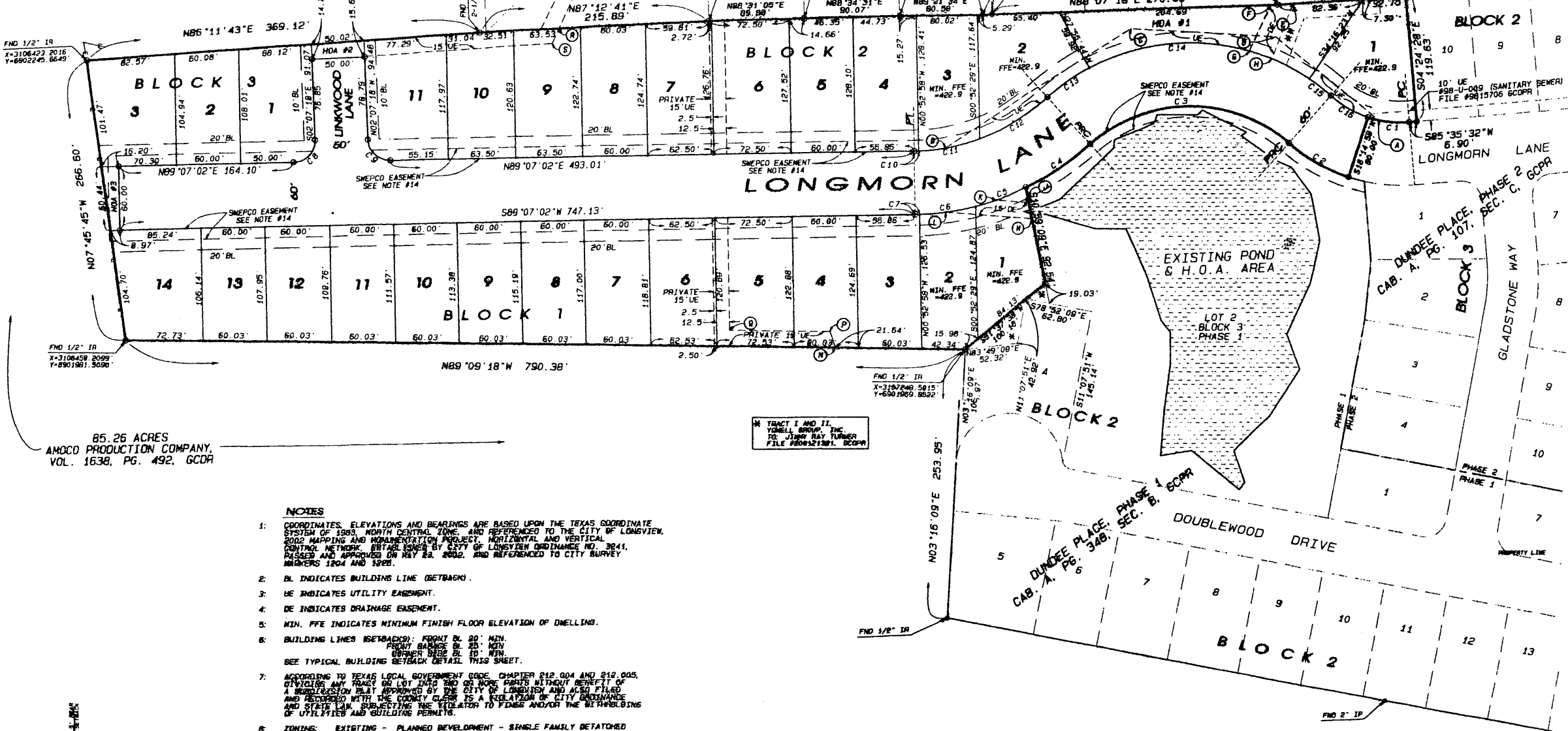
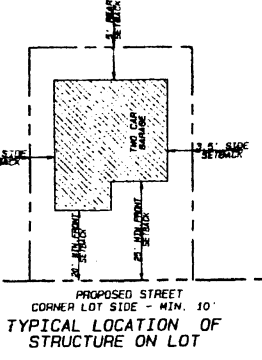


AMOCO PRODUCTION UNDEVELOPED



85.26 ACRES
AMOCO PRODUCTION COMPANY,
VOL. 1638, PG. 492, GCOR



- NOTES**
- COORDINATES, ELEVATIONS 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. 3641, PASSED AND APPROVED ON MAY 24, 2002, AND REFERENCED TO CITY SURVEY MARKERS 1204 AND 1229.
 - BL INDICATES BUILDING LINE (SETBACK).
 - UE INDICATES UTILITY EASEMENT.
 - DE INDICATES DRAINAGE EASEMENT.
 - MIN. FFE INDICATES MINIMUM FINISH FLOOR ELEVATION OF DWELLING.
 - BUILDING LINES (SETBACKS): FRONT BL 20' MIN.
REAR BL 25' MIN.
OTHER BL 10' MIN.
SEE TYPICAL BUILDING SETBACK DETAIL THIS SHEET.
 - ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVISION ANY HOME 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 STRIKES LHM, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHDRAWAL OF UTILITIES AND BUILDING PERMITS.
 - ZONING: EXISTING - PLANNED DEVELOPMENT - SINGLE FAMILY DETACHED
 - SETBACKS: SEE TYPICALS
HEIGHT: 3 STORY MAX.
PARKING: 2 SPACES (OFF STREET) MIN. PLUS 2 CAR GARAGE.
 - LIVING AREA: 1500 SF MIN. - (SEE DEED RESTRICTIONS FOR OTHER LIMITATIONS)
 - HOMEOWNERS ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL H.O.A./COMMON AREAS, AND THE FENCE ALONG DUNDEE ROAD.
 - THE CITY OF LONGVIEW SHALL NOT BE LIABLE FOR DAMAGES TO DRIVEWAYS, SIDEWALKS, ETC. IN OR ADJACENT TO ANY UTILITY EASEMENTS CREATED BY ANY BREAKS, LEAKS, OR FAILURE OF UTILITY MAINS NOR SHALL SAID CITY BE RESPONSIBLE FOR REPAIR OF SAID FACILITIES REMOVED TO REPAIR UTILITY MAINS.
 - ALL SIDE LOT LINES ARE PERPENDICULAR OR RADIAL TO THE FRONT LOT LINE OR STREET RIGHT OF WAY LINE UNLESS SHOWN OTHERWISE.
 - AN EXISTING 20' SNEPCO EASEMENT (10' ALONG CITY STREETS AND 10' ON PRIVATE PROPERTY) FILE #200411134, GCOR, LIES ALONG EACH SIDE AND THE WEST END OF LONGMORN LANE.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	88°28'20"	100.00'	35.87'	N88°02'42"E	34.29'
C2	88°28'20"	100.00'	35.87'	S88°02'42"E	34.29'
C3	88°28'20"	100.00'	35.87'	N88°02'42"E	34.29'
C4	88°28'20"	100.00'	35.87'	S88°02'42"E	34.29'
C5	11°47'39"	200.00'	39.58'	N70°04'09"E	37.43'
C6	12°14'22"	200.00'	38.54'	N62°05'09"E	35.44'
C7	0°54'41"	200.00'	4.14'	N89°39'41"E	4.14'
C8	81°14'20"	20.00'	31.85'	S43°29'52"W	28.99'
C9	88°45'40"	20.00'	30.98'	N48°30'08"W	27.98'
C10	1°11'05"	200.00'	4.14'	S88°31'25"W	4.14'
C11	17°31'09"	200.00'	61.15'	S79°10'22"W	60.92'
C12	82°30'53"	200.00'	78.01'	S59°14'21"W	77.52'
C13	13°56'36"	200.00'	48.67'	S55°02'13"W	48.25'
C14	62°21'23"	200.00'	217.68'	N66°46'47"W	207.08'
C15	7°17'45"	200.00'	25.47'	N51°39'13"W	25.45'
C16	23°24'40"	100.00'	40.86'	N50°02'41"W	40.58'

EASEMENTS

PT #	X (Easting)	Y (Northing)
A	310752.1469	8902125.8262
B	310752.0597	8902254.6227
C	3107408.3746	8902272.8882
D	3107230.1140	8902105.8143
E	3107392.1654	8902098.0198
F	3107541.2231	8902295.3711
G	3107520.8712	8902231.1627
H	3107541.6079	8902243.7059
J	3107313.1640	8902106.3314
K	3107280.4454	8902110.5962
L	3107230.4634	8902098.0198
M	3107316.1227	8902093.0507
N	3107125.5088	8901971.6811
O	3107120.6735	8901986.7541
P	3107095.8720	8901989.375
R	3108866.4787	8902273.6513
S	3108869.8414	8902239.6758

200417924
FILED
AUG 05 2004
GLADYCE CARVER
GREGG COUNTY CLERK

15' DE 888-D-080
FILE #8815707, GCOR

DEDICATION
STATE OF TEXAS
COUNTY OF GREGG

WE, YOWELL GROUP, INC., A TEXAS CORPORATION, OWNER OF THE 5.823 ACRES OF LAND SHOWN HEREIN, HAVE CAUSED SAID 5.823 ACRES TO BE SURVEYED AND QUANTIFIED AS SHOWN ON THIS PLAT FOR THE USE AND PURPOSES SHOWN HEREON, AND DO HEREBY ACKNOWLEDGE AND ADMIT SAID PLAT OF SUBDIVISION UNDER THE STYLE AND TITLE SHOWN HEREON.

ALL STREETS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR ITS USE AND BENEFIT, EXCEPT WHERE OTHERWISE SHOWN AS PRIVATE.

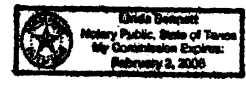
David A. Yowell
YOWELL GROUP, INC.
BY: DAVID A. YOWELL, PRESIDENT

ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF GREGG

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR GREGG COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID A. YOWELL, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS THE 4th DAY OF August, 2004.

Linda Bennett
NOTARY PUBLIC IN AND FOR GREGG COUNTY, TEXAS



SURVEYOR'S CERTIFICATE
I, LONNIE C. PADE II, 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 5.823 ACRES, BEING THE SAME PROPERTY OF RECORD IN CLERK'S FILE #8815707, GCOR, AND THAT ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINTS, BEARINGS AND SIZES OF DEEDS AND BOUNDARY CORNERS ARE MARKED WITH 1/8" 2" 3" IRON BOLTS UNLESS OTHERWISE ALL OF SAID SUBDIVISION IS INSIDE OF THE BOUNDARIES OF THE CITY OF LONGVIEW, TEXAS.

15 APRIL 2004
DATE

Lonnie C. Pade II
LONNIE C. PADE II
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1593



CITY APPROVALS
APPROVED THIS THE 30th DAY OF August, 2004.
BY THE CITY OF LONGVIEW, TEXAS.

Charles...
CHARLES... DIRECTOR OF DEVELOPMENT SERVICES

Ernie Allen
ERNEST ALLEN, CHAIRMAN, LONGVIEW PLANNING & ZONING COMMISSION

Murray Moore
MURRAY MOORE, MAYOR, CITY OF LONGVIEW

C:B pg: 33
DUNDEE PLACE, PHASE 3
6.923 ACRES
3 BLOCK, 33 LOTS,
3 H.O.A. AREAS.

IN THE WM ROBINSON SURVEY, A-177,
GREGG COUNTY, TEXAS

OWNER & DEVELOPER: YOWELL GROUP, INC.

JOHNSON & PACE INCORPORATED
ENGINEERS - SURVEYORS - PLANNERS
UNION PLAZA I
1201 NW LOOP 281, LONGVIEW, TEXAS 75601
903-753-0663 FAX: 903-753-8803
www.johnsonpace.com
JOB No: 2031-011 DATE: JULY 2004

