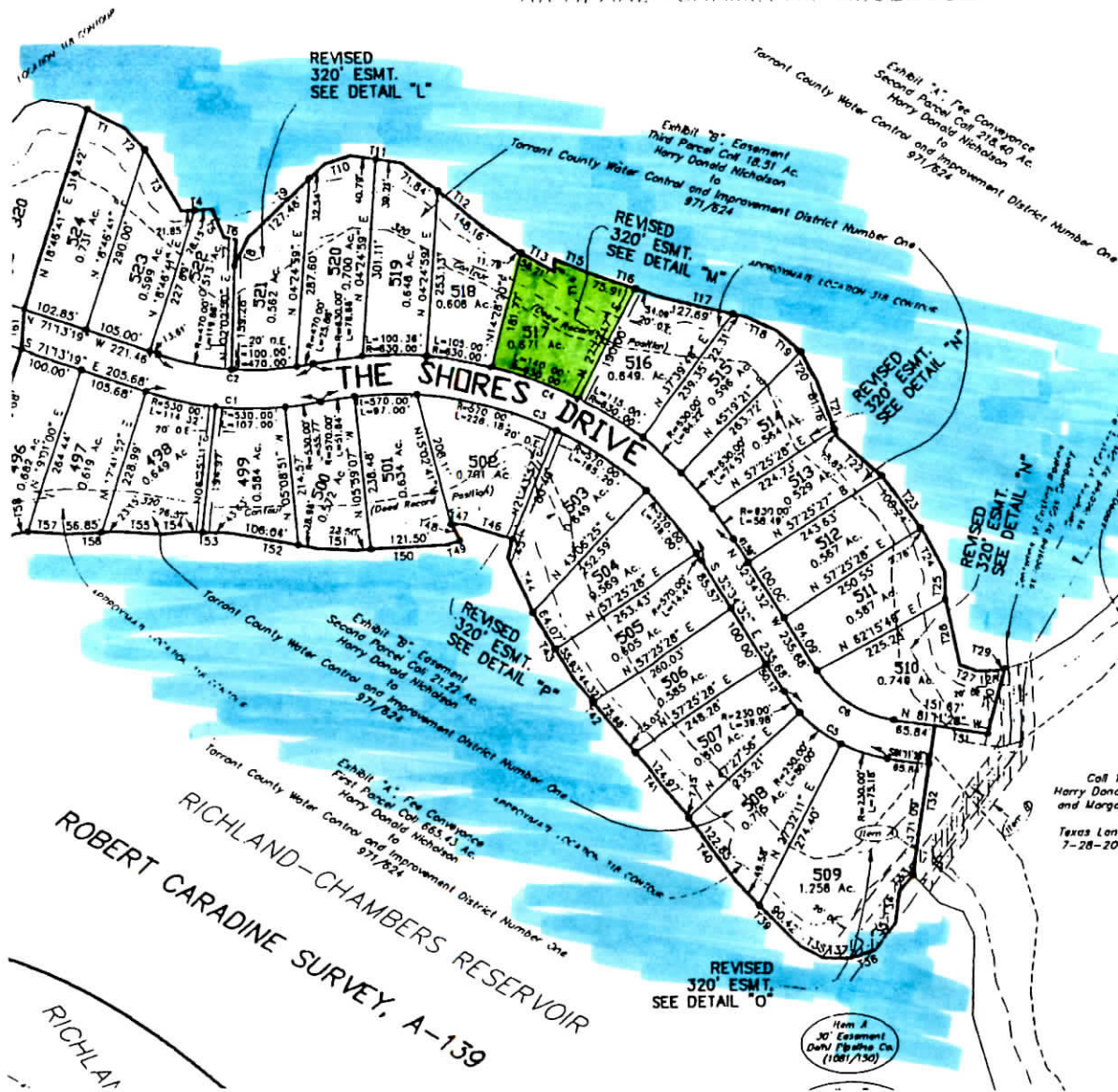


4. ~~Navarro County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.~~

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RICH AND CHAMBERS RESERVOIR



- 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 071/024 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, DRAWS, 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 DELUX PIPELINE CO. THE 30' DELUX 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 DELUX 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 BULKHEADS 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 IRMO. 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 MENA 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.) IRMO 1-1001 RIGHT-OF-WAY MARKER NO. 54 - ELEVATION =312.06' (LOCATED: N 8809541.39 E 2871314.38 - IN 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 $\frac{1}{2}$ 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)

RICHLAND-CHAMBERS RESERVOIR

