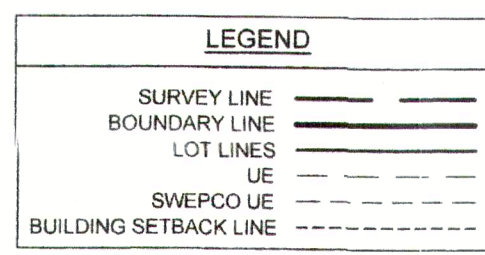


CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	4°05'13"	954.80'	68.11'	N69°26'15"E	68.09'
C2	0°34'44"	1036.18'	10.50'	N67°14'42"E	10.50'
C3	84°27'37"	35.00'	51.59'	N70°56'08"W	47.05'
C4	88°47'01"	35.00'	54.23'	S15°35'47"W	48.97'
C5	12°07'51"	1036.18'	220.02'	N53°56'21"E	219.61'
C6	0°44'25"	1769.12'	22.86'	N31°46'49"W	22.86'
C7	17°49'23"	1342.18'	417.12'	S63°40'28"W	415.45'
C8	3°28'23"	719.53'	43.62'	S2°39'55"E	43.61'
C9	3°34'19"	769.53'	47.97'	S2°42'54"E	47.97'
C10	38°56'33"	20.00'	13.59'	N20°24'01"W	13.33'
C11	148°34'07"	70.00'	181.51'	S34°24'47"W	134.77'
C13	40°18'51"	20.00'	14.07'	N88°32'25"E	13.78'
C14	1°48'38"	1184.18'	37.42'	N67°28'40"E	37.42'
C15	92°57'15"	20.00'	32.45'	N20°05'43"E	29.00'
C16	86°13'27"	35.00'	52.67'	N69°29'38"W	47.84'
C17	85°52'38"	35.00'	52.46'	S16°33'25"W	47.69'
C18	92°57'15"	20.00'	32.45'	S72°51'32"E	29.00'
C19	8°17'16"	1184.18'	171.29'	N56°31'12"E	171.14'
C20	19°06'13"	1234.18'	411.50'	N60°32'40"E	409.60'
C21	13°10'54"	1054.18'	242.53'	N54°27'30"E	241.99'
C22	40°18'51"	20.00'	14.07'	N32°13'09"E	13.78'
C23	164°51'39"	70.00'	201.42'	N85°30'27"W	138.78'
C24	86°59'15"	30.00'	45.55'	N85°30'49"W	41.30'
C25	38°56'33"	20.00'	13.59'	S22°32'54"E	13.33'
C26	90°00'00"	20.00'	31.42'	N2°58'49"E	28.28'
C27	3°50'26"	1170.89'	78.49'	N49°54'02"E	78.47'
C28	3°50'26"	1220.89'	81.84'	N49°54'02"E	81.82'
C29	90°00'00"	20.00'	31.42'	N87°01'11"W	28.28'
C30	9°41'29"	275.00'	46.51'	N37°10'26"W	46.46'
C31	9°41'29"	325.00'	54.97'	N37°10'26"W	54.91'
C32	0°41'30"	1719.12'	20.75'	N31°47'52"W	20.75'
C33	5°46'00"	969.80'	97.61'	N68°35'51"E	97.57'

UE COORDINATE TABLE		
TAG	NORTHING	EASTING
1	6,892,678.13'	3,118,455.99'
2	6,892,679.71'	3,118,471.23'
3	6,892,681.23'	3,118,422.87'
4	6,892,626.26'	3,118,408.08'
5	6,893,036.05'	3,118,389.79'
6	6,893,042.95'	3,118,404.42'
7	6,892,686.97'	3,118,541.17'
8	6,892,772.71'	3,118,533.73'
9	6,892,908.60'	3,118,516.27'
10	6,892,965.76'	3,118,614.03'
11	6,892,989.22'	3,118,660.04'
12	6,893,012.10'	3,118,667.75'
13	6,892,880.35'	3,118,589.21'

SWEPCO COORDINATE TABLE		
TAG	NORTHING	EASTING
26	6,892,870.41'	3,118,514.58'
27	6,892,976.13'	3,118,621.37'
28	6,892,993.22'	3,118,661.39'
29	6,893,036.60'	3,118,747.50'



- GENERAL NOTES**
- COORDINATES AND BEARINGS ARE BASED UPON THE CITY OF LONGVIEW, 2002 MAPPING AND MONUMENTATION PROJECT HORIZONTAL AND VERTICAL CONTROL NETWORK, ESTABLISHED BY CITY OF LONGVIEW ORDINANCE NO. 3124, PASSED AND APPROVED ON MAY 23, 2002. SAID NETWORK IS BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (THIS SURVEY IS REFERENCED TO CITY SURVEY MARKERS 1204 AND 1205).
 - DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9999330.
 - ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED BY THE CITY OF LONGVIEW AND ALSO FILED AND RECORDED WITH THE COUNTY CLERK IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - NO LOT SHOWN HEREON SHALL HAVE DIRECT ACCESS TO H. G. MOSLEY PARKWAY.
 - DE INDICATES DRAINAGE EASEMENT.
 - UE INDICATES UTILITY EASEMENT.
 - BL INDICATES BUILDING LINE (SETBACK).
 - SETBACKS:
 - SIDE: 5' MINIMUM
 - CORNER SIDE: 7.5' MINIMUM
 - REAR: 10' MINIMUM
 - FRONT: 20' TO FRONT WALL OF STRUCTURE
 - 25' TO FACE OF GARAGE
 - DWELLING REQUIREMENTS:
 - MINIMUM FLOOR AREA: 2,250 SF
 - MAXIMUM HEIGHT: 2 1/2 STORIES
 - MINIMUM PARKING REQUIRED: 2 CAR GARAGES
 - 2 CAR PARKING OFF STREET
 - NO INHABITABLE STRUCTURES MAY BE CONSTRUCTED WITHIN THE DESIGNATED HOA AREA.
 - ALL HOA AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - AFTER A DILIGENT SEARCH OF THE GREGG COUNTY DEED RECORDS AND CITY OF LONGVIEW RECORDS, JOHNSON AND PACE INCORPORATED FOUND NO DOCUMENTATION OF THIS EASEMENT, WHICH TRAVERSES THROUGH LOTS 3, 4, 5, AND 6 OF BLOCK 2.
 - LANDSCAPING AND IRRIGATION SYSTEMS WITHIN TRAFFIC ISLAND "A" SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION (HOA).
 - AN AREA LYING WITHIN LOT 2 AND LOT 3, OF BLOCK 3, SHOWN HEREON, AS FAR AS CAN BE DETERMINED BY A DILIGENT SEARCH OF THE VARIOUS GREGG COUNTY TEXAS PROPERTY RECORDS, WAS INADVERTENTLY SHOWN AS "ENCHANTED LANE" ON PREVIOUS RECORDED PLATS, AND THEREFORE DOES NOT EXIST AS A PUBLIC RIGHT OF WAY HOWEVER, IN THE EVENT THAT SOME OBSCURE DOCUMENT ACTUALLY EXISTS DEDICATING IT TO THE PUBLIC IN WHATEVER FORM, IT IS HEREBY ABANDONED BY THE ACT OF RECORDING THIS PLAT.
 - ◆ INDICATES A 5/8" IRON ROD SET UNLESS SHOWN OTHERWISE.
 - ALL STREET LIGHTS WILL BE FURNISHED BY THE DEVELOPER PER CITY OF LONGVIEW REQUIREMENTS.
 - THE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT SCRIVENERS' ERRORS ON LOT 11, BLOCK 1.
 - INDICATES A 1/2" IRON ROD FOUND.

DEDICATION
STATE OF TEXAS
COUNTY OF GREGG

I, DONNA VARNER, DOING BUSINESS AS JAMES VARNER BUILDER, OWNER OF 7.777 ACRES, HAVE CAUSED SAID LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, AND DO HEREBY ACKNOWLEDGE AND ADOPT SAID PLAT UNDER THE STYLE AND TITLE SHOWN HEREON.

ALL STREET RIGHTS OF WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR ITS USE AND BENEFIT, UNLESS SHOWN OTHERWISE.

WITNESS OUR HAND THIS 1st DAY OF August, 2012.

Donna Varner
JAMES VARNER BUILDER
BY: DONNA VARNER

ACKNOWLEDGMENTS

STATE OF TEXAS
COUNTY OF GREGG
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF August, 2012,
BY DONNA VARNER.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 1st DAY OF August, 2012.

Linda Bennett
LINDA BENNETT
Notary Public State of Texas
COMM. EXP. 07-03-2016

CITY APPROVALS

APPROVED THIS 5th DAY OF August, 2012, BY THE CITY OF LONGVIEW, TEXAS.

Angela Cruz
MICHAEL SHEPHERD
CITY PLANNING CLERK

SURVEYOR'S CERTIFICATE

I, TROY MAXWELL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION OF A SUBDIVISION OF 7.777 ACRES, BEING A PORTION OF 22.52 ACRE TRACT TWO, AND A PORTION OF 37.90 ACRE TRACT ONE, CLERKS FILE # 20102230, GCOPR, AND ALL OF LOT 3, BLOCK 1, OF THE AMENDING PLAT OF BLOCK 2, PARKWAY CROSSING, CLERKS FILE # 200823245, GCOPR, LOT CORNERS, ANGLE POINTS, BEGINNING AND ENDING OF CURVES, AND BOUNDARY CORNERS ARE MARKED WITH A 5/8" IRON ROD UNLESS SHOWN OTHERWISE. ALL OF SAID SUBDIVISION IS INSIDE THE BOUNDARIES OF THE CITY OF LONGVIEW, TEXAS.

Troy Maxwell
TROY MAXWELL
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5585
JANUARY 03, 2012
DATE



C:C pg:64
AMENDING FINAL PLAT
ENCHANTED HILLS, UNIT 1

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Connie Wade
Connie Wade, County Clerk
Gregg County Texas
August 10, 2012 08:01:00 AM
FEE: \$16.00
PLAT 201214496

27 LOTS, 4 BLOCKS
7.777 ACRES
BEING A REPLAT OF LOT 3, BLOCK 1, OF THE AMENDING PLAT OF BLOCK 2, PARKWAY CROSSING, AND LOT 3, BLOCK 1, PARKWAY CROSSING, CLERKS FILE # 200823245, GCOPR IN THE DAVID FERGUSON SURVEY, A-71 & ISAAC C. SKILLERN SURVEY, A-4, GREGG COUNTY, TEXAS

JOHNSON & PACE INCORPORATED
ENGINEERING - ARCHITECTURE - SURVEYING
100 WYNDYBUSH DRIVE, SUITE 100
LONGVIEW, TEXAS 75040
WWW.JPINCORPORATED.COM
AUGUST 1, 2012 Job No. 1544-017