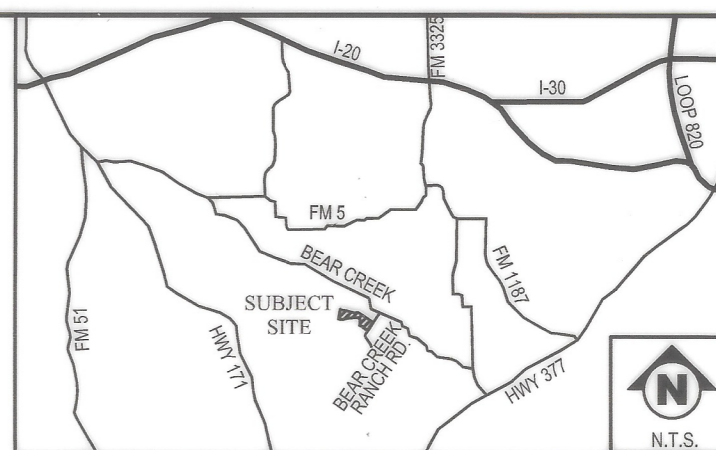
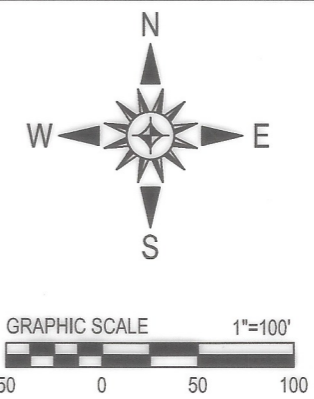


MINIMUM FINISH FLOOR NOTE:
MFFE = MINIMUM FINISH FLOOR ELEVATION

JAMES BRADLEY SURVEY
ABSTRACT NO. 119

202122467 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:

LEGAL DESCRIPTION

BEING Lot 3 and HOA Lot 4, Block A, BEAR CREEK RANCH ESTATES, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 551, Plat 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" in the northwesterly line of Bear Creek Ranch Road (a 60' Dedicated Public Right-of-Way), being the most east corner of said Lot 3 and being the most south corner of Lot 2, Block A of said BEAR CREEK RANCH ESTATES, said BEGINNING point having a NAD 83 Zone 4202 (Grid) coordinate value of NORTH: 6914571.78 and EAST: 2237127.90, for reference;

THENCE S 33°46'16" W, along the northwesterly line of said Bear Creek Ranch Road, a distance of 287.88 feet to 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the intersection of the northwesterly line of said Bear Creek Ranch Road and the northeasterly line of Hidden Bluff Drive (a 60' wide access and utility easement, Cabinet E, Slide 551), being the beginning of a curve to the right, whose radius is 40.00 feet and whose long chord bears S 78°46'16" W, a chord distance of 56.57 feet;

THENCE along the northeasterly line of said Hidden Bluff Drive, as follows:

Along said curve in a northwesterly direction, through a central angle of 69°59'59", an arc distance of 62.83 to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
 N 56°13'44" W, a distance of 77.33 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 370.00 feet and whose long chord bears N 50°45'23" W, a chord distance of 70.57 feet;
 Along said curve in a northwesterly direction, through a central angle of 10°56'42", an arc distance of 70.88 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
 N 45°17'02" W, a distance of 34.41 feet to 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 130.00 feet and whose long chord bears N 64°08'40" W, a chord distance of 84.05 feet;
 Along said curve in a northwesterly direction, passing the intersection of the northeasterly line of said Hidden Bluff Drive with the east line of Winding Creek Trail (a 60' wide access and utility easement, Cabinet E, Slide 551), and continuing, in all, along said curve, through a central angle of 37°43'16", an arc distance of 85.59 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the intersection of the northeasterly line of said Hidden Bluff Drive with the west line of said Winding Creek Trail, being the beginning of a curve to the left, whose radius 270.00 feet and whose long chord bears N 08°30'52" E, a chord distance of 94.93 feet;

THENCE along the west and south lines of said Winding Creek Trail, as follows:

Along said curve in a northeasterly direction, through a central angle of 20°14'57", an arc distance of 95.42 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
 N 01°36'54" W, a distance of 52.03 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 176.20 feet and whose long chord bears N 11°13'15" W, a distance of 58.80 feet;
 Along said curve in a northwesterly direction, through a central angle of 19°12'42", an arc distance of 59.08 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 70.00 feet and whose long chord bears N 56°12'21" W, a chord distance of 81.06 feet;
 Along said curve in a northwesterly direction, through a central angle of 70°45'31", an arc distance of 86.45 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
 S 88°24'53" W, a distance of 277.95 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 240.00 feet and whose long chord bears S 81°53'17" W, a distance of 54.56 feet;
 Along said curve in a southwesterly direction, through a central angle of 13°03'13", an arc distance of 54.68 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
 S 75°21'40" W a distance of 106.38 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 360.00 feet and whose long chord bears N 88°37'10" W, a chord distance of 198.69 feet;
 Along said curve in a northwesterly direction, through a central angle of 32°02'20", an arc distance of 201.31 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southwest corner of said HOA Lot 4 and being the southeast corner of Lot 5, Block A, of said BEAR CREEK RANCH;

THENCE N 09°28'42" E, along the common line of said HOA Lot 4 and Lot 5, leaving the south and north lines of said Winding Creek Trail, at a distance of 271.26 feet passing a 1/2" iron rod set for a witness monument, and continuing along said common line, in all, a distance of 315.91 feet to a point in Bear Creek, being the most north line of said Block A;

THENCE along Bear Creek, being the most north line of said Block A, as follows:

S 78°03'17" E, a distance of 240.45 feet to a point;
 S 75°08'33" E, a distance of 235.86 feet to a point;
 N 85°20'49" E, a distance of 138.04 feet to a point at the northeasterly corner of said Lot 3 and being most west corner of said Lot 2;

THENCE S 56°13'44" E, along the common line of said Lots 2 and 3, at a distance of 55.86 feet passing a 1/2" iron rod set for a witness monument, and continuing, in all, a distance of 579.07 feet to the POINT OF BEGINNING and containing 6.58 acres (286,440 square feet) of land, more or less.

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	62.83	40.00	89°59'59"	S78° 46' 16"W	56.57
C2	70.68	370.00	10°56'42"	N50° 45' 23"W	70.57
C3	85.59	130.00	37°43'16"	N64° 08' 40"W	84.05
C4	95.42	270.00	20°14'57"	N8° 30' 35"E	94.93
C5	59.08	176.20	19°12'42"	N11° 13' 15"W	58.80
C6	86.45	70.00	70°45'31"	N56° 12' 21"W	81.06
C7	54.68	240.00	13°03'13"	S81° 53' 17"W	54.56
C8	201.31	360.00	32°02'20"	N88° 37' 10"W	198.69

LINE TABLE		
LINE No.	LENGTH	BEARING
L1	66.09	N56°13'44"W
L2	57.26	N81°27'17"W

- 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 "Stark 5084" at all corners unless otherwise note.
 - All Public Street and 60' Mutual Access and Utility Easements Rights of Ways to be 60' and roadways to be in accordance with PARKER COUNTY rules and regulations.
 - Subdivision is located in the Aledo ISD.
 - Total number of lots = 2
 - Lot 4R is to be owned and maintained by the HOA and is limited to HOA related functions. Construction of a single family residence on this lot is not permitted.
 - 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.

STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas
on the 24 day of May, 2021

Pat Dean
Pat Dean, County Judge

George Coley
George Coley
Commissioner Precinct #1

Craig Peacock
Craig Peacock
Commissioner Precinct #2

Larry Wallen
Larry Wallen
Commissioner Precinct #3

Steve Dugan
Steve Dugan
Commissioner Precinct #4

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.

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202122467
06/07/2021 03:34 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

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.

Does hereby dedicate the same to be known as Lots 3R and HOA Lot 4, 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.

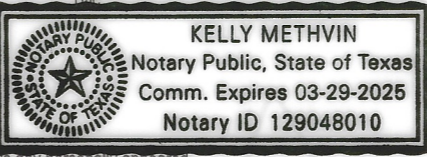
State of Texas
County of Parker

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
Garry Z. Luker 5-20-21
Date:
GARRY Z. LUKER

Printed Name Title



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 20th day of May, 2021.

Kelly Methvin
Notary Public in and for the State of Texas

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET E, SLIDE 775
DATE 6/7/2021

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



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 APRIL 2021
SHEET
1 of 1

USER: GARY GREEN
PLOTTED ON: 5/20/2021 6:14:AM
FILE NAME: N:\BARRON STARK\SWIFT ENGIN\07 MARTIN LAND SALES\9607 - BEAR CREEK RANCH\100 CAD\DWG\06 PLAT\107-9607 BEAR CREEK RANCH LOTS 3 AND HOA 4 RE-PLAT.DWG