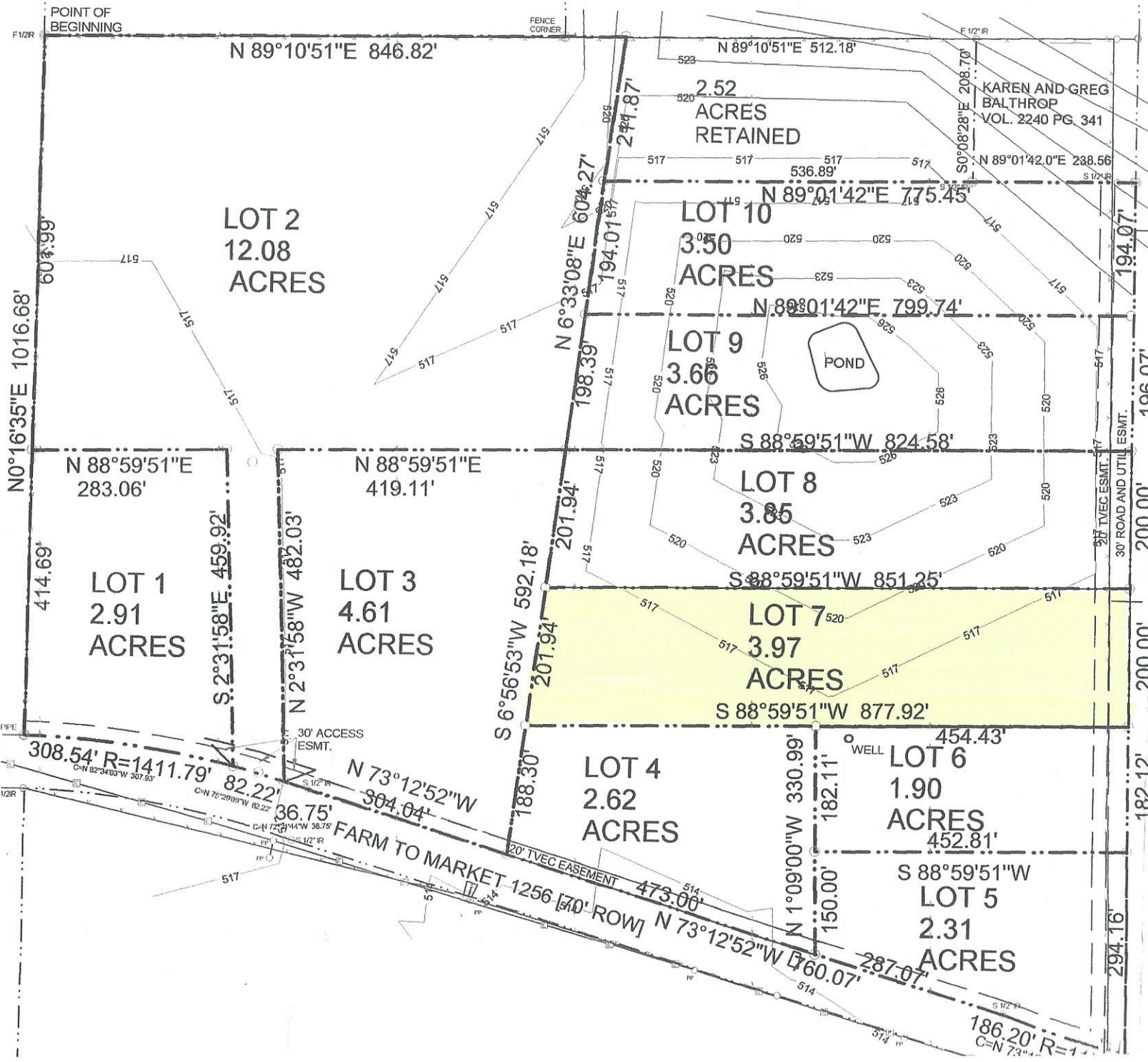




JAMES LUNCHFORD TRUST  
#2015-001925



POINT OF BEGINNING

FENCE CORNER

N 89°10'51"E 846.82'

N 89°10'51"E 512.18'

LOT 2  
12.08  
ACRES

2.52  
ACRES  
RETAINED

KAREN AND GREG  
BALTHROP  
VOL. 2240 PG. 341

N 0°16'35"E 1016.68'

N 88°59'51"E  
283.06'

LOT 1  
2.91  
ACRES

N 88°59'51"E  
419.11'

LOT 3  
4.61  
ACRES

N 6°33'08"E 604.27'

LOT 10  
3.50  
ACRES

LOT 9  
3.66  
ACRES

LOT 8  
3.85  
ACRES

LOT 7  
3.97  
ACRES

LOT 4  
2.62  
ACRES

LOT 6  
1.90  
ACRES

LOT 5  
2.31  
ACRES

N 0°16'35"E 1016.68'  
414.69'  
S 2°31'58"E 459.92'  
604.99'

N 2°31'58"W 482.03'

S 6°56'53"W 592.18'  
201.94'  
201.94'  
188.30'

N 6°33'08"E 604.27'  
194.01'  
194.01'  
198.39'

S 88°59'51"W 824.58'  
S 88°59'51"W 851.25'  
S 88°59'51"W 877.92'

N 89°01'42"E 775.45'

N 89°01'42"E 799.74'

S 88°59'51"W 877.92'

308.54' R=1411.79'  
C=N 02°34'03"W 307.93'  
82.22'  
C=N 75°29'07"W 02.22'

N 73°12'52"W  
304.04'  
36.75'

FARM TO MARKET 1256 [70' ROW]  
473.00'  
N 73°12'52"W 760.07'

N 1°09'00"W 330.99'  
182.11'  
150.00'

LOT 6  
1.90  
ACRES  
452.81'

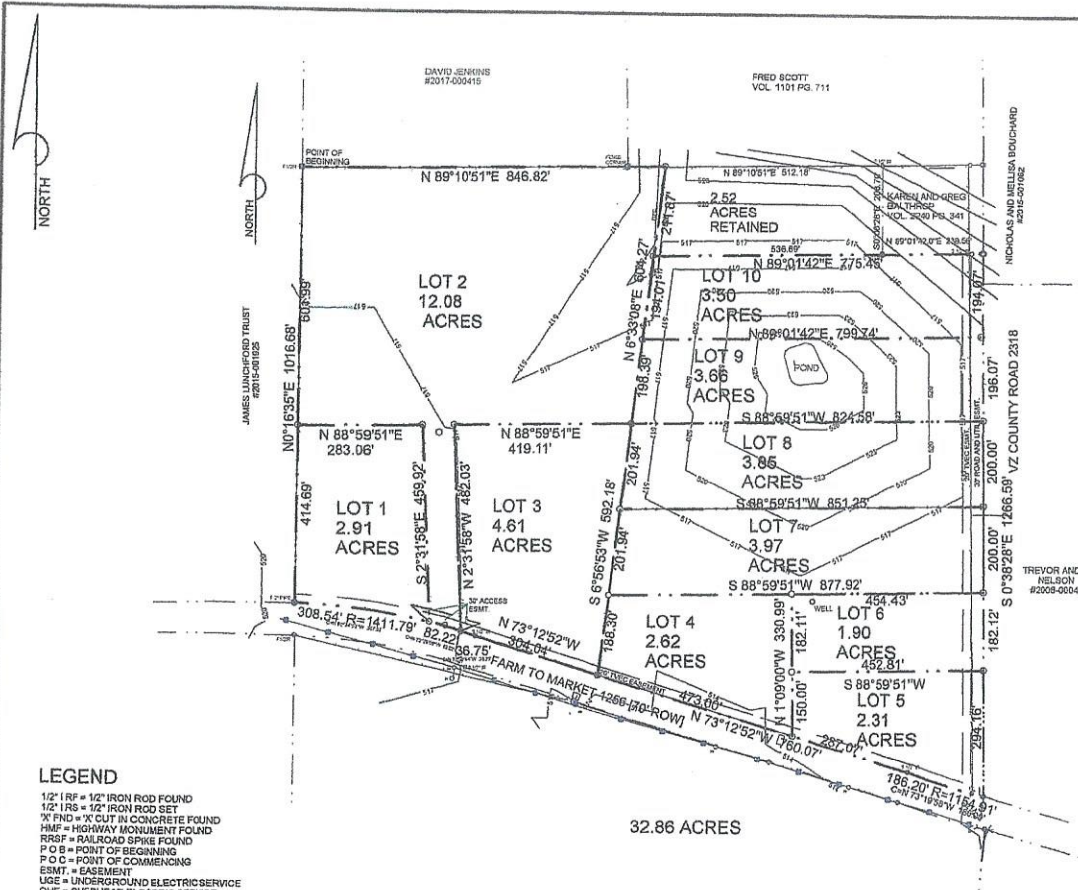
S 88°59'51"W

186.20' R=1  
C=N 73°12'52"W

NICHOLAS AND MELLISA BOUCHARD  
#2015-001062

VZ COUNTY ROAD 2318  
196.07'  
200.00'  
200.00'  
182.12'

TREVOR  
NELS  
#2008-0



THELMA SUE GREEN  
 Notary Public, State of Texas  
 Comm. Expires 04-06-2025  
 Notary ID 133018394

ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J. C. GILLELAND SURVEY, A-318, VAN ZANDT COUNTY, TEXAS, SAME BEING PART OF A CALLED 41.52 ACRE TRACT KNOWN AS "TREET TRACT", AND PART OF A CALLED 40.30 ACRE TRACT KNOWN AS "SECOND TRACT" AS FOUND IN WARRANTY DEED DATED SEPTEMBER 27, 1983, FROM J. B. WERTSCH ET UX, KNOW RESIDUARY TO WERTSCH, WORKS AS FOUND RECORDED IN VOLUME 262, PAGE 165, OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE RECOGNIZED WEST SURVEY LINE OF SAID GILLELAND SURVEY FOR THE NORTHWEST CORNER OF SAID 41.50 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THIS TRACT, THENCE NORTH 88 DEGREES 10 MINUTES 51 SECONDS EAST, 846.82 FEET WITH THE NORTH LINE OF SAID 41.50 ACRE TRACT TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 08 DEGREES 33 MINUTES 28 SECONDS WEST, 211.67 FEET TO A SET 1/2 INCH IRON ROD;

THENCE NORTH 68 DEGREES 01 MINUTE 42 SECONDS EAST, 775.45 FEET TO THE CENTER OF VZ COUNTY ROAD 2318;

THENCE SOUTH 09 DEGREES 38 MINUTES 28 SECONDS EAST, 1,266.58 FEET WITH THE RECOGNIZED EAST LINE OF SAID 40.30 ACRE TRACT, AND WITH SAID VZ COUNTY ROAD 2318 TO A POINT WITHIN THE NORTH LINE OF F. M. 1258 FOR THE SOUTHEAST CORNER OF THIS;

THENCE WITH THE NORTH LINE OF F. M. 1258, AND WITH THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A SUBCHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 12 MINUTES 52 SECONDS WEST, 196.00 FEET, A RADIUS OF 1,154.61 FEET, A CENTRAL ANGLE OF 99 DEGREES 59 MINUTES 18 SECONDS, AND AN ARC DISTANCE OF 166.20 FEET TO A SET 1/2 INCH IRON ROD FOR THE P. C. OF SAID CURVE;

THENCE NORTH 73 DEGREES 12 MINUTES 52 SECONDS WEST, 1,024.51 FEET WITH THE NORTH LINE OF F. M. 1258 TO A SET 1/2 INCH IRON ROD FOR THE P. C. OF A CURVE TO THE LEFT;

THENCE WITH THE NORTH LINE OF F. M. 1258, AND WITH THE ARC OF A CURVE TO THE LEFT, WHICH HAS A SUBCHORD BEARING AND DISTANCE OF NORTH 88 DEGREES 09 MINUTES 50 SECONDS WEST, 424.78 FEET, A RADIUS OF 1,411.78 FEET, A CENTRAL ANGLE OF 17 DEGREES 19 MINUTES 19 SECONDS, AND AN ARC DISTANCE OF 427.41 FEET TO A FOUND 2 INCH PIPE IN THE WEST SURVEY LINE OF SAID GILLELAND SURVEY AND IN THE RECOGNIZED WEST LINE OF SAID 41.50 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS;

THENCE NORTH 00 DEGREES 16 MINUTES 35 SECONDS EAST, A DISTANCE OF 1,016.68 FEET WITH THE RECOGNIZED WEST LINE OF SAID 41.50 ACRE TRACT, AND WITH THE RECOGNIZED WEST SURVEY LINE OF SAID GILLELAND SURVEY TO THE PLACE OF BEGINNING AND CONTAINING 41.41 ACRES OF LAND.

THE STATE OF TEXAS  
 COUNTY OF VAN ZANDT

KNOW ALL MEN BY THESE PRESENTS

THAT I, KENNETH LANE, THE OWNER OF MEADOWVIEW NORTH, HAVE CAUSED SAID ACREAGE TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE FOREGOING PLAT AND DO HEREBY CONVEY THE ATTACHED EASEMENTS SHOWN ON THE PLAT AND SAID UTILITY EASEMENTS TO BE USED FOR UTILITY PURPOSES FOR THE UTILITY COMPANIES SERVICING SAID MEADOWVIEW NORTH.

Kenneth Lane  
 KENNETH LANE

THE STATE OF TEXAS  
 COUNTY OF VAN ZANDT

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 26 DAY OF April, 2022

MY COMMISSION EXPIRES 04/06/2025

*Thelma Sue Green*  
 NOTARY PUBLIC, STATE OF TEXAS  
 THELMA SUE GREEN  
 NOTARY'S PRINTED NAME

THE STATE OF TEXAS  
 COUNTY OF VAN ZANDT

KNOW ALL MEN BY THESE PRESENTS

*David R. Mobly*  
 David R. Mobly  
 April 27, 2022

WITNESS MY HAND AND SEAL OF OFFICE, THIS 27 DAY OF April, 2022.

*James M. Mobly*  
 JAMES M. MOBLY  
 COUNTY CLERK

*Don Wilkerson*  
 DON WILKERSON  
 COUNTY JUDGE  
 VAN ZANDT COUNTY, TEXAS



I, JAMES MOBLY, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE RECORD OF A SURVEY MADE BY ME ON THE GROUND.

*James M. Mobly*  
 JAMES MOBLY R.P.L.S. #4128

MEADOWVIEW NORTH  
 AMENDED PLAT

41.41 ACRES J. C. GILLELAND SURVEY, ABSTRACT 318  
 VAN ZANDT COUNTY, TEXAS

SCALE 1" = 200'

OWNER / DEVELOPER  
 KENNETH LANE  
 P. O. B. 425  
 TERRELL, TEXAS 75160

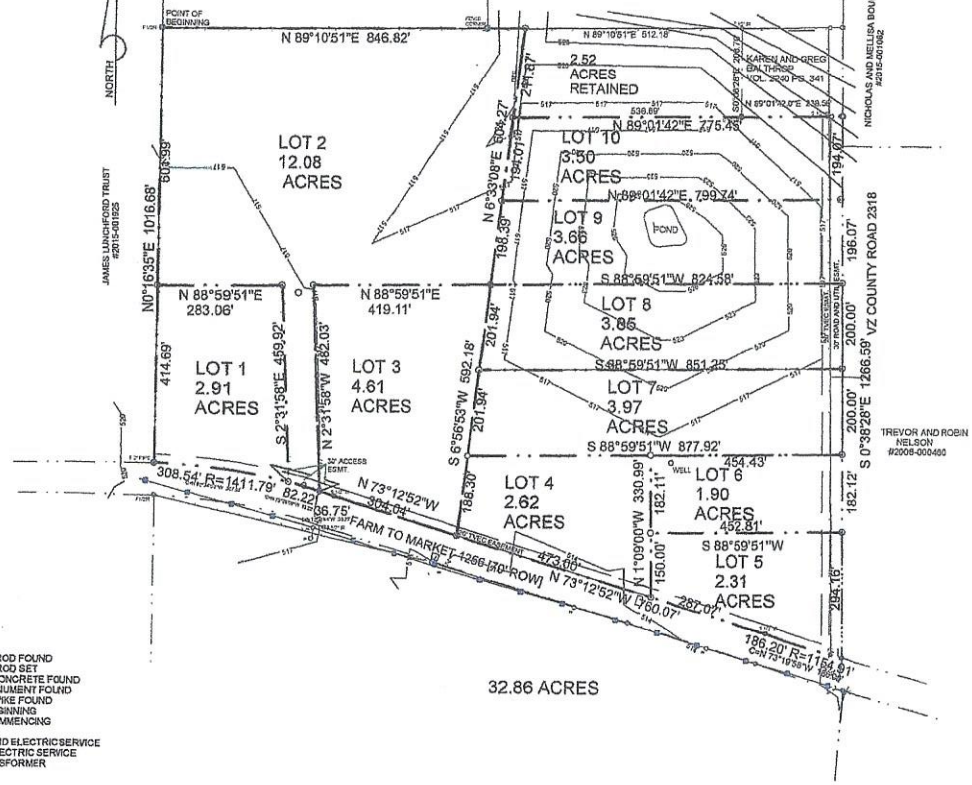


NORTH

NORTH

DAVID SEMKINS  
#2017-000419

FRED SCOTT  
VOL. 1101 PG. 711



**THELMA SUE GREEN**  
Notary Public, State of Texas  
Comm. Expires 04-06-2025  
Notary ID 133018394

ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J. C. GILLELAND SURVEY, A-318, VAN ZANDT COUNTY, TEXAS, SAME BEING PART OF A CALLED 41.50 ACRE TRACT KNOWN AS "FIRST TRACT", AND PART OF A CALLED 40.00 ACRE TRACT KNOWN AS "SECOND TRACT" AS FOUND IN WARRANTY DEED DATED SEPTEMBER 27, 1995, FROM J. B. MEREDETH ET AL, KENNA MEREDETH TO KENNETH B. MORRIS AS FOUND RECORDED IN VOLUME 965, PAGE 464, OF THE PUBLIC RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE RECOGNIZED WEST SURVEY LINE OF SAID GILLELAND SURVEY FOR THE NORTHWEST CORNER OF SAID 41.50 ACRE TRACT; SAME BEING THE NORTHWEST CORNER OF THIS:

THENCE NORTH 89 DEGREES 10 MINUTES 51 SECONDS EAST, 846.82 FEET WITH THE NORTH LINE OF SAID 41.50 ACRE TRACT TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 08 DEGREES 33 MINUTES 08 SECONDS WEST, 211.67 FEET TO A SET 1/2 INCH IRON ROD;

THENCE NORTH 89 DEGREES 01 MINUTES 42 SECONDS EAST, 775.45 FEET TO THE CENTER OF VZ COUNTY ROAD 2318;

THENCE SOUTH 00 DEGREES 38 MINUTES 28 SECONDS EAST, 1,266.59 FEET WITH THE RECOGNIZED EAST LINE OF SAID 40.00 ACRE TRACT, AND WITH SAID VZ COUNTY ROAD 2318 TO A POINT WITHIN THE NORTH LINE OF F. M. 1259 FOR THE SOUTHEAST CORNER OF THIS;

THENCE WITH THE NORTH LINE OF F. M. 1259, AND WITH THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A SURCHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 12 MINUTES 52 SECONDS WEST, 109.00 FEET, A RADIUS OF 1,544.91 FEET, A CENTRAL ANGLE OF 17 DEGREES 19 MINUTES 19 SECONDS, AND AN ARC DISTANCE OF 169.20 FEET TO A SET 1/2 INCH IRON ROD FOR P. T. OF SAID CURVE;

THENCE NORTH 73 DEGREES 12 MINUTES 52 SECONDS WEST, 1,094.11 FEET WITH THE NORTH LINE OFF F. M. 1259 TO A SET 1/2 INCH IRON ROD FOR THE P. C. OF A CURVE TO THE LEFT;

THENCE WITH THE NORTH LINE OF F. M. 1259, AND WITH THE ARC OF A CURVE TO THE LEFT, WHICH HAS A SURCHORD BEARING AND DISTANCE OF NORTH 88 DEGREES 59 MINUTES 51 SECONDS WEST, 424.78 FEET, A RADIUS OF 1,411.79 FEET, A CENTRAL ANGLE OF 17 DEGREES 19 MINUTES 19 SECONDS, AND AN ARC DISTANCE OF 427.51 FEET TO A POINT 2 INCH PIPE IN THE WEST SURVEY LINE OF SAID GILLELAND SURVEY AND IN THE RECOGNIZED WEST LINE OF SAID 41.50 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS;

THENCE NORTH 00 DEGREES 18 MINUTES 35 SECONDS EAST, 1,019.66 FEET WITH THE RECOGNIZED WEST LINE OF SAID 41.50 ACRE TRACT, AND WITH THE RECOGNIZED WEST SURVEY LINE OF SAID GILLELAND SURVEY TO THE PLACE OF BEGINNING AND CONTAINING 41.41 ACRES OF LAND.

THE STATE OF TEXAS  
COUNTY OF VAN ZANDT

KNOW ALL MEN BY THESE PRESENTS

THAT I, KENNETH LANE, THE OWNER OF MEADOWVIEW NORTH, HAVE CAUSED SAID ACREAGE TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE FOREGOING PLAT AND DO HEREBY CONVEY THE ATTACHED EASEMENTS SHOWN ON THE PLAT AND SAID UTILITY EASEMENTS TO BE USED FOR UTILITY PURPOSES FOR THE UTILITY COMPANIES SERVICING SAID MEADOWVIEW NORTH.

*Kenneth Lane*  
KENNETH LANE

THE STATE OF TEXAS  
COUNTY OF VAN ZANDT

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 26 DAY OF April, 2022

MY COMMISSION EXPIRES 04/06/2025

*Thelma Sue Green*  
NOTARY PUBLIC, STATE OF TEXAS  
THELMA SUE GREEN  
NOTARY'S PRINTED NAME

THE STATE OF TEXAS  
COUNTY OF VAN ZANDT

KNOW ALL MEN BY THESE PRESENTS

I, *Don Kirkpatrick*, COUNTY JUDGE OF VAN ZANDT COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS APPROVED AND ACCEPTED FOR RECORDING BY THE COMMISSIONERS COURT OF SAID COUNTY ON THE 27 DAY OF April, 2022 AS SHOWN BY ORDER OF RECORD IN THE MINUTES OF SAID COURT.

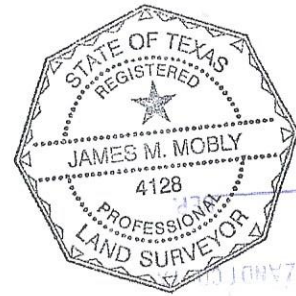
WITNESS MY HAND AND SEAL OF OFFICE, THIS 27 DAY OF April, 2022.

*Don Kirkpatrick*  
COUNTY CLERK

*Don Kirkpatrick*  
COUNTY JUDGE  
VAN ZANDT COUNTY, TEXAS

I, JAMES MOBLY, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE RECORD OF A SURVEY MADE BY ME ON THE GROUND.

*James Mobly*  
JAMES MOBLY R.P.L.S. #4128



**MEADOWVIEW NORTH  
AMENDED PLAT**

41.41 ACRES J. C. GILLELAND SURVEY, ABSTRACT 318  
VAN ZANDT COUNTY, TEXAS

**MOBLY AND ASSOCIATES, LLC**

425 N. GUN BARREL LANE  
GUN BARREL CITY, TX 75156  
489-853-3782 RPLS 4128  
FIRM NO. 10193765 MOBANDASSOC@GMAIL.COM

15' UTILITY EASEMENTS ALONG ALL LOT LINES

BUILDING LINES:  
75' FRONT  
15' SIDES  
15' BACK

NOTES:  
1/2 INCH IRON RODS SET STAMPED "MOBLY 4128" ON ALL LOT CORNERS UNLESS NOTED OTHERWISE

CORNERS ALONG VZ COUNTY ROAD 2318 HAVE 1/2 INCH IRON RODS SET 30.00 FEET OFF OF THE CENTER OF ROAD.

THIS PROPERTY LIES IN ZONE X OF THE FLOOD PLAIN WHICH IS AREAS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO FIRM PANEL NO. 48467C0425C, DATED 12-17-2010

LAND USE IS FOR RESIDENTIAL PURPOSES

OWNER / DEVELOPER  
KENNETH LANE  
P. O. B. 425  
TERRELL, TEXAS 75160

