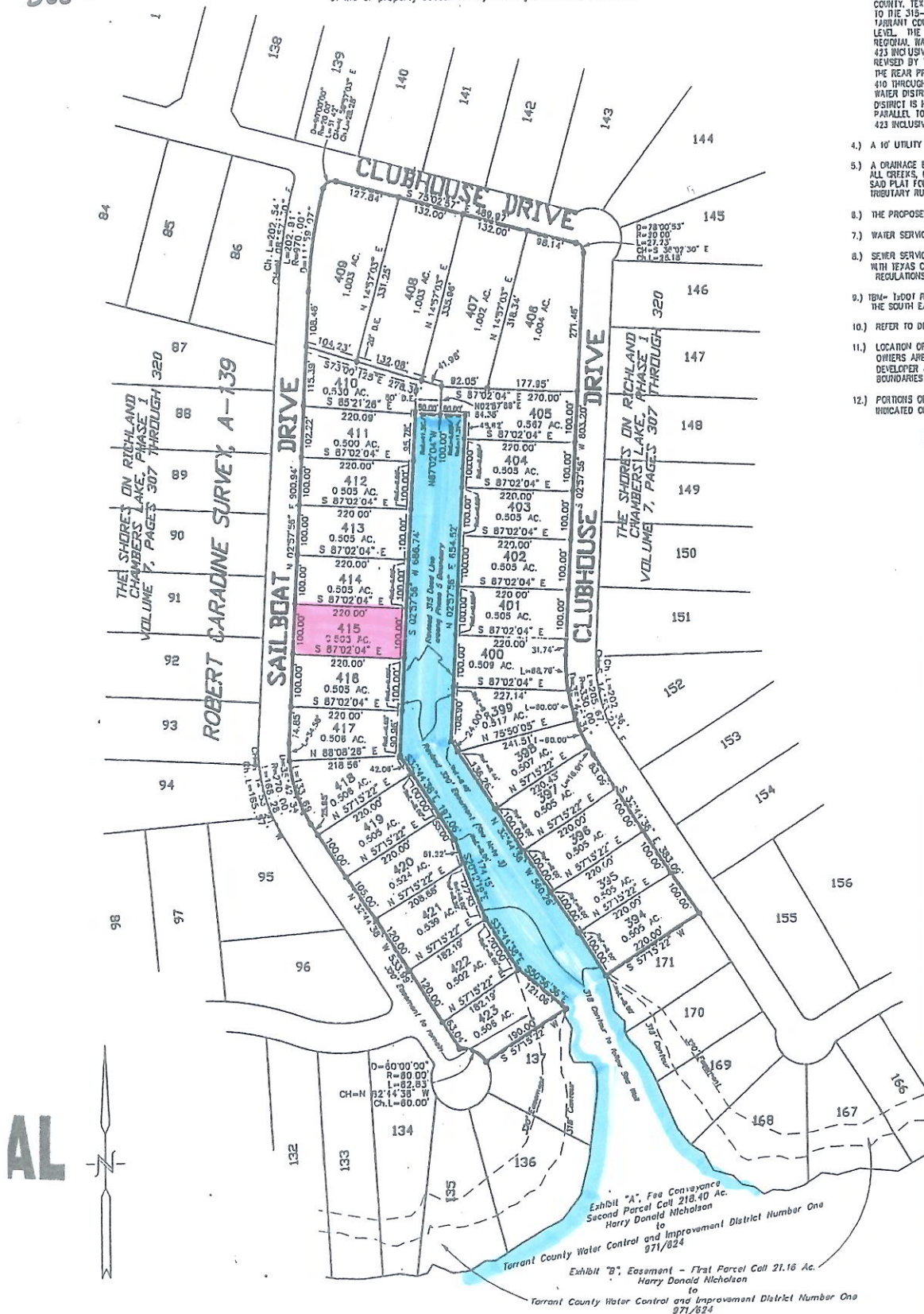


1. Blocking of the flow of water or construction improvements in drainage easements, and filling or obstruction of the flood way is prohibited.
2. The existing creeks or drainage channels traversing along or across the addition or removal of any channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage course 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.

- 1.) ALL LOTS OF THE PROPOSED SUBDIVISION ARE A PRIVATE GATED COMMUNITY. THE PRIVATE SITE REQUIREMENTS FOR PUBLIC ROAD IMPROVEMENTS PER NAVARRO COUNTY RULES AND REGULATION 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 OR REPAIRS OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OTHER OPEN SPACES. HOMEOWNERS AGREE TO HOLD THEMSELVES HARMLESS FROM ANY DAMAGE OR LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SUCH 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 I. WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, RECORDED IN VOLUME 671, PAGE 301, TEXAS GRANTS TO THE TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 THE 315'-FOOT RIGHT-OF-WAY MARK WAY, AREA 84 - ELEVATION = 3412.00'. THIS EASEMENT AS SHOWN IN DEED TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 FOR ALL LAND TO THE J LEVEL. THE 315'-FOOT ELEVATION PROPERTY LINE IS HEREBY REVISED BY THIS PLAT AND BY REGIONAL WATER DISTRICT ALONG THE REAR PROPERTY LINES FOR LOTS 384 THROUGH 405 IS REVISED BY THIS PLAT AND THROUGH AGREEMENT WITH TARRANT REGIONAL WATER DISTRICT #423 INCLOSURE AS SHOWN ON THE PLAT. THE EXISTING FLOODWAVE EASEMENT TO THE 320'-FOOT REAR PROPERTY LINES OF ALL LOTS ADJACENT TO THE PROPOSED CANAL (LOTS 384 THRU 410 THROUGH 423 INCLOSURE), THE AREA WITHIN THE PROPOSED CANAL IS HEREBY DEDICATED TO THE TARRANT REGIONAL WATER DISTRICT. THE AREA OUTSIDE THE PROPOSED CANAL, WITHIN THE ORIGINAL BED USED BY REGIONAL WATER DISTRICT, IS HEREIN DEDICATED TO TEXAS LAKE & DAMS, LTD., "IT NOW ROD SET FOR NEI DISTRICT IS HEREBY DEDICATED TO TEXAS LAKE & DAMS, LTD." IT NOW ROD SET FOR NEI DISTRICT IS HEREBY DEDICATED TO TEXAS LAKE & DAMS, LTD. "IT NOW ROD SET FOR NEI DISTRICT IS HEREBY DEDICATED TO TEXAS LAKE & DAMS, LTD." IT NOW ROD SET FOR NEI DISTRICT IS HEREBY DEDICATED TO TEXAS LAKE & DAMS, LTD. "IT NOW ROD SET FOR NEI DISTRICT IS HEREBY DEDICATED TO TEXAS LAKE & DAMS, LTD."
- 4.) A 10' UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL :
- 5.) A DRAINAGE EASEMENT IS HEREBY DEDICATED FROM 15' ON EITHER SIDE OF THE CENTRALLINE, ALL CREEKS, RIVERS, RAFFLES, DRAWNS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED PLATT FOR DRAINAGE PURPOSES. THE DEVELOPMENT OF INDIVIDUAL OWNERS SHALL NOT INSURANT RUNOFF.
- 6.) THE PROPOSED PRIVATE STREETS ARE 60 FEET IN WIDTH, UNLESS OTHERWISE SHOWN.
- 7.) WATER SERVICE TO BE PROVIDED BY MENA 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, A REGULATIONS.
- 9.) TBD= 1500' RIGHT-OF-WAY MARK WAY, AREA 84 - ELEVATION = 3412.00' (LOCATION=N 8809541.39 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 APPROPRIATE AND WAS NOT DONE WITH SUB-SUB OWNERS ARE RESPONSIBLE FOR HAVING ANY PIPELINES MARKED/LOCATED PRIOR TO CONSTRUCTION DEVELOPER AND SURVEYOR IS NOT RESPONSIBLE FOR LOCATING AND/OR MARKING ANY PROPERTY BOUNDARIES OF THIS DEVELOPMENT.
- 12.) PORTIONS OF THE SUBJECT PROPERTY ARE SHOWN TO BE WITHIN "ZONE A" (SPECIAL FLOOD ZONE) WITH AN INSURANCE RATE MAP# PANEL NO. 480950--001-B.



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

