2:50 P

sg
Doc # 1513

AKES, INC., ITS GENERAL
MITH, DULY AUTHORIZED TO
OPERTY AS "THE SHORES ON
NTY, TEXAS. ALL PRIVATE
TION FOR PRIVATE USE. THE
INDICATED. THE UTILITY
R EACH PARTICULAR USE. THE
BILITY OF THE PROPERTY
NTS OR GROWTHS SHALL BE
HE EASEMENTS AS SHOWN.
ACCOMMODATION OF ALL
Y PUBLIC UTILITY SHALL HAVE
MOVE ALL OR PARTS OF ANY
WTHS WHICH IN ANY WAY
FFICIENCY OF ITS RESPECTIVE
TIMES HAVE THE FULL RIGHT
S FOR THE PURPOSE OF
AND ADDING TO OR
ECESSITY AT ANY TIME OF
AVE THE RIGHT OF INGRESS
TERS AND ANY MAINTENANCE
STOMER METERS AND
F UTILITY SYSTEMS,
HE CUSTOMER.

REGULATIONS, AND

HE STATE OF TEXAS,

OLLY R. GIDEONS
y Public, State of Texas
y Commission Expires
February 20, 2008

NO. 4038, DO
EY MADE ON THE

2007.

STATE OF TEXAS
REGISTERED
WILLIE H. WARREN JR.
4038
PROFESSIONAL
LAND SURVEYOR

HE STATE OF TEXAS,

IEL RAY ARTHUR
y Public, State of Texas
mission Exp. 02-21-2007

RTIFY THAT THE
7ab

RTIFY THAT THE
[illegible]

ORIGINAL

OF NAVARRO

[illegible]
IAN

ote shall be subject
the subdivision be

ESTABLISHED BY THE
DISPOSAL FACILITIES,

59

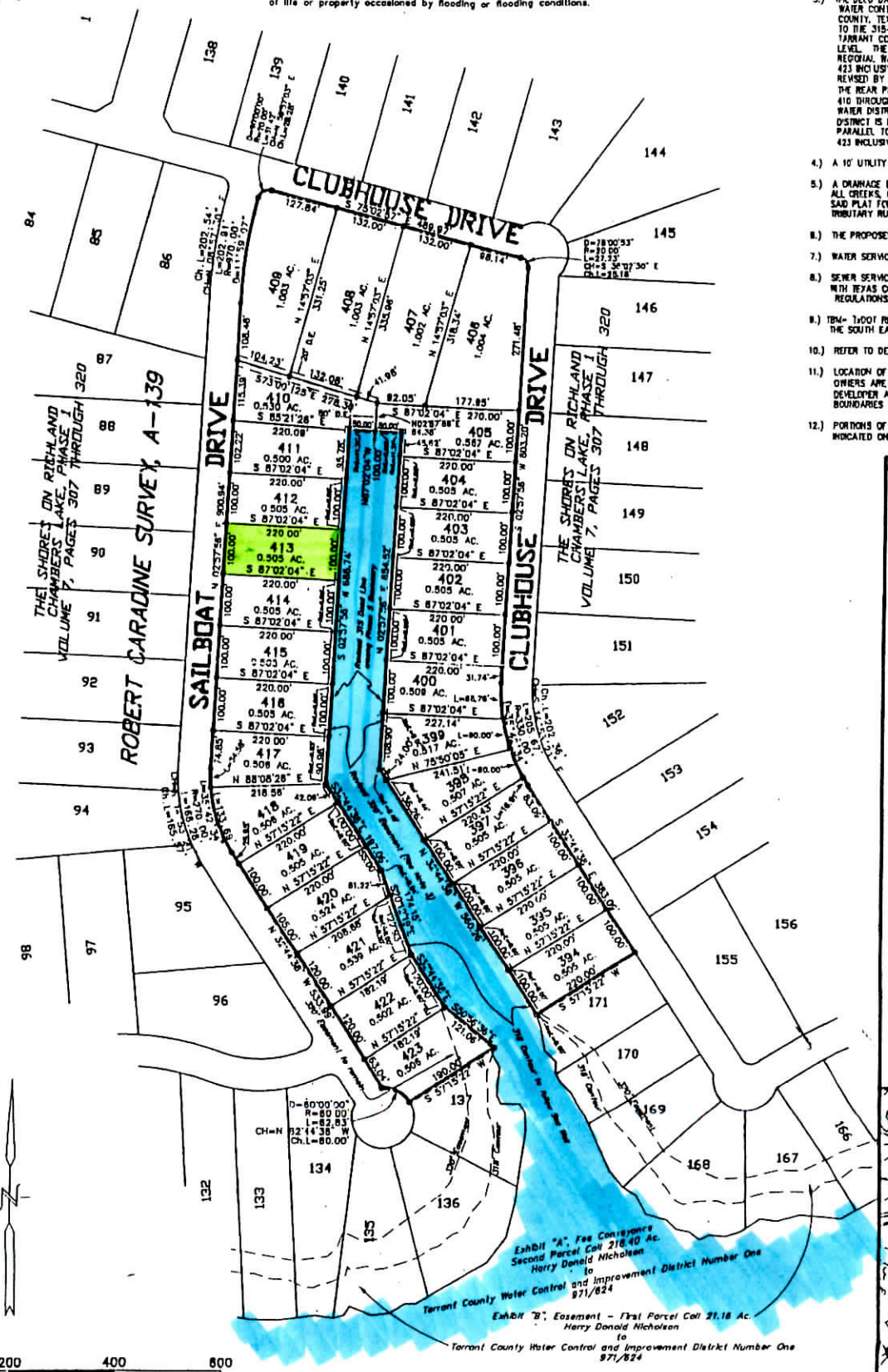
NOTES, per county requirements:

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.



GENERAL NOTES

1.) ALL LOTS OF THE PROPOSED SUBD
REQUIREMENTS FOR PUBLIC ROAD
PROPERTY OWNERS ASSOCIATION
EASEMENT IS DEDICATED OVER TH
PRIVATE STREETS, DRIVES, EMERG
RESPONSIBLE FOR THE MAINTENAN
OPEN SPACES, AND SAID OWNERS
AND LOSSES ARISING OUT OF OR
PARAGRAPH.

2.) A 20' UTILITY EASEMENT IS HEREB

3.) THE DEED DATED NOVEMBER 4, 19
WATER CONTROL AND IMPROVEMEN
COUNTY, TEXAS GRANTS TO THE
TO THE 318-FOOT CONTOUR ELEV
TARRANT COUNTY WATER CONTRO
LEVEL. THE 318-FOOT ELEVATIO
REGIONAL WATER DISTRICT ALONG
423 INCLUSIVE AS SHOWN ON THE
REVISED BY THIS PLAT AND THRO
THE REAR PROPERTY LINES ON A
410 THROUGH 423 INCLUSIVE). T
WATER DISTRICT. THE AREA OUT
DISTRICT IS HEREBY DEDICATED T
PARALLEL TO THE REAR PROPERT
423 INCLUSIVE (ALL LOTS ADJACE

4.) A 10' UTILITY EASEMENT AND DRA

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

6.) THE PROPOSED PRIVATE STREETS

7.) WATER SERVICE TO BE PROVIDED

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

9.) TBM= 1x100T RIGHT-OF-WAY MARKE
THE SOUTH EAST CORNER OF INTE

10.) REFER TO DEED RESTRICTIONS FO

11.) LOCATION OF PIPELINES SHOWN H
OWNERS ARE RESPONSIBLE FOR F
DEVELOPER AND OR SURVEYOR IS
BOUNDARIES OF THIS DEVELOPMEN

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

LOT

LOT

TYPIC

200 0 200 400 600
Scale: 1" = 200'

All of the property shown hereon is part of five tracts purchased by TEXAS LAND & LAKES, LTD. from HARRY DONALD NICHOLSON, SR. AND MARGARET L. NICHOLSON on July 28, 2005 and being recorded in Volume 1770, Page 584 of Navarro County, Texas.

ALL OF PHASE 6 SHOWN HEREON IS PART OF A 326.808 ACRE TRACT RECORDED IN A

• Denotes 1/2" Iron Rod Set unless otherwise noted. Iron Rods are set along the 320 ft. contour per original survey of Richland-Chambers Reservoir at Lot Lines. The 320 ft. contour was not established by elevations observed at the time of this survey. 1/2" Iron Rods set along the revised 320 ft. contour.

The bearings hereon were oriented to the "Texas Coordinate System-North Central Zone" in compliance with Art. 5300a of V.A.T.S. (NAD 83). CONVERGENCE ANGLE: 01°14'10" LEFT.