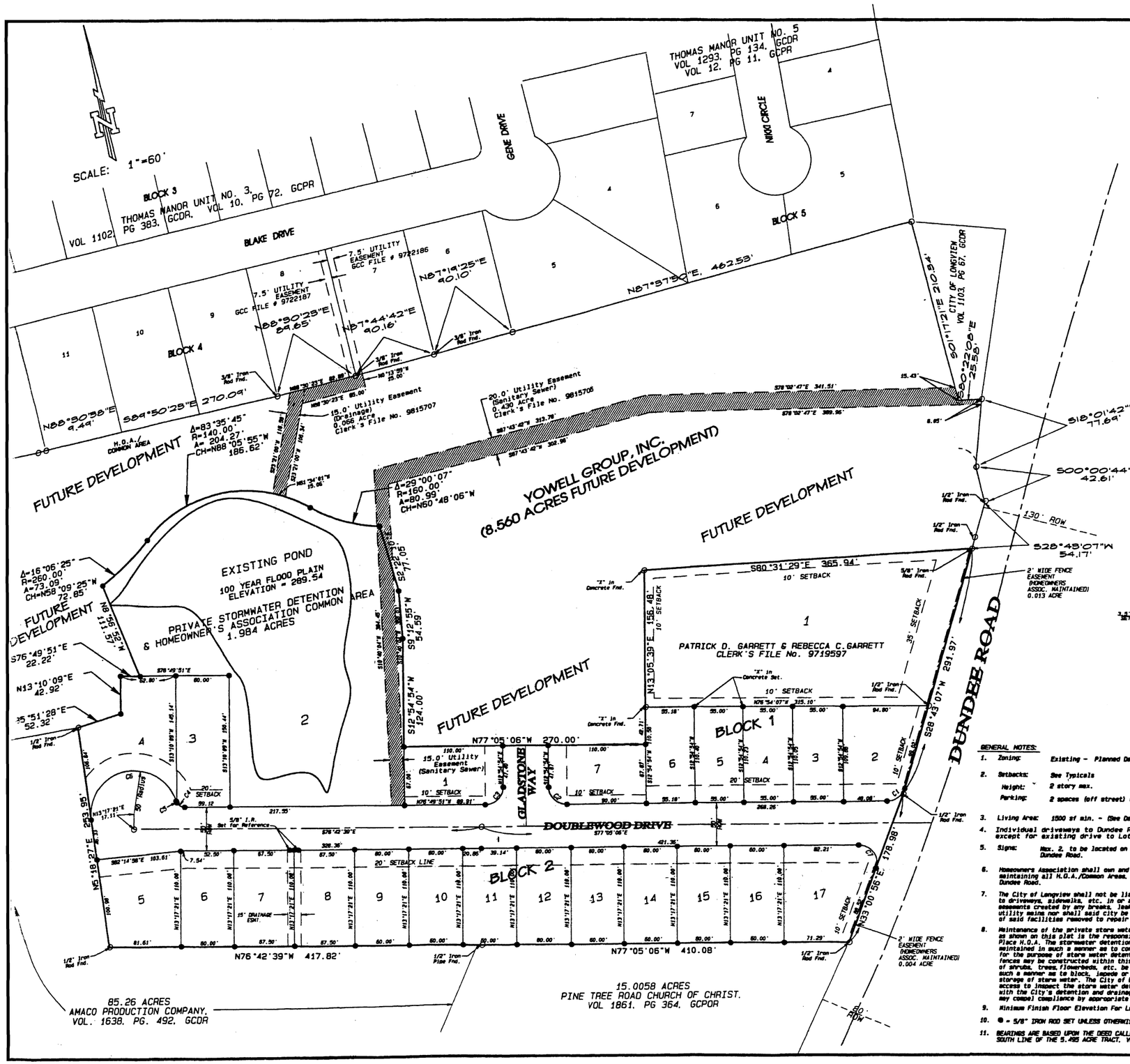
9815838



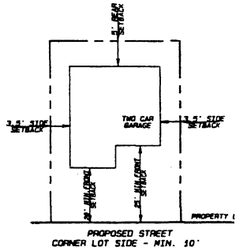
FILED

JUL 27 1998

Laurie Wolloszyn
GREGG COUNTY CLERK

CURVE TABLE:

C1 Δ 73°52'25" R=20.00' L=25.79' CH=S65°58'41"E 24.04'	C5 Δ 10°58'45" R=10.00' L=1.92' CH=N09°20'55"W 1.91'
C2 Δ 90°00'00" R=20.00' L=31.42' CH=N32°05'06"W 28.28'	C6 Δ 176°08'28" R=50.00' L=146.90' CH=S88°30'45"E 99.56'
C3 Δ 90°15'15" R=20.00' L=31.50' CH=N58°02'32"E 28.35'	C7 Δ 110°06'02" R=20.00' L=38.43' CH=N22°02'05"W 32.79'
C4 Δ 61°59'34" R=10.00' L=10.82' CH=N45°50'04"W 10.30'	



PROPOSED STREET CORNER LOT SIDE - MIN. 10'

TYPICAL LOCATION OF STRUCTURE ON LOT

GENERAL NOTES:

1. Zoning: Existing - Planned Development - Single Family Detatched
2. Setbacks: See Typicals
   Height: 2 story max.
   Parking: 2 spaces (off street) min. plus 2 car garage.
3. Living Area: 1500 sf min. - (See Deed Restrictions for other limitations)
4. Individual driveways to Dundee Road shall not be allowed except for existing drive to Lot 1, Block 1.
5. Signs: Max. 2, to be located on proposed fence along Dundee Road.
6. Homeowners Association shall own and be responsible for maintaining all H.O.A./Common Areas, and the fence along Dundee Road.
7. 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.
8. Maintenance of the private storm water detention area as shown on this plat is the responsibility of the Dundee Place H.O.A. The stormwater detention area is to be maintained in such a manner as to continue to function for the purpose of storm water detention. No structures or fences may be constructed within this area nor may any planting of shrubs, trees, flowerbeds, etc. be located within this area in such a manner as to block, impede or hinder the flow of or storage of storm water. The City of Longview shall have right of access to inspect the storm water detention area for compliance with the City's detention and drainage regulations and if necessary may compel compliance by appropriate court action.
9. Minimum Finish Floor Elevation For Lots 1, 2, 4, 5, 7, 8, 9, and 10 = 290.54'.
10. ● = 5/8" IRON ROD SET UNLESS OTHERWISE NOTED.
11. BEARINGS ARE BASED UPON THE DEED CALLED BEARING OF THE SOUTH LINE OF THE 5.495 ACRE TRACT, VOL 2032, PG 308, GCDR.

DEDICATION

STATE OF TEXAS
COUNTY OF GREGG

WE, REBECCA C. GARRETT ACTING INDIVIDUALLY AND AS ATTORNEY IN-FACT FOR PATRICK D. GARRETT, AND DAVID A. YOWELL, PRESIDENT OF YOWELL GROUP INC., A TEXAS CORPORATION, OWNERS OF THE 8.178 ACRES OF LAND SHOWN HEREON, HAVE CAUSED SAID 8.178 ACRES TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THIS PLAT FOR THE USES AND PURPOSES SHOWN HEREIN, AND DO HEREBY ACKNOWLEDGE AND ADOPT SAID PLAT OF SUBDIVISION UNDER THE STYLE AND TITLE SHOWN HEREON.

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

Rebecca C. Garrett

REBECCA C. GARRETT ACTING INDIVIDUALLY AND AS ATTORNEY IN-FACT FOR PATRICK D. GARRETT OWNERS OF LOT 1, BLOCK 1

David A. Yowell

DAVID A. YOWELL, PRESIDENT
YOWELL GROUP, INC., A TEXAS CORPORATION
OWNERS OF LOTS 2-7, BLOCK 1 AND LOTS 1-17, BLOCK 2

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF GREGG

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID 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 24th DAY OF July . 1998

Lynda J. Bobo
NOTARY PUBLIC IN AND FOR GREGG COUNTY, TEXAS

LYNDA J. BOBO
Notary Public State of Texas
Comm. Exp. 2-8-2002

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF GREGG

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED REBECCA C. GARRETT, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 24th DAY OF July . 1998

Lynda J. Bobo
NOTARY PUBLIC IN AND FOR GREGG COUNTY, TEXAS

LYNDA J. BOBO
Notary Public State of Texas
Comm. Exp. 2-8-2002

SURVEYOR'S CERTIFICATE

I, LONNIE C. PACE PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND OF A SUBDIVISION OF A 8.178 ACRE TRACT OUT OF A 16.738 ACRE TRACT, AND A 4.216 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN INSTRUMENT RECORDED IN CLERK'S FILE No.s 9719222 AND 9719237, OF THE OFFICIAL PUBLIC RECORDS OF GREGG COUNTY, TEXAS; ALL OF SAID SUBDIVISION IS INSIDE OF THE BOUNDARIES OF THE CITY OF LONGVIEW, TEXAS.

STATE OF TEXAS REGISTERED LONNIE C. PACE II 1573 PROFESSIONAL LAND SURVEYOR

24 JULY 98
DATE

Lonnie C. Pace II
LONNIE C. PACE II
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1573

APPROVALS

APPROVED THIS THE 24th DAY OF July 1998, BY THE CITY OF LONGVIEW, TEXAS.

Paul Boorman
PAUL BOORMAN, NEIGHBORHOOD SERVICES DIRECTOR

Sheryl S. Chinn
SHERYL CHINN, CHAIRMAN, LONGVIEW PLANNING & ZONING COMMISSION

D. L. McMahon
DAVID L. MCMAHON, MAYOR, CITY OF LONGVIEW

C.A P348 S.B

PLAT OF SUBDIVISION

DUNDEE PLACE, PHASE 1

8.178 ACRES

OUT OF A CALLED 16.738 AND A 4.216 ACRE TRACT AS RECORDED IN CLERK'S FILE No. 9719222 & 9719237 OF THE G.C.O.P.R. IN THE WM ROBINSON SURVEY, A-177, GREGG COUNTY, TEXAS

JOHNSON & PACE
ENGINEERING & SURVEYING CONSULTANTS
480 NORTH CHIMNEY STREET, LONGVIEW, TEXAS 75601
(903)753-0663 FAX (903)753-0805

DATE: 7/24/98 | JOB No. 2031-001