

DEED RESTRICTIONS

DEED RECORD

THE STATE OF TEXAS)
 COUNTY OF DALLAS)

KNOW ALL MEN BY THESE PRESENTS:

5.00 DEED
 2 05/20/82

That the undersigned, *Edith Waddell*, is the owner of the following described property situated in Dallas County, Texas being in particular a tract of land out of the Lot 17 Survey, Abstract No. C, City Block 1491, City of Dallas, Dallas County, Texas, and being that same tract of land conveyed to *Edith Waddell* by *Miller Johnston Coby* deed dated 3/1/1958, and recorded in Volume ¹⁴⁶⁶, Page ²¹² in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Mosser's Second Ross Av Addition

That the undersigned, *Edith Waddell*, does hereby impress all of the following described property with the following deed restrictions, to-wit:

1. All motor vehicle related uses as defined in Section 51-4.212 of the Dallas Development Code shall not be permitted on the above described property.
2. The maximum height of any structure placed on the above described property shall not exceed 36 feet.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas, Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

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The restrictions contained herein are 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 of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does hereby grant to the City of Dallas the right to presecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him 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 restrictions described herein are fully complied with.

These restrictions are hereby declared covenants 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 restrictions and covenants.

EXECUTED this the 1 day of February, 1982.

Edith A. Waddell

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 Edith Waddell known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1 day of

February, 1982.

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Approved as to form
LEE E. HOLT, City Attorney.

By Barry R. Knight
Assistant City Attorney

Leonel Hunter
NOTARY PUBLIC in and for
DALLAS COUNTY, TEXAS

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STATE OF TEXAS
 COUNTY OF DALLAS
 I hereby certify that this instrument was
 filed on the date and time stamped hereon
 and was duly recorded in the volume
 County, Texas as stamped hereon by me.

MAY 20 1982

J. E. Muddock

COUNTY CLERK, Dallas County, Texas



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FILED
J. E. Muddock
 COUNTY CLERK
 DALLAS COUNTY

RETURN TO
 CITY OF DALLAS
 CITY SECRETARY
 CITY HALL
 DALLAS, TEXAS 75201