

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: PRIVATE WATER WELLS

WASTEWATER: PRIVATE SEPTIC SYSTEMS

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

THE STATE OF TEXAS)
COUNTY OF PARKER)

I, Chris Hodges, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town in Parker County, Texas.

Chris Hodges
Signature of Owner

STATE OF TEXAS)
COUNTY OF PARKER)

201811154 PLAT Total Pages: 1

WHEREAS, ACAL INVESTMENTS LLC., (Doc No. 201806576), acting by and through its duly authorized agent, being the sole owner of 14.44 Acres situated in and being a portion of the WILLIAM D. THOMASON SURVEY, ABSTRACT No. 1341, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a "PK" nail set in Big Valley Circle at the southwest corner of said 14.44 acre tract at the northwest corner of a tract of land described by deed to A. Martinez, recorded in Volume 2097, Page 211, Official Records, Parker County, Texas;

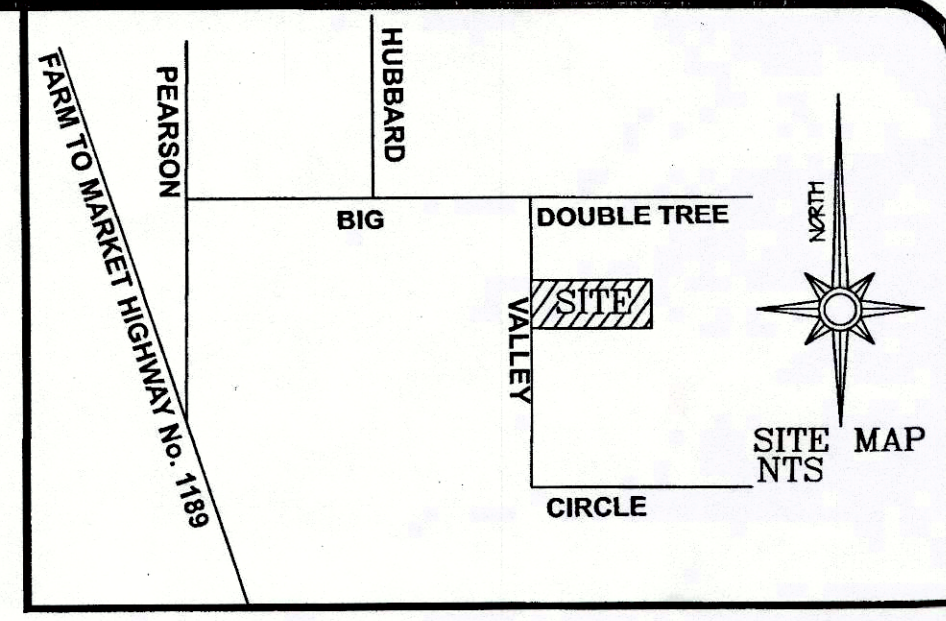
THENCE N 00°06'04" E, with the center of said Big Valley Circle, 510.85 feet to a "PK" nail set at the southwest corner of the remainder of a tract of land described by deed to Russell J. Alford, recorded in Volume 1888, Page 1688, Real Records, Parker County, Texas;
THENCE N 89°07'32" E, at 23.4 feet passing a post and continuing with the south line of the remainder of said Russell J. Alford tract, 1233.62 feet to an iron rod found (iron rods found are 1/2" unless noted) in the west line of a tract of land described by deed to Billy J. Harrison, recorded in Volume 96, Page 530, Deed Records, Parker County, Texas;
THENCE S 00°32'34" W, with the west line of said Billy J. Harrison tract, 510.82 feet to an iron rod found at the northeast corner of a tract of land described by deed to Lisa Stephens, recorded in Volume 2330, Page 1912, Official Records, Parker County, Texas;
THENCE S 89°07'14" W, 1229.69 feet to the POINT OF BEGINNING and containing 14.44 acres (629,031 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ACAL INVESTMENTS LLC., acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, BIG VALLEY MEADOWS, AN ADDITION IN PARKER COUNTY, TEXAS, being 14.44 Acres situated in and being a portion of the William D. Thomason Survey, Abstract No. 1341, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 7th day of May, 2018.

Chris Hodges Chris Hodges, Member
Tad Carpenter Tad Carpenter, Member



LIENHOLDER

Plains Capital Bank
1001 Santa Fe Dr
Weatherford, TX 76086
John Huts
Signature of Lien holder
This the 7th day of May, 2018.
Stephanie Saldivar
Notary Public, State of Texas

THE STATE OF TEXAS)
COUNTY OF PARKER)

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Chris Hodges
Signature of Owner

THE STATE OF TEXAS)
COUNTY OF PARKER)

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
David Harlan, Jr.,
Registered Professional Land Surveyor, No. 2074
March 2018



STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared CHRIS HODGES, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7th day of May, 2018

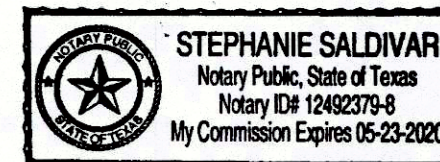
Jo Ann Tucker
Notary Public in and for the State of Texas
04-01-2020
My Commission Expires On:

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared TAD CARPENTER, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7th day of May, 2018

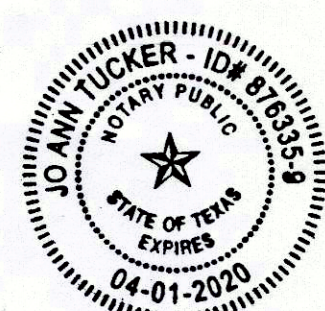
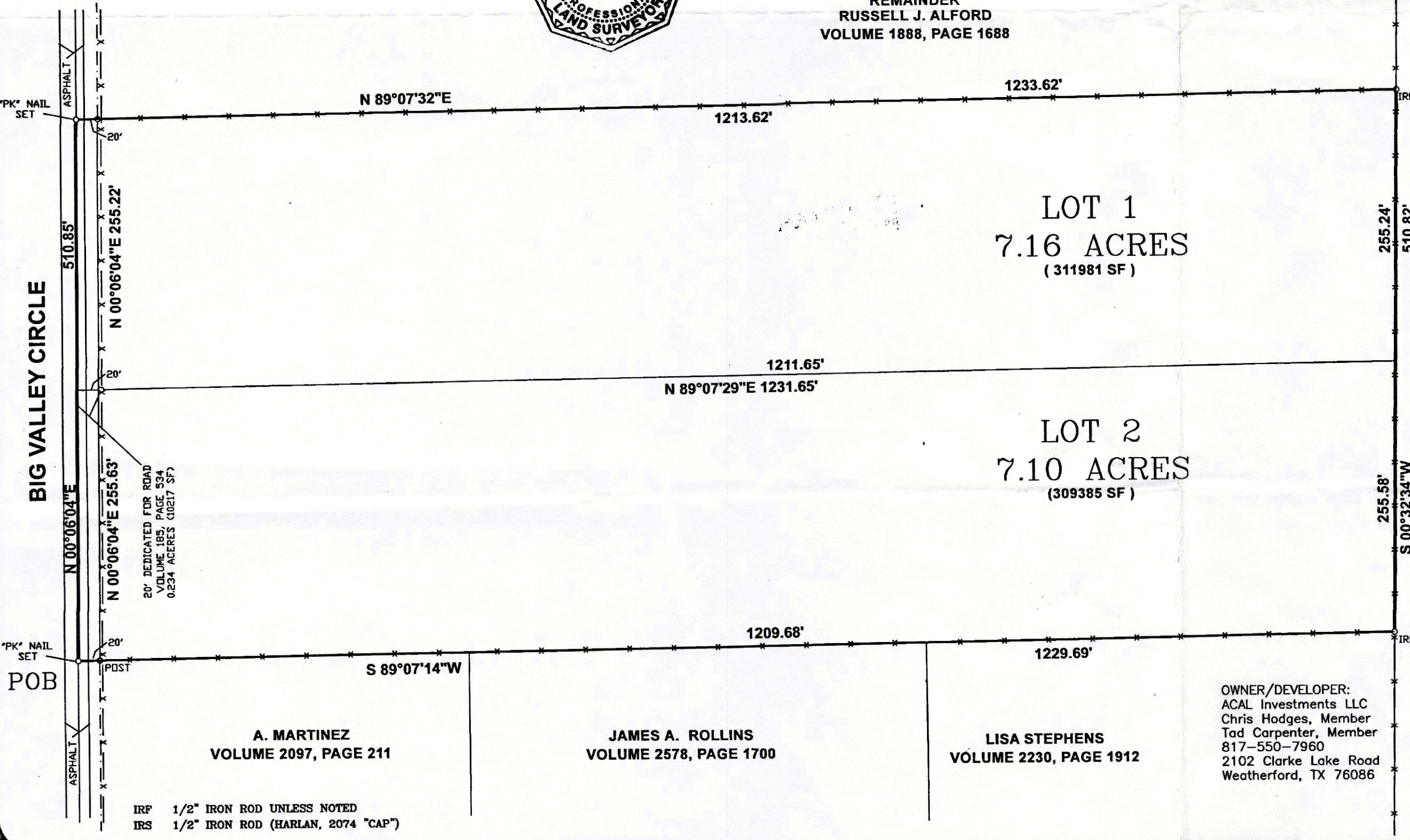
Jo Ann Tucker
Notary Public in and for the State of Texas
04-01-2020
My Commission Expires On:



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201811154
05/14/2018 12:03 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT



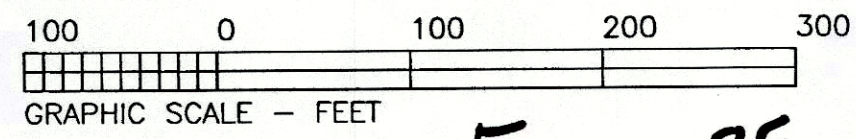
THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County, Texas, this 14 day of MAY, 2018

Mark Riley Mark Riley, County Judge
George A. Conley George A. Conley, Commissioner Precinct #1
Craig Peacock Craig Peacock, Commissioner Precinct #2
Gary Walden Gary Walden, Commissioner Precinct #3
Steve Dugan Steve Dugan, Commissioner Precinct #4

21341.008.000.50

FINAL PLAT
LOT 1 AND LOT 2
BIG VALLEY MEADOWS
AN ADDITION TO PARKER COUNTY TEXAS
Being 14.44 Acres situated in and being a portion of the William D. Thomason Survey, Abstract No. 1341 Parker County, Texas



Cabinet/Instrument# E, Slide 85

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