

- LEGEND
- CM Controlling Monument
  - 5/8" IRON ROD FOUND WITH RED CAP STAMPED 'WRIGHT BROS'
  - POINT FOR CORNER
  - 1/2" IRON ROD SET WITH YELLOW CAP STAMPED 'BY-LINE'
  - ◆ MAG NAIL SET
  - ASPHALT
  - GRAVEL

I, Wayne Beets II, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of Hunt County, Texas.

WAYNE BEETS II  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6039

CERTIFICATE OF ENVIRONMENTAL INSPECTOR

Approved by the Titus County Environment Inspector on this the 28 day of Dec 2020.

Environmental Inspector

Commissioner

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission of the City of Mt. Pleasant, Texas, on this the \_\_\_ day of \_\_\_ 2020, voted affirmatively to approve this plat.

Chairman

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, Grieklee, County Judge of Titus County, Texas, do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioners Court of Titus County, Texas, and by the said Court duly considered, was on this day approved and the plat authorized to be registered and recorded in the proper records of the County Clerk of Titus County, Texas.

County Judge 12/28/20

APPROVED this the 28 day of Dec 2020, by the Commissioners Court of Titus County, Texas.

Commissioner D. J. Riddle

Commissioner John J. [Signature]

Commissioner Johnny [Signature]



OWNER'S CERTIFICATE

WHEREAS, Justin Thomas Stansell and Jessica M. Stansell, are the owners of a tract of land situated in Titus County, Texas, and being more particularly described as follows:

Being a lot, tract or parcel of land situated in the James W. Green Survey, Abstract No. 228, Titus County, Texas, being all of Lots 1 and 2 of Pleasant Meadows Estates, Phase One, an addition to Titus County, Texas, according to the plat thereof as recorded in Cabinet No. 324, Plat Records, Titus County, Texas, and being part of a called 6.682 acre tract conveyed to Justin Stansell and Jessica Stansell, recorded in File No. 201200005806, Real Property Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a red cap stamped (Wright Bros) at the Northwest corner of said Lot 1 and on the North line of a called 98.563 acre tract of land, Tract One, conveyed to Justin Stansell and Jessica Stansell, by General Warranty Deed as recorded in File No. 20150065, Public Records, Titus County, Texas;

THENCE North 87 degrees 55 minutes 51 seconds East, with the North line of said Lot 1, a distance of 808.92 feet to a mag nail set at the Northeast corner of said Lot 1, an all corner of a called 6.682 acre tract of land, Tract 2, conveyed to Justin Stansell and Jessica Stansell, by General Warranty Deed as recorded in File No. 201200005806, Real Property Records, Titus County, Texas;

THENCE South 04 degrees 26 minutes 56 seconds West, with the East line of said Lot 1 and over and across said 6.682 acre tract, passing at a distance of 48.09 feet and 1.74 feet right of line a 1/2" iron rod found for the most southerly Southwest corner of said 6.682 acre tract and continuing on for a total distance of 161.92 feet to a 5/8 inch iron rod found with a red cap stamped (Wright Bros) on the West margin of County Road No. 1330;

THENCE South 01 degree 41 minutes 54 seconds East, with the East line of said Lot 1 and said Lot 2, and with the West margin of County Road No. 1330, passing of 180.21 feet a 1/2 inch iron rod set with a yellow cap stamped southerly Southwest corner of said Lot 1 and the Northeast corner of said Lot 2, continuing in all a total distance of 455.92 feet to a 5/8 inch iron rod found with a red cap stamped (Wright Bros) at the Southeast corner of said Lot 2 and the Northeast corner of Lot 3 of said Pleasant Meadows Estates;

THENCE South 88 degrees 16 minutes 54 seconds West, with the South line of said Lot 2 and the North line of said Lot 3, a distance of 789.42 feet to a 5/8 inch iron rod found with a red cap stamped (Wright Bros) at the Southwest corner of said Lot 2 and at the Northwest corner of said Lot 3;

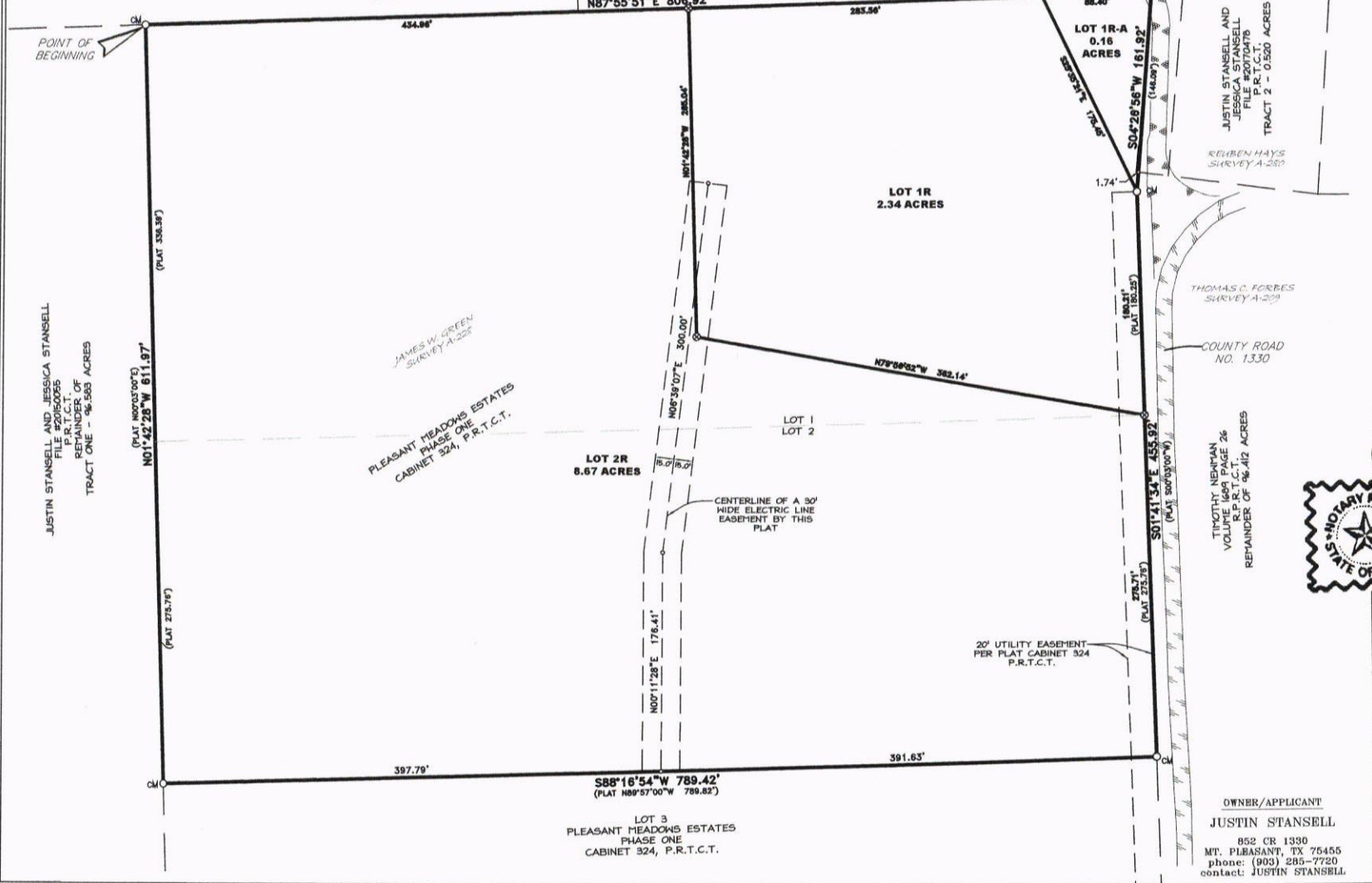
THENCE North 01 degree 42 minutes 28 seconds West, with the West line of said Lot 2 and said Lot 1, a distance of 611.87 feet to the POINT OF BEGINNING and CONTAINING 11.17 acres of land.

- NOTES:
- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 4844R020000, DATED 06/29/2010. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INDICATED BY 100-YEAR FLOOD.
  - 2) BEARINGS ARE BASED ON HAD 83 (2011), TEXAS NORTH CENTRAL 4302, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
  - 3) ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE".
  - 4) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.
  - 5) LOT 1B-A WILL BE RETAINED FOR ACCESS TO THE PROPERTY TO THE NORTH.

JUSTIN STANSELL AND JESSICA STANSELL  
FILE #201200005806  
R.P.R.T.C.T.  
TRACT 1 - 12.401 ACRES

JUSTIN STANSELL AND JESSICA STANSELL  
FILE #201200005806  
R.P.R.T.C.T.  
TRACT 2 - 6.682 ACRES

DATE



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Justin Thomas Stansell, do hereby adopt this plat designation the herein above described property as MINOR REPLAT OF LOT 1 & 2, PLEASANT MEADOWS ESTATES, PHASE ONE, an addition to Titus County, Texas, and dedicates to the public use forever the streets, roads, and easements shown hereon, for the use and accommodation of any public utility desiring use, or using same for the purpose of constructing, maintaining, adding or removing any or all of their respective systems located thereon.

Witness, my hand, this 28 day of Dec 2020.

By: Justin Thomas Stansell

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 28 day of December, 2020.

Justin Thomas Stansell

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Justin Thomas Stansell, do hereby adopt this plat designation the herein above described property as MINOR REPLAT OF LOT 1 & 2, PLEASANT MEADOWS ESTATES, PHASE ONE, an addition to Titus County, Texas, and dedicates to the public use forever the streets, roads, and easements shown hereon, for the use and accommodation of any public utility desiring use, or using same for the purpose of constructing, maintaining, adding or removing any or all of their respective systems located thereon.

Witness, my hand, this the 28 day of Dec 2020.

By: Justin Thomas Stansell

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 19 day of December, 2020.

Justin Thomas Stansell

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 19 day of December, 2020.

Justin Thomas Stansell

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 19 day of December, 2020.

Justin Thomas Stansell

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 19 day of December, 2020.

Justin Thomas Stansell

MINOR REPLAT  
SHOWING LOTS 1R, 1R-A & 2R,  
PLEASANT MEADOWS ESTATES,  
PHASE ONE  
AN ADDITION TO TITUS COUNTY, TEXAS  
11.17 ACRES  
JAMES W. GREEN SURVEY ABST. NO. 228

852 COUNTY ROAD 1330  
TITUS COUNTY

OWNER/APPLICANT  
JUSTIN STANSELL  
852 CR 1330  
MT. PLEASANT, TX 75455  
phone: (903) 285-7720  
contact: JUSTIN STANSELL

DATE: 12/17/2020  
SCALE: 1" = 60'  
JOB NO.: 2020-1801  
CLIENT: JUSTIN STANSELL  
TECHNICIAN: TYB

-BY-LINE SURVEYING LLC  
P.O. BOX 834  
Emory, Tx 75440  
Ph: (903) 473-5150  
Firm No: 10194233  
www.bylinesurveying.com

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## Real Property

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**From:** Brian Lee <titusjudge@gmail.com>  
**Sent:** Monday, January 04, 2021 9:37 AM  
**To:** 'Real Property'  
**Subject:** FW: Justin Stansell-replat of lots 1 & 2 Pleasant Meadows Estates

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**From:** David Bain [mailto:dbain@co.titus.tx.us]  
**Sent:** Thursday, December 17, 2020 6:10 PM  
**To:** Brian Lee <titusjudge@gmail.com>  
**Subject:** Justin Stansell-replat of lots 1 & 2 Pleasant Meadows Estates

Judge Lee,

Last week I met with Justin Stansell regarding his proposed re-platting of lots in the Pleasant Meadows Estates Phase 1 subdivision on CR1330, a subdivision that was approved by the Titus County Commissioners Court in 1994. Justin and his wife Jessica are the current owners of record for lots 1 and 2 (Parcel ID 16630 and 16631 respectively). Lot 1 is a 6.18 acre tract with one house on it and lot 2 is a 5.0 acre tract without any improvements on it at this time. Lots 1 and 2 both join a 51.31 acre tract (Parcel ID 318716) belonging to Justin and Jessica to the west that is not part of the Pleasant Meadows Estates subdivision. Additionally Lot 1 joins a 12.40 acre tract (Parcel ID 3216) to the north along with a 6.68 acre tract (Parcel ID 610023366) both of which belong to Justin and Jessica and are not part of the Pleasant Meadows Estates.

What Justin is proposing is a reduction of the size of lot 1, becoming lot 1R, and the creation of lots 1R-A and 2R which will basically create a clear access to his home on the adjoining tract at Parcel ID 610023366 via lot 1R-A and enlarge lot 2 becoming lot 2R (8.67 acres). Lot 1 will be reduced from 6.18 acres to 2.34 acres as lot 1R. This new lot 1R will retain adequate area for the exiting OSSF and will maintain road frontage for access.

I went over the local subdivisions requirements with Justin and after discussion I feel that this is simply the re-platting of property Justin and Jessica own within the Pleasant Meadows subdivision to facilitate the possible future sale of the existing home on lot 1 or rather 1R.. To my knowledge an Overall Site Plan for On-Site Sewage was not a requirement in 1994 as TNRCC/TCEQ would have been in its early days. Where normally a site plan would be required for the subdivision of land, in this instance however, I do not see the need for an Overall Site Plan to be submitted. At his time the only lot truly affected by these changes is lot 1/1R which already has a home and OSSF in place. Should lot 2 have had a home already constructed on it or if one was constructed as it is today, only a soil and site evaluation would be required in the permitting process for the OSSF, as it is an existing approved lot. That said should Justin and Jessica or any other future owner choose to divide the proposed lots 1R or 2R into smaller lots an Overall Site Plan for On Site Sewage must be completed as well as all the requirements listed in the Titus County Platting and Development Procedures. Lot 1R-A on its own is not suitable for future development and in my opinion should be incorporated as part of Parcel ID 610023366.

I hope the information I have provide will be helpful to the court and if there are any questions or should my assistance be needed, feel free to contact me.

Respectfully,

**Sgt. Clint Bain**  
**Environmental Investigator**  
**Titus County Sheriff's Office**  
**304 S. Van Buren**  
**Mt. Pleasant, TX 75455**  
**(903)572-6641 ext. 5606**  
**Fax (903)577-8038**

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