

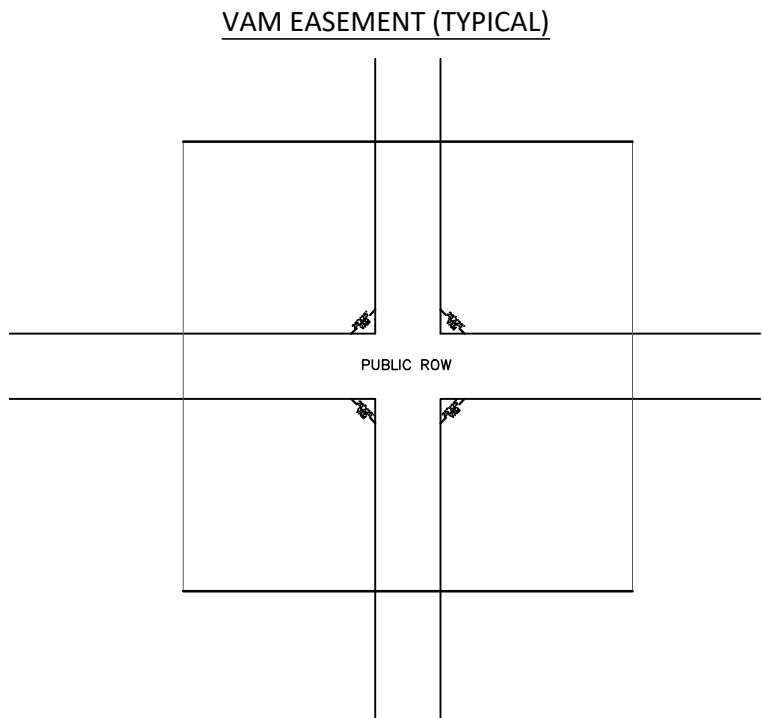
- NOTES:
1. Decorative Fences will be provided in accordance with City of Granbury standards and requirements.
 2. Decorative Fence Maintenance language will be included on Final Plats.
 3. All streets will be dedicated as Public ROW.
 4. 3 foot Decorative Fence Maintenance Easement (DFME) will be provided along all rear lot lines along Saratoga Blvd and Hurricane Fly Drive.
 5. All Common Areas and Fences (or Walls) located in the D.F.M.E. Decorative Fence Maintenance Easement (3 feet) and any improvements located within an Access Easement is to be maintained by the owner or an established Home Owner's Association, [HOA] if one is established.
 6. Utility easements will be provided on all lots in accordance with subdivision ordinance standards.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS (VAM):

7. A twenty-five (25) foot by twenty-five (25) foot triangular visibility, access and maintenance Easement (VAM) is required on corner lots at the intersection of two streets. A twenty-five (25) foot by twenty-five (25) foot triangular visibility, access and maintenance easement (VAM) is required on lots at the intersection of an alley and a street. (see below) VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS (see below) The areas designated on the plat as "VAM" (Visibility, Access, and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all land scaping within the VAM Easement. Should the City exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of eleven (11) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the VAM easement as shown on this plat. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.
8. Private Ponds with retention capacity shall have an aeration system to prevent stagnation of retained water. The property owners or an established Home Owner's Association shall maintain the aeration system in good working order.
9. Private drainage easements, other open space maintenance area obligations, as well as private sewer/water lines have been dedicated on the property as shown herein. The property owner(s) or an established Home Owner's Association (HOA) (if properly established and duly recorded) agrees to maintain the private drainage easements and respective drainage infrastructure including private water and sewer lines. Upon recording of this plat in the real property records of Hood County, this obligation shall be a covenant running with the land.

FLOODWAY STATEMENT

10. The subject property lies within Zone X - Areas determined to be outside 0.2% annual chance floodplain per (FIRM), Flood Insurance Rate Map, Community-Panel No. 48221C0250D, Effective Date: August 16, 2012.



AMENDED PRELIMINARY PLAT
SARATOGA
Phase 2B & Phase 3
DEVELOPED BY