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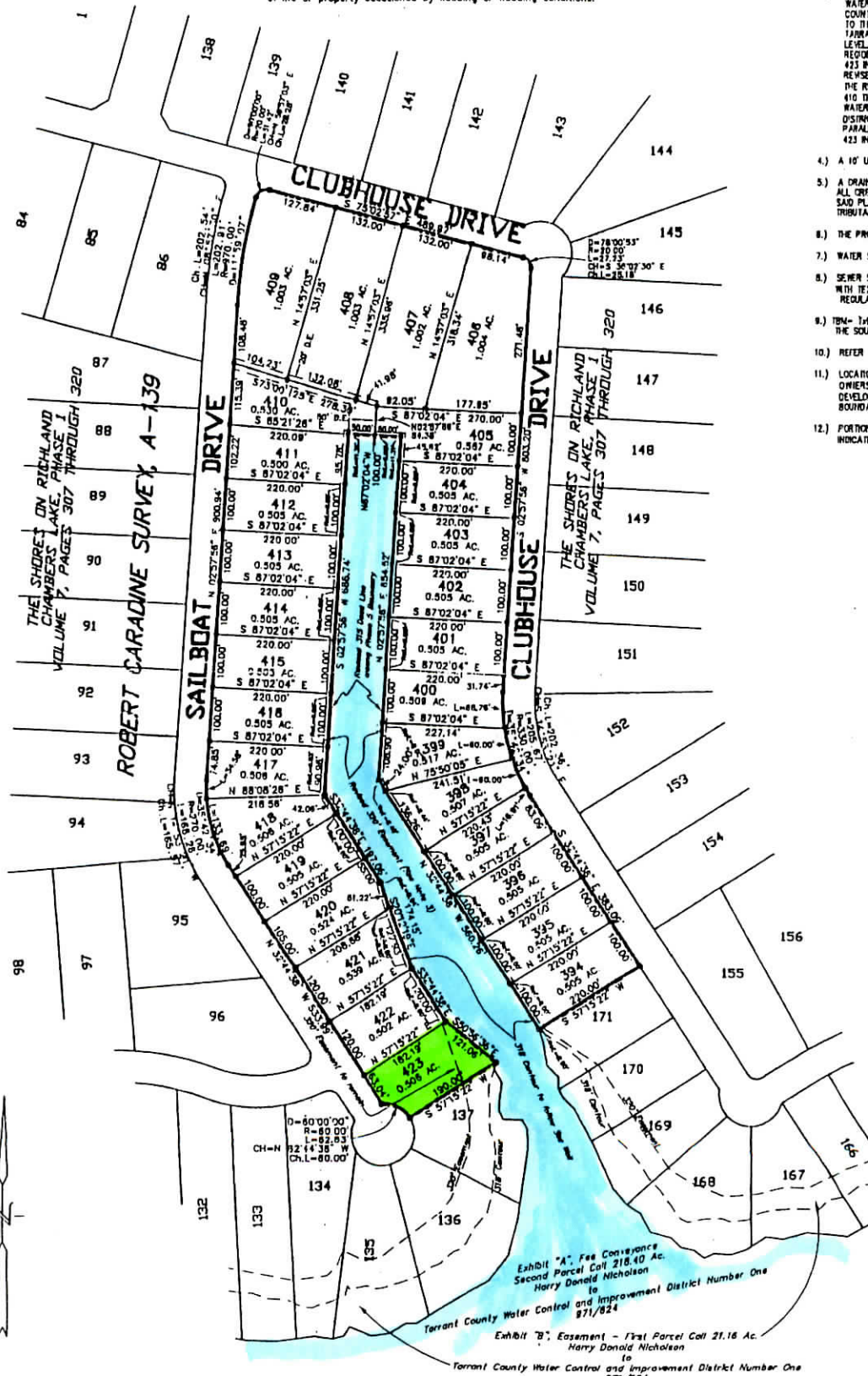
DOC # 1513

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 owner 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.

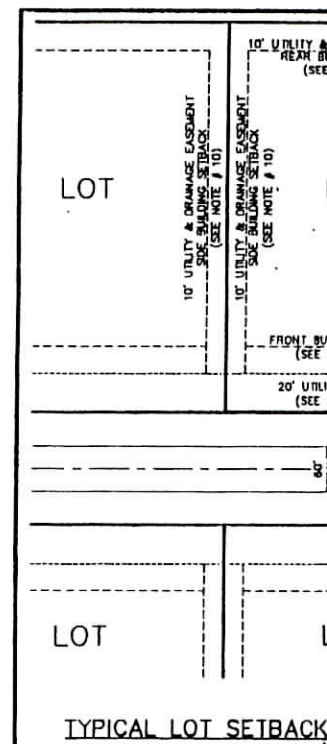
GENERAL NOTES

- 1) ALL LOTS OF THE PROPOSED SUBDIVISION ARE A PRIVATE, GATED COMMON REQUIREMENTS FOR PUBLIC ROAD IMPROVEMENTS PER NAVARRO COUNTY. PROPERTY OWNERS ASSOCIATION FOR ITS PRIVATE USE AND MAINTENANCE. EASEMENT IS DEDICATED OVER THE PRIVATE STREETS, NAVARRO COUNTY PRIVATE STREETS DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, OVER OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARM AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE PARAGRAPH.
- 2) A 20' UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PRIVATE
- 3) THE DEED DATED NOVEMBER 4, 1981 FROM HARRY DONALD NICHOLSON AN WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, RECORDED IN COUNTY, TEXAS GRANTS TO THE TARRANT COUNTY WATER CONTROL & IN 10 THE 315-FOOT ELEVATION LEVEL. THE FLOODAGE EASEMENT TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 FOR LEVEL. THE 315-FOOT ELEVATION PROPERTY LINE IS HEREBY REVISED TO REGIONAL WATER DISTRICT ALONG THE REAR PROPERTY LINES FOR LOTS 423 INCLUSIVE AS SHOWN ON THE PLAT. THE EXISTING FLOODAGE EASEMENT REVISED BY THIS PLAT AND THROUGH AGREEMENT WITH TARRANT REGION THE REAR PROPERTY LINES ON ALL LOTS ADJACENT TO THE PROPOSED (410 THROUGH 423 INCLUSIVE). THE AREA WITHIN THE PROPOSED CANAL WATER DISTRICT. THE AREA OUTSIDE THE PROPOSED CANAL WITHIN THE DISTRICT IS HEREBY DEDICATED TO TEXAS LAND & LAKES, LTD. NO TWO PARALLEL TO THE REAR PROPERTY LINES ALONG SIDE LOT LINES ON LOT 423 INCLUSIVE (ALL LOTS ADJACENT TO PROPOSED CANAL, REFERENCE D
- 4) A 10' UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED
- 5) A DRAINAGE EASEMENT IS HEREBY DEDICATED FROM 15' ON EITHER SIDE (ALL DITCHES, DRAINS, RAVINES, DRAINS, SLOUGHS OR OTHER NATURAL OR SAID PLAT FOR DRAINAGE PURPOSES. THE DEVELOPMENT OF INDIVIDUAL C TRIBUTARY RUNOFF.
- 6) THE PROPOSED PRIVATE STREETS ARE 60 FEET IN WIDTH, UNLESS OTHER
- 7) WATER SERVICE TO BE PROVIDED BY MEN WATER SUPPLY CORPORATION.
- 8) SEWER SERVICES TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS APPROX WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, TARRANT REGIONAL REGULATIONS.
- 9) 18N-1500T RIGHT-OF-WAY MARKER No. 54 - ELEVATION = 342.08' (LOC) THE SOUTH EAST CORNER OF INTERSECTION US HIGHWAY NO. 287 AND SP
- 10) REFER TO DEED RESTRICTIONS FOR BUILDING SETBACKS.
- 11) LOCATION OF PIPELINES SHOWN HEREON IS APPROXIMATE AND WAS NOT OWNERS ARE RESPONSIBLE FOR HAVING ANY PIPELINES MARKED/LOCATED DEVELOPER AND OR SURVEYOR IS NOT RESPONSIBLE FOR LOCATING AND BOUNDARIES OF THIS DEVELOPMENT.
- 12) PORTIONS OF THE SUBJECT PROPERTY ARE SHOWN TO BE WITHIN "ZONE INDICATED ON FIRM (FLOOD INSURANCE RATE MAP) PANEL NO. 480950-0



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



ORIGINAL

if 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 28, 2005 and being recorded in Volume 1770, Page 584 of Navarro County, Texas.

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