

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.

POINT OF COMMENCING
 NORTH: 6917189.52
 EAST: 2235704.47
 NAD 83, ZONE 4202 (GRID)

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.

LINE No.	LENGTH	BEARING
L1	44.66	S24°50'49"W
L2	111.44	S59°03'16"E
L3	155.46	S43°50'51"W
L4	177.73	S58°02'33"W
L5	138.04	S85°20'49"W
L6	235.86	N75°08'33"W
L7	316.79	N78°03'17"W
L8	162.03	N63°01'26"W
L9	109.77	N55°27'42"W
L10	314.82	N55°13'14"W
L11	161.12	N24°50'49"E

50' PIPELINE EASEMENT
 BK. 2651, PG. 405
 BK. 2703, PG. 1266
 O.P.R.P.C.T.

BM318, LLC
 INST. NO. 201829926
 O.P.R.P.C.T.

APPROXIMATE LIMITS 100-YEAR FLOOD PLAIN
 F.I.R.M. 48367C0425F
 EFFECTIVE DATE 04-15-2019
 ZONE 'A'

JAMES BRADLEY SURVEY
 ABSTRACT NO. 120

APPROXIMATE LOCATION SURVEY LINE

BEAR CREEK RANCH
 CAB. E, SLIDE 551, P.R.P.C.T.

JOHN D. BAY SURVEY
 ABSTRACT NO. 195

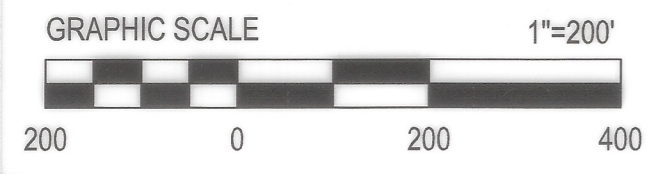
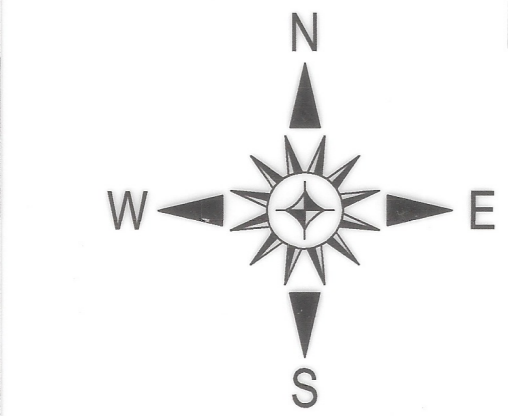
STATE OF TEXAS ()
 COUNTY OF PARKER ()

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 4/24/21
 Charles F. Stark, RPLS
 Texas Registration No. 5084



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



USER: GARY GREEN
 PLOTTED ON: 04/27/2021 11:41 AM
 FILE NAME: INBARRON STARK SWIFT ENG107 MARTIN LAND SALES577 - BEAR CREEK NORTH.DWG

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

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	91.91	300.00	17°33'13"	S13° 28' 26"W	91.55
C2	335.61	250.00	76°54'57"	S33° 45' 38"E	310.97

Δ 66°07'17"
 R 370.00'
 L 426.99'
 T 240.84'
 Ch B S34°31'07"E
 Ch L 403.69'

JAMES BRADLEY SURVEY
 ABSTRACT NO. 119

BEAR CREEK ROAD
 (RIGHT-OF-WAY VARIES)

Δ 57°36'16"
 R 330.00'
 L 331.78'
 T 181.44'
 Ch B S30°15'34"E
 Ch L 317.98'

- 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 "Stark 5084" at all corners unless otherwise noted.
 - Total Linear Length of Public Streets = 1,896 feet.
 - Subdivision is located in the Aledo ISD.
 - Total number of lots = 20
 - Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Grid).

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, DOCUMENT 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.

202118431 PLAT Total Pages: 1

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.

STATE OF TEXAS ()
 COUNTY OF PARKER ()

APPROVED BY the Commissioners Court of Parker County, Texas
 on the 10th day of May, 2021

Pat Dean, County Judge

George A. Conley, Commissioner Precinct #1
 George Conley
 Commissioner Precinct #1

Craig Peacock, Commissioner Precinct #2
 Craig Peacock
 Commissioner Precinct #2

Larry Walden, Commissioner Precinct #3
 Larry Walden
 Commissioner Precinct #3

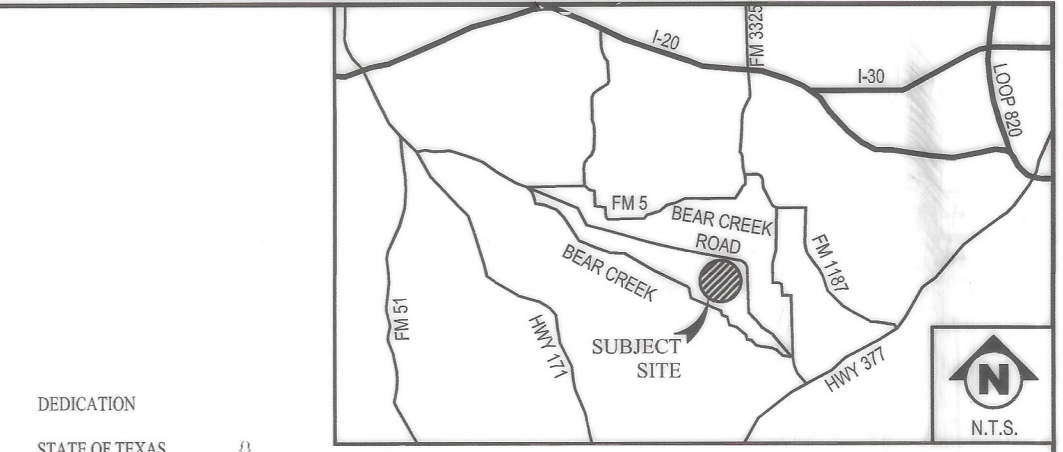
Steve Dugan, Commissioner Precinct #4
 Steve Dugan
 Commissioner Precinct #4

COUNTY CLERK STAMP

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Lila Deakle

202118431
 05/10/2021 04:18 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT



DEDICATION
 STATE OF TEXAS ()
 COUNTY OF PARKER ()

WHEREAS, GH LUMAR JV, is the Owner of the herein described property:
 BEING 49.87 acres 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, being more particularly described, as follows:

COMMENCING at a point in Bear Creek Road (Right-of-Way varies) at the northwest corner of that certain Right-Of-Way dedication to Parker County, Texas recorded in Instrument Number 202012992, and being the northeast corner of that certain tract of land described in deed to BM318, LLC, recorded under Instrument Number 201829926, Official Public Records, Parker County, Texas, POINT OF COMMENCING having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6917189.52 and EAST: 2235704.48, for reference;

THENCE S 24°50'49" W, a distance of 44.66 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084", same being the POINT OF BEGINNING;

THENCE S 67°44'57" E with the south line of Bear Creek Road a distance of 763.74 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084", also being the beginning of a curve to the right having a radius of 370.00 feet, (chord bearing S 34°31'07" E, chord distance 403.69 feet);

THENCE along arc of said curve and south line of Bear Creek Road, an arc length of 426.99 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

THENCE S 01°27'27" E with the west line of Bear Creek Road a distance of 1,095.71 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the beginning of a curve to the left having a radius of 330.00 feet, (chord bearing S 30°15'34" E, chord distance 317.98 feet);

THENCE along arc of said curve and west line of Bear Creek Road an arc length of 331.78 feet to a set 1/2 inch iron rod;

THENCE S 59°03'16" E with the south line of Bear Creek Road a distance of 111.44 feet to a point for corner in the approximate centerline of Bear Creek, said point being the most northerly northeast corner of Bear Creek Ranch, an addition to Parker County as recorded in Cabinet E, Slide 551, Plat Records Parker County, Texas;

THENCE along the north line of said Bear Creek Ranch and approximate centerline of Bear Creek the following calls and distances:

- S 43°50'51" W, a distance of 155.46 feet to a point;
- S 58°02'33" W, a distance of 177.73 feet to a point;
- S 85°20'49" W, a distance of 138.04 feet to a point;
- N 75°08'33" W, a distance of 235.86 feet to a point;
- N 78°03'17" W, a distance of 316.79 feet to a point;
- N 63°01'26" W, a distance of 162.03 feet to a point;
- N 55°27'42" W, a distance of 109.77 feet to a point;
- N 55°13'14" W, a distance of 314.82 feet to the southeast corner of said BM318, LLC tract;

THENCE N 04°40'43" E, with the east line of said BM318, LLC tract, and west line of said GH LUMAR JV tract, a distance of 1,684.81 feet to a set 1/2 inch iron rod;

THENCE N 24°50'49" E, continuing with the east line of said BM318, LLC tract, and west line of said GH LUMAR JV tract, a distance of 161.12 feet returning to the POINT OF BEGINNING and containing 49.87 acres (2,172,237 square feet) of land more or less.

Does hereby dedicate the same to be known as BEAR CREEK NORTH, LOTS 1-20, 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.

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 therein 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
Darryl L. Luffel 4-27-21
 Signature Date
 Darryl L. Luffel
 Title

STATE OF TEXAS ()
 COUNTY OF PARKER ()

Before me, the undersigned authority on this day personally appeared *Darryl L. Luffel*, 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 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 27 day of April, 2021.

Pat Dean
 Notary Public in and for The State of Texas

FINAL PLAT
 Lots 1 - 20, Block A
BEAR CREEK NORTH
 An Addition to Parker County, Texas
 Being
 49.87 Acres Situated in the
 JAMES BRADLEY SURVEY, ABSTRACT NO. 120
 and the
 JOHN D. BAY SURVEY, ABSTRACT NO. 195
 Parker County, Texas

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD

CABINET **E**, SLIDE **755**

DATE _____

JOB No. 107-9717
 DATE APRIL 2021
 SHEET
1 of 1