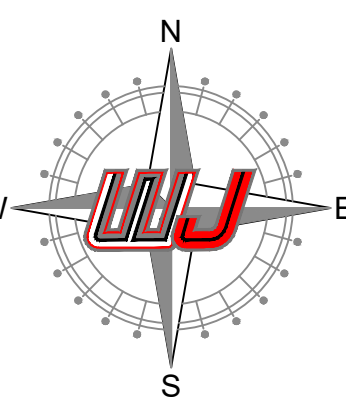
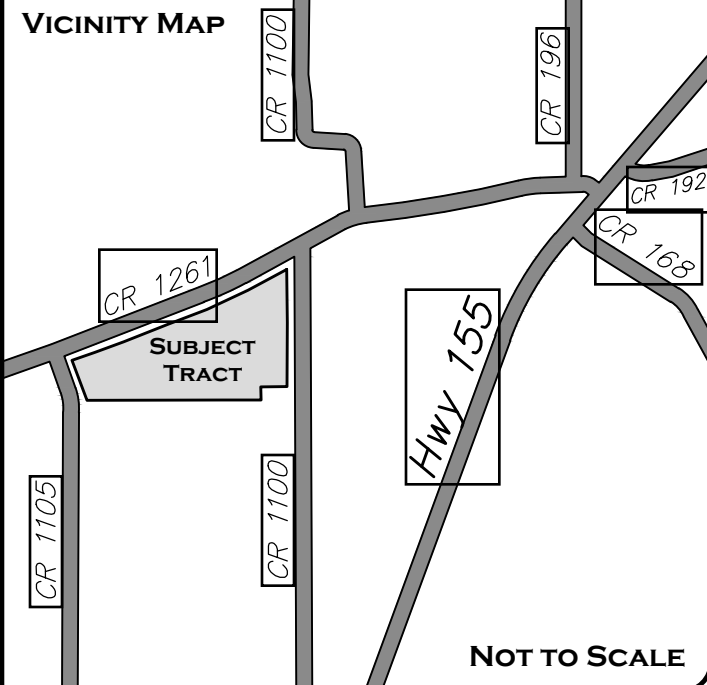




- GENERAL NOTES:
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY & CITY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2. THIS ADDITION LIES IN ZONE "X" AS SHOWN ON THE FIRM PLAN NO. 2300460C. EFFECTIVE DATE: 9/26/2008
 3. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.
 4. ALL LOT CORNERS ARE MARKED WITH A 1/2" IRON ROD UNLESS OTHERWISE NOTED.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THERE MAY BE EASEMENTS OR OTHER MATTERS THAT AFFECT THIS TRACT.
 6. THIS PROPERTY HAS DIRECT ACCESS TO CR 1261, CR 1100, & CR 1105.

SMITH COUNTY, TX

T. QUEVADO SURVEY, A-18 (SEC. 31)

T. QUEVADO SURVEY, A-18 (SEC. 26)

OWNER'S STATEMENT:

THAT WE, J&K PROPERTIES, LTD., ARE THE SOLE OWNER OF THE PROPERTY SHOWN HEREON AND DO HEREBY CERTIFY THAT WE, THE OWNER OF THE PROPERTY, DO HEREBY ACCEPT THIS AS ITS PLAN FOR SUBDIVIDING INTO A LOT AS SHOWN AND DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN HEREON.

BY: KEITH ANDERSON (OWNER - J&K PROPERTIES LTD.)

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS,

THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

DAVID W. BAXTER & KAREN S. BAXTER
CALLED 20.813 ACRES
DOCUMENT NO. 2009-R00009545

MICHAEL R. LOGGINS & KENNA L. LOGGINS
CALLED 4.256 ACRES
DOCUMENT NO. 2005-R0037014

CR 1261 (Big Eddy Rd.)

FUTURE DEVELOPMENT

J&K PROPERTIES, LTD
CALLED 49.428 ACRES
DOCUMENT NO. 202201026815

CAROLYN H. MOON
CALLED 54.57 ACRES
DOCUMENT NO. 2004-R0044843

JAMES L. FREEMAN & WIFE
CALLED 4.0058 ACRES
VOLUME 3336, PAGE 779

Note: Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION DURING MARCH, 2025.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

APPROVED BY THE COMMISSIONERS COURT, SMITH COUNTY, TEXAS, ON

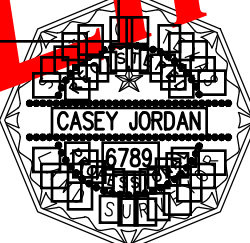
THIS _____ DAY OF _____, 2025.

COUNTY JUDGE

PLAT RECORDED IN CABINET _____, SLIDE _____

DATE RECORDED: _____

REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789



Lot	Acres	Sq. Feet
1	0.540	23524.56
2	0.534	23271.10
3	0.610	26575.75
4	0.639	27816.81
5	0.684	29791.71
6	0.681	29681.27
7	0.679	29570.83
8	0.679	29572.50
9	0.682	29686.27
10	0.650	28305.13
11	0.652	28407.36
12	0.654	28509.59
13	0.656	28589.91
14	0.658	28648.34
15	0.659	28706.76
16	0.660	28765.19
17	0.736	32056.77
18	0.636	27717.32
19	0.630	27433.34
20	0.623	27149.36
21	0.617	26865.38
22	0.533	23221.54
23	0.541	23562.98
24	1.003	43695.46
25	0.807	35131.73
26	0.613	26697.97
27	0.927	40394.75
28	0.640	27862.11
29	0.632	27524.76
30	0.632	27524.76
31	0.632	27524.76
32	0.632	27524.76

PRELIMINARY PLAT OF BIG EDDY'S ADDITION, UNIT 1 T. QUEVADO SURVEY, A-18 (SEC. 31) SMITH COUNTY, TEXAS



10819 US HWY 69 N
TYLER, TX 75706
903-534-9000

MANAGER: RAM
CREW CHIEF: CP
ADDRESS: 17104 CR 1100
CITY/COUNTY: FLINT / SMITH COUNTY
SURVEY/ABSTRACT NO.: A-18
SUBDIVISION: BIG EDDY'S ADDITION
LOT/BLOCK NO.: UNIT 1
CLIENT: K. ANDERSON (214) 808-6466

REVISED BY: RAM ON FEB. 4TH, 2025

JOB NO: 25-0198

120 0 120
SCALE: 1" = 120'