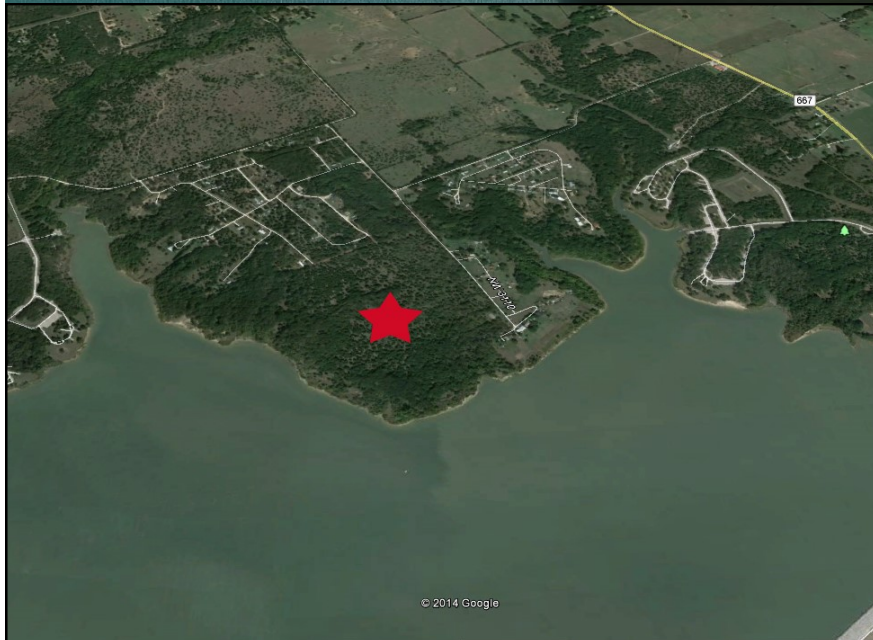


Heavily Wooded Acreage Lots at Navarro Mills Lake



Navarro Mills Lake



Looking for a place to get away from the big city?

Three parcels to choose from ranging from 11.25 to 13.44 acres. All are heavily wooded with recently installed driving trails throughout. Each tract backs up to Corps of Engineers lakefront property. Recreational opportunities abound for fishing, hunting, 4 wheeling, camping and hiking. All sites have suitable building sites for building your dream home or cabin

Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



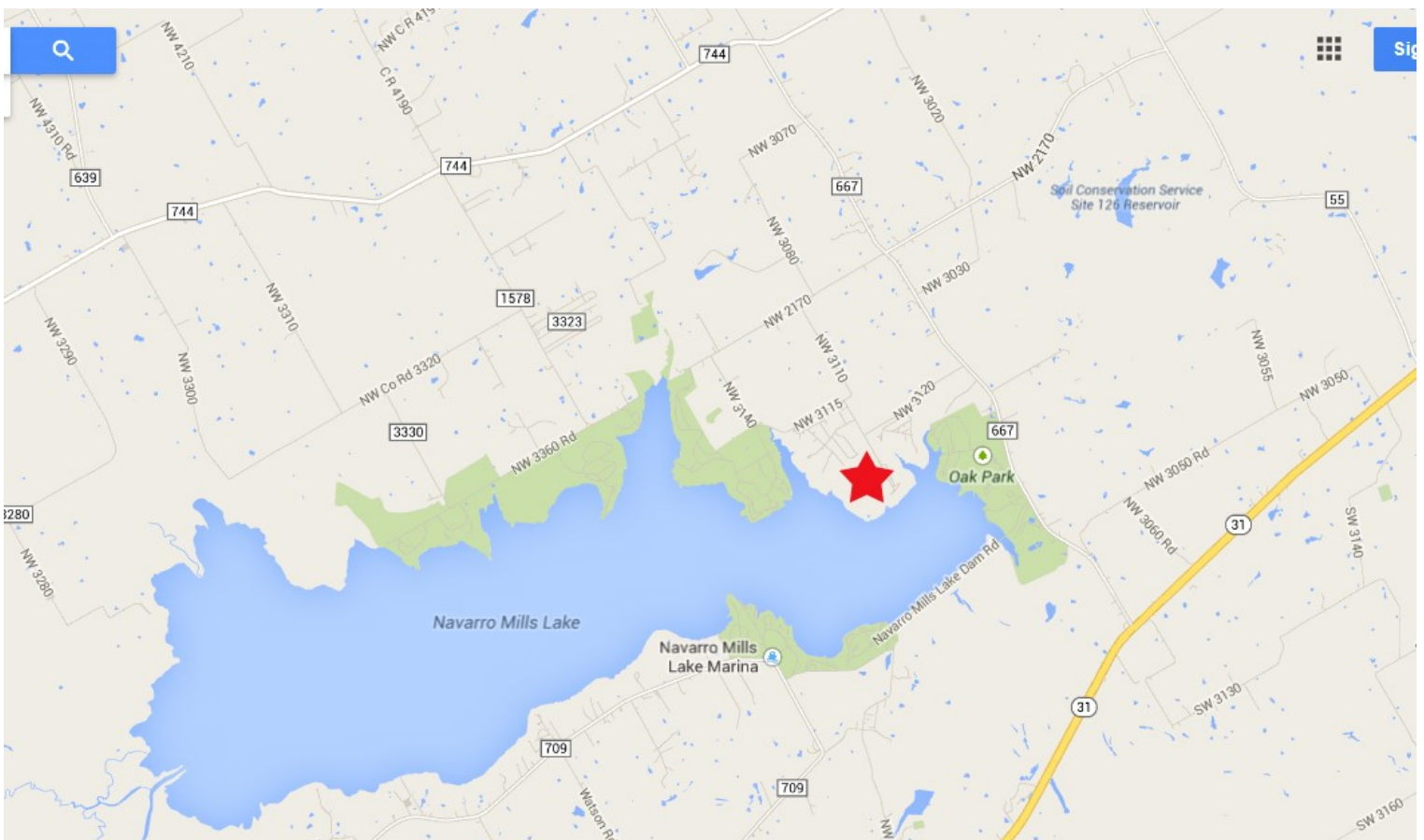
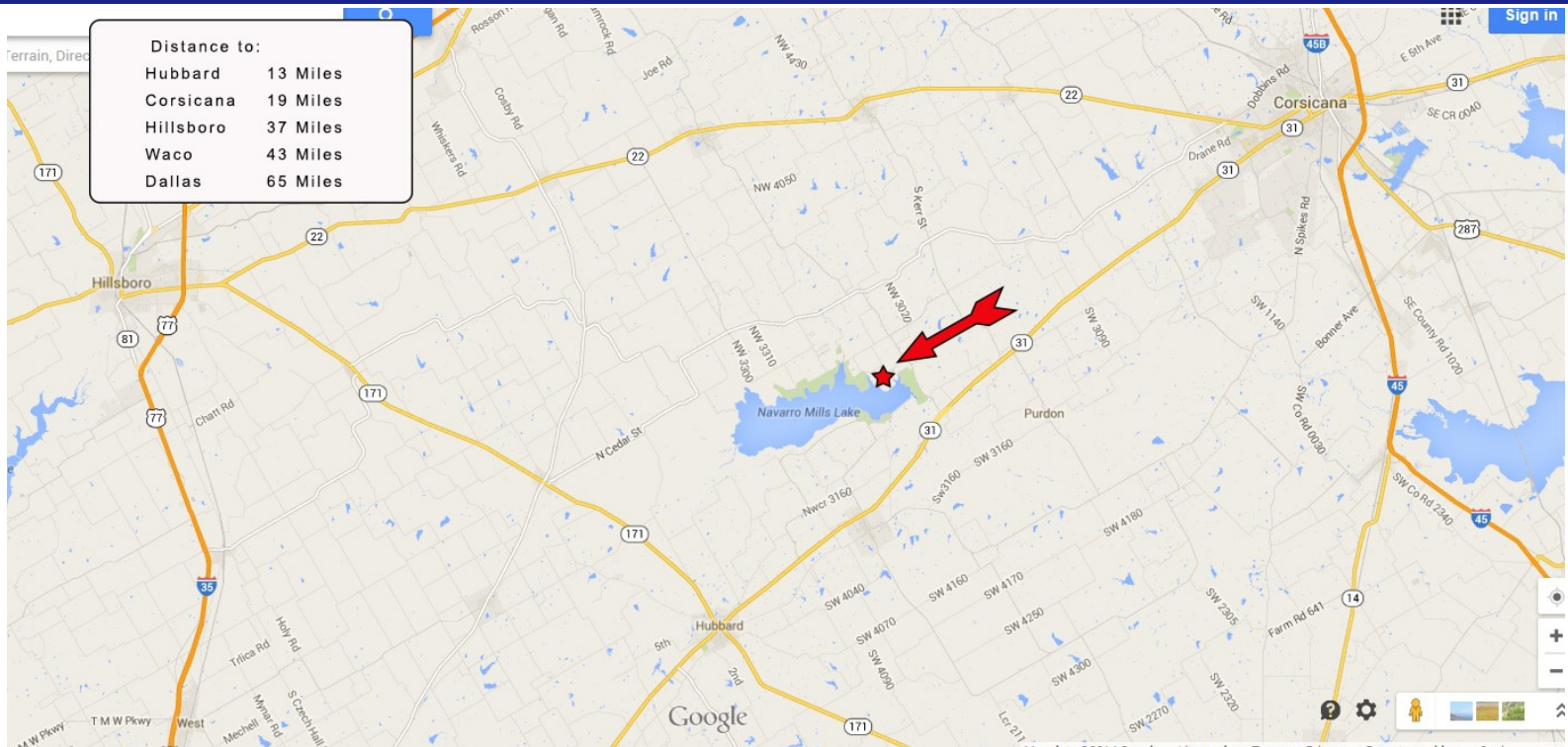
Blue Sky Country

Offered by:

Robert Phipps
972-351-4710 mobile
Robert@BlueSkyCountry.com

REAL ESTATE

Farm & Ranch, Fine Homes, Commercial, Investment



Blue Sky Country

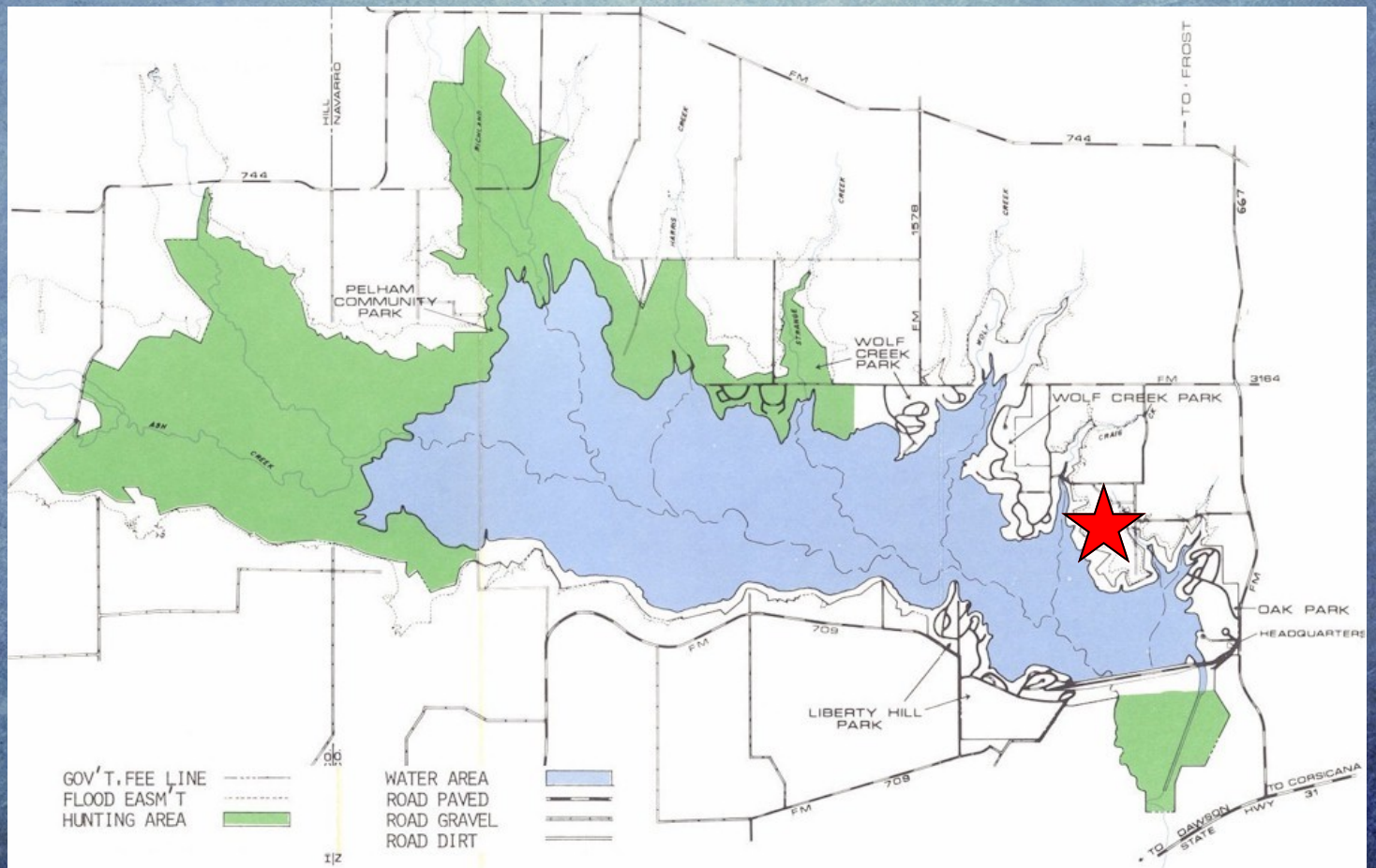
REAL ESTATE

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972-351-4710 mobile
Robert@BlueSkyCountry.com





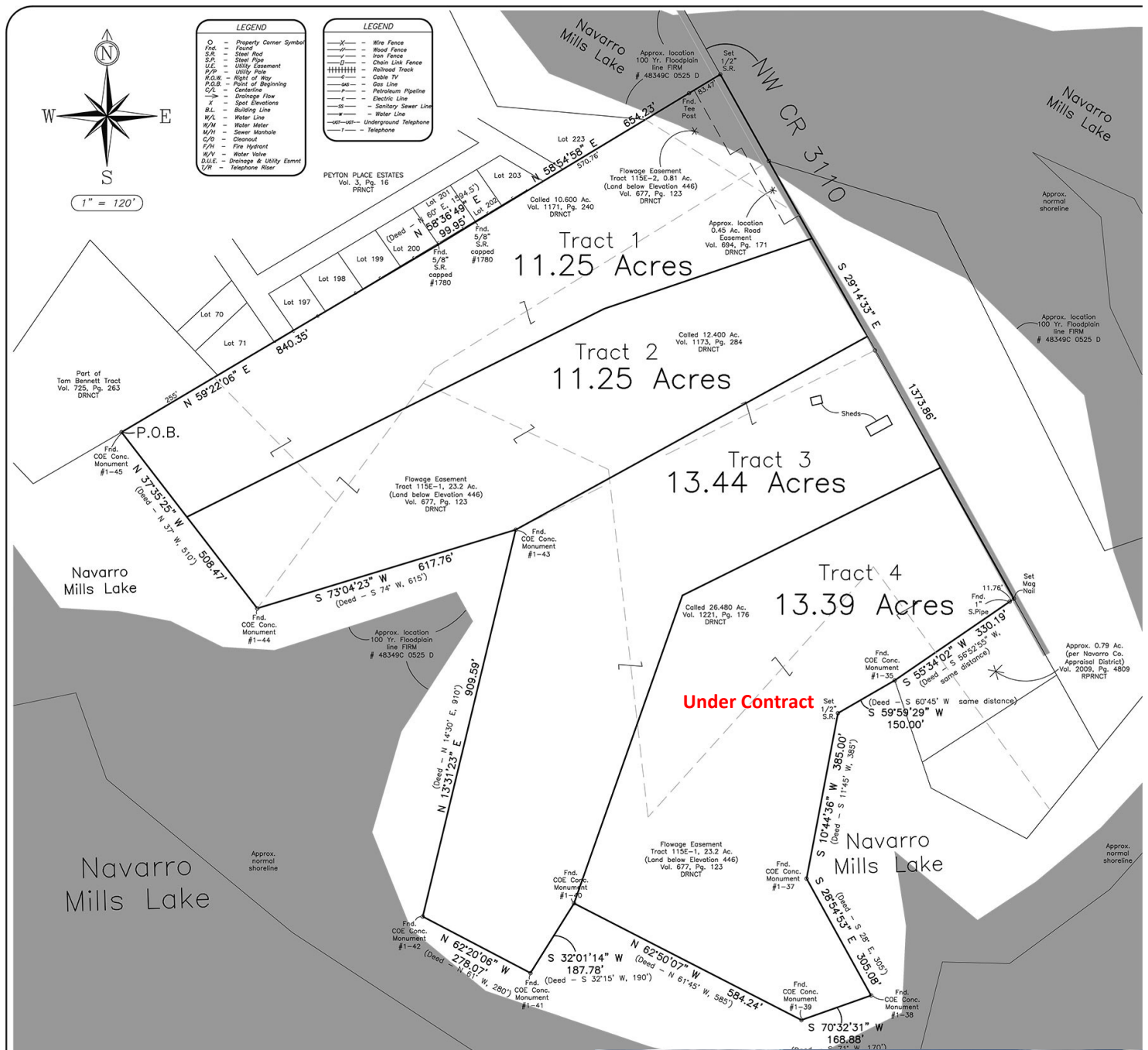
Navarro Mills Lake

* Offers some of the best crappie fishing in Texas and is home of the 4.56 lb. State Record White Crappie.

* Has long been a well-kept secret of North Central Texas. This beautiful lake is nestled among the rolling hills between Hillsboro and Corsicana and is surrounded by mature oak & pecan trees. Escape the crowded lakes and visit Navarro Mills Lake.

* Is a 5,070 acre lake located on Richland Creek, a tributary of the Trinity River in north central Texas between Hillsboro and Corsicana. The U.S. Army Corps of Engineers began construction on the lake in 1959 and completed the project in 1963. The lake was primarily built for flood control and to supply water to the residents of Navarro County.





Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

U.S. Army Corps of Engineers

Fort Worth District

819 Taylor Street

P.O. Box 17300

Fort Worth, TX 76102

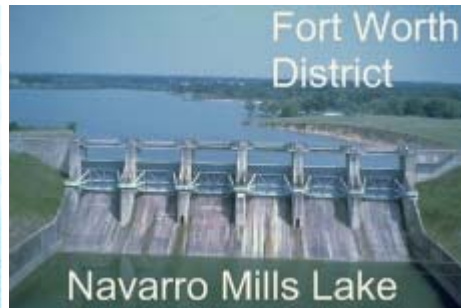
Phone: (817)886-1326

Email: Public.Affairs.usace.army.mil

Internet: www.swf.usace.army.mil



**US Army Corps
of Engineers** ®
Fort Worth District



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History of Navarro Mills Lake

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Recreation
Volunteer Program
Contracting
Real Estate
Water Safety
Natural Resources
Cultural Resources
FAQ
Links

During the 1940's and 1950's, some residents and community leaders in Navarro County, who recognized the potential for population growth, formed a small alliance devoted to preparing the towns and communities in the area for future demands. These visionaries and "forward thinkers" realized that the anticipated population increase would also bring about the need for a larger, more reliable source of water than was currently available. The community leaders met with state and national representatives to address the increasing demands for a reliable water supply and also discussed issues pertaining to flood protection for their houses, buildings and land, as well as the roads and bridges in the county. Congressmen, engineers and community leaders examined and investigated potential sites for a reservoir and eventually determined that the location near the Navarro Mills community would provide the greatest benefit to the public in the form of adequate flood protection and a reliable source of water. A bill was proposed, approved and appropriated to build the lake at it's current location. Construction began in January 1959 and the dam across Richland Creek was completed in March of 1963 at a cost of about \$9.5 million. The lake has provided an immeasurable amount of flood protection for over 44 years and probably close to 100 billion gallons of water to the people of Navarro County. Add the incredibly diverse recreational opportunities that currently



exist and have been enjoyed over the years and it's easy to reach the conclusion that it was money extremely well spent.

Note: 1963 proved to be a very good year for the Golden Circle as the Corsicana Tigers won the AAA state football championship that year.

This page is currently under construction. If you have any useful information, please feel free to bring it by the office or send it to us.

This site last updated on March 20, 2007

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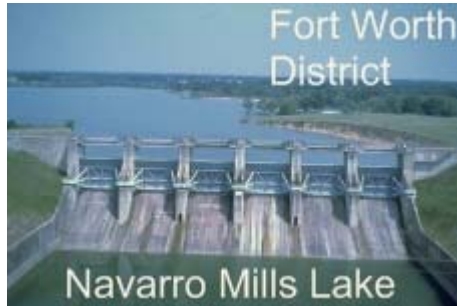
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March 13, 2007

U.S. Army Corps of Engineers
Fort Worth District
 819 Taylor Street
 P.O. Box 17300
 Fort Worth, TX 76102
Phone: (817)886-1326
Email: Public.Affairs.usace.army.mil
Internet: www.swf.usace.army.mil



**US Army Corps
of Engineers**®
 Fort Worth District



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 Adjacent Landowner Information

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Guidelines for Property Adjacent to Public Land

It is the policy of the U.S. Army Corps of Engineers to manage the natural, cultural and developed resources of Navarro Mills Lake to provide the public with safe and healthful recreational opportunities, while protecting and enhancing those resources.

While private exclusive use of public land is not permitted, we do understand that property owners adjacent to public lands have the same rights and privileges as any other citizen. Therefore, the information contained in these guidelines is designed to acquaint the adjoining landowner, and other interested persons with the types of property involved in the management of Navarro Mills Lake.

Government Owned (Public) Land

Land which is owned in fee by the government consists of both the land where Navarro Mills Lake is located and the surrounding property. The



limits of this public land are defined by the U.S. boundary line, the corners of which are marked by concrete monuments. The boundary markers or monuments are each topped with a bronze cap.

As an Adjacent Landowner, You May:

1. 1. Apply for a permit to mow or clear underbrush to reduce fire hazard or pest infestation. Upon inspection and approval, restrictions as to method of removal and types of vegetation to be removed will be included in the permit.
2. 2. Apply for a license to place waterline over Government property to the lake, and to withdraw water for private use. As with above, a prior written request must be made. Water rights must be obtained from the Trinity River Authority before approval will be granted.
3. 3. Construct a fence to or along the Government boundary line.
4. 4. Have unlimited pedestrian access to public land except those areas specifically restricted.

As an Adjacent Landowner, You May Not:

1. 1. Use public lands for any type of private exclusive use, or for commercial purposes.
2. 2. Place unattended personal property of any kind on public land.
3. 3. Construct buildings, roads, improved pathways, or any other facilities on public land.
4. 4. Restrict public access to public land either verbally, by posting signs, or by any other method.
5. 5. Operate vehicles on public land, except on paved roadways and at authorized access points.
6. 6. Dispose of any type of garbage, debris, or other refuse on public land.
7. 7. Camp on public land, except in designated areas.
8. 8. Have fires on public land except in authorized receptacles.
9. 9. Gather fallen timber for firewood except for use on public lands.
10. 10. Allow horses, cattle, or other livestock on public land except by lease from the Government or as otherwise permitted.
11. 11. Destroy, alter, or remove any facility, vegetation, natural or archaeological feature.

Flowage Easement Land

Flowage easement land is privately owned land on which the U.S. Army Corps of Engineers has acquired certain perpetual rights. Namely the right to flood it in connection with the operation of the reservoir; the right to prohibit construction or maintenance of any structure for human habitation; the right to approve all other structures constructed on flowage easement land, except fencing. The flowage easements at Navarro Mills Lake are

generally located between the Government boundary line and the contour established at 446' above mean sea level. A complete description of the flowage easement can be found in the deed to the property to which it is attached.

As an Owner of Flowage Easement Land, You May:

1. 1. Mow, clear, plant vegetation, or otherwise use as desired if not in conflict with the terms of rights acquired by the government.
2. 2. Sell or lease the land to others, subject to all restrictions contained in the flowage easement instrument.
3. 3. Construct a fence to or along the Government boundary line.

As an Owner of Flowage Easement Land, You May Not:

1. 1. Construct or maintain any structure for human habitation, permanent or temporary, on the flowage easement land.
2. 2. Place or construct any other structure or appurtenances to existing structures on the flowage easement land without prior written approval of the District Engineer. "Other structures" are construed to mean any kind of structure including but not limited to buildings, ramps, ditches, channels, dams, dikes, wells, earthen tanks, roads, utility lines and tramways.

With approval, almost any type of structure that does not reduce flood storage capacity or is not designed or intended to be used for human habitation may be constructed on the flowage easement land. With respect to construction of water wells, sewer lines, or septic systems, each case will be examined to ensure that pollution of the lake or interference with the operation of the reservoir will not occur. All proposed sewer line and septic system construction must be approved by the appropriate health departments and all septic systems must be located a minimum of 75 feet in horizontal distance from the contour line of 442 feet above mean sea level.

Permit Applications

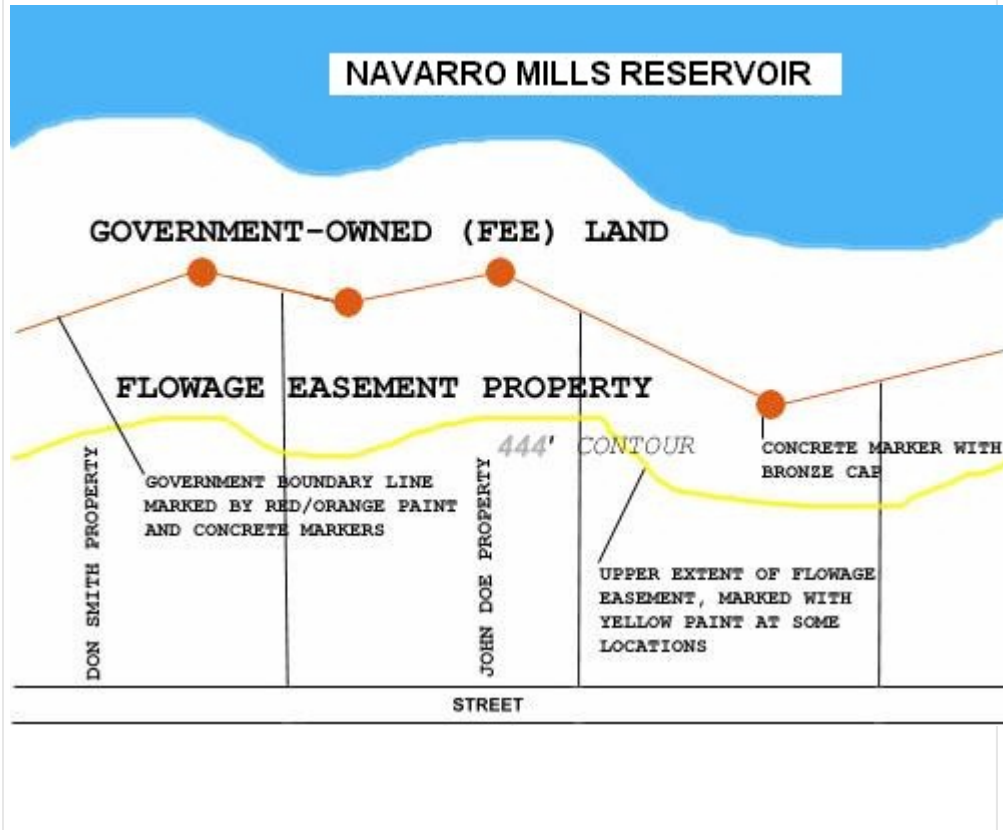
All requests involving public or flowage easement lands must include the following:

1. 1. A letter of application.
2. 2. Detailed design plans of the proposed work including elevations at the proposed site.
3. 3. A map showing the location of the proposed action and the relationship with the U.S. boundary line.
4. 4. Written approval of the appropriate agencies.

We are engaged in preserving, maintaining and improving the resources at Navarro Mills Lake, both natural and developed. Your participation and assistance in these efforts is very much appreciated.

Please address all permit applications or other correspondence to: Lake Manager, Navarro Mills Lake Office, 1175 FM 667, Purdon, Texas 76679. If you have any questions, you can reach us at (254) 578-1431, or E-mail us at CESWF-OD-NM@swf.usace.army.mil. Any correspondence should include a complete return address and phone number.

Example of Easement and Fee Land



This site last updated on March 21, 2007

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DEPARTMENT OF THE ARMY
FORT WORTH DISTRICT, CORPS OF ENGINEERS
NAVARRO MILLS-BARDWELL PROJECT OFFICE
ROUTE 1, BOX 33D, PURDON, TEXAS 76679

REPLY TO
ATTENTION OF:

GUIDELINES FOR LANDOWNERS ADJACENT TO NAVARRO MILLS LAKE

Government-Owned Land

Project lands are acquired by the Government. This includes the land beneath the lake and extending outward to the boundary line. The outward extent of public land managed by the U. S. Army Corps of Engineers is usually indicated by fencing. The corners of public land are normally indicated by buried concrete boundary monuments with marked brass caps. The caps are usually about four inches above ground level.

THE ADJACENT LANDOWNER, IN RESPECT TO USE OF PUBLIC LAND, MAY:

1. Apply for a permit to mow or clear underbrush to reduce a fire hazard or pest infestation. Upon inspection and approval, restrictions as to method of removal and types of vegetation to be removed will be included in the permit.
2. Apply for a license to place a waterline over Government property to the lake, and to withdraw water for private use. As with the above, a prior written request must be made. Water right must be obtained from the appropriate authority before approval will be granted.
3. Construct a fence to, or along, the Government boundary line.
4. Have unlimited pedestrian access to public land except those areas specifically restricted.

THE ADJACENT LANDOWNER, IN RESPECT TO USE OF PUBLIC LAND, CANNOT:

1. Use public lands for any type of private exclusive use.
2. Place unattended personal property of any kind on public land.
3. Construct buildings, roads, improved pathways, or any other facilities on public land.
4. Restrict public access to public land either verbally, by posting signs or by any other method.
5. Operate vehicles on public land, except on paved roads and in authorized access points.

6. Camp on public land, except in designated areas.
7. Dispose of household garbage or any other debris on public land.
8. Have fires on public land, except in authorized receptacles.
9. Gather fallen timber for firewood except for use on public property.
10. Allow horses, cattle, or other livestock on public land, except by lease from the Government or as otherwise permitted.
11. Destroy, alter, or remove any facility, vegetation or natural feature.

Flowage Easement Land

Flowage easement land is privately-owned land between the Government boundary line and the 446 foot National Vertical Geodetic Datum (NVGD), formerly MSL, elevation contour on which the U. S. Army Corps of Engineers has acquired certain perpetual rights. Namely, the right to flood it in connection with the operation of the reservoir; the right to prohibit construction or maintenance of any structure for human habitation; the right to approve all other structures except fencing, constructed on flowage easement land. The concept of flowage easement allows the landowner to make maximum use of the property without interfering with the Government operation of the reservoir.

A description of the flowage easement should be found in the deed to your property, or cited for reference in the appropriate county deed records. In some instances, the reference to a flowage easement restriction is omitted during the preparation of new deeds with changes in property ownership. This omission does not diminish the legality or validity of flowage easement restriction over the property involved.

THE OWNER OF FLOWAGE EASEMENT LAND, AT HIS DISCRETION, MAY:

1. Construct a fence to, or along, the Government property line.
2. Mow, clear, or plant vegetation.
3. Sell or lease the land to others, subject to all restrictions contained in the flowage easement instrument.

1. A letter of application.
2. Detailed design plans of construction (4 copies).
3. A plat map showing the location of proposed action, and the relationship with the Government boundary and lake shore (4 copies).
4. Written approval from any other agencies as noted previously.

We are engaged in preserving and restoring natural scenic beauty at Navarro Mills Lake, and we appreciate your participation on both Government-owned and flowage easement land. Your assistance in erosion control, pollution abatement, landscaping, and related activity on adjacent land will help keep private land in harmony with the lake area.

Please address all permit applications or other correspondence to:

Reservoir Manager
Navarro Mills Project Office
U. S. Army Corps of Engineers
Route 1 Box 33D
Purdon, Texas 76679-9707

If you have any further questions, please call 817-578-1431.

Sincerely,

P. Kenneth Robinson
P. Kenneth Robinson
Assistant Reservoir Manager

Enclosure