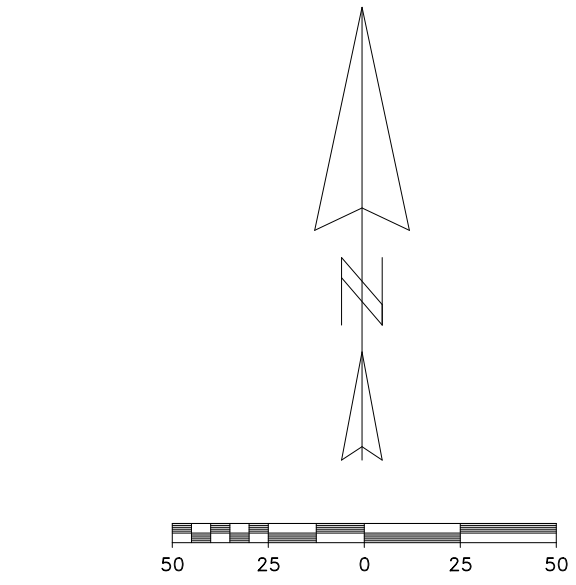
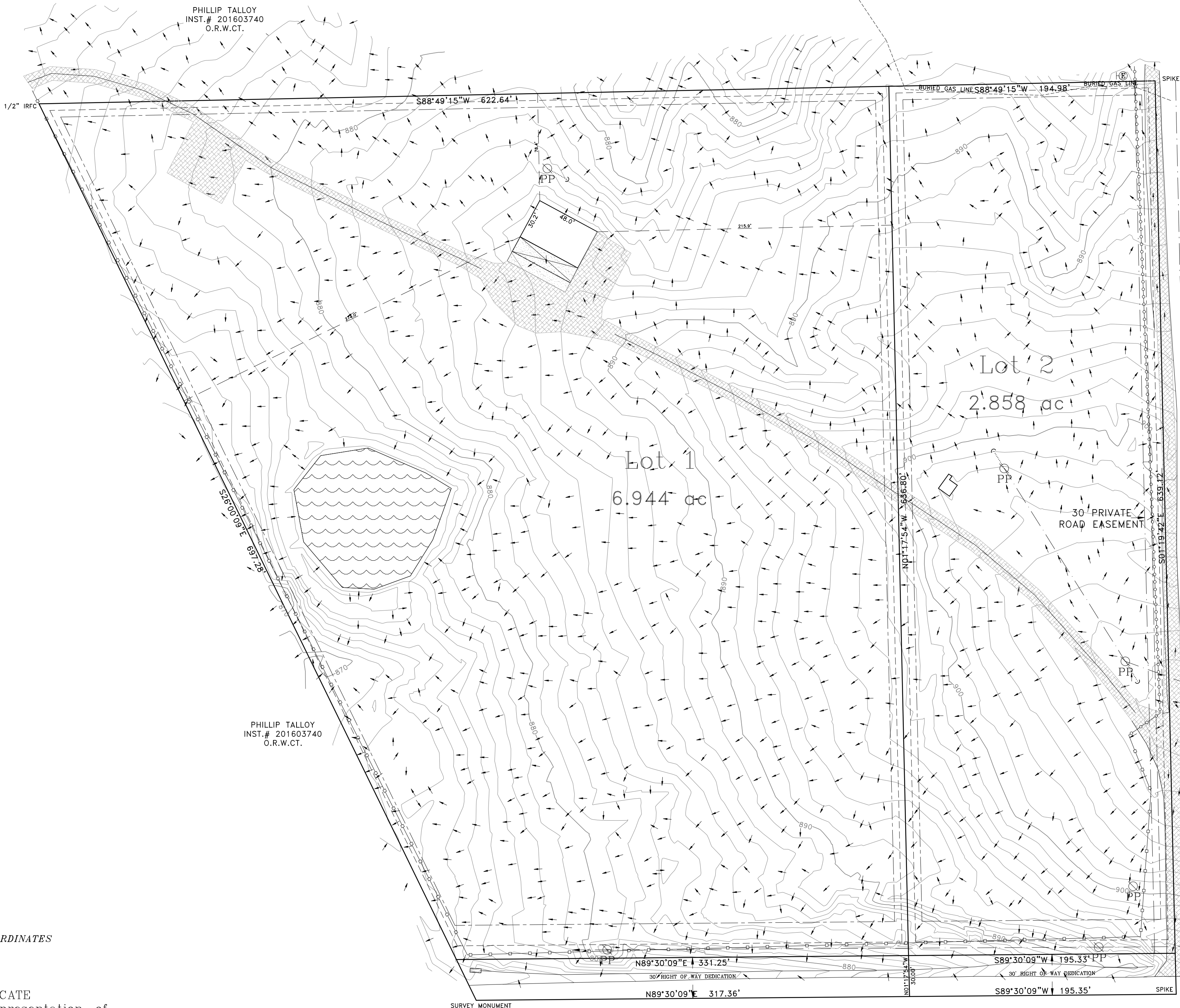




PP



NOTES:

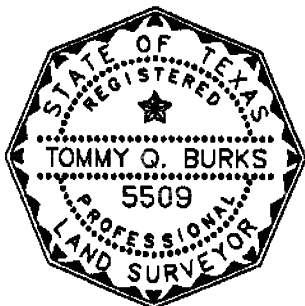
1. BEARING ARE BASED ON GPS NAD83 COORDINATES

**SURVEYORS CERTIFICATE**

The plat shown hereon is a representation of the property as determined by an actual on the ground survey; the lines and dimensions of said property being indicated by the plat. The undersigned has no knowledge of or has been advised of any known or apparent intrusions, conflicts, easements, or protrusions except as shown.

The word certify 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.

Tommy Q. Burks  
Registered Professional Land Surveyor No. 5509  
Burks Land Surveying  
FIRM No. 10069700



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF WISE

WHEREAS Michael and Amanda Stark are the owners of a 10.154 acre tract of land out of Block 2, Grayson County School Land Survey, Abstract No. 329, Wise County, Texas, being part of the said tract of land as divided to Phillip Talloy in Instrument No. 201603740, O.R.W.C.T., and the said tract of land being more particularly described by the lines and dimensions shown on the plat hereon, and the said tract of land being a southeast corner of a tract of land as divided to Burks Rivers in Volume 2118, Page 840, Official Records, Wise County, Texas, said tract being further located 20.0 feet South 89°20'30\"/>

**OWNERS ACKNOWLEDGMENT AND DEDICATION**

That I, Michael Stark, do hereby adopt this plat designating the herein above described property as Stark Addition, Wise County, Texas and do hereby dedicate to the use of the public forever all streets, drives, ponds, 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 \_\_\_\_\_, 2022.

Michael Stark

**BEFORE ME**, the undersigned authority, on this day personally appeared Angela Harmsen known to me to be the person whose name is subscribed to the above 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 \_\_\_\_\_, 2022

Notary Public  
Commission expires: \_\_\_\_\_

**OWNERS ACKNOWLEDGMENT AND DEDICATION**

That I, Amanda Stark, do hereby adopt this plat designating the herein above described property as Stark Addition, Wise County, Texas and do hereby dedicate to the use of the public forever all streets, drives, ponds, 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 \_\_\_\_\_, 2022.

Amanda Stark

**BEFORE ME**, the undersigned authority, on this day personally appeared Angela Harmsen known to me to be the person whose name is subscribed to the above 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 \_\_\_\_\_, 2022

Notary Public  
Commission expires: \_\_\_\_\_

**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 GROUNDS OR IMPROVEMENTS WHICH IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR OPERATION OF ITS RESPECTIVE SYSTEMS INCLUDING 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 UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, 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 FILING 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, INCLUDING TREES, SHRUBS, GRASS, TREES, OR PLANTS, SHALL BE PLACED OR MAINTAINED WITHIN 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'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, AND THAT THE CONSTRUCTION OF SUCH CONSTRUCTION, BECOMING A PART OF THE FLOODWAY EASEMENT, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODWAY LIMITS.

- 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 OBSTACLES, ODORS, IF UNSATISFACTORY CONDITIONS ARE 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 MAINTAIN 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 TCD, BEYOND SHALL BE BASED ON THE RESULTS OF A SITE EVALUATION PERFORMED ON EACH LOT.
  7. ONLY ONE SINGLE-FAMILY RESIDENCE OR RESIDENCE 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 2-FOOT ABOVE THE PROPOSED GRADE OF THE YARD ADJACENT TO THE STRUCTURE. THIS IS TO REDUCE THE RISK OF DAMAGE TO BUILDINGS THAT MAY BE CAUSED BY STORM WATER DRAINAGE.
  9. NO BUILDINGS SHALL BE BUILT IN A FLOODWAY LIMITS UNLESS THE MINIMUM RECOMMENDED FINISHED FLOOR ELEVATION LIMITS, PRIOR TO ANY CONSTRUCTION WITHIN A FLOODWAY, A FLOODWAY DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE WISE COUNTY FLOODPLAIN ADMINISTRATION.
  10. ANY FILING 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 PURPOSES 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.

- NOTES:**
1. BEARINGS ARE BASED ON GPS HAD 83 COORDINATES
  2. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY MUNICIPALITY, WHERE WISE COUNTY HAS DESS PERMITTING AUTHORITY IN THE ETJ, PRIOR TO OBTAINING AN DESS PERMIT 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. ALL LOTS HAVE A 20' PUBLIC UTILITY EASEMENT ALONG THE FRONT LOT LINES UNLESS OTHERWISE SHOWN.
  6. ALL LOTS HAVE A 20' PUBLIC UTILITY EASEMENT ALONG THE FRONT LOT LINES UNLESS OTHERWISE SHOWN.
  7. THIS DEVELOPMENT LIES WITHIN THE UPPER THIRTY GROUNDWATER CONSERVATION DISTRICT (UTGCD) AND IS SUBJECT TO THE UTGCD'S REGISTRATION AND PERMITTING REQUIREMENTS.
  8. ALL LOTS WILL HAVE SEPTIC.
  9. ALL LOTS HAVE PRIVATE WELL.
  10. THE PROPERTY LIES IN ZONE 1, ACCORDING TO FLOOD INSURANCE RATE MAP 48497033000, WISE COUNTY TEXAS, EFFECTIVE DATE, DECEMBER 15, 2011.
  11. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN THE BREAM INUNDATION (UNITS) OF A NATURAL RESOURCES CONSERVATION SERVICE (NACS) REGULATED FLOOD CONTROL STRUCTURE OR A DAM AS DEFINED BY TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
  12. IF THE CURRENT PRIORITIZATION TAXES FOR A AGRICULTURAL TAX EXEMPTION AND THE PROPERTY IS SUBJECT TO A CHANGE IN THE TAX EXEMPTION, THE PROPERTY MAY BE SUBJECT TO ROLLBACK TAXES FOR THE PREVIOUS THREE (3) YEARS.
  13. SEPTIC SYSTEMS WILL NOT BE ALLOWED ON PROPERTIES UNDER 2 ACRES WITHOUT PRIOR WRITTEN SERVICE.
  14. DRIVEWAY PERMITS ARE TO BE OBTAINED THROUGH THE COUNTY ENGINEER.
  15. ALL MAINTENANCE SHALL BE PLACED AND CONSTRUCTED IN ACCORDANCE WITH THE ACCESS DRIVEWAY PERMIT AND DEVELOPMENT RULES AND REGULATIONS REQUIREMENTS.
  16. DEVELOPER IS RESPONSIBLE FOR THE DRAINAGE AND THE CLEARING OF OBSTACLES IN THE NEW RIGHT-OF-WAY BETWEEN THE PROPERTY LINE AND THE COUNTY ROAD.
  17. THE EXISTING COUNTY ROADWAY DITCH SHALL BE GRADED TO MAINTAIN POSITIVE DRAINAGE IN ACCORDANCE WITH THE WISE COUNTY TYPICAL ROADWAY SECTION BORROW DITCHES SHOWN ON SHEET 1 OF ARTICLE 9 OF THE "CONSTRUCTION STANDARDS" OF WISE COUNTY DEVELOPMENT RULES AND REGULATIONS.

THIS COMMISSIONER'S COURT OF WISE COUNTY, TEXAS, ON \_\_\_\_\_ 2022,  
DOES HEREBY APPROVE TO ADOPT THIS PLAT  
AND APPROVE IT FOR FILING OF RECORD.

BY: \_\_\_\_\_ WISE COUNTY JUDGE  
ATTEST: \_\_\_\_\_ WISE COUNTY CLERK

CR 1180

**FINAL PLAT**  
OF  
**STARK ADDITION**  
SITUATED IN  
**WISE COUNTY, TEXAS**  
SEPTEMBER 2022  
PREPARED BY:  
**BURKS LAND SURVEYING**  
223 CR 1260  
DECATUR, TEXAS 76234  
817/228-5577  
E-MAIL: blsurvey98@yahoo.com