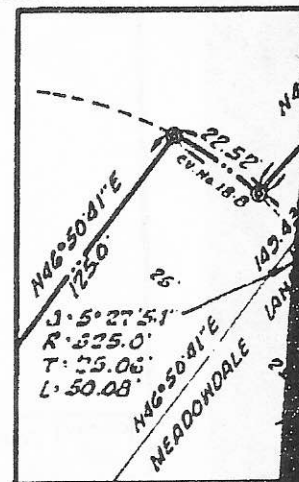
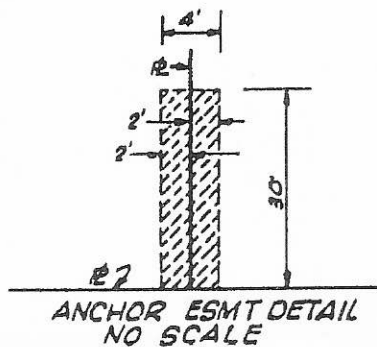


or backing



IN.
No.

ROYAL RIDGE ADDITION

MARSHALL S. PULLIAM SURVEY-ABSTRACT NO. 1150
 CITY OF DALLAS BLOCK NO. 5535
 ROYAL RIDGE DEVELOPMENT COMPANY - OWNER
 519 SOUTHLAND CENTER DALLAS, TEXAS
 GADDY & LOVEN ENGINEERS
 720 N BUCKNER BLVD. DALLAS, TEXAS
 MAY 1966 SCALE: 1"=100'

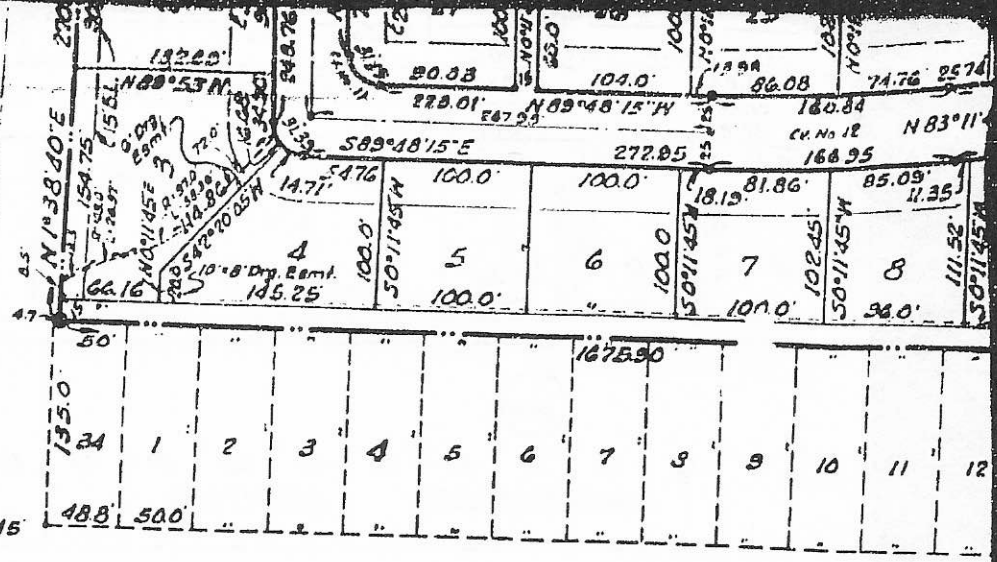
CITY PLAN FILE NO. 59-299-E

6151

J. E. BLUSH
Guardian
L311 Ac.

692.21

MIDWAY



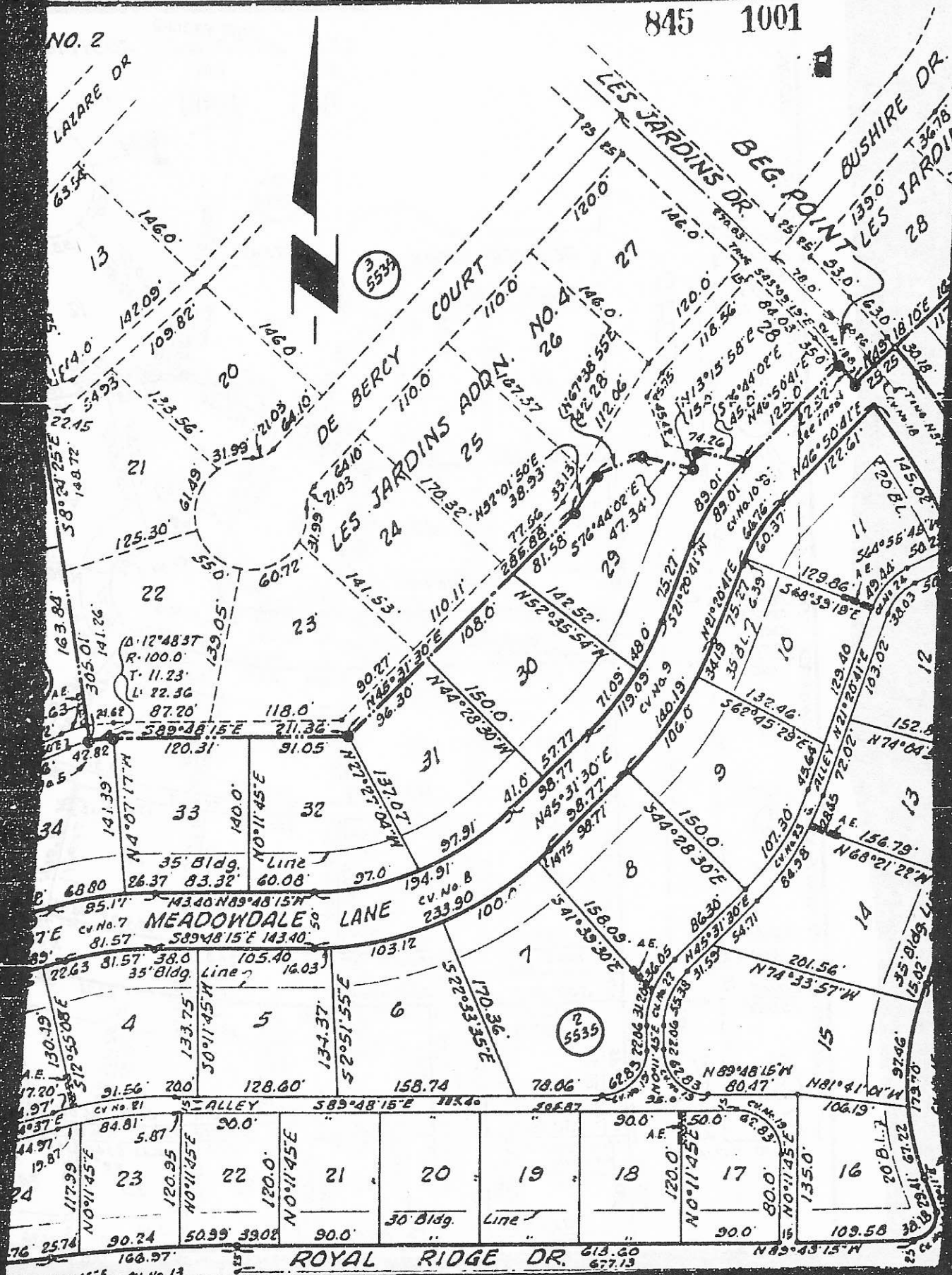
Note: No vehicular access to Midway Road from lots siding or by on Midway Road.

CURVE DATA

CURVE NO	LOCATION	CENTRAL ANGLE	INNER			E			OUTER		
			R	T	L	R	T	L	R	T	L
1	CREEKDALE DR	16°00'	325.0	45.68	50.76						
1-A	CREEKDALE DR	18°12'41"	325.0	40.51	80.61	350.0	49.19	97.74	375.0	52.70	104.72
2	CREEKDALE DR	75°03'38"	20.0	15.36	28.80						
3	CREEKDALE DR	853°16'19"	50.0	-	221.02						
4	ALLEY BLK 3	24°27'10"	836.0	181.15	356.79						
5	ALLEY BLK 3	24°31'55"	100.0	21.74	42.32				851.0	184.40	363.19
5-A	ALLEY BLK 3	12°16'09"									
5-B	ALLEY BLK 3	12°48'37"	100.0	11.23	22.36				115.0	12.36	24.63
6	MEADOWDALE DR	15°30'	975.0	132.69	263.76	1000.0	136.09	270.53	1025.0	139.50	277.29
7	MEADOWDALE DR	15°34'45"	300.0	41.04	81.57	325.0	44.46	88.37	350.0	47.88	95.17
8	MEADOWDALE DR	44°40'15"	250.0	102.71	194.91	275.0	112.98	214.40	300.0	123.76	253.90
9	MEADOWDALE DR	24°10'49"	882.19	60.45	119.09	307.19	65.80	129.64	332.19	71.16	140.19
10	MEADOWDALE DR	25°30'	150.0	33.94	66.76	175.0	39.60	77.89	200.0	46.76	89.01
11	ROYAL RIDGE DR	59°55'15"	20.0	19.97	31.39				20.0	19.97	31.39
12	ROYAL RIDGE DR	7°00'	1316.51	80.52	160.84	1341.51	82.05	163.90	1366.51	83.58	166.95
13	ROYAL RIDGE DR	7°00'	1316.67	80.53	160.86	1341.67	82.06	163.92	1366.67	83.59	166.97
14	ROYAL RIDGE DR	102°22'45"	20.0	28.24	38.18						
14-A	ROYAL RIDGE DR	229°22'45"									
15	LES JARDINS DR	41°11'	200.0	75.14	143.76	225.0	84.53	161.73	250.0	93.93	179.70
16	LES JARDINS DR	38°26'19"	200.0	69.72	134.18	225.0	78.44	150.95	250.0	87.15	167.72
17	LES JARDINS DR	21°15'06"	658.43	123.53	244.22	683.43	128.22	253.49	708.43	132.91	262.76
18	LES JARDINS DR	3°00'25"				550.0	14.44	28.86	575.0	15.09	30.18
18-A	LES JARDINS DR	2°51'35"				550.0	13.73	27.45			
18-B	LES JARDINS DR	2°27'29"	525.0	11.26	22.52						
19	ALLEY BLK 2	30°00'	40.0	40.0	62.83						
20	ALLEY BLK 2	15°34'45"	360.0	49.25	97.89						
21	ALLEY BLK 2	15°34'43"	385.0	52.67	104.68				375.0	51.30	101.97
22	ALLEY BLK 2	45°19'45"	70.0	29.23	55.38				400.0	54.72	108.76
23	ALLEY BLK 2	24°10'49"	254.25	54.46	107.30				85.0	35.49	67.25
24	ALLEY BLK 2	43°35'04"	50.0	19.99	38.03				269.25	37.87	113.63
25	ALLEY BLK 1	109°22'45"	40.0	56.47	76.36				65.0	25.99	49.44

PAGE

845 1004



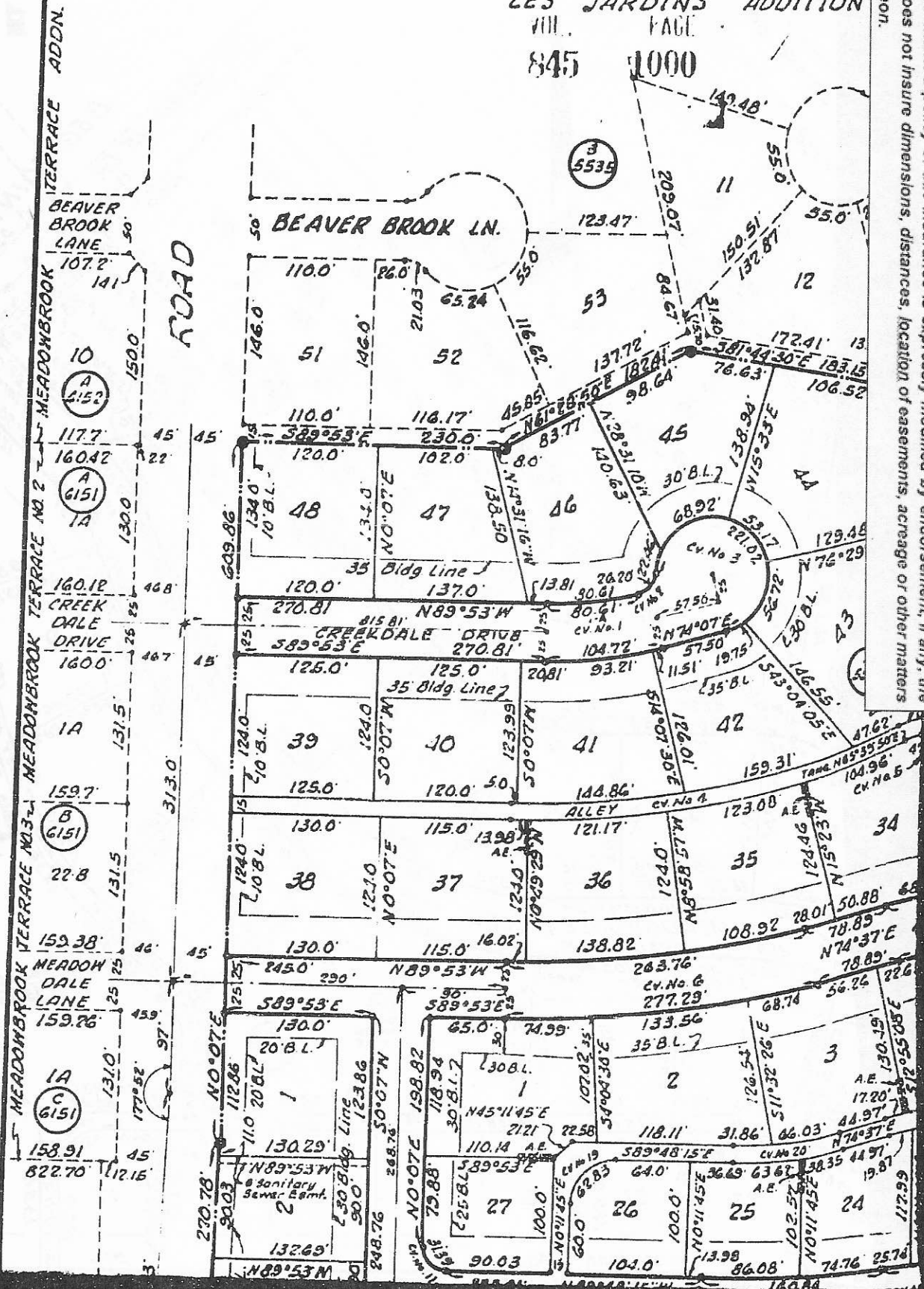
JUN-17-66

80006

10-A

10.00

DEED RECORD
LES JARDINS ADDITION
VILL. PAGE
845 1000



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

STATE OF TEXAS
COUNTY OF DALLAS

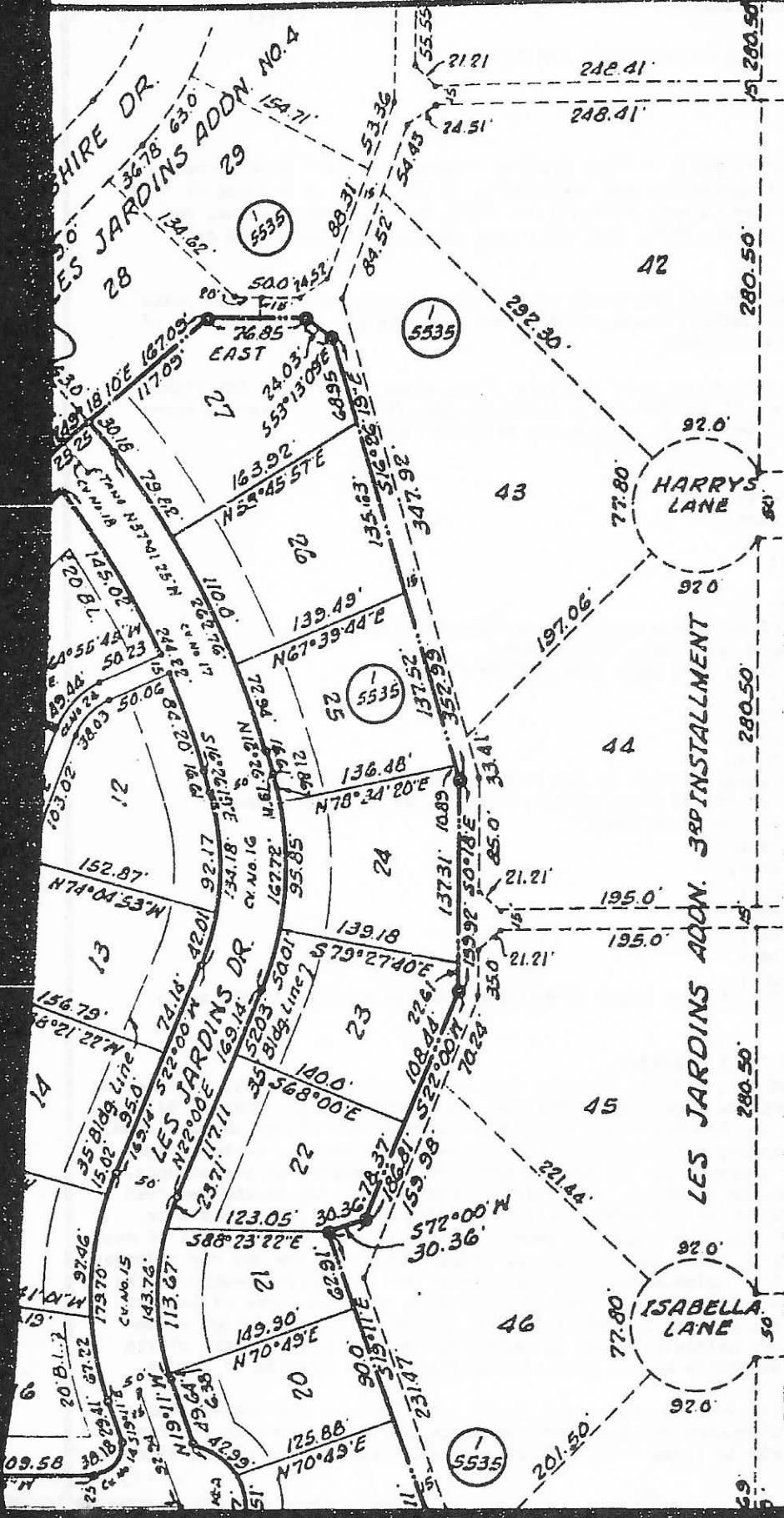
WHEREAS, ROYAL RIDGE DEVELOPMENT Corporation of Dallas, a Texas Corporation, is situated in the Marshall S. Pull being part of City of Dallas Block follows:

BEGINNING at the southeast corner of the City of Dallas, an addition to the City of Dallas, being part of City of Dallas Block follows:

THENCE in a southeasterly direction having a central angle of 120° 46' 37" at this point bears S 43° 18' 10" E, 167.09 feet; THENCE EAST 76.03 feet; THENCE S 53° 13' 09" E, 24.03 feet; THENCE S 16° 26' 19" E, 352.99 feet; THENCE S 00° 18' E, 159.92 feet; THENCE S 22° 00' W, 186.81 feet; THENCE S 72° 00' W, 30.38 feet; THENCE S 19° 11' E, 303.39 feet; THENCE N 88° 48' 15" W, 1875.90 feet; THENCE N 01° 39' 40" E, along a curve of 180° 00' 07" E, continuing THENCE S 09° 53' E, 230.00 feet; THENCE N 81° 28' 50" E, 182.41 feet; THENCE S 81° 44' 30" E, 183.15 feet; THENCE S 68° 24' 29" E, 308.01 feet; THENCE in an easterly direction 12° 46' 37" and a radius of 77° 23' 09" E, a distance of 211.36 feet; THENCE N 45° 31' 30" E, 285.88 feet; THENCE N 32° 01' 50" E, 38.93 feet; THENCE N 07° 38' 59" E, 42.28 feet; THENCE S 78° 44' 02" E, 47.34 feet; THENCE N 13° 15' 58" E, 15.00 feet; THENCE S 78° 44' 02" E, 45.00 feet; THENCE N 46° 50' 41" E, 125.00 feet of land.

NOW, THEREFORE, KNOW ALL MEN that ROYAL RIDGE DEVELOPMENT Corporation of Dallas, a Texas Corporation, the hereinabove described property, and does hereby dedicate the easements shown hereon of fences, trees, shrubs, or other over or across the Utility Easements for the actual use and enjoyment. All and any public utility the buildings, fences, trees, shrubs or interfere with the construction of Utility Easements and all public and agree to or from and upon constructing, inspecting, patrolling respective systems without the

This plot approved subject to the City of Dallas, Texas, by the City Council Resolution of Public Works.



OWNERS CERTIFICATE AND DEDICATION

S
LAS

ROYAL RIDGE DEVELOPMENT COMPANY, a Joint Venture composed of R & W Development of Dallas, a Texas Corporation, and Jack Yates, is the owner of a tract of land in the Marshall S. Pulliam Survey, Abstract No. 1130, Dallas County, Texas, and City of Dallas Block No. 5535, and being more particularly described as

the southeast corner of Lot 28, Block 3/5535, Les Jardins Addition, 4th installation to the City of Dallas, Texas, said corner being in the southwest line of drive, a 50-foot width street;

the southeasterly direction along said southwest line, along a curve to the right, a central angle of $92^{\circ} 27' 29''$ and a radius of 525.00 feet, tangent to curve at this point bears S $43^{\circ} 09' 19''$ E, a distance of 22.52 feet;

19' 10" E, 167.09 feet;

6.85 feet;

12' 09" E, 24.03 feet;

26' 19" E, 352.99 feet;

10' 8, 159.92 feet;

00' W, 188.81 feet;

00' W, 30.36 feet;

11' E, 383.39 feet;

49' 19" W, 1675.90 feet to the east line of Midway Road;

23' 40" E, along said east line, 270.78 feet;

07' E, continuing along said east line, 605.86 feet;

53' E, 230.00 feet;

28' 50" E, 182.41 feet;

44' 30" E, 183.15 feet;

24' 29" E, 305.01 feet;

the westerly direction along a curve to the right, having a central angle of $37'$ and a radius of 100.00 feet, tangent to curve at this point bears

23' 09" E, a distance of 22.36 feet;

40' 19" E, 211.36 feet;

31' 30" E, 285.88 feet;

01' 50" E, 38.93 feet;

38' 53" E, 42.28 feet;

44' 02" E, 47.34 feet;

15' 58" E, 15.00 feet;

44' 02" E, 45.00 feet;

50' 41" E, 125.00 feet to the place of beginning and containing 32.089 acres

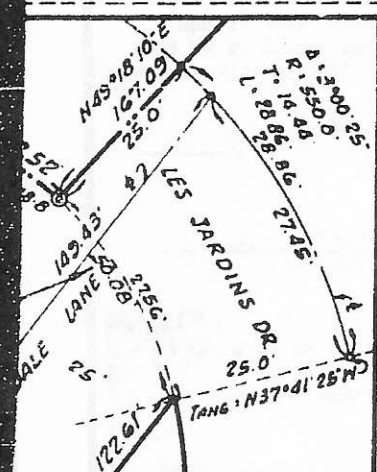
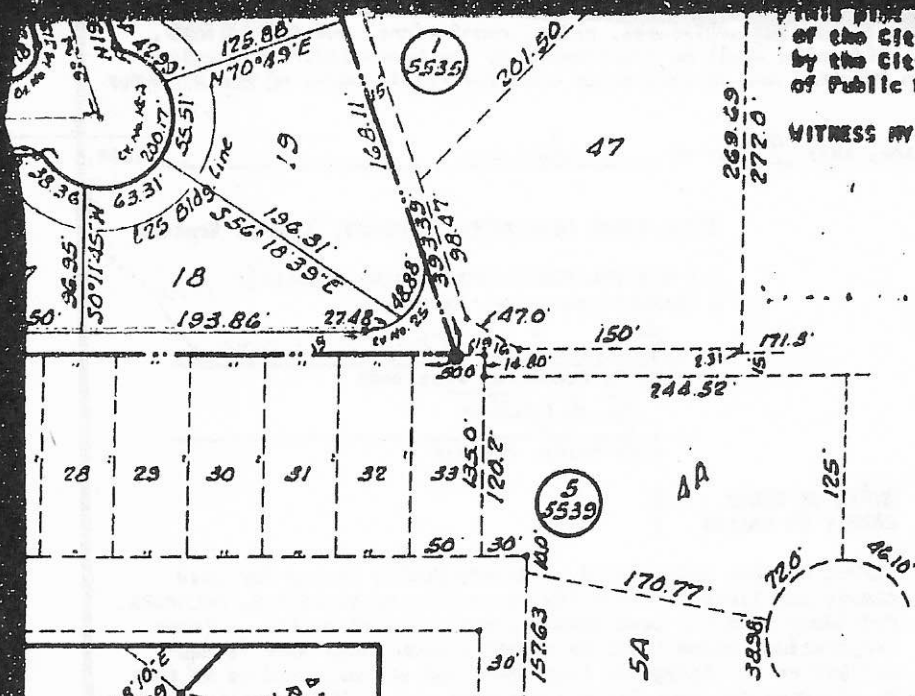
and.

BE, KNOW ALL MEN BY THESE PRESENTS:

ROYAL RIDGE DEVELOPMENT COMPANY, a Joint Venture, does hereby adopt this plat, designating the above described property as Royal Ridge Addition, an addition to the City of Dallas, and does hereby dedicate to the public use forever the streets and alleys shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, shrubs, or other improvements or growths shall be constructed or placed upon, nor shall the Utility Easements as shown. Said Utility Easements being hereby reserved for the use and accommodation of all public utilities using or desiring to use same. Any public utility shall have the right to remove and keep removed all or parts of any fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress to or from and upon the Utility Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its system without the necessity at any time of procuring the permission of anyone.

Approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the homebuilder as required by Council Resolution #83-5432 and in accordance with the requirements of the Director of Public Works.

5432



INSET
No Scale

RECEIVED

JUN 10 1966
City Plan Office

THIS PLAT APPROVED SUBJECT TO ALL PROVISIONS OF THE CITY OF DALLAS, TEXAS, SIGNED BY THE CITY COUNCIL RESOLUTION 758-14 OF PUBLIC WORKS.
WITNESS MY HAND AT DALLAS, TEXAS, IN

STATE
COUNTY
BEFORE
COUNTY
PUBLIC
CORPORATION
TO BE
EXPRESS
GIVEN

REPLAT LOTS 4, 5, 6, & 7 BLK 5/5539
KELSEY SQUARE

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public, personally appeared JACK YATES, Part owner of the foregoing instrument, and he acknowledged to me that he executed the foregoing instrument for the purposes and in the capacity therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE

ENGINEERS CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS, that the plat from an actual and accurate survey was properly placed under my supervision and in accordance with the regulations of the City Plan Commission.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public, personally appeared A. E. GADSDEN, known to me as the owner of the foregoing instrument and acknowledged to me that he executed the foregoing instrument for the purposes and in the capacity therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE

subject to all existing ordinances, rules, regulations, and resolutions of the City of Dallas, Texas. Said plat shall be constructed by the landholder as required by Resolution #30-5422 and in accordance with the requirements of the Director

DALLAS, TEXAS, this 9th day of June, 1944

ROYAL RIDGE DEVELOPMENT COMPANY, A Joint Venture

R & V DEVELOPMENT CORPORATION OF DALLAS, A Texas Corporation, Partner

By: Rouert K. McLenore

R. K. McLenore, President

Jack Yates

Jack Yates, Partner

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 R.K. McLENORE, President of R & V Development Corporation of Dallas, A Texas Corporation, 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 in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of

June, 1944

Sophie Watten
Notary Public, Dallas County, Texas

undersigned, a Notary Public in and for said County and State, on this day personally appeared JACK YATES, Partner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of June, 1944

Sophie Watten
Notary Public, Dallas County, Texas

STATE:

THESE PRESENTS, that I, A. E. GADDY, do hereby certify that I prepared this plat and accurate survey of the land, and that the corner monuments shown thereon were placed under my supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Dallas, Texas.

A. E. Gaddy
A. E. GADDY, Licensed Engineer

undersigned, a Notary Public in and for said County and State, on this day personally appeared A. E. GADDY, 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 in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of June, 1944

L. L. Loran
Notary Public, Dallas County, Texas

Royal Ridge Addition
Return to: Maddy & Louie
720 No. Buckner Blvd.

STATE OF TEXAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of Dallas County, Texas as stamped hereon by me.

COUNTY OF DALLAS

JUN 17 1966



Tom E. Ebel
COUNTY CLERK, Dallas County, Texas

FILED
Tom E. Ebel
COUNTY CLERK
DALLAS COUNTY

1966 JUN 17 AM 10 36

To the County Clerk of Dallas County:

Under Ordinance 3558 of the City of Dallas, the approval
of this plat by the City Plan Commission is automatically
terminated after the 18th day of JULY 1966
and unless this plat is presented for filing on or before
said date it should not be accepted for filing.

Department of City Planning

by James M. Schaefer
Asst. Director of Planning

CERTIFICATE OF APPROVAL

I, George P. Cullum, Jr.

Chairman of the City Plan Com-
mission of the City of Dallas State
of Texas, hereby certify that the
attached plat was duly filed for
approval with the City Plan Com-
mission of the City of Dallas on the
7th day of March A.D. 1966
and same was duly approved on
the 26th day of May

A.D. 1966 by said Commission.

George P. Cullum, Jr.
Chairman
City Plan Commission
Dallas, Texas

Attest:

Ruth Conway
Secretary

CITY OF DALLAS
1966 AND PRIOR TAXES
PAID Not rec'd. M. Coker

CITY OF DALLAS
FILING FEE PAID
6-17-66
AS REQUIRED BY
ORDINANCE 3906

VOL. PAGE
845 1008

COUNTY CLERK'S COPY
File # 59-299-E

DEED RECORD

ROYAL RIDGE ADDITION

BUILDING AND USE RESTRICTIONS

THE STATE OF TEXAS X
COUNTY OF DALLAS X

KNOW ALL MEN BY THESE PRESENTS:

THAT, the undersigned, ROYAL RIDGE DEVELOPMENT CO., A Joint Venture composed of R & W Development Corp. of Dallas and Jack Yates, being the owner of property described as ROYAL RIDGE ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof, recorded in the Records of Dallas County, Texas, do hereby restrict said property as hereinafter set out, which restrictions shall be binding upon the owner or any purchasers of said lots, their heirs, administrators, or assigns, and said restrictions shall be covenants running with the land to-wit:

1. All of the lots in said addition shall be residential lots and no structure shall be erected on any one lot other than a single family dwelling and structure normally common to single family residences. Any one lot shall be occupied by one family only except in the case of servants living in servants quarters on said lot.
2. No garage, if attached or built onto the house, shall open to the front of any lot, nor shall any garage on any corner lot open and face the front of any lot situated across the street therefrom, unless the plan is approved by party having discretion to approve plans under Restriction No. 9 below.
3. No dwelling shall be erected on a lot other than brick, stone, brick-veneer, stone-verneer, or other masonry materials, unless the above named materials constitute at least 66% of the total outside wall space.
4. Each residence as erected on a lot shall have a minimum livable enclosed floor area as follows:
 - a. 2000 square feet on LOTS 29 through 48 in BLOCK 3;
LOTS 1 through 15 in BLOCK 2;
LOTS 22 through 27 in BLOCK 1;
LOT 1 in BLOCK 1;
 - b. 1750 square feet on LOTS 16 through 27 in BLOCK 2;
LOTS 2 through 21 in BLOCK 1;Garages, open porches, patios, and breezeways may not be included as enclosed livable floor area.
5. No structure of any type shall be erected on any lot nearer to the front property line than indicated on the recorded plat of the ROYAL RIDGE ADDITION, and no structure shall be erected closer to the side or rear lot lines than is permitted by the Ordinances of the City of Dallas governing such matters at the time of the erection of such structure.
6. No trailer, tent, shack, or temporary structure of any type shall be used or erected on any lot for use as a dwelling or residence.
7. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
8. No fence shall extend nearer to the street than the building lines recorded on the plat and no fence shall exceed seven (7) feet in height.
9. All building plans for new structures or for additions to existing structures must be approved by Jack Yates or R & W Development Corp. or their authorized representative. This requirement will cease to exist on June 30, 1970. At that time a majority of the property owners within the Addition may, if they so desire, elect a designated representative to approve plans for an additional period of time agreeable to the majority.
10. All alleys, easements, rights-of-way, and similar burdens shown on the recorded plat of ROYAL RIDGE ADDITION for the purpose of installation of utilities and all such alleys, easements, rights-of-way and similar burdens hereafter granted or imposed for such purpose shall be strictly observed by each owner or purchaser of any part of ROYAL RIDGE ADDITION, and shall not be in any manner obstructed so as to defeat or hinder the use of

853 0943

such alleys, easements, rights-of-way, or similar burdens.

11. No person owning any lot or lots shall keep domestic animals in a number in excess of that which he may use for the purpose of companionship of the private family only, it being the purpose and intention hereto to restrict the ownership of domestic animals against any commercial purpose of any kind or character and to restrict the use of said property so that no person shall quarter on the premises either horses or cows. By agreement of the parties hereto, the terms "domestic animals" specifically excludes horses, cows, hogs, sheep, goats, guinea fowls, ducks, chickens or turkeys, or other animals that may interfere with the quietude, health or safety of the community.

12. The foregoing building and use restrictions which are hereby made conditions subsequent running with the land, shall remain in force and effect until July 1, 1991, 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.

13. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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

15. Violation or failure to comply with the foregoing restrictions, covenants, and conditions shall in no way affect the validity of any mortgage, loan or bona fide lien which may, in good faith, be then existing on the above property.

DATED this the 27th day of June, 1966.

ROYAL RIDGE DEVELOPMENT CO.,
A Joint Venture:

R & W DEVELOPMENT CORP. OF DALLAS

Robert K. McLeMore
By _____
Robert K. McLeMore, President

ATTEST:

Anna Helms

Asst. Secretary

Jack Yates

Jack Yates

THE STATE OF TEXAS,
COUNTY OF DALLAS

BEFORE ME, the undersigned authority,
a Notary Public in and for said
County and State, on this day
personally appeared

ROBERT K. MCLEMORE, President, 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 the said R & W DEVELOPMENT CORP. OF DALLAS, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this 27th day of June, A.D. 1966

VIII
2061

PAID
2061

John P. McLeMore

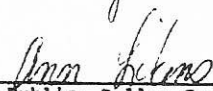
Notary Public, Dallas County, Texas

THE STATE OF TEXAS,
COUNTY OF DALLAS

BEFORE ME, the undersigned authority,
a Notary Public in and for said
County and State, on this day
personally appeared

JACK YATES, 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, and in the capacity
therein stated.

GIVEN under my hand and seal of office, this 27th day of June, A.D. 1966



Notary Public, Dallas County, Texas

VOL. 853 PAGE 0945

RETURN TO:

American Title Company of Dallas
P. O. Box 538
Dallas, Texas
(Ann Likens)

101
JUN 23 1966
JUN 23 1966
JUN 23 1966

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the record records
of Dallas County, Texas as stamped hereon by me.



JUN 23 1966

Tom E. Tullis
COUNTY CLERK, Dallas County, Texas

VIM
857
JUN 23 1966
JUN 23 1966