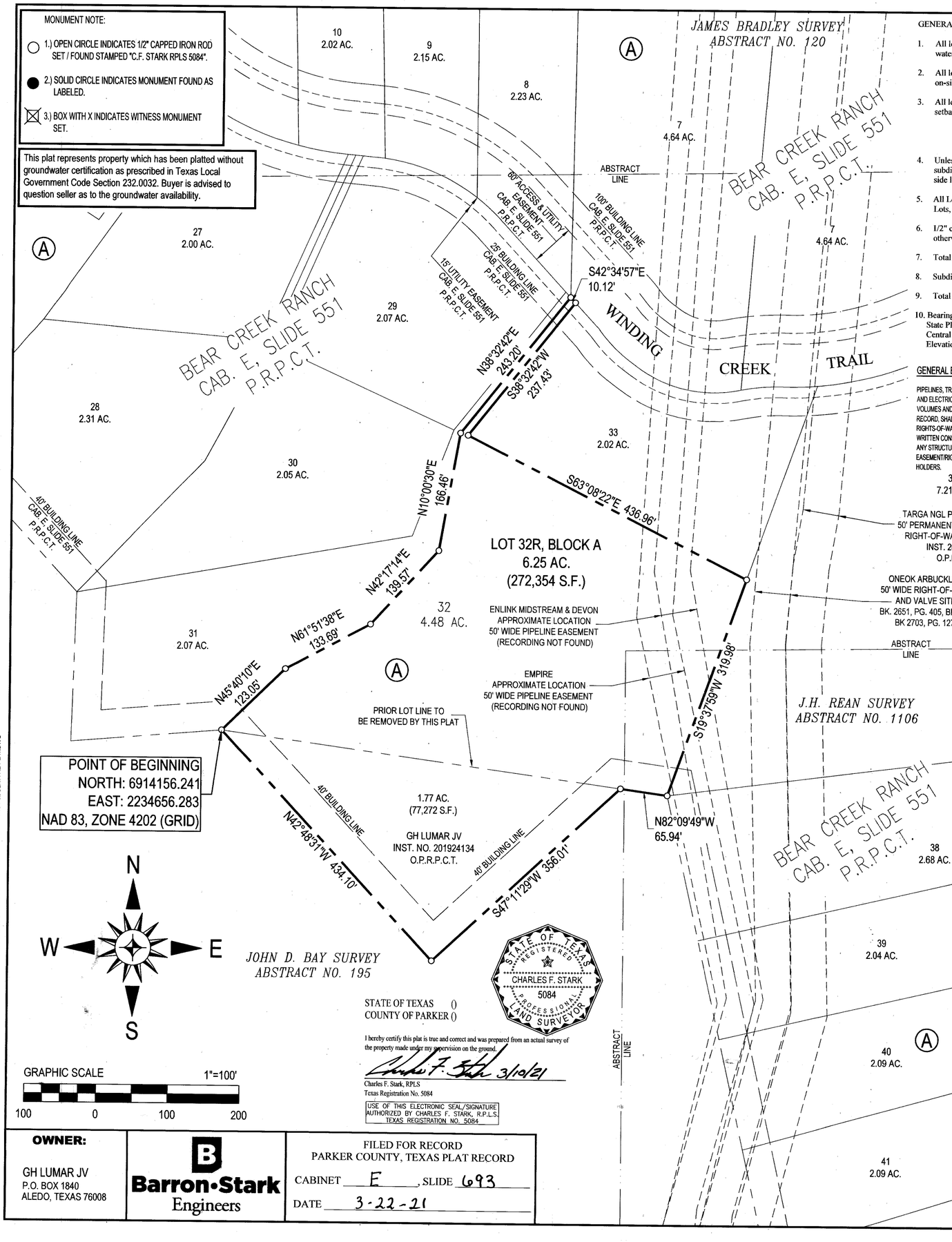
MONUMENT NOTE:

1.) OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED "C.F. STARK RPLS 5084".

2.) SOLID CIRCLE INDICATES MONUMENT FOUND AS LABELED.

3.) BOX WITH X INDICATES WITNESS MONUMENT SET.

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.



POINT OF BEGINNING
NORTH: 6914156.241
EAST: 2234656.283
NAD 83, ZONE 4202 (GRID)

N
W E
S

GRAPHIC SCALE 1"=100'
100 0 100 200

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 3/10/21
Charles F. Stark, RPLS
Texas Registration No. 5084

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

STATE OF TEXAS REGISTERED CHARLES F. STARK 5084 PROFESSIONAL LAND SURVEYOR

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

Barron•Stark Engineers

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET E, SLIDE 693
DATE 3-22-21

GENERAL NOTES:

1. All lots in this subdivision are to be served by private individual water wells.
2. All lots in this subdivision are to be served by private individual on-site waste-water disposal systems.
3. 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.
4. 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.
5. All Lots have a 15' public utility easement along the frontage of all Lots, unless denoted differently on the face of the Plat.
6. I/2" capped iron rods set stamped "Star 5084" at all corners unless otherwise note.
7. Total Linear Length of Public Streets = 0 feet.
8. Subdivision is located in the Aledo ISD.
9. Total number of lots = 1
10. Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Grid) derived from resolved OPUS solutions, Elevation are NAVD 88, with a combined scale factor of 0.999899120.

GENERAL EASEMENT AND ENCROACHMENT NOTE:

PIPELINES, TRANSMISSION LINES, HIGH PRESSURE GAS LINES, PIPELINE EASEMENTS, ALL PIPELINE AND ELECTRIC COMPANY RIGHTS-OF-WAYS SHOWN ON THE FACE OF THIS PLAT AS REFERENCED IN VOLUMES AND PAGES, DOCUMENTS NUMBERS AND INSTRUMENT NUMBERS AND AS RECORDED OF RECORD, SHALL BE FOR THE EXCLUSIVE USE OF THE PIPELINES AND TRANSMISSION RIGHTS-OF-WAY HOLDERS AND SHALL NOT BE USED BY ANY OTHER UTILITY PROVIDER WITHOUT WRITTEN CONSENT OF THE EASEMENT/RIGHT-OF-WAY HOLDERS. NO LAKE, POND, BUILDING, OR ANY STRUCTURE OF PERMANENT NATURE MAY BE CONSTRUCTED UPON OR OVER SAID EASEMENT/RIGHT-OF-WAY WITHOUT WRITTEN CONSENT OF THE EASEMENT/RIGHT-OF-WAY HOLDERS.

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.

STATE OF TEXAS ()
COUNTY OF PARKER ()

APPROVED by the Commissioners Court of Parker County, Texas
on the 22nd day of March 2021

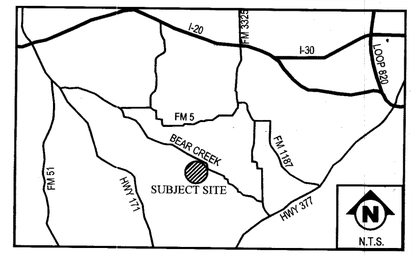
Pat Dean, County Judge

George A Conley — George Conley, Commissioner Precinct #1
Craig Peacock — Craig Peacock, Commissioner Precinct #2
Larry Walden — Larry Walden, Commissioner Precinct #3
Steve Dugan — Steve Dugan, Commissioner Precinct #4

COUNTY CLERK STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202110812
03/22/2021 11:28 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

202110812 PLAT Total Pages: 1



DEDICATION

State of Texas {}
County of Parker {}

WHEREA, GH LUMAR JV, is the Owner of the herein described property, to wit:

DEDICATION

BEING all of Lot 32, Block A, BEAR CREEK RANCH, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 551, Plat Records, Parker County, Texas and a 1.77 acre tract, being a portion of that certain tract of land described in deed to GH Lumar JV, recorded in Instrument Number 201924134, Official Public Records, Parker County, Texas, being more particularly described, a follows:

BEGINNING at a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southwest corner of said Lot 32, being the southeast corner of Lot 31, Block A, of said BEAR CREEK RANCH, also being the west corner of said 1.77 acre tract;

THENCE along the common line of said Lots 31 and 32, as follows:

N 45°40'10" E, a distance of 123.05 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
N 61°51'38" E, a distance of 133.69 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
N 42°17'14" E, a distance of 139.57 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
N 10°00'30" E, a distance of 166.46 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
N 38°32'42" E, a distance of 243.20 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the south line of Winding Creek Trail (a Sixty (60) foot wide access and utility easement), being the most north corner of said Lots 31 and 32;

THENCE S 42°34'57" E, along the south line of said Winding Creek Trail, a distance of 10.12 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most north, northeast corner of said Lot 32 and being the northwest corner of Lot 33, Block A, of said BEAR CREEK RANCH;

THENCE S 38°32'42" W, leaving the south line of said Winding Creek Trail, along the common line of said Lots 32 and 33, a distance of 237.43 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at a re-entrant corner of said Lot 32 and being the southwest corner of said Lot 33;

THENCE S 63°08'22" E, continuing along the common line of said Lots 32 and 33, a distance of 436.96 feet to a1/2" capped iron rod found stamped "C.F. Stark RPLS 5084", being the easterly northeast corner of said Lot 32, the southeast corner of said Lot 33 and being in the west line of Lot 34, Block A of said BEAR CREEK RANCH;

THENCE S 19°37'59" W, along the common line of said Lots 32 and 34, a distance of 319.98 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southeast corner of said Lot 32, the southwest corner of Lot 34 and being the northwest corner of Lot 38, Block A of said BEAR CREEK RANCH;

THENCE N 82°09'49" W, along the south line of said Lot 32, a distance of 65.94 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the northeast corner of said 1.77 acre tract;

THENCE S 47°11'29" W, leaving the south line of said Lot 32, across said GH Lumar JV tract, a distance of 356.01 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the south corner of said 1.77 acre tract

THENCE N 42°48'31" W, continuing across said GH Lumar JV tract, a distance of 434.10 feet to the POINT OF BEGINNING and containing a total area of 6.25 acres (272,354 square feet) of land, more or less.

Does hereby dedicate the same to be known as Lot 32R, Block A, BEAR CREEK RANCH, 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 {}

GH LUMAR JV, 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.

GH LUMAR JV
Date: 3-11-21
Printed Name: Garry Z. Luker
Title: Mgr.

STATE OF TEXAS ()
COUNTY OF PARKER ()

Before me, the undersigned authority on this day personally appeared Garry Luker, on behalf of GH LUMAR, JV, known to me to be the persons whose names is 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 the 11 day of March, 2021.21

Tina Renee Hughes
Notary Public in and for The State of Texas

TINA RENEE HUGHES
Notary ID #130529267
My Commission Expires
February 10, 2024

Final Plat
Lot 32R, Block A
BEAR CREEK RANCH
Addition to Parker County, Texas

Being a Re-Plat of
Lot 32, Block A
BEAR CREEK RANCH

an Addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 551, Plat Records Parker County, Texas

And Being
6.25 Acres Situated in the
J.H. REAN SURVEY, ABSTRACT NO. 1106
and the
JOHN D. BAY SURVEY, ABSTRACT NO. 195
Parker County, Texas

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. 107-9607
DATE JAN 2021
SHEET 1 of 1

USER: GARY GREEN
PLOTTED ON: 3/10/2021 4:17 PM
FILE NAME: N:\BARRON STARK SWIFT ENG\107 MARTIN LAND SALES\9607 - BEAR CREEK RANCH\00 CAD\00 DWG\06 PLAT\107-9607 BEAR CREEK LOT 32 BLK A RE PLAT.DWG