

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	11.73	270.00	2°29'23"	N83° 33' 22"W	11.73
C2	200.26	410.00	27°59'07"	N70° 48' 30"W	198.27

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 note.
- Subdivision is located in the Alcedo JSD.
- Total number of lots = 1.
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central 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.

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 SERIAL 06, 2019 (MAP NO. 46870428), THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO BE WITHIN A SPECIAL FLOOD HAZARD AREA.

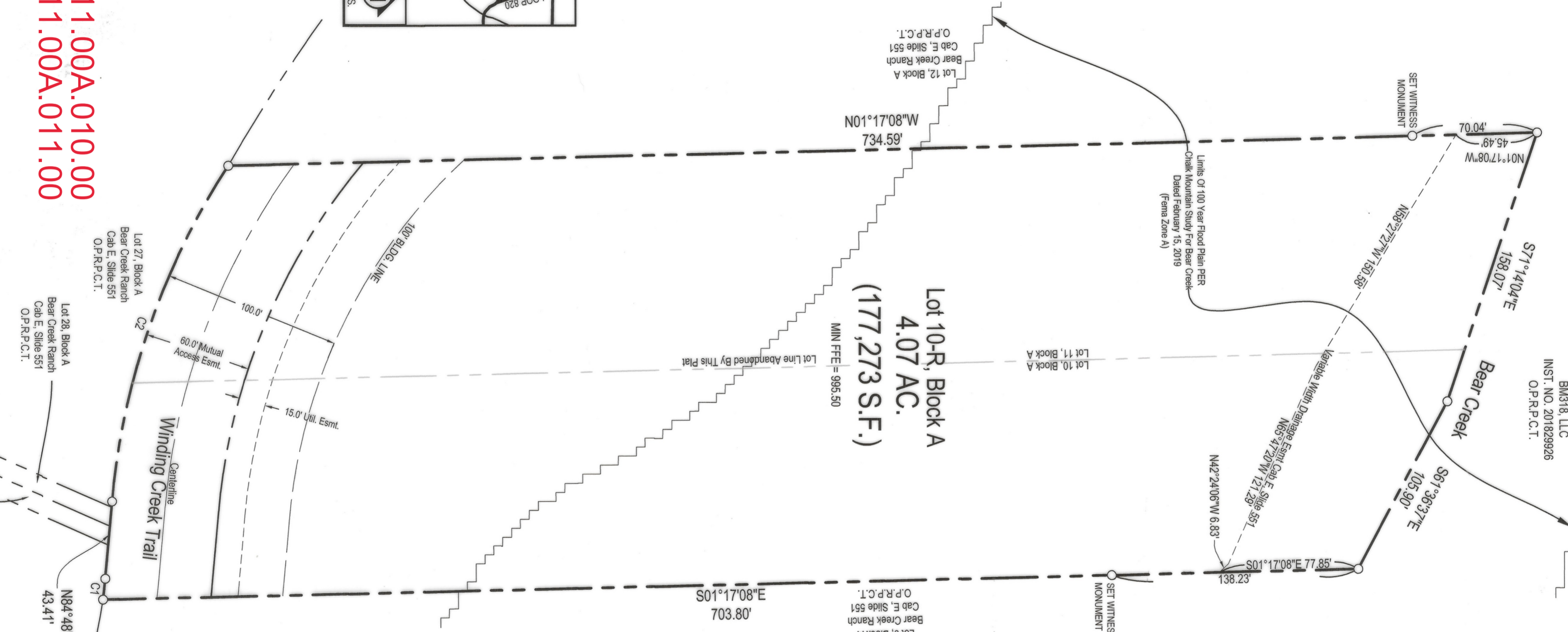
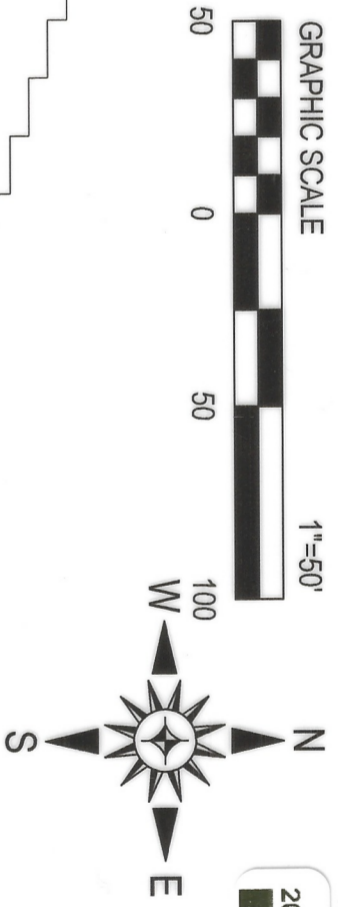
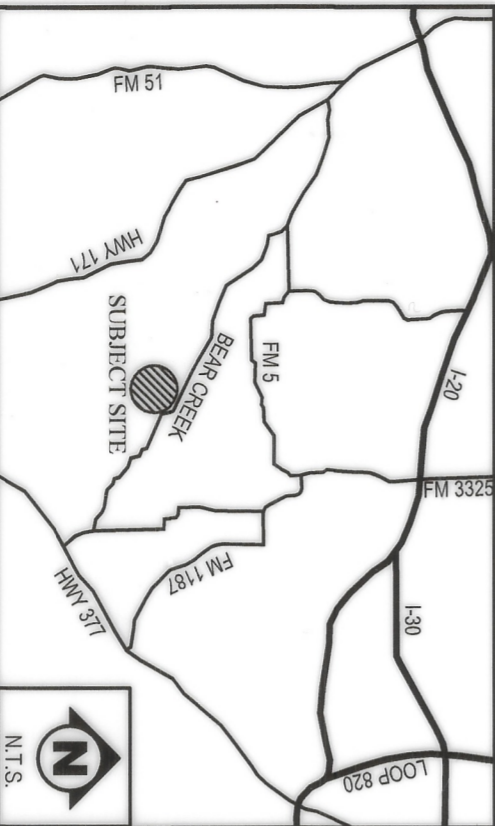
STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners Court of Parker County, Texas on the 11th day of September

Port Dean, County Judge
George Conley
George Conley
Commissioner Precinct #1

Joe Holt
Joe Holt
Commissioner Precinct #2

Larry Walden
Larry Walden
Commissioner Precinct #3

Mike Hale
Mike Hale
Commissioner Precinct #4



COUNTY CLERK STAMP
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Beale
Lila Beale
County Clerk
Parker County, TX

10411.00A.010.00
10411.00A.011.00

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8700 (F) 817.231.8744
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

Barron-Stark
Engineers

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

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F SLIDE 571
DATE 9/18/23

Lot 27, Block A
Lot 28, Block A
Lot 30, Block A
Bear Creek Ranch
Cab E, Slide 551
O.P.R.P.C.T.

DEDICATION

STATE OF TEXAS {}
COUNTY OF PARKER {}

WHEREAS, GH LUMAR JV, is the Owner of the herein described property, to wit: BEING situated in the James Bradley Survey, Abstract No. 120 and being all of Lots 10 & 11, Block A, Bear Creek Ranch, as recorded in Cabinet E, Slide 551 Official Public Records, Parker County, Texas.

Does hereby dedicate the same to be known as Lot 10-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 JV, as Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, paths, watercourses, drains, easements, places, and public utilities hereon shown 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.

GH LUMAR JV
Jim Martiv
Printed Name JIM MARTIV Title MANAGER
Date: 09/07/23

STATE OF TEXAS {}
COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Jim Martiv, 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 07 day of SEPTEMBER, 2023

ITOL
Notary Public in and for The State of Texas



STATE OF TEXAS }
COUNTY OF PARKER }

10411
AL
L-21

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. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Robert W. Hart
Robert W. Hart
Registered Professional Land Surveyor
Texas Registration No. 4484
Date 09/07/23



Lot 10-R, Block A
Bear Creek Ranch,

being in the JAMES BRADLEY SURVEY, Abstract No. 120;
A Revision Of Lots 10 & 11, Block A
Bear Creek Ranch as recorded in Cabinet E, Slide 551 Official Public Records, Parker County, Texas.

September 2023