



APPROVED: *[Signature]*
 CITY OF KELLER, TEXAS
 BY: *[Signature]*
 TARRANT COUNTY, TEXAS
 COUNTY CLERK'S OFFICE

PLAT SHOWING
HIGHLAND TERRACE
 MOBILE HOME PARK
 (OUT OF THE W.Y. ALLEN SURVEY)
 TARRANT COUNTY, TEXAS
 BY
AREA SURVEYING COMPANY
 5300 FOREST HILL DRIVE
 FORT WORTH, TEXAS

SURVEYED ON THE GROUND
 JULY, 1968
[Signature]
 CLARENCE W. HART
 SURVEYOR

DEDICATION

HIGHLAND TERRACE INC.
 TO: THE PUBLIC
 STATE OF TEXAS
 COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, HIGHLAND TERRACE INC. being the owner of the following described tract of land out of the W. Y. Allen Survey, Abst. #14, Tarrant County, Texas, and being more particularly described as follows:
 BEGINNING at an iron pin in the East line of said Allen Survey, said point being N. 00° 13' W. 546.0 feet from the Southeast corner of said Survey;
 THENCE N. 89° 51' W. 830.2 feet to an iron pin;
 THENCE N. 00° 13' W. 765.6 feet to an iron pin;
 THENCE N. 89° 21' E. 830.2 feet to an iron pin in the East line of said Allen Survey;
 THENCE S. 00° 13' E. along said East line 776.6 feet to the POINT OF BEGINNING.

WHEREAS, the owner being desirous of subdividing said tract of land to be known as Lots 1 thru 68, Highland Terrace Mobile Home Park, as reflected by the attached plat prepared by Area Surveying Company of 5300 Forest Hill Drive, Fort Worth, Texas;
 NOW, THEREFORE, HIGHLAND TERRACE INC. does hereby adopt the plan of said tract and does hereby dedicate to the use of the public all roads and easements as shown thereon.

IN WITNESS WHEREOF THIS DEDICATION is executed this the 13th day of November, A. D. 1969.

BY: *[Signature]*
 C. L. CHAMBERS, President
 HIGHLAND TERRACE INC.

THE STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared C. L. Chambers, known to me as 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 13th day of November, A. D. 1969.

[Signature]
 Notary Public, Tarrant County, Texas

RESTRICTIVE COVENANTS & EASEMENTS FOR HIGHLAND TERRACE

These covenants shall be binding on all of the owners of the lots and property contained within Highland Terrace, and shall be binding on all subsequent owners of any lot or property within said tract from the date the covenants are filed of record in Tarrant County, Texas until July 1, 1979, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of the lots of said Highland Terrace it is agreed to change said covenants in whole or in part.

The developers have caused such property known as Highland Terrace to be platted into tracts numbered 1 through 68, as shown on the attached Plat by Area Surveying Co., Clarence W. Hart, Surveyor, and an easement extending thirty (30) feet on each side of the middle of Platted Roads along with an easement of five (5) feet on each side of the lot division lines are hereby granted for utility purposes.

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

The restrictive covenants are as follows:

- A. ALL LOTS IN THIS TRACT SHALL BE RESIDENTIAL and described as residential lots. No structure shall be erected, altered, or be permitted to remain on any residential building lot or plot other than a single family mobile home and an attached, semi-detached or detached carport. Accessory buildings shall be limited to one (1) manufactured type portable building.
- B. NO OUTDOOR TOILET SHALL be erected, placed or permitted to remain on any lot. All individual sewage disposal systems shall be located, constructed, and equipped in accordance with standards and requirements which are substantially equal to or exceed the minimum requirements for such systems as recommended by the Tarrant County Health Department.
- C. NO LOT in this development shall be divided into additional lots without the express written consent of the Highland Terrace Association.

GRAPEVINE REAL ESTATE
 622 South Main Street
 Grapevine, Tex. 76041
 289 5172 PHO. 267 2761

EXHIBIT "A"—RESTRICTIVE COVENANTS FOR HIGHLAND TERRACE

- D. NO BUS, TRAILER OR TENT HOUSE, SHACK OR CAMP HOUSE shall be permitted on said property, and the sale, display or storage of junk, or anything that may constitute a public nuisance shall not be permitted on said property.
- E. BASEMENTS for the installation and maintenance of utilities, etc., are reserved as shown on the individual plat of each tract.
- F. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY shall be carried on upon any tract nor shall anything be done thereon which may be or become an annoyance or nuisance to the nuisance to the neighborhood.
- G. LIVESTOCK AND POULTRY. Dogs, cats or other household pets may be kept for the amusement and utility of the occupants; on a single tract no more than two (2) household type pets will be permitted at any one time. None of the animals permitted shall ever be kept or bred as a business or for any commercial purposes and the keeping of any or all such animals permitted hereby are solely conditioned by this: That the keeping, fencing, and housing of said animals may never be such to annoy and irritate neighbors and adequate fencing of first quality residential type which is decorative and pleasing to the eye, must be utilized to confine any such permitted animals to a particular lot, and no breeding of animals shall be permitted.
- H. FENCING. All fencing shall be of a first quality residential type which is decorative and permanent and no barbed wire or other type of farm or rural type fencing shall ever be used within view from any of the roads and streets shown on the attached Plat, and the developer shall have the right from time to time to assess on and determine the type, character, quality, height and location of any and all fences to be erected in the development.
- I. GARBAGE AND WASTE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, shall not be kept except in sanitary containers, and shall be disposed of at frequent intervals. Garbage and waste storage areas shall be screened from view from the public road, and all such area and receptacles shall be maintained in a sanitary fashion.
- J. SIGNS. No sign shall be displayed on any lot except that one permanent type name plate, not exceeding two (2) square feet in area, which contains the name and address of the occupant may be located on each lot. One temporary real estate sign offering the property for sale, lease or rent may be located on each lot provided that no sign shall exceed twelve (12) square feet in surface area.

- K. MINIMUM SIZE MOBILE HOME: no mobile home shall be allowed on any tract at any time having a length of less than 30 feet and shall be of a commercially manufactured type.
- L. MAXIMUM HEIGHT OF STRUCTURES: shall be no structure allowed to exist at a height exceeding 35 feet from ground level.
- M. MAINTENANCE OF LOTS: all lots whether inhabited or uninhabited shall at all times be well mowed and clear of trash and rubbish.

FILED
 TARRANT COUNTY CLERK
 APR 9 9 36 AM '70
 # COUNTY CLERK
 BY: *[Signature]*
 COUNTY CLERK'S OFFICE

STATE OF TEXAS
 COUNTY OF TARRANT
 I hereby certify that this instrument was filed in the Public Records on the Volume and Page of the Plat Record of Tarrant County, Texas, as indicated herein by me.
 APR 9 1970
[Signature]
 COUNTY CLERK

[Signature]
 Area Surveying Co.
 5300 Forest Hill Drive
 Fort Worth, Texas
 76119

PLAT RECORD VOLUME 898 66