

GENERAL NOTES TO SHORES ON PRIVATE USE. THE UTILITY ARE USE. THE PROPERTY SHALL BE SHOWN. OF ALL SHALL HAVE ITS OF ANY WAY RESPECTIVE FULL RIGHT OF USE OF OR TIME OF INGRESS MAINTENANCE AND S.

2:30 P
sg
Doc # 1513

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.

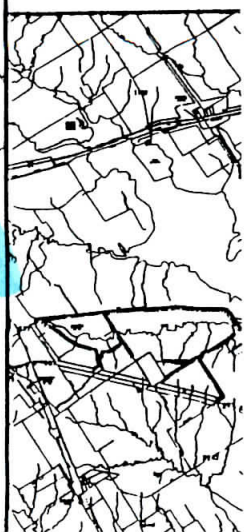
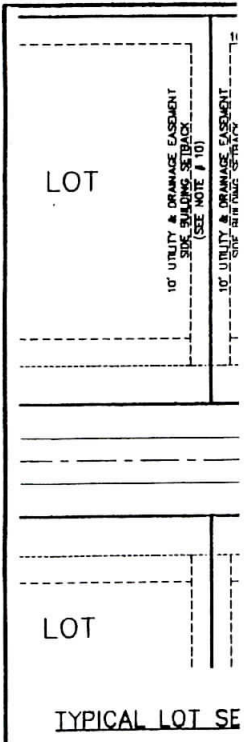
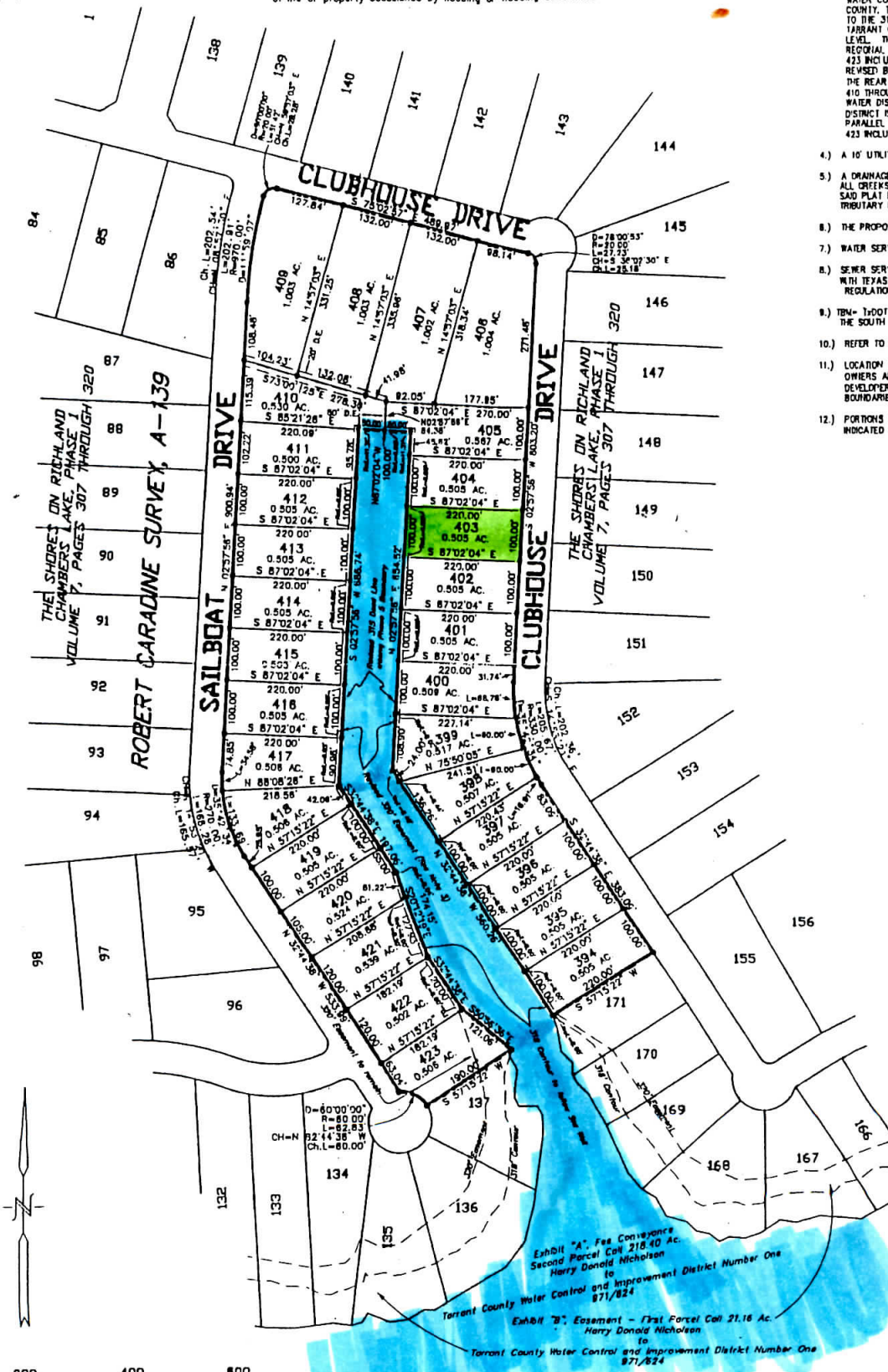
GENERAL NOTES

- 1.) ALL LOTS OF THE PROPOSED SUBDIVISION ARE A PRIVATE, REQUIREMENTS FOR PUBLIC ROAD IMPROVEMENTS PER NA PROPERTY OWNERS ASSOCIATION FOR ITS PRIVATE USE. A EASEMENT IS DEDICATED OVER THE PRIVATE STREETS, NA PRIVATE STREET DRIVES, EMERGENCY ACCESS EASEMENT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREET OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND LOSSES ARISING OUT OF OR RESULTING FROM PER (PARAGRAPH.
- 2.) A 20' UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT
- 3.) THE DEED DATED NOVEMBER 4, 1981 FROM HARRY DONALD WATER CONTROL AND IMPROVEMENT DISTRICT (NUMBER 01 COUNTY, TEXAS GRANTS TO THE TARRANT COUNTY WATER TO THE 315-FOOT CONTOUR ELEVATION LEVEL. THE FLO TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTI LEVEL. THE 315-FOOT ELEVATION PROPERTY LINE IS NOT REGIONAL WATER DISTRICT ALONG THE REAR PROPERTY (423 INCLUSIVE AS SHOWN ON THE PLAT. THE EXISTING REVED BY THIS PLAT AND THROUGH AGREEMENT WITH THE REAR PROPERTY LINES ON ALL LOTS ADJACENT TO 410 THROUGH 423 INCLUSIVE). THE AREA WITHIN THE PI WATER DISTRICT. THE AREA OUTSIDE THE PROPOSED CAI DISTRICT IS HEREBY DEDICATED TO TEXAS LAND & LAKE PARALLEL TO THE REAR PROPERTY LINES ALONG SIDE LO 423 INCLUSIVE (ALL LOTS ADJACENT TO PROPOSED CANA
- 4.) A 10' UTILITY EASEMENT AND DRAINAGE EASEMENT IS HER
- 5.) A DRAINAGE EASEMENT IS HEREBY DEDICATED FROM 15' O ALL CREEKS, DULLES, RAVINES, DRAINS, SLOUGHS, OR OTI SAID PLAT FOR DRAINAGE PURPOSES. THE DEVELOPMENT TRIBUTARY RUNOFF.
- 6.) THE PROPOSED PRIVATE STREETS ARE 80 FEET IN WIDH.
- 7.) WATER SERVICE TO BE PROVIDED BY MEN WATER SUPPLY
- 8.) SEWER SERVICES TO BE PROVIDED BY INDIVIDUAL SEPTIC S WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, TAR REGULATIONS.
- 9.) TRU-100T RIGHT-OF-WAY MARKER NO. 34 - ELEVATION THE SOUTH EAST CORNER OF INTERSECTION US HIGHWAY 1
- 10.) REFER TO DEED RESTRICTIONS FOR BUILDING SETBACKS.
- 11.) LOCATION OF PIPELINES SHOWN HEREON IS APPROXIMATE OWNERS ARE RESPONSIBLE FOR HAVING ANY PIPELINES W DEVELOPER AND OR SURVEYOR IS NOT RESPONSIBLE FOR BOUNDARIES OF THIS DEVELOPMENT.
- 12.) PORTIONS OF THE SUBJECT PROPERTY ARE SHOWN TO BE INDICATED ON FIRM (FLOOD INSURANCE RATE MAP) PANEL

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ORIGINAL



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

All of the property shown hereon is part of five tracts purchased by TEXAS LAND & LAKES, LTD. from HARRY DONALD NICHOLSON, SR. AND MARGARET L. NICHOLSON on July 28, 2005 and being recorded in Volume 1770, Page 584 of Navarro County, Texas.

ALL OF PHASE 5 SHOWN HEREON IS PART OF A 326.888 ACRE TRACT. RECORDED IN A