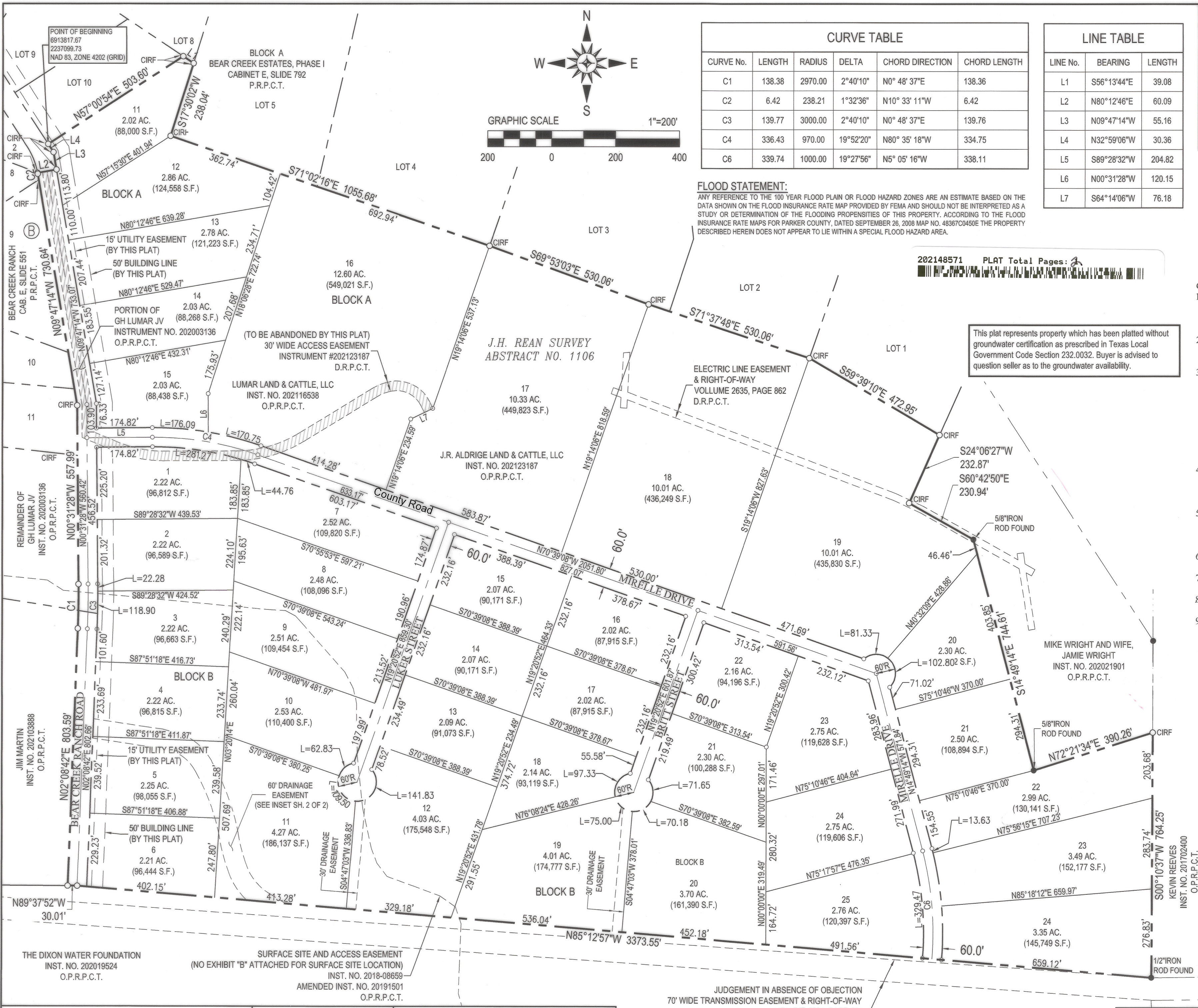
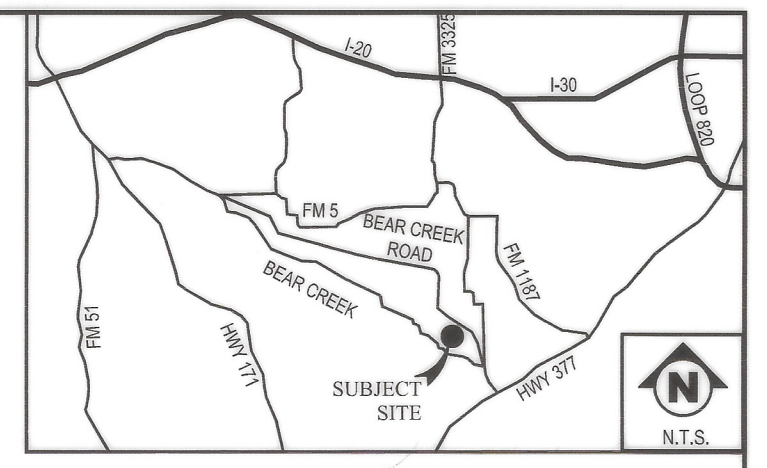


USER: GARY GREEN
 PLOTTED ON: 06/21/2021 10:02 AM
 FILE NAME: \\BARRON\STARK\SWIFT\ENG\107\MARTIN LAND SALES\9161 - BEAR CREEK ESTATES PHASE II\FINAL PLAT.DWG



CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	138.38	2970.00	2°40'10"	N0° 48' 37"E	138.36
C2	6.42	238.21	1°32'36"	N10° 33' 11"W	6.42
C3	139.77	3000.00	2°40'10"	N0° 48' 37"E	139.76
C4	336.43	970.00	19°52'20"	N80° 35' 18"W	334.75
C6	339.74	1000.00	19°27'56"	N5° 05' 16"W	338.11

LINE TABLE		
LINE No.	BEARING	LENGTH
L1	S56°13'44"E	39.08
L2	N80°12'46"E	60.09
L3	N09°47'14"W	55.16
L4	N32°59'06"W	30.36
L5	S89°28'32"W	204.82
L6	N00°31'28"W	120.15
L7	S64°14'06"W	76.18



NOTE

- OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "C.F. STARK RPLS 5084" UNLESS OTHERWISE NOTED "CIRF" (1/2" CAPPED IRON ROD FOUND STAMPED "C.F. STARK RPLS 5084").
- SOLID CIRCLE IS MONUMENT FOUND AS LABELED.

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 MAPS FOR PARKER COUNTY, DATED SEPTEMBER 26, 2008 MAP NO. 48367C0450E THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

202148571 PLAT Total Pages: 3

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.

- 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 = 30' unless otherwise 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.
 - Total Linear Length of Public Streets = 7,208.14
 - Subdivision is located in the Aledo ISD.
 - Total number of lots = 39
 - Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Grid).

OWNERS:
 LUMAR LAND & CATTLE, LLC
 5189 E. I-20 SERVICE ROAD NORTH
 WILLOW PARK, TX 76087
 J.R. ALDRIDGE LAND & CATTLE, LLC
 905 FORT WORTH HIGHWAY
 WEATHERFORD, TX 76086



FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET **F** SLIDE **103**
 DATE **12/14/2021**

JUDGEMENT IN ABSENCE OF OBJECTION
 70' WIDE TRANSMISSION EASEMENT & RIGHT-OF-WAY
 VOLUME 2684, PAGE 531
 VOLUME 2734, PAGE 1161
 D.R.P.C.T.

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

JOB No. 107-9761
 DATE JULY 2021
 SHEET
1 of 2

FINAL PLAT
 Lots 11-24, Block A
 Lots 1-25, Block B
BEAR CREEK ESTATES, PHASE II
 An Addition to Parker County, Texas
 Being
 144.09 Acres Situated in the
 J.H. REAN SURVEY, ABSTRACT NO. 1106
 Parker County, Texas

STATE OF TEXAS {}

COUNTY OF PARKER {}

WHERE AS, LUMAR LAND & CATTLE, LLC and J.R. ALDRIDGE LAND & CATTLE, LLC, are the Owners of the herein described property:

DEDICATION

BEING a 144.09 acres situated in the J.H. REAN SURVEY, Abstract No. 1106, Parker County, Texas, being a portion of that certain tract of land described in deed to Lumar Land & Cattle, LLC, recorded under Instrument Number 202116538, Official Public Records, Parker County, Texas, and a portion of certain tract of land described to GH Lumar JV, recorded under Instrument Number 202003136, Official Public Records, Parker County, Texas, and a portion of that certain tract described in the deed to Jim Martin, recorded under Instrument Number 202103888, Official Public Records, Parker County, Texas being more particularly described, as follows:

BEGINNING at a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the south corner of Lot 10, Block A, Bear Creek Estates, Phase I, an addition in Parker County, Texas, according to the plat recorded in Cabinet E, Slide 792, Plat Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6913817.67 and EAST: 2237099.73, for reference;

THENCE with the south line of said Block A, Bear Creek Estates, Phase I, the following calls:

N 57°00'54" E, a distance of 503.60 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

S 56°13'44" E, a distance of 39.08 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

S 17°30'02" W, a distance of 238.04 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

S 71°02'16" E, a distance of 1,055.68 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

S 69°53'03" E, a distance of 530.06 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

S 71°37'48" E, a distance of 530.06 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

S 59°39'10" E, a distance of 472.95 feet to a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" found at the southeast corner of said Lot 1, Block A of Bear Creek Estates, Phase I, being on the northwest line of certain tract of land described in the deed to Mike Wright and Wife, Jamie Wright, recorded under Instrument Number 202021901, Official Public Records, Parker County, Texas;

THENCE S 24°06'27" W, with the northwest line of said Mike Wright and Wife, Jamie Wright tract, a distance of 232.87 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE S 60°42'50" E, with the southwest line of said Mike Wright and Wife, Jamie Wright tract, a distance of 230.94 feet to a 5/8" iron rod found;

THENCE S 14°49'14" E, continuing with the southwest line of said Mike Wright and Wife, Jamie Wright tract, a distance of 744.61 feet to a 5/8" iron rod found;

THENCE N 72°21'34" E, with the southeast line of said Mike Wright and Wife, Jamie Wright tract, a distance of 390.26 feet to a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" found at the southeast corner of said Mike Wright and Wife, Jamie Wright tract, same being the east corner of said Lumar Land & Cattle, LLC tract, on the west line of certain tract of land described in the deed to Kevin Reeves recorded under Instrument Number 201702400, Official Public Records, Parker County, Texas;

THENCE S 00°10'37" W, with the common line of said Lumar Land & Cattle, LLC tract and said Kevin Reeves tract, a distance of 764.25 feet to 1/2" iron rod found at the southeast corner of said Lumar Land & Cattle, LLC tract;

THENCE N 85°12'57" W, with the south line of said Lumar Land & Cattle, LLC tract, a distance of 3,373.55 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the southeast corner of said Jim Martin tract;

THENCE N 89°37'52" W, along the south line of said Jim Martin tract, a distance of 30.01 feet to a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" set for the southwest corner of the herein described tract;

THENCE N 02°08'42" E, leaving said south line, being through the interior of said Jim Martin tract, a distance of 803.59 feet to a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" set at the beginning of a curve, to the left, having a radius of 2,970.00 feet;

THENCE continuing through the interior of said Jim Martin tract, passing the north line of said Jim Martin tract, and continuing through the interior of a remaining piece of said GH Lumar JV tract, in all, a total arc length of 138.38 feet, (chord bearing N 00°48'37" E, chord distance 138.36 feet), to a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" set at the end of said curve;

THENCE N 00°31'28" W, continuing through the interior of said GH Lumar JV tract, passing the southerly southeast corner of Bear Creek Ranch, an addition in Parker County, Texas, according to the plat recorded in Cabinet E, Slide 551, Plat Records, Parker County, Texas, and continuing along the east line of said Bear Creek Ranch, in all, a distance of 557.99 feet to a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" set;

THENCE N 09°47'14" W, continuing along the east line of said Bear Creek Ranch, a distance of 730.64 feet to a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" found at the beginning of curve, to left, having a radius of 238.21 feet;

THENCE Continuing along the easeline of said Bear Creek Ranch, along said curve, an arc length of 6.42 feet, (chord bearing N 10°33'11" W, chord distance 6.42 feet), to a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" found at the end of said curve, being the southwest corner of Bear Creek Ranch Road (a dedicated Public 60' Right-of-Way) Per said Bear Creek Ranch, recorded in said Cabinet E, Slide 551;

THENCE N 80°12'46" E, along the south line of said dedicated Public Right-of-Way, a distance of 60.09 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southeast corner of said dedicated public Right-of-Way;

THENCE N 09°47'14" W, along the east line of said Bear Creek Ranch Road, a distance of 55.16 feet to a set 1/2" capped iron rod stamped "C.F. Stark RPLS 5084";

THENCE N 32°59'06" W, continuing along the east line of said Bear Creek Ranch Road, a distance of 30.36 feet to the POINT OF BEGINNING and containing 144.09 acres (6,276,356) of land, more or less.

Does hereby dedicate the same to be known as BEAR CREEK ESTATES, PHASE II, 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 {}

LUMAR LAND & CATTLE, LLC AND J.R. ALDRIDGE LAND & CATTLE, LLC, as Owners 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.

NOW THEREFORE, KNOW ALL BY THIS PRESENTS:

LUMAR LAND & CATTLE, LLC

Signature: Gary Z. Luker Date: 9-30-21
Printed Name: Gary Z. Luker Title: Title

STATE OF TEXAS {}

COUNTY OF Hood {}



Before me, the undersigned authority on this day personally appeared Gary Z. Luker, on behalf of LUMAR LAND & CATTLE, LLC, known to me to be the persons whose names is 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 30 day of September, 2021.

Signature: Notary Public in and for The State of Texas

NOW THEREFORE, KNOW ALL BY THIS PRESENTS:

J.R. ALDRIDGE LAND & CATTLE, LLC,

Signature: Jackie Aldridge Date: 9-30-21
Printed Name: Jackie Aldridge Title: Title

STATE OF TEXAS {}

COUNTY OF Parker {}

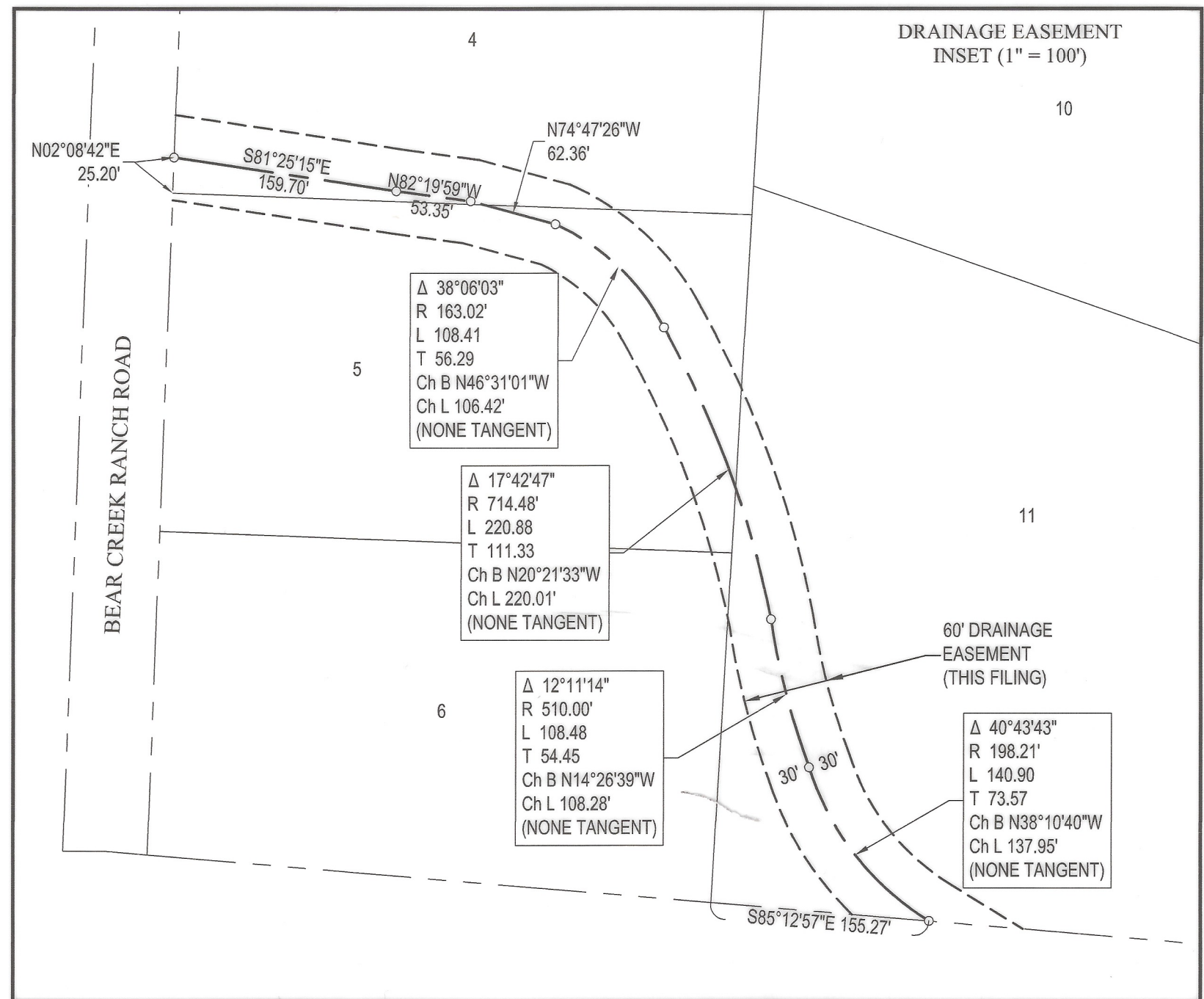
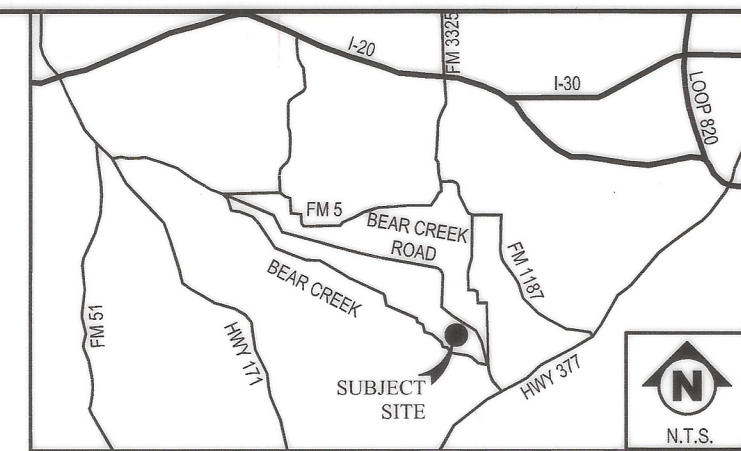


Before me, the undersigned authority on this day personally appeared Jackie Aldridge, on behalf of ALDRIDGE LAND & CATTLE, LLC, known to me to be the persons whose names is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 30 day of September, 2021.

Signature: Notary Public in and for The State of Texas

STATE OF TEXAS COUNTY OF PARKER APPROVED by the Commissioners Court of Parker County, Texas on the 13th day of December 2021 Pat Dean, County Judge George A. Conley, George Gohley, Commissioner Precinct #1, Larry Walden, Commissioner Precinct #3, Craig Peacock, Commissioner Precinct #2, Steve Dugan, Commissioner Precinct #4



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.

Signature: Charles F. Stark, RPLS Texas Registration No. 5084. State of Texas Registered Professional Land Surveyor seal for Charles F. Stark, No. 5084.

COUNTY CLERK STAMP FILED AND RECORDED OFFICIAL PUBLIC RECORDS Lila Deakle, County Clerk, Parker County, Texas. 202148571 12/14/2021 08:32 AM Fee: 80.00

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

FINAL PLAT Lots 11-24, Block A Lots 1-25, Block B BEAR CREEK ESTATES, PHASE II An Addition to Parker County, Texas Being 144.09 Acres Situated in the J.H. REAN SURVEY, ABSTRACT NO. 1106 Parker County, Texas

JOB No. 107-9761 DATE JULY 2021 SHEET 2 of 2

USER: GARY GREEN PLOTTED ON: 9/27/2021 9:58 AM FILE NAME: INDRIGNON STARK SWIFT ENGI07 MARTIN LAND SALES09761 - BEAR CREEK ESTATES PHASE II FINAL PLAT.DWG

OWNERS: LUMAR LAND & CATTLE, LLC 5189 E. I-20 SERVICE ROAD NORTH WILLOW PARK, TX 76087 J.R. ALDRIDGE LAND & CATTLE, LLC 905 FORT WORTH HIGHWAY WEATHERFORD, TX 76086

FILED FOR RECORD PARKER COUNTY, TEXAS PLAT RECORD CABINET F SLIDE 103 DATE 12/14/2021 Barron-Stark Engineers