/MAX Lakeside Dreams
05 SECR 3110
rsicana, TX 75109
3-874-0003
yCorsicanaHomes.com

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INAL

NOTES: per County requirements

1. Blocking of the flow of water or construction improvements in drainage easements, and filling or obstruction of the flood way is prohibited.

2. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.

3. Navarro County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.

4. Navarro County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

1.) ALL LOTS OF THE PROPOSED SUBDIVISION ARE A PRIVATE, GATED COMMUNITY. THE PRIVATE STREETS SHALL MEET THE MINIMUM REQUIREMENTS FOR PUBLIC ROAD IMPROVEMENTS PER NAVARRO COUNTY RULES AND REGULATIONS AND ARE DEDICATED TO THE PROPERTY OWNERS ASSOCIATION (POA) IN PRIVATE USE AND MAINTENANCE. IN ADDITION, AN ACCESS, DRAINAGE, AND UTILITY EASEMENT IS DEDICATED OVER THE PRIVATE STREETS. NAVARRO COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS NAVARRO 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.) A 20' UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PRIVATE STREETS.

3.) AREA WITHIN DEEDED 320 AND 315 ELEVATION CONTOURS IS PART OF TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE 971/824 EASEMENT. THE 320' EASEMENT DEED LINE IS REVISED BY THIS PLAT IN THE LOCATIONS SPECIFIED.

4.) A 10' UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL SIDE AND REAR LOT LINES.

5.) A DRAINAGE EASEMENT IS HEREBY DEDICATED FROM 15' ON EITHER SIDE OF THE CENTERLINE OF ANY AND ALL CREEKS, GULLIES, RAVINES, DRAINS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT FOR DRAINAGE PURPOSES. THE DEVELOPMENT OF INDIVIDUAL OWNERS SHALL NOT BLOCK ANY TRIBUTARY RUNOFF.

6.) THE GAS PIPELINE EASEMENTS SHOWN HEREON ARE APPROXIMATE BASED ON FIELD SURVEYS OF LINE LOCATION MARKERS PROVIDED BY DELHI PIPELINE CO. THE 30' DELHI EASEMENT IS SHOWN 15 FT. FROM THE CENTERLINE OF SAID MARKERS. THE TEXAS UTILITIES FUEL CO. EASEMENT IS SHOWN AS A 20' EASEMENT ADJACENT AND PARALLEL TO THE EASTERN EDGE OF THE DELHI EASEMENT AND WAS NOT BASED ON FIELD SURVEYS. THE SURVEYOR DOES NOT GUARANTEE THE LOCATION OF EITHER PIPELINE NOR THE EASEMENT. NO IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO BUILDINGS AND BOAT HOUSES MAY BE PLACED WITHIN THE EXISTING GAS LINE EASEMENTS SHOWN ON THIS PLAT WITHOUT WRITTEN CONSENT FROM THE APPROPRIATE UTILITY COMPANIES AND THE OWNER. LOT OWNERS ARE RESPONSIBLE FOR HAVING ANY PIPELINES MARKED/LOCATED PRIOR TO CONSTRUCTION AS REQUIRED BY LAW. THE DEVELOPER AND OR SURVEYOR IS NOT RESPONSIBLE FOR LOCATING AND/OR MARKING ANY PIPELINES THAT MAY BE WITHIN THE BOUNDARIES OF THIS DEVELOPMENT.

7.) THE PROPOSED PRIVATE STREETS ARE 60 FEET IN WIDTH, UNLESS OTHERWISE SHOWN.

8.) WATER SERVICE TO BE PROVIDED BY MEN WATER SUPPLY CORPORATION.

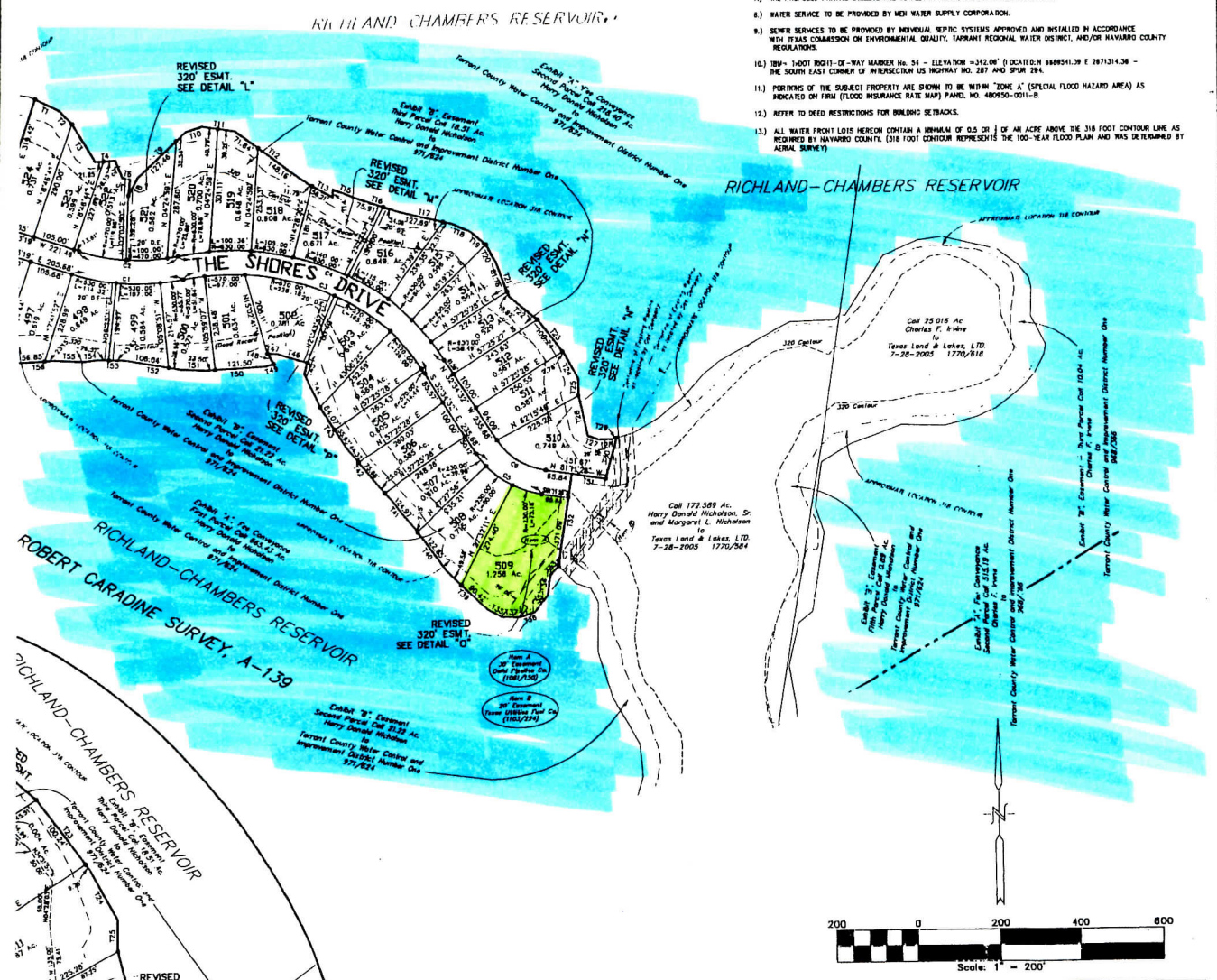
9.) SEWER SERVICES TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS APPROVED AND INSTALLED IN ACCORDANCE WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, TARRANT REGIONAL WATER DISTRICT, AND/OR NAVARRO COUNTY REGULATIONS.

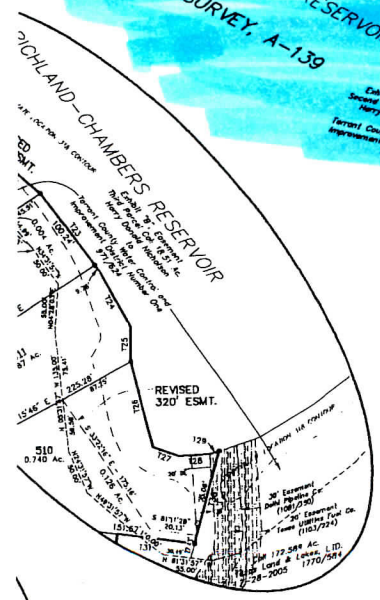
10.) TBM= TxDOT RIGHT-OF-WAY MARKER No. 54 - ELEVATION =342.06' (LOCATED:N 6686541.39 E 2671314.38 - THE SOUTH EAST CORNER OF INTERSECTION US HIGHWAY NO. 287 AND SPUR 294.

11.) PORTIONS OF THE SUBJECT PROPERTY ARE SHOWN TO BE WITHIN "ZONE A" (SPECIAL FLOOD HAZARD AREA) AS INDICATED ON FIRM (FLOOD INSURANCE RATE MAP) PANEL NO. 480950-0011-B.

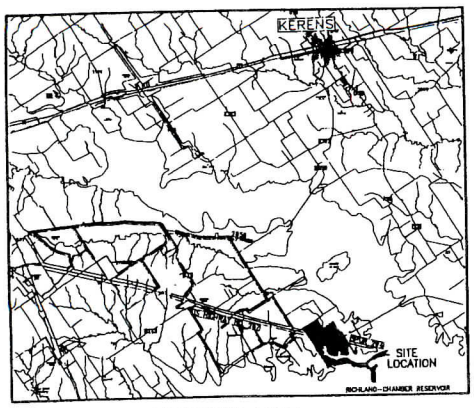
12.) REFER TO DEED RESTRICTIONS FOR BUILDING SETBACKS.

13.) ALL WATER FRONT LOTS HEREON CONTAIN A MINIMUM OF 0.5 OR ½ OF AN ACRE ABOVE THE 318 FOOT CONTOUR LINE AS REQUIRED BY NAVARRO COUNTY. (318 FOOT CONTOUR REPRESENTS THE 100-YEAR FLOOD PLAIN AND WAS DETERMINED BY AERIAL SURVEY)

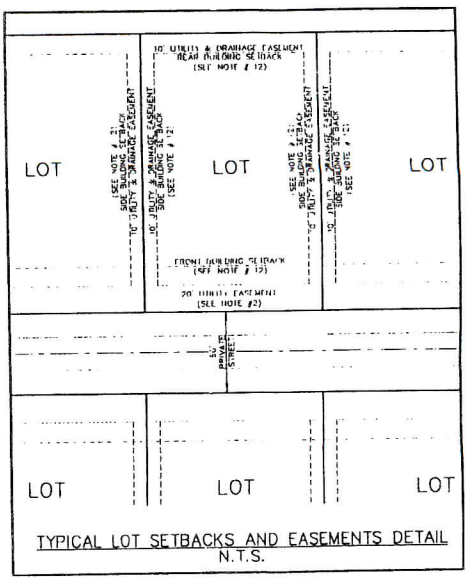




DETAIL "N"
SCALE: 1" = 100'



VICINITY MAP
NOT TO SCALE



TYPICAL LOT SETBACKS AND EASEMENTS DETAIL
N.T.S.

2887
Vol 7 Page 399-400

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AT 11:36 a M
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BY

DRAWN BY: D.R.A
CHECKED BY: W.I.I.W.
DATE: FEBRUARY 12, 2007
SCALE: AS SHOWN

The Shores on Richland Chambers Lake
8 Miles of Shoreline

WARREN SURVEYING
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ENGINEERING CONCEPTS & DESIGN, L.P.

THE SHORES ON RICHLAND CHAMBERS LAKE, PHASE 7
SURVEYS AS SHOWN
NAVARRO COUNTY, TEXAS
SCALE: 1" = 200'

PRINTED DATE: 03/15/2007

REVISIONS

NO	DATE	REMARKS
01	3/5/07	REVISED PIPELINE REVISED 320 DETAILS
02	3/8/07	REVISED PIPELINE EASEMENTS

CONTRACT NO. 0001 6200

SHEET NO. 1

PHASE 7.dwg