

APPROVED THIS _____ DAY OF _____, 2023.
BY THE CITY OF LONGVIEW, TEXAS.

PAT NOON
CHAIRPERSON, PLANNING AND ZONING COMMISSION

ANGELA CHOY, AICP
CITY PLANNER

STATE OF TEXAS:

STATE OF TEXAS:
COUNTY OF GREGG:
WE, VW DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS OWNER OF THE TRACT OF LAND SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT AS ITS PLAN FOR SUBDIVIDING INTO LOTS AND BLOCKS, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE EASEMENTS SHOWN HEREON EXCEPT ALL EASEMENTS SHOWN OR NOTED AS PRIVATE OR AN HOA EASEMENT.

THAT WHEREAS WE ARE FAMILIAR WITH THE TERRAIN, ELEVATION, HIGH WATER LEVEL AND ALL PHYSICAL CONDITIONS, IN, ON AND ADJACENT TO SAID PROPERTY; AND, WHEREAS, SAID PROPERTY IS SUBJECT TO FLOODING, HIGH WATER AND INUNDATION DUE TO THE TERRAIN, ELEVATION AND THE FACT THAT A CREEK(S) TRAVERSES OR RUNS ADJACENT TO SAID PROPERTY; AND

WHEREAS, THE PROPERTY SUBJECT TO FLOODING, HIGH WATER AND INUNDATION IS MARKED ON THE PLAT AND WITH THE "FLOODPLAIN EASEMENT" LINE AS SHOWN AND OUTLINED ON THE PLAT.

WHEREFORE, PREMISES CONSIDERED: WE HEREBY AGREE THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER, INCLUDING STORM WATERS AND OVERFLOW WATER FROM ANY CREEK(S) SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE FLOODPLAIN EASEMENT UNLESS DESIGNED IN ACCORDANCE WITH ANY STORMWATER AND/OR DRAINAGE CONTROL CRITERIA OR REGULATIONS PROMULGATED BY THE CITY OF LONGVIEW. IN THE EVENT ANY PROPERTY OWNER OBSTRUCTS THE NATURAL FLOW OF THE WATER IN ANY MANNER, THE CITY OF LONGVIEW MAY SUMMARILY REMOVE ANY OF SAID OBSTRUCTIONS UPON NOTIFICATION BY MAIL TO THE OWNER AT OWNER'S EXPENSE.

WE DO HEREBY DECLARE AND DEDICATE THIS "FLOODPLAIN EASEMENT" TO BE A "COVENANT RUNNING WITH THE LAND" AND THAT THIS SHALL CONSTITUTE A NOTICE TO ALL PARTIES CONCERNED INCLUDING OUR HEIRS, SUCCESSORS OR ASSIGNS AND ANY AND ALL PURCHASERS OF PROPERTY WITHIN SAID SUBDIVISION.

WITNESS OUR HAND THIS

DAY OF _____, 2023.

BUDDY WOOLLEY, MANAGER
VW DEVELOPMENT, LLC

35.92 ACRE
MICHAEL ERWIN ALEXANDER
TO
BARBARA GAIL ALEXANDER
CF #9903158, GCOPR,

100-YR FLOODPLAIN BOUNDARY PER
FEMA FIRM MAP NO. 48183C0083F
EFFECTIVE DATE SEPT. 3, 2014

ACKNOWLEDGMENTS

STATE OF TEXAS:
COUNTY OF _____;
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY
BUDDY WOOLLEY ON BEHALF OF VW DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY.
ON BEHALF OF SAID LIMITED LIABILITY COMPANY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS



CURVE TABLE					
LINE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
1	017°42'37"	325.00	100.48	S44°41'E	100.06
2	001°40'45"	325.00	10.12	S43°28'09"E	10.12
3	008°52'30"	375.00	58.09	S00°52'52"E	58.03
4	005°04'54"	375.00	170.70	S33°04"E	169.27
5	018°32'58"	375.00	121.43	S011°07'49"E	120.85
6	001°55'04"	375.00	12.63	S00°53'49"E	12.63
7	007°10'43"	375.00	122.18	S03°39'04"E	122.08
8	000°49'49"	1026.16	146.56	S06°45'01"E	146.58
9	002°38'42"	1026.16	137.31	S02°59'10"E	137.21
10	007°40'34"	1026.16	137.32	S05°06'32"E	137.22
11	002°01'20"	1026.16	36.18	S09°56'29"E	36.17
12	005°35'26"	1026.16	101.81	S07°58'26"E	101.78
13	004°36'02"	975.00	63.96	S02°33'41"E	63.94
14	002°38'45"	200.00	72.07	N01°13'42"E	71.88
15	000°39'55"	1026.16	11.90	N00°25'37"E	11.91
16	007°24'12"	1026.16	124.94	N04°21'41"E	124.90
17	002°42'12"	1026.16	49.85	N09°53'28"E	49.85
18	004°27'41"	975.00	75.92	N03°48'18"E	75.89
19	007°03'27"	975.00	120.17	N02°54'14"E	120.02
20	006°46'26"	975.00	115.13	N02°53'42"E	115.51
21	009°29'25"	1026.16	83.78	N08°49'45"E	83.77
22	000°26'02"	1026.16	13.19	N03°01'41"E	13.08
23	001°19'43"	1026.16	20.78	N01°16'30"E	20.78
24	014°53'32"	425.00	110.46	N09°18'07"E	110.19
25	015°21'35"	425.00	91.72	N02°34'15"E	91.54
26	013°38'15"	425.00	90.91	N03°54'56"E	90.67
27	012°38'38"	425.00	100.79	N09°02'22"E	100.63
28	023°51'12"	275.00	114.63	N03°48'05"E	113.66
29	021°37'46"	275.00	56.65	N10°43'15"E	56.29
30	180°03'27"	9.00	16.68	N04°33'55"E	14.38
31	256°42'11"	10.00	27.39	N00°45'37"E	95.67
32	030°37'03"	198.39	19.96	S38°34'11"E	19.70
33	004°04'39"	350.92	24.72	S33°41'14"E	24.72
34	000°18'60"	532.82	13.74	N01°11°45'E	13.74
35	002°24'16"	532.82	234.65	N09°29'32"E	234.63
36	000°32'00"	532.82	90.00	N08°29'26"E	90.00
37	002°10'03"	532.82	190.04	N07°12'26"E	190.03
38	000°09'16"	532.82	14.93	N06°06'04"E	14.43
39	001°28'34"	2298.48	57.91	N65°01'09"E	57.91

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S55°21'11"E	80.06'
L2	S01°51'21"E	38.62'
L3	S01°51'21"E	103.37'
L4	S00°00'45"E	63.71'
L5	N05°05'40"W	29.00'
L6	N00°02'42"W	124.10'
L7	N01°51'21"W	115.22'
L8	N01°51'21"W	28.78'
L9	N50°21'45"E	21.45'
L10	N55°21'41"E	58.61'
L11	N03°30'59"W	13.68'
L12	N51°25'17"W	168.81'
L13	N54°09'58"W	123.38'
L14	N33°26'44"E	97.60'
L15	N07°45'17"E	37.03'
L16	N01°34'50"W	136.00'
L17	N04°33'09"E	136.00'
L18	N01°58'52"E	137.11'
L19	N08°31'12"W	17.15'
L20	N08°49'25"W	173.51'
L21	N01°44'57"W	132.68'
L22	S31°30'30"E	15.68'
L23	N54°09'58"W	121.44'
L24	N33°26'44"E	92.94'
L25	N07°45'15"E	104.78'
L26	N04°33'09"W	134.92'
L27	N04°33'09"E	136.54'
L28	N01°58'52"E	138.31'
L29	N34°31'12"W	137.81'
L30	N08°49'25"W	136.79'
L31	N01°44'57"W	131.75'

SURVEYOR'S CERTIFICATE

I, TROY MAXWELL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS FINAL PLAT AS THE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND IT CONFORMS TO THE CURRENT PROCEDURES AND PRACTICES ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES, (TEXAS OCCUPATIONS CODE CHAPTER 1071) AND ITS SUBSEQUENT AMENDMENTS.

PRELIMINARY

NOT TO BE RECORDED
FOR ANY PURPOSE

TROY MAXWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5585

MARCH 10, 2022
DATE

COORDINATE TABLE		
TAG	NORTHING	EASTING
1	6.909.399.70	3.111.115.97
2	6.909.561.34	3.111.125.15
3	6.909.564.98	3.111.246.67
4	6.909.391.57	3.111.369.13
5	6.909.447.51	3.111.397.67
6	6.909.365.77	3.111.482.88
7	6.909.389.47	3.111.482.37
8	6.909.886.52	3.111.478.31
9	6.909.874.53	3.111.478.79
10	6.908.884.98	3.111.338.29
11	6.908.869.98	3.111.338.29
12	6.909.246.40	3.110.950.81
13	6.908.175.35	3.111.049.27
14	6.908.997.78	3.111.100.48
15	6.909.993.96	3.111.114.73
16	6.908.859.09	3.111.118.45
17	6.908.722.97	3.110.761.81
18	6.908.585.15	3.111.102.85
19	6.908.447.49	3.111.140.45
20	6.908.312.39	3.111.135.03
21	6.909.532.70	3.111.253.85
22	6.909.589.57	3.111.160.82
23	6.908.511.50	3.110.915.81

GENERAL NOTES

1. MIN. 10' WIDE UTILITY EASEMENT SHALL BE PROVIDED FOR UTILITIES LOCATED GREATER THAN 7'5" ABOVE THE STREET R.O.W.
2. ALL TRUCKS AND TRAILERS SHALL BE KEPT OUTSIDE OF DRIVEWAYS, HOA AREAS, ETC.
3. NO IRREPARABLE STRUCTURES MAY BE CONSTRUCTED WITHIN THE DESIGNATED HOA AREA.
4. ALL HOA AREAS WILL BE MAINTAINED BY THE CITY.
5. ALL UTILITIES SHALL BE PUBLIC UNLESS OTHERWISE NOTED.
6. THERE WILL BE NO ADDITIONAL ACCESS FOR ANY LOTS INTO GEORGE RICHY AND SPRING HILL ROAD.
7. COORDINATES AND BEARING ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983.
8. NORTH COORDINATES ARE 14,250,000.
9. DISTANCES SHOWN ARE GRID DISTANCES. CONVERT TO SURFACE DISTANCES BY DIVIDING GRID DISTANCES BY THE SCALE FACTOR OF 1.0000330.
10. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 218.004 AND 212.005, DIVIDING ANY TRACT OF LAND BY A SUBDIVISION WITHOUT BENEFIT OF A SUBDIVISION PLAN 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 WITHDRAWAL OF PLANS AND BUILDING PERMITS.
11. THE CITY OF LONGVIEW HAS THE RIGHT TO REVOKE ANY SUBDIVISION LICENSE UNDER 1355.
12. VIRGINIA CREEK ROAD SHALL BE A 50.0' WIDE PRIVATE STREET LOT, PUBLIC AND PRIVATE UTILITY AND EASEMENT ACCESS.
13. THE CITY OF LONGVIEW AGREEMENTS WITH THE SUBDIVISION WILL NOT BE MAINTAINED BY THE CITY OF LONGVIEW. MAINTENANCE TO THE STREETS AND DRAINAGE SYSTEMS WILL BE MAINTAINED BY THE HOA.
14. WHEREBY THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION AS DIVISION OF THE PROJECT, TRACTS, AND APURTENANCES, AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ANY GOVERNMENTAL ENTITY AND PUBLIC UTILITY.
- 15.1. FOR DAMAGES OCCASIONED BY THE REASONABLE USE OF THE PRIVATE STREET BY THE PROJECT FOR THE FOLLOWING REASONS:
 - 16. FOR DAMAGES AND INJURY ARISING FROM THE CONDITION OF SAID PRIVATE STREET.
 - 17. FOR DAMAGES AND INJURY ARISING OUT OF THE USE OF THE CITY GOVERNMENTAL ENTITY OR PUBLIC UTILITY OF ANY RESTRICTED ACCESS OR OF ENTRANCE, AND
 - 18. FOR DAMAGES AND INJURY ARISING OUT OF ANY USE OF THE SUBDIVISION BY THE CITY GOVERNMENTAL ENTITY OR PUBLIC UTILITY.
 - 19. FOR DAMAGES AND INJURY RELATING TO THE CITY GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES FOR SUCH DAMAGES AND PUBLIC UTILITIES.

LEGAL

- 5/8" IRON ROD SET (USO)
USO UNLESS STATED OTHERWISE

**FINAL PLAT
VIRGINIA WOODS
SUBDIVISION, PHASE 1**

23 LOTS - 2 BLOCKS - 16.185 ACRES

BEING A PORTION OF 52.246 ACRE
JOSEPH FAMILY REAL ESTATE INVESTMENTS, LTD.
TO VW DEVELOPMENT, LLC,
CF #202117626, GCOPR.

D SANCHEZ SURVEY, A-186
LONGVIEW, CROCK COUNTY, TEXAS

LONGVIEW, GREGG COUNTY, TEXAS
-JOHNSON

**JOHNSON
& RACE**

& PACE
INCORPORATED

ENGINEERING • ARCHITECTURE • SURVEYING

1201 NW LOOP 281, SUITE 100,
LONGVIEW, TEXAS 75604

website: www.johnscopac.com

TBPE F-4691

TROY MAXWELL, RPLS #5585
JOB #4353-002, DATE: 3/10/2022
