



LEGEND

AVAILABLE LOT

- NOTES:**
1. LOTS 1-65 AND 69-87 OF THE PROPOSED SUBDIVISION ARE A PRIVATE, GATED COMMUNITY. THE PRIVATE STREETS SHALL MEET THE MINIMUM REQUIREMENTS FOR PUBLIC ROAD IMPROVEMENTS PER CAMP 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. CAMP COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, COMMON AREAS, OR OPEN SPACES. THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE STREETS, DRIVES, COMMON AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS CAMP 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.
 2. THE PROPOSED PRIVATE STREETS ARE 60 FEET IN WIDTH, UNLESS OTHERWISE SHOWN.
 3. A 20' UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC AND PRIVATE STREET RIGHTS-OF-WAY.
 4. A 10' UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL SIDE LOT LINES.
 5. A 15' UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
 6. A DRAINAGE EASEMENT IS HEREBY DEDICATED FROM 10' ON EITHER SIDE OF THE CENTERLINE OF ANY AND ALL 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.
 7. LOT OWNERS ARE RESPONSIBLE FOR HAVING ANY PIPELINES MARKED/LOCATED PRIOR TO CONSTRUCTION AS REQUIRED BY LAW. THE SURVEYOR/ENGINEER/DEVELOPER IS NOT RESPONSIBLE FOR LOCATING AND/OR MARKING ANY PIPELINES THAT MAY BE WITHIN OR ADJACENT TO THE BOUNDARIES OF THIS DEVELOPMENT.
 8. WATER SERVICES TO BE PROVIDED BY BI-COUNTY WATER SUPPLY CORPORATION.
 9. SEWER SERVICES TO BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES APPROVED AND INSTALLED IN ACCORDANCE WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND CAMP COUNTY REGULATIONS.
 10. REFER TO DEED RESTRICTIONS FOR BUILDING SETBACKS.
 11. THERE ARE NO PUBLISHED FEMA FIRM MAPS FOR THE AREA. THE CONSERVATION POOL ELEVATION FOR LAKE BOB SANDLIN IS 337.5'. TITUS COUNTY FRESH WATER SUPPLY DISTRICT NO. 1 RESERVES A FLOWAGE EASEMENT AS SHOWN ON THE PLAT AND AS NOTED ON THE OFFICIAL MANUAL OF POLICIES, RULES AND REGULATIONS.
 12. OPEN SPACE LOTS 37X AND 48X ARE HEREBY DEDICATED TO THE PROPERTY OWNERS ASSOCIATION AND ACCESS, DRAINAGE AND UTILITY EASEMENT IS DEDICATED OVER THE LOTS.
 13. ALL INFORMATION SHOWN ON THIS PLAN SHOULD BE VERIFIED WITH THE FINAL PLAT AS RECORDED/FILED IN CAMP COUNTY, TEXAS.

PARADISE SHORES
AUGUST 26, 2019