

Cable Slide 131

2410-00009547

GENERAL NOTES:
ALL ALLOCATION LINES ARE A PROJECTION OF LOT LINES
EXCEPT AS SHOWN.
ALL LOTS MUST USE AEROBIC SYSTEMS FOR THEIR SANITARY
SEWER SYSTEMS. NO SEPTIC TANKS ALLOWED.
ALL LOTS ARE A MINIMUM OF 0.50 ACRE NET OF DRAINAGE
EASEMENTS.
BOAT HOUSES CAN NOT EXTEND MORE THAN 40.0 FT. FROM
BULK HEAD ON LOTS 3 THROUGH 17 AND LOTS 28 THROUGH 39.
A 20.0 FT. UTILITY EASEMENT IS DEDICATED ALONG THE FRONT
OF ALL LOTS BY THIS PLAT.
ALL ABOVE GROUND APPARUSES FOR ELECTRIC, TELEPHONE
OR T.V. CABLE WILL BE PLACED WITHIN 5' OF SIDE LINES.
LOTS 1-X, 2-X, 3-X AND 4-X BROWN'S LANDING, PHASE II
ARE OWNED BY THE HOME OWNERS ASSOCIATION.
BUILDING SETBACK LINES WILL BE 35.0 FT. FROM THE FRONT
LINES AND 10.0 FT. FROM SIDE LINES.
D - DENOTES 1/2" IRON ROD SET UNLESS
NOTED OTHERWISE.
BEARINGS ARE ORIENTED TO THE NORTHERLY EAST LINE
OF 40.028 ACRE TRACT IN VOLUME 2617, PAGE 575.
LOTS 1-X, 2-X & 3-X BROWN'S LANDING, PHASE II
MAY BE USED FOR UTILITY INFRASTRUCTURE.

Developer:
Gay Brown
2443 Medford Court West
Ft. Worth, Texas 76109
817-296-4314

31.994 Acres in Brown's
Landing Phase II.

JOHN COWAN & ASSOCIATES, INC.
2012 ANTHONY DRIVE
TYLER, TEXAS 75701
PHONE (903) 581-2238
FAX (903) 561-0600

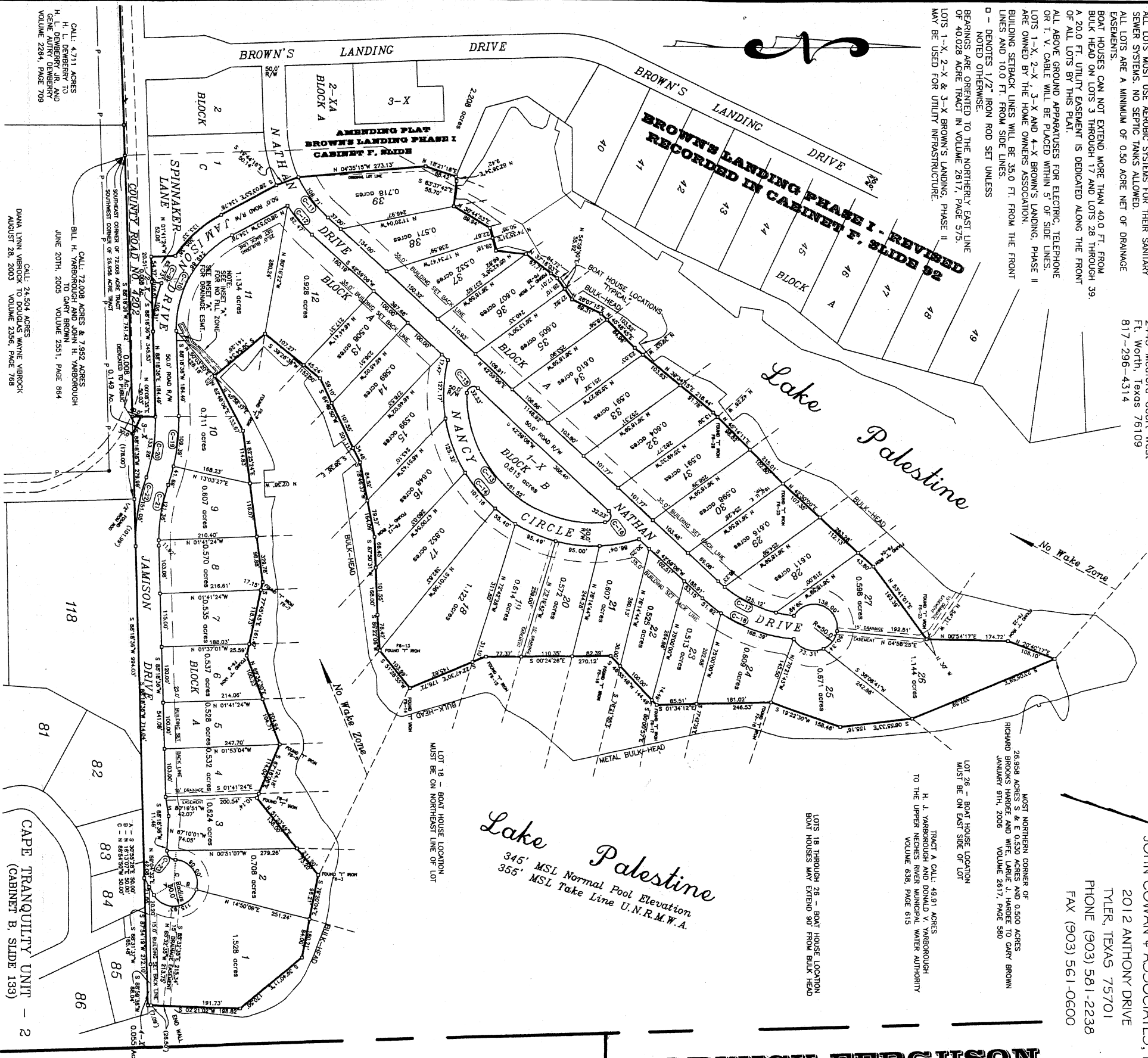
MOST NORTHERN CORNER OF
26.508 ACRES S. & E. 0.520 ACRES
RICHARD BROWN'S LANDING
JANUARY 9TH, 2008 VOLUME 2617, PAGE 580

LOT 28 - BOAT HOUSE LOCATION
MUST BE ON EAST SIDE OF LOT

TRACT A CALL: 49.81 ACRES
H. J. YARBOROUGH AND DONALD V. YARBOROUGH
TO THE UPPER RECHES RIVER MUNICIPAL WATER AUTHORITY
VOLUME 625, PAGE 615

LOTS 18 THROUGH 28 - BOAT HOUSE LOCATION
BOAT HOUSES MAY EXTEND 80' FROM BULK HEAD

Lake Palestine
345' MSL Normal Pool Elevation
355' MSL Take Line U.N.R.M.W.A.



JOSE M. ACOSTA A - 1

WARWICK FERGUSON
A - 8

MIGUEL CORTEJAS SURVEY A - 5

FINAL PLAT
BROWN'S LANDING
PHASE II
PART OF THE MIGUEL CORTEJAS
SURVEY, ABSTRACT NO. 5
HENDERSON COUNTY, TEXAS

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C-9	275.00'	170.59'	305.38'	63.37° 31.3'	289.93'	S 59° 52' 38" E
C-10	225.00'	139.57'	249.86'	55.07° 31.3'	237.21'	N 54° 52' 38" W
C-11	225.00'	139.57'	249.86'	55.07° 31.3'	237.21'	N 54° 52' 38" W
C-12	225.00'	139.57'	249.86'	55.07° 31.3'	237.21'	N 54° 52' 38" W
C-13	225.00'	139.57'	249.86'	55.07° 31.3'	237.21'	N 54° 52' 38" W
C-14	225.00'	139.57'	249.86'	55.07° 31.3'	237.21'	N 54° 52' 38" W
C-15	225.00'	139.57'	249.86'	55.07° 31.3'	237.21'	N 54° 52' 38" W
C-16	225.00'	139.57'	249.86'	55.07° 31.3'	237.21'	N 54° 52' 38" W
C-17	225.00'	139.57'	249.86'	55.07° 31.3'	237.21'	N 54° 52' 38" W
C-18	225.00'	139.57'	249.86'	55.07° 31.3'	237.21'	N 54° 52' 38" W
C-19	225.00'	139.57'	249.86'	55.07° 31.3'	237.21'	N 54° 52' 38" W
C-20	225.00'	139.57'	249.86'	55.07° 31.3'	237.21'	N 54° 52' 38" W
C-21	225.00'	139.57'	249.86'	55.07° 31.3'	237.21'	N 54° 52' 38" W
C-22	225.00'	139.57'	249.86'	55.07° 31.3'	237.21'	N 54° 52' 38" W
C-23	225.00'	139.57'	249.86'	55.07° 31.3'	237.21'	N 54° 52' 38" W

