



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

APPROVED M. J. ... 1970  
 CITY OF KELLER, TEXAS  
 BY Billy R. ...

APPROVED April 6 1970  
 TARRANT COUNTY, TEXAS  
 COUNTY CLERK'S OFFICE  
 BY Margie Glover  
 Deputy County Clerk

SURVEYED ON THE GROUND  
 JULY, 1969  
Clarence W. ...

HIGHLAND TERRACE INC.

TO: THE PUBLIC  
 STATE OF TEXAS  
 COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

THAT HEREBY, HIGHLAND TERRACE INC. being the owner of the following described land out of the W. Y. Allen Survey, Abstr. #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. 0°0' 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. 0°0' 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. 0°0' 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, 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 hereon.

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

BY: C. L. CHAMBERS  
 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 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 13<sup>th</sup> day of November, A. D. 1969.

Notary Public, Tarrant County, Texas

- 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 STRUCTURE: shall be no structure allowed to exist at a height exceeding 35 feet from ground level.
- M. MAINTENANCE OF LOTS: all lots whether improved or unimproved shall at all times be well mowed and clear of trash and rubbish.

**RESTRICTIVE COVENANTS 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 of land, and shall be a part of the title of record in permanent record in the public records of Tarrant County, Texas, and shall be enforceable by the heirs, assigns and assigns of the lot owners of the lots of said Highland Terrace in whole or in part.

The developer here created 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. Hill, Surveyor, and no easement or other right shall be created on any side of the said lot or tract other than the easements or other rights shown on the attached plat for utility purposes.

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

The restrictive covenants are as follows:

- A. ALL LOTS, TRACTS OR PORTIONS THEREOF described as residential lots shall be used for residential purposes only and shall be used for no other purpose than a single family mobile home and no other than one attached mobile home and no detached, semi-detached or detached property. Accessory buildings shall be limited to one (1) manufactured home on one lot.
- B. NO DUPLEX OR OTHER TYPE OF STRUCTURE shall be permitted to be located, constructed, and maintained in accordance with standards and requirements which are substantially equal to or exceed the standards and requirements of the zoning ordinance as recommended by the Tarrant County Health Department.
- C. NO LOT OR TRACT shall be divided into additional lots without the express written consent of the Highland Terrace Association.
- D. NO BUS, TRUCK OR RENT HOUSE, SHACK OR CAMP HOUSE shall be permitted on said property and no other structure or storage of junk, or anything that may constitute a public nuisance shall not be permitted on said property.
- E. ASSURANCE for the installation and maintenance of utilities, etc., shall be provided for on the individual plat of each tract.
- F. NO HOSTILES OR OBSTACLES TO OR ACTIVITY shall be carried on upon any tract nor shall anything be done thereon which may be or become a nuisance or disturbance to the neighborhood.
- G. LIVESTOCK AND PIGS, Dogs, cats or other household pets may be kept for the amusement and utility of the occupants of any tract not more than two (2) household type pets will be permitted on any one tract. None of the animals permitted shall ever be kept or of any or all times on any tract for any commercial purpose and the keeping of any never be such to annoy and irritate neighbors and adjacent owners of first quality residential type which is decorative and ornamental to the eye, must be withheld to confine any such permitted animal 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 fencing shall ever be used within view from any of the roads or streets shown on the attached plat, and the developer shall have the right from time to time to remove any and all fences to be erected in the development.
- I. GARAGES AND DRIVEWAYS: No lot shall be used or maintained as a driveway for rubbish, trash, junk, and shall be discontiguous to the front of the lot. Garages and drive ways shall not be located on any lot or tract other than the lot or tract shown on the attached plat, and shall be maintained in accordance with standards and requirements of the zoning ordinance as recommended by the Tarrant County Health Department.
- J. UTILITIES: No utility shall be installed 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 placed on any lot or tract for the purpose of offering the property for sale or lease. No utility shall be installed on any lot or tract other than the lot or tract shown on the attached plat, and shall be maintained in accordance with standards and requirements of the zoning ordinance as recommended by the Tarrant County Health Department.

FILED  
 TARRANT COUNTY, TEXAS  
 APR 9 9 36 AM '70  
 W. S. ...  
 COUNTY CLERK

STATE OF TEXAS  
 COUNTY OF TARRANT  
 I hereby certify that this instrument was FILED on the date and at the time stamped herein by me and was duly RECORDED in the Volume and Page of the PUBLIC RECORDS of Tarrant County, Texas, as stamped hereon by me.

APR 9 1970  
H. R. ...  
 COUNTY CLERK  
 TARRANT COUNTY, TEXAS

PLAT RECORD VOLUME 388 65