NOTES:

1. COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE,AND REFERENCED TO 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, AND REFERENCED TO CITY SURVEY MARKERS 1224 AND 1225.
2. DISTANCES SHOWN ARE GRID DISTANCES. CONVERT TO SURFACE DISTANCES BY DIVIDING GRID DISTANCES BY THE SCALE FACTOR OF: 0.9999330.
3. 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.
4. BENCHMARKS (TBM) FOR THIS PROJECT ARE CITY SURVEY MARKERS 1225 AND 1325.
5. UE INDICATES UTILITY EASEMENT
6. DE INDICATED DRAINAGE EASEMENT
7. MINIMUM 15' WIDE UTILITY EASEMENTS SHALL BE PROVIDED FOR UTILITIES LOCATED GREATER THAN 7.5' OUTSIDE THE STREET R.O.W.
8. STREET LIGHTS SHALL BE FURNISHED BY THE DEVELOPER PER CITY OF LONGVIEW REQUIREMENTS.
9. NO INHABITABLE STRUCTURES MAY BE CONSTRUCTED WITHIN THE DESIGNATED HOA AREAS B AND C.
10. ALL HOA AREAS WILL BE MAINTAINED BY THE HOA.
11. AFTER A DILIGENT SEARCH OF THE GREGG COUNTY DEED RECORDS AND CITY OF LONGVIEW RECORDS JOHNSON AND PACE INCORPORATED FIND NO DOCUMENTATION OF THIS EASEMENT, WHICH TRAVERSES THROUGH LOTS 3, 4, 5 & 6 OF BLOCK 2. CONSEQUENTLY, A UTILITY EASEMENT WAS DEDICATED BY THE ENCHANTED HILLS - UNIT 1 PLAT. THIS SAME EASEMENT THAT CROSSES LOTS 5 & 6 OF BLOCK 2 IS NOW HEREBY ABANDONED BY THIS PLAT.
12. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE A 28 LOT SUBDIVISION AND AMEND THE EXISTING UTILITY EASEMENT CROSSING LOT 5 AND LOT 6, BLOCK 2, ENCHANTED HILLS - UNIT 1, RECORDED IN CLERK FILE #201214496, GCOPR..

CITY APPROVALS:

APPROVED THIS 21 DAY OF OCT 2014,
BY THE CITY OF LONGVIEW, TEXAS.

DAVID B. WOOD
CHAIRMAN, PLANNING AND ZONING COMMISSION

ANGELA CHOY
INTERIM CITY PLANNER

DEDICATION:

STATE OF TEXAS:
COUNTY OF GREGG:
I, DONNA VARNER, OWNER OF THE LOTS SHOWN HEREON DO HEREBY ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREET RIGHTS OF WAY, ALLEYS,AND EASEMENTS AS SHOWN, UNLESS OTHERWISE SPECIFIED AS PRIVATE. WITNESS OUR HAND THIS 20th DAY OF October, 2014.

DONNA VARNER
OWNER

ACKNOWLEDGMENTS:

STATE OF TEXAS
COUNTY OF GREGG
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF October 2014, BY DONNA VARNER
GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE 20th DAY OF October 2014.

MARILYN S. PETTY
Notary Public State of Texas
COMM. EXP. 11-12-2017

NOTARY PUBLIC IN AND FOR GREGG COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Connie Wade
Connie Wade, County Clerk
Gregg County Texas
October 23, 2014 10:09:00 AM
FEE: $18.00 20141756
PLAT

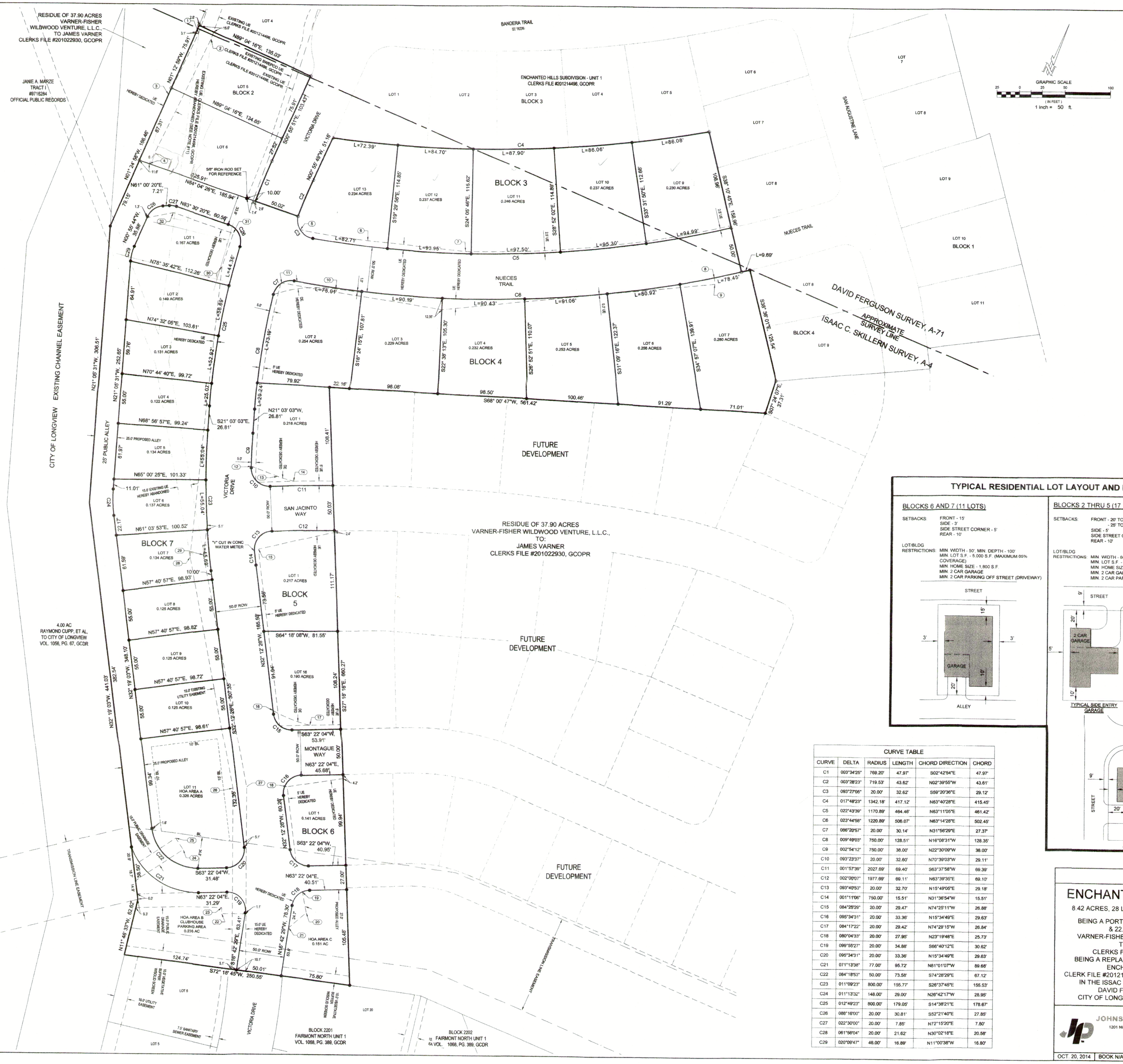
SURVEYOR'S CERTIFICATE:

I, TROY MAXWELL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT AS THE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION OF A SUBDIVISION OF 8.42 ACRES, BEING A PORTION OF 22.52 ACRE TRACT TWO AND A PORTION OF 37.90 ACRE TRACT ONE, CLERKS FILE #201022930, GCOPR & BEING ALL OF LOT 5 AND LOT 6, BLOCK 2, ENCHANTED HILLS - UNIT 1, A SUBDIVISION OF RECORD IN CLERK FILE #201214496, GCOPR, CABINET C, PAGE 64. ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINTS, BEGINNING AND ENDING OF CURVES AND BOUNDARY CORNERS ARE MARKED WITH 5/8" X 3' IRON RODS UNLESS SHOWN OTHERWISE. ALL OF SAID SUBDIVISION IS INSIDE THE BOUNDARIES OF THE CITY OF LONGVIEW, TEXAS.

TROY MAXWELL, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5585

OCTOBER 20, 2014
DATE

STATE OF TEXAS · REGISTERED · TROY MAXWELL · 5585 · PROFESSIONAL · LAND SURVEYOR



CORNER TABLE		
TAG	EASTING	NORTHING
1	3,118,408.08'	6,892,828.26'
2	3,118,423.09'	6,892,828.77'
3	3,118,406.62'	6,892,752.63'
4	3,118,420.12'	6,892,674.41'
5	3,118,602.09'	6,892,680.24'
6	3,118,674.16'	6,892,701.05'
7	3,118,777.76'	6,892,736.93'
8	3,119,037.23'	6,892,827.97'
9	3,119,040.82'	6,892,821.93'
10	3,118,664.82'	6,892,637.90'
11	3,118,608.81'	6,892,618.08'
12	3,118,664.90'	6,892,421.16'
13	3,118,695.86'	6,892,423.56'
14	3,118,713.90'	6,892,426.12'
15	3,118,711.38'	6,892,341.41'
16	3,118,802.58'	6,892,187.53'
17	3,118,846.19'	6,892,190.43'
18	3,118,852.24'	6,892,118.08'
19	3,118,917.17'	6,892,020.72'
20	3,118,930.81'	6,892,001.86'
21	3,118,920.49'	6,891,978.50'
22	3,118,846.71'	6,891,961.23'
23	3,118,844.07'	6,891,967.17'
24	3,118,778.23'	6,892,006.39'
25	3,118,765.45'	6,892,014.24'
26	3,118,798.56'	6,892,091.37'
27	3,118,811.53'	6,892,099.02'
28	3,118,846.80'	6,892,301.11'
29	3,118,659.01'	6,892,309.83'
30	3,118,541.09'	6,892,806.86'
31	3,118,536.74'	6,892,645.10'
32	3,118,487.29'	6,892,637.19'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	003°34'25"	769.20'	47.97'	S02°42'54"E	47.97'
C2	003°28'23"	719.53'	43.62'	N02°39'55"W	43.61'
C3	090°27'06"	20.00'	32.62'	S59°20'36"E	29.12'
C4	017°48'23"	1342.18'	417.12'	N83°40'28"E	415.45'
C5	022°43'39"	1170.89'	464.46'	N83°11'05"E	461.42'
C6	023°44'58"	1220.89'	506.07'	N83°14'28"E	502.45'
C7	086°20'57"	20.00'	30.14'	N31°56'29"E	27.37'
C8	009°49'03"	750.00'	128.51'	N16°08'31"W	128.35'
C9	002°54'12"	750.00'	38.00'	N22°30'06"W	38.00'
C10	093°23'37"	20.00'	32.60'	N70°39'03"W	29.11'
C11	001°57'39"	2027.69'	69.40'	S63°37'58"W	69.39'
C12	002°00'01"	1977.69'	69.11'	N63°39'35"E	69.10'
C13	093°40'53"	20.00'	32.70'	N15°49'06"E	29.18'
C14	001°11'06"	750.00'	15.51'	N31°36'54"W	15.51'
C15	084°25'26"	20.00'	29.47'	N74°25'11"W	26.88'
C16	095°34'31"	20.00'	33.36'	N15°34'49"E	29.63'
C17	084°17'22"	20.00'	29.42'	N74°29'15"W	26.84'
C18	080°04'33"	20.00'	27.95'	N23°19'48"E	25.73'
C19	099°55'27"	20.00'	34.88'	S66°40'12"E	30.62'
C20	095°34'31"	20.00'	33.36'	N15°34'49"E	29.63'
C21	071°13'38"	77.00'	95.72'	N81°01'07"W	89.66'
C22	084°18'53"	50.00'	73.58'	S74°28'29"E	67.12'
C23	011°09'23"	800.00'	155.77'	S26°37'45"E	155.53'
C24	011°13'32"	148.00'	29.00'	N26°42'17"W	28.95'
C25	012°49'23"	800.00'	179.05'	S14°38'21"E	178.67'
C26	088°16'00"	20.00'	30.81'	S52°21'40"E	27.85'
C27	022°30'00"	20.00'	7.85'	N72°15'20"E	7.80'
C28	061°56'04"	20.00'	21.62'	N30°02'18"E	20.58'
C29	020°09'47"	48.00'	16.89'	N11°00'38"W	16.80'

TYPICAL RESIDENTIAL LOT LAYOUT AND REQUIREMENTS

BLOCKS 6 AND 7 (11 LOTS)

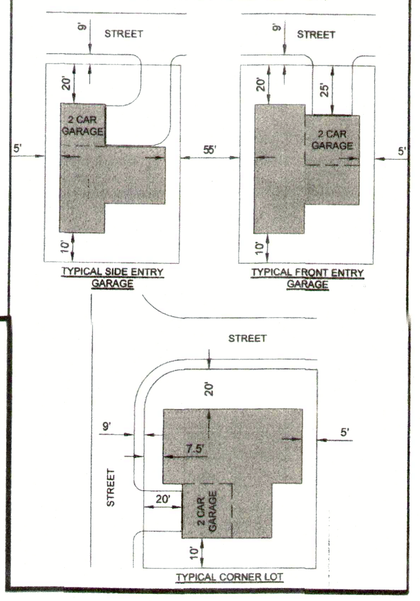
SETBACKS: FRONT - 15'
SIDE - 5'
SIDE STREET CORNER - 5'
REAR - 10'

LOT/BLDG RESTRICTIONS: MIN WIDTH - 50', MIN. DEPTH - 100'
MIN LOT S.F. - 5,000 S.F. (MAXIMUM 65% COVERAGE)
MIN HOME SIZE - 1,600 S.F.
MIN. 2 CAR GARAGE
MIN. 2 CAR PARKING OFF STREET (DRIVEWAY)

BLOCKS 2 THRU 5 (17 LOTS)

SETBACKS: FRONT - 20' TO FRONT WALL OF STRUCTURE
- 25' TO FRONT ENTRY GARAGE
SIDE - 5'
SIDE STREET CORNER - 7.5'
REAR - 10'

LOT/BLDG RESTRICTIONS: MIN WIDTH - 60', MIN. DEPTH - 100'
MIN. LOT S.F. - 7,000 S.F. (MAX. 50% COVERAGE)
MIN HOME SIZE - 2,200 S.F.
MIN. 2 CAR GARAGE
MIN. 2 CAR PARKING OFF STREET (DRIVEWAY)



FINAL PLAT

ENCHANTED HILLS, UNIT 2

8.42 ACRES, 28 LOTS, 6 BLOCKS & 2 H.O.A. AREAS

BEING A PORTION OF 37.90 ACRE TRACT ONE & 22.52 ACRE TRACT TWO VARNER-FISHER WILDWOOD VENTURE, L.L.C., TO JAMES VARNER CLERKS FILE #201022930, GCOPR, & BEING A REPLAT OF LOT 5 AND LOT 6, BLOCK 2, ENCHANTED HILLS - UNIT 1 CLERK FILE #201214496, GCOPR, CABINET C, PAGE 64, IN THE ISSAC C. SKILLERN SURVEY, A-4 AND DAVID FERGUSON SURVEY, A-71 CITY OF LONGVIEW, GREGG COUNTY, TEXAS

JOHNSON & PACE INCORPORATED
1201 NW LOOP 281, SUITE 100, LONGVIEW, TEXAS 75604
(903)753-0863 FAX (903)753-8803
WWW.JOHNSONPACE.COM
TBPLS 10025400
TBPE F-4991

OCT. 20, 2014 | BOOK N/A, PG N/A | DRAWN BY: NWN | JOB #1544-019

C:C Pg:168