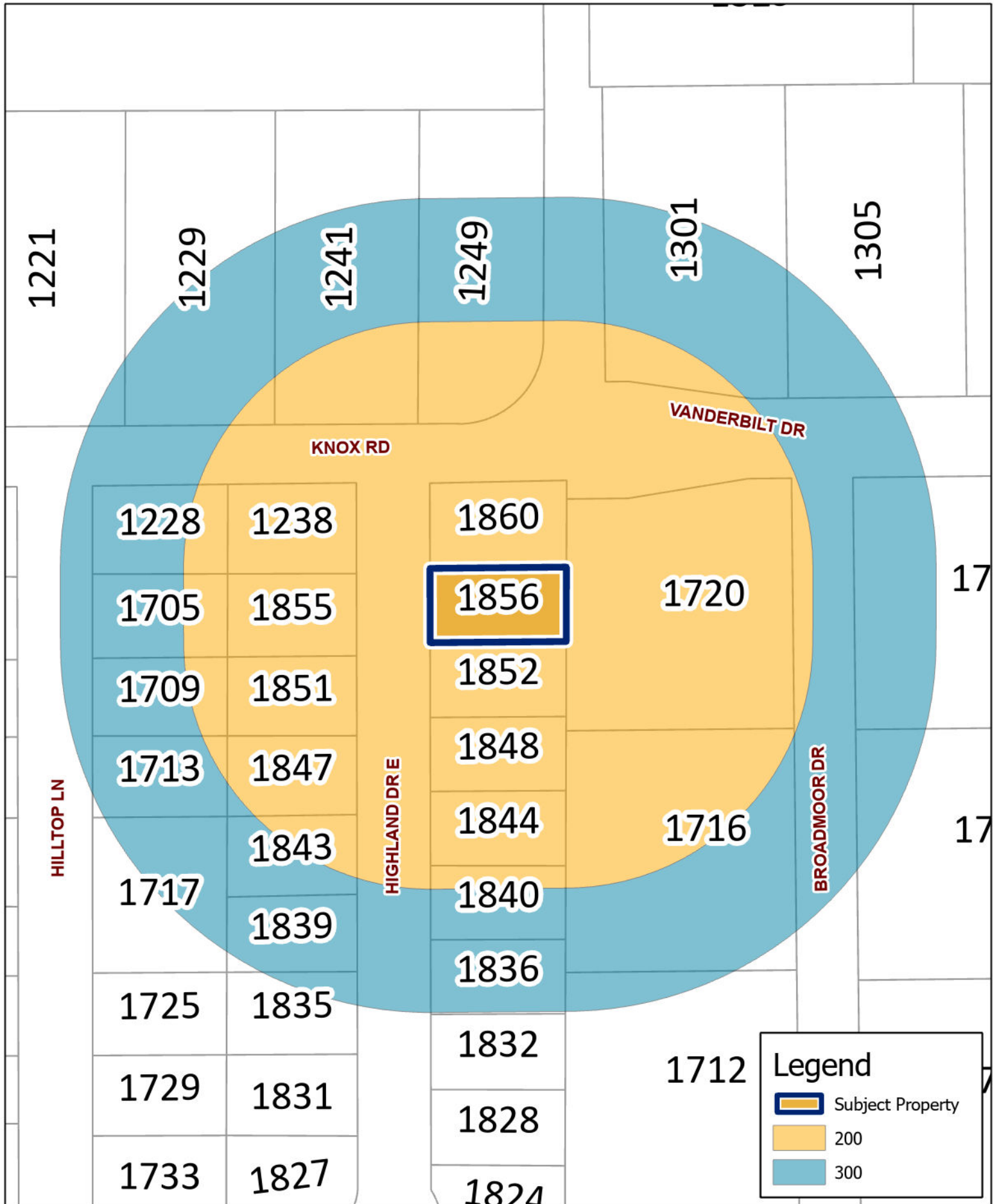




Legend
 Subject Property

DISCLAIMER
 This data has been compiled for the City of Keller.
 Various official and unofficial sources were used to gather this information.
 Every effort was made to ensure the accuracy of this data.
 However, no guarantee is given or implied to the accuracy of said data.

1856 Highland Dr E



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1856 Highland Dr E



Updated: 6/12/2024

1221

1229

1241

1249

1301

1305

KNOX RD

VANDERBILT DR

1228

1238

1860

SF-36

1856

1720

17

1705

1855

1709

1851

1852

1713

1847

1848

1716

17

HILLTOP LN

HIGHLAND DR E

BROADMOOR DR

1717

1843

1844

1839

1840

1725

1835

1836

1729

1831

1832

1712

17

1733

1827

1828

1824

Legend

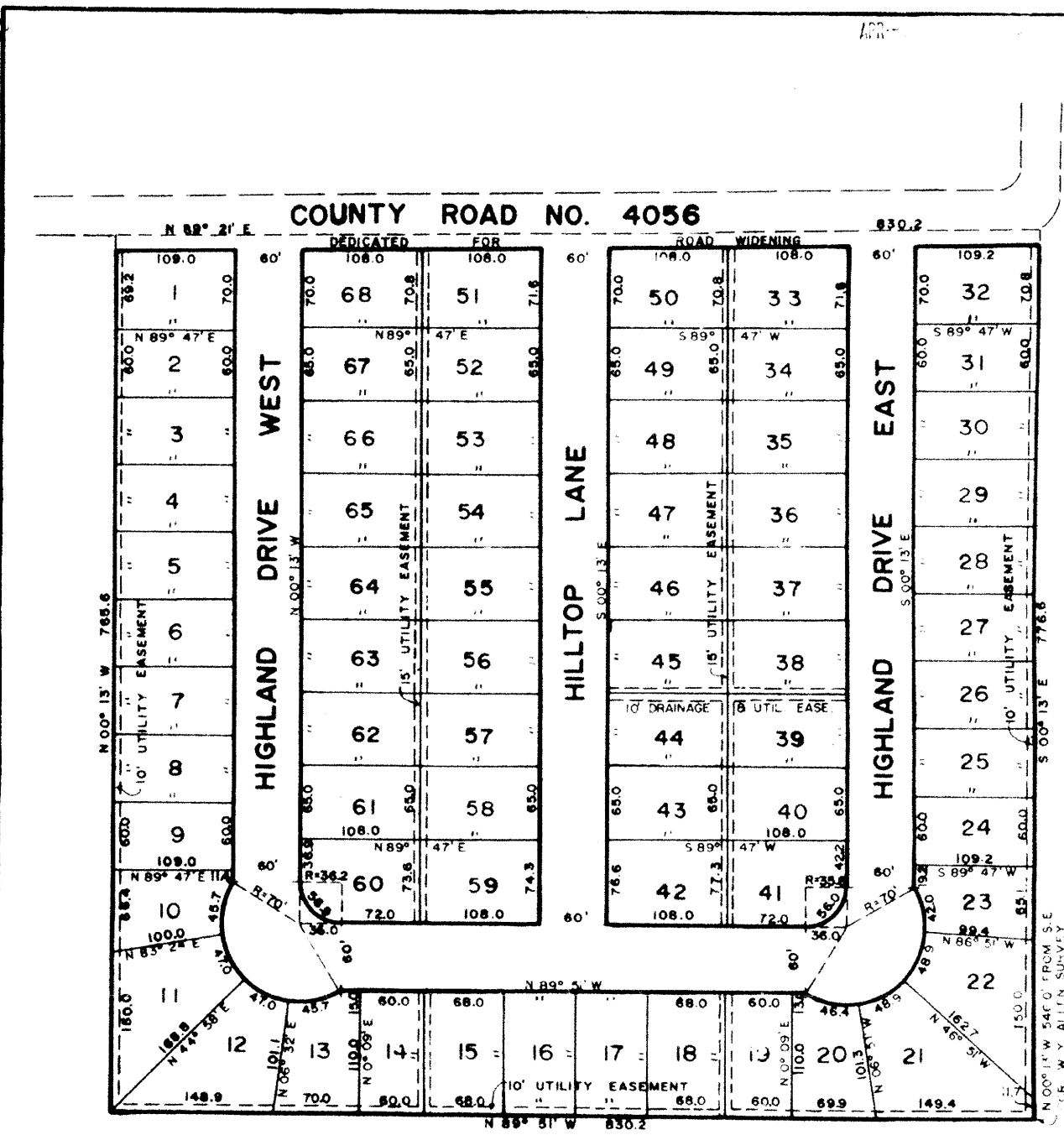
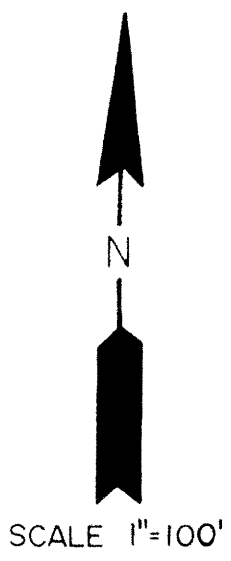
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Updated: 6/12/2024

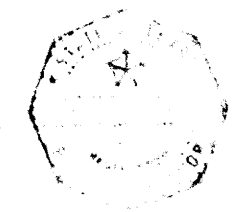


PLAT SHOWING
HIGHLAND TERRACE
 MOBILE HOME PARK
 (OUT OF THE W.Y. ALLEN SURVEY)
 TARRANT COUNTY, TEXAS
 BY
AREA SURVEYING COMPANY
 5300 FOREST HILL DRIVE
 FORT WORTH, TEXAS

APPROVED M. J. 12 1970
 CITY OF KELLER, TEXAS
 BY Billy R. Johnson
 City Clerk

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

SURVEYED ON THE GROUND
 JULY, 1969
Clarence W. Hunt



DEDICATION
 RESERVATION COVENANTS AND EASEMENTS FOR HIGHLAND TERRACE

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 tract of 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 13th 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 as the President of Highland Terrace Inc., who 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.

Notary Public
 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.

The developer shall be bound on all of the owners of the lots and property contained within Highland Terrace, and shall be bound on all subsequent owners of any lot or property within said tract of land, to execute and file of record an instrument in which he shall reserve to himself or his heirs, assigns and assigns forever a right of way for the use of the lots of the subdivision shown by vote of a majority of the then owners of the lots of said subdivision to change said covenants in whole or in part.

The developer has 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. Hunt, Surveyor, and no easement or other right (30) feet on each side of the centerline of the lot shown on the plat shall be reserved for utility purposes.

In addition of any one of the covenants by judgment or court order shall in no case 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 only for residential purposes and shall be used only for residential buildings, lot or lot other than a single family mobile home and its attached, semi-detached or detached property. Accessory buildings shall be limited to one (1) manufactured home on one lot.

B. NO OUTDOOR SWIMMING POOLS shall be erected, placed or permitted to remain on any lot. All swimming pools or other structures shall be located, constructed, and maintained in accordance with standards and requirements which are substantially equal to or exceed the standards of the health department, as recommended by the Tarrant County Health Department.

C. NO LOT IS TO BE DEVELOPED 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 storage of goods or property 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 on each of the individual lots of each tract.

F. NO HOSTILITIES OR OPRESSIVE TRADE 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 HOLIDAY, Dogs, cats or other household pets may be kept for the amusement and utility of the occupants of any tract no 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 purposes and the keeping by this: That the keeping, feeding and housing of dogs shall be so regulated that they never be such to annoy and irritate neighbors and adjacent owners of first quality residential type which is decorative and suitable 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. FENCES: All fences shall be of a first quality residential type which is decorative and permanent and no barbed wire or other type fence shall be used on any tract. Fences shall not 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 and determine the type, character, quality, height and location of 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 dedicated to the use of the lot as a driveway. Garages and drive structures shall not be placed on any tract except in sanitary conditions, and shall be dedicated to the use of the lot as a driveway. Garages and drive structures shall be maintained in a sanitary condition.

J. UTILITIES: 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 placed on any lot. One to twenty foot wide utility easements shall be provided for all utility lines on each lot in accordance with the standards of the health department.

EXHIBIT "A"—RESTRICTIVE COVENANTS FOR HIGHLAND TERRACE

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GRAPEVINE REAL ESTATE
 622 South Main Street
 Grapevine, Tex. 76031
 289 3177 PHO. 289 2761

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

PLAT RECORD VOLUME 898 65