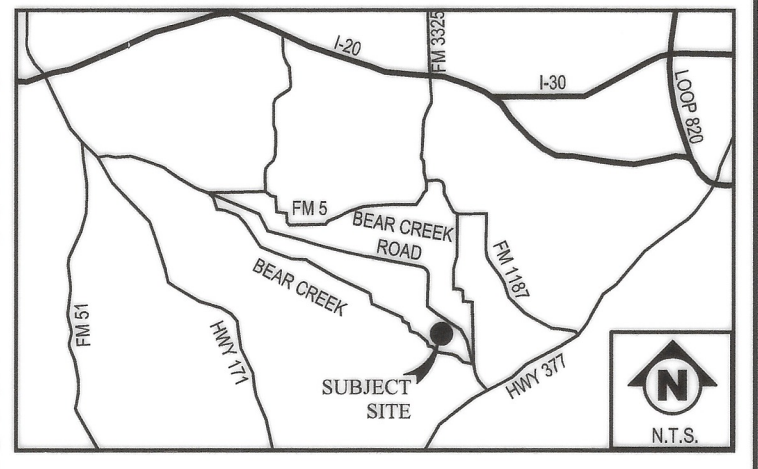


FLOOD STATEMENT:

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 MAPS FOR PARKER COUNTY, DATED APRIL 05, 2019 MAP NO. 48367C0425F, AND DATED SEPTEMBER 26, 2008 MAP NO. 48367C0450E THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

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.



DEDICATION

STATE OF TEXAS {}
COUNTY OF PARKER {}

WHERE AS, LUMAR LAND & CATTLE, LLC is the Owner of the herein described property:

Lots 4 and 5, Block A, Bear Creek Estates, according to the plat recorded in Cabinet E, Slide 792, Plat Records, Parker County, Texas.

Does hereby dedicate the same to be known as Lots 4R & 5R, Block A, BEAR CREEK ESTATES PHASE I, 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 {}

202313121 PLAT Total Pages: 1

LUMAR LAND & CATTLE, 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; 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 5-17-23
Signature Date

Jim Martin Manager
Printed Name Title

STATE OF TEXAS {}
COUNTY OF Tx {}



Before me, the undersigned authority on this day personally appeared *Jim Martin* in behalf of LUMAR LAND & CATTLE, 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 17 day of May, 2023

[Signature]
Notary Public in and for The State of Texas

STATE OF TEXAS {}
COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County, Texas

on the 22nd day of May, 2024-2023

[Signature]
Pat Dean, County Judge

George Phley *Jacob Holt*
Commissioner Precinct #1 Commissioner Precinct #2

Sam Walden *Mike Hale*
Commissioner Precinct #3 Commissioner Precinct #4

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 show 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.
- Total Linear Length of Public Streets = 0.
- Subdivision is located in the Aledo ISD.
- Total number of lots = 2
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Grid).

10404
AL
L-21

NOTE
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "BARRON STARK" UNLESS OTHERWISE NOTED.
● SOLID CIRCLE INDICATE 4" STEEL FENCE POST FOUND OR AS LABELED.

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.

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

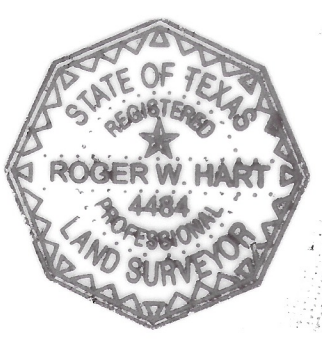
Lila Deakle

202313121
05/22/2023 03:09 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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.

[Signature]
Roger W. Hart, RPLS
Texas Registration No. 4484

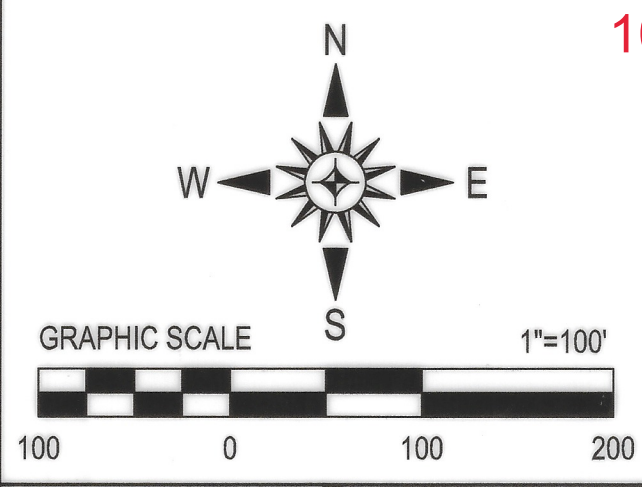


RE- PLAT
Lots 4R & 5R, Block A
BEAR CREEK ESTATES PHASE I
An Addition to Parker County, Texas
Being a revision of Lots 4 and 5, Block A, Bear Creek Estates, according to the plat recorded in Cabinet E, Slide 792, Plat Records, Parker County, Texas.

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. 107-9761
DATE APRIL 2023
SHEET
1 of 1

USER: ROGER HART
PLOTTED ON: 5/16/2023 5:24 PM
FILE NAME: NBARON STARK SWIFT ENG 107 MARTIN LAND SALES 0791 - BEAR CREEK ESTATES PHASE I REPLAT LOTS 4R & 5R.DWG



OWNER:
LUMAR LAND & CATTLE, LLC
5189 E. I-20 SERVICE ROAD NORTH
WILLOW PARK, TX 76087

Barron-Stark Engineers

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET F, SLIDE 488

DATE 5/22/2023