

PLAT SHOWING
MELODY HILLS ESTATES
 A SUBDIVISION OUT OF THE R. BAKER SURVEY
 NEAR KELLER, TARRANT CO., TEXAS

SURVEYED AUGUST, 1969

BY
 C. K. VERRILLION
 REGISTERED PLAT SURVEYOR

APPROVED September 2, 1969

TARRANT COUNTY, TEXAS
 COMMISSIONERS COURT

BY W. C. Red Cowen
 County Clerk

BY Maurice Glover
 Deputy

APPROVED Aug 18, 1969

CITY OF KELLER, TARRANT CO., TEXAS

BY Richard A. Livingston
 Mayor
 BY William H. S. Chapman
 Secretary

I, C. K. VERRILLION, DO HEREBY CERTIFY
 THAT PLAT IS A TRUE REPRESENTATION
 OF A SUBDIVISION MADE UNDER MY
 PERSONAL SUPERVISION.

C. K. Vermillion



FILED
 SEP 2 10 31 AM '69
 TARRANT COUNTY, TEXAS

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RESTRICTIONS

THE STATE OF TEXAS |
COUNTY OF TARRANT |

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, ROBERT W. WATSON and wife, MELISSA J. WATSON, are the owners of the following described property, to-wit:

Lots 1 through 9 in Block 1; Lots 1 through 11 in Block 2; Lots 1 through 18 in Block 3; Lots 1 through 13 in Block 4; Lots 1 through 4 in Block 5, of MELODY HILLS ESTATES, a Subdivision out of the R. Baker Survey, Tarrant County, Texas, according to the map or plat of said Subdivision, of record in the Plat Records of said County.

WHEREAS, the above parties do hereby desire to impress all of the above described property with the following restrictive covenants which shall run with the title to said land and shall be binding upon all parties and persons claiming said land or any part thereof until the year 2000, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by agreement of the majority of the owners of the lots comprising said subdivision it is then agreed to change said covenants in whole or in part, and any and all conveyances of any and all of the lots comprising said subdivision shall be deemed to be subject to the restrictive covenants herein set forth, which shall, for all legal purposes, be conclusively deemed to be part of said deed or conveyance of any lot or portion thereof in said subdivision.

1. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any

8. No residence, dwelling, or other building may be removed from outside of said addition on to any lot or premises in said addition.

9. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick, or other structure designed for use in mining for oil or natural gas, shall be erected, maintained or permitted upon any lot.

10. When a lot is sold, and it is contemplated that future improvements will be made thereon, owner agrees to keep and maintain said lot in a manner compatible with the surrounding lots by cutting and mowing the grass and weeds thereon so that no condition shall arise that would cause a nuisance to the other lots within the subdivision. Any improvements constructed on any lot shall be completed within six months from the time that construction has begun on said lot.

11. No animals, livestock, or poultry of any kind, except cows, horses, or ducks shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes, it being specified that the lot head of livestock there must be 15,000 square feet, and for each 10 head of poultry there must be 15,000 square feet.

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THE STATE OF TEXAS |
COUNTY OF TARRANT |

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT W. WATSON and his wife, MELISSA J. WATSON, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 15 day of August, 1969.

George V. Frank
Notary Public, Tarrant County,
Texas

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of the covenants herein, it shall be lawful for any other person or persons owning real property hereby restricted and situated in said Addition, to prosecute any proceedings, at law or in equity against the person or persons violating or attempting to violate any such covenants, and to either prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

2. No dwelling shall be located on any lot nearer to the front line of lot nor nearer to the side line than the minimum setback line shown on the recorded plat. In any event, no building shall be located on any lot nearer than 50 feet to the front line nor nearer than 15 feet to any side lot line, except those lots being on corners, in which event, no structure shall be located nearer to the side street than 25 feet.

3. No building shall be erected on any residential lot except one detached single family dwelling, and outbuildings used in connection therewith; the term "outbuilding" shall include only a garage, either attached or detached, servant's quarters detached from the building, such garage or servant's quarters may include a laundry room or laundry facilities to be used only for the convenience of the occupants of the dwelling but not as a public laundry, and a barn, said barn to be constructed of masonry, frame or metal construction, and to be maintained upon said premises in a slightly manner so as not to detract from the neighborhood,

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Which map and plat was presented to the Commissioners' Court of Tarrant County, Texas, in compliance with the provisions of Article 6626 of the Revised Civil Statutes of Texas and was by proper order entered in its minutes and approved for filing and recording by said Commissioners' Court on the day of August, 1969, and caused to be recorded in Volume Page of the Plat Records of Tarrant County, Texas.

NOW, THEREFORE, we, ROBERT W. WATSON and wife, MELISSA J. WATSON, the owners of the above described tract of land, for and in consideration of the premises, and of the benefits and advantages accruing to us and our property, do by these presents adopt the plat of MELODY HILLS ESTATES, a Subdivision out of the R. Baker Survey, Tarrant County, Texas, made and prepared by Engineer and Surveyor, subdividing said land, and we do hereby dedicate to the County of Tarrant and to the public for public use and benefit the road shown upon said plat in said subdivision; and, we will hereafter convey lots in said subdivision according to the lot and block numbers. And it is expressly understood that Tarrant County shall not accept said road for maintenance and shall not be obligated for up-keep and repair until such road is completely constructed and surfaced and proper drainage facilities installed in accordance with the current standards and specifications of Tarrant County, Texas.

WITNESS OUR HANDS this 15 day of August, 1969.

Robert W. Watson
Melissa J. Watson

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and except as herein set out, no other outbuildings may be located upon such residential plot or premises, excepting, however, children's play house or buildings of like nature, used for the convenience and pleasure of the occupants of the dwelling.

4. No fence shall be erected on any residential lot of an unsightly manner, all fences to be maintained in a slightly manner so as not to detract from the neighborhood.

5. Ground floor area of the main structure of any residential lot or premises shall not be less than 1600 square feet of floor space, with the exception of 1-1/2 and 2 story structures which shall have a minimum ground floor area of not less than 800 square feet, exclusive of porches and garages. The exterior wall area of each house shall be at least 70% glass or masonry, other than hollow tile of any kind.

6. No garage or other outbuilding erected on any building plot or premises, and no basements, trailer, tent or shack, or other building or shelter erected or located thereon, except one detached single family dwelling, shall at any time, ever be used, either temporarily or permanently, as a residence. This restriction shall not apply to servants' quarters bona-fide occupied by domestic servants of an owner or tenant of such plot or premises.

7. No noxious or offensive trade shall be carried on upon any plot or premises, nor shall anything be done thereon which may become an annoyance to the neighborhood. No outbuildings or residence on any residential lot shall be used for commercial purposes whatsoever.

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PLAT AND DEDICATION OF TRACTS AND ROAD IN MELODY HILLS ESTATES SUBDIVISION

THE STATE OF TEXAS |
COUNTY OF TARRANT |

KNOW ALL MEN BY THESE PRESENTS:

That we, ROBERT W. WATSON and wife, MELISSA J. WATSON, of Tarrant County, Texas, the owner of the following tract of land, have caused said land to be surveyed, subdivided and platted and have made and prepared a plat and layout of said proposed subdivision to be known as MELODY HILLS ESTATES SUBDIVISION and embracing the following described land, to-wit:

All that certain lot, tract or parcel of land, particularly described as follows, to-wit:
A portion of the R. Baker Survey, Abstract 108, Tarrant County, Texas, being the lands described in that certain Deed from Edrington Investment Company to Robert B. England dated the 30th day of November, 1927, and recorded at Volume 992, Page 442, of the Deed Records of Tarrant County, Texas, and that certain Deed from T. E. Moore to Robert B. England dated the 14th day of December, 1927, and recorded at Volume 988, Page 493, of the Deed Records, Tarrant County, Texas, and being described as follows:
BEGINNING at an iron pin in the East Line of Mount Gilliland-Roanoke Road, County Project Number 4060, said point being 20.0 feet East of the E11 Corner of the said Baker Survey and the same being the Southwest Corner of the W. Y. Allen Survey; THENCE South 89° 44 minutes East 2484.7 feet to an iron pin; THENCE South 00 degrees, 42 minutes East 1459.4 feet to an iron pin; THENCE North 89 degrees, 04 minutes West, 2493.8 feet to an iron pin in the East Line of Mount Gilliland-Roanoke Road; THENCE North 00 degrees, 22 minutes West 1430.3 feet to the POINT OF BEGINNING, and containing 82.546 acres of land.

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12. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition, and all sanitary equipment for storage and/or disposal shall meet County specifications.

EXECUTED this 25 day of August, A. D., 1969.

Robert W. Watson
Melissa J. Watson

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 ROBERT W. WATSON and wife, MELISSA J. WATSON, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This the 25 day of August, A. D., 1969.

George V. Frank
Notary Public, Tarrant County,
Texas

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PLAT RECORD VOLUME 388 53

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October 22, 2018

City of Keller
Planning and Zoning Commission

We OPPOSE the Specific Use Permit (18-0033) for a 2080 square-foot metal accessory dwelling unit at 1221 Melissa Drive.

The 19 foot-tall structure will be visible from our yard and feel it will be unsightly.

We request that SUP be denied unless:

1. The walls are constructed entirely of brick, stone or stucco, consistent in appearance and quality with other newer structures in this part of Keller.
2. The roof is constructed of architectural shingles or other higher quality material other than metal.

The property of the proposed SUP is zoned Single-Family Residential. When we purchased our nearby property, it was with the understanding that our neighborhood and the surrounding neighborhoods would remain Single-Family Residential.

A large, 19 foot-tall metal building is more appropriate to a neighborhood zoned for commercial or a more rural setting, not a residential Single-Family Residential neighborhood like ours. Allowing it will lower property values and serve as a precedent for similar requests in the future, making that much more difficult to deny. It is not a positive development for individual homeowners or the City of Keller and should be denied as currently specified.

Thank you for your consideration.

Sincerely,



John w. Hall and Donna M. Hall
1310 Chimney Rock Dr.
Keller, TX. 76262

To: City of Keller
Planning and Zoning Commission

From: David and Brigid M. Jackson
1306 Chimney Rock
Keller, TX 76262-9313

We **oppose** the Specific Use Permit (18-0033) for a 2,080 square-foot metal accessory dwelling unit at 1221 Melissa Drive.

The 19 foot-tall structure will be visible from our yard and we feel it will be unsightly.

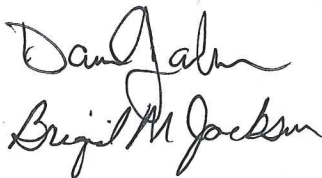
We request that SUP be denied unless:

- The walls are constructed entirely of brick, stone or stucco, consistent in appearance and quality with other newer structures in this part of Keller.
- The roof is constructed of architectural shingles or other higher quality material and not metal.

The property that the SUP is on is zoned Single-Family Residential. When we purchased our nearby property, it was with the understanding that our neighborhood and the surrounding neighborhoods would remain Single-Family Residential.

A large, 19 foot-tall metal building is more appropriate to a neighborhood zoned for Commercial or Multi-Family than a Single-Family Residential neighborhood like ours. Allowing it will lower property values and serve as a precedent for similar requests in the future, making them that much more difficult to deny. It is not a positive development for individual homeowners or the City of Keller and should be denied as currently specified.

Thank you for your consideration. Sincerely,

Handwritten signatures of David and Brigid Jackson in black ink.

David & Brigid Jackson
Monday, October 22, 2018

outside 200'
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