

SUBDIVISION 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 PRIVATE 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 OWNER OF THE RESPONSIBILITY TO COMPLY WITH COUNTY, 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 OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODOORS, IF UNSANITARY CONDITIONS ARE CREATED OR IF THE FACILITY, AT ANY TIME, DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
5. 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.
6. 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.
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. HOUSES 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 2-FOOT ABOVE THE PROPOSED GRADE OF THE YARD ADJACENT TO THE HOUSE. THIS IS TO REDUCE THE RISK OF DAMAGE TO HOUSES THAT MAY BE CAUSED BY STORM WATER DRAINAGE.
9. NO HOUSES 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 A FLOODPLAIN, A FLOODPLAIN DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE WISE COUNTY FLOODPLAIN ADMINISTRATION.
10. ANY FILLING OR OBSTRUCTION OF THE FLOODWAY OR DRAINAGE EASEMENTS IS PROHIBITED.
11. 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.
12. 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.
13. ANY UNDERGROUND UTILITY COMPANY SHALL BE CONTACTED TO VERIFY DEPTH AND LOCATIONS OF UTILITIES PRIOR TO ANY EXCAVATION OCCURRING ON THE LOT.

UTILITY EASEMENTS:

ANY PUBLIC UTILITY, INCLUDING WISE COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES TREES, SHRUBS, OR 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 THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING WISE COUNTY, 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.

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.

NOTICE:

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.

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 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 COUNTY.

FLOODWAY EASEMENT RESTRICTION:

NO CONSTRUCTION, WITHOUT THE WRITTEN APPROVAL OF WISE COUNTY COMMISSIONER 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, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ONE HUNDRED-YEAR FLOOD ELEVATION.

STATE OF TEXAS

COUNTY OF WISE

OWNERS ACKNOWLEDGEMENT AND DEDICATION

We, Cross Wire Properties, LLC being the owners of 49.66 acres out of the Richard Gilliam Survey, Abstract No. 341, Wise County, Texas, being the same tract of land as deeded to the Cross Wire Properties, LLC in Instrument No. 202106899, Official Records, Wise County, Texas, said 49.66 acres of land being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a U.S. monument pipe with cap in the north line of said Cross Wire Properties, LLC and the southwest corner of a tract of land as deeded to U.S. Forest Service LBJ National Grasslands, being in the north line of the Richard Gilliam Survey, Abstract No. 341, Wise County, Texas, being in the called southwest corner of the M.T. Parrish Survey, Abstract No. 1206 and the southeast corner of the H.M.A. Cassidy Survey, Abstract No. 178, Wise County, Texas, same being the southeast corner of a tract of land as deeded to Rosa Gonzalez as recorded in Instrument No. 202105399 O.R.W.C.T.;

THENCE with the north line of said Cross Wire Properties, LLC tract and the south line of said LBJ tract, same being the north line of the Richard Gilliam Survey and the south line of the M.T. Parrish Survey, South 89°54'29" East and with a fence line passing the called southeast corner of the M.T. Parrish Survey and the called southwest corner of the W.T. Jackson Survey, Abstract No. 1373, Wise County, Texas, same being the southwest corner of a tract of land as deeded to U.S. Forest Service LBJ National Grasslands, in all 1356.16 feet to a U.S. monument pipe with cap found for the northeast corner of said 49.66 acre tract and the northwest corner of a tract of land as deeded to Hill Family Trust et al in Volume 2413, Page 540, Official Records, Wise County, Texas;

THENCE with said fence line in the east line of said 49.66 acre tract and a west line of said Hill tract, South 02°13'55" West 1390.48 feet to a metal post for the southeast corner of the tract herein described, the southwest corner of said Hill tract and in the north line of that certain tract of land as described in deed to Kevin and Robyn Medlin as recorded in Instrument No. 201604601 O.R.W.C.T.;

THENCE with said fence line in the south line of said 49.66 acre tract and the north line of said Medlin tract in the north line of County Road No. 1596, North 88°00'36" West 1731.65 feet to a metal post for the southwest corner of said 49.66 acre tract and the southeast corner of a tract of land as deeded to Elizabeth Thompson in Instrument No. 201802451 O.R.W.C.T.;

THENCE with said fence line in the west line of said 49.66 acre tract and the east line of said Thompson tract, North 07°55'02" East 525.00 feet to a metal post for corner;

THENCE continuing with said fence line for the west line of said 49.66 acre tract and the east line of said Thompson tract, North 05°25'25" East 12.42 feet to a metal post for corner;

THENCE continuing with said fence line for the northwest line of said 49.66 acre tract and southeast line of said Thompson tract, North 58°44'15" East 313.30 feet to a metal post for corner;

THENCE continuing with said fence line in the west line of the said 49.66 acre tract and the east line of said Thompson tract, North 08°01'52" West 137.08 feet to a wood post for corner;

THENCE continuing with said fence line in the west line of said 49.66 acre tract and the east line of said Thompson tract, North 13°40'14" West 393.30 feet to a metal post for corner;

THENCE continuing with said fence line in the west line of said 49.66 acre tract and the east line of said Thompson tract, North 14°13'20" West 103.63 feet to a metal post for corner in the south line of County Road No. 1591;

THENCE with the west line of said 49.66 acre tract and the east line of said Thompson tract, North 00°11'07" East 18.55 feet to a point in County Road No. 1591 for the northwest corner of said 49.66 acre tract and in the south line of said Duke tract, same being the south line of the H.M.A. Cassidy Survey and the north line of the Richard Gilliam Survey;

THENCE with County Road No. 1591 in the north line of said 49.66 acre tract and the south line of said Duke tract, same being the north line of the Richard Gilliam Survey and the south line of the H.M.A. Cassidy Survey, South 89°54'16" East 224.80 feet to the POINT OF BEGINNING, and containing in all 2,163.331 square feet or 49.66 acres of land.

That I, Brad Colbertson of Cross Wire Properties, LLC, Owner, do hereby adopt this plat designating the hereinabove described property as Lots 1 thru 11, Block 1 Pecan Ridge Addition, an addition to Wise County, Texas and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand at Wise County, Texas, this ___ day of ___, 2021.

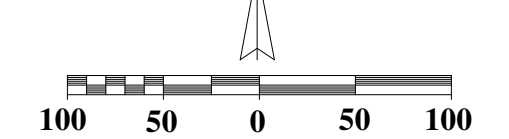
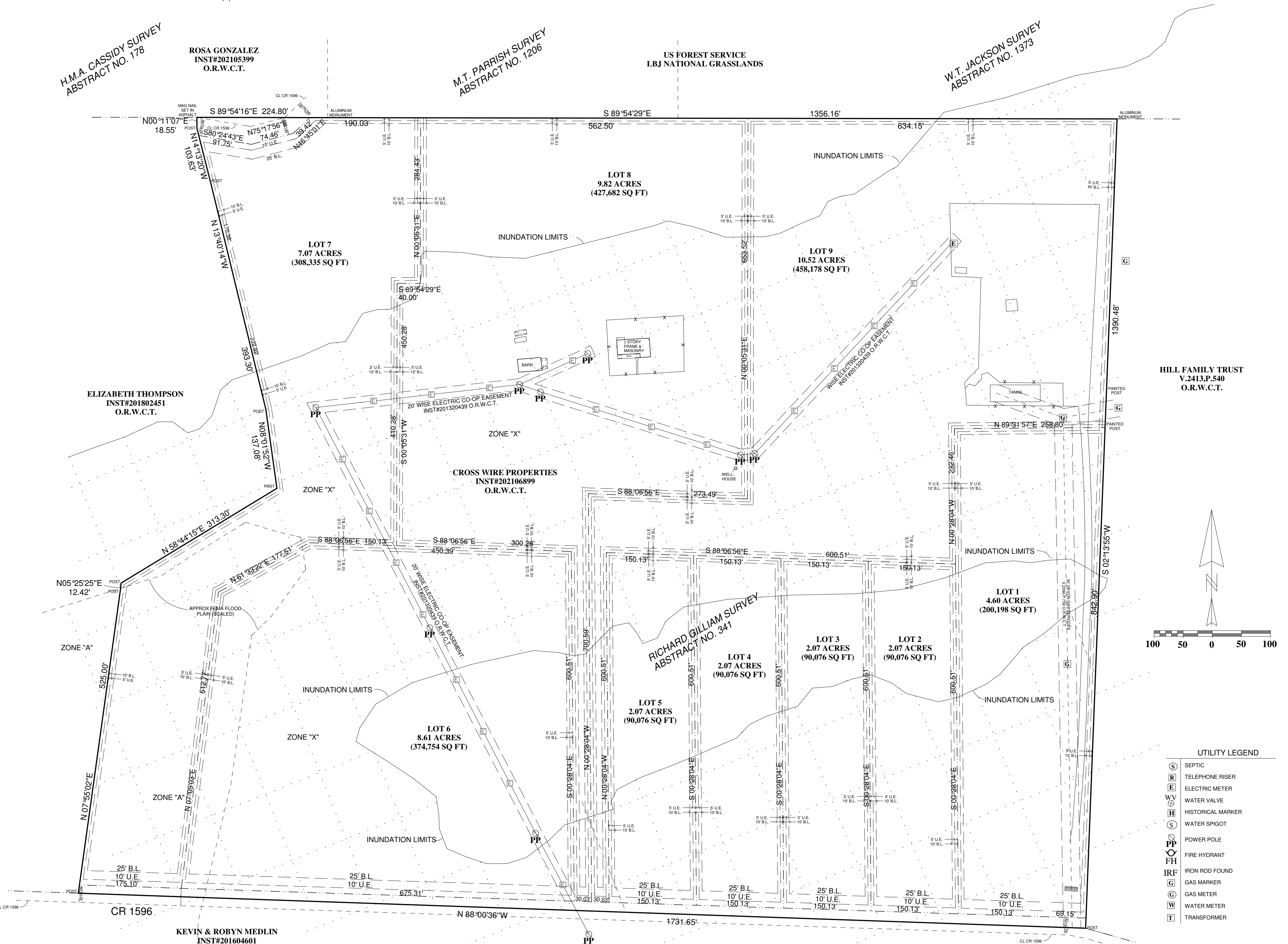
Brad Colbertson

BEFORE ME, the undersigned authority, on this day personally appeared Brad Colbertson known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of ___, 2021

Notary Public

Commission expires: _____

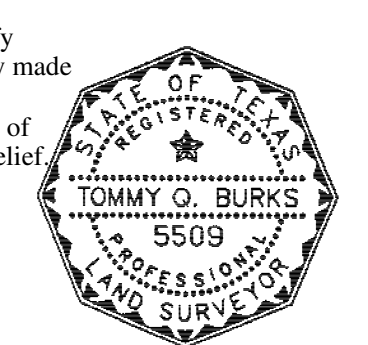


UTILITY LEGEND table with symbols for SEPTIC, TELEPHONE RISER, ELECTRIC METER, WATER VALVE, HISTORICAL MARKER, WATER SPIGOT, POWER POLE, FIRE HYDRANT, IRON ROD FOUND, GAS MARKER, GAS METER, WATER METER, TRANSFORMER.

- NOTES:
1. BEARINGS ARE BASED ON GPS NAD83 COORDINATES.
2. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY MUNICIPALITY, WHERE WISE COUNTY HAS OSSF PERMITTING AUTHORITY IN THE ETJ, PRIOR TO OBTAINING AN OSSF PERMIT A LETTER FROM THE AGENCY WITH PLATTING AUTHORITY MUST BE SENT TO WISE COUNTY PUBLIC WORKS STATING THAT THE PLAT IS IN ACCORDANCE WITH THE MOST STRINGENT PLATTING REQUIREMENTS RELATING TO LOT SIZE.
3. ALL LOTS HAVE A 10' BUILDING LINE ALONG THE SIDE AND REAR LOTS UNLESS OTHERWISE SHOWN.
4. ALL LOTS HAVE A 5' UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN.
5. THIS DEVELOPMENT LIES WITHIN THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT (UTGCD) AND IS SUBJECT TO THE UTGCD'S REGISTRATION AND PERMITTING REQUIREMENTS.
6. ALL LOTS WILL HAVE SEPTIC.
7. ALL LOTS HAVE PRIVATE WELL.
8. GROSS AREA = 49.66 ACRES
ROW DEDICATION = 0.78 ACRES
NET RESIDENTIAL AREA = 48.88 ACRES
9. THIS PROPERTY LIES IN ZONES "A" AND "X" ACCORDING TO FLOOD INSURANCE RATE MAP 48497C0050D, WISE COUNTY TEXAS, EFFECTIVE DATE: DECEMBER 16, 2011.
10. BREACH INUNDATION LIMITS: BUILDING SHALL NOT BE PERMITTED WITHIN THE BREACH INUNDATION LIMITS OF A NATURAL RESOURCES CONSERVATION SERVICES (NRCS) REGULATED FLOOD CONTROL STRUCTURE, OR A DAM AS DEFINED AS BY TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AS DETERMINED BY A BREACH ANALYSIS, PREFORMED TO EVALUATE A NATURAL RESOURCES CONSERVATION SERVICES (NRCS) REGULATED FLOOD CONTROL STRUCTURE OR A DAM AS DEFINED BY TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
11. SEPTIC SYSTEMS WILL NOT BE ALLOWED ON PROPERTIES UNDER 2 ACRES WITHOUT PROOF OF WATER SERVICE.
12. DRIVEWAY PERMITS OBTAINED THROUGH THE COUNTY ENGINEER.
13. IF THE CURRENT PROPERTY QUALIFIES FOR AN AGRICULTURAL TAX EXEMPTION AND THE PROPOSED USE OF THE PROPERTY IS SUBJECT TO A CHANGE IN THE TAX EXEMPTION, THE PROPERTY MAY BE SUBJECT TO ROLL-BACK TAXES FOR THE PREVIOUS THREE (3) YEARS.

THE COMMISSIONER'S COURT OF WISE COUNTY, TEXAS ON 2021, VOTED AFFIRMATIVELY TO ADOPT THIS PRELIMINARY PLAT AND APPROVE IT FOR FILING OF RECORD.
BY: WISE COUNTY JUDGE
ATTEST: WISE COUNTY CLERK

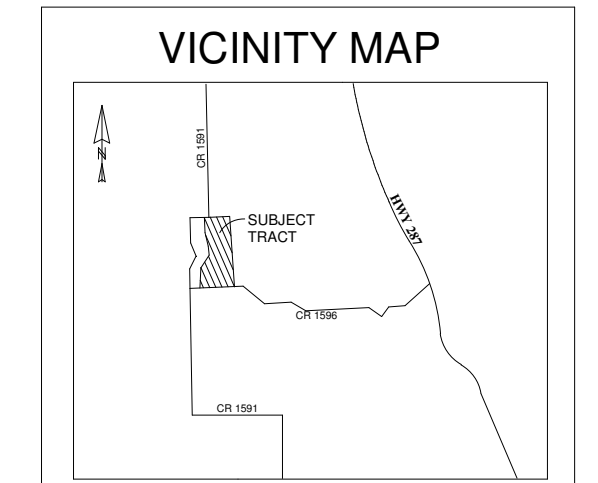
SURVEYORS CERTIFICATE
I, the undersigned, a Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.
The word certifies as used in various forms herein is understood to be an expression of Professional opinion by the surveyor based on his best knowledge, information, and belief.
PRELIMINARY: NOT FOR FILING
Tommy Q. Burks
Registered Professional Land Surveyor No. 5509
Firm No. 10069700



KEVIN & ROBYN MEDLIN
INST#201604601
O.R.W.C.T.

PREPARED BY:
BURKS LAND SURVEYING
223 CR 1260
DECATUR, TEXAS 76234
817/228-5577
E-MAIL: bksurvey98@yahoo.com
QUINT BURKS

OWNED AND DEVELOPED BY:
CROSS WIRE PROPERTIES
3035 FM 2264
DECATUR, TEXAS 76234
PHONE 940-389-4519
(INST#202106899 O.R.W.C.T.)



PRELIMINARY PLAT OF LOTS 1-9, BLOCK 1 PECAN RIDGE ADDITION IN THE RICHARD GILLIAM SURVEY, A - 341 SITUATED IN WISE COUNTY, TEXAS PROPOSED USAGE: RESIDENTIAL 9 RESIDENTIAL LOTS 49.67 ACRES OCTOBER 2021