

GENERAL NOTES:

- All lots in this subdivision are to be served by private individual water wells.
- All lots in this subdivision are to be served by private individual on-site waste-water disposal systems.
- All lots in this subdivision are subject to the following building line setbacks:
Front Building Line = As Shown on Plat.
Rear Building Line = 25' unless otherwise shown on Plat.
Side Building Line = 25' unless otherwise shown on Plat.
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage easement along the front, rear, and side lot lines.
- All Lots have a 15' public utility easement along the frontage of all Lots, unless denoted differently on the face of the Plat.
- 1/2" capped iron rods set stamped "Barron Stark" at all corners unless otherwise note.
- Subdivision is located in the Alcedo ISD.
- Total number of lots = 1.
- Bearings & Coordinates shown herein are referenced to the Texas State Plane Coordinate System, NAD 83, datum Texas North Central Zone 4202 - Grid).
- Central box units (CBU'S) required by USFS for mail delivery & must meet postal regulations.
- A 9-1-1 address number shall be erected by the landowner on his/her driveway, visible and readable from public roads. Reflective house numbers are required.
- Groundwater study waiver request was approved by the commissioner's court on **March 25, 2024**.

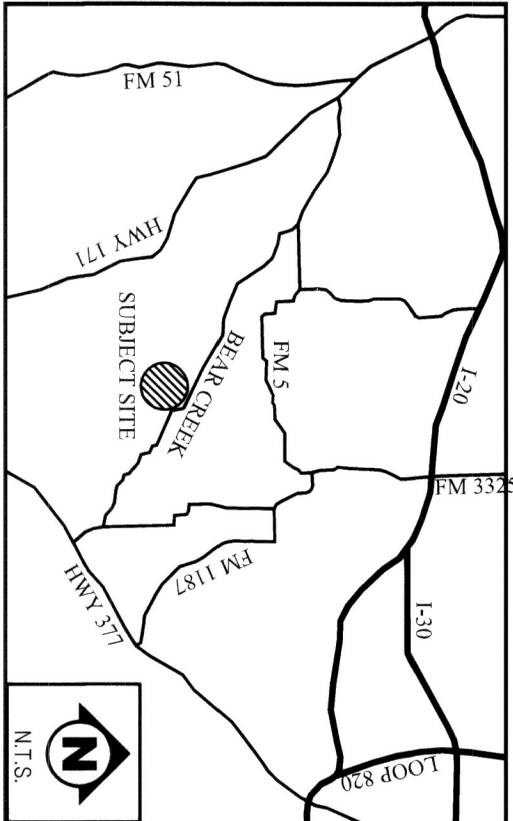
This plat represents property which has been platted without groundwater certification as presented in Texas Local Government Code Section 231.0032. Buyer is advised to question seller as to the groundwater availability.

FLOOD STATEMENT:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPERTIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 05, 2019 MAP NO. 4867C0425F, THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

MONUMENT NOTE:

- 1. OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET FOUND STAMPED "BARRON STARK".
- 2. SOLID CIRCLE INDICATES MONUMENT FOUND AS LABELED.
- 3. BOX WITH X INDICATES WITNESS MONUMENT SET.



Driveway Culvert Table		Driveway Spacing Per Posted Speed Limit	
Lot 12-R	24"	30 MPH	200 FEET
		35 MPH	250 FEET
		40 MPH	305 FEET

STATE OF TEXAS
COUNTY OF PARKER {}
APPROVED by the Commissioners Court of Parker County,
Texas
on the 13th day of May
2024

Pat Deem, County Judge
George Donley, Commissioner Precinct #1
Larry Malden, Commissioner Precinct #3
Jacob Holt, Commissioner Precinct #2
Mike Hale, Commissioner Precinct #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

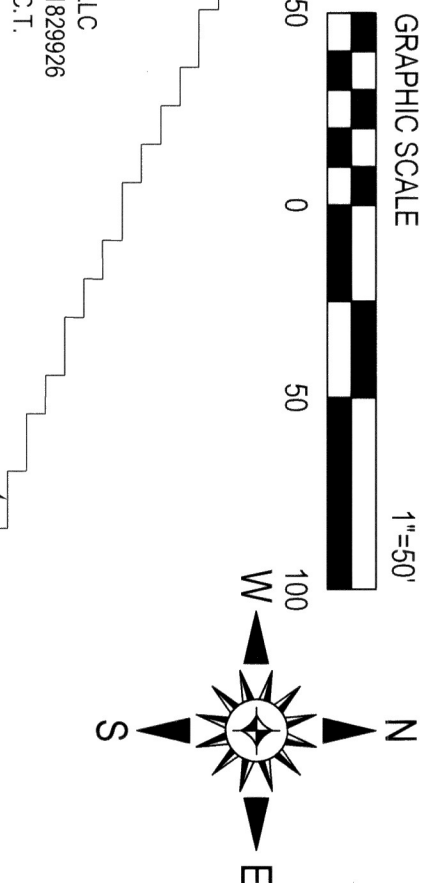
Aila Leble
202412421
05/15/2024 04:05 PM
Fee: 100.00 County Clerk
Parker County, TX
PLAT

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

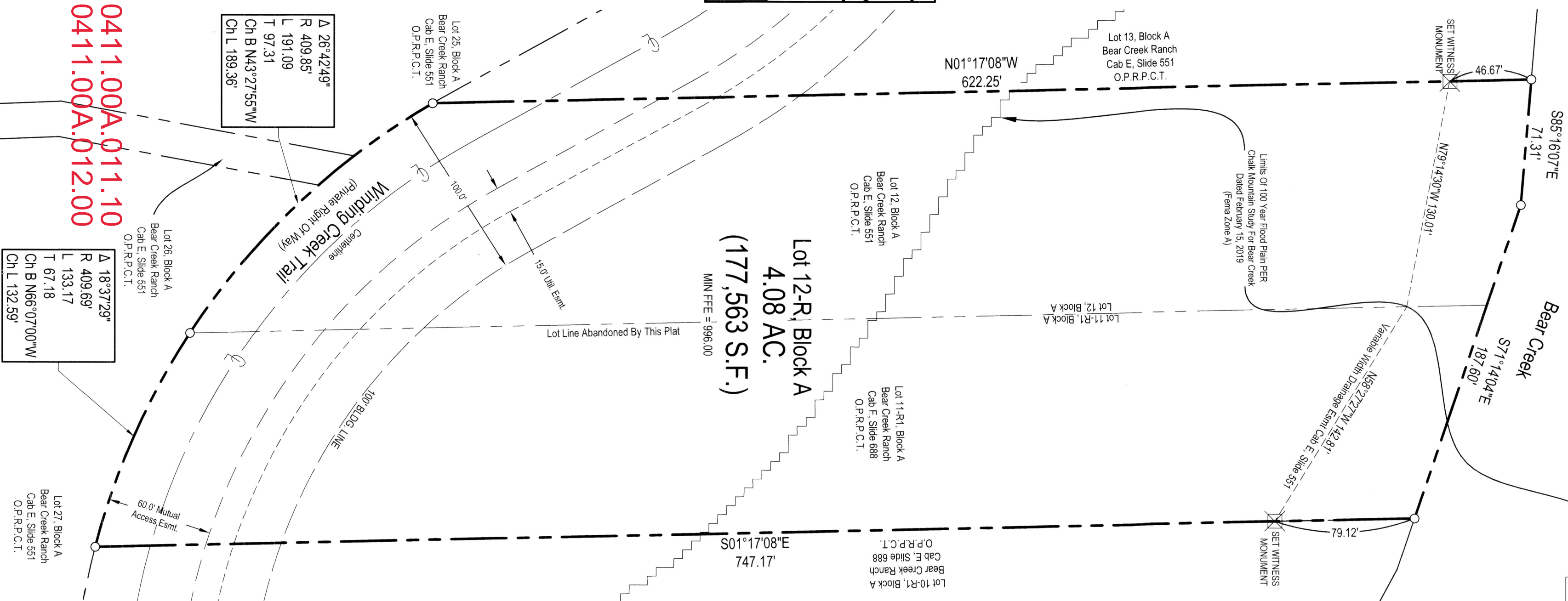
B
Barron-Stark
Engineers

OWNER:
GH LUMAR LLC
P.O. BOX 1840
ALEDO, TEXAS 76008

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F, SLIDE 712
DATE _____



202412421 PLAT Total Pages: 1
INST. NO. 201823926
O.P.R.P.C.T.



DEDICATION

STATE OF TEXAS {}
COUNTY OF PARKER {}
WHEREAS, **GH LUMAR LLC**, is the Owner of the herein described property, to wit:

BEING situated in the James Bradley Survey, Abstract No. 120 and being all of Lot 11-R1, Block A, as recorded in Cabinet F, Slide 688 and being all of Lots 12, Block A, as recorded in Cabinet E, Slide 551, Bear Creek Ranch Phase I, Official Public Records, Parker County, Texas.

Does hereby dedicate the same to be known as Lot 12-R, Block A, Bear Creek Ranch Phase I, an Addition to Parker County, Texas, and does hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown herein.

STATE OF TEXAS {}
COUNTY OF PARKER {}

GH LUMAR LLC, as Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

I also certify the property is not within the Extraterritorial Jurisdiction on any incorporated City within Parker County, Texas to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

It is the responsibility of the Developer, not the County to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

GH LUMAR LLC

Signature *[Signature]* Date 4-26-24

Printed Name **Jim Martin** Title **Managing Partner**
STATE OF TEXAS {}
COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared **Jim Martin, Managing Partner** known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 26th day of April, 2024.



Notary Public in and for The State of Texas

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

[Signature] 04/25/2024
Charles F. Stark
Registered Professional Land Surveyor
Texas Registration No. 5084



10411.00A.011.10
AL
L-21

Replat

Bear Creek Ranch, Phase I

Lot 12-R, Block A
being in the JAMES BRADLEY SURVEY, Abstract No. 120;
A Revision Of Lots 11-R1 & 12, Block A
Bear Creek Ranch Phase I, as recorded in Cabinet F, Slide 688 & Cabinet E, Slide 551
Official Public Records, Parker County, Texas.

March 2024
Precinct #3

JOB NO: 10143
March 2024
SHEET 1 of 1