

Henderson County  
Mary Margaret Wright  
County Clerk  
Athens, TX 75751

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Instrument Number: 2022-00013511

As

Recorded On: 07/18/2022 04:24 PM Recordings - Land

Parties: SIMPSON KEVIN

To: MORGANS FUNKY DO RANCH PHASE 1 Number of Pages: 6 Pages

Comment:

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(Parties listed above are for Clerks reference only)

**\*\*Examined and Charged as Follows:\*\***

Total Recording: 1650.00

**File Information:**

Document Number: 2022-00013511

Receipt Number: 2022-14241

Recorded Date/Time: 07/18/2022 04:24 PM

Recorded By: Janice Hankins

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**\*\*\*\*\*DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT\*\*\*\*\***

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded  
in the Official Records of Henderson County, Texas



A handwritten signature in black ink, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk  
Henderson County, Texas

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**Record and Return To:**

KEVIN SIMPSON  
MORGAN'S FUNKY DO RANCH  
FINAL PLAT PHASE 1 LOTS 1-11  
CAB H SLIDE 85,



## OWNER'S STATEMENT:

I, KEVIN SHAFER, AM THE OWNER OF THE PROPERTY SHOWN HEREON AND DO HEREBY CERTIFY THAT I, THE OWNER OF THE PROPERTY, DO HEREBY ACCEPT THIS AS ITS PLAN FOR SUBDIVISION INTO LOTS AS SHOWN AND DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN HEREON.

BY: Kevin Shafer  
KEVIN SHAFER

SUBSCRIBED AND SHOWN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS.

THIS 24 DAY OF June, 2022.

NOTARY PUBLIC



## SURVEYOR'S STATEMENT:

I, CASEY JORDAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8782, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND DURING THE MONTH OF APRIL, 2022.

GIVEN UNDER MY HAND AND SEAL, THIS 24 DAY OF June, 2022.

BY: Casey Jordan  
CASEY JORDAN, R.P.L.S. NO. 8782



## APPROVAL:

APPROVED BY THE COMMISSIONERS COURT, HENDERSON COUNTY, TEXAS, ON

THIS THE 12 DAY OF July, 2022.

BY: Wade Hays COUNTY JUDGE  
BY: Mary J. Baker COUNTY CLERK

PLAT RECORDED IN CABINET H SLIDE 85

DATE RECORDED: 7/18/2022

## GENERAL NOTES:

1. ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 4801300000000000, DATED 4/5/10, THIS PROPERTY LIES IN FLOOD ZONE "X", BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. THE BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.
3. ALL LOT CORNERS SET ARE MARKED WITH A 1/2" IRON ROD WITH RED PLASTIC CAP READING "HAY HAY" UNLESS OTHERWISE NOTED.
4. SEPTIC SYSTEMS - INDIVIDUAL FACILITIES LICENSED BY HENDERSON COUNTY AND INSTALL PRIOR TO OCCUPANCY.
5. DEVELOPMENT AND SEPTIC DRAIN PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF IMPROVEMENTS ON THE PROPERTY.
6. WATER SERVICE PROVIDED: SOUTHWEST WATER COMPANY AND TEXAS WATER UTILITIES, L.P. ELECTRIC SERVICE PROVIDED: TREC.
7. AN ADEQUATE PORTABLE WATER SUPPLY (SOUTHWEST WATER COMPANY AND TEXAS WATER UTILITIES, L.P.) WILL BE READILY AVAILABLE TO EACH TRACT IN THE SUBDIVISION.
8. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT WITHIN THE SUBDIVISION.
9. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE CHANNELS, OR FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED, AND THE EXISTING DRAINAGE CHANNELS OR FLOODWAYS TRAVELING ALONG OR ACROSS THE SUBDIVISION TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELED BY OR ADJACENT TO THE DRAINAGE CHANNELS, AND HENDERSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY, OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS, AND HENDERSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR OPERATION OF DRAINAGE WORKS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.
10. ALL PRIVATE ROADS (DRIVES AND STREETS) WILL BE SHOWN IN A MANNER THAT INDICATES ITS PRIVATE STATUS. HENDERSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EASEMENTS, ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES. THE OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EASEMENTS, ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SHOWN OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS HENDERSON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

## PROPERTY DESCRIPTION:

FIELD NOTE DESCRIPTION FOR A 68.786 ACRE TRACT BEING LOCATED IN THE JAMES J. HAYS SURVEY, ABSTRACT NO. 375, T.1N, R.10E, S.10E, HENDERSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 68.786 ACRE TRACT CONVEYED TO BIG K SHAFER REALTY, LLC AS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2021-0001181 OF THE OFFICIAL PUBLIC RECORDS HENDERSON COUNTY, TEXAS, SMO 68.786 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

BEARING AT A 1/2" IRON ROD FOUND SOUTH OF THE INTERSECTION OF COUNTY ROAD NO. 4217 AND PLEASANT RIDGE ROAD FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, BEING THE SOUTHWEST CORNER OF A CALLED 1.048 ACRE TRACT OF LAND CONVEYED TO RICHARD TAYLOR AS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2021-0001010 OF THE OFFICIAL PUBLIC RECORDS OF HENDERSON COUNTY, TEXAS, SAME BEING IN THE NORTH LINE OF THE RESERVE OF A CALLED 40.96 ACRE TRACT OF LAND CONVEYED TO JAMES HAYES JONES AND MARGIE FRANCES JONES AS DESCRIBED AND RECORDED IN VOLUME 2254, PAGE 521 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 12 DEG. 19 MIN. 00 SEC. WEST 81.05 FEET.

THENCE SOUTH 08 DEG. 33 MIN. 01 SEC. WEST ALONG THE NORTH LINE OF SHD 40.96 ACRE TRACT A DISTANCE OF 1084.51 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, BEING IN THE EAST LINE OF A CALLED 114.09 ACRE TRACT OF LAND CONVEYED TO STEPHEN W. MACGILLIVRAY AND JOHNATHAN MACGILLIVRAY AS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2021-0001085 OF THE OFFICIAL PUBLIC RECORDS OF HENDERSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 01 DEG. 41 MIN. 48 SEC. WEST 19.60 FEET.

THENCE NORTH 01 DEG. 41 MIN. 51 SEC. EAST ALONG THE EAST LINE OF SHD 114.09 ACRE TRACT A DISTANCE OF 2818.67 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, BEING AN INTERIOR ALL CORNER OF A CALLED 3433.48 ACRE TRACT OF LAND CONVEYED TO PINE BLISS, LLC AS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2010-0000263 OF THE OFFICIAL PUBLIC RECORDS OF HENDERSON COUNTY, TEXAS.

THENCE NORTH 07 DEG. 53 MIN. 06 SEC. EAST ALONG A SOUTH LINE OF SHD 3433.48 ACRE TRACT AND GENERALLY WITH A FENCE A DISTANCE OF 1083.33 FEET TO A 1/2" IRON ROD SET IN THE NORTHWEST RIGHT-OF-WAY OF PLEASANT RIDGE ROAD FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 07 DEG. 53 MIN. 06 SEC. WEST 15.00 FEET.

THENCE SOUTH 01 DEG. 39 MIN. 03 SEC. EAST ALONG THE DRIVING SURFACE OF PLEASANT RIDGE ROAD A DISTANCE OF 1040.51 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF A CALLED 18.145 ACRE TRACT OF LAND CONVEYED TO SCOTT KROUGER AND CHAD KROUGER AS DESCRIBED AND RECORDED IN VOLUME 2022, PAGE 105 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS.

THENCE SOUTH 01 DEG. 31 MIN. 10 SEC. EAST ALONG THE DRIVING SURFACE OF SHD ROAD A DISTANCE OF 1190.22 FEET TO A COTTON SPINDLE FOUND FOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 02 DEG. 31 MIN. 36 SEC. EAST ALONG THE DRIVING SURFACE OF SHD ROAD A DISTANCE OF 207.03 FEET TO A COTTON SPINDLE FOUND FOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 02 DEG. 31 MIN. 32 SEC. EAST A DISTANCE OF 227.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 68.786 ACRES OF LAND.

## OWNER:

BIG K SHAFER REALTY, LLC  
13330 FM 346 W  
FLINT, TEXAS 75762

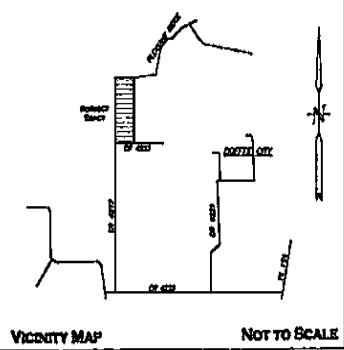
## DEVELOPER:

BIG K SHAFER REALTY, LLC  
13330 FM 346 W  
FLINT, TEXAS 75762

## ENGINEER/SURVEYOR:

WALKER, WARREN & JORDAN  
10819 HWY 69 N  
TYLER, TEXAS 75706

HENDERSON COUNTY, TEXAS



Pine Bliss LLC  
CALLED 3433.48 ACRES  
DOC. NO. 2010-0000263

1/2" IRON REF. BBS.  
S 67° 53' 06" W 15.00'

EDWARD JOHNSON  
CALLED 1.067 ACRES  
VOLUME 2030, PAGE 252

BERNARD COPPER  
CALLED 14.522 ACRES  
VOLUME 503, PAGE 795

SEVERA DAVIS HAYSON (AKA VERA)  
CALLED 17.150 ACRES  
VOLUME 1808, PAGE 320

SCOTT & CHADY KROUGER  
CALLED 18.145 ACRES  
VOLUME 2022, PAGE 105

NATHAN D. & CATHERINE A. JONES  
CALLED 8.043 ACRES  
VOLUME 2254, PAGE 518

L. A. & HATTIE ALLEN  
CALLED 2.630 ACRES  
VOLUME 764, PAGE 125

L. H. ALLEN  
CALLED 1.000 ACRES  
VOLUME 843, PAGE 849

BIG K SHAFER REALTY, LLC  
CALLED 5.002 ACRES  
DOC. NO. 2020-0001181

TRINITY VALLEY ELECTRIC COOP.  
30' ELECTRIC EASEMENT  
INSTRUMENT NO. 2022-00011820

RESERVE OF  
JAMES HAYES JONES & MARGIE FRANCES JONES  
CALLED 40.96 ACRES  
VOLUME 2254, PAGE 521

MARY J. BAKER SURVEY  
A-1088

SURVEYED: 68.786 ACRES

BIG K SHAFER REALTY, LLC  
CALLED 5.79 ACRES  
DOC. NO. 2021-0001181

11 LOTS

## ADDRESSING APPROVED:

HENDERSON COUNTY, TEXAS  
DATE: 7/18/2022 BY: [Signature]

- CORNER BRASS/IRON PEGS/STAKES
- 1/2" IRON ROD PEGS/STAKES
- WATER METER
- POWER POLE
- MANHOLE
- GAS METER
- ELECTRIC METER
- TELE. POLE/BOX
- U.S. ELECTRIC
- IRIGATION VALVE
- WATER VALVE
- CABLE BOX/PEDESTAL
- COTTON LUM CONE/STAKE
- PRECAST TIE
- AIR CONDITIONER
- POWER POLE CORNER


FINAL PLAT - PHASE 1  
MORGAN'S FUNKY DO RANCH  
JAMES J. HAYS SURVEY, A-375  
HENDERSON COUNTY, TEXAS

WALKER, WARREN, & JORDAN  
SURVEYING & MAPPING  
10819 US HWY 69 N  
TYLER, TX 75706  
903-534-9000  
TYPICAL PAGE NO. 10023900

PROPERTY MANAGER IS BLOCKER  
ADDRESS: COUNTY ROAD 451  
CITY/COUNTY: COPPER CITY, TEXAS  
SURVEY/ABSTRACT NO.: A-375  
QUESTION NO.: N/A  
LOT NO.: N/A  
CLIENT: KEVIN SHAFER

PREPARED BY: CES ON APRIL 21, 2022  
JOB NO. 22-0384  
200 0 200  
SCALE: 1" = 200'



A LoneStar Energy Cooperative 

June 24, 2022

Big K Simpson Rental, LLC  
13530 FM 346 W  
Flint, TX 75762

Re: Electric Will Serve Letter

Dear Mr. Simpson,

Please accept this letter as confirmation that Trinity Valley Electric Cooperative has the availability and capacity to provide service to the 68.786-acre tract out of the J. Hays Survey, Abstract No. 375 in Henderson County. The subject tract is located on County Road 4217, being 11 lots called Morgan's Funky Do Ranch Phase 1.

Sincerely,

A handwritten signature in black ink, reading "Dustin K. Tallant".

**Dustin Tallant**  
**Business & Economic Development Supervisor**  
**Direct: (469)-376-2256**

**TRINITY VALLEY ELECTRIC COOPERATIVE, INC.**

1800 Hwy. 243 East • P.O. Box 888 • Kaufman, TX 75142 • (972) 932-2214 • Fax (972) 932-6466

**TEXAS WATER UTILITIES, L.P.**

12535 Reed Road  
Sugar Land, Texas 77478

Phone: 214/283-5300  
Email: [jmcclellan@swwc.com](mailto:jmcclellan@swwc.com)

June 7, 2022

Mr. Kevin Simpson  
Big K Simpson Rentals, LLC  
13530 FM 346W  
Flint, Texas 75762

Re: Service Inquiry for Highsaw Water System  
68.786 Acre Tract  
PWS ID No. 1070124  
CCN Nos. 12983  
Henderson County, Texas

Dear Mr. Simpson:

The property, as shown by this plat, which is the subject of your inquiry, is located contiguous to the certificated water utility service area of Texas Water Utilities, L.P., (TWULP). As the holder of a state-issued certificate of convenience and necessity (CCN), Texas Water is required by Texas Water Code §13.250 to provide continuous and adequate public water utility service to your property. This service is conditioned upon your full compliance with all conditions precedent to the provision of non-standard service set out in Texas Water's lawful tariff, Chapter 13 of the Texas Water Code and the applicable rules of the Texas Commission on Environmental Quality (TCEQ) [30 TAC Chapters 290 and 291].

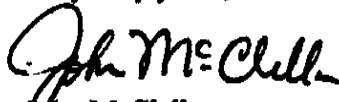
Upon fulfillment of your obligations and the execution of the necessary service contracts, TWULP will provide your property with sufficient potable drinking water to fulfill its public water utility service obligations in compliance with Texas Water Code §13.250.

Retail public water utilities are not required by Texas law to provide fire flows or fire protection since this is not a function of public drinking water service under Chapter 341 of the Texas Health & Safety Code or Texas Water Code, Chapter 13. Pursuant to its state-approved tariff, TWULP does not, and will not, provide fire fighting or fire protection services to your property. However, local fire departments are permitted to take such water service as may be available from TWULP's distribution system as needed for fire fighting and other emergency purposes. That water is available on an "as is – where is" basis without warranty or guarantee.

TWULP recognizes that new developments within a municipal ETJ are often required to have fire flows as a condition of plat approval. While Texas Water does not and will not provide fire fighting services and does not assume the liability for such service, Texas Water can contract with developers to provide the additional dedicated reserve water capacities as the developers' engineers deem may be necessary for whatever lawful purpose the developers may wish to put them. Under TWULP's tariff, this will be done at the developer's cost over and above the normal cost of non-standard water utility service. This additional service will be provided on an "as available basis" after the domestic service needs of TWULP's other potential water utility customers have been provided.

Please call me if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "John McClellan".

John McClellan  
Vice President

Cc: Terry Benton  
Tim Whitley  
Glen Herriage

**CORNER STATISTICS**

THIS IS A CORNER SURVEY, AND THE CORNER OF THE PROPERTY SHOWN HEREIN AND TO BESETT  
 CORNER STATISTICS, THE CORNER OF THE PROPERTY, DO HEREBY ACCEPT THIS AS THE PLAN FOR  
 SURVEYING INTO LOTS AS SHOWN AND DEEDS TO THE PUBLIC FOREVER THE SURVEY,  
 ALDERS, AND OTHERWISE SHOWN HEREIN.

BY: EDWIN SIMPSON

SUBSCRIBED AND SHOWN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR  
 THE STATE OF TEXAS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC

**SURVEYOR'S STATEMENT**

I, CRISTE B. SUTTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5306,  
 DO HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN WAS PREPARED  
 FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND SUPERVISION  
 ON THE GROUND DURING THE MONTH OF \_\_\_\_\_, 2022.

ONCE UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CRISTE B. SUTTON, R.P.L.S. NO. 5306

**AFFIDAVIT**

AFFIRMED BY THE COMMISSIONERS COURT, HENDERSON COUNTY, TEXAS, ON  
 THIS 15TH DAY OF \_\_\_\_\_, 2022.

COUNTY JUDGE

PLAN RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ONCE RECORDED:

**GENERAL NOTES:**

1. SELLING A PORTION OF THIS SECTION BY NOTES AND BOUNDS IS A VIOLATION OF COUNTY &  
 CITY REGULATIONS AND SHALL BE AND IS SUBJECT TO FINES AND IMPEACHMENT OF OFFICERS AND  
 BOUNDING PERSONS.
2. THIS SECTION LIES IN THE "A" AS SHOWN ON MAP 0041300000, TOWNSHIP  
 42N/R10E.
3. BOUNDS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH  
 ZONE, FTM 8202, NAD 83.
4. ALL LOT CORNERS ARE MARKED WITH A 1/2" IRON ROD (UNLESS OTHERWISE NOTED).
5. A 1/2" UTILITY EASEMENT LOCATED ALONG THE FRONT OF ALL LOTS IS HEREBY DEDICATED BY  
 THIS PLAN.
6. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT  
 WITHIN THE SUBDIVISION.
7. THE PROPERTY WITHIN THE BOUNDS OF THIS SUBDIVISION HAS NOT BEEN ENVIRONMENTALLY  
 DETERMINED OR USED FOR DISPOSAL OF HAZARDOUS WASTE MATERIAL.

**PROPERTY DESCRIPTION**

FIELD NOTE DESCRIPTION FOR A 68.786 ACRES TRACT BEING LOCATED IN THE JAMES J. HAYS  
 SURVEY, DISTRICT NO. 104, T.42N. R.10E. SEC. 36, AND THE  
 HAYS & SUTTON SURVEY, DISTRICT NO. 1042, HENDERSON COUNTY, TEXAS, AND BEING  
 ALL OF A CERTAIN 68.786 ACRES TRACT CONVEYED TO AND A CERTAIN 68.786 ACRES TRACT  
 DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2021-00013511 OF THE OFFICIAL  
 PUBLIC RECORDS OF HENDERSON COUNTY, TEXAS, AND BEING ALSO TRACT TO BE MORE  
 PARTICULARLY DESCRIBED AS FOLLOWS:

GENERALS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH ZONE,  
 FTM 8202, NAD 83.

BEING THAT A 1/2" IRON ROD FOUND SOUTH OF THE INTERSECTION OF COUNTY ROAD  
 NO. 4241 AND ELEVANT ROAD (AND) THE SOUTHERLY CORNER OF SECTION  
 DESCRIBED TRACT, BEING THE SOUTHERLY CORNER OF A CERTAIN 68.786 ACRES TRACT OF  
 LAND CONVEYED TO EDWIN SIMPSON AS DESCRIBED AND RECORDED IN DOCUMENT  
 NUMBER 2021-00013511 OF THE OFFICIAL PUBLIC RECORDS OF HENDERSON COUNTY,  
 TEXAS, SHOWN BEING IN THE NORTH LINE OF THE SURFACE OF A CERTAIN 68.786 ACRES  
 TRACT OF LAND CONVEYED TO JAMES J. HAYS AND MARIE THOMAS JONES AS  
 DESCRIBED AND RECORDED IN DOCUMENT 2021-00013511 OF THE OFFICIAL PUBLIC RECORDS OF  
 HENDERSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE  
 BEING NORTH 15 DEG. 10 MIN. 00 SEC. WEST 15.00 FEET.

THENCE SOUTH 80 DEG. 43 MIN. 00 SEC. WEST ALONG THE NORTH LINE OF SHD 68.786  
 ACRES TRACT A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET FOR THE  
 SOUTHERLY CORNER OF SECTION DESCRIBED TRACT, BEING THE SOUTHERLY CORNER OF A CERTAIN  
 68.786 ACRES TRACT OF LAND CONVEYED TO EDWIN SIMPSON AS DESCRIBED AND RECORDED IN DOCUMENT  
 NUMBER 2021-00013511 OF THE OFFICIAL PUBLIC RECORDS OF HENDERSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON  
 ROD FOUND FOR REFERENCE BEING NORTH 15 DEG. 10 MIN. 00 SEC. WEST 15.00 FEET.

THENCE NORTH 01 DEG. 43 MIN. 00 SEC. WEST ALONG THE EAST LINE OF SHD 174.000  
 ACRES TRACT A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD FOUND FOR THE  
 SOUTHERLY CORNER OF SECTION DESCRIBED TRACT, BEING THE SOUTHERLY CORNER OF A CERTAIN  
 68.786 ACRES TRACT OF LAND CONVEYED TO EDWIN SIMPSON AS DESCRIBED AND RECORDED IN DOCUMENT  
 NUMBER 2021-00013511 OF THE OFFICIAL PUBLIC RECORDS OF HENDERSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON  
 ROD FOUND FOR REFERENCE BEING NORTH 15 DEG. 10 MIN. 00 SEC. WEST 15.00 FEET.

THENCE NORTH 87 DEG. 53 MIN. 00 SEC. EAST ALONG A SOUTH LINE OF SHD 343.45  
 ACRES TRACT AND GENERALLY WITH A FENCE A DISTANCE OF 100.00 FEET TO A 1/2" IRON  
 ROD SET IN THE NORTHERLY RIGHT-OF-WAY OF FLEMING ROAD FOR THE  
 NORTHERLY CORNER OF SECTION DESCRIBED TRACT, BEING THE SOUTHERLY CORNER OF A CERTAIN  
 68.786 ACRES TRACT OF LAND CONVEYED TO EDWIN SIMPSON AS DESCRIBED AND RECORDED IN DOCUMENT  
 NUMBER 2021-00013511 OF THE OFFICIAL PUBLIC RECORDS OF HENDERSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON  
 ROD FOUND FOR REFERENCE BEING NORTH 15 DEG. 10 MIN. 00 SEC. WEST 15.00 FEET.

THENCE SOUTH 01 DEG. 30 MIN. 00 SEC. EAST ALONG THE DENING SURFACE OF  
 FLEMING ROAD BOUND A DISTANCE OF 100.00 FEET TO A BOUNDARY STAKE FOUND FOR  
 CORNER OF SECTION DESCRIBED TRACT, BEING THE SOUTHERLY CORNER OF A CERTAIN  
 68.786 ACRES TRACT OF LAND CONVEYED TO EDWIN SIMPSON AS DESCRIBED AND RECORDED IN DOCUMENT  
 NUMBER 2021-00013511 OF THE OFFICIAL PUBLIC RECORDS OF HENDERSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON  
 ROD FOUND FOR REFERENCE BEING NORTH 15 DEG. 10 MIN. 00 SEC. WEST 15.00 FEET.

THENCE SOUTH 01 DEG. 31 MIN. 00 SEC. EAST ALONG THE DENING SURFACE OF SHD  
 ROAD A DISTANCE OF 100.00 FEET TO A BOUNDARY STAKE FOUND FOR CORNER OF  
 SECTION DESCRIBED TRACT.

THENCE SOUTH 02 DEG. 31 MIN. 00 SEC. EAST ALONG THE DENING SURFACE OF SHD  
 ROAD A DISTANCE OF 100.00 FEET TO A BOUNDARY STAKE FOUND FOR CORNER OF  
 SECTION DESCRIBED TRACT.

THENCE SOUTH 02 DEG. 31 MIN. 00 SEC. EAST A DISTANCE OF 100.00 FEET TO THE  
 POINT OF BEGINNING AND CONTAINING 68.786 ACRES OF LAND.

EXHIBIT "A"

**CORNER**

BY: K. SIMPSON SURVEY, LLC  
 10000 FM 349 W  
 PLANO, TEXAS 75075

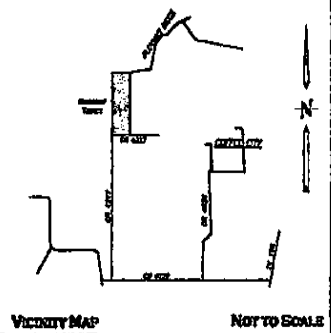
**REVISION**

BY: K. SIMPSON SURVEY, LLC  
 10000 FM 349 W  
 PLANO, TEXAS 75075

**DATE/REVISION**

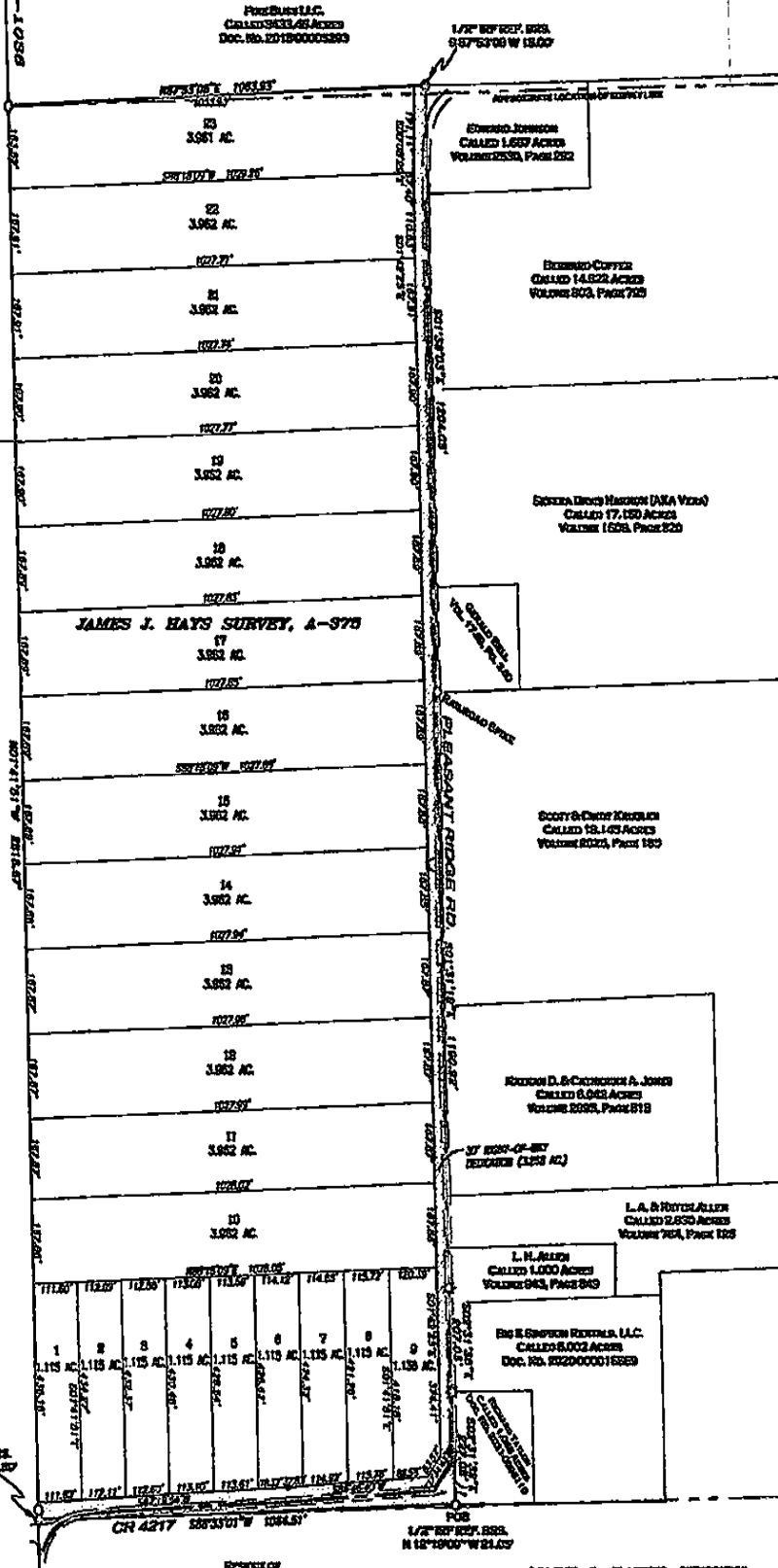
WALKER, WARREN & JORDAN  
 10000 FM 349 W  
 PLANO, TEXAS 75075

Henderson County, Texas



CRISTE B. SUTTON, R.P.L.S. NO. 5306  
 10000 FM 349 W  
 PLANO, TEXAS 75075

CRISTE B. SUTTON, R.P.L.S. NO. 5306  
 10000 FM 349 W  
 PLANO, TEXAS 75075



RESIDUE OF  
 JAMES J. HAYS SURVEY, A-370  
 VOLUME 2224, PAGE 224

MARY J. BAKER SURVEY  
 A-1088

**SURVEYED: 68.786 ACRES**  
 BY: K. SIMPSON SURVEY, LLC  
 10000 FM 349 W  
 PLANO, TEXAS 75075

23 LOTS

**PRELIMINARY PLAT**  
**MORGAN'S FUNKY DO RANCH**  
**JAMES J. HAYS SURVEY, A-370**  
**HENDERSON COUNTY, TEXAS**

**WALKER, WARREN & JORDAN**  
**SURVEYING & MAPPING**  
 10810 US HWY 63 N  
 TYLER, TX 75706  
 9363349000  
 TOWNSHIP 42N, RANGE 10E

**PROPERTY MANAGER'S BLOCK**  
 ADDRESS: COUNTY ROAD 421  
 CITY: HENDERSON COUNTY, TEXAS  
 SURVEY: A-370  
 VOLUME: 2224  
 LOT: 23

PREPARED BY: CRISTE B. SUTTON, R.P.L.S. NO. 5306  
 JOB NO. 22-0384  
 SCALE: 1" = 200'