GENERAL
THORIZED TO
E SHORES ON
L PRIVATE
TE USE, THE
E UTILITY
ULAR USE. THE
PROPERTY
HIS SHALL BE
AS SHOWN.
N OF ALL
Y SHALL HAVE
PARTS OF ANY
ANY WAY
TS RESPECTIVE
E FULL RIGHT
POSE OF
TO OR
NY TIME OF
OF INGRESS
/ MAINTENANCE
TS AND
TEMS.

AND

TEXAS.

HE

IE H. WARREN, JR.
4038

LYN CASBURN

IE

ubject
n be

es.

TED IN
AS
584.

RE/MAX Lakeshore Dreams
2705 SECR 3110
Corsicana, TX 75109
903-874-0003
BuyCorsicanaHomes.com

061

ORIGINAL

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 SUBDIV REQUIREMENTS FOR PUBLIC ROAD PROPERTY OWNERS ASSOCIATION F EASEMENT IS DEDICATED OVER THE PRIVATE STREETS, DRIVES, ENERGE RESPONSIBLE FOR THE MAINTENAN OPEN SPACES, AND SAID OWNERS AND LOTSES ARISING OUT OF OR PARAGRAPH.

2.) A 20' UTILITY EASEMENT IS HEREB

3.) AREA WITHIN DEEDED 320 AND 315 AND IMPROVEMENT DISTRICT NUMBE LOCATIONS SPECIFIED.

4.) A 10' UTILITY EASEMENT AND DRAI

5.) A DRAINAGE EASEMENT IS HEREBY ALL CREEKS, GULLIES, RAVINES, DR SAID PLAT FOR DRAINAGE PURPOS TRIBUTARY RUNOFF.

6.) THE GAS PIPELINE EASEMENTS SHO PROVIDED BY DELTA PIPELINE CO. TEXAS UTILITIES FUEL CO. EASEM DELTA EASEMENT AND WAS NOT B PIPELINE NOR THE EASEMENT WO PLACED WITHIN THE EXISTING GAS UTILITY COMPANIES AND THE DRA CONSTRUCTION AS RECORDED BY AMY PIPELINES THAT MAY BE WI

7.) THE PROPOSED PRIVATE STREETS

8.) WATER SERVICE TO BE PROVIDED

9.) SEWER SERVICES TO BE PROVIDED WITH TEXAS COMMISSION ON ENVIR REGULATIONS.

10.) THIS 1.001 RIGHT-OF-WAY MAIN THE SOUTH EAST CORNER OF THE

11.) PORTIONS OF THE SUBJECT PROP INDICATED ON FIRM (FLOOD INSUR

12.) REFER TO DEED RESTRICTIONS F

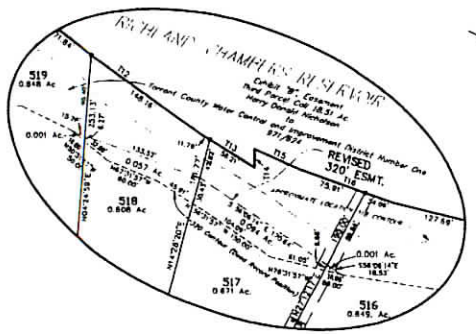
13.) ALL WATER FRONT LOTS HEREON RECORDED BY NAVARRO COUNTY AERIAL SURVEY)

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	29°57'16"	530.00	277.09	S 84°11'57" E	273.94
C2	29°57'16"	470.00	245.72	N 84°11'57" W	242.93
C3	68°38'03"	570.00	682.47	S 66°52'34" E	642.43
C4	66°38'03"	630.00	754.30	N 66°52'34" W	710.05
C5	48°38'55"	230.00	195.15	S 54°53'00" E	189.35
C6	48°38'55"	170.00	144.24	N 54°53'00" W	139.96

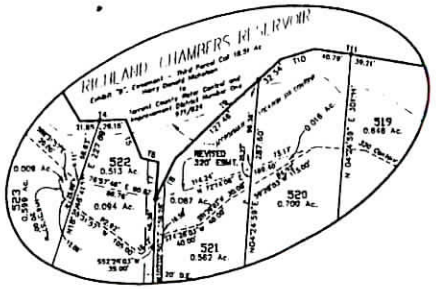
NUMBER	DIRECTION	DISTANCE
T1	S 63°31'57" E	63.57'
T2	S 43°31'57" E	45.00'
T3	S 31°31'57" E	110.00'
T4	N 87°28'03" E	50.00'
T5	S 23°31'57" E	45.00'
T6	S 78°31'57" E	20.00'
T7	S 04°28'03" W	40.00'
T8	N 28°28'03" E	50.00'
T9	N 47°28'03" E	160.00'
T10	N 72°28'03" E	40.00'
T11	S 81°31'57" E	80.00'
T12	S 53°31'57" E	220.00'
T13	S 59°31'57" E	70.00'
T14	N 00°31'57" W	20.00'
T15	S 88°31'57" E	55.00
T16	S 70°31'57" E	110.00'
T17	S 76°31'57" E	150.00'
T18	S 84°31'57" E	50.00'
T19	S 48°31'57" E	50.00'
T20	S 28°31'57" E	50.00'
T21	S 19°31'57" E	95.00
T22	S 48°31'57" E	90.00'
T23	S 36°31'57" E	110.00'
T24	S 28°31'57" E	70.00'
T25	S 00°28'03" W	40.00'
T26	S 13°31'57" E	100.00'
T27	S 89°31'57" E	30.00'
T28	N 87°28'03" E	35.00'
T29	N 71°28'03" E	9.49'
T30	S 15°18'53" W	105.12'
T31	N 81°11'28" W	85.83'
T32	S 08°48'32" W	231.09'
T33	S 43°28'03" W	30.00'
T34	S 07°28'03" W	50.00'
T35	S 35°28'03" W	50.00'
T36	S 89°28'03" W	40.00'
T37	N 88°31'57" W	45.00'
T38	N 60°31'57" W	40.00'
T39	N 44°31'57" W	140.00'
T40	N 37°31'57" W	130.00'
T41	N 41°31'57" W	150.00'
T42	N 38°31'57" W	120.00'
T43	N 31°31'57" W	120.00'
T44	N 24°31'57" W	90.00'
T45	N 15°28'03" E	30.00
T46	N 71°31'57" W	75.00
T47	N 88°31'57" W	25.00'
T48	S 28°31'57" E	30.00'
T49	S 71°28'03" W	20.00'
T50	S 87°28'03" W	145.00'
T51	N 86°31'57" W	60.00'
T52	N 79°31'57" W	135.00'
T53	N 87°31'57" W	70.00'
T54	S 84°28'03" W	40.00'
T55	N 86°31'57" W	70.00'
T56	S 87°28'03" W	80.00'
T57	N 85°31'57" W	60.00'
T58	S 82°28'03" W	20.00'
T59	S 68°28'03" W	50.00'
T60	S 81°28'03" W	49.51
T61	N 04°02'34" E	42.24

DISTANCES BETWEEN THE "DEED RECORD" 315 CONTOUR AND THE "DEED RECORD" 320 CONTOUR (ELEVATIONS REFERENCED HEREON ARE NOT ACTUAL SURFACE ELEVATION, BUT REPRESENT DEED RECORD POSITIONS FROM SURVEYS PERFORMED AT THE TIME RICHLAND-CHAMBERS RESERVOIR WAS SURVEYED.)

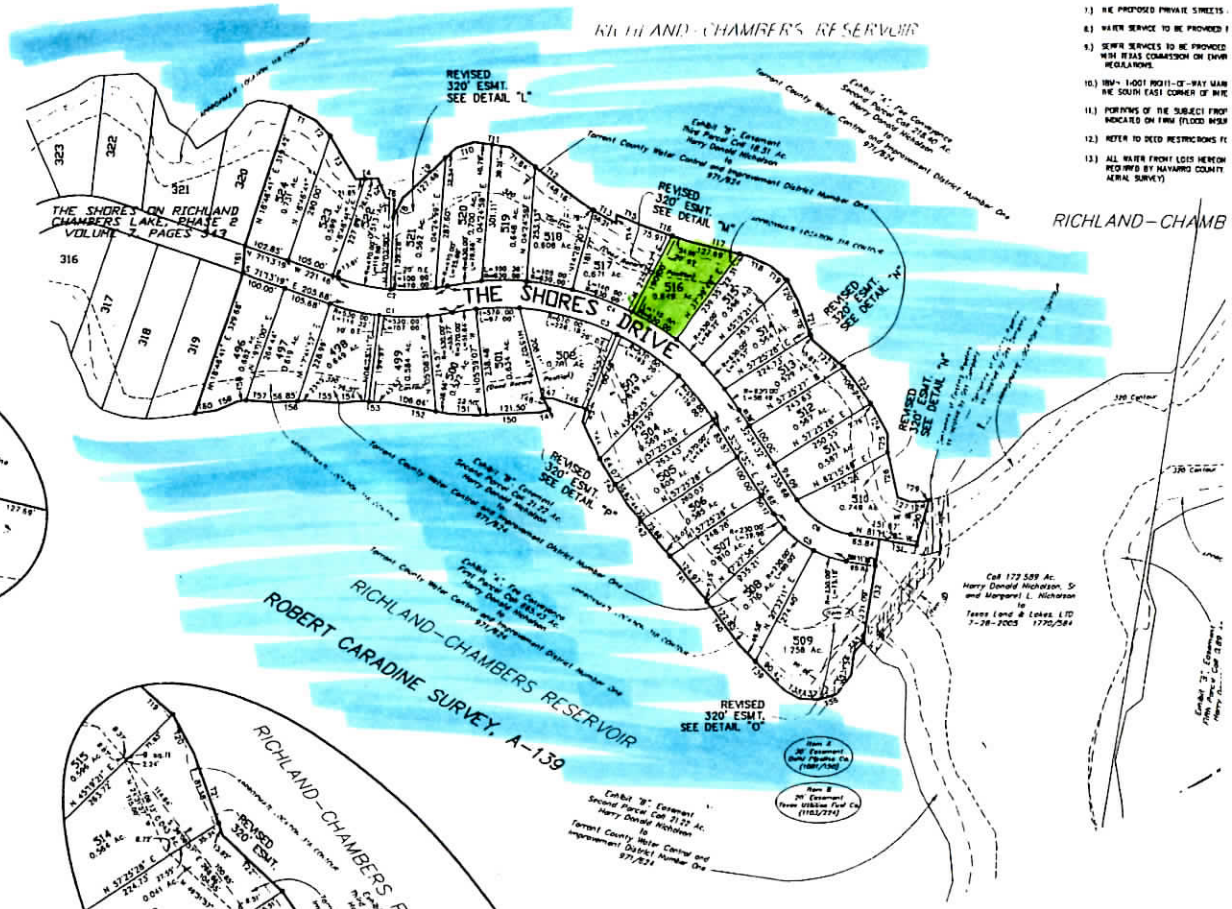
LOT 319 & LOT 496	71.02'
LOT 496 & LOT 497	55.06'
LOT 497 & LOT 498	88.27'
LOT 498 & LOT 499	43.17'
LOT 499 & LOT 500	81.40'
LOT 500 & LOT 501	72.65'
LOT 501 & LOT 502	53.96'
LOT 502 & LOT 503	127.98'
LOT 503 & LOT 504	107.78'
LOT 504 & LOT 505	85.97'
LOT 505 & LOT 506	82.31'
LOT 506 & LOT 507	77.88'
LOT 507 & LOT 508	85.42'
LOT 508 & LOT 509	102.31'
LOT 510 & LOT 511	87.25'
LOT 511 & LOT 512	49.82'
LOT 512 & LOT 513	54.02'
LOT 513 & LOT 514	62.88'
LOT 514 & LOT 515	74.07'
LOT 515 & LOT 516	84.48'
LOT 516 & LOT 517	98.50'
LOT 517 & LOT 518	73.25'
LOT 518 & LOT 519	96.98'
LOT 519 & LOT 520	103.85'
LOT 520 & LOT 521	116.93'
LOT 521 & LOT 522	48.39'
LOT 522 & LOT 523	94.58'
LOT 523 & LOT 524	91.22'
LOT 524 & LOT 320	88.74'

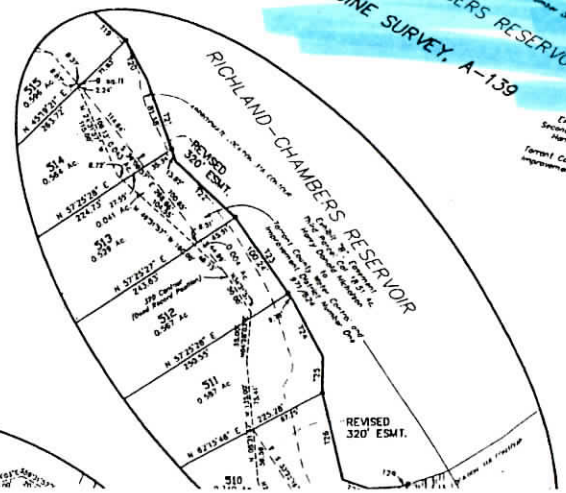


DETAIL "M"
SCALE: 1" = 100'



DETAIL "L"
SCALE: 1" = 100'





200