

Utility Easements

Any public utility, including Wise County, Texas, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on this plat, and any public utility, including Wise County, Texas, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Public Open Space Restriction:

No Structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the crown of the road, including, but not limited to billboards, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These open space easements will remain in effect until vacated by a Court Order issued by the Commissioner's Court of Wise County and the property reclassified.

Drainage Easement Restriction:

No construction, or filling without the written approval of the Wise County Commissioner's Court, shall be allowed within a drainage easement, no obstruction to the natural flow of water shall occur.

Floodway Easement Restriction:

No construction, without the written approval of the Wise County Commissioner's Court, shall be allowed within a floodway easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

Flood Note:

According to the Flood Insurance Rate Map (F.I.R.M.) No. 48497C0425 D, revised date of December 16, 2011, no portion of this property is located in a special flood hazard zone. This tract is in Zone X (area of minimal flood hazard).

Additional Notes:

The utilities found during the survey are shown herein, however the owner and/or contractors should have all underground utilities located and marked by appropriate companies before any excavating or construction.

Note: The bearings are based on the east line of the 10.995 acre tract as described in Inst. No. 201601243, CCRWCT being South 01°59'45" West.

Notice:

This subdivision or any part thereof is not located within the extraterritorial jurisdiction of any municipality.

Due to unknown locations of underground utilities, in particular gas and oil facilities, the Developer is to make known all locations of existing pipeline and/or easements, including blanket easements across the property.

No house shall be built in the flood plain, unless it is in compliance with the minimum finish floor requirements.

This development lies within the Upper Trinity Groundwater Conservation District (UTGCD) and is subject to the UTGCD's registration and permitting requirements.

All lots are to be serviced by on-site sewage facility.

No part of this subdivision is located within the breach inundation limits of a Natural Resources Conservation Service (NRCS) regulated flood control structure or a dam as defined by Texas Commission on Environmental Quality (TCEQ).

Driveway permits must be obtained from the County Engineer.

All mailboxes shall be placed and constructed in accordance with the Access Driveway Permit and Development Rules and Regulations requirements.

All lots are to be serviced by a private water well.

Covenants and Restrictions

- If sewage disposal is by means on-site sewage facilities, a permit must be obtained for each lot.
- Septic tank performance cannot be guaranteed, even though all provisions of the Wise County rules for private sewage facilities are complied with.
- Inspection and/or acceptance of a private sewage facility by Wise County shall indicate only that the facility meets the minimum requirements and does not relieve the property owner of the responsibility to comply with County, State and Federal regulations.
- On-site sewage facilities, although approved of meeting minimum standards, must be upgraded by the property owner at the property owner's expense if the normal operation of the facility results in objectionable odors, if unsanitary conditions are created or if the facility, at any time, does not comply with governmental regulations.
- A properly designed and constructed on-site sewage facility, situated in suitable soil, may malfunction if the facility is not properly maintained and controlled. Therefore, it shall be the property owner's responsibility to maintain and operate the on-site sewage facility in a satisfactory manner.
- On-site sewage facilities must be designed in accordance with the rules established by Wise County and the TCEQ. Design shall be based on the results of a site evaluation performed on each lot.
- Only one single-family residence or duplex shall be located on a lot when an on-site sewage facility is used and only one residence shall be connected to said facility.
- Buildings to be built on lots which are lower than the road or roads on which they front and/or about shall be built such that the minimum finished floor elevation is at least 1-foot above the proposed grade of the yard adjacent to the building. This is to reduce the risk of damage to building that may be caused by storm water drainage.
- No building shall be built in a 100-year flood plain unless the minimum recommended finished floor elevation is complied with. In no case shall the minimum finished floor elevation be less than 2-foot above the 100-year flood plain elevation. Prior to any construction within the floodplain, a Floodplain Development Permit must be obtained from the Wise County Floodplain Administrator.
- Any filling or obstruction of the roadway or drainage easements is prohibited.
- Any driveway culverts, if necessary, are to be installed by the property owner and in accordance with the policies of Wise County and shall be of sufficient size to pass the 10-year storm. In no case shall a driveway culvert be less than 18-inches in diameter on a proposed road.
- The driveway above a culvert should be constructed such that the driveway is at least six (6") inches below the outside edge of the main roadway. This will reduce the risk of water, which exceeds the capacity of the culvert, flowing over the culvert and entering the roadway.
- Any underground utility company shall be contacted to verify depth and locations of utilities prior to any excavation occurring on the lot.

Line Table

L1 = S 01°55'22" W	4.99'
L2 = N 89°49'20" E	27.47'
L3 = N 00°27'58" E	18.50'
L4 = S 89°50'38" E	27.56'
L5 = N 02°00'55" E	33.63'
L6 = S 86°53'31" E	154.12'

Curve Data

C1	
L = 90.73'	
R = 117.71'	
Chord = N 71°01'38" E	
LC = 88.50'	

