

ROBERT CARADINE SURVEY A-139

CALL: 66.693 AC. (TRACT FOUR)
CHARLES F. IRVINE
VOL. 1215, PG. 859

CALL: 3.947 AC.
GOD AND FAMILY FIRST, LLC
INSTR. NO. 2010-0000726

POINT FR. W/ 5/8" I.R.F. (BENT)
BRS. S. 01°30'30" E. 34.30' E.
A CONC. MON. W/ 5/8" I.R.F. (BENT)
(10' NO. 1 310' BRS. S. 56°33'30" E. 83.80')

Vol 18
pgs 239, 240, 241
FILED FOR RECORD
AT 3:30 P.M.
SEP 24 2013
CLERK OF DISTRICT COURT
COUNTY OF NAVARRO COUNTY, TEXAS

Doc#
00006098

CALL: 6.77 AC. (TRACT TWO)
ALLEGHENY DEVELOPMENT, LLC
INSTR. NO. 2011-00007030

CALL: 16.069 AC. (TRACT THREE)
CHARLES F. IRVINE TO MOONLIGHT POINT, LLC
INSTR. NO. 2013-00000035 UNCLERKED 31, 2012

TOTAL SURVEYED: 44.44 ACRES
OF WHICH APPROXIMATELY 1.09 AC. LIES WITHIN COUNTY ROAD 3190
(ADVICE BASED ON A CALCULATED 60' COUNTY ROAD R.O.W.)
14.67 AC. BEING IN AN EASEMENT TO THE CURRENT COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT NUMBER ONE RECORDED IN VOL. 968, PG. 366

CALL: 101.39 AC.
EXHIBIT "A" FIRST PARCEL
TARRANT COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT NUMBER ONE
VOL. 968, PG. 366
14.67 ACRES

CALL: 9.73 AC. EASEMENT
(EXHIBIT "B" FIRST PARCEL)
VOL. 968, PG. 366
14.67 ACRES

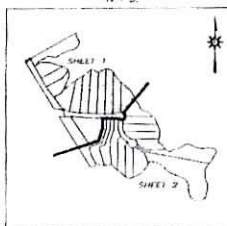
CALL: 34.50 AC. (TRACT ONE)
ALLEGHENY DEVELOPMENT, LLC
INSTR. NO. 2011-00007030

P.O.B.
1" I.R.F.

POINT A
(SEE NOTE 12)

VICINITY MAP
N.T.S.

KEY MAP
N.T.S.



MLA CONSULTING, LLC
955 Republic Drive, Suite 430
Plano, Texas 75074
Phone: (214) 952-0233
Fax: (214) 242-2422

MLA CONSULTING
ENGINEERS & PLANNERS

OWNER/DEVELOPER
MOONLIGHT POINT, LLC
1217 FM 246-W
Streetman, TX 75859
(903) 599-1770

DANIEL ARTHUR
SURVEYING, LLC
2026 Republic Dr., Suite B
Tyler, Texas 75701
Phone: (409) 503-2030
P.O. Box 5505
Tyler, Texas 75711

CORNER LEGEND

CONC. MON. = CONCRETE MONUMENT (FOUND)
I.R.F. = IRON ROD (FOUND)
I.P.F. = IRON PIPE (FOUND)

LEGEND

--- BOUNDARY LINE
--- ADJACENT LINE
--- RECORD EASEMENT LINE
--- 318' CONTOUR LINE (100' IN FLOODPLAIN ELEVATION)
--- FEMA FLOOD PLAIN (APPROXIMATE LOCATION)
--- (DRAINAGE EASEMENT)
--- LANDSCAPE EASEMENT

FINAL PLAT
MOONLIGHT POINT ON RICHLAND
CHAMBERS LAKE

BEING
44.44 ACRES

SITUATED IN PART OF
ROBERT CARADINE SURVEY A-139
NAVARRO COUNTY, TEXAS
(SHEET 1 OF 3)

SCALE: 1" = 100'

