

# RANCHES *at* SWEET SPRINGS

TEXT "LOTS1" TO 88000  
FOR INSTANT INVENTORY  
& RESTRICTIONS

Starting  
**\$85k**

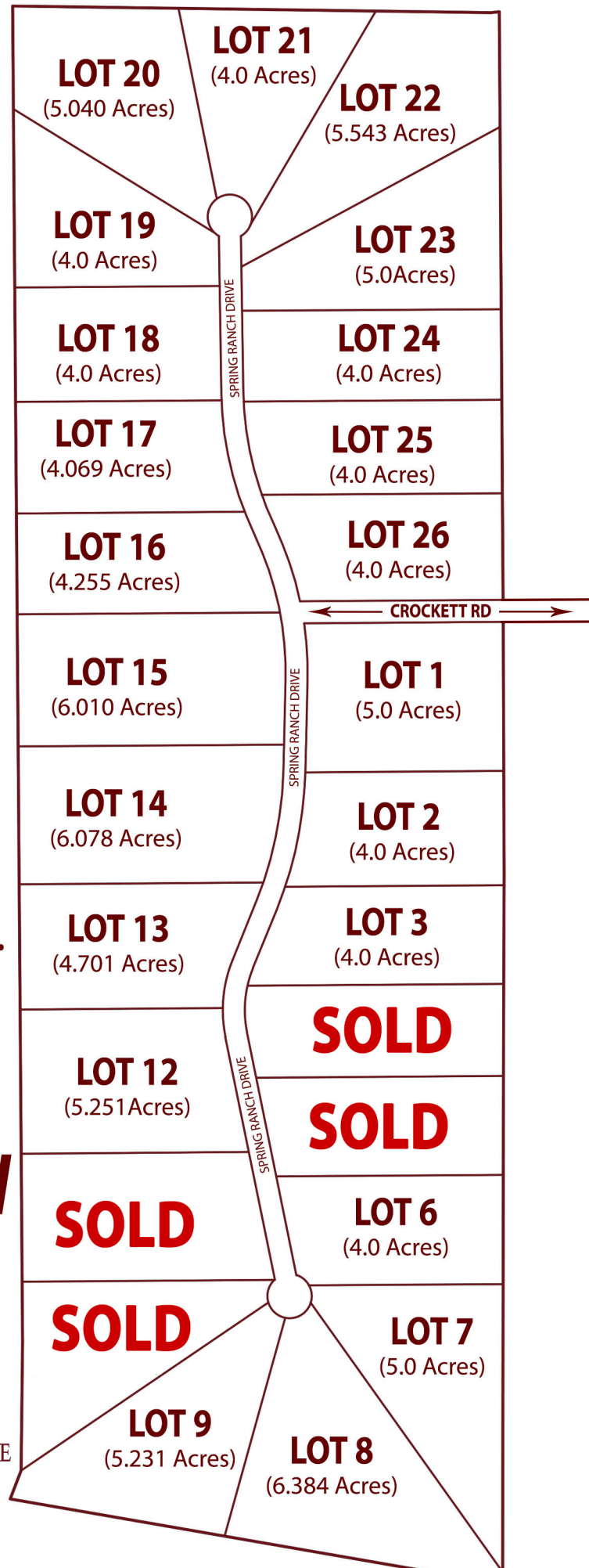
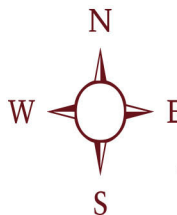
**4+ Acre Lots**

NO City Taxes | NO Water Bill  
NO HOA | 15% Financing Avail.

**Barndominiums  
Allowed**

**RYAN D. ZAMARRON**

**817-694-2067**



# Developer Preferred Terms for Contract Ranches at Sweet Springs

- All contracts will be on the TAR Unimproved Property Contract
- Seller Name: JCEF Limited, LLC
- Earnest Money suggested is a minimum of \$1,500
- Title Company for all closings:
  - Providence Title
  - Escrow Officer: Shanna Slimp
  - 102 Houston Ave, Suite #100, Weatherford, TX 76086
  - Office Phone: 817.341.0700
  - Email: teamslimp@protitltx.com
- Please include Addendum for Reservation of Oil, Gas and Other Minerals.
  - Please check the box on section B. (1) and C. does not
- Special Provisions: Buyer accepts Plat as to be filed in Parker County in lieu of Survey.
- If buyer chooses to buy a Survey please check the box on page 2 Section 6. (2)
- Option Periods over 10 days in length will need to be given special consideration and the amount will be negotiated depending on the buyer/seller circumstances.
- Seller will retain a 20' working easement along road front of property until road construction is complete.

## Lot List

TRACT	ACRES	PRICE	TRACT	ACRES	PRICE
1	5.000	\$99,000	14	6.010	\$110,000
2	4.000	\$94,500	15	6.010	\$110,000
3	4.000	\$94,500	16	4.255	\$87,500
4	4.000	\$89,000	17	4.069	\$89,000
5	4.000	\$89,000	18	4.000	\$89,000
6	4.000	\$89,000	19	4.000	\$89,000
7	5.000	\$99,000	20	5.040	\$99,000
8	6.384	\$119,000	21	4.000	\$89,000
9	5.231	\$103,500	22	5.543	\$110,000
10	4.436	\$94,500	23	5.000	\$105,000
11	5.236	\$103,500	24	4.000	\$89,000
12	5.251	\$99,000	25	4.000	\$89,000
13	4.701	\$89,000	26	4.000	\$89,000

**Lots Under Contract**

**Lots Sold**

## **911 Addressing for Ranches at Sweet Springs**

Lot 1- 2001 Spring Ranch Dr  
Weatherford, TX 76088

Lot 2- 2005 Spring Ranch Dr  
Weatherford, TX 76088

Lot 3- 2009 Spring Ranch Dr  
Weatherford, TX 76088

Lot 4- 2013 Spring Ranch Dr  
Weatherford, TX 76088

Lot 5- 2017 Spring Ranch Dr  
Weatherford, TX 76088

Lot 6- 2021 Spring Ranch Dr  
Weatherford, TX 76088

Lot 7- 2025 Spring Ranch Dr  
Weatherford, TX 76088

Lot 8- 2029 Spring Ranch Dr  
Weatherford, TX 76088

Lot 9- 2028 Spring Ranch Dr  
Weatherford, TX 76088

Lot 10- 2024 Spring Ranch Dr  
Weatherford, TX 76088

Lot 11- 2020 Spring Ranch Dr  
Weatherford, TX 76088

Lot 12- 2016 Spring Ranch Dr  
Weatherford, TX 76088

Lot 13- 2008 Spring Ranch Dr  
Weatherford, TX 76088

Lot 14- 2004 Spring Ranch Dr  
Weatherford, TX 76088

Lot 15- 2000 Spring Ranch Dr  
Weatherford, TX 76088

Lot 16- 1001 Spring Ranch Dr  
Weatherford, TX 76088

Lot 17- 1005 Spring Ranch Dr  
Weatherford, TX 76088

Lot 18- 1009 Spring Ranch Dr  
Weatherford, TX 76088

Lot 19- 1013 Spring Ranch Dr  
Weatherford, TX 76088

Lot 20- 1017 Spring Ranch Dr  
Weatherford, TX 76088

Lot 21- 1020 Spring Ranch Dr  
Weatherford, TX 76088

Lot 22- 1016 Spring Ranch Dr  
Weatherford, TX 76088

Lot 23- 1012 Spring Ranch Dr  
Weatherford, TX 76088

Lot 24- 1008 Spring Ranch Dr  
Weatherford, TX 76088

Lot 25- 1004 Spring Ranch Dr  
Weatherford, TX 76088

Lot 26- 1000 Spring Ranch Dr  
Weatherford, TX 76088

**Declaration of Restrictive Covenants  
Ranches at Sweet Springs**

**Parker County, Texas**

**Basic Information**

Date: July 28, 2020

Declarant's: JCEF Limited, LLC

Declarant's Address: 8659 White Settlement Rd Fort Worth, TX 76108

Declarant's Office #: (817) 367.6167      Development Contact: (817) 694.2067

Property: All that certain property described on Exhibit "A" attached hereto and made a part hereof for all intents and purposes, located in Parker County, Texas.

**Definitions**

"Covenants" means the covenants, conditions, and restrictions contained in this Declaration.

"Declarant" means JCEF Limited, LLC. And any successor that acquires all unimproved Lots owned by Declarant for the purpose of development and is named as successor in a recorded document.

"Easement" means Easements within the property for utilities, drainage, and ingress-egress.

"Lot" means each tract of land designated as a lot shown in the attached Exhibit.

"Owner" means every record owner of a fee interest in a lot.

"Residence" means a detached building designed for and used for a dwelling by a Single Family and constructed on one or more lots.

"Single Family" means a group of individuals related by blood, adoption, or marriage or a number of unrelated roommates not exceeding the number of bedrooms in a residence.

"Structure" means any improvement on a lot (other than a Residence), including a sidewalk, driveway, fence, wall, tennis court, swimming pool, outbuilding, or recreational equipment.

"Subdivision" means the property covered in the Exhibit and any additional property made subject to this Declaration.

"Vehicle" means any automobile, truck, motorcycle, boat, trailer, or other wheeled conveyance, weather self-propelled or towed.

**Clauses and Covenants**

**A. Imposition of Covenants**

1. Declarant imposes the Covenants on the property. All Owners and other occupants of the property by their acceptance of their deeds, leases, or occupancy of any Lot agree that the Property is subject to the Covenants.
2. The Covenants are necessary and desirable to establish a uniform plan for the development and use of the property for the benefit of all Owners. The Covenants run with the land and bind all Owners, occupants, an any other person holding an interest in a Lot.

3. Each Owner and occupant of a Lot agrees to comply with this Declaration and agrees that failure to comply may subject him to a fine, damages, or injunctions relief.

**B. Easements**

1. The Easements, and all matters shown of records affecting the property are part of this Declaration and are incorporated by reference.
2. An Owner may use that portion of a Lot lying in an Easement for any purpose that does not interfere with the purpose of the Easement including executed Right of way agreements or damage any facilities. Owners do not own any utility facilities located in an Easement.
3. Neither Declarant nor any Easement holder is liable for damage to landscaping or a Structure wrongfully constructed in an Easement.
4. Declarant and each Easement holder may install, maintain, and connect facilities in the Easement.

**C. Use and Activities**

1. All lots shall be used for single family residential purposes only.
2. No trade or business of any type shall be carried on upon any Lot, besides an at home business that does not attract more than two (2) vehicles. Nor shall anything be done on any Lot which may be noxious or offensive or which may become an annoyance or nuisance to the neighborhood.
3. Up to (1) horse or cow per acre, five (5) sheep or goats, and four (4) dogs are permitted on each lot. No commercial kennels are allowed. No swine allowed on any tract. An exception may be made for swine or other livestock if, and only if, used for the purpose of FFA and/or 4H projects. Grazing will be allowed in front of primary structure. No more than a combined head of twenty (20) total fowl (i.e., chickens, turkeys, ducks, etc.)
4. Any filling or obstruction of the floodway or drainage easement is prohibited.
5. All inoperative or unregistered motor vehicle(s) and/or machinery and/or equipment shall be kept in outbuildings. All vehicles must be parked on designated improved driveways. Recreation vehicles must be stored on an improved surface such as gravel, concrete, or other driveway material.

**D. Construction and Maintenance Standards**

1. The conditioned dwelling size of the main residential structure on each lot shall be not less than eighteen hundred (1800) square feet.
2. No manufactured, off-site built, mobile home or similar nature type dwelling shall be permitted on any Lot for a temporary or primary residence, or storage. Tiny Homes may be considered and approved, only for secondary residence purposes, with strict written permission from the Declarant after review of a site and elevation plan.
3. All propane tanks must be behind primary structure and not visible from street.
4. Primary dwelling structure must be built parallel to and facing a street.
5. Outbuildings (barns, stalls, tool sheds, and all other buildings) shall be of new construction and must be located a minimum of thirty (30) feet behind the front elevation of the primary dwelling.
6. Structures of a temporary character (camper, RV, shop apartment, or other building) may be used on the property as a residence ONLY during the construction of a permanent residence. Forms boards must be

installed for the permanent Residence within 30 days from the commencement of living in any temporary structure.

7. Construction on permanent Residence must be completed within 12 months from commencement of said construction.
8. No garbage shall be kept except in sanitary containers. No tract or part thereof shall be used or maintained as a dumping ground for rubbish or trash. The resident shall not burn household garbage or trash. Lots must be kept free of debris, trash, and garbage.
9. All fencing must be well maintained.
10. No structure shall be placed any closer to any property line than the property line easements and setbacks referred to on the plat or in these deed restrictions. Declarant reserves the permanent right to grant a variance for the placement within setbacks shown on the plat should the lot owner find the established setbacks limiting; a site plan must be presented to Declarant for consideration.
11. Residents must maintain and mow all the property to the edge of any road adjacent to their property.
12. Deed restrictions may be enforced by any court of competent jurisdiction, and an enforcement action may be brought by any property owner in this subdivision or the Declarant.
13. No more than two Residences are permitted on any Lot. The primary Residence must be completed first and contain a minimum of 1800 square feet per D.1. A secondary Residence is permitted and the construction type, size & build must be approved in writing by the Declarant and/or Declarants heirs/predecessors/assigns prior to construction. No Lot may ever be subdivided or severed.

#### **E. General Provisions**

1. Term. This Declaration runs with the land and is binding in perpetuity.
2. No Waiver. Failure by an Owner to enforce this Declaration is not a waiver.
3. Correction. Declarant may correct typographical or grammatical errors, ambiguities, or inconsistencies contained in this Declaration, provided that any correction must not impair or affect a vested property right of any Owner.
4. Amendment. This Declaration may be amended at any time by the Declarant or an affirmative vote of sixty-seven percent (67%) of the Owners at such time as the Declarant no longer owns a lot. The Owner of each lot will have one (1) vote.
5. Severability. If a provision of this Declaration is unenforceable for any reason, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability does not affect any other provision of this Declaration, and this Declaration is to be constructed as if the unenforceable provision is not a part of the Declaration.
6. Notices. Any notice required or permitted by this Declaration must be given in writing by certified mail, return receipt requested. Unless otherwise required by law or this Declaration, actual notice, however delivered, is sufficient.
7. Annexation of Additional Property. Should Declarant desire to subject additional property to this Declaration, Declarant may record an annexation agreement that will impose this Declaration and the Covenants on that property.
8. Pre-suit Mediation. As a condition precedent to the commencement of a legal proceeding to enforce this Declaration, the Owners will mediate the dispute in good faith.

9. Variances. The developer reserves the right to provide variance on any items listed in these restrictions & covenants.

Executed this 28 day of July, 2020.

**Declarant**

JCEF Limited, LLC  
A Texas corporation

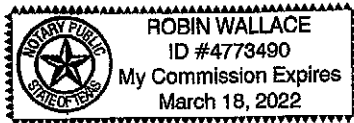
  
Everett Frazier


**ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF PARKER

This instrument was acknowledged before me on the 28th day of July, 2020 by Everett Frazier, Manager for JCEF Limited, LLC



  
Notary Public, State of Texas

After recording return to:  
JCEF Limited, LLC  
8659 White Settlement Rd.  
Fort Worth, TX 76108

Ryan Zamarron  
108 E. Church St  
Weatherford, TX 76086



BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT  
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
ACCORDING TO F.I.R.M. MAP NO. 48367C0275E,  
DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP  
MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND  
BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE  
LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: 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.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES  
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

LINEAR FOOTAGE FOR ROADS:

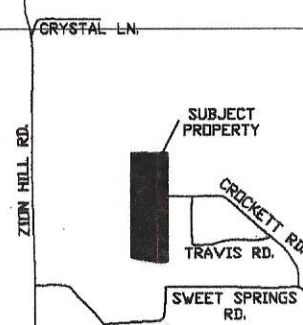
SPRING RANCH DRIVE = 3000'  
CROCKETT ROAD = 580'

NOTE: ALL LOTS HAVE A 40' SETBACK LINE ALONG ROADS, A  
15' SIDE SETBACK LINE AND A 10' REAR SETBACK LINE UNLESS  
OTHERWISE SHOWN

LINE	BEARING	DISTANCE
1	S 00°13'01" W	220.00'
2	S 00°02'19" W	221.11'
3	N 89°37'29" E	200.36'
4	N 89°37'37" E	82.56'
5	N 89°41'09" E	82.70'
6	N 89°32'36" W	274.85'
7	N 89°32'36" W	274.75'
8	N 89°32'36" W	126.09'
9	N 89°32'36" W	173.36'
10	N 01°27'22" E	244.82'
11	N 00°49'45" W	217.08'
12	N 00°49'45" W	120.00'
13	N 00°49'45" W	84.33'
14	N 00°49'45" W	136.05'
15	S 00°49'45" E	285.35'
16	S 01°27'22" E	171.86'
17	S 01°27'22" E	72.96'
18	S 22°05'04" W	173.96'
19	S 11°32'36" E	354.50'
20	N 24°01'16" E	136.55'
21	N 24°01'16" E	136.55'
22	N 24°01'16" E	136.55'
23	N 24°01'16" E	136.55'
24	N 24°01'16" E	136.55'
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67	N 24°01'16" E	136.55'
68	N 24°01'16" E	136.55'
69	N 24°01'16" E	136.55'

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	17°18'49"	330.93'	33°37'39"	N 05°16'14" E	191.45'	194.23'
C2	5°30'52"	1039.02'	20°37'42"	N 11°46'13" E	372.06'	374.08'
C3	6°18'54"	907.30'	26°48'07"	N 11°56'42" W	420.56'	424.42'
C4	6°13'16"	920.97'	24°31'00"	N 13°05'15" W	391.08'	394.08'
C5	95°29'35"	60.00'	65°00'24"	S 15°57'12" W	64.48'	68.07'
C6	95°29'35"	60.00'	62°13'04"	S 47°39'32" E	62.00'	65.15'
C7	95°29'35"	60.00'	85°01'15"	N 58°43'19" E	81.09'	89.03'
C8	95°29'35"	60.00'	45°53'03"	N 06°43'50" W	46.78'	48.05'
C9	95°29'35"	60.00'	41°52'14"	N 50°36'29" W	42.88'	43.85'
C10	19°02'23"	300.93'	24°21'03"	N 00°37'56" E	126.94'	127.90'
C11	19°02'23"	300.93'	9°16'36"	N 17°26'46" E	48.67'	48.72'
C12	5°21'35"	1069.02'	3°34'11"	N 20°17'58" E	66.59'	66.60'
C13	5°21'35"	1069.02'	17°00'06"	N 10°00'49" E	316.05'	317.22'
C14	5°21'35"	1069.02'	0°03'24"	N 01°29'04" E	1.06'	1.06'
C15	6°06'46"	937.30'	9°48'50"	N 03°27'03" W	160.35'	160.55'
C16	6°06'46"	937.30'	13°15'53"	N 18°42'49" W	216.51'	217.00'
C17	6°25'50"	890.97'	5°54'37"	N 22°23'26" W	91.87'	91.91'
C18	6°25'50"	890.97'	16°40'41"	N 11°05'47" W	258.44'	259.35'
C19	6°25'50"	890.97'	1°55'42"	N 01°47'36" W	29.98'	29.98'
C20	95°29'35"	60.00'	35°44'46"	N 41°17'52" E	36.83'	37.43'
C21	95°29'35"	60.00'	148°49'16"	N 50°59'09" W	115.59'	155.85'
C22	95°29'35"	60.00'	98°40'13"	S 05°16'07" W	91.02'	103.33'
C23	95°29'35"	60.00'	16°45'45"	S 22°26'52" E	17.49'	17.55'
C24	6°01'30"	950.97'	1°33'34"	S 01°36'32" E	25.88'	25.88'
C25	6°01'30"	950.97'	18°45'37"	S 11°46'08" E	309.99'	311.38'
C26	6°01'30"	950.97'	4°11'49"	S 23°14'51" E	69.64'	69.66'
C27	6°31'51"	877.30'	14°27'02"	S 18°07'14" E	220.68'	221.26'
C28	6°31'51"	877.30'	12°21'05"	S 04°43'11" E	188.76'	189.12'
C29	5°40'42"	1009.02'	17°30'58"	S 10°12'51" W	307.27'	308.47'
C30	5°40'42"	1009.02'	3°06'43"	S 20°31'42" W	54.80'	54.81'
C31	15°52'29"	360.93'	21°13'23"	S 11°28'22" W	132.93'	133.69'
C32	15°52'29"	360.93'	12°24'17"	S 05°20'28" E	77.99'	78.14'

VICINITY MAP  
(NOT TO SCALE)



SURVEYOR

PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FIRM #10034200  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067

FINAL PLAT  
RANCHES AT  
SWEET SPRINGS

BEING A SUBDIVISION OF 126.490  
ACRES OUT OF SECTION NO. 157,  
T. & P. R.R. CO. SURVEY,  
ABSTRACT NO. 1348,  
PARKER COUNTY, TX

M.R. BOWLIN, ET UX  
645.492 ACRES  
V. 1891, P. 1632

THE DOWIE R. HUDSON & FERN C.  
HUDSON REVOCABLE LIVING TRUST  
DOC. #201922892

D.L. PRIEST, ET UX  
72.000 ACRES  
DOC. #202004322

J.K. WOLF  
41.14 ACRES  
DOC. #201818339

R.E. LOVE, ET AL  
TRACT 94  
V. 1674, P. 281

R.F. MILLS & A.M. MILLS  
TRACT 140  
V. 1701, P. 1655

D.G. CHANDLER  
TRACT 141  
V. 1435, P. 544

A.L. YARBROUGH, ET AL  
TRACT 142  
V. 1871, P. 563

80' PRIVATE  
ACCESS EASEMENT  
& BUILDING LINE

80' PRIVATE  
ACCESS EASEMENT  
& BUILDING LINE

80' PRIVATE  
ACCESS EASEMENT  
& BUILDING LINE

80' PRIVATE  
ACCESS EASEMENT  
& BUILDING LINE

80' PRIVATE  
ACCESS EASEMENT  
& BUILDING LINE



LEGAL DESCRIPTION

Of a 126.490 acres tract of land out of Section No. 157, T. & P. RR. Co. Survey, Abstract No. 1348, Parker County, Texas; being the same tract described in Document No. 202009572 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at an 8" wood post at the northeast corner of said Section No. 157 and at a corner of a certain 658.273 acres tract (Tract 1) described in Volume 1965, Page 228 of said Official Public Records, for the northeast and beginning corner of this tract.

Thence S. 00 deg. 22 min. 41 sec. E. 1661.06 feet to a found 1/2" iron rod with cap at the southwest corner of said 658.273 acres tract and at the northwest corner of a certain tract described in Volume 1674, Page 281 of the Real Records for a corner of this tract.

Thence S. 00 deg. 09 min. 28 sec. E. 687.95 feet to a found railroad spike at the southwest corner of said tract described in Volume 1674, Page 281 for a corner of this tract.

Thence S. 00 deg. 13 min. 01 sec. W. 220.00 feet to a found 5/8" iron rod at the northwest corner of a certain tract described in Volume 1435, Page 544 of said Real Records for a corner of this tract.

Thence S. 00 deg. 02 min. 19 sec. W. 221.11 feet to found 5/8" iron rod at the southwest corner of said tract described in Volume 1435, Page 544 for a corner of this tract.

Thence S. 00 deg. 05 min. 37 sec. W. 1457.84 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the southeast corner of this tract.

Thence N. 89 deg. 37 min. 29 sec. W. 200.36 feet to a found 1/2" iron rod with cap (RIVERS) at the northeast corner of a certain 72.000 acres tract described in Document No. 202004322 of said Official Public Records for a corner of this tract.

Thence N. 80 deg. 10 min. 45 sec. W. 1158.67 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most northerly northwest corner of said 72.000 acres tract for the southwest corner of this tract.

Thence N. 20 deg. 53 min. 37 sec. E. 82.56 feet to a 4" steel post for a corner of this tract.

Thence N. 00 deg. 38 min. 21 sec. E. 349.33 feet to a found 60D nail at the southeast corner of a certain 645.492 acres tract described in Volume 1891, Page 1632 of said Real Records for a corner of this tract.

Thence N. 00 deg. 25 min. 40 sec. W. 3638.81 feet to a 2" steel post at the northeast corner of said 645.492 acres tract for the northwest corner of this tract.

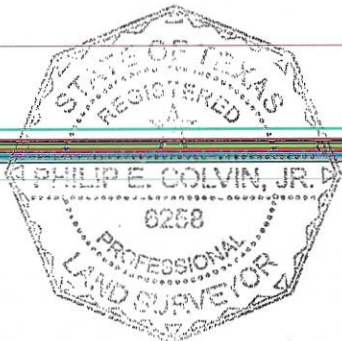
Thence S. 89 deg. 12 min. 50 sec. E. 1303.87 feet to a found 3/8" iron rod for a corner of this tract.

Thence N. 85 deg. 41 min. 09 sec. E. 22.70 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JULY 21, 2020.

Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN20111 FN200549



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 27 DAY OF July, 2020.

COUNTY JUDGE

George A. Guley  
COMR. PRECINCT #1

Graybeard  
COMR. PRECINCT #2

Gay W. H. H. H.  
COMR. PRECINCT #3

H. H. H. H.  
COMR. PRECINCT #4

OWNER'S CERTIFICATE

That I, JCEF LIMITED, LLC, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as RANCHES AT SWEET SPRINGS. This being a subdivision of 126.490 acres out of Section No. 157, T. & P. R.R. Co. Survey, Abstract No. 1348, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon. I do hereby dedicate to the public all roads as shown hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 24th DAY OF July, 2020

BY: Everett Frazier  
EVERETT FRAZIER, MANAGING MEMBER

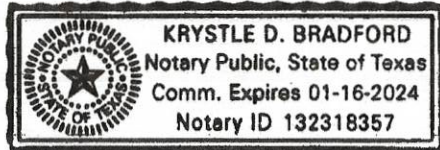
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared EVERETT FRAZIER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 24th day of July, 2020

Krystle D. Bradford  
Signature



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202023171  
07/30/2020 11:48 AM  
Fee: \$0.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

SURVEYOR

PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FIRM #10034200  
213 SOUTH BAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4941

OWNER INFORMATION

JCEF LIMITED, LLC  
8659 WHITE SETTLEMENT RD.  
FORT WORTH, TX 76108  
PH. 817-367-6167

PAGE 2 OF 2

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT  
RECORDS

CABINET E, SLIDE 562

DATE

FINAL PLAT  
RANCHES AT  
SWEET SPRINGS

BEING A SUBDIVISION OF 126.490  
ACRES OUT OF SECTION NO. 157,  
T. & P. R.R. CO. SURVEY,  
ABSTRACT NO. 1348,  
PARKER COUNTY, TX  
PLAT DATE: JULY 23, 2020