



OWNERS ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF MONTAGUE

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

And designated herein as the NORTHBEACH ADDITION, PHASE 1 a subdivision to Montague County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-way and public places thereon for the purpose and consideration therein expressed.

Owner	Date
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Owner	Date
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THE COUNTY OF MONTAGUE, TEXAS 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 THE COUNTY OF MONTAGUE, TEXAS FROM ALL CLAIMS, DAMAGE AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATION OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

SURVEYORS CERTIFICATE

STATE OF TEXAS

COUNTY OF MONTAGUE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground:

Jason G. Swaim, RPLS No. 5550 DATE



PLAT NOTES:

1. BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF LAKESIDE COUNTRY CLUB
ADDITION AS SHOWN.

2. THE STREETS SHOWN WERE PREEXISTING STREETS AND ARE TO BE BROUGHT UP TO THE CURRENT COUNTY STANDARDS PER THIS PROJECT.

3. ALL UTILITIES ARE PREEXISTING AND ALREADY SERVE THE LOTS SHOWN. THE ELECTRIC IS TO BE REMOVED SOUTH OF THE PROPOSED BEACH ROAD AND PLACED UNDERGROUND.

4. THE SUBJECT PROPERTY IS NOT WITHIN ANY FLOOD HAZARD ZONE PER FEMA FIRM PANEL NO. 48337C0260C.

5. THE INTENT OF THIS PLAT IS TO SUBDIVIDE THE WATERFRONT LOTS. THE REMAINDER OF THE PROPERTY WILL BE UNPLATTED.

6. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING OF THE FLOOD WAY IS PROHIBITED.

7. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE PROJECT ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT THEY TRAVEL THROUGH TO THE EXISTING DRAINAGE CHANNELS.

ALONG OR ACROSS SAID LOTS.

8. MONTAGUE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS FOR OR THE CONTROL OF EROSION.

9. MONTAGUE COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSON INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

APPROVED BY THE

COMMISSIONERS COURT OF MONTAGUE COUNTY, TEXAS

James O. Kittrell, County Judge
Date _____

Dickey J. Cox, Commissioner Precinct No. 1

Jerry Clements, Commissioner Precinct No. 2

Glenn Seay, Commissioner Precinct No. 3
Date _____

Tommie Sappington, Commissioner Precinct No. 4
Date _____

ATTEST:

Valerie Stout, County Clerk

FINAL PLAT

OF

NORTHBEACH ADDITION
PHASE 1

BEING

BLOCK 1
LOTS 1 THRU 8

IN THE

DANIEL FARRIS SURVEY, ABST. NO. 262

MONTAGUE COUNTY, TEXAS

MARCH 24, 2006