AKES, LTD., BY AND THROUGH TEXAS LAND & LAKES, INC., ITS GENERAL
NG BY AND THROUGH ITS PRESIDENT, MARCUS SMITH, DULY AUTHORIZED TO
ADOPT THIS PLAT DESIGNATING THE HEREIN PROPERTY AS "THE SHORES ON
AKE, PHASE 2", AN ADDITION TO NAVARRO COUNTY, TEXAS. ALL PRIVATE
DEDICATED TO THE PROPERTY OWNERS ASSOCIATION FOR PRIVATE USE. THE
REON ARE HEREBY RESERVED FOR PURPOSES AS INDICATED. THE UTILITY
OPEN TO ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE
NG ON THE UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY
FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE
STRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL
AND DESIRING TO USE THE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE
AND KEEP REMOVED OR REQUIRE OWNER TO REMOVE ALL OR PARTS OF ANY
EES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY
RE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE
EMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT
SS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF
STRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR
ITS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF
SSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS
TE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE
) OR ORDINARILY PERFORMED BY THE UTILITY. CUSTOMER METERS AND
NSIDERED AN INTEGRAL AND NECESSARY PART OF UTILITY SYSTEMS,
HER THEY WERE INSTALLED BY THE UTILITY OR THE CUSTOMER.

SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND
ARRO COUNTY, TEXAS.

IS 4 DAY OF April 2006.

Ltd.
neral Partner,
Inc.

nt

RN BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS,
April 2006.

JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4038, DO
THE PLAT HEREON WAS PREPARED FROM A SURVEY MADE ON THE
UPERVISION DURING THE MONTH OF MAY, 2005.

ID & SEAL, THIS 5th DAY OF April 2006.

WILLIE H. WARREN, JR.
4038
REGISTERED
LAND SURVEYOR

IONAL LAND SURVEYOR No. 4038

ORN BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS,
April 2006.

DANIEL RAY ARTHUR
Notary Public, State of Texas
My Commission Exp. 10-01-2007

O: KNOW ALL MEN BY THESE PRESENT:

KE FOR THE COUNTY OF NAVARRO, DO HEREBY CERTIFY THAT THE
S APPROVED BY MY OFFICE ON THIS THE 10 DAY OF
2006.

Henry Daniel
County Clerk

O: KNOW ALL MEN BY THESE PRESENT:

ROVAL BY THE PLANNING AND ZONING COMMISSION OF NAVARRO

: 6 DAY OF April 2006.

VICE CHAIRMAN

not completed within two years of the recording date shall be subject
standards and regulations. The County may require the subdivision be

shown hereon is part of five tracts purchased by TEXAS LAND &
ARRY DONALD NICHOLSON, SR. AND MARGARET L. NICHOLSON on
being recorded in Volume 1770, Page 584 of Navarro County, Texas.

HOWN HEREON IS PART OF A CALLED 172.589 ACRE TRACT RECORDED IN
RY DONALD NICHOLSON, SR. AND MARGARET L. NICHOLSON TO TEXAS
LTD., DATED THE 28TH DAY OF JUNE, 2005 IN VOLUME 1770, PAGE 584,
052 ACRES OF WHICH 3.087 ACRES ARE IN PRIVATE ROAD AREA.

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

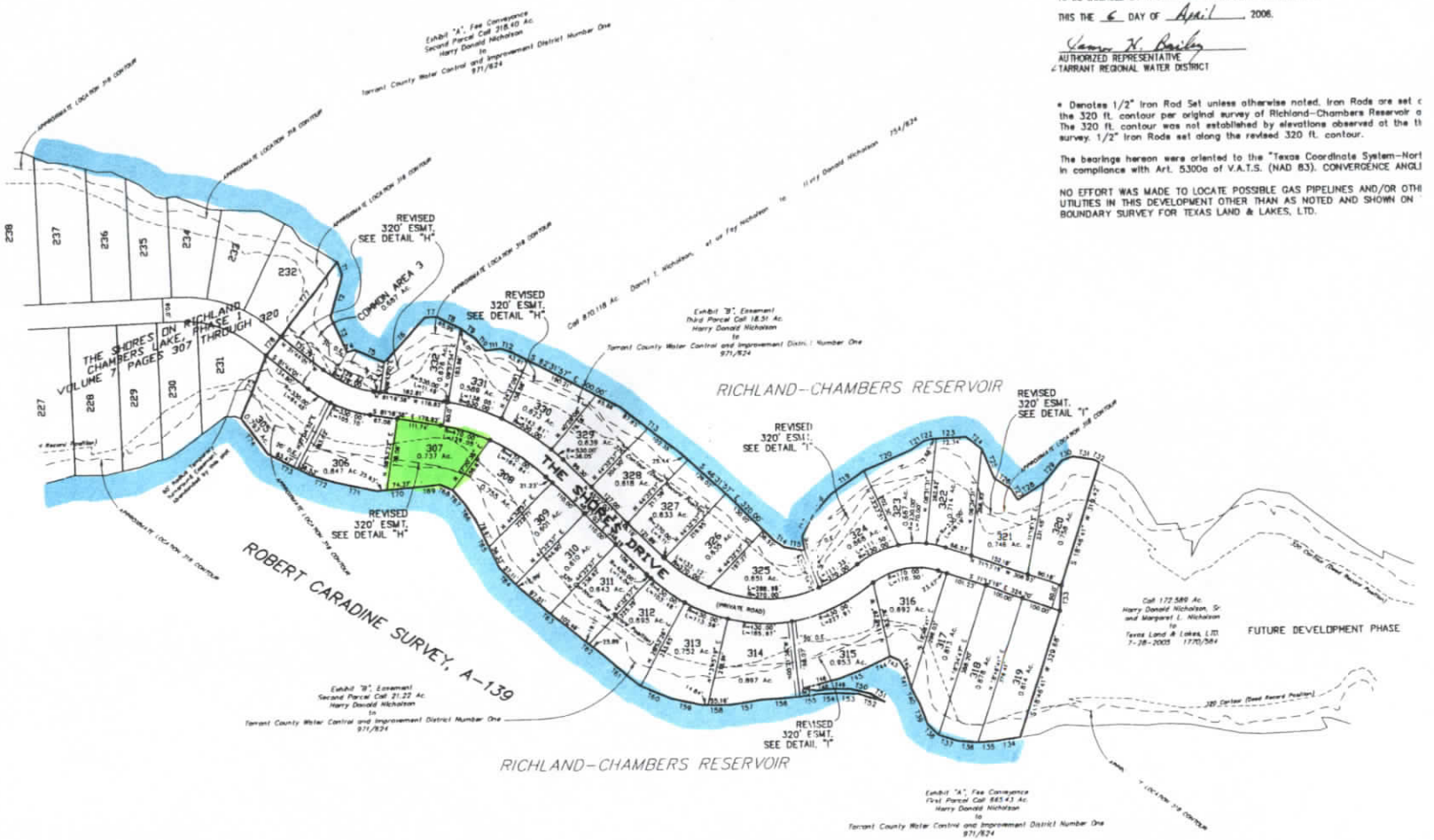
THIS THE 6 DAY OF April 2006.

AUTHORIZED REPRESENTATIVE
TARRANT REGIONAL WATER DISTRICT

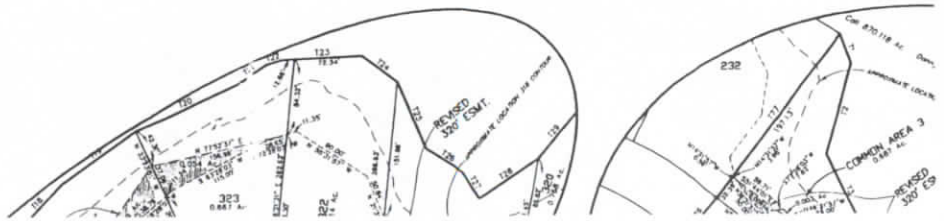
• Denotes 1/2" Iron Rod Set unless otherwise noted. Iron Rods are set c the 320 ft. contour per original survey of Richland-Chambers Reservoir a The 320 ft. contour was not established by elevations observed at the ti survey. 1/2" Iron Rods set along the revised 320 ft. contour.

The bearings hereon were oriented to the "Texas Coordinate System-Nort in compliance with Art. 5300a of V.A.T.S. (NAD 83). CONVERGENCE ANGLI

NO EFFORT WAS MADE TO LOCATE POSSIBLE GAS PIPELINES AND/OR OTHI UTILITIES IN THIS DEVELOPMENT OTHER THAN AS NOTED AND SHOWN ON BOUNDARY SURVEY FOR TEXAS LAND & LAKES, LTD.



NUMBER	DIRECTION	DISTANCE
11	S 18°31'57" E	35.00'
12	S 16°28'03" W	105.00'
13	S 25°31'57" E	95.00'
14	N 74°28'03" E	20.00'
15	S 88°31'57" E	80.00'
16	N 43°28'03" E	150.00'
17	N 89°28'03" E	30.00'
18	S 84°31'57" E	70.00'
19	S 55°31'57" E	40.00'
110	S 41°31'57" E	40.00'
111	N 82°28'03" E	35.00'
112	S 74°31'57" E	30.00'
113	S 52°31'57" E	180.00'
114	S 56°31'57" E	30.00'
115	S 79°31'57" E	55.00'
116	N 11°31'57" W	35.00'
117	N 29°28'03" E	60.00'
118	N 43°28'03" E	70.00'
119	N 54°28'03" E	100.00'
120	N 88°28'03" E	125.00'
121	N 56°28'03" E	40.00'
122	N 74°28'03" E	20.00'
123	N 87°28'03" E	85.00'
124	S 51°31'57" E	50.00'
125	S 22°31'57" E	80.00'
126	S 57°31'57" E	50.00'
127	S 32°31'57" E	35.00'
128	N 57°28'03" E	80.00'
129	N 40°28'03" E	70.00'
130	N 71°28'03" E	30.00'
131	S 80°31'57" E	55.00'
132	S 63°31'57" E	18.43'

DISTANCES BETWEEN THE "DEED RECORD" 315 CONTOUR AND THE "DEED RECORD" 320 CONTOUR. (ELEVATIONS REFERENCED HEREON ARE NOT ACTUAL SURFACE ELEVATION, BUT REPRESENT DEED RECORD POSITIONS FROM SURVEYS PERFORMED AT THE TIME RICHLAND-CHAMBERS RESERVOIR WAS SURVEYED.)

LOT 231 & LOT 305	94.18'
LOT 305 & LOT 306	101.93'
LOT 306 & LOT 307	118.53'
LOT 307 & LOT 308	88.83'
LOT 308 & LOT 309	118.78'
LOT 309 & LOT 310	99.41'
LOT 310 & LOT 311	75.11'
LOT 311 & LOT 312	83.45'
LOT 312 & LOT 313	102.02'
LOT 313 & LOT 314	98.77'
LOT 314 & LOT 315	130.01'
LOT 315 & LOT 318	92.09'
LOT 318 & LOT 317	128.88'
LOT 317 & LOT 318	95.02'
LOT 318 & LOT 319	69.18'
EAST LINE OF LOT 319	71.02'
EAST LINE OF LOT 320	88.74'
LOT 320 & LOT 321	85.82'
LOT 321 & LOT 322	151.86'
LOT 322 & LOT 323	84.33'
LOT 323 & LOT 324	78.38'
LOT 324 & LOT 325	56.28'
LOT 325 & LOT 326	52.04'
LOT 326 & LOT 327	81.15'
LOT 327 & LOT 328	71.75'
LOT 328 & LOT 329	69.94'
LOT 329 & LOT 330	78.54'