



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

057

1/2" IRF
R.O.W. W.R. brs
171'53" W - 29.84'
C.M. Found brs
750257' W - 129.33'

Residue of Tract One - Cont 100 Ac.
Laura Spain
to
Robert Eddy Spain
1072/47
5-7-1906

1/2" IRF
Wood R.O.W. W.R. brs
S 752316' E - 155.67'



- 1) ALL LOTS OF THE PROPOSED SUBDIVISION ARE A PRIVATE, GATED COMMUNITY. THE MINIMUM REQUIREMENTS FOR PUBLIC ROAD IMPROVEMENTS PER MAY TO THE PROPERTY OWNERS ASSOCIATION FOR ITS PRIVATE USE AND UTILITY EASEMENT IS DEDICATED OVER THE PRIVATE STREETS, NAVA OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, REE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREET AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFO THIS PARAGRAPH.
- 2) A 20' UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PI
- 3) AREA WITHIN DEEDED 320 AND 315 ELEVATION CONTOURS IS PART O AND IMPROVEMENT DISTRICT NUMBER ONE 971/824 EASEMENT THE 3 LOCATIONS SPECIFIED.
- 4) A 10' UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDIC
- 5) A DRAINAGE EASEMENT IS HEREBY DEDICATED FROM 15' ON EITHER S ALL CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURA SAID PLAT FOR DRAINAGE PURPOSES. THE DEVELOPMENT OF INDIVIDU TRIBUTARY RUNOFF.
- 6) THE COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DEDICATED I DRAINAGE, UTILITY, MAINTENANCE, AND DAM MAINTENANCE EASEMENT COMMON AREAS.
- 7) THE PROPOSED PRIVATE STREETS ARE 60 FEET IN WIDTH, UNLESS OT
- 8) WATER SERVICE TO BE PROVIDED BY MEN WATER SUPPLY CORPORATE
- 9) SEWER SERVICES TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS AP RICHLAND-CHAMBERS COMMISSION ON ENVIRONMENTAL QUALITY, TARRANT REGO REGULATIONS.
- 10) TBM= 1x200 RIGHT-OF-WAY MARKER No. 54 - ELEVATION =342.06' I THE SOUTH EAST CORNER OF INTERSECTION US HIGHWAY NO. 287 AND
- 11) PORTIONS OF THE SUBJECT PROPERTY ARE SHOWN TO BE WITHIN "20 INDICATED ON FIRM (FLOOD INSURANCE RATE MAP) PANEL NO. 48095
- 12) REFER TO DEED RESTRICTIONS FOR BUILDING SETBACKS.
- 13) ALL WATER FRONT LOTS HEREON CONTAIN A MINIMUM OF 0.5 (1/2) A REQUIRED BY NAVARRO COUNTY. (318 FOOT CONTOUR REPRESENTS T AERIAL SURVEY.)

NOTES, per county requirements:

1. Blocking of the flow of water or construction improvements i of the flood way is prohibited.
2. The existing creeks or drainage channels traversing along or channels and will be maintained by the individual owners of the i the drainage courses along or across said lots.
3. Navarro County will not be responsible for the maintenance i control of erosion.
4. Navarro County will not be responsible for any damage, pers by flooding or flooding conditions.

THIS PLATTED AREA MEETS OR EXCEEDS THE MINIMUM RE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR ON- TO BE LICENSED BY THE TARRANT REGIONAL WATER DIST

THIS THE 6 DAY OF April, 2008.

James H. Bailey
AUTHORIZED REPRESENTATIVE
TARRANT REGIONAL WATER DISTRICT

* Denotes 1/2" Iron Rod Set unless otherwise no the 320 ft. contour per original survey of Richlen The 320 ft. contour was not established by eleva survey. 1/2" Iron Rods set along the revised 320

The bearings hereon were oriented to the "Texas In compliance with Art. 5300a of V.A.T.S. (NAD 8.

NO EFFORT WAS MADE TO LOCATE POSSIBLE GAS UTILITIES IN THIS DEVELOPMENT OTHER THAN AS N BOUNDARY SURVEY FOR TEXAS LAND & LAKES, LT

VD-CHAMBERS RESERVOIR

Nicholson, et ux Foy Nicholson to Harry Donald Nicholson 754/824

Exhibit "A", Fee Conveyance
Parcel Call 218.40 Ac.
Donald Nicholson
- District Number One