

THE STATE OF TEXAS     §  
COUNTY OF WICHITA     §

KNOW ALL MEN BY THESE PRESENTS:

This dedication is made this the \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, herein called "Property Owner".

WHEREAS, Property Owner is the owner of \_\_\_\_\_, an addition to the City of Wichita Falls, Texas, according to a recorded plat in **Volume** \_\_, **Page** \_\_\_\_, Plat Records of Wichita County, Texas, hereinafter referred to as "Servient Property; and,

WHEREAS, Chapter 6200 of the Zoning Ordinance of the City of Wichita Falls, Texas requires adequate off-street parking facilities for the \_\_\_\_\_ addressed \_\_\_\_\_, being further described as \_\_\_\_\_, and being adjacent to and within 300 feet of, the above described Servient property and hereinafter referred to as "Dominant Property"; and,

WHEREAS, the Property Owner desires to comply with the Zoning Ordinance of the City of Wichita Falls, Texas, and to supply adequate parking facilities for the Dominant Property by utilizing the Servient Property for parking purposes.

NOW, THEREFORE, Property Owner does hereby subject and agree to use the Servient Property described above for the purpose of providing adequate off-street parking for the Dominant property, and further agrees that \_\_\_\_ parking spaces located on the Servient Property shall be continuously available with right of access for Dominant Property use and that no buildings or structures will ever be erected on said Servient Property required parking spaces subsequent to date of this instrument.

This restriction and covenant shall run with the Land, and shall be binding on the Property Owner, his heirs, successors and assigns.

It is further provided, however, that in the event that the aforesaid Servient Property is no longer required by City Ordinance for off-street parking for and in behalf of the Dominant Property, then and in that event, this parking restriction shall have no further force and effect and will terminate.

It is further provided that a letter from the Director of Community Development of the City of Wichita Falls stating that this restriction is no longer required by City ordinance shall be sufficient to release the above lot, or any portion thereof from the parking restriction imposed by this instrument.

WITNESS OUR HANDS this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
SERVIENT PROPERTY OWNER

STATE OF TEXAS       §  
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This instrument was executed and acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas