



- GENERAL NOTES:
1. A 20' UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PRIVATE STREETS.
 2. A 10' UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL SIDE AND REAR LOT LINES.
 3. A DRAINAGE EASEMENT IS HEREBY DEDICATED FROM 15' ON EITHER SIDE OF THE CENTERLINE OF ANY AND ALL EXISTING CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT FOR DRAINAGE PURPOSES. THE DEVELOPMENT OF INDIVIDUAL OWNERS SHALL NOT BLOCK ANY TRIBUTARY RUNOFF.
 4. THE PROPOSED PRIVATE STREETS ARE 60 FEET IN WIDTH, UNLESS OTHERWISE SHOWN.
 5. LOT OWNERS ARE RESPONSIBLE FOR HAVING ANY GAS PIPELINES LOCATED AND MARKED PRIOR TO CONSTRUCTION AS REQUIRED BY LAW. THE SURVEYOR, ENGINEER, AND DEVELOPER IS NOT RESPONSIBLE FOR LOCATING AND/OR MARKING ANY PIPELINES THAT MAY BE WITHIN OR ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION DEVELOPMENT AND PER THE TEXAS RAIL ROAD COMMISSION GIS WEBSITE AS OF JUNE 8, 2021, NO REGULATED PIPELINES APPEAR LOCATED ON THE SUBJECT PROPERTY.
 6. WATER SERVICE TO BE PROVIDED BY GUM SPRINGS WATER SUPPLY CORPORATION.
 7. SEWER SERVICES TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS APPROVED AND INSTALLED IN ACCORDANCE WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND HARRISON COUNTY REGULATIONS.
 8. ELECTRIC SERVICE TO EACH LOT TO BE PROVIDED BY UPSHUR RURAL ELECTRIC COOPERATIVE CORPORATION.
 9. REFER TO DEED RESTRICTIONS FOR BUILDING SETBACKS.
 10. ALL MONUMENTS ARE 5/8" I.R.S. WITH CAP STAMPED "JONES|CARTER" UNLESS OTHERWISE NOTED.
 11. ALL LOTS OF THE PROPOSED SUBDIVISION ARE A PRIVATE, GATED COMMUNITY. THE PRIVATE STREETS SHALL MEET THE MINIMUM REQUIREMENTS FOR PUBLIC ROAD IMPROVEMENTS PER HARRISON COUNTY RULES AND REGULATIONS AND ARE DEDICATED TO THE PROPERTY OWNERS ASSOCIATION FOR ITS PRIVATE USE AND MAINTENANCE. AN ACCESS, DRAINAGE, AND UTILITY EASEMENT IS DEDICATED OVER THE PRIVATE STREETS. HARRISON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS HARRISON COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
 12. COMMON AREA NO. 1 AND COMMON AREA NO. 2 ARE DEDICATED TO THE PROPERTY OWNERS ASSOCIATION (POA).THE POA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE COMMON AREAS AND ALL FACILITIES WITHIN THE COMMON AREAS.
 13. A 30' UTILITY EASEMENT WILL BE DEDICATED BY SEPARATE INSTRUMENT ACROSS THE REAR OF THE LOTS ADJACENT TO WALKERS MILL ROAD BASED ON A MUTUALLY AGREED ALIGNMENT WITH UPSHUR RURAL ELECTRIC COOPERATIVE CORP.
 14. EACH LOT SHALL MEET TEXAS STATE DEPARTMENT OF HEALTH AND HARRISON COUNTY HEALTH DEPARTMENTS REQUIREMENTS FOR SEPTIC SYSTEMS. A SEPARATE STUDY DETERMINING THESE REQUIREMENTS SHALL BE SUBMITTED TO A HARRISON COUNTY'S HEALTH DEPARTMENT BEFORE ANY DWELLING WILL BE BUILT.
 15. NO PART OF THIS TRACT FALLS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48203C0300F, DATED SEPTEMBER 3, 2014.
 16. LOCATIONS OF UTILITIES/PIPELINES SHOWN HERON ARE APPROXIMATED, NOT ALL BURIED UTILITIES/PIPELINES MAY BE DEPICTED. GREAT CARE SHOULD BE TAKEN IN PLANNING ANY CONSTRUCTION AND BEFORE ANY EXCAVATION, INCLUDING CALLING TEXAS 811.
 17. RESTRICTIVE COVENANTS AFFECTING THIS PROPERTY WILL BE FILED IN THE HARRISON COUNTY PUBLIC OFFICE.
 18. THE OVER HEAD ELECTRIC (OHE) EASEMENTS SHOWN ON THIS EXHIBIT TO BE FILED BY SEPARATE INSTRUMENT.

