WILLIAM VAN NORMAN SURVEY, A-545
EASTLAND COUNTY, TEXAS

GRAPHIC SCALE 1"=100'
0 100 200 300

WILLIAMSON SURVEYING, INC.
201 WEST MAIN, SUITE 302
EASTLAND, TEXAS 76448
254 629 8151

JB5816SUBD-EASEMENT 01/29/2007 KENMOR PROPERTIES, LLC.

STATE OF TEXAS
COUNTY OF EASTLAND

KENMOR PROPERTIES, LLC., THE OWNERS OF THE LAND SHOWN HEREON AND WHOSE NAMES ARE ASCRIBED HERETO AND IN PERSON OR THROUGH A DULY ATHORIZED AGENT, AMEND NORTH SHORE SUBDIVISION, UNIT 1, SAID AMENDMENT ATTACHING ADDITIONAL UTILITY EASEMENTS TO ORIGINAL PLAT FILED IN SLIDE 200, PLAT CABINET RECORDS OF EASTLAND COUNTY, TEXAS.

KENMORE PROPERTIES, LLC.

MARVIN G. CASEY
98.9089 ACRE TRACT
VOL.2052 PG.198 OPRECT.

KENMOR PROPERTIES, LLC.
50 ACRE TRACT
VOL. 2405 PG. 178 OPRECT.

VENITA FREEMAN ROACH
2 ACRE TRACT
VOL.1006 PG.221 OPRECT.

P.O.B.
43.540 ACRE TRACT

P.O.B.
14.114 ACRE TRACT

KENMOR PROPERTIES, LLC.
130.780 ACRE TRACT
VOL. 2384 PG. 18 OPRECT.

TOM RAINEY: TO
LONE CEDAR COUNTY CLUB, INC.
R/W VOL.493 PG.108 DRECT.
(60' ROADWAY EASEMENT)

THOMAS A. UTLEY,ET.UX.
TO:
LONE CEDAR COUNTRY CLUB, INC.
60' ROADWAY EASEMENT;
VOL.493 PG.109 DRECT.

NORTH SHORE SUBDIVISION
UNIT 1

SOUTHVIEW LANE (30')
FAIRWAY AVENUE (30')
WHITETAIL CIRCLE (30')
HILLSIDE DRIVE (30')
COUNTRY CLUB DRIVE (60')
OAKWOOD TRAIL (30')
EASTLAND COUNTY ROAD NO. 570
EASTLAND COUNTY ROAD NO. 571
PUBLIC ROADWAY
LAKE LEON
PRO SHOP

BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6

N 88°18'42" W
158.23'

S 20°02'16" W 351.53'

FARM TO MARKET ROAD NO. 2461

TRUE NORTH: GPS DETERMINED

LOT 12
LA MANCHA ESTATES #1
S/451

CURVE:	LONG CHORD	CURVE DATA: DELTA ANGLE:	RAD:	TANG:	ARC
CRV. 1	N 41°46'51" E	92.58'	97°43'55"	80.71'	95.41'
CRV. 2	N 60°46'57" E	58.74'	30°59'25"	183.19'	99.84'
CRV. 3	N 00°00'00" E	35.36'	90°00'00"	25.00'	39.27'
CRV. 4	N 25°07'13" E	214.86'	58°53'33"	193.33'	206.19'
CRV. 5	N 09°17'25" E	57.18'	11°36'56"	84.91'	8.64'
CRV. 6	N 24°38'13" E	77.13'	54°01'14"	84.91'	43.28'
CRV. 7	N 35°50'09" E	59.68'	28°28'18"	59.40'	15.34'
CRV. 8	N 07°23'08" E	29.68'	29°28'02"	58.41'	15.34'
CRV. 9	N 34°36'49" E	38.96'	34°34'48"	69.54'	20.46'
CRV. 10	N 33°07'03" E	20.01'	17°53'45"	65.54'	10.12'
CRV. 11	N 56°32'13" E	70.85'	33°34'05"	126.35'	36.91'
CRV. 12	N 37°04'08" E	32.64'	33°36'08"	68.14'	16.41'
CRV. 13	N 31°54'07" E	32.64'	33°36'08"	68.14'	16.41'
CRV. 14	N 27°36'07" E	62.34'	89°19'58"	43.21'	48.00'
CRV. 15	N 78°15'06" E	63.84'	18°57'17"	254.59'	42.00'
CRV. 16	S 88°21'11" E	76.30'	39°09'26"	111.43'	40.00'
CRV. 17	N 69°52'54" E	98.71'	27°03'15"	193.25'	30.20'
CRV. 18	S 39°06'39" E	29.98'	13°58'22"	123.26'	15.10'
CRV. 19	S 52°05'01" E	74.31'	13°06'51"	326.03'	37.34'
CRV. 20	S 35°59'48" E	97.63'	15°09'36"	320.03'	44.32'
CRV. 21	S 19°49'13" E	97.63'	15°09'36"	320.03'	44.32'
CRV. 22	N 29°18'04" E	56.23'	44°56'35"	72.71'	30.41'
CRV. 23	N 48°06'05" E	89.07'	84°09'20"	66.46'	60.00'
CRV. 24	S 81°51'11" E	49.09'	35°59'22"	79.46'	25.81'
CRV. 25	N 69°59'46" E	99.59'	40°16'06"	79.46'	29.87'
CRV. 26	N 51°51'46" E	45.11'	17°13'54"	150.08'	25.82'
CRV. 27	N 61°14'28" E	61.03'	24°36'01"	150.08'	61.78'
CRV. 28	S 67°29'29" E	98.86'	42°13'28"	150.08'	104.56'
CRV. 29	N 84°34'18" E	49.69'	47°13'28"	48.23'	37.02'
CRV. 30	S 56°54'18" E	49.69'	47°13'28"	48.23'	37.02'
CRV. 31	N 45°54'46" E	43.29'	90°00'01"	31.12'	30.00'
CRV. 32	N 44°05'14" W	43.29'	90°00'01"	31.12'	30.00'
CRV. 33	N 67°34'13" E	93.46'	43°30'45"	31.12'	29.69'
CRV. 34	S 24°39'32" E	87.34'	43°30'45"	31.12'	29.69'
CRV. 35	S 42°30'00" E	87.34'	38°06'56"	49.43'	34.23'
CRV. 36	S 42°30'00" E	87.34'	38°06'56"	49.43'	34.23'
CRV. 37	N 89°18'47" E	43.29'	90°00'01"	31.12'	30.00'
CRV. 38	S 00°41'13" E	43.29'	90°00'01"	31.12'	30.00'
CRV. 39	S 08°37'51" E	79.97'	43°13'35"	107.75'	48.89'
CRV. 40	S 29°06'10" E	109.98'	23°53'31"	267.84'	56.26'
CRV. 41	S 06°46'45" W	90.35'	50°45'42"	105.39'	50.00'
CRV. 42	S 01°40'25" W	72.87'	20°21'54"	105.39'	36.83'
CRV. 43	S 27°03'04" E	18.94'	10°18'44"	105.39'	9.51'
CRV. 44	S 27°46'41" E	92.11'	21°47'15"	243.68'	46.90'
CRV. 45	S 39°24'14" E	19.73'	04°34'06"	243.68'	9.31'
CRV. 46	S 41°46'12" E	61.88'	54°00'43"	68.14'	34.73'
CRV. 47	S 41°46'12" E	61.88'	54°00'43"	68.14'	34.73'
CRV. 48	S 52°53'35" E	87.39'	41°31'41"	123.26'	46.73'

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THIS PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTACTOR HUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPOSIBILITY OF THE CONTACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

WARNING TO CONTRACTOR:

CALL 1-800-344-8377 (DIG-TESS), 1-800-245-4545 (TEXAS ONE), 1-800-669-8344 (LONESTAR NOTIFICATION) OR OTHER LOCATING SERVICES 72 HOURS PRIOR TO CONSTRUCTION ACTIVITY. WILLIAMSON SURVEYING, INC. IS NOT RESPONSIBLE FOR KNOWING LOCATIONS OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF THOSE UTILITIES SHOWN ON ANY DRAWING.

FLOOD HAZARD STATEMENT

EASTLAND COUNTY WATER SUPPLY DISTRICT HAS A PERPETUAL EASEMENT COVERING LAND SITUATED BETWEEN THE 1375 CONTOUR AND THE 1385 CONTOUR LINE OF LAKE LEON, ACCORDING TO CONVEYANCE RECORDED IN VOLUME 469 PAGE 205, DEED RECORDS OF EASTLAND COUNTY, TEXAS. 1385 CONTOUR LINE BEING CONSIDERED THE BASE FLOOD LINE OF LAKE LEON.

I, LYNN WILLIAMSON REGISTERED PROFESSIONAL SURVEYOR NO. 5085, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THE CORNER MONUMENTS SHOWN THERE ON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF EASTLAND, STATE OF TEXAS.

LYNN WILLIAMSON
REGISTERED PROFESSIONAL SURVEYOR NO. 5085

RICHARD DOUGLAS MALLOY
REMAINDER OF 25.25 ACRE TRACT
GIFT PERSONAL REPRESENTATIVE
VOL. 1414 PG. 174 OPRECT.

AMENDED PLAT

NORTH SHORE SUBDIVISION UNIT 1

A SUBDIVISION OF 57.664 ACRES OF LAND OUT OF THE WILLIAM VAN NORMAN SURVEY, ABSTRACT NO. 545 EASTLAND COUNTY, TEXAS.

OWNER:
KENMOR PROPERTIES, LLC.
LONE CEDAR COUNTRY CLUB
P. O. BOX 928
EASTLAND, TEXAS 76448
254 647 3613

SURVEYOR:
WILLIAMSON SURVEYING, INC.
201 WEST MAIN, SUITE 302
EASTLAND, TEXAS 76448
254 629 8151

PROPERTY SUBJECT TO COVENANTS & RESTRICTIONS FILED OF RECORD IN VOLUME 2440 PAGE 219, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS.

AMENDMENTS:
ADDITIONAL UTILITY EASEMENTS

APPROVAL: COMMISSIONER'S COURT
COUNTY OF EASTLAND
STATE OF TEXAS

Approved and accepted as to ground usage and physical layout on

this_____day of _____, 2006

_____
Eastland County Judge

Attest:
Eastland County Clerk

SAMPLE LOT FOR UTILITY & DRAINAGE EASEMENT RESERVATION

ROADWAY SAMPLE

BUILDING SET BACK LINE SAMPLE

ROADWAY SAMPLE

LEGEND:
- FOUND IRON ROD OR PIN
- SET 1/2" REBAR WITH SURVEY CAP # 5085
- EXISTING BURIED WATER LINES
- OVERHEAD POWER LINE
- BLOCK LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY LINE
- LAND CONTOUR LINE OF 1385 LEON OR BASE FLOOD LINE

NOTE: 1/2" REBAR WITH SURVEY CAP # 5085 SET AT ALL LOT CORNERS & AT LOT LINES WITH INTERSECTION OF ABUTTING AVENUE'S OR ROADWAYS.