

64.817...\$2.00

THE STATE OF TEXAS |
COUNTY OF DALLAS |

KNOW ALL MEN BY THESE PRESENTS:

THAT FERROUS DEVELOPMENT CO., a corporation, acting herein by and through its duly authorized officers, is the owner of

Lots 12 through 22 inclusive in Block 2/6991 Willow North
 Lots 11 through 20 inclusive in Block 2/6991 Willow North
 Lots 1 through 11 inclusive in Block 3/6991 Willow N.W.
 Lots 1 through 10 inclusive in Block 3/6991 Willow S.W.

all in MERIDIAN ESTATES ADDITION, SECOND INSTALLMENT, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 36, page 21, Map Records of Dallas County, Texas, do hereby dedicate the streets and alleyways as shown on said Plat to the public, and do also reserve easements and said alley for utility installation and maintenance, and the undersigned do restrict said lots as hereinafter set forth, which restrictions shall be binding upon the purchaser or purchasers of said lots, and his or their assigns and successors and administrators, and which said restrictions shall be in the nature of covenants running with the land, and enforceable by any owner of any property, which is a parcel of the above, in a Court of Competent Jurisdiction; said restrictions being as follows:

1. All of the lots in this tract shall be known or described as residential lots and no structure shall be erected other than single family dwellings and in no event to exceed one story in height.
2. No dwelling shall be erected on said property of materials other than brick, stone, brick-veneer, or stone-veneer, and the above named materials shall constitute 75% of the outside walls of the structure.
3. If servants quarters are separate from the main house they shall be located to the rear of the lot and shall be of brick, stone, brick-veneer or stone-veneer construction and the above named materials shall constitute 75% of the outside walls of the structure.
4. There shall be no garage detached from the main house nor any attached or detached carports and no garage shall face the street; that is, no garage door shall open onto the street;
5. Each house constructed on the above described lots shall have a minimum of 2,000 square feet of ground floor area, exclusive of garages, porches or breezeways which may be attached to the main structure.
6. No building shall be erected nearer to the front property line than shown on the recorded plat, and on corner lots the side street set back shall be as indicated on the recorded plat, or as prescribed by the City of Dallas, and on inside

lots the side line clearance shall be prescribed by the City of Dallas.

7. All building plans for new houses shall be approved by HAROLD R. CLARK, or W. H. SMITH 6200 Forest Lane."

8. The foregoing building and use restrictions which are hereby made conditions subsequent running with the land, shall remain in full force and effect until January 1, 1966, at which time the same shall be automatically extended for successive periods of ten years, unless a majority vote of the then property owners of the lots in said subdivision shall then agree in writing to change said conditions, covenants and restrictions in whole or in part; provided, however, that such removal of restrictions and covenants, if any is accomplished, shall not affect the residential zoning of said property.

9. No temporary dwelling shall be erected on said property to be used as a residence."

10. No fence shall be erected or permitted to remain on any lot nearer the front property line than the building set back line as shown on the recorded plat."

11. Invalidation of any of these covenants by a judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

EXECUTED this the 14th day of May, 1958.

WITNESSES:
[Signature]
Secretary

FERGUSON DEVELOPMENT CO.
a corporation
By *[Signature]*
Harold R. Clark, President

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared HAROLD R. CLARK, President of FERGUSON DEVELOPMENT CO., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said FERGUSON DEVELOPMENT CO. a corporation, and that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of May, 1958.

[Signature]
Notary Public, Dallas County, Texas

Filed for Record on the 16th day of
Duly Recorded this the 29th day of
Instrument No. 284817

May 16
1958

A. D. 1958, at 10:20 o'clock A. M.
A. D. 1958, at — o'clock — M.
ED. H. STEGER, County Clerk
Dallas County, Texas

By *[Signature]* Deputy

THE STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

A.

4064

3.00 DEED
2 2 06/09/89

MODIFICATION OF RESTRICTIONS

WHEREAS, by instrument dated March 22, 1957, DAL-BELT, a Corporation, and CESCO CORP., a Corporation, executed certain restrictions pertaining to Lots 1 through 11 in Block B/6991; Lots 1 through 22 in Block D/6991; Lots 1 through 11 in Block D/6991; Lots 1 through 10 in Block F/6991; Lots 1 through 20 in Block G/6991; a 1 Lots 1 through 10 in Block H/6991; all of MELSHIRE ESTATES ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the Plat recorded in volume 33, Page 7, Map Records, Dallas County, Texas, which said restrictions were recorded in Volume 4685, Page 9, Deed Records, Dallas County, Texas; and

WHEREAS, the owners of the lots in such subdivision recognize that development of the Addition has long been completed, and improvements placed on said lots, and wish to amend said restrictions by the deletion of portions thereof;

NOW, THEREFORE, we, the undersigned owners of lots in Melshire Estates Addition, do hereby amend said restrictions by the deletion of paragraph 4. thereof, which reads as follows: "There shall be no garage detached from the main house nor any attached or detached carports and nor garage shall face the street: that is, no garage door shall open onto the street."

EXECUTED this the 11 day of Apr., 1989.

Esoshoice, Jr 5907 Melshire - 75230

OWNER(S) of Lot _____, Block _____.

STATE OF TEXAS
COUNTY OF DALLAS

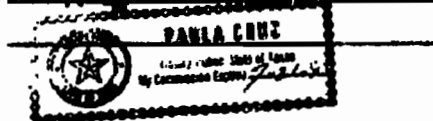
This instrument was acknowledged before me this the ____ day of _____, by

My commission expires:

7-21-92

Paula Cruz
Notary Public, State of Texas
Printed name of Notary:

PAULA CRUZ



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FILED
Earl Bink
COUNTY CLERK
DALLAS COUNTY
89 JUN -9 AM 11: 21

Ken Lee
6131 Luther #210
Dallas, TX 75225

My residence hereby elects to have the only, valid, or one of the
jurisdiction and priority claims of this or other to be heard and
adjudicated in this County.
STATE OF TEXAS COUNTY OF DALLAS
I hereby certify this document was filed on the date and in the
presence of me and the witnesses named herein and the
file of the original process of said County, Texas as required
by law.

JUN 10 1989



Earl Bink
COUNTY CLERK, Dallas County, Texas



1- PLATS

