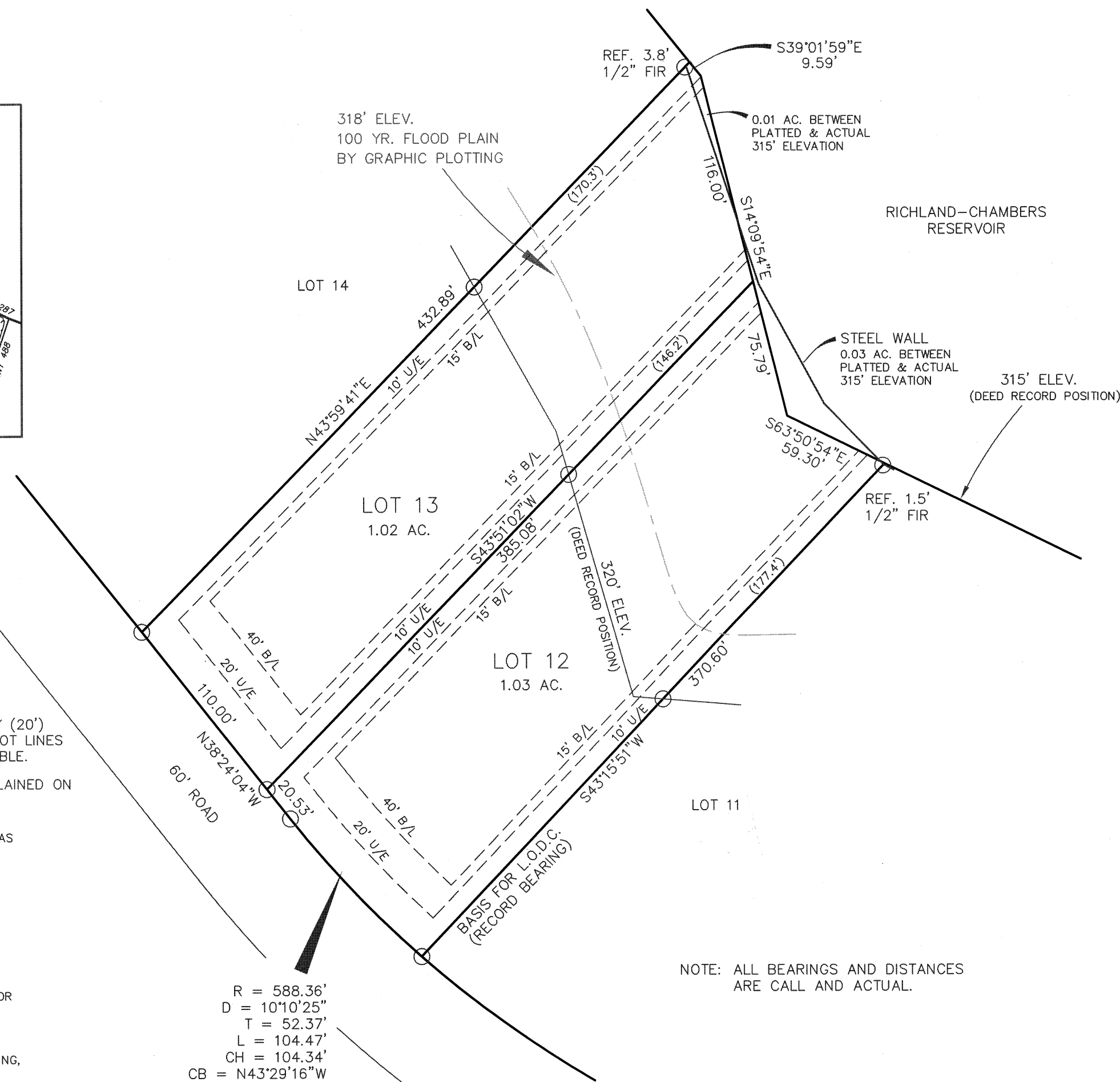
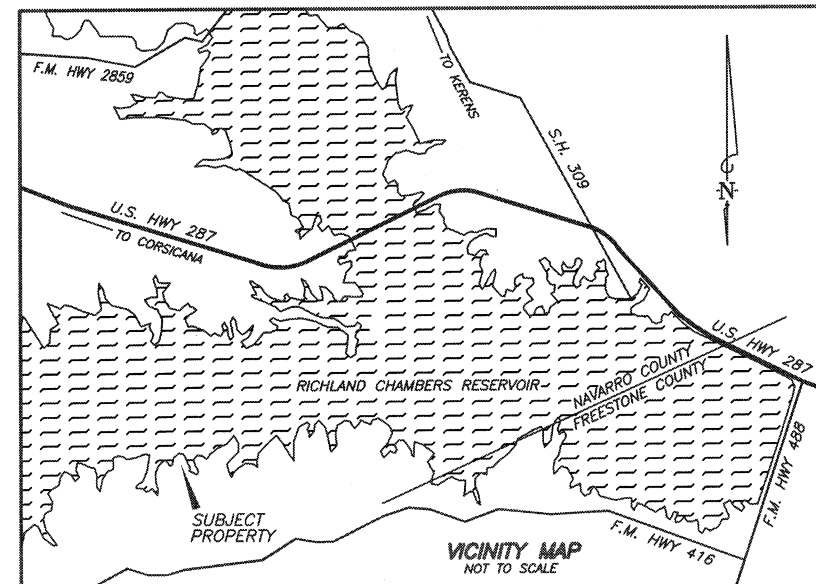


SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE

REPLAT of LOT 12-R FINAL PLAT OF LOTS 12 AND 13



UTILITY EASEMENTS: UTILITY EASEMENTS OF NOT LESS THAN TWENTY (20') FEET SHALL BE PROVIDED ON EACH SIDE OF THE FRONT OR REAR LOT LINES AND NOT LESS THAN TEN (10') 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."

SCALE: 1"= 60'
COUNTY: NAVARRO
ACREAGE: SEE PLAT

SURVEY: SAMUEL MOORE A-582
DESCRIPTION: VOL. 8, PAGE 21
SURVEYED FOR: COLE SNADON

HEARN SURVEYING ASSOCIATES

FLAME OFFICE CENTER
ATHENS, TX 75751
(903) 675-2858

1-800-432-7670

REVISED 11/22/11

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

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

THAT COVE PARTNERS, LLC IS THE OWNER OF THAT CERTAIN TRACT DESIGNATED AS LOT 12-R, SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE, IN THE SAMUEL MOORE SURVEY, A-582, IN NAVARRO COUNTY, TEXAS.

NOW THEREFORE BE IT KNOWN THAT THE AFORESAID, DO HEREBY ADOPT THIS PLAT DESIGNATED AS LOTS 12 AND 13, SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE AND EASEMENTS SHOWN HEREON ARE HEREBY DESIGNATED FOR PUBLIC USE, IN SO FAR AS OUR INTEREST MAY APPEAR.

WITNESS OUR HANDS ON THIS THE _____ DAY OF _____, 2011.

COVE PARTNERS, LLC
BY: COLE SNADON, MANAGER
15280 ADDISON ROAD, SUITE 301
ADDISON, TEXAS 75001

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED COLE SNADON, KNOWN TO ME TO BE THE PERSON WHOSE SUBSCRIBED TO THE FOREGOING, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED TO THE SAME FOR THE PURPOSE HERE IN EXPRESSED.

WITNESS MY HAND AND SEAL ON THIS THE _____ DAY OF _____, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF NAVARRO COUNTY, TEXAS:
APPROVED THIS DATE, THE _____ DAY OF _____, 2011.

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT # 4

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

THAT I, COUNTY CLERK FOR THE COUNTY OF NAVARRO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THIS THE _____ DAY OF _____, 2011.

COUNTY CLERK

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 _____, 2011.

CHAIRMAN

VICE CHAIRMAN

TARRANT REGIONAL WATER DISTRICT

THIS PLATTED AREA MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR ON-SITE SEWAGE DISPOSAL FACILITIES, TO BE LICENSED BY THE TARRANT REGIONAL WATER DISTRICT.

THIS THE _____ DAY OF _____, 2011.

AUTHORIZED REPRESENTATIVE
TARRANT REGIONAL WATER DISTRICT