

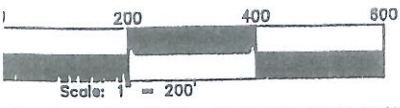
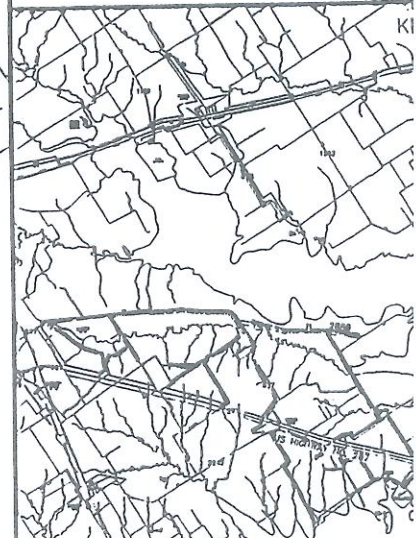
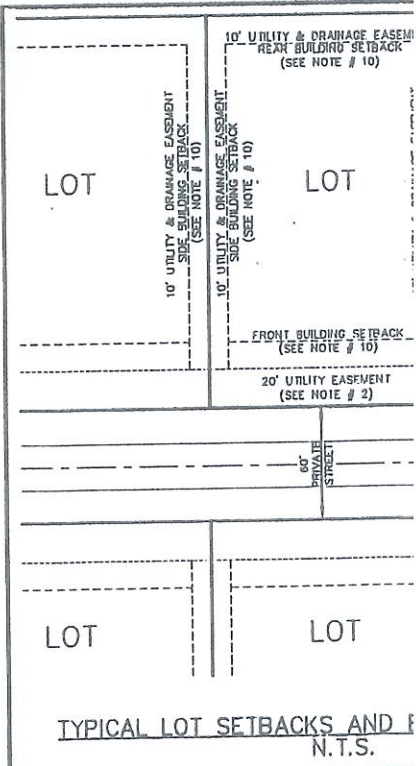
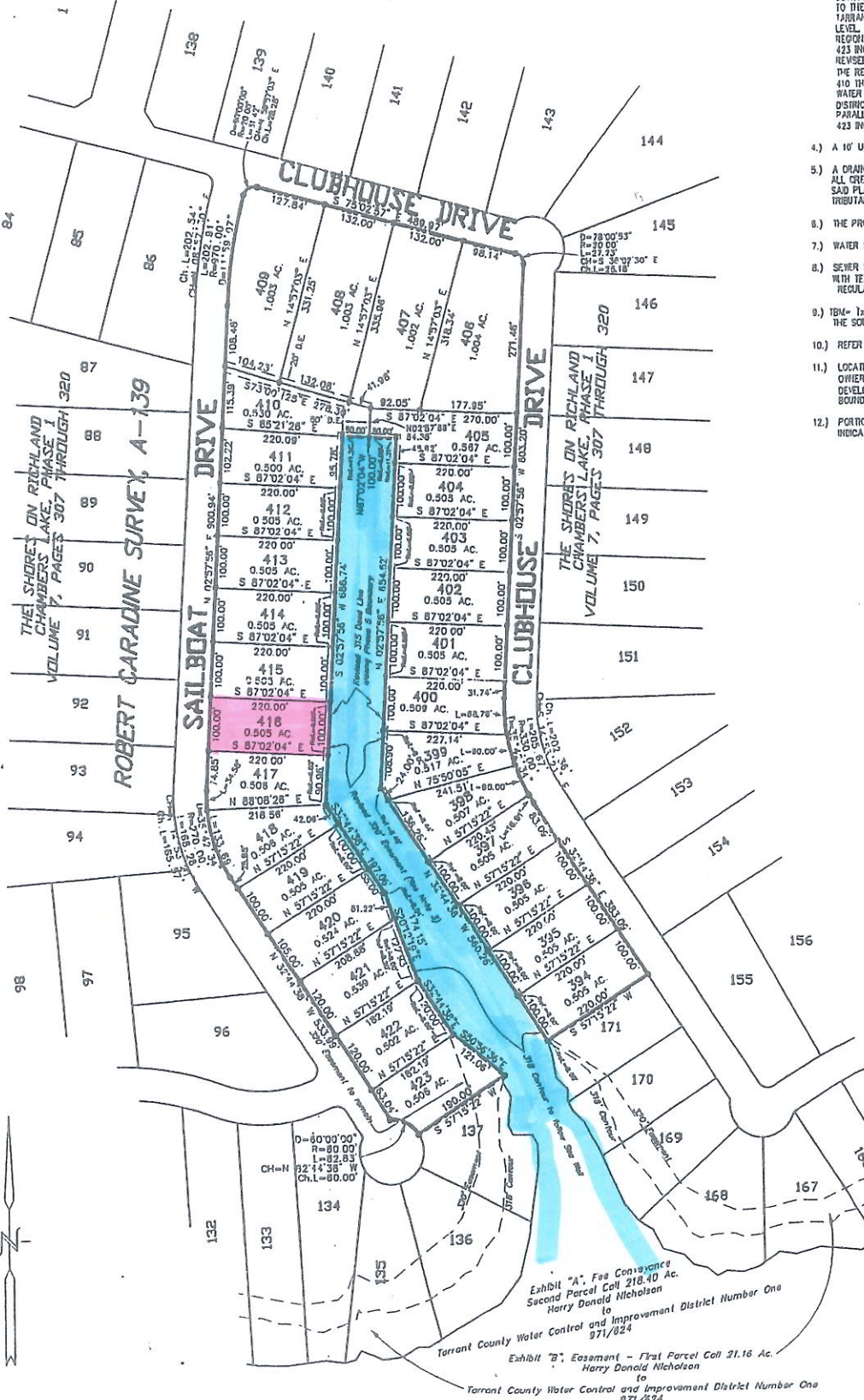
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NOTES, per county requirements:

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 SUBDIVISION ARE A PRIVATE, GATED COMMUNITY. THE PRIVATE SUBDIVISION REQUIREMENTS FOR PUBLIC ROAD IMPROVEMENTS PER NAVARRO COUNTY RULES AND REGULATIONS, PROPERTY OWNERS ASSOCIATION FOR ITS PRIVATE USE AND MAINTENANCE. IN ADDITION, AN EASEMENT IS DEDICATED OVER THE PRIVATE STREETS. NAVARRO COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS NAVARRO COUNTY AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID PARAGRAPH.
2. A 20' UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PRIVATE STREETS.
3. THE DEED DATED NOVEMBER 4, 1981 FROM HARRY DONALD NICHOLSON AND WIFE, MARGARET L. NICHOLSON, TEXAS GRANTS TO THE TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 THE 315-FOOT ELEVATION PROPERTY LINE IS HEREBY REVISED BY THIS PLAT AND BY REGIONAL WATER DISTRICT ALONG THE REAR PROPERTY LINES FOR LOTS 394 THROUGH 405 INCLUSIVE AS SHOWN ON THE PLAT. THE EXISTING FLOOD EASEMENT TO THE 320-FOOT ELEVATION PROPERTY LINES ON ALL LOTS ADJACENT TO THE PROPOSED CANAL (LOTS 394 THRU 410 THROUGH 423 INCLUSIVE). THE AREA WITHIN THE PROPOSED CANAL IS HEREBY DEDICATED TO THE TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTRICT. THE AREA OUTSIDE THE PROPOSED CANAL WITHIN THE ORIGINAL DEED LINE DISTRICT IS HEREBY DEDICATED TO TEXAS LAUD & LUMES, LTD. 1/2" IRON ROD SET FOR REFERENCE PARALLEL TO THE REAR PROPERTY LINES ALONG SIDE LOT LINES ON LOTS 394 THROUGH 405 INCLUSIVE (ALL LOTS ADJACENT TO PROPOSED CANAL, REFERENCE DISTANCES DELINEATE).
4. A 10' UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL S.
5. A DRAINAGE EASEMENT IS HEREBY DEDICATED FROM 15' ON EITHER SIDE OF THE CENTERLINE ALL CREEKS, CULVES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES TO SAID PLAT FOR DRAINAGE PURPOSES. THE DEVELOPMENT OF INDIVIDUAL OWNERS SHALL NOT INFRINGE RUNOFF.
6. THE PROPOSED PRIVATE STREETS ARE 60 FEET IN WIDTH, UNLESS OTHERWISE SHOWN.
7. WATER SERVICE TO BE PROVIDED BY MEN WATER SUPPLY CORPORATION.
8. SEWER SERVICES TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS APPROVED AND INSTALLED WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, TARRANT REGIONAL WATER DISTRICT, AND REGULATIONS.
9. TBM= 1000T RIGHT-OF-WAY MARKER No. 34 - ELEVATION = 342.06' (LOCATED IN 8889541.39) THE SOUTH EAST CORNER OF INTERSECTION US HIGHWAY NO. 287 AND SPUR 294.
10. REFER TO DEED RESTRICTIONS FOR BUILDING SETBACKS.
11. LOCATION OF PIPELINES SHOWN HEREON IS APPROXIMATE AND WAS NOT DONE WITH SUB-SUR. OWNERS ARE RESPONSIBLE FOR HAVING ANY PIPELINES MARKED/LOCATED PRIOR TO CONSTRUCTION DEVELOPER AND OR SURVEYOR IS NOT RESPONSIBLE FOR LOCATING AND/OR MARKING ANY PIPELINES OF THIS DEVELOPMENT.
12. PORTIONS OF THE SUBJECT PROPERTY ARE SHOWN TO BE WITHIN "ZONE A" (SPECIAL FLOOD INDICATED ON FIRM (FLOOD INSURANCE RATE MAP) PANEL NO. 48089-0011-B.



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

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 Line. 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. 6300a of V.A.T.S. (MAD 83). CONVERGENCE ANGLE: 0114'10" LEFT.

