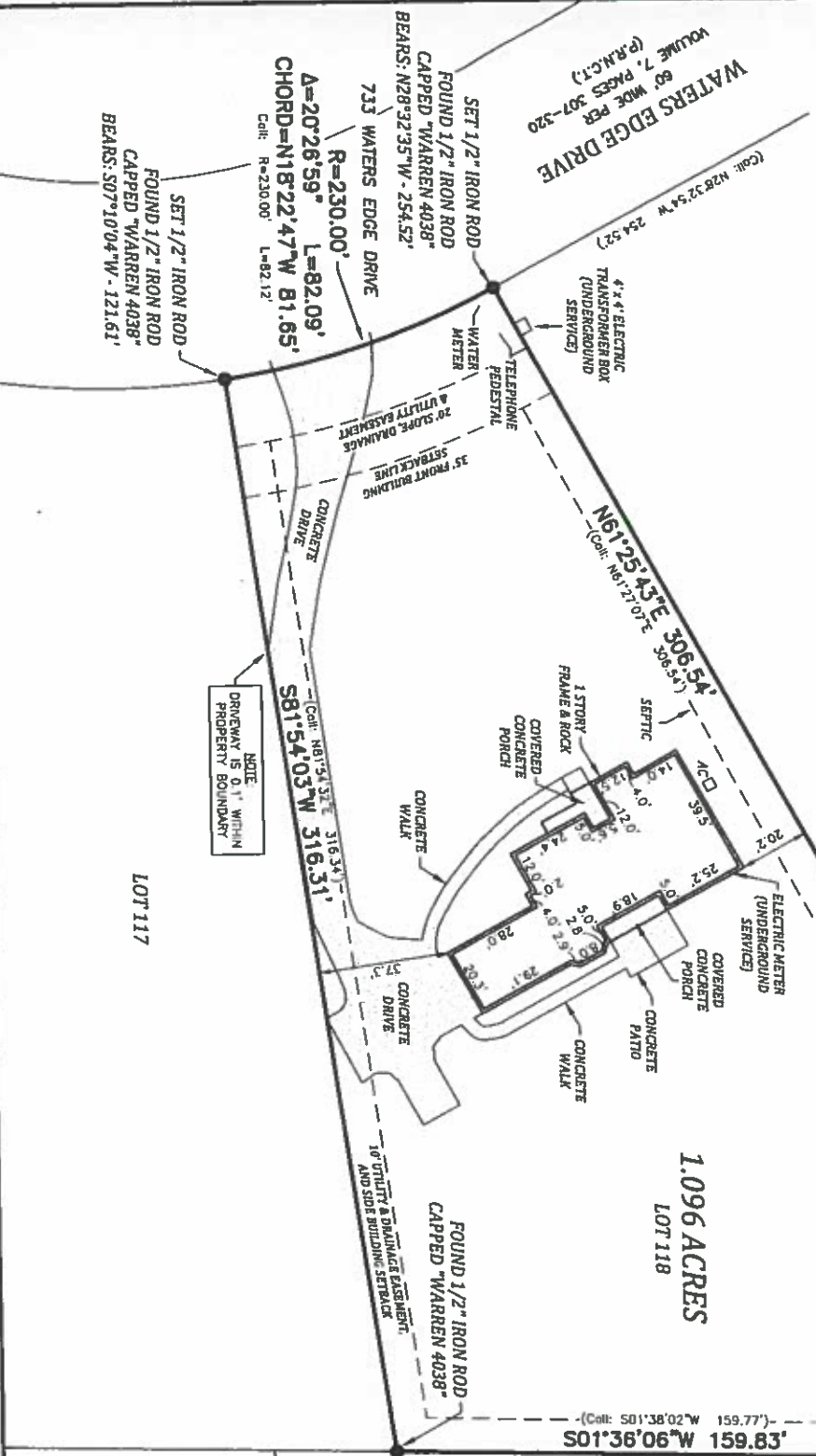


LOT 119
THE SHORES ON
RICHLAND CHAMBERS LAKE
PHASE 1
VOLUME 7, PAGES 307-320
PLAT RECORDS OF
NAVARRO COUNTY, TEXAS
(P.R.N.C.T.)



SURVEY:	ROBERT CARADINE, A-139
DESCRIPTION:	LOT 118 OF THE SHORES ON RICHLAND CHAMBERS AS SHOWN ON A PLAT IN VOLUME 7, PAGES 307-320 (P.R.N.C.T.)
COUNTY:	NAVARRO COUNTY, TEXAS
SURVEY FOR:	MICHAEL & SARAH WITTHROW
SCALE:	1" = 40'
DATE:	12/10/2020
JOB NO.:	2020-0202

ANDRESS SURVEYING, LLC

506 Richardson Street ~ Athens, Texas 75751
Phone: (903) 904-5043 | Fax: (903) 904-5044
AddressSurveying.com
TBRPLS Firm No. 10194120

I, ROSS C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6464, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN DECEMBER OF 2020 AND THIS SURVEY COMPLIES WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS EFFECTIVE SEPTEMBER, 1992.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SUPERVISOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

ROSS C. ANDRESS
6167
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6464

ORIGINAL PLAT MARKED WITH A RED OR RAISED SEAL.

DISCLAIMER:
THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THE SURVEY, EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

- NOTE:
1) BEARINGS AND DISTANCES WERE DERIVED FROM C.T.S. OBSERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL ZONE (FIPS 4202).
- 2) RESTRICTIVE COVENANTS RECORDED IN:
o VOLUME 1784, PAGE 632; o VOLUME 1814, PAGE 230;
o VOLUME 1827, PAGE 590;
o INSTRUMENT NUMBER 2006-00010619;
o INSTRUMENT NUMBER 2006-00011728;
o INSTRUMENT NUMBER 2007-0009274;
o INSTRUMENT NUMBER 2008-0009680;
o INSTRUMENT NUMBER 2018-0008557.
- 3) ALL OF THE OFFICIAL RECORDS OF NAVARRO COUNTY, TEXAS (O.R.N.C.T.) EASEMENTS AND BUILDINGS SETBACK LINES AS SHOWN ON A PLAT RECORDED IN VOLUME 7, PAGES 311-312 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS (P.R.N.C.T.).
- 4) HUMBLE PIPELINE COMPANY RIGHT OF WAY RECORDED IN VOLUME 560, PAGE 167 AND VOLUME 560, PAGE 169 (O.R.N.C.T.) ARE ON, OVER, AND ACROSS AND ARE NON-LOCATIVE.
- 5) SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT RECORDED IN VOLUME 1198, PAGE 342 (O.R.N.C.T.) DOES NOT AFFECT THIS TRACT.
- 6) DENIL GAS PIPELINE CORPORATION RIGHT OF WAY RECORDED IN VOLUME 788, PAGE 777 (O.R.N.C.T.) DOES NOT AFFECT THIS TRACT.
- 7) BI-STONE FUEL COMPANY RIGHT OF WAY RECORDED IN VOLUME 798, PAGE 789 (O.R.N.C.T.) DOES NOT AFFECT THIS TRACT.
- 8) WOODLAND ESTATES CHANNEL EASEMENT RECORDED IN VOLUME 1075, PAGE 494 (O.R.N.C.T.) DOES NOT AFFECT THIS TRACT.
- 9) WOODLAND ESTATES ROAD EASEMENT RECORDED IN VOLUME 1075, PAGE 498 (O.R.N.C.T.) DOES NOT AFFECT THIS TRACT.
- 10) EUREKA-NAVARRO WATER SUPPLY CORPORATION EASEMENT RECORDED IN VOLUME 1094, PAGE 493 (O.R.N.C.T.) IS ON, OVER AND ACROSS, AND IS NON-LOCATIVE.
- 11) NAVARRO COUNTY ELECTRIC COOPERATIVE, INC. EASEMENT RECORDED IN VOLUME 1097, PAGE 109 (O.R.N.C.T.) DOES NOT AFFECT THIS TRACT.
- 12) TEXAS UTILITIES FUEL COMPANY EASEMENT RECORDED IN VOLUME 1103, PAGE 224 (O.R.N.C.T.) DOES NOT AFFECT THIS TRACT.
- 13) TEXAS LAND AND LAKES SURFACE USE AGREEMENTS RECORDED IN VOLUME 1770, PAGE 661 AND VOLUME 1777, PAGE 131 (O.R.N.C.T.) DO NOT AFFECT THIS TRACT.
- 14) TRIANGLE SERVICES, LLC RIGHT OF WAY RECORDED IN INSTRUMENT NUMBER 2008-00000721 (O.R.N.C.T.) DOES NOT AFFECT THIS TRACT.
- 15) ALL ELECTRIC LINES APPEAR TO BE UNDERGROUND ON THIS PROPERTY.