

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
 COUNTY OF DALLAS)

DEED RECORD
 KNOW ALL MEN BY THESE PRESENTS:

7.00 DEED
 2 05/20/22

That the undersigned, *Isabelle Smith*, is the owner of the following described property situated in Dallas County, Texas being in particular a tract of land out of the Lot 13 Survey, Abstract No. C, City Block 1491, City of Dallas, Dallas County, Texas, and being that same tract of land conveyed to *Isabelle Smith* by *John S Jones* by deed dated *January 23, 1921*, and recorded in Volume 1, Page *468* in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Being the Southwest 54 feet of lot 13 in block C/1491 of Mascis Second Row Avenue Addition.

That the undersigned, *Isabelle Smith*, 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.

Isabelle Smith

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 Isabelle Smith 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 1st day of

February, 1982.

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Approved as to form:

LEE E. MOLT, City Attorney,

By Bruce R. Knight
Assistant City Attorney

Mary Stij
NOTARY PUBLIC in and for
DALLAS COUNTY, TEXAS

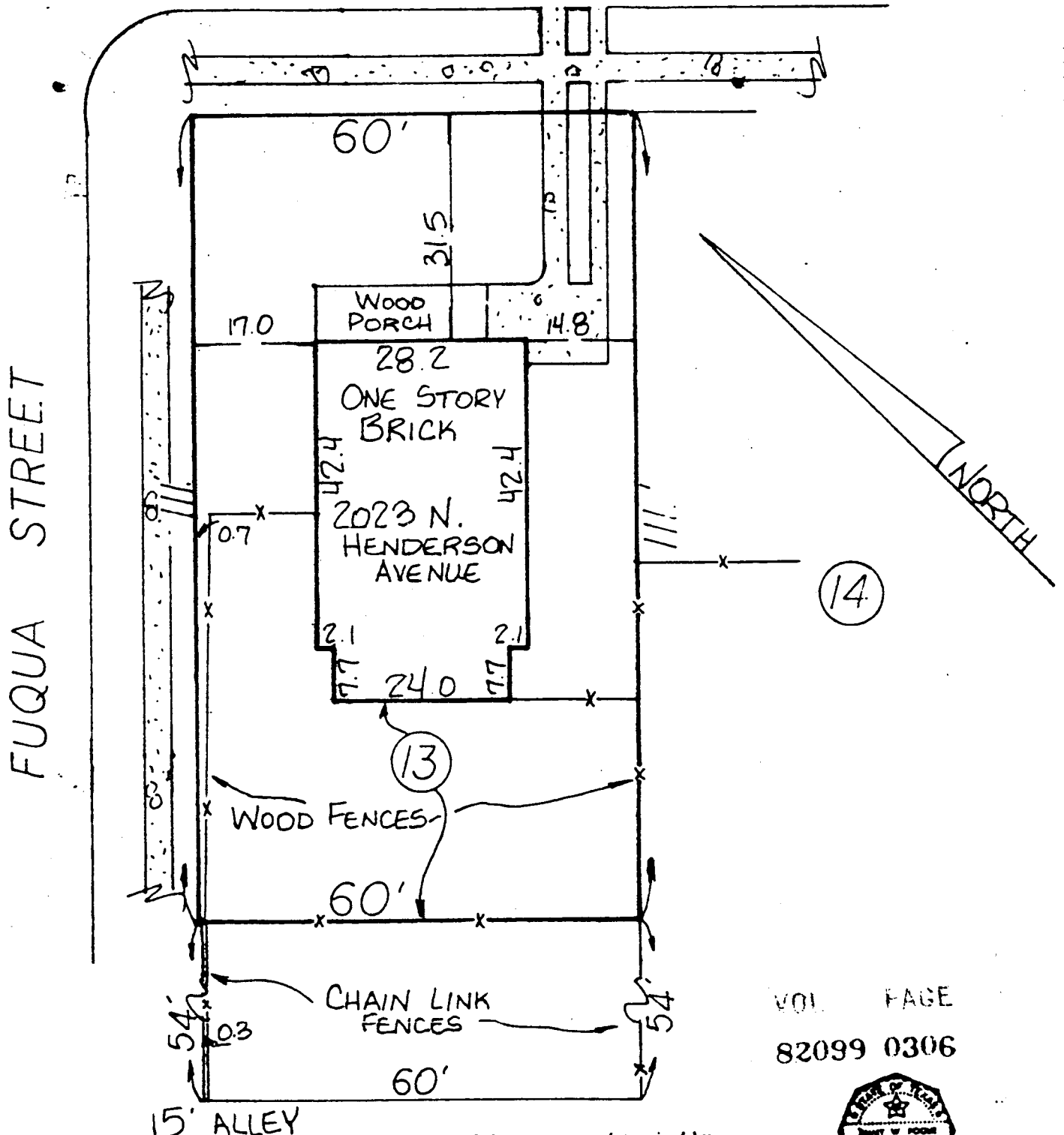


SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2023 N. HENDERSON AVENUE in the city of, DALLAS Texas
THE ENTIRE N.E. 1/4 OF LOT 13, Block No. C City Block No. 1491
of MOSEY'S SECOND ROSS AVENUE ADDITION an addition to the
City of DALLAS Texas, according to the
plat recorded in Volume 1 Page 468, Map Records DALLAS County, Texas

N. HENDERSON AVENUE



The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property. set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS.

Scale 1"=20'

Date 11-2-81

Job No.: 25219ND Title No.: GF-216517

The survey was performed in connection with the contract described in G.L. No. of STEWART Title Company. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

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James W. Byrne

Registered Public Surveyor # 1722

10238 Garland Rd.
 Dallas, Texas 75218
 328-3104

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COUNTY CLERK, Dallas County, Texas

F. E. Mendenhall



MAY 8 0 1952

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

FILED
F. E. Mendenhall
COUNTY CLERK,
DALLAS COUNTY

82 MAY 19 AM 8:57

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