Litility Fasements

Any public utility, including Wise County, Texas, shall have the right to move and keep moved all or part of any Any public utility, including Wess County, I case, shall have the right to move and keep moved all or part of any building, facts, shall, so they consider of increases which in any way entanger or interfere with the and any public utility, including Wess County, Texes, shall have the right at all times of ingress and express to and from and upon said easements for the purpose of constitution, reconstruction, inspection, particular, 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.

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 mod, including, but not limited to buildings, fences, walks, 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

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.

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 locating 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 law (2) foot above the 100-year flood elevation.

According to the Flood Insuance 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).

Flood Note:

The utilities found during the survey are shown hereon, 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 of facilities the Developer is to make known all locations of existing pipeline and/or easements

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

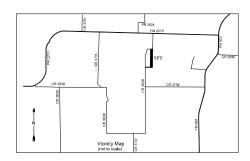
This development lies within the Upper Trinity Groundwater Conservation District (UTGCD) and is subject to the UTGCD's registration and permitting requirements.

No part of this subdivision is located within the breach inundation limits of a Natural Reso 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.



Attest: WISE COUNTY CLERK

Covenants and Restrictions

- 1. If sewage disposal is by means on-site sewage facilities, a permit must be obtained for each lot.

 2. Septic tank performance cannot be guaranteed, even though all provisions of the Wise
- County rules for or invalue sewage facilities are complied with.

 3. 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
- only that the facility meets the minimum requirements and does not relieve the property owner of the responsibility to comply with Courty, State and Federal regulations.

 4. 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 created or if the facility, at any time, does not comply with governmental regulations.

 5. A property designed and constructed on-site sewage facility, situated in suitable soil, may maillunction 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 the property owner's responsibility to maintain and operate the on-site sewage facility in the property owner's responsibility to maintain and operate the on-site sewage facility in the property owner's responsibility to maintain and operate the on-site sewage facility in the property owner's responsibility to maintain and operate the on-site sewage facility in the property owner.
- a satisfactory manner.

 6. On-site sewage facilities must be designed in accordance with the rules established by Wise County and the TCEO. Design shall be based on the results of a site evaluation
- performed on each lot.

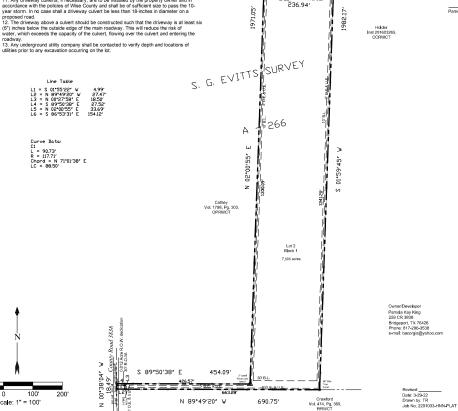
 7. Only one single-family residence or duplex shall be located on a lot when an on-site. sewage facility is used and only one residence shall be connected to said facility.

 8. Buildings to be built on lots which are lower than the road or roads on which they front and/or abut 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
- 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.
 9. No building shall be buil 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 is complied with. In no case shall the minimum finished floor construction within the floodplain, a Floodplain Development Permit must be obtained from the Wise Courty Floodplain Administrator.
 10. Any filing or obstruction of the floodway or drainage easements is prohibited. 11. Any driveway calverts, if necessary, are to be installed by the property owner and in accordance with the policies of Wise Courty and shall be of sufficient size to pass the 10-proposed road.
- (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

100'

z

Scale: 1" = 100'



N 89*49'20" W

STATE OF TEXAS

\$ 88°00'02" E

County Road 3838

30 B.L.

Lot 1 Block 1

3,309 acres

S 87*59'57" E 10' B.L. 5' B.E. & U.E.

Crawford Vol. 474, Pg. 369, RRWCT

690.75

OWNER'S ACKNOWLEDGEMENT & DEDICATION

I, the undersigned owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING at later centar ist, tract or period in family in PS. Q. EVITTS GUNPEY: Abstract Number 10%, Wiles Court, "News and being the amendation of a called all 58 allex text and relind disputable in the deed recorded in Volume 785. Page 780 of the Real Records, Wiles Courty, Texas. The referenced 1009 allex or tract being more particularly described as follows: BEGINNIVO at a ½ inch capped into not found for the northeast corner, and being the northeast corner of associated 3.05 source tact of land, in the southeast for of an applied model in our over of

come of said called 31.65 after that of land, in the southeast line of an asphalt road in a curve of Courty Road Number 3588.

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THE-NEX South 04 degrees 50 m

tract of land and County Road Number 3838, a distance of 238.72 feet to the POINT OF BEGINNNX and containing 10.936 size ore faunt, and being designated hereon as Lots 1 and 2, Block 1, King Estates, a subdivision to Wise County, Texas, and whose name is subscribed hereto, hereby decidate to the use of the public forever last terest, alleys, ansis, water courses, drains, assements, rights-0-way and public places thereon shown for the purpose and consideration therein expressed.

Pamela Kay King Date

STATE OF TEXAS

NOTARY PUBLIC

Given under my hand and seal on this the __ day of _____, 20__.

NOTARY PUBLIC County Texas

COUNTY OF WISE

SUBVEYOR'S CERTIFICATE



FINAL PLAT LOT 1 AND LOT 2, BLOCK 1 KING ESTATES IN THE S.G. EVITTS SURVEY ABSTRACT NO. 266. WISE COUNTY, TEXAS



P.O. Box 902 Decatur Texas 76234