

LINE	BEARING	DISTANCE
LI	N 87°42'2" E	24.46'

STATE OF TEXAS  
COUNTY OF PARKER

201723886 PLAT Total Pages: 1

WHEREAS, JOSEPH H. JEFFERS, JR., and TOMMY FAIN, BEING THE OWNERS OF 13.396 ACRES OF LAND OUT OF THE WILLIAM D. THOMAS SURVEY, ABSTRACT NO. 1284, PARKER COUNTY, TEXAS; BEING ALL THAT CERTAIN 13.396 ACRES OF LAND AS RECORDED IN DOC# 2017034, REAL RECORDS, PARKER COUNTY, TEXAS; AND THE REMAINDER OF THAT CERTAIN 13.396 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1934, PAGE 1454, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 2" STEEL FENCE CORNER AT THE SOUTHWEST CORNER OF SAID 13.396 ACRES TRACT AND SAID DOC# 2017034, IN THE NORTH RIGHT OF WAY LINE OF SAID BIG VALLEY CIRCLE FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHWEST CORNER OF WILLIAM D. THOMAS SURVEY, ABSTRACT NO. 1284, IS CALLED TO BEAR S 20°31'19" W 2933.89 FEET;

THENCE N 00°00'00" W AT 348.87 FEET PASSING A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING INC.) AT THE NORTHWEST CORNER OF DOC# 2017034, O.P.R.P.C.T. AT 1562.12 FEET PASSING A RAILROAD TIE FENCE POST IN ALL 1624.22 FEET TO A CALLED POINT ON THE SOUTH BANK OF THE BRAZOS RIVER (AS IT EXISTS) AT THE NORTHWEST CORNER OF VOLUME 1934, PAGE 1454, O.P.R.P.C.T. FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 87°42'24" E 347.66 FEET ALONG THE CALLED SOUTH BANK OF THE BRAZOS RIVER (AS IT EXISTS) TO A POINT AT THE NORTHEAST CORNER OF SAID V. 1934, P. 1454 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 00°58'27" E AT 92.80 PASSING A RAILROAD TIE FENCE POST, IN ALL A DISTANCE OF 1392.26 FEET TO A RAILROAD TIE FENCE POST FOR A CORNER OF THIS TRACT.

THENCE S 00°02'33" E 234.48 FEET TO A FOUND 2" IRON PIPE IN THE NORTH LINE OF BIG VALLEY CIRCLE (A PAVED SURFACE) FOR THE SOUTHEAST CORNER OF THIS TRACT.

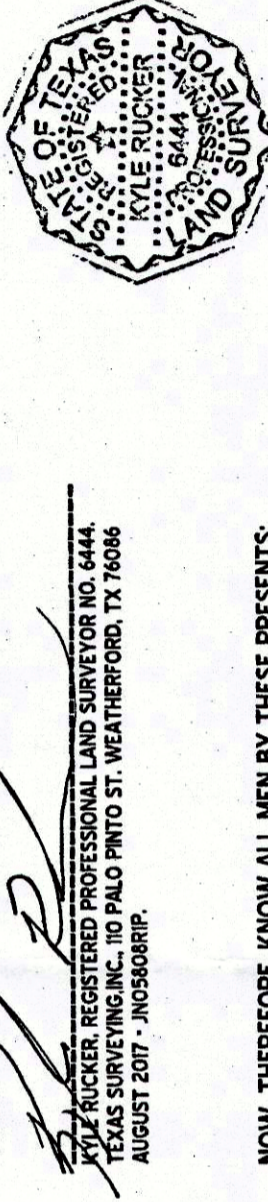
THENCE S 87°45'08" W 367.51 FEET ALONG THE NORTH LINE OF SAID BIG VALLEY CIRCLE TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRB).

**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.



KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444,  
TEXAS SURVEYING, INC., 110 PALO PINTO ST. WEATHERFORD, TX 76086  
AUGUST 2017 - J050808RIP.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOSEPH H. JEFFERS, JR. and TOMMY FAIN, ACTING HEREIN AS DOES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-2, BLOCK 1, BIG VALLEY RANCH, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

BY: Joseph H. Jeffers Jr. 08/20/17 DATE  
Tommy Fain 9-21-17 DATE  
OWNER

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Sharon Kay Chovanec KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME WITH HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 21st DAY OF Sept, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

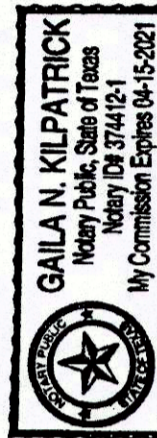


STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Gaila N. Kilpatrick KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME WITH HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 21st DAY OF Sept, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



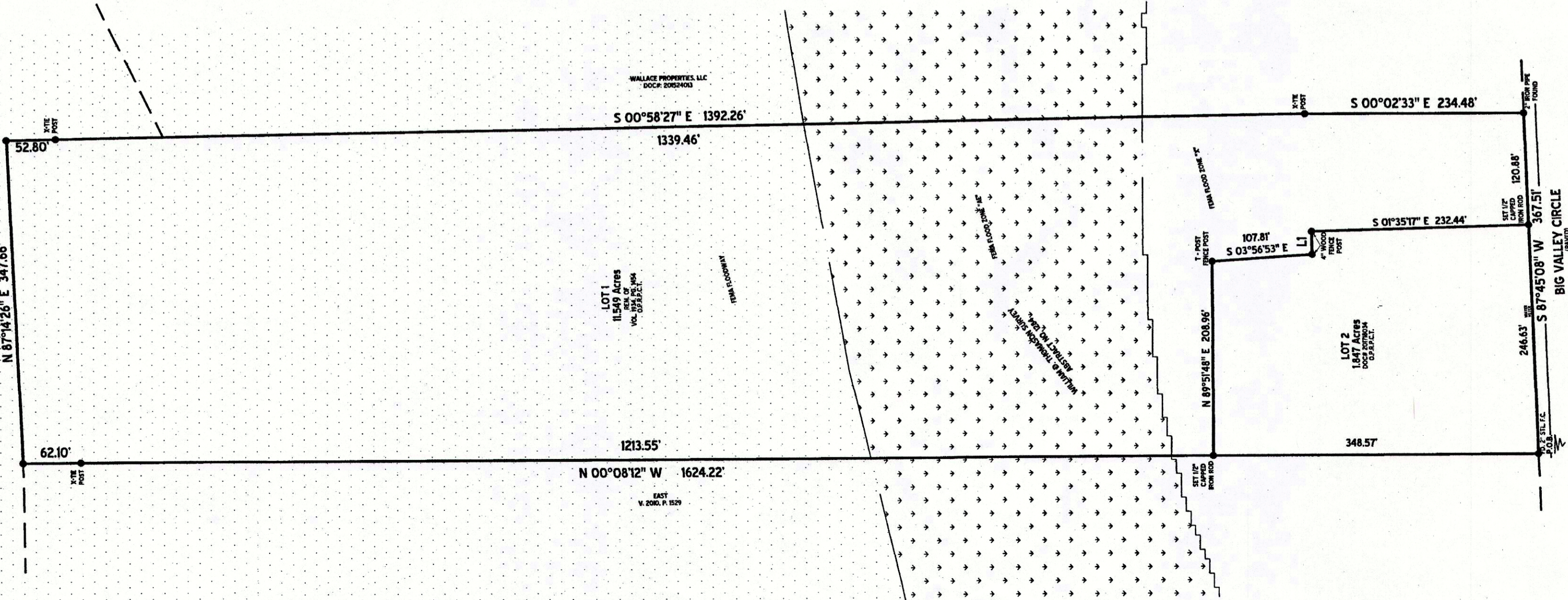
STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER OF PARKER COUNTY, TEXAS, THIS 22nd DAY OF Sept, 2017.

George A. Gandy  
COMMISSIONER, PRECINCT 4  
COUNTY CLERK

George A. Gandy  
COMMISSIONER, PRECINCT 4  
COUNTY CLERK

10553  
PROJECT NO.: BR  
SITE NO.: E-21  
MAP NO.:



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Jeanne Brunson  
201723886  
09/25/2017 10:37 AM  
Fee: 75.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

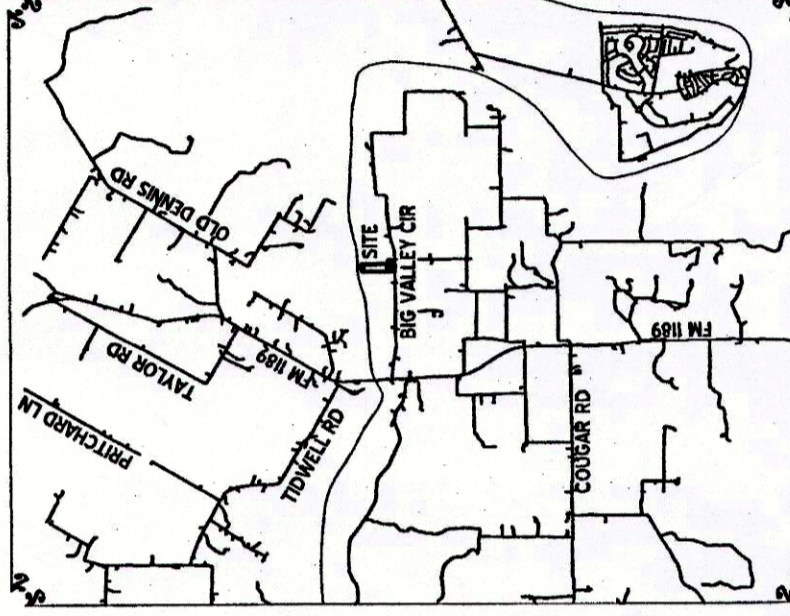
OWNER/DEVELOPER:  
JOSEPH H. JEFFERS, JR. and  
TOMMY FAIN  
105 BIG VALLEY CIRCLE  
LIPAN, TX 79402

SURVEYOR:  
KYLE RUCKER, R.P.L.S.  
110 PALO PINTO  
WEATHERFORD, TEXAS 76086  
817-594-0400

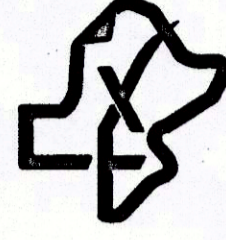


JN050808RIP

D-781



**FINAL PLAT**  
**OF LOTS 1-2, BLOCK 1**  
**BIG VALLEY RANCH**  
13.396 ACRES OF LAND OUT OF THE  
WILLIAM D. THOMAS SURVEY, ABSTRACT NO. 1284,  
PARKER COUNTY, TEXAS.  
AUGUST 2017



**TEXAS SURVEYING**  
INC.  
FIRM NO. 11000000 - WWW.TXSURVEYING.COM

21284.033.001.00  
21284.033.002.00