LAND & LAKES, INC., ITS GENERAL
MARCUS SMITH, DULY AUTHORIZED TO
EREIN PROPERTY AS "THE SHORES ON
VARRO COUNTY, TEXAS. ALL PRIVATE
ASSOCIATION FOR PRIVATE USE. THE
POSES AS INDICATED. THE UTILITY
LITIES FOR EACH PARTICULAR USE. THE
RESPONSIBILITY OF THE PROPERTY
IMPROVEMENTS OR GROWTHS SHALL BE
ACROSS THE EASEMENTS AS SHOWN.
USE AND ACCOMMODATION OF ALL
, AND ANY PUBLIC UTILITY SHALL HAVE
ER TO REMOVE ALL OR PARTS OF ANY
S OR GROWTHS WHICH IN ANY WAY
NCE OR EFFICIENCY OF ITS RESPECTIVE
L AT ALL TIMES HAVE THE FULL RIGHT
EASEMENTS FOR THE PURPOSE OF
AINTAINING AND ADDING TO OR
UT THE NECESSITY AT ANY TIME OF
SHALL HAVE THE RIGHT OF INGRESS
ADING METERS AND ANY MAINTENANCE
TILITY. CUSTOMER METERS AND
Y PART OF UTILITY SYSTEMS,
UTY OR THE CUSTOMER.

, RULES, REGULATIONS, AND

2007.

D FOR THE STATE OF TEXAS,

HOLLY R. GIDEONS
Notary Public, State of Texas
My Commission Expires
February 20, 2008

RVEYOR NO. 4038, DO
A SURVEY MADE ON THE
2005.

, 2007.

WILLIE H. WARREN
4038
REGISTERED
LAND SURVEYOR

D FOR THE STATE OF TEXAS,

DANIEL RAY ARTHUR
Notary Public, State of Texas
My Commission Exp. 02-21-2007

REBY CERTIFY THAT THE
DAY OF

REBY CERTIFY THAT THE
DAY OF

MISSION OF NAVARRO

CHAIRMAN

ding date shall be subject
require the subdivision be

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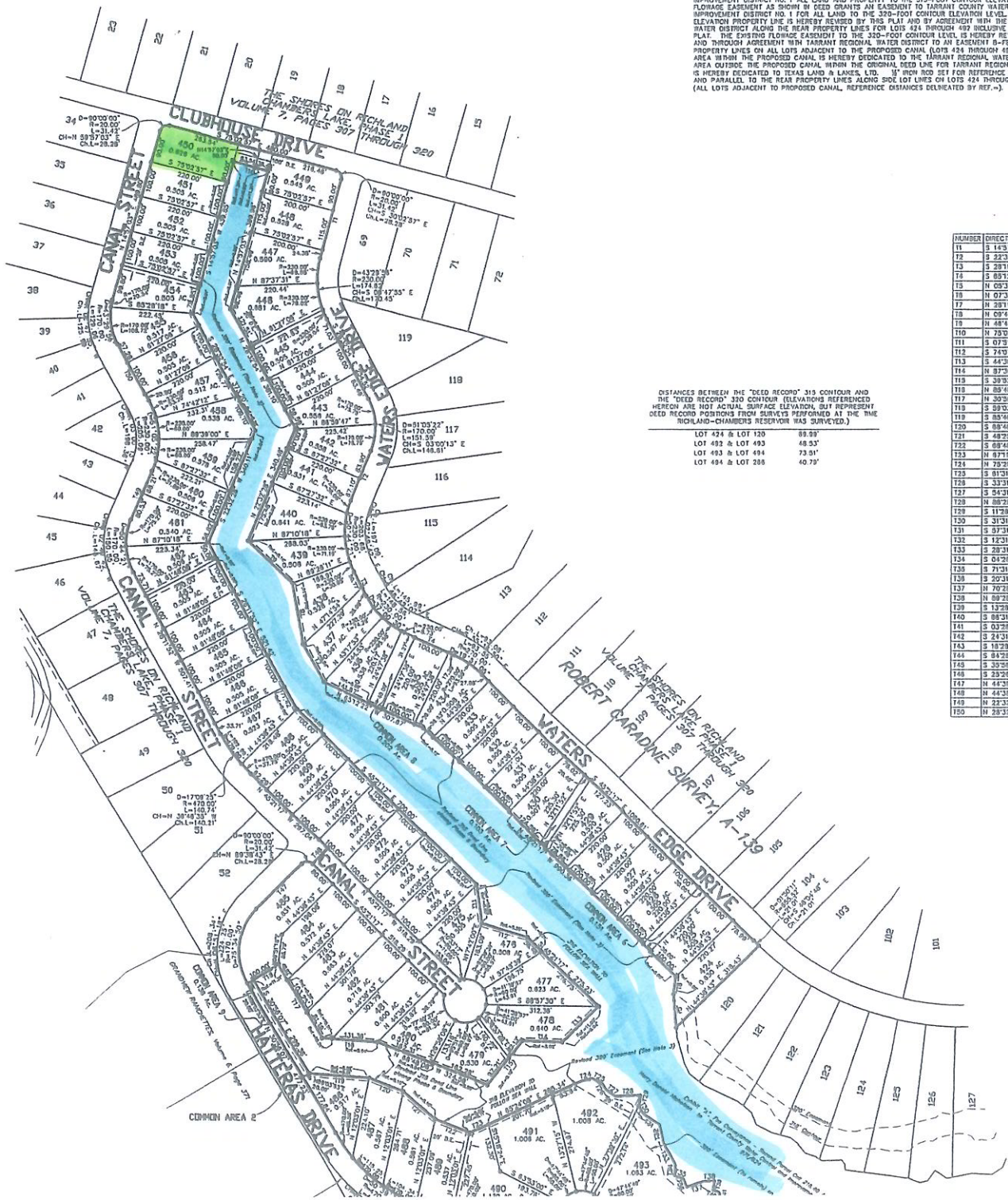
2:58 P

52
Doc # 1512

THE DEED DATED NOVEMBER 4, 1981 FROM HARRY DONALD NICHOLSON AND WIFE, MARGARET NICHOLSON, TO TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, RECORDED IN VOLUME 971, PAGE 824, DEED RECORDS OF NAVARRO COUNTY, TEXAS GRANTS TO THE TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 ALL LAND AND PROPERTY TO THE 313-FOOT CONTOUR ELEVATION LEVEL. THE FLOWAGE EASEMENT AS SHOWN IN DEED GRANTS AN EASEMENT TO TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 FOR ALL LAND TO THE 320-FOOT CONTOUR ELEVATION LEVEL. THE 313-FOOT ELEVATION PROPERTY LINE IS HEREBY REVISED BY THIS PLAT AND BY AGREEMENT WITH THE TARRANT REGIONAL WATER DISTRICT ALONG THE REAR PROPERTY LINES FOR LOTS 424 THROUGH 492 INCLUSIVE AS SHOWN ON THE PLAT. THE EXISTING FLOWAGE EASEMENT TO THE 320-FOOT CONTOUR LEVEL IS HEREBY REVISED BY THIS PLAT AND THROUGH AGREEMENT WITH TARRANT REGIONAL WATER DISTRICT TO AN EASEMENT 8-FEET FROM THE REAR PROPERTY LINES ON ALL LOTS ADJACENT TO THE PROPOSED CANAL (LOTS 424 THROUGH 492 INCLUSIVE). THE AREA WITHIN THE PROPOSED CANAL IS HEREBY DEDICATED TO THE TARRANT REGIONAL WATER DISTRICT. THE AREA OUTSIDE THE PROPOSED CANAL WITHIN THE ORIGINAL DEED LINE FOR TARRANT REGIONAL WATER DISTRICT IS HEREBY DEDICATED TO TEXAS LAND & LAKES, LTD. ½" IRON ROD SET FOR REFERENCE AT 8-FEET FROM AND PARALLEL TO THE REAR PROPERTY LINES ALONG SIDE LOT LINES ON LOTS 424 THROUGH 492 INCLUSIVE (ALL LOTS ADJACENT TO PROPOSED CANAL. REFERENCE DISTANCES DELINEATED BY REF.=).



DISTANCES BETWEEN THE "DEED RECORD" 313 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 424 & LOT 120	89.99'
LOT 492 & LOT 493	48.53'
LOT 493 & LOT 494	73.51'
LOT 494 & LOT 288	40.79'

NUMBER	DIRECTION	DISTANCE
T1	S 14°57'03" W	229.33'
T2	S 22°32'28" W	150.99'
T3	S 28°11'52" E	75.43'
T4	S 85°12'22" E	148.52'
T5	N 09°31'57" W	90.99'
T6	N 07°35'38" E	30.00'
T7	N 28°11'52" W	119.17'
T8	N 09°48'38" W	189.71'
T9	N 48°42'10" W	168.99'
T10	N 75°02'57" W	100.00'
T11	S 07°31'29" E	107.78'
T12	S 74°07'29" E	138.31'
T13	S 44°38'43" W	137.14'
T14	N 87°39'17" W	109.37'
T15	S 39°52'12" W	158.33'
T16	N 85°48'38" W	198.43'
T17	N 30°38'07" W	233.42'
T18	S 59°03'53" W	80.00'
T19	S 85°48'38" E	171.92'
T20	S 88°48'08" E	101.29'
T21	S 48°29'88" E	114.92'
T22	S 88°48'08" E	101.29'
T23	N 87°19'08" E	97.71'
T24	N 75°29'03" E	30.00'
T25	S 81°31'57" E	20.00'
T26	S 33°31'57" E	20.00'
T27	S 54°31'57" E	30.00'
T28	N 88°28'03" E	75.00'
T29	S 11°28'02" W	30.00'
T30	S 31°31'58" E	25.00'
T31	S 57°31'57" E	35.00'
T32	S 12°31'57" E	50.00'
T33	S 28°31'57" E	70.00'
T34	S 04°28'03" W	30.00'
T35	S 71°31'57" E	25.00'
T36	S 20°31'57" E	25.00'
T37	N 70°28'03" E	50.00'
T38	N 88°28'03" E	30.00'
T39	S 13°28'03" W	25.00'
T40	S 88°31'57" E	20.00'
T41	S 03°28'01" W	20.00'
T42	S 24°31'58" E	35.00'
T43	S 18°28'03" W	25.00'
T44	S 84°28'02" W	30.00'
T45	S 25°58'30" W	302.34'
T46	S 25°28'23" W	144.92'
T47	N 44°38'43" E	178.08'
T48	N 44°38'43" E	80.00'
T49	N 22°32'28" E	148.74'
T50	N 28°33'54" W	178.08'