

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.
- 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 = 6.
- 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 Waiver Request approved by Commissioners Court on May 10, 2021, AND AUGUST 26, 2024.

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.

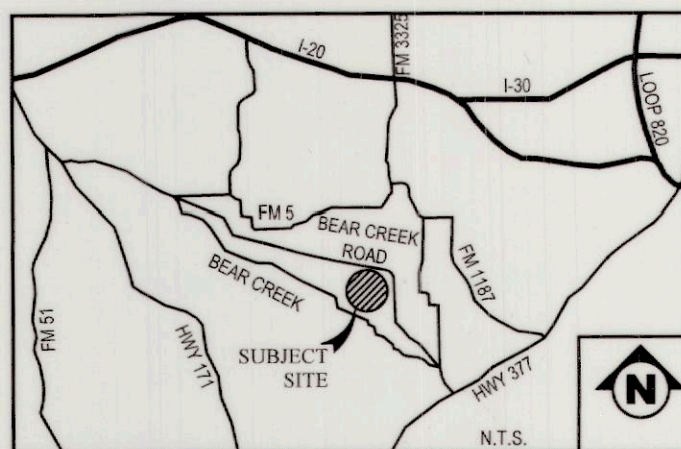
FLOOD STATEMENT:

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.

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.

Driveway Culvert Table	
Lot 11-R	24" Min.
Lot 12-R	24" Min.
Lot 17-R	18" Min.
Lot 18-R	18" Min.
Lot 19-R	18" Min.
Lot 20-R	18" Min.

Driveway Spacing Per Posted Speed Limit	
30 MPH	200 FEET
35 MPH	250 FEET
40 MPH	305 FEET



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.

DENOTES DRAINAGE EASEMENTS PER CABINET E, SLIDE 755 TO BE VACATED BY THIS PLAT

JAMES BRADLEY SURVEY ABSTRACT NO. 119

10406.00A.011.00
10406.00A.012.00
10406.00A.017.00
10406.00A.018.00
10406.00A.019.00
10406.00A.020.00

ACCT. NO: 10406
SCH. DIST: AL
CITY:
MAP NO: L-21

REPLAT

Lots 11R & 12R & 17R - 20R, Block A

BEAR CREEK NORTH
An Addition to Parker County, Texas
Being 12.91
Acres Situated in the
JAMES BRADLEY SURVEY, ABSTRACT NO. 120
Parker County, Texas

JOB No. 107-9717
AUGUST 2024
SHEET
1 of 2



Owners		
Lot	Name	Address
Lot 11-R	Patrick & Agatha Tshimankinda	6904 Benjamin Way, Colleyville, TX 76087
Lot 12-R	Shane & Kathleen Hensley	3769 Bear Creek Road, Aledo, TX 76008
Lot 17-R	LaParis Investments, LLC	360 Double B Ranch Road, Perrin, TX 76486
Lot 18-R	John Thomas & Monica R. Smith	920 Silver Creek Drive, Desoto, TX 75115
Lot 19-R	Zachary Croslin and Austin Grantham	2529 Solomons Place, Wylie, TX 75098
Lot 20-R	Casey & Hayden Lackey	1019 Jaxon Drive, Aledo, TX 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

Barron-Stark
Engineers

FILED FOR RECORD
PLAT RECORDS, PARKER COUNTY, TEXAS
CABINET F, SLIDE 791
DATE Sept 24, 2024

USER: ZANE COOPER
PLOTTED ON: 9/10/2024 9:26 AM
FILE NAME: N:\BARRON STARK SWIFT ENG\107 MARTIN LAND SALES\9717 - BEAR CREEK NORTH\107-9717 BEAR CREEK NORTH - REPLAT 6 LOTS.DWG

DEDICATION
STATE OF TEXAS {}
COUNTY OF PARKER {}

WHEREAS, PATRICK TSHIMANKINDA and AGATHA TSHIMANKINDA, SHANE HENSLEY and KATHLEEN HENSLEY, a married couple; LaPARIS INVESTMENTS, LLC, a Texas limited liability company; JOHN THOMAS SMITH and MONICA R. SMITH; Zachary Croslin and Austin Grantham; and Casey Lackey and Hayden Lackey are the Owners of the herein described property:

Being a 12.91 acres tract situated in the JAMES BRADLEY SURVEY, ABSTRACT NO. 120 and the JOHN D. BAY SURVEY, ABSTRACT NO. 195, Parker County, Texas, being a portion of those certain tracts of land described in deed to GH Lumar JV, under Instrument Number 201924134, Official Public Records, Parker County, Texas and GH Lumar JV under Instrument Number 202003136, Official Public Records, Parker County, Texas and being all of Lots 11, 12, 17, 18, 19, a nd 20, and more particularly described, by metes and bounds as follows:

Does hereby dedicate the same to be known as BEAR CREEK NORTH, LOT 11-R, 12-R, 17R-20R, BLOCK A, 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.

PATRICK TSHIMANKINDA and AGATHA TSHIMANKINDA; SHANE HENSLEY and KATHLEEN HENSLEY, a married couple; LaPARIS INVESTMENTS, LLC, a Texas limited liability company; JOHN THOMAS SMITH and MONICA R. SMITH; Zachary Croslin and Austin Grantham; and Casey Lackey and Hayden Lackey, 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. We also certify the property is not within the Extraterritorial Jurisdiction 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.

LOT # 11R

[Signature] 09/13/24
Signature Date:

PATRICK TSHIMANKINDA OWNER
PATRICK TSHIMANKINDA Title

[Signature] 09/13/24
Signature Date:

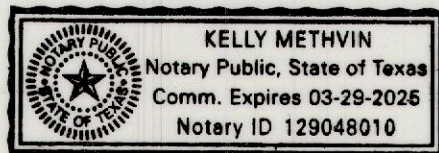
AGATHA TSHIMANKINDA Owner
AGATHA TSHIMANKINDA Title

STATE OF TEXAS {}
COUNTY OF Denton {}

Before me, the undersigned authority on this day personally appeared PATRICK TSHIMANKINDA & AGATHA TSHIMANKINDA, 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 13th day of September, 2024.

Kelly Methvin
Notary Public in and for The State of Texas



LOT # 12R

[Signature] 9/16/24
Signature Date:

SHANE HENSLEY Owner
SHANE HENSLEY Title

Kathleen Hensley 9/16/24
Signature Date:

Kathleen Hensley 9/16/24
KATHLEEN HENSLEY Title

STATE OF TEXAS {}
COUNTY OF Parker {}

Before me, the undersigned authority on this day personally appeared SHANE HENSLEY & KATHLEEN HENSLEY, 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 16th day of September, 2024.

Kelly Methvin
Notary Public in and for The State of Texas



LOT # 17R

Monte Hampton 9/12/24
Signature Date:

Monte Hampton Owner
LaPARIS INVESTMENTS, LLC Title

STATE OF TEXAS {}
COUNTY OF Parker {}

Before me, the undersigned authority on this day personally appeared Monte Hampton, on behalf of LaPARIS INVESTMENTS, 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 12th day of September, 2024.

Kelly Methvin
Notary Public in and for The State of Texas



LOT # 18R

John Thomas Smith 9-12-2024
Signature Date:

John Thomas Smith OWNER
JOHN THOMAS SMITH Title

[Signature] 9-12-2024
Signature Date:

Monica R. Smith Owner
MONICA R. SMITH Title

STATE OF TEXAS {}
COUNTY OF Parker {}

Before me, the undersigned authority on this day personally appeared JOHN THOMAS SMITH & MONICA R. SMITH, 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 12th day of September, 2024.

Kelly Methvin
Notary Public in and for The State of Texas



LOT # 19R

[Signature] 9/16/24
Signature Date:

Zachary Croslin 9/16/24
Zachary Croslin Title OWNER

[Signature] 9-16-2024
Signature Date:

Austin Grantham Owner
Austin Grantham Title

STATE OF TEXAS {}
COUNTY OF Tarrant {}

Before me, the undersigned authority on this day personally appeared Zachary Croslin & Austin Grantham, 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 16th day of September, 2024.

Kelly Methvin
Notary Public in and for The State of Texas



ACCT. NO: 10406
SCH. DIST: AL
CITY:
MAP NO: L-21

LOT # 20R

[Signature] 9/15/2024
Signature Date:

Casey Lackey Owner
Casey Lackey Title

[Signature] 9/15/2024
Signature Date:

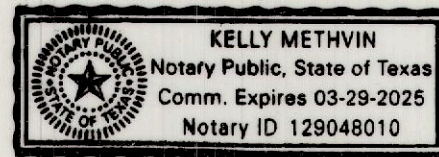
Hayden Lackey Owner
Hayden Lackey Title

STATE OF TEXAS {}
COUNTY OF Ellis {}

Before me, the undersigned authority on this day personally appeared Casey Lackey & Hayden Lackey, 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.

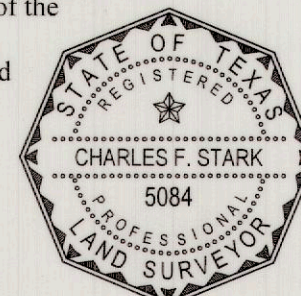
Given under my hand and seal on this the 15th day of September, 2024.

Kelly Methvin
Notary Public in and for The State of Texas



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. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Charles F. Stark 09/10/24
Charles F. Stark Date
Registered Professional Land Surveyor
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	
COUNTY OF PARKER	
APPROVED by the Commissioners Court of Parker County, Texas	
on the <u>23rd</u> day of <u>September</u> , 2024	
<u>[Signature]</u> Pot Deen, County Judge	<u>[Signature]</u> Jacob Holt
<u>George A Conley</u> George Conley Commissioner Precinct #1	<u>[Signature]</u> Commissioner Precinct #2
<u>[Signature]</u> Larry Walden Commissioner Precinct #3	<u>[Signature]</u> Mike Hale Commissioner Precinct #4

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202424860
09/24/2024 03:36 PM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

REPLAT

Lots 11R & 12R & 17R - 20R, Block A

BEAR CREEK NORTH
An Addition to Parker County, Texas

Being 12.91
Acres Situated in the
JAMES BRADLEY SURVEY, ABSTRACT NO. 120
Parker County, Texas

JOB No. 107-9717
AUGUST 2024
SHEET
2 of 2

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PLAT RECORDS, PARKER COUNTY, TEXAS
CABINET F SLIDE 791
DATE Sept 24, 2024

Owners 817-948-5537		
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