

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 Aledo ISD.
- Total number of lots = 1.
- Bearings & Coordinates shown hereon 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 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.
- Groundwater study waiver request was approved by the commissioner's court on **March 25, 2024**.

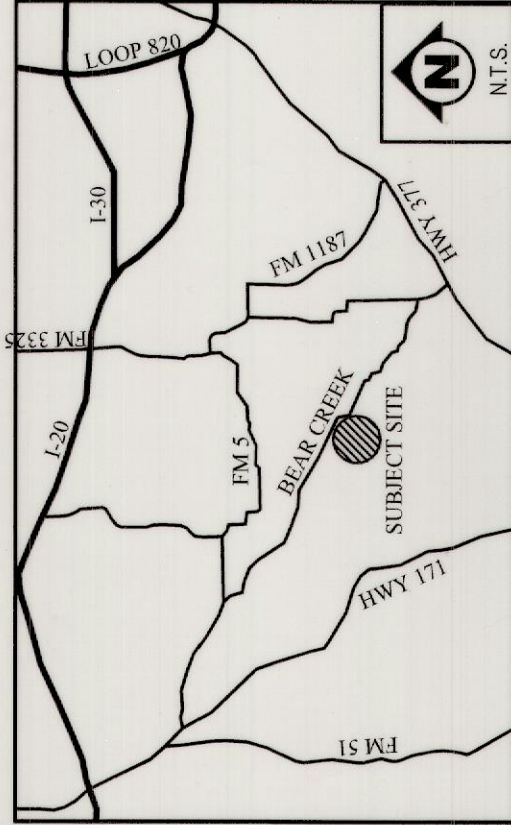
This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

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 PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED APRIL 05, 2019 MAP NO. 48367C0425F, 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

|          |     |
|----------|-----|
| Lot 12-R | 24" |
|----------|-----|

Driveway Spacing Per Posted Speed Limit

|        |          |
|--------|----------|
| 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 20 day of AUGUST, 2024

Pat Dean, County Judge

George A. Conley  
George Conley  
Commissioner Precinct #1

Mike Hale  
Mike Hale  
Commissioner Precinct #4

COUNTY CLERK STAMP

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

Lila Deakle

202422227  
08/27/2024 08:48 AM  
Fee: 100.00  
Lila Deakle, 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

OWNER:

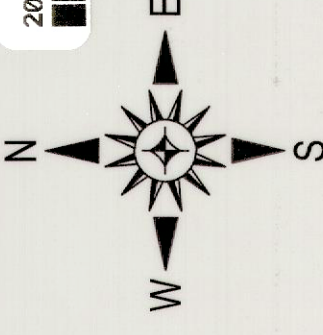
PETER & SHARA CASE  
3185 STAR AND STRIPES WAY  
#420  
GRAPEVINE, TX, 76057

FILED FOR RECORD

PARKER COUNTY, TEXAS PLAT RECORD  
CABINET F, SLIDE 172  
DATE Aug 27, 2024

202422227

PLAT Total Pages: 1



GRAPHIC SCALE  
1"=50'

DEDICATION

STATE OF TEXAS {}  
COUNTY OF PARKER {}

WHEREAS, PETER AND SHARA CASE, are the Owners 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 E, Slide 688 and being all of Lot 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 hereon.

STATE OF TEXAS {}  
COUNTY OF PARKER {}

**PETER AND SHARA CASE**, as Owners of the land shown on this plat and whose names are 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.

We also certify the property is not within the Extrajurisdictional Jurisdiction of 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.

**PETER CASE** 8/14/24  
Signature Date  
**SHARA CASE** 8/14/24  
Signature Date

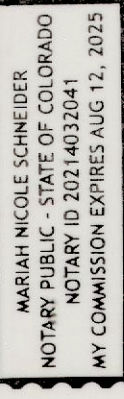
STATE OF Colorado {}  
COUNTY OF Douglas {}

Before me, the undersigned authority on this day personally appeared **Peter and Shara Case**, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

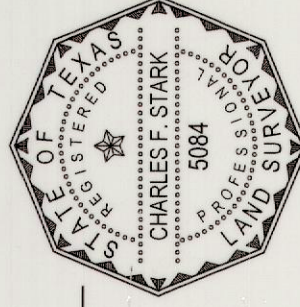
Given under my hand and seal on this the 14th day of August, 2024.

Notary Public in and for The State of Colorado

My commission expires: 08/12/2025



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.



Charles F. Stark 8/12/24  
Date  
Charles F. Stark  
Registered Professional Land Surveyor  
Texas Registration No. 5084

USE OF THE ELECTRONIC SEAL/SIGNATURE  
AUTHORIZED BY CHARLES F. STARK, P.L.S.  
TEXAS REGISTRATION NO. 5084

THIS AMENDING PLAT IS FILED IN ACCORDANCE WITH ARTICLE 212.016 (6) OF THE LOCAL GOVERNMENT CODE TO CORRECT A SCRIVENER ERROR FOR CORRECTION OF THE LIMITS OF THE 100 YEAR FLOODPLAIN LINE AS FILED FOR RECORD IN CABINET F, SLIDE 712, PLAT RECORDS PARKER COUNTY, TEXAS.

AMENDING PLAT

Lot 12-R, Block A

Bear Creek Ranch, Phase I

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 E, Slide 688, & Cabinet E, Slide 551  
Official Public Records, Parker County, Texas.

JOB No 107-10143  
AUG 2024

SHEET  
1 of 1

March 2024  
Precinct #3