

21878 pg 218  
 FILED FOR RECORD  
 AT 10:20 O'CLOCK AM.  
 JAN 14 2013  
 BERRY DOWD  
 COUNTY CLERK  
 TARRANT COUNTY, TEXAS  
 BY [Signature] DEPUTY


THAT JAMES R. SALTER AND DAN C. SERVETNICK ARE THE OWNERS OF THAT CERTAIN TRACT DESIGNATED AS LOTS 4-R, FRANCISCO BAY, SECTION II, IN THE FRANCISCO PROCELLO SURVEY, A-636, IN NAVARRO COUNTY, TEXAS.

WITNESS OUR HANDS ON THIS THE 25<sup>th</sup> DAY OF December, ~~200~~ 2012

DAN C. SERVETNICK  
6451 BORDEAUX AVENUE  
DALLAS, TEXAS 75209

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED JAMES R. SALTER AND DAN C. SERVETNICK, KNOWN TO ME TO BE THE PERSON WHOSE SUBSCRIBED TO THE FOREGOING, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED TO THE SAME FOR THE PURPOSE HEREIN EXPRESSED.

WITNESS MY HAND AND SEAL ON THIS THE 21<sup>st</sup> DAY OF December, 2002: 2012

 **DARNELLE D. SANDERS**  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 11-13-14

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF NAVARRO COUNTY, TEXAS:

APPROVED THIS DATE, THE 11<sup>th</sup> DAY OF January, 2013

COMMISSIONER PRECINCT #1

Scott B. Warren  
COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT # 4

THAT I, COUNTY CLERK FOR THE COUNTY OF NAVARRO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THIS THE 14<sup>th</sup> DAY OF Jan, 2013.

COUNTY CLERK

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION  
OF NAVARRO COUNTY, TEXAS:

APPROVED THIS THE            DAY OF            , 200

CHAIRMAN

VICE CHAIRMAN

A hand-drawn map titled "LOCATION MAP" showing the area around the Richland-Chambers Reservoir. The map includes labels for Corsicana, Angus, Richland, Streetman, Powell, Kerens, and the subject tract. It also shows various roads like FM 739, FM 637, FM 2058, FM 392, FM 305, FM 635, FM 267, FM 419, FM 1059, and US 267. The map is divided into sections by a diagonal line, likely representing the boundary between Navarro County and Freestone County.

UTILITY EASEMENTS: UTILITY EASEMENTS OF NOT LESS THAN TWENTY (20') FEET SHALL BE PROVIDED ON EACH SIDE OF THE FRONT OR REAR LOT LINES AND NOT LESS THAN TEN (10') ON ALL SIDE LOT LINES AS APPLICABLE. EASEMENTS SHALL BE CLEARLY INDICATED ON THE PRELIMINARY AND FINAL PLAT. "EASEMENTS RIGHTS" SHALL BE DEFINED AND EXPLAINED ON THE PLAT AS FOLLOWS:

"THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN TO ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING THE UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING AND DESIRING TO USE THE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR TO REMOVE ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY. CUSTOMER METERS AND SERVICE LINES ARE CONSIDERED AN INTEGRAL AND NECESSARY PART OF UTILITY SYSTEMS REGARDLESS OF WHETHER THEY WERE INSTALLED BY THE UTILITY OR THE CUSTOMER."

TARRANT REGIONAL WATER DISTRICT

THIS PLATTED AREA MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR ON-SITE SEWAGE DISPOSAL FACILITIES, TO BE LICENSED BY THE TARRANT REGIONAL WATER DISTRICT.

THIS THE 2 DAY OF January, 2003

James H. Bailey  
AUTHORIZED REPRESENTATIVE  
TARRANT REGIONAL WATER DISTRICT

NOTE: ALL BEARINGS AND DISTANCES  
ARE CALL AND ACTUAL.

RESTRICTIONS:  
1681/446

SCALE: 1"= 60'  
COUNTY: NAVARRO  
ACREAGE: SEE PLAT

SURVEY: FRANCISCO PROCELLO A-636  
DESCRIPTION: VOL. 1688, PG. 597  
SURVEYED FOR: DAN SERVETNICK

I, Mark Ferrell, Registered Professional Land Surveyor 4373,  
do hereby certify that the above survey plot represents the results  
of an on the ground survey made under my direction and supervision.  
This the 25<sup>th</sup> Day of SEPTEMBER, 2006.

**HEARN SURVEYING ASSOCIATES**

FLAME OFFICE CENTER  
ATHENS, TX 75751  
(903) 675-2858

1-800-432-7670

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

LAST REVISION 12/18/12

Mark Ferrell  
Registered Professional Land Surveyor

