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CASA LINDA ESTATES ; STATE OF TEXAS ;
TO : OWNER'S CERTIFICATE : COUNTY OF DALLAS :

WHEREAS, We, Carl M. Brown and wife, Ida May Brown, and the Liberty State Bank of Dallas, Texas, are the owners and lien holders respectively, of a tract of land situated in the W. S. B. Anderson Survey, Abstract No. 8, County of Dallas, State of Texas, and being more particularly described as follows: Beginning at the intersection of the Southeast right-of-way line of U. S. Highway No. 67 and the Southwest right-of-way line of Peavy Road; Thence South 44 degrees 45 minutes East, 1002.7 feet along the said Southwest right-of-way line of Peavy Road, to the most Northerly corner of Casa Linda Estates, Third Installment; Thence, in a Southwesterly direction, 1708 feet along the Northwest boundary line of Casa Linda Estates, Third and Second Instalments, to a point for a corner; Thence North 46 degrees 28 minutes West, 388.3 feet to a point for a corner; Thence, North 44 degrees 32 minutes East, 150 feet to a point for a corner; Thence North 54 degrees 18 minutes West, 487 feet to a point for a corner; Thence, South 44 degrees 32 minutes West, 75 feet to a point for a corner; Thence, North 45 degrees 28 minutes west, 125 feet to a point for corner; Thence, North 46 degrees 37 minutes East, 341.12 feet to a point for corner; Thence, North 43 degrees 23 minutes West, 15 feet to a point for corner; Thence, North 48 degrees 37 minutes East, 559.8 feet along the Southeast right-of-way line of U. S. Highway No. 67, to a point for an angle; Thence, North 45 degrees 52 minutes East, 1117.9 feet along the Southeast right-of-way line of U.S. Highway No. 67, to the point of beginning. The above described corners have been marked by iron pipes or steel pins. The above described tract contains 38.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, we, Carl M. Brown and wife, Ida May Brown, as owners, and The Liberty State Bank of Dallas, Texas, acting by and through its duly authorized officers, as lienholders only, do hereby adopt this plat, designating the hereinabove described property as Casa Linda Estates, Fourth Installment, Addition to the City of Dallas, Texas, and we do hereby dedicate to the Public Use forever, the streets, easements and parks shown thereon.

WITNESS our hands, as owners, and the official signature and corporate seal of The Liberty State Bank, of Dallas, Texas, acting by and through its duly authorized officers, as lien holder this the 30th day of July A. D. 1941. Carl M. Brown, Ida May Brown, Owners
Attest: The Liberty State Bank, Lienholder

Phillip Reid, Cashier (C.S.) By Joe E. Lawther, Pres.

(SEE PAGE 244 for acknowledgments)

ENGINEER'S CERTIFICATE :

KNOW ALL MEN BY THESE PRESENTS : That we, Chattey and Mahoney, do hereby certify that we prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under our personal supervision, in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Dallas, Texas. (L.S) Chattey and Mahoney, By John K. Chatty.

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 Joh K. Chattey 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 purposes and consideration therein expressed. GIVEN under my hand and seal of office, this the 30th day of July 1941.

(L.S.) W. B. Shelton, Notary Public in and for Dallas County, Texas. My Commission Expires June 1st, 1943.

RESTRICTIONS: CASA LINDA ESTATES : FOURTH INSTALLMENT:

FIRST: There shall not be erected on any one Estate, as such Estate may be prescribed or described or designated in this deed, more than one private dwelling house and the necessary out houses, and said premises shall be used for private dwelling purposes only, and by white persons only, not excluding bona fide servants of any race; except a two family dwelling may be erected with side entrance, and only one main front entrance, provided the plans are approved in writing by the Developer of this sub-division or in case of his incapacity to serve a committee of three elected by the property owners of all the installments of Casa Linda Estates.

SECOND: No dwelling house or outbuilding shall be erected on said Estate, except in accordance with plans and specifications which have been approved in writing by the Owner of Casa Linda Estates or in case of his incapacity to serve a committee of three elected by the property owners of all the installments of Casa Linda Estates. Copy of said plans and specifications shall be filed with the Owner of said Casa Linda Estates.

THIRD: The exterior construction of any dwelling erected on any Estate shall be of brick, brick veneer, stone, stone veneer, hollow tile, stucco or concrete or other fire resisting material, provided written consent is given by the Owner of Casa Linda Estates, or any of the herebefore mentioned materials for the first story and frame for the second story, and the servant's house, garage and other outhouses may be of frame weatherboarded and painted, or any of the foregoing materials.

FOURTH. No dwelling shall be erected which contains less than 1050 square feet of floor space, exclusive of porches, terraces, garage, and outbuildings whether attached or detached; and said dwelling shall contain a minimum of five rooms, exclusive of the bath.

FIFTH. No dwelling house (this to apply to the main body or other enclosed portion of the house) shall be erected on any Estate fronting on any street at any point nearer than 40 feet to the property line of the street. On all streets no dwelling, garage or outbuilding shall be erected at a point nearer than 25 feet from the street as a side set back. No dwelling house shall be erected on any Estate at any point nearer than 12 1/2 feet of either inside property line

EIGHTH : All of the Estates in Block 18, Estate 14 in Block 18, Estate 1 in Block 14, Estates 11 and 12 in Block 15, are restricted against any type of outbuilding on the rear of the Estate, and the garage must be attached to the dwelling and if a servant's house or storage room is built it must be attached to the garage or dwelling, and said Estates are further restricted against construction of any entrance between Highway 87, commonly known as the Garland Road, and said Estates. All of the Estates in Block 18 have a six foot beautification strip reserved in connection with the water line easement off the rear of said Estates. Estate 14 in Block 16 Estate 1 in Block 14, Estate 11 and 12 in Block 15 have a six foot beautification strip off the side of said Estates adjacent to Highway 87, commonly known as Garland Road.

NINTH : No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the "Easement Strip" as shown on the map of Dedication of Casa Linda Estates, Said "Easement Strip" being hereby reserved for the mutual use and accomodation of all public utilities, desiring to use or using same. All or any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growth which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on this "Easement Strip" and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said "Easement Strip" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems, without the necessity of at any time procuring the permission of anyone. It is further understood and agreed by all parties that the foregoing restrictions do not apply to the six foot "Easement Strip" along Highway 87 and along the Peavy Road which "Easement Strip" is dedicated to be used only for the planting and maintaining of various shrubs for beautification and the placing on and maintaining of a public water main; and that the Telephone Company and the Power Company shall be permitted to cross said "Easement Strip" at right angles for service to adjacent properties.

TENTH. Any fence constructed on any Estate must be of ornamental iron or woven wire, with iron posts, stone fence or wooden fence duly painted and must not be more than 42 inches high between the dwelling and the street which the dwelling faces, nor more than 42 inches at any point on corner Estates back to its restricted building line from the street. Any other fencing on the Estate from the rear of dwelling to the back may be to six feet in height. Any continuous shrubbery or hedge must conform to the heights as set out in the above fence restrictions.

ELEVENTH. Any dwelling erected on any Estate must be equipped and connected with a septic tank or sanitary sewer disposal system approved by the City of Dallas, and the Owner of Casa Linda Estates.

TWELTH. No garage, servant's house, garage house or outbuilding shall be occupied by owner, tenant or anyone prior to the erection of main dwelling.

THIRTEENTH: NO noxious or offensive trade shall be carried on upon any Estate nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

244

FOURTEENTH. IF the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before January 1st, 1963, it shall be lawful for any other person or persons owning any other Estate, in the subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

FIFTEENTH. No gas meter shall be set nearer the street than the front or side of dwelling unless the meter is of an underground type.

SIXTEENTH: Each and every condition and covenant herein contained shall terminate and be of no further effect after twenty-five years from the first day of January 1938, provided: That at any time within one year before the expiration of said period, the then owners of a majority of the square foot area of said Estates, may by written declaration signed and acknowledged by them, and recorded in the Deed Records of Dallas County, Texas, extend or amend said restrictions, conditions and covenants provided that nothing contained in this Paragraph No. 14, shall apply to provisions of Paragraph No. 7 above.

SEVENTEENTH. WITNESS our hands as owners and the official signature and corporate seal of the Liberty State Bank of Dallas, Texas, acting by and thru its duly authorized officers as lien holders this the 30 day of July A. D. 1941.

Attest: Phillip Reid, Cashier, (C.S)

Carl M. Brown, Owner,
Ida May Brown, Owner

THE LIBERTY STATE BANK,
BY JOE. E. LAWYER, PRESIDENT.

THE STATE OF TEXAS :

COUNTY OF DALLAS : Before me, the undersigned authority, a Notary Public, in and for Dallas County, Texas, on this day p Carl M. Brown, and Ida May Brown, his wife, both known to me to be the persons whose names are subscribed to the foregoing acknowledged to me that they each executed the same for the purposes and consideration therein expressed; and the said Ida the said Carl M. Brown, having been examined by me privily and apart from her husband and having the same fully explained said Ida May Brown acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the poses and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE. This 30th day of July A. D. 1941. (IS) Anne S. Coomer. Notary Public. Dallas