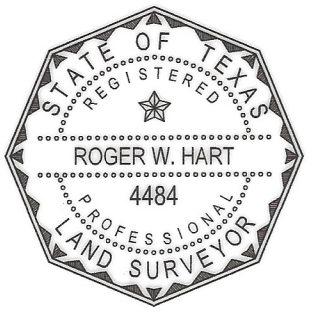


LINE TABLE			CURVE TABLE					
LINE No.	LENGTH	BEARING	CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
L1	60.14	N67°14'31"E	C1	143.41	450.00	18°15'33"	N76° 22' 17"E	142.80
L2	80.45	N11°28'15"E	C2	208.05	331.00	36°00'46"	N85° 14' 54"E	204.64
L3	56.06	N02°30'07"W	C3	23.95	331.00	4°08'43"	S74° 40' 21"E	23.94
L4	20.03	N36°38'32"E	C4	201.31	360.00	32°02'20"	S88° 37' 10"E	198.69
L5	81.17	N69°00'57"W	C5	36.52	240.00	8°43'03"	N79° 43' 12"E	36.48
			C6	146.75	270.00	31°08'31"	S52° 12' 48"W	144.95
			C7	18.12	170.00	6°06'27"	S70° 50' 17"W	18.11
			C8	42.62	155.00	15°45'21"	S66° 00' 50"W	42.49

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.

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY ROGER W. HART, R.P.L.S. TEXAS REGISTRATION NO. 4484

 Roger W. Hart
 Texas R.P.L.S. No. 4484
 Date: February 3, 2023



RePlat
 Lot 34-R & Lot 35-R, Block A
 being a revision of
 Lots 34, 35, & 36, Block A
Bear Creek Ranch
 as recorded in Cab. E, Slide 551
 An Addition to Parker County, Texas
 Being Situated in the
 J.H.Rean Survey, Abstract No. 1106,
 & the
 John D. Bay Survey, Abstract No. 1584
 Parker County, Texas

10411.00A.036.00
 10411.00A.035.00
 10411.00A.034.00

10411
 AL
 L-21

F 452

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



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

JOB No. 107-10143
 FEB 2023

SHEET
 1 of 2

February 2023

USER: ZOE STRICKLAND
 PLOTTED ON: 2/10/2023 10:34 AM
 FILE NAME: REVISION TO PARK SURVEY ENG OF MARTIN LAND SALES 10143 - REPEAT BEAR CREEK LOTS 34 & 35 (10143) REPEAT BEAR CREEK LOTS 34 & 35

DEDICATION

State of Texas {}
County of Parker {}

WHEREAS, GH LUMAR LLC, is the Owner of the herein described property, to wit:

LEGAL DESCRIPTION

BEING all of lots 34, 35 & 36, Block A of Bear Creek Ranch as recorded in Cabinet E, Slide 551 Plat Records, Parker County, Texas. being situated in the JOHN D. BAY SURVEY, ABSTRACT NO. 195; J.H. REAN SURVEY, ABSTRACT NO. 1106 Parker County, Texas.

Does hereby dedicate the same to be known as Lot 34-R, Block A, & Lot 35-R, 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 hereon.

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; 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

[Signature] Date: 2-17-2023

Jim Martin Member
Printed Name Title

STATE OF TEXAS ()
COUNTY OF PARKER ()

Before me, the undersigned authority on this day personally appeared Jim Martin, on behalf of GH LUMAR, LLC, known to me to be the persons whose names 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.

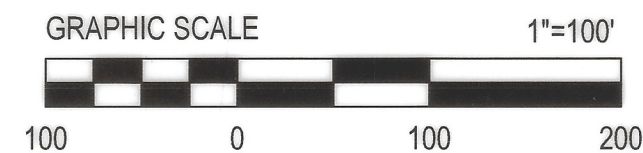
Given under my hand and seal on this the 17 day of February, 2023

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



FLOOD STATEMENT:

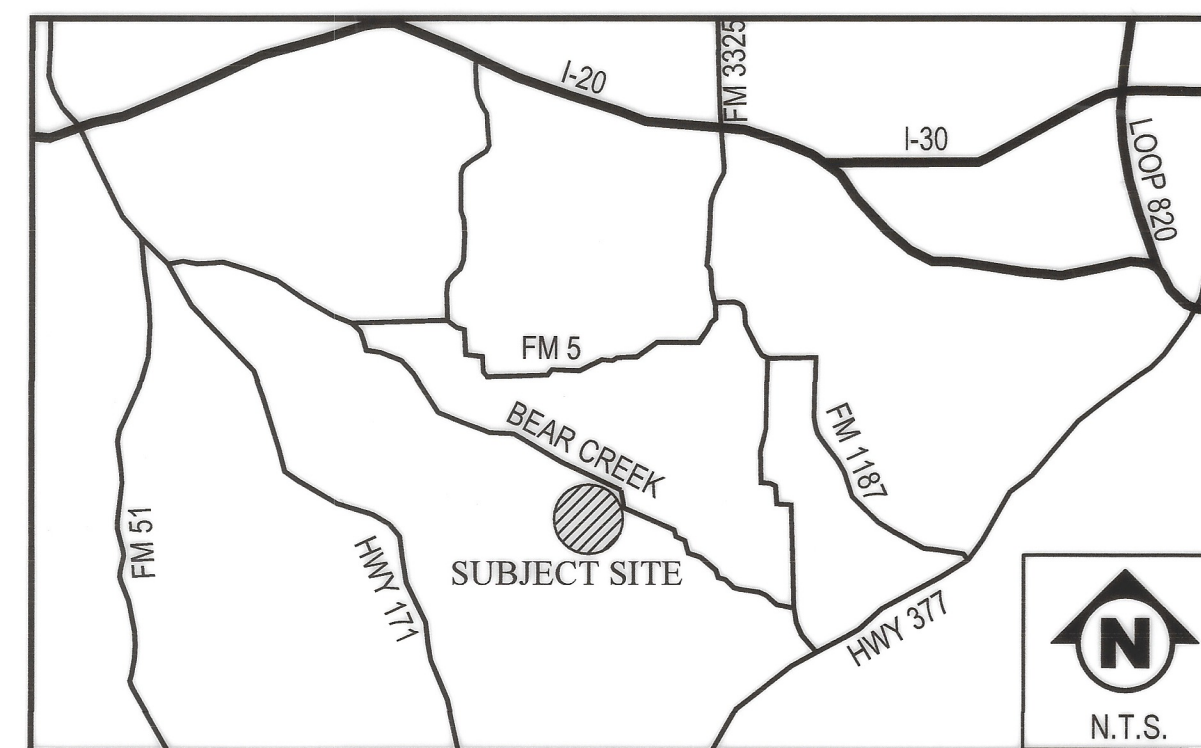
ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY...



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.

GENERAL NOTES:

- 1. All lots in this subdivision are to be served by private individual water wells.
2. All lots in this subdivision are to be served by private individual on-site waste-water disposal systems.
3. 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.
4. 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.
5. All Lots have a 15' public utility easement along the frontage of all Lots, unless denoted differently on the face of the Plat.
6. 1/2" capped iron rods set stamped "Barron Stark" at all corners unless otherwise note.
7. Total Linear Length of Public Streets = 1,349 feet.
8. All Public Street Rights of Ways to be 60' and roadways to be in accordance with PARKER COUNTY rules and regulations.
8. Subdivision is located in the Aledo ISD.
9. Total number of lots = 2
10. Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Grid).



STATE OF TEXAS {}
COUNTY OF PARKER {}
APPROVED by the Commissioners Court of Parker County, Texas
on the 13th day of March 2023
[Signatures of County Judge and Commissioners]

COUNTY CLERK STAMP
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202306048
03/13/2023 03:19 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F SLIDE 452
DATE 3/13/23

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



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(817) 231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

RePlat
Lot 34-R & Lot 35-R, Block A
being a revision of
Lots 34, 35, & 36, Block A

Bear Creek Ranch
as recorded in Cab. E, Slide 551

An Addition to Parker County, Texas

Being Situated in the
J.H.Rean Survey, Abstract No. 1106,
& the
John D. Bay Survey, Abstract No. 1584
Parker County, Texas

February 2023

JOB No. 107-10143
FEB 2023

SHEET
2 of 2

USER: ZONE STICKLAND
PLOTTED ON: 2/27/2023 8:51 AM
FILE NAME: N:\BARRON STARK\SWIFT\ENG\107\MARTIN LAND SALES\10143 - REPLAT BEAR CREEK LOTS 34, 35 & 36, BLOCK A.DWG