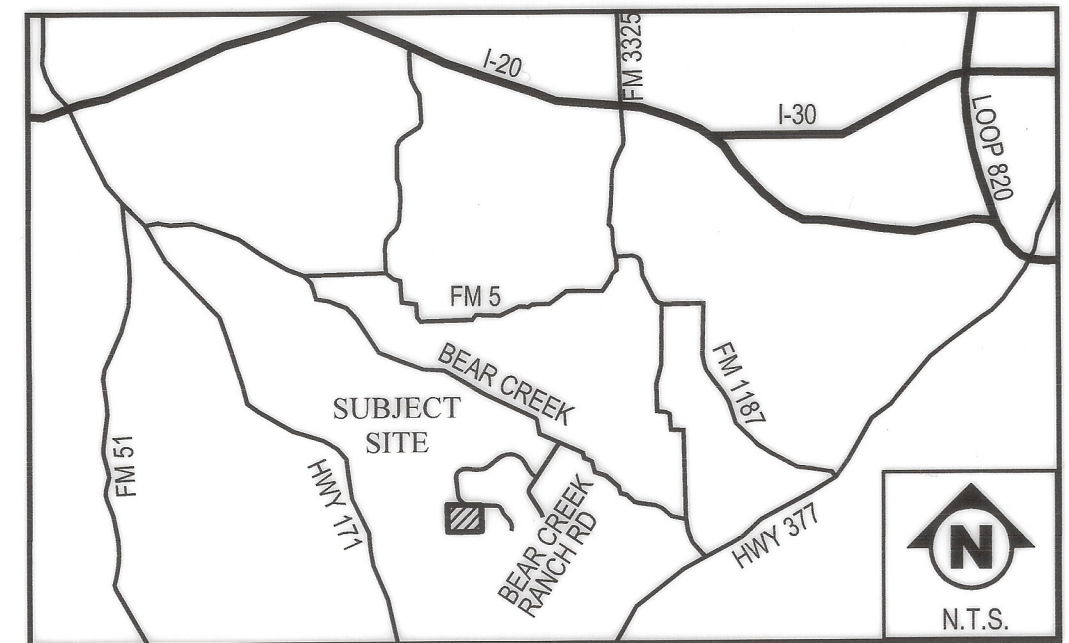
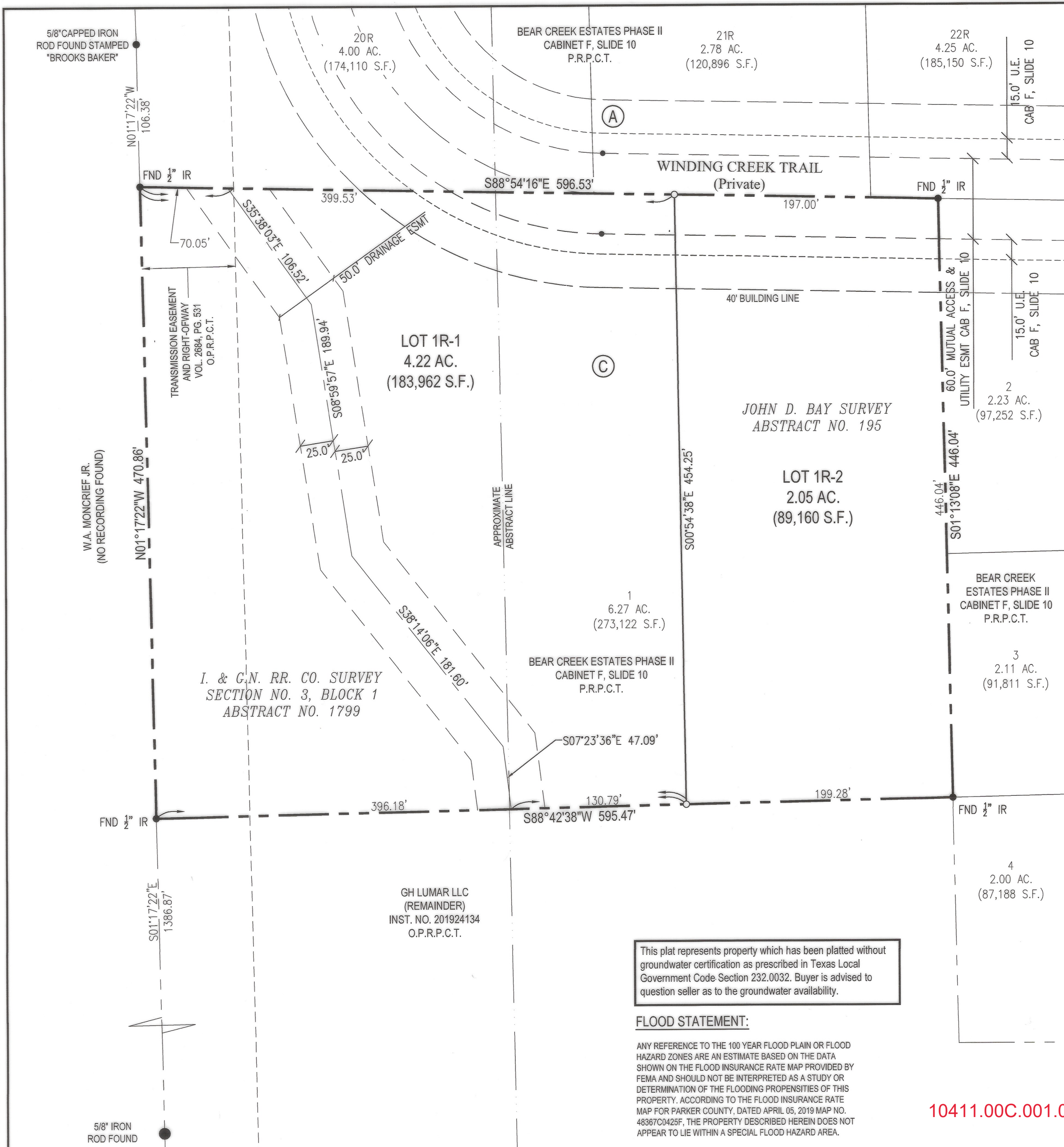


USER: CYNTHIA SWIFT
PLOTTED ON: 2/14/2022 2:20 PM
FILE NAME: INBARRON STARK SWIFT ENG107 MARTIN LAND SALES9607 - BEAR CREEK RANCH00 CAD100 DWG06 PLAT107-607 BEAR CREEK RANCH PHASE 2 LOT 1 BLK C RE PLAT.DWG



202207549 PLAT Total Pages: 1

DEDICATION

State of Texas }
County of Parker }

WHEREAS, G.H. LUMAR LLC

Does hereby dedicate the same to be known as Lot 1R-1 and Lot 1R-2, Block C, BEAR CREEK RANCH PHASE II, 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.

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.

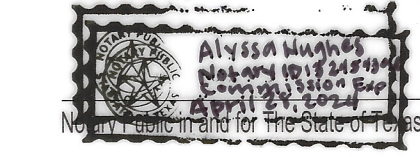
GH LUMAR LLC

Gary Z. Walter
Date: _____
Printed Name Title

STATE OF TEXAS }
COUNTY OF PARKER }

Before me, the undersigned authority on this day personally appeared Gary Z. Walter 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 14th day of February, 2022.



GENERAL NOTES:

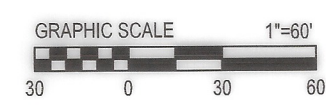
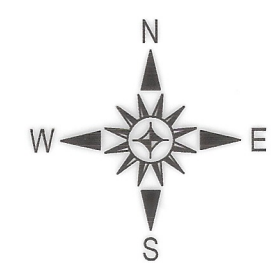
- All lots in this subdivision are to be served by private individual water wells.
- All lots in this subdivision are to be served by private individual on-site waste-water disposal systems.
- All lots in this subdivision are subject to the following building line setbacks:
Front Building Line = As Shown 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 "Stark 5084" at all corners unless otherwise note.
- Winding Creek Trail is a private street owned and maintained by the HOA.
- 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) derived from resolved OPUS solutions, Elevation are NAVD 88, with a combined scale factor of 0.999899120.

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 APRIL 05, 2019 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

MONUMENT NOTE:
○ 1) OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED "BARRON STARK".
● 2) SOLID CIRCLE INDICATES MONUMENT FOUND AS LABELED.



COUNTY CLERK STAMP
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202207549
03/01/2022 08:56 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

10411.00C.001.00

10411
AL
L-21

STATE OF TEXAS }
COUNTY OF PARKER }
APPROVED by the Commissioners Court of Parker County, Texas
on the 15 day of February, 2022
Pat Dean, County Judge
George A. Conley *Craig Peak*
George Conley, Commissioner Precinct #1 Craig Peak, Commissioner Precinct #2
Larry Walden *Steve Dugan*
Larry Walden, Commissioner Precinct #3 Steve Dugan, Commissioner Precinct #4

Final Plat
Lot 1R-1 and 1R-2, Block C
BEAR CREEK RANCH PHASE II
an Addition to Parker County, Texas
BEING a Re Plat of
Lot 1, Block C
BEAR CREEK RANCH PHASE II
an Addition to Parker County, Texas, according to the Plat recorded in
Cabinet F, Slide 170, Plat Records, Parker County, Texas

Being 6.27 Acres Situated in the
JOHN D. BAY SURVEY, Abstract No. 195;
and the
I. & G.N. RR. CO. SURVEY, Abstract No. 1799
Parker County, Texas

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F SLIDE 170
DATE 3-1-2022
JOB No. 107-8607
DATE FEB 2022
SHEET
1 OF 1

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

Barron-Stark Engineers

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