

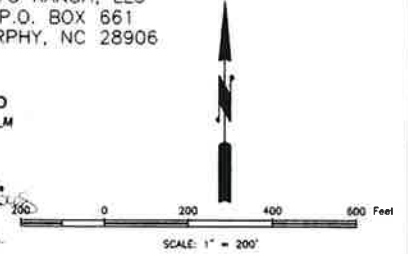
### MORNING STAR RANCH

A SUBDIVISION OF 458.74 ACRES OF LAND OUT OF THE J.Y. AGUILERA A-2 LEAGUE GRANT, FREESTONE COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 579.38 ACRES OF LAND DESCRIBED IN DEED RECORDED UNDER VOLUME 174, PAGE 538 OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS.  
45 LOTS, 1 BLOCK

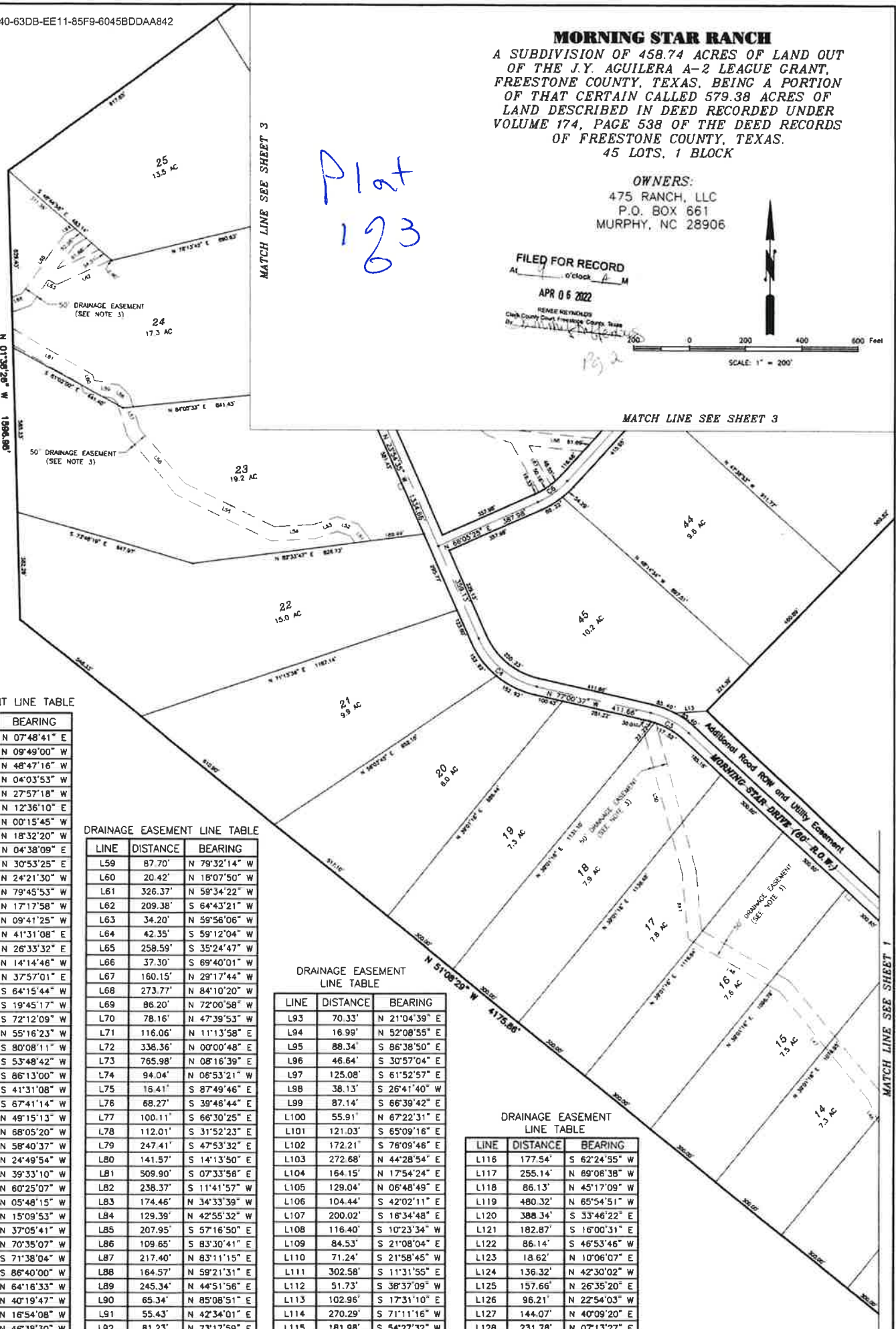
OWNERS:  
475 RANCH, LLC  
P.O. BOX 661  
MURPHY, NC 28906

FILED FOR RECORD  
APR 06 2022

RENEE REYNOLDS  
Clerk County Court, Freestone County, Texas



Plat  
123



DRAINAGE EASEMENT LINE TABLE

LINE	DISTANCE	BEARING
L16	49.29'	N 07°48'41" E
L17	135.72'	N 09°49'00" W
L18	98.46'	N 48°47'16" W
L19	45.96'	N 04°03'53" W
L20	76.39'	N 27°57'18" W
L21	105.06'	N 12°36'10" E
L22	147.72'	N 00°15'45" W
L23	131.68'	N 18°32'20" W
L24	229.45'	N 04°38'09" E
L25	187.56'	N 30°53'25" E
L26	82.53'	N 24°21'30" W
L27	53.90'	N 79°45'53" W
L28	76.29'	N 17°17'58" W
L29	112.68'	N 09°41'25" W
L30	10.70'	N 41°31'08" E
L31	58.05'	N 26°33'32" E
L32	38.20'	N 14°14'46" W
L33	368.81'	N 37°57'01" E
L34	104.13'	S 64°15'44" W
L35	39.60'	S 19°45'17" W
L36	91.93'	S 72°12'09" W
L37	84.95'	N 55°16'23" W
L38	93.55'	S 80°08'11" W
L39	82.79'	S 53°48'42" W
L40	50.00'	S 86°13'00" W
L41	144.97'	S 41°31'08" W
L42	229.54'	S 67°41'14" W
L43	355.71'	N 49°15'13" W
L44	186.14'	N 68°05'20" W
L45	241.41'	N 60°25'07" W
L46	160.94'	N 24°49'54" W
L47	494.14'	N 39°33'10" W
L48	373.72'	N 60°25'07" W
L49	234.76'	N 05°48'15" W
L50	567.96'	N 15°09'53" W
L51	73.70'	N 37°05'41" W
L52	80.00'	N 70°35'07" W
L53	89.89'	S 71°38'04" W
L54	138.13'	S 86°40'00" W
L55	354.21'	N 64°16'33" W
L56	252.34'	N 40°19'47" W
L57	125.65'	N 16°54'08" W
L58	51.25'	N 46°38'30" W

DRAINAGE EASEMENT LINE TABLE

LINE	DISTANCE	BEARING
L59	87.70'	N 79°32'14" W
L60	20.42'	N 18°07'50" W
L61	326.37'	N 59°34'22" W
L62	209.38'	S 64°43'21" W
L63	34.20'	N 59°56'06" W
L64	42.35'	S 59°12'04" W
L65	258.59'	S 35°24'47" W
L66	37.30'	S 69°40'01" W
L67	160.15'	N 29°17'44" W
L68	273.77'	N 84°10'20" W
L69	86.20'	N 72°00'58" W
L70	78.16'	N 47°39'53" W
L71	116.06'	N 11°13'58" E
L72	338.36'	N 00°00'48" E
L73	765.98'	N 08°16'39" E
L74	94.04'	N 06°53'21" W
L75	16.41'	S 87°49'46" E
L76	68.27'	S 39°46'44" E
L77	100.11'	S 66°30'25" E
L78	112.01'	S 31°52'23" E
L79	247.41'	S 47°53'32" E
L80	141.57'	S 14°13'50" E
L81	509.90'	S 07°33'58" E
L82	238.37'	S 11°41'57" W
L83	174.46'	N 34°33'39" W
L84	129.39'	N 42°55'32" W
L85	207.95'	S 57°16'50" E
L86	109.65'	S 83°30'41" E
L87	217.40'	N 83°11'15" E
L88	164.57'	N 59°21'31" E
L89	245.34'	N 44°51'56" E
L90	65.34'	N 85°08'51" E
L91	55.43'	N 42°34'01" E
L92	81.23'	N 73°17'59" E

DRAINAGE EASEMENT LINE TABLE

LINE	DISTANCE	BEARING
L93	70.33'	N 21°04'39" E
L94	16.99'	N 52°08'55" E
L95	88.34'	S 86°38'50" E
L96	46.64'	S 30°57'04" E
L97	125.08'	S 61°52'57" E
L98	38.13'	S 26°41'40" W
L99	87.14'	S 66°39'42" E
L100	55.91'	N 67°22'31" E
L101	121.03'	S 65°09'16" E
L102	172.21'	S 76°09'46" E
L103	272.68'	N 44°28'54" E
L104	164.15'	N 17°54'24" E
L105	129.04'	N 06°48'49" E
L106	104.44'	S 42°02'11" E
L107	200.02'	S 16°34'48" E
L108	116.40'	S 10°23'34" W
L109	84.53'	S 21°08'04" E
L110	71.24'	S 21°58'45" W
L111	302.58'	S 11°31'55" E
L112	51.73'	S 38°37'09" W
L113	102.96'	S 17°31'10" E
L114	270.29'	S 71°11'16" W
L115	181.98'	S 54°27'32" W

DRAINAGE EASEMENT LINE TABLE

LINE	DISTANCE	BEARING
L116	177.54'	S 62°24'55" W
L117	255.14'	N 69°06'38" W
L118	86.13'	N 45°17'09" W
L119	480.32'	N 65°54'51" W
L120	388.34'	S 33°46'22" E
L121	182.87'	S 16°00'31" E
L122	86.14'	S 46°53'46" W
L123	18.62'	N 10°06'07" E
L124	136.32'	N 42°30'02" W
L125	157.66'	N 26°35'20" E
L126	96.21'	N 22°54'03" W
L127	144.07'	N 40°09'20" E
L128	231.78'	N 07°13'27" E

THE STATE OF TEXAS  
COUNTY OF FREESTONE

WHEREAS 475 RANCH, LLC, is the record owner of a 458.74 acre tract of land, called 458.74 acres, out of the J.Y. AGUILERA A-2 LEAGUE GRANT, FREESTONE COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That John J. Snow, II, being the owner/agent for the land shown on the plat designated as MORNING STAR RANCH, an Addition to Freestone County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, easements and the lots shown hereon.

WITNESS my hand at Freestone County, Texas, this 16<sup>th</sup> day of JUNE, 2022.

By:   
John J. Snow, II

THE STATE OF NORTH CAROLINA  
COUNTY OF CHEROKEE

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John J. Snow, II, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as owner, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this 16<sup>th</sup> day of JUNE, 2022.

  
Notary Public, State of North Carolina  
My commission expires: 12/31/2022



# MORNING STAR RANCH

A SUBDIVISION OF 458.74 ACRES OF LAND OUT OF THE J.Y. AGUILERA A-2 LEAGUE GRANT, FREESTONE COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 579.38 ACRES OF LAND DESCRIBED IN DEED RECORDED UNDER VOLUME 174, PAGE 538 OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS.  
45 LOTS, 1 BLOCK

OWNERS:  
475 RANCH, LLC  
AGENT: JOHN J. SNOW, III  
P.O. BOX 661  
MURPHY, NC 28906



CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "MORNING STAR RANCH" was approved by proper action of the Commissioners Court of Freestone County, Texas on this 16<sup>th</sup> day of JUNE, 2022.


  
LINDA GRANT  
JUDGE LINDA GRANT

  
RENEE REYNOLDS  
WITNESS, COUNTY CLERK RENEZ REYNOLDS

CERTIFICATE OF APPROVAL

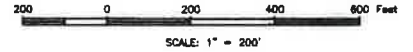
This is to certify that the above and foregoing plat of "MORNING STAR RANCH" was approved by proper action of the Commissioners Court of Freestone County, Texas on this 16<sup>th</sup> day of JUNE, 2022.

  
ANDY BONNER  
Practict 1 Commissioner

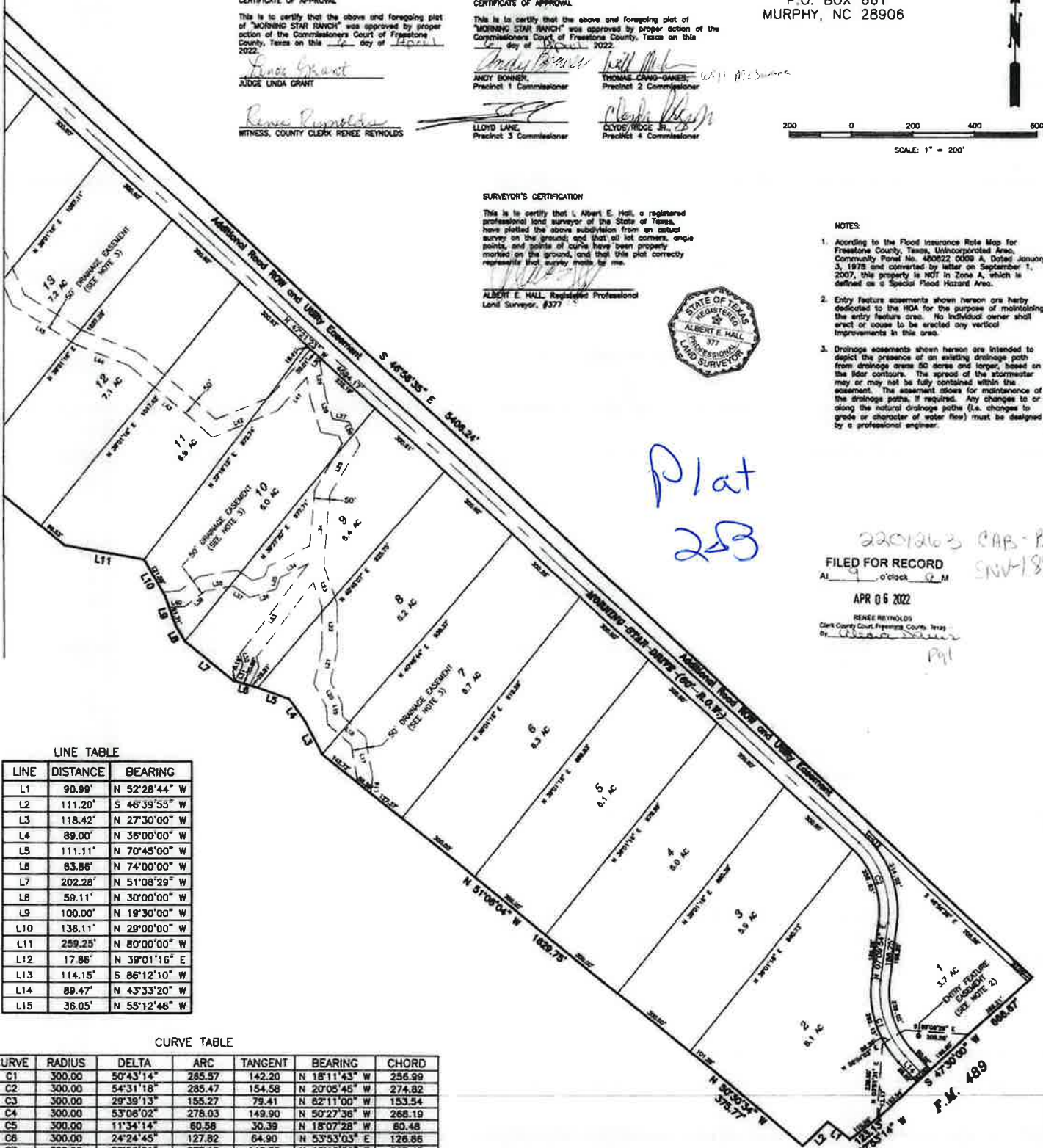
  
LLOYD LANE  
Practict 3 Commissioner

  
THOMAS GRAND-GAINER  
Practict 2 Commissioner

  
CLYDE RIDGE JR.  
Practict 4 Commissioner



MATCH LINE SEE SHEET 2



SURVEYOR'S CERTIFICATION

This is to certify that I, Albert E. Hall, a registered professional land surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

ALBERT E. HALL, Registered Professional Land Surveyor, #377



NOTES:

- According to the Flood Insurance Rate Map for Freestone County, Texas, Unincorporated Area, Community Panel No. 480822 0009 A, Dated January 3, 1978 and converted by letter on September 1, 2007, this property is NOT in Zone A, which is defined as a Special Flood Hazard Area.
- Entry feature assessments shown hereon are hereby dedicated to the HOA for the purpose of maintaining the entry feature area. No individual owner shall erect or cause to be erected any vertical improvements in this area.
- Drainage assessments shown hereon are intended to depict the presence of an existing drainage path from drainage areas 50 acres and larger, based on the floor contours. The spread of the stormwater may or may not be fully contained within the easement. The assessment allows for maintenance of the drainage paths. If required. Any changes to or along the natural drainage paths (i.e. changes to grade or character of water flow) must be designed by a professional engineer.

Plat 253

FILED FOR RECORD  
At 9 o'clock P.M.

APR 06 2022

RENEE REYNOLDS  
Clerk County Court, Freestone County, Texas

LINE TABLE

LINE	DISTANCE	BEARING
L1	90.99'	N 52°28'44" W
L2	111.20'	S 48°39'55" W
L3	118.42'	N 27°30'00" W
L4	89.00'	N 36°00'00" W
L5	111.11'	N 70°45'00" W
L6	83.86'	N 74°00'00" W
L7	202.28'	N 51°08'29" W
L8	59.11'	N 30°00'00" W
L9	100.00'	N 19°30'00" W
L10	136.11'	N 29°00'00" W
L11	259.25'	N 80°00'00" W
L12	17.86'	N 39°01'16" E
L13	114.15'	S 86°12'10" W
L14	89.47'	N 43°33'20" W
L15	36.05'	N 55°12'46" W

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	300.00	50°43'14"	285.57	142.20	N 18°11'43" W	256.99
C2	300.00	54°31'18"	285.47	154.58	N 20°05'45" W	274.82
C3	300.00	29°39'13"	155.27	79.41	N 62°11'00" W	153.54
C4	300.00	53°08'02"	278.03	149.90	N 50°27'38" W	268.19
C5	300.00	11°34'14"	80.58	30.39	N 18°07'28" W	80.48
C6	300.00	24°24'45"	127.82	64.90	N 53°53'03" E	126.86
C7	300.00	52°56'21"	277.19	149.38	N 15°12'30" E	267.43
C8	300.00	47°49'52"	250.44	133.04	N 12°39'18" E	243.23
C9	300.00	15°24'51"	80.71	40.60	N 67°28'47" E	80.46
C10	55.00	295°19'16"	283.49	34.82	N 76°56'41" E	58.84
C11	55.00	283°53'19"	282.11	35.79	S 53°25'49" E	60.00
C12	55.00	293°53'19"	282.11	35.79	S 30°13'38" E	60.00

F.M. 489

**MORNING STAR RANCH**

A SUBDIVISION OF 458.74 ACRES OF LAND OUT OF THE J.Y. ACULERA A-2 LEAGUE GRANT, FREESTONE COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 579.38 ACRES OF LAND DESCRIBED IN DEED RECORDED UNDER VOLUME 174, PAGE 538 OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, 45 LOTS, 1 BLOCK

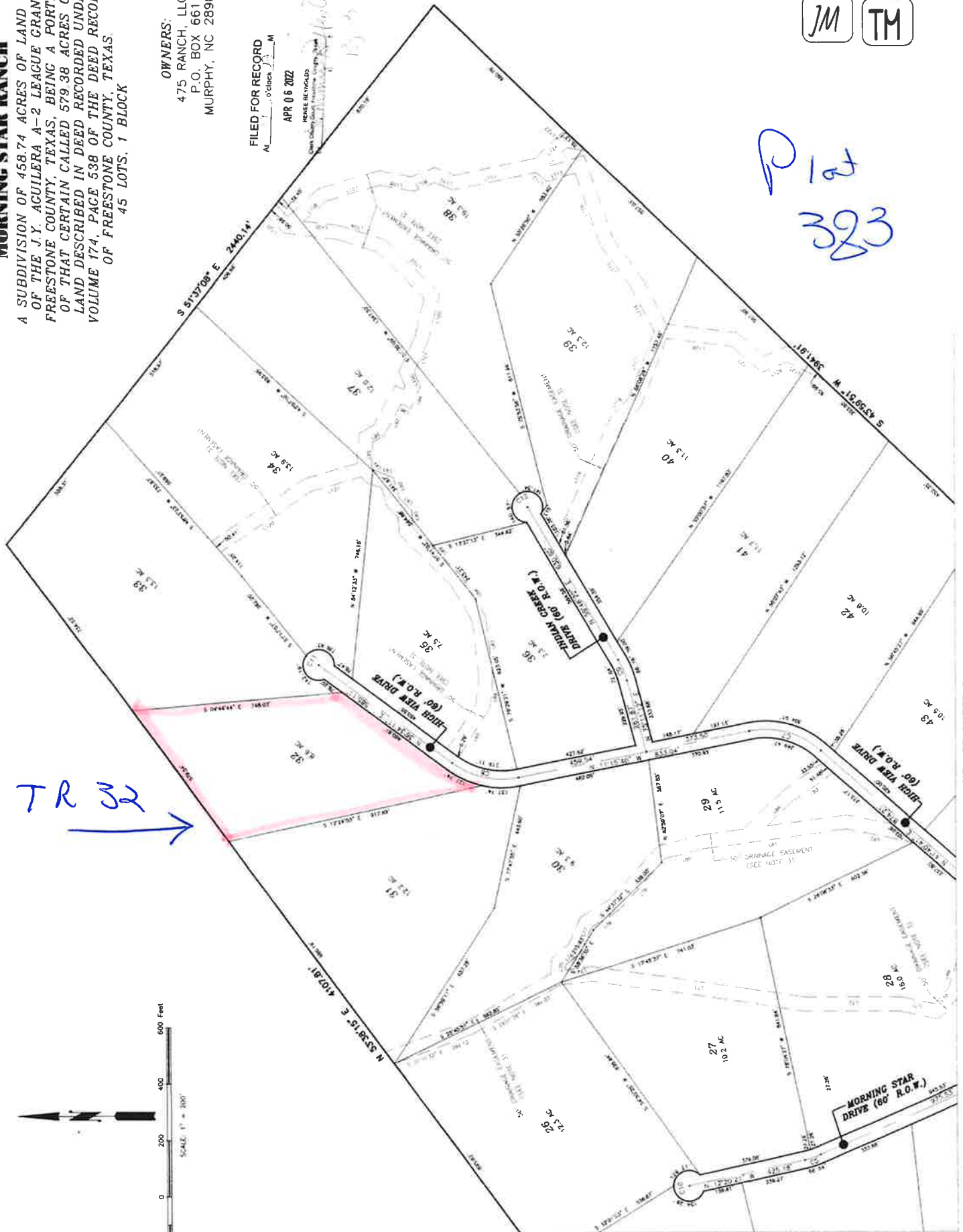
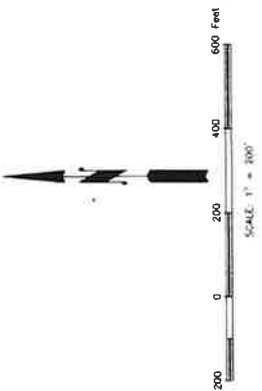
OWNERS:  
475 RANCH, LLC  
P.O. BOX 661  
MURPHY, NC 28906

FILED FOR RECORD  
APR 06 2022



*P* lot  
*323*

*TR 32*  
→



MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2