

STATE OF TEXAS
COUNTY OF BOSQUE

WHEREAS, LEGACY LAND MERIDIAN, LP., OWNERS OF 15.24 ACRES LOCATED IN THE MOSES KING SURVEY A-450, SITUATED IN THE CITY OF MERIDIAN, BOSQUE COUNTY, TEXAS ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER 2025-00175 OF THE OFFICIAL PUBLIC RECORDS OF BOSQUE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED, BEING REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203 (NAD 83), AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND (CAPPED DAVIS RPLS #5695) AT A FENCE CORNER AT THE INTERSECTION OF THE EAST LINE OF BROADWAY STREET AND SOUTH LINE OF E. LUMPKIN STREET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE: N 57 DEG 30 MIN 43 SEC E 209.83 FEET ALONG THE SOUTH LINE OF E. LUMPKIN STREET AND GENERALLY ALONG AN OLD FENCE TO A 1 INCH IRON PIPE FOUND;

THENCE: N 57 DEG 02 MIN 32 SEC E 802.39 FEET ALONG THE SOUTH LINE OF E. LUMPKIN STREET TO A 3/8 INCH IRON ROD FOUND NEAR A FENCE CORNER AT A ROAD CORNER OF E. LUMPKIN STREET AND S. VINE AVENUE , FOR THE SOUTHWEST CORNER OF 3.297 ACRES DESCRIBED IN A DEED TO THE RIVERSIDE BAPTIST CHURCH RECORDED IN INSTRUMENT NUMBER 2013-00001484 OF THE OFFICIAL PUBLIC RECORDS OF BOSQUE COUNTY.

THENCE: N 57 DEG 04 MIN 10 SEC E 325.77 FEET ALONG THE SOUTH LINE OF SAID CHURCH TRACT TO A 1/2 INCH IRON ROD FOUND (CAPPED DAVIS RPLS #5695) IN THE SOUTH LINE OF 10.00 ACRES DESCRIBED IN A DEED TO THE COUNTY OF BOSQUE RECORDED IN INSTRUMENT NUMBER 2016-03326 OF THE OFFICIAL PUBLIC RECORDS OF BOSQUE COUNTY, FOR THE NORTHWEST CORNER OF 94.67 ACRES DESCRIBED IN A DEED TO ROGER HARRISON RECORDED IN INSTRUMENT NUMBER 2025-00409 OF THE OFFICIAL PUBLIC RECORDS OF BOSQUE COUNTY AND NORTHEAST CORNER OF THIS TRACT;

THENCE: S 27 DEG 06 MIN 34 SEC E 520.06 FEET TO A 1/2 INCH IRON ROD FOUND (CAPPED DAVIS RPLS #5695), FOR AN INSIDE CORNER OF SAID HARRISON TRACT AND SOUTHEAST CORNER OF THIS TRACT;

THENCE: S 58 DEG 02 MIN 57 SEC W AT 541.46 FEET PASSING A 1/2 INCH IRON ROD FOUND (CAPPED DAVIS RPLS #5695), BEING THE NORTHWEST CORNER OF SAID HARRISON TRACT AND NORTHEAST CORNER OF 11.00 ACRES DESCRIBED IN A DEED TO CONNIE A. SEAWRIGHT RECORDED IN INSTRUMENT NUMBER 2024-03299 OF THE OFFICIAL RECORDS OF BOSQUE COUNTY, AT 1281.95 FEET PASSING A 1/2 INCH IRON ROD FOUND (CAPPED DAVIS RPLS #5695) FOR REFERENCE UNDER FENCE, IN ALL 1282.96 FEET TO A POINT IN A POWER POLE IN THE EAST LINE OF BROADWAY STREET, FOR THE NORTHWEST CORNER OF SAID SEAWRIGHT TRACT AND SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 33 DEG 12 MIN 57 SEC W 496.69 FEET ALONG THE EAST LINE OF BROADWAY STREET AND GENERALLY ALONG A FENCE TO THE POINT F BEGINNING, CONTAINING 15.24 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF BOSQUE

THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-15, BLOCK 1; "LEGACY MERIDIAN ESTATES" TO THE CITY OF MERIDIAN, BOSQUE COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MERIDIAN, BOSQUE COUNTY, TEXAS.

LEGACY LAND MERIDIAN, LP.
TRAVIS TEKELL

GIVEN UNDER MY HAND AND SEAL THIS THE
____ DAY OF _____, 2025

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION ESPIRES: _____

THE CITY COUNCIL OF THE
CITY OF MERIDIAN, TEXAS ON
_____, 2025

VOTED AFFIRMATIVELY TO ADOPT THIS PLAT
AND APPROVE IT FOR FILING OF RECORD.

BY: _____
MAYOR, CITY OF MERIDIAN

ATTEST: _____
CITY SECRETARY

I, MICHAEL THOMAS DAVIS, A REGISTERED PROFESSIONAL
LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY
AFFIRM THAT THIS PLAT REPRESENTS A SURVEY MADE
ON THE GROUND.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5695



OWNER:
LEGACY LAND MERIDIAN, LP.
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PREPARED BY:
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FINAL PLAT
LOTS 1-15, BLOCK 1
LEGACY MERIDIAN ESTATES
BEING A 15.24 ACRE SUBDIVISION
IN THE MOSES KING SURVEY A-450,
CITY OF MERIDIAN, BOSQUE COUNTY, TEXAS

