

THIS MAP WAS PREPARED BY THE ENGINEER AND SURVEYOR, AND THE ENGINEER AND SURVEYOR CERTIFIES THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AND CONDITIONS AS THEY EXISTED AT THE TIME THE SAME WAS PREPARED, AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AND CONDITIONS AS THEY EXISTED AT THE TIME THE SAME WAS PREPARED, AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AND CONDITIONS AS THEY EXISTED AT THE TIME THE SAME WAS PREPARED.

SYMBOL	DESCRIPTION
(C)	CENTER LINE DATA
(D)	DESCRIPTIVE DATA
(E)	DESCRIPTIVE DATA

• SEE MAPS ON SHEET 2 OF 2

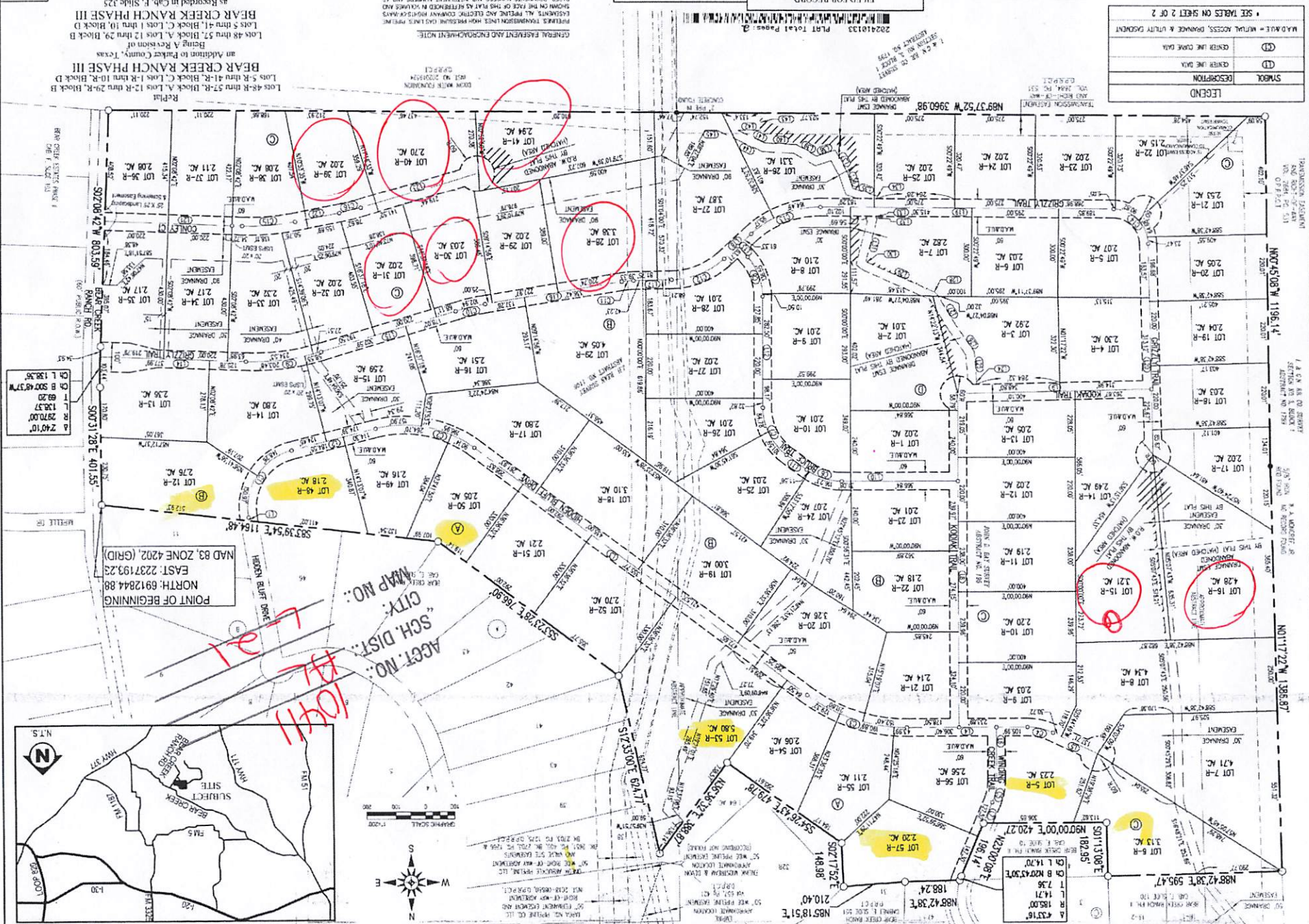
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
Firm Phone: (817) 251-8144
Fax: (817) 251-8105
www.barronstark.com
Texas Registered Survey Firm F-1058800
Barron-Stark
Engineers

OWNER:
BROTHERS IN CHRIST
PROPERTIES, LLC
2121 MILLER RD.
WICHITA, KS 67201

FILED FOR RECORD
CABINET F
DATE 4-22-2024
SLIDE 100

NOTED:
• 1. STATE OF TEXAS: 17. CANNOT BE USED FOR ANY OTHER PURPOSES WITHOUT WRITTEN PERMISSION OF THE ENGINEER AND SURVEYOR.
• 2. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT WRITTEN PERMISSION OF THE ENGINEER AND SURVEYOR.

1 OF 2
JOHN REAN SURVEY, Abstract No. 1106
and the
L. & G. N. R. CO. SURVEY, Abstract No. 1799
Parker County, Texas



LEGAL DESCRIPTION

Being a 188.01-acre tract of land situated in the John D. Bay Survey, Abstract No. 195, and the G.N. RR Co. Survey, Abstract No. 1799, and the R.H. Rean Survey, Abstract No. 1106, Parker County, Texas, said 188.01 acres being a portion of the BROTHERS IN CHRIST PROPERTIES, LLC, tracts as recorded in Instrument Number 2023-30493, Deed Records Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2-inch iron rod in the west line of Bear Creek Ranch Road for the southeast corner of Lot 11, Block B, Bear Creek Ranch, an addition to Parker County as recorded in Cabinet E, Slide 551, Plat Records Parker County, Texas;

Thence South 02°31'28" East with the west line of Bear Creek Ranch Road, a distance of 401.55 feet to a found 1/2-inch iron rod for the beginning of a curve to the right having a radius of 2970.00 feet, a central angle of 02°40'10", and a long chord that bears South 00°48'37" West a distance of 136.36 feet;

Thence along said curve to the right and west line of Bear Creek Ranch Road an arc distance of 138.37 feet to a found 1/2-inch iron rod;

Thence South 02°08'42" West, continuing with west line of Bear Creek Ranch Road, a distance of 803.59 feet to a found 1/2-inch iron rod in the north line of the Dixon Foundation (remainder) tract as recorded in Instrument No. 202019524, Deed Records Parker County, Texas;

Thence North 89°37'52" West with the north line of the Dixon Foundation (remainder) tract a distance of 5966.58 feet to a found 1/2-inch iron rod in the west line of the Moncrief tract for the southwest corner of the herein described tract;

Thence North 00°45'08" West with the east line of the Moncrief tract a distance of 1196.14 feet to a set 1/2-inch iron rod;

Thence North 01°17'22" West with the Moncrief west line a distance of 1386.87 feet to a found 1/2-inch iron rod for the southwest corner of Lot 18-1, Block C, Bear Creek Ranch Phase II, an addition to Parker County, Texas as recorded in Cabinet F, Slide 170, Plat Records Parker County, Texas;

Thence North 88°42'38" East with the south line of said Bear Creek Ranch Phase II a distance of 595.47 feet to a found 1/2-inch iron rod in the west line of said Bear Creek Ranch for the southeast corner of Lot 18-2, Block C and the northwest corner of Lot 4, Block C;

Thence South 01°13'08" East with the Lot 4 west line a distance of 182.95 feet to a found 1/2-inch iron rod;

Thence North 90°00'00" East a distance of 420.27 feet to a found 1/2-inch iron rod for the southeast corner of said Lot 4;

Thence North 23°00'00" East a distance of 196.14 feet to a found 1/2-inch iron rod for the beginning of a curve to the left having a radius of 185.00 feet, a central angle of 04°33'16", and a long chord that bears North 20°43'30" East a distance of 14.70 feet;

Thence along said curve to the left an arc distance of 14.71 feet to a found 1/2-inch iron rod for the northeast corner of said Lot 4 and the southwest corner of Lot 47, Block A, Bear Creek Ranch Phase I;

Thence North 88°42'38" East a distance of 188.24 feet to a found 1/2-inch iron rod for the southeast corner of said Lot 47 and the southwest corner of Lot 31, Block A, Bear Creek Ranch;

Thence North 83°18'51" East with the Lot 31 south line a distance of 210.40 feet to a found 1/2-inch iron rod;

Thence South 02°17'52" East a distance of 148.58 feet to a found 1/2-inch iron rod;

Thence South 54°29'43" East a distance of 479.78 feet to a found 1/2-inch iron rod;

Thence North 36°36'32" East a distance of 388.87 feet to a found 1/2-inch iron rod for the northwest corner of Lot 38, Block A, Bear Creek Ranch;

Thence South 12°35'00" East with the Bear Creek Addition perimeter boundary a distance of 624.77 feet to a found 1/2-inch iron rod for the southwest corner of Lot 41, Block A;

Thence South 53°23'28" East with the Bear Creek Addition perimeter boundary a distance of 766.90 feet to a found 1/2-inch iron rod for the southwest corner of Lot 45, Block A;

Thence South 83°39'54" East with the Bear Creek Addition perimeter boundary a distance of 1154.48 feet to the Point of Beginning and Containing 8,185,719.95 square feet, 188.01 acres of land, more or less.

LINE No.	LENGTH	DIRECTION
L1	11.52	S09°56'31"E
L2	296.85	S75°46'53"W
L3	1413.75	N53°23'28"E
L4	412.38	N90°00'00"W
L5	168.43	N64°15'11"W
L6	179.42	S03°00'00"E
L7	78.56	S23°00'00"E
L8	1137.01	N00°00'00"E
L9	663.77	S88°42'38"W
L10	387.91	N90°00'00"W
L11	85.26	N53°23'28"E
L12	380.57	N00°00'00"E
L13	49.92	N42°07'36"W

LINE No.	LENGTH	DIRECTION
L14	503.96	N87°51'18"W
L15	480.61	S73°22'42"W
L16	473.71	S80°43'04"W
L17	133.44	S88°56'41"W
L18	125.34	S47°52'24"W
L19	1032.24	N89°37'11"W
L20	722.36	N01°17'06"W
L21	474.72	N87°51'18"W
L22	155.95	S79°00'25"W
L23	412.92	S73°46'10"W
L24	22.73	N00°00'00"E
L25	88.84	N05°02'58"W
L26	117.14	N34°36'59"W

LINE No.	LENGTH	DIRECTION
L27	123.86	N31°15'11"W
L28	11.87	N61°28'50"W
L29	241.36	N66°17'18"W
L30	8.00	N64°34'47"W
L31	147.83	N14°41'12"E
L32	7.13	N40°19'41"W
L33	9.25	N09°22'50"E
L34	8.85	N00°00'00"E
L35	88.44	N21°14'14"W
L36	55.44	N18°51'10"W
L37	87.34	N28°40'47"W
L38	86.50	S72°12'10"W
L39	78.24	N60°20'42"W

LINE No.	LENGTH	DIRECTION
L40	106.37	N86°41'49"W
L41	101.65	N65°23'34"W
L42	77.12	S89°47'30"E
L43	56.44	S00°22'08"W
L44	173.43	N65°23'34"W
L45	40.70	S89°47'30"E

Waiver for groundwater study
Approved in Commissioners
Court March 25, 2024

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	296.23	200.00	35°43'24"	S32°55'11"W	272.06
C2	354.84	400.00	30°49'29"	N78°42'18"W	343.32
C3	364.20	570.00	36°38'32"	N71°41'44"W	358.03
C4	69.87	200.00	25°44'49"	N77°07'36"W	95.12
C5	80.29	200.00	23°00'08"	S11°30'04"W	79.75
C6	127.79	200.00	36°36'32"	N71°41'44"W	125.63
C7	186.37	200.00	53°23'28"	N26°41'44"W	176.70
C8	147.05	200.00	42°07'36"	N21°03'48"W	143.76
C9	262.03	800.00	18°46'07"	S82°45'42"W	260.86
C10	102.94	800.00	7°22'22"	S77°03'53"W	102.87
C11	39.33	275.00	8°11'37"	S84°50'53"W	39.29
C12	197.13	275.00	41°04'17"	S68°24'32"W	192.94
C13	259.66	350.00	42°30'25"	S69°07'36"W	253.75
C14	165.01	120.00	38°20'03"	N45°27'10"W	167.22
C15	182.05	800.00	13°02'17"	S85°37'33"W	181.65
C16	75.92	800.00	5°26'15"	S76°23'17"W	75.89

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F SLIDE 700
DATE 4-22-2024

202410133
04/22/2024 03:56 PM
FILED
LILA DEAKLE, County Clerk
Parker County, TX
PLAT

DEDICATION

State of Texas
County of Parker

WHEREAS, BROTHERS IN CHRIST PROPERTIES, LLC

Does hereby dedicate the same to be known as Lots 48-R thru 57-R, Block A, Lots 12-R thru 29-R, Block B, Lots 5-R thru 41-R, Block C, Lots 1-R thru 10-R, Block D, BEAR CREEK RANCH PHASE III, 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 hereon.

BROTHERS IN CHRIST PROPERTIES, LLC, as Owner of the land shown on this plat and whose name is subscribed herein, 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 Extrajurisdiction on any incorporated City within Parker County, Texas.

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.

BROTHERS IN CHRIST PROPERTIES, LLC

Bryan Adams 04/15/2024
Printed Name Title

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority on this day personally appeared Bryan Adams, on behalf of BROTHERS IN CHRIST PROPERTIES, LLC, known to me to be the persons whose names are 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 therein stated.

Given under my hand and seal on this 15th day of April, 2024.

Cynthia Kay Scoggin
Notary Public, State of Texas
Comm. Expires 09-08-2028
Notary ID: 7404868

LOT#	CULVERT SIZE	LOT#	CULVERT SIZE
1-R	18	32-R	18
2-R	18	33-R	18
3-R	18	34-R	18
4-R	18	35-R	18
5-R	18	36-R	18
6-R	18	37-R	18
7-R	18	38-R	18
8-R	18	39-R	18
9-R	18	40-R	18
10-R	18	41-R	18
5-R	18	12-R	18
6-R	18	13-R	18
7-R	18	14-R	18
8-R	18	15-R	24
9-R	18	16-R	24
10-R	18	17-R	24
11-R	18	18-R	18
12-R	18	19-R	18
13-R	18	20-R	18
14-R	18	21-R	18
15-R	18	22-R	18
16-R	18	23-R	18
17-R	18	24-R	18
18-R	18	25-R	18
19-R	18	26-R	18
20-R	18	27-R	18
21-R	18	28-R	18
22-R	18	29-R	18
23-R	24	48-R	18
24-R	24	49-R	18
25-R	24	50-R	18
26-R	18	51-R	18
27-R	18	52-R	18
28-R	18	53-R	18
29-R	18	54-R	18
30-R	18	55-R	18
31-R	18	56-R	18
		57-R	18

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

STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas on the 22nd day of April, 2024

George P. Gentry
County Clerk
Commissioner Precinct #1
George P. Gentry
County Clerk
Commissioner Precinct #2

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 = 40' unless otherwise shown on Plat. Measured from 60' M.A.D. & U.E.
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 12' 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.
- All streets are private owned and maintained by the HOA.
- Subdivision is located in the Alamo ISD.
- Total number of Lots = 75
- Total linear feet of street = 12,713.01
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Gnd) derived from resolved OPUS solutions. Elevation are NAVD 88, with a combined scale factor of 0.999899120
- Central box units (CBUS) required by USPS 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.

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 PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED APRIL 06, 2019 MAP NO. 480670425A, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

LIEN HOLDER
ACKNOWLEDGEMENT

Simmons Bank

Guenther, Paul

Printed Name

Paul Guenther

Signature

4-15-24

Date

Driveway Spacing Per Posted Speed Limit

30 MPH	200 FEET
35 MPH	250 FEET
40 MPH	305 FEET

STATE OF TEXAS
COUNTY OF PARKER

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

Charles F. Stark 04/15/24
Charles F. Stark, RPLS
Texas Registration No. 5084

USE OF THE ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHAPTER 336A, TEXAS, § 336.001
TEXAS REGISTRATION NO. 5084

Rel Plat
Lots 48-R thru 57-R, Block A, Lots 12-R thru 29-R, Block B
Lots 5-R thru 41-R, Block C, Lots 1-R thru 10-R, Block D
BEAR CREEK RANCH PHASE III
an Addition to Parker County, Texas

Being A Revision of
Lots 48 thru 57, Block A, Lots 12 thru 29, Block B
Lots 5 thru 41, Block C, Lots 1 thru 10, Block D
BEAR CREEK RANCH PHASE III
as Recorded in Cab. F, Slide 325
Being 188.01 Acres Situated in the
JOHN D. BAY SURVEY, Abstract No. 195;
JOHN REAN SURVEY, Abstract No. 1106
and the
I. & G.N. RR. CO. SURVEY, Abstract No. 1799
Parker County, Texas

JOURNAL - 102-10002
DATE: MARCH 2024
SHEET

2 OF 2

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Texas Registered Engineering Firm F-10938
Texas Registered Survey Firm F-10158803
www.barronstark.com

B
Barron-Stark
Engineers

OWNER:
BROTHERS IN CHRIST
PROPERTIES, LLC
2101 WILLOW BLVD.
WEATHERFORD, TEXAS, 76088