

Henderson County  
Mary Margaret Wright  
County Clerk  
Athens, TX 75751

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Instrument Number: 2024-00002121

As

Recorded On: 02/20/2024 02:38 PM Recordings - Land

Parties: FLAGPOLE HILL HOLDINGS REVOCABLE TRUST

To: BROWNS LANDING PHASE II

Number of Pages: 3 Pages

Comment:

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(Parties listed above are for Clerks reference only)

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

Total Recording: 220.00

**File Information:**

Document Number: 2024-00002121

Receipt Number: 2024-02705

Recorded Date/Time: 02/20/2024 02:38 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 cursive script, appearing to read "Mary Margaret Wright".

County Clerk  
Henderson County, Texas

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**Record and Return To:**

FLAGPOLE HILL HOLDINGS REVOCABLE  
BROWNS LANDING PHASE II  
CREATING LOT 19A BLOCK A  
CAB H SLIDE 267,



**JOHN COWAN & ASSOCIATES, INC.**  
 1947 COUNTY ROAD 115, PLAIN TEXAS 75074  
 (PH: 980) 561-2228 MFC@JCAINC.COM  
 FIRM REGISTRATION CERTIFICATION NO. 1400000

Inst. # 2024-00002121  
 Cab A Slide 267

I, Flagpole Hill Holdings Revocable Trust, in the review of lots 18 through 19, Block A, and do except this as its plan for subdivision into lots and blocks and do dedicate to the public easements as shown. The streets are private and are not dedicated to the public.

Flagpole Hill Holdings Revocable Trust  
 By William Michael Sims  
 William Michael Sims, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, in and for the State of Texas, by William Michael Sims, this the 18 day of February, 20 24

William Michael Sims  
 NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS



I, PHILIP W. CORNETT, Registered Professional Land Surveyor No. 5515, do hereby certify that the plat shown herein was drawn and submitted to me by the owner and that the same was made on the ground under my direction and supervision.

Philip W. Cornett  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5515

ADDRESSING APPROVED  
 Henderson County, Texas  
 Date February 14, 2024

Approved by the 911 office of Henderson County, Texas, this the 14 day of February, 20 24.

Christy Spradling  
 911 Dispatching Supervisor

Approved by the Commissioners Court of Henderson County, Texas, this the 20 day of February, 20 24.

Wade McKinstry  
 Wade McKinstry, County Judge

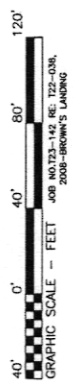
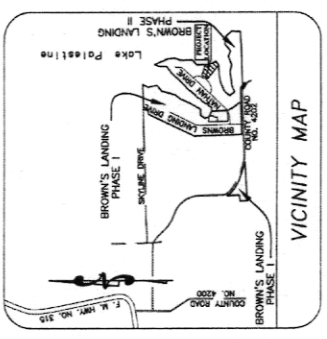
- Plat General Notes:
- Boundaries are oriented to Grid North of the Texas State Plane Coordinate System North Central Zone 4021, Survey Merit.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of City Ordinances and State Law and is subject to these and withholding of utilities and building permits.
  - The subject tract lies partially in Zone "X" Areas determined to be outside the 1% annual chance flood (100-year flood), per Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 4823C0202E, with a map revised date of April 09, 2010, County of Henderson, Texas.
  - All lots must use septic systems for their sanitary sewer systems, no septic tanks allowed, by FDE P.L.C.1.
  - Boat houses can not extend more than 40 feet from bulk head, by FDE P.L.C.1.

Example: In accordance with Henderson County Flood Insurance Rate Maps Dated 4/09/2010 all land is above Flood Plain.

DATE 2/20/2024 John Cowan

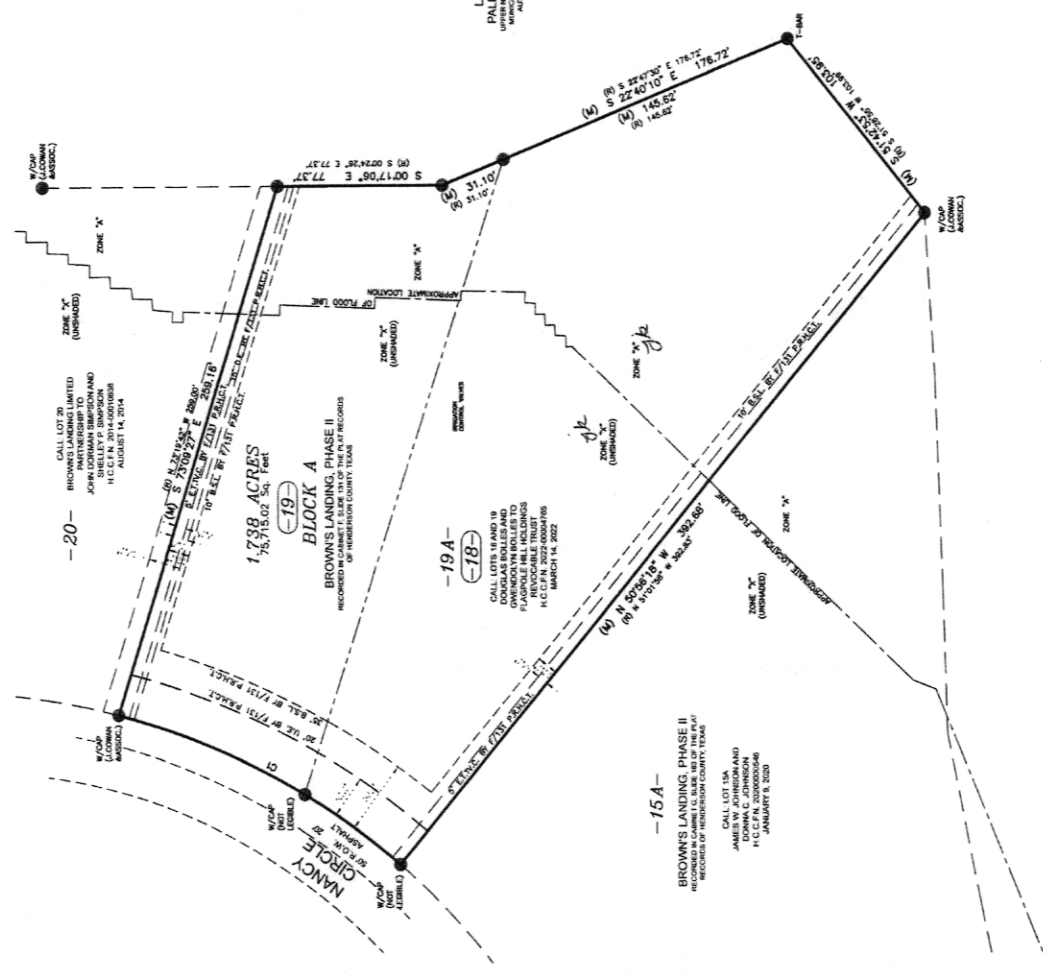
Recorded in Cabinet H Slide 267 of the Plat

Records of Henderson County, Texas, this the 20 day of February, 20 24



FILED FOR RECORD  
 2024 FEB 20 PM 2:47  
 HENDERSON COUNTY, TEXAS

- LEGEND
- (C) (OWNED)
  - (U) (UNOWNED)
  - (E) (EASEMENT)
  - (S) (SEWER)
  - (W) (WATER)
  - (G) (GAS)
  - (E) (ELECTRIC)
  - (C) (CABLE)
  - (T) (TELEPHONE)
  - (D) (DRAINAGE)
  - (P) (POND)
  - (H) (HIGHWAY)
  - (R) (RAILROAD)
  - (A) (AIRPORT)
  - (M) (MINE)
  - (O) (OIL)
  - (G) (GAS)
  - (E) (ELECTRIC)
  - (C) (CABLE)
  - (T) (TELEPHONE)
  - (D) (DRAINAGE)
  - (P) (POND)
  - (H) (HIGHWAY)
  - (R) (RAILROAD)
  - (A) (AIRPORT)
  - (M) (MINE)
  - (O) (OIL)



LOT	SURFACE AREA	NET LENGTH	NET WIDTH	NET AREA
18	1,419.00	1,419.00	1,419.00	2,010,000.00
19	1,419.00	1,419.00	1,419.00	2,010,000.00
20	1,419.00	1,419.00	1,419.00	2,010,000.00
21	1,419.00	1,419.00	1,419.00	2,010,000.00

RE-PLAT  
 ESTABLISHING LOT 19A, BLOCK A OF  
 THE BROWN'S LANDING, PHASE II,  
 AS SHOWN BY PLAT OF SAME RECORDED IN CABINET F,  
 SLIDE 92 AND 343 OF THE PLAT RECORDS OF  
 HENDERSON COUNTY, TEXAS,  
 PART OF THE MIGUEL CORTINAS LEAGUE, ABSTRACT 5  
 HENDERSON COUNTY, TEXAS

7102323-142

Randy Kuoera

JOB NO. 123-142 RE 722-038

Revised  
USPS  
12.27.23



309135  
02/20/24

HENDERSON COUNTY DEVELOPMENT OFFICE  
100 E. TYLER, ROOM #302  
ATHENS, TEXAS 75751  
PH. 903-677-7242, FAX 903-676-4008  
EMAIL [developmentoffice@henderson-county.com](mailto:developmentoffice@henderson-county.com)

REPLAT APPLICATION

FEE \_\_\_\_\_

General Location or 911 address of property: 5541 Nancy Circle Property /Parcel ID # 309134

Name of Subdivision: Brown's Landing, Phase 2

Number of existing lots owned: 2 Proposed number of lots: 1

Date site visit completed: \_\_\_\_\_

REASON FOR REPLAT: Consolidation of Lots 18 & 19 to create Lot 19A

NAME OF OWNER: William Michael Sims

Mailing Address: 9521 Overwood Dr, Dallas, Texas 75238

Phone Number: 214-912-4276 Email: william.mike.sims@gmail.com

Owner Signature: *William Michael Sims*

Surveyor preparing re-Plat: Philip Cornett - John Cowan & Associates

Mailing Address: 10147 CR 135, FLINT, TX 75762

Phone Number: (903) 581-2238 x10 Email: awatson@jcowaninc.com

PACKET/ATTACHMENTS: FOR FILING

Application, 5 copies of survey with surveyor signature/stamp, all other signatures to include 911 addressing, floodplain assessment, if waterfront – any lake or river water authority, paid tax receipts from Tax Office, pay to County Clerk: replat fee, filing fees.

*William Michael Sims* 12/22/2023  
Signature of Owner Date

*[Signature]* 1/23/24  
Signature of Development Office Date

Please allow 14 , or more days for processing. Incomplete requests may be delayed.