

DEED RESTRICTION

THE STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS)

That the undersigned, John Allegro, is the owner of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the Robert Moore Survey, Abstract No. 999, City Block H697, City of Dallas, Dallas County, Texas, and being that same tract of land conveyed to Lee J. Everett by F. McQueen and wife, Sarah Turner, by deed dated February 25, 1924, and recorded in Volume 1073, Page 631, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Lot 5, in Block H of East Columbia Place, an addition to the City of Dallas, Texas, according to map thereof, recorded in Volume 1, Page 133, Map Records, Dallas County, Texas, said block being also known as City Block H697 according to the official map of the City of Dallas.

That the undersigned, John Allegro, does hereby impress all of the above described property with the following restriction, to-wit:

Said property shall not be used as a filling station for automobiles and other motor vehicles.

This restriction shall continue in full force and effect for a period of twenty-five (25) years from this date. Such restriction may not be removed, altered, modified or amended without first obtaining consent in writing from the governing body of the City of Dallas.

This deed restriction is not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning is concerned.

This restriction inures to the benefit of the City of Dallas, Texas, and the undersigned owner hereof does hereby grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restriction, either to prevent him or them from so doing and to correct such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restriction described herein is fully complied with, provided, however, that after the said twenty-five (25) year period referred to above has expired, this restriction shall be of no further force or effect.

This restriction is hereby declared a covenant running with the land and shall be fully binding upon all persons acquiring property within the above described tract, and any person by acceptance of title to any of the above described property shall thereby agree and covenant to abide by and fully perform the foregoing restriction and covenant.

EXECUTED this 2nd day of September, 1975.

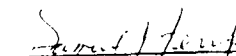


JOHN ALLEGRO

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

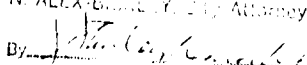
BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared John Allegro, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of September, 1975.



Notary Public in and for Dallas County,
Texas

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Approved by the City Attorney
N. ALEX-ANDERSON, City Attorney
By 

Assistant City Attorney