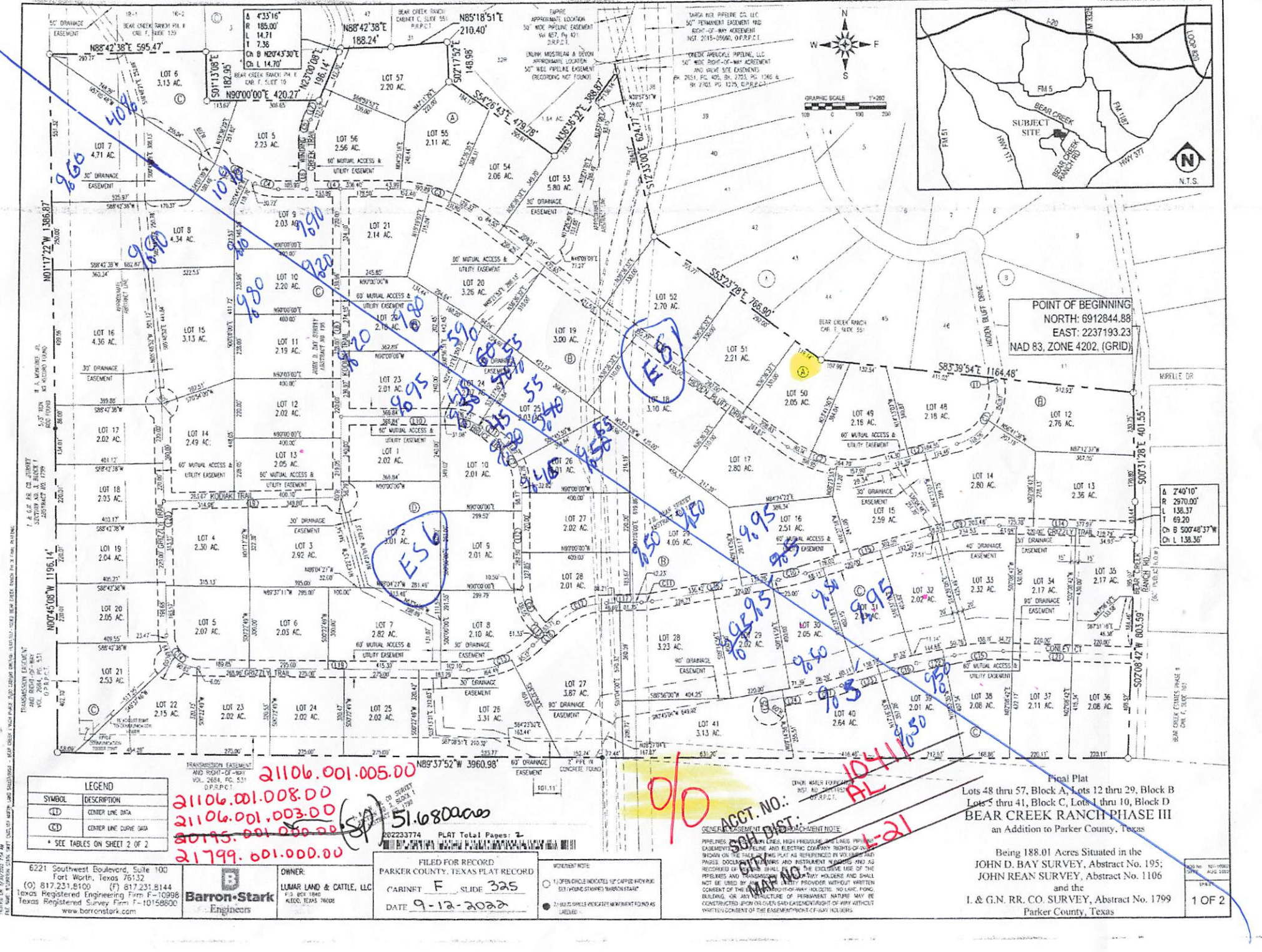




LEGEND	
SYMBOL	DESCRIPTION
(CL)	CENTER LINE DATA
(CD)	CENTER LINE CURVE DATA
* SEE TABLES ON SHEET 2 OF 2	

21106.001.005.00
21106.001.008.00
21106.001.003.00
20195.001.050.00
21799.001.000.00

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CARINET F SLIDE 325
DATE 9-12-2022

OWNER:
LUMAR LAND & CATTLE, LLC
P.O. BOX 1840
ALTO, TEXAS 76006

ACCT. NO.:
501
DIST.:

Final Plat
Lots 48 thru 57, Block A, Lots 12 thru 29, Block B
Lots 5 thru 41, Block C, Lots 1 thru 10, Block D
BEAR CREEK RANCH PHASE III
an Addition to Parker County, Texas

Being 188.01 Acres Situated in the
JOHN D. BAY SURVEY, Abstract No. 195;
JOHN REAN SURVEY, Abstract No. 1106
and the
I. & G.N. RR. CO. SURVEY, Abstract No. 1799
Parker County, Texas

LEGAL DESCRIPTION

Being a 188.01-acre tract of land situated in the John D. Bay Survey, Abstract No. 195, the I & G.N. RR Co. Survey, Abstract No. 1799, and the R.H. Roan Survey, Abstract No. 1106, Parker County, Texas, said 188.01 acres being a portion of the LUMAR LAND & CATTLE, LLC, tracts as recorded in Instrument Number 202224430 & 202224429, Deed Records Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2-inch iron rod in the west line of Bear Creek Ranch Road for the southeast corner of Lot 11, Block B, Bear Creek Ranch, an addition to Parker County as recorded in Cabinet F, Slide 551, Plat Records Parker County, Texas;

Thence South 06°51'28" east with the west line of Bear Creek Ranch Road, a distance of 401.55 feet to a found 1/2 inch rod for the beginning of a curve to the right having a radius of 2970.00 feet, a central angle of 02°40'19", and a long chord that bears South 00°48'37" West a distance of 138.36 feet;

Thence along said curve to the right and west line of Bear Creek Ranch Road an arc distance of 138.37 feet to a found 1/2 inch iron rod;

Thence South 02°08'42" West, continuing with west line of Bear Creek Ranch Road, a distance of 889.59 feet to a found 1/2-inch iron rod in the north line of the Dixon Foundation (remainder) tract as recorded in instrument No. 202019524, Deed Records Parker County, Texas;

Thence North 89°37'51" West with the north line of the Dixon Foundation (remainder) tract a distance of 3960.98 feet to a found 1/2 inch iron rod in the west line of the Moncrief tract for the southwest corner of the herein described tract;

Thence North 00°45'08" West with the east line of the Moncrief tract a distance of 1195.14 feet to a set 1/2 inch iron rod;

Thence North 01°27'22" West with the Moncrief west line a distance of 1386.57 feet to a found 1/2 inch iron rod for the southwest corner of Lot 18-1, Block C, Bear Creek Ranch Phase II, an addition to Parker County, Texas as recorded in Cabinet F, Slide 170, Plat Records Parker County, Texas;

Thence North 88°42'38" East with the south line of said Bear Creek Ranch Phase II a distance of 595.47 feet to a found 1/2 inch iron rod in the west line of said Bear Creek Ranch for the southeast corner of Lot 18-2, Block C and the northwest corner of Lot 4, Block C;

Thence South 01°13'08" East with the Lot 4 west line a distance of 182.95 feet to a found 1/2 inch iron rod;

Thence North 90°00'00" East a distance of 420.27 feet to a found 1/2 inch iron rod for the southeast corner of said Lot 4;

Thence North 23°00'08" East a distance of 195.14 feet to a found 1/2 inch iron rod for the beginning of a curve to the left having a radius of 185.00 feet, a central angle of 04°23'15", and a long chord that bears North 20°43'30" East a distance of 14.76 feet;

Thence along said curve to the left an arc distance of 14.71 feet to a found 1/2 inch iron rod for the northeast corner of said Lot 4 and the southwest corner of Lot 47, Block A, Bear Creek Ranch Phase II;

Thence North 88°42'38" East a distance of 188.24 feet to a found 1/2 inch iron rod for the southeast corner of said Lot 47 and the southwest corner of Lot 31, Block A, Bear Creek Ranch;

Thence North 85°18'51" East with the Lot 31 south line a distance of 210.40 feet to a found 1/2 inch iron rod;

Thence South 02°17'52" East a distance of 148.58 feet to a found 1/2 inch iron rod;

Thence South 54°26'43" East a distance of 475.78 feet to a found 1/2 inch iron rod;

Thence North 36°36'32" East a distance of 358.87 feet to a found 1/2 inch iron rod for the northwest corner of Lot 38, Block A, Bear Creek Ranch;

Thence South 12°51'00" East with the Bear Creek Addition perimeter boundary a distance of 624.77 feet to a found 1/2 inch iron rod for the southwest corner of Lot 41, Block A;

Thence South 53°23'28" East with the Bear Creek Addition perimeter boundary a distance of 785.90 feet to a found 1/2 inch iron rod for the southwest corner of Lot 45, Block A;

Thence South 83°39'54" East with the Bear Creek Addition perimeter boundary a distance of 1184.48 feet to the Point of Beginning and Containing 8,189,719.95 square feet, 188.01 acres of land, more or less.

LINE No.	LENGTH	DIRECTION
L1	11.52	S09°50'31"E
L2	268.85	S75°46'52"W
L3	1413.75	N53°23'28"W
L4	412.38	N50°00'00"W
L5	198.43	N64°15'11"W
L6	179.42	S00°00'00"E
L7	78.88	S23°00'08"W
L8	1137.01	N60°00'00"E
L9	863.77	S88°42'38"W

LINE No.	LENGTH	DIRECTION
L10	397.91	N90°00'00"W
L11	65.26	N53°23'28"W
L12	380.67	N00°00'00"E
L13	49.92	N42°07'58"W
L14	503.98	N87°51'18"W
L15	480.81	S73°22'42"W
L16	473.71	S60°45'04"W
L17	150.44	S88°50'41"W
L18	125.04	S47°52'24"W

LINE No.	LENGTH	DIRECTION
L19	1002.24	N95°31'11"W
L20	856.68	N81°17'08"W
L21	474.72	N87°51'18"W
L22	144.05	S78°06'25"W
L23	198.89	S72°43'27"W
L24	189.05	S80°45'04"W
L25	30.00	S06°14'56"E

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(D) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-103985
Texas Registered Survey Firm F-10158800
www.barronstark.com

Barron-Stark
Engineers

OWNER:
LUMAR LAND & CATTLE, LLC
P.O. BOX 1846
ALBUQUERQUE, TEXAS 76008

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET **F**, SLIDE **325**
DATE **9-12-2022**

COUNTY CLERK STAMP
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle

202233774
09/12/2022 03:49 PM
P.L. 88-40
Lila Deakle, County Clerk
Parker County, Texas
PLAT

DEDICATION

State of Texas }
County of Parker }

WHEREAS, LUMAR LAND & CATTLE, LLC

Does hereby dedicate the same to be known as Lots 48 thru 57, Block A, Lots 12 thru 29, Block B, Lots 5 thru 41, Block C, Lots 1 thru 10, Block D, BEAR CREEK RANCH PHASE III, 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.

LUMAR LAND & CATTLE, LLC, as Owner of the land shown on this plat and whose name is subscribed herein, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities shown hereon for the purposes and consideration therein expressed.

I also certify the property is not within the Extrajurisdictional 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.

LUMAR LAND & CATTLE, LLC

Jim Martin 09/30/2022
Date:
Jim MARTIN **MANAGER**
Printed Name Title

STATE OF TEXAS }
COUNTY OF }

Before me, the undersigned authority on this day personally appeared, Jim Martin, on behalf of LUMAR LAND & CATTLE, LLC, known to me to be the person whose name 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 **30th** DAY OF **AUGUST**, 2022.

Charles F. Stark
Notary Public in and for the State of Texas

CYNTHIA RAY SCOGGIN
Notary ID #7404668
My Commission Expires
September 5, 2023

CURVE TABLE				
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	295.23	250.00	85°43'24"	S32° 55' 11"W
C2	354.84	400.00	50°49'30"	N78° 48' 18"W
C3	314.20	570.00	38°39'32"	N71° 41' 46"W
C4	89.67	260.00	25°44'49"	N77° 07' 36"W
C5	80.28	280.00	23°00'08"	E11° 30' 04"W
C6	127.79	200.00	38°36'32"	N71° 41' 44"W
C7	186.37	200.00	53°22'28"	N65° 41' 44"W
C8	147.05	200.00	42°07'36"	N21° 03' 48"W
C9	262.61	800.00	18°46'07"	S82° 45' 42"W
C10	102.54	800.00	7°22'22"	S77° 03' 53"W
C11	39.33	275.00	8°11'37"	S54° 50' 53"W
C12	197.13	275.00	41°04'17"	S66° 24' 32"W
C13	259.56	350.00	42°30'22"	S66° 07' 36"W
C14	185.01	120.00	86°20'03"	N45° 27' 10"W
C15	182.08	800.00	13°02'17"	S50° 37' 33"W
C16	88.12	800.00	6°22'58"	S79° 54' 56"W
C17	129.48	280.00	8°31'37"	S75° 44' 15"W

GENERAL NOTES:

- All lots in this subdivision are to be served by private individual water works.
- 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 = 40' 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 noted.
- All streets are privately owned and maintained by the HCA.
- Subdivision is located in the Alamo ISD.
- Total number of Lots = 74
- Total linear feet of street = 15,187.88
- 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 0.999859120.

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 PROBABILITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED APRIL 05, 2019 MAP NO. 2567C0425F, THE PROPERTY DESCRIBED HEREIN DOES NOT 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.

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 09/29/22
Date:
Charles F. Stark, RPLS
Texas Registration No. 594

STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY the Commissioners Court of Parker County, Texas
on the **12th** day of **September**, 2022
Prole
P.L. Deakle, County Judge
Charles F. Stark
Notary Public
Commission Expires 09/05/23
James Dugan
County Clerk
Commission Expires 09/05/23

21106.001.005.00
21106.001.008.00
21106.001.003.00
20195.001.000.00 (sp)
21799.001.000.00
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Parker County, Texas

FORM NO. 100-3800
JULY 1980
2 OF 2