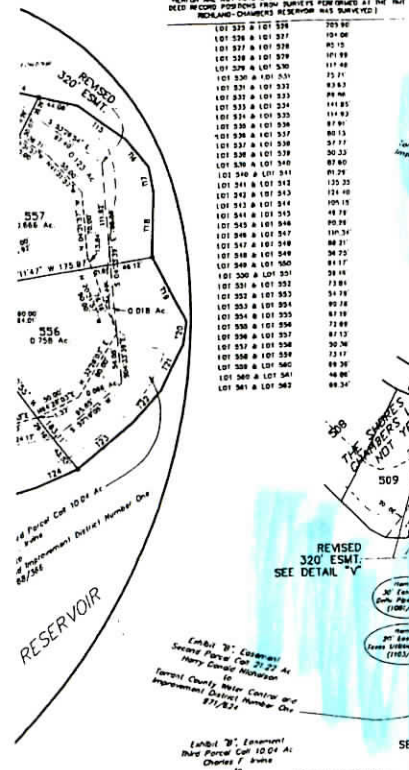
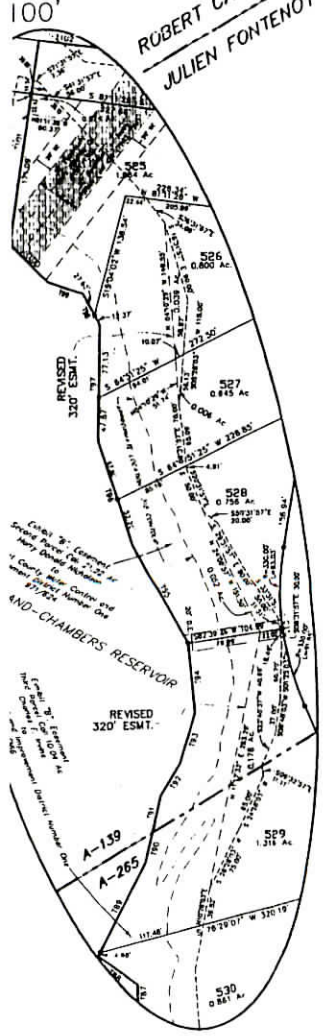
DISTANCES BETWEEN THE "DEED RECORD" 319 CONTOUR AND THE "DEED RECORD" 320 CONTOUR (ELEVATION) REFERENCED HEREON ARE NOT ACTUAL SURFACE ELEVATION, BUT REPRESENT DEED RECORD POSITIONS FROM SURVEYS PERFORMED AT THE TIME RICHLAND-CHAMBERS RESERVOIR WAS SURVEYED.

LOT 535 & LOT 539	205.90
LOT 538 & LOT 537	101.00
LOT 537 & LOT 538	80.15
LOT 538 & LOT 539	101.99
LOT 539 & LOT 530	117.40
LOT 530 & LOT 531	75.71
LOT 531 & LOT 532	83.63
LOT 532 & LOT 533	99.98
LOT 533 & LOT 534	111.85
LOT 534 & LOT 535	114.93
LOT 535 & LOT 536	87.91
LOT 536 & LOT 537	80.13
LOT 537 & LOT 538	57.77
LOT 538 & LOT 539	50.33
LOT 539 & LOT 540	87.80
LOT 540 & LOT 541	81.29
LOT 541 & LOT 542	135.35
LOT 542 & LOT 543	124.49
LOT 543 & LOT 544	109.15
LOT 544 & LOT 545	49.79
LOT 545 & LOT 546	89.39
LOT 546 & LOT 547	139.34
LOT 547 & LOT 548	88.31
LOT 548 & LOT 549	34.75
LOT 549 & LOT 550	81.17
LOT 550 & LOT 551	34.44
LOT 551 & LOT 552	73.81
LOT 552 & LOT 553	54.78
LOT 553 & LOT 554	89.78
LOT 554 & LOT 555	61.19
LOT 555 & LOT 556	72.69
LOT 556 & LOT 557	87.12
LOT 557 & LOT 558	30.34
LOT 558 & LOT 559	72.17
LOT 559 & LOT 560	89.39
LOT 560 & LOT 561	46.86
LOT 561 & LOT 562	89.34





GENERAL NOTES

1) ALL LOTS OF THE PROPOSED SUBDIVISION ARE A PRIVATE, GATED COMMUNITY. THE PRIVATE STREETS SHALL MEET THE MINIMUM REQUIREMENTS FOR PUBLIC ROAD IMPROVEMENTS PER NAVARRO COUNTY RULES AND REGULATIONS AND ARE DEDICATED TO THE PROPERTY OWNERS ASSOCIATION FOR ITS PRIVATE USE AND MAINTENANCE. IN ADDITION, AN ACCESS, DRAINAGE, AND UTILITY EASEMENT IS DEDICATED OVER THE PRIVATE STREETS. NAVARRO COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS NAVARRO COUNTY, FROM ALL CLAIMS, DAMAGES 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 871/824 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.

8) THE GAS PIPELINE EASEMENTS SHOWN HEREON ARE APPROXIMATE BASED ON FIELD SURVEYS OF LINE LOCATION MARKERS PROVIDED BY DELTA PIPELINE CO. THE 30' DELTA EASEMENT IS SHOWN 15 FT. FROM THE CENTERLINE OF SAID MARKERS. THE TEXAS NATURAL FUEL CO. EASEMENT IS SHOWN AS A 20' EASEMENT ADJACENT AND PARALLEL TO THE EASTERN EDGE OF THE DELTA 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 BUILDINGS 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 TRWD. 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 80 FEET IN WIDTH, UNLESS OTHERWISE SHOWN.

8) WATER SERVICE TO BE PROVIDED BY MEN 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) TBM= 1-FOOT RIGHT-OF-WAY MARKER No. 34 - ELEVATION =312.06' (LOCATED N 6689541.30 E 2973314.38 - 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)

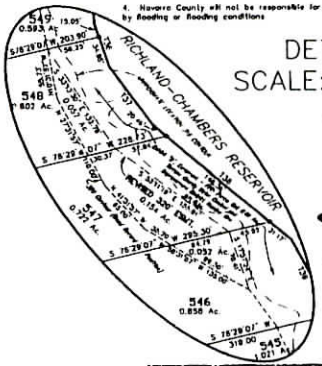
NOTES, per county requirements:

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.



DETAIL "S"
SCALE: 1" = 100'

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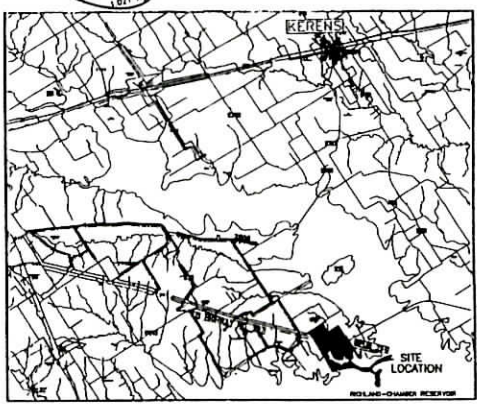
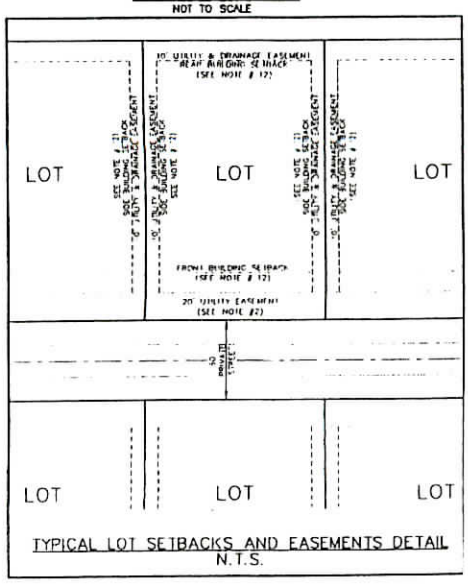
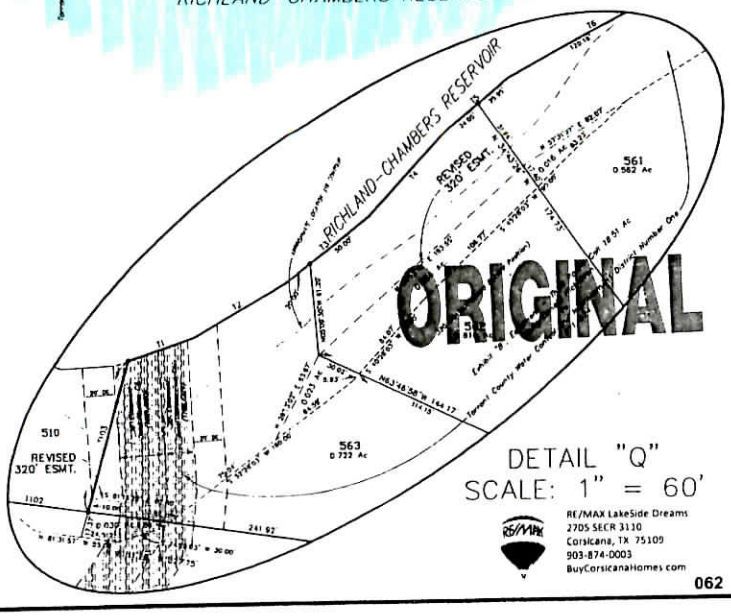


VICINITY MAP
NOT TO SCALE



TYPICAL LOT SETBACKS AND EASEMENTS DETAIL
N.T.S.



ORIGINAL

DETAIL "Q"
SCALE: 1" = 60'

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