

STATE OF TEXAS  
COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION  
OF NAVARRO COUNTY, TEXAS

APPROVED THIS THE DAY OF 20

CHAIRMAN

VICE CHAIRMAN

0.08 AC  
OUTSIDE  
FENCE

1  
1.02 AC

3  
0.05 AC

2  
1.06 AC

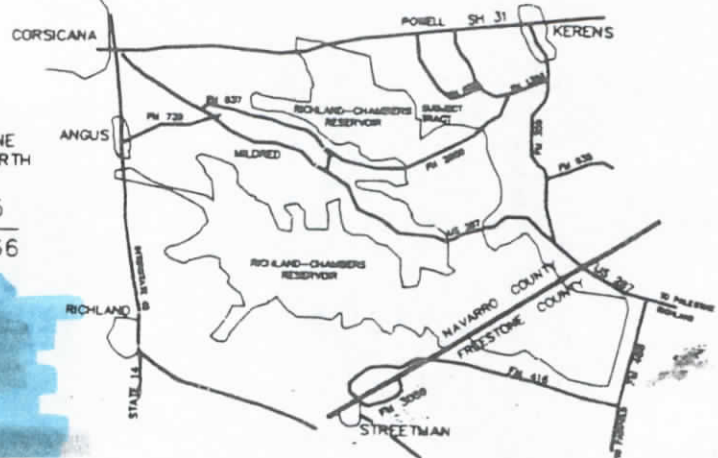
TEXAS STATE PLANE  
COORDINATE - NORTH  
CENTRAL ZONE  
N 149049.3135  
E 2384198.6666

PLATTED  
315' ELEV

318' ELEV  
100 YR. FLOOD PLAIN  
BY GRAPHIC PLOTTING

RICHLAND-CHAMBERS  
RESERVOIR

# LOCATION MAP



UTILITY EASEMENTS: UTILITY EASEMENTS OF NOT LESS THAN FIFTEEN (15') FEET SHALL BE PROVIDED ON EACH SIDE OF THE FRONT OR REAR LOT LINES AND NOT LESS THAN FIVE (5') ON ALL SIDE LOT LINES AS APPLICABLE. EASEMENTS SHALL BE CLEARLY INDICATED ON THE PRELIMINARY AND FINAL PLAT "EASEMENTS RIGHTS" SHALL BE DEFINED AND EXPLAINED ON THE PLAT AS FOLLOWS:

"THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN TO ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING THE UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING AND DESIRING TO USE THE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR TO REMOVE ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY. CUSTOMER METERS AND SERVICE LINES ARE CONSIDERED AN INTEGRAL AND NECESSARY PART OF UTILITY SYSTEMS REGARDLESS OF WHETHER THEY WERE INSTALLED BY THE UTILITY OR THE CUSTOMER."

STATEMENT OF MONUMENTATION:  
ALL CORNERS OF LOTS, ANGLES, POINTS OF CURVATURE AND POINTS OF TANGENCY HAVE BEEN PHYSICALLY MARKED BY 1/2" SET IRON RODS UNLESS NOTED OTHERWISE.

NOTE: NAVARRO COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS NAVARRO COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH