

**SUMMARY FOR  
MEADOW VIEW ACRES  
JUSTIN, TEXAS**

1. Objective: To divide this nearly 12 acre tract in to 4 tracts/lots. Each tract to be sold to individuals for building their custom home – one custom home per tract, with minimal covenants. No mobile homes allowed.
2. This area does not have city water or sewer, so upon buyer's timeline, each tract will have its own water well and septic system. Denton county requires a minimum of two acres for well and septic.
3. This neighborhood/area has been divided and sold to individual buyers over time, primarily by my late father-in-law. This nearly 12 acre tract is the final tract to be divided and sold.
4. Moncrief Road/Rd. is a private road, developed by my late father-in-law, that provides access to all the 11 tracts, with the exception of 5599 Moncrief Rd., and this nearly 12 acre tract. I developed a private drive (easement) directly off Moncrief Rd., to be known as Linda Lane/Ln., currently owned by myself, Linda (Moncrief) French, that allows access to 5599 Moncrief Rd., as well as allowing access to the referenced nearly 12 acre tract. Upon approval and sale of the 4 tracts, I will extend Linda Lane/Ln. to the farthest tract. I will also transfer ownership of Linda Ln. to the 4 tracts, as well as 5599 Moncrief Rd. The private drive/easement in front of each of the four tracts, will be owned by the respective land owner and all 5 land owners will be responsible for maintaining Linda Ln.
5. As the home building process will be up to each new tract owner, each new owner will work with their home builder to ensure they build in the optimum location.
6. The private drive, to be named, Linda Ln., is a 30' wide private drive/easement. As per the Denton County Fire Marshall's office, the drive should be 20' wide. Currently working on some type of turn around for emergency use.