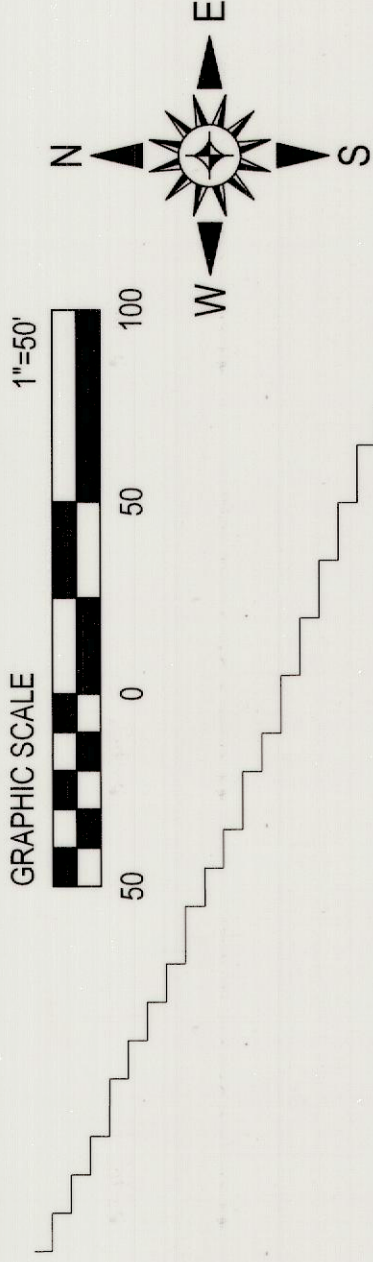




GENERAL NOTES:

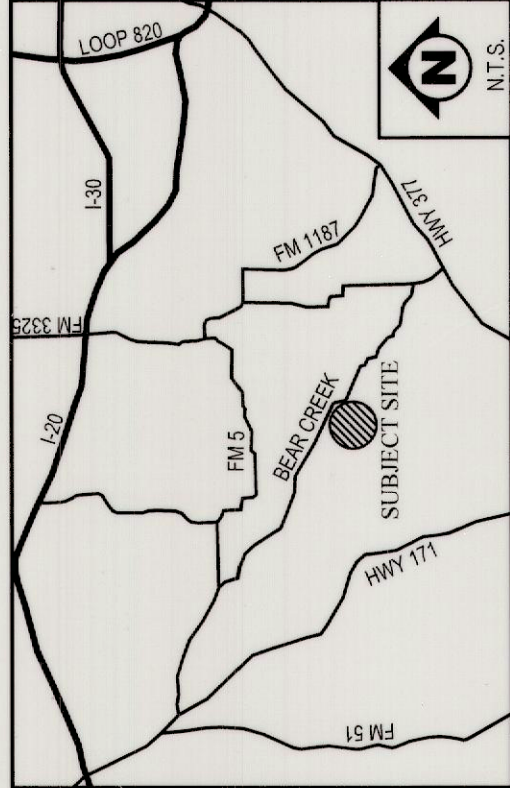
- All lots in this subdivision are to be served by private individual water wells.
- All lots in this subdivision are to be served by private individual on-site waste-water disposal systems.
- All lots in this subdivision are subject to the following building line setbacks:
Front Building Line = As Shown 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 noted.
- Subdivision is located in the Aledo ISD.
- Total number of lots = 2.
- Bearings & Coordinates shown herein 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 higher driveways, visible and readable from public roads. Reflective house numbers are required.

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. 46367C0429F, 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 April 2024
Pat Dean, County Judge
Commissioner Precinct #1
Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4



Driveway Culvert Table	
Lot 10-R1	24"
Lot 11-R1	24"

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 "C.F. STARK RPLS 5084".
2) SOLID CIRCLE INDICATES MONUMENT FOUND AS LABELED.
3) BOX WITH X INDICATES WITNESS MONUMENT SET.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202408764
04/08/2024 01:48 PM
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-10598
Texas Registered Survey Firm F-10158800
www.barronstark.com

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

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F, SLIDE 688
DATE 4/8/2024

DEDICATION
STATE OF TEXAS {}
COUNTY OF PARKER {}
WHEREAS, GH LUMAR LLC, is the Owner of the herein described property, to wit: BEING situated in the James Bradley Survey, Abstract No. 120 and being all of Lot 10-R, Block A, Bear Creek Ranch, as recorded in Cabinet F, Slide 571 Official Public Records, Parker County, Texas.
Does hereby dedicate the same to be known as Lots 10-R1 & 11-R1, 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 herein.
STATE OF TEXAS {}
COUNTY OF PARKER {}
GH LUMAR LLC, 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.
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.

GH LUMAR LLC
Date: 04/01/24

Printed Name
Jim Martin
Title
Managing Partner
STATE OF TEXAS {}
COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Jim Martin, Managing Partner known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that she 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 1st day of April 2024
Notary Public in and for the State of Texas
CYNTHIA KAY SCOGGIN
Notary Public, State of Texas
Comm. Expires 09-05-2026
Notary ID: 7406668

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
Registered Professional Land Surveyor
Texas Registration No. 5084
Date: 04/01/24



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

10411
AL
L-21

10411.00A.010.00

RePlat

Lots 10-R1 & 11-R1, Block A
Bear Creek Ranch, Phase I
being in the JAMES BRADLEY SURVEY, Abstract No. 120;
A Revision Of Lot 10-R, Block A
Bear Creek Ranch as recorded in Cabinet F, Slide 571 Official Public Records, Parker County, Texas.