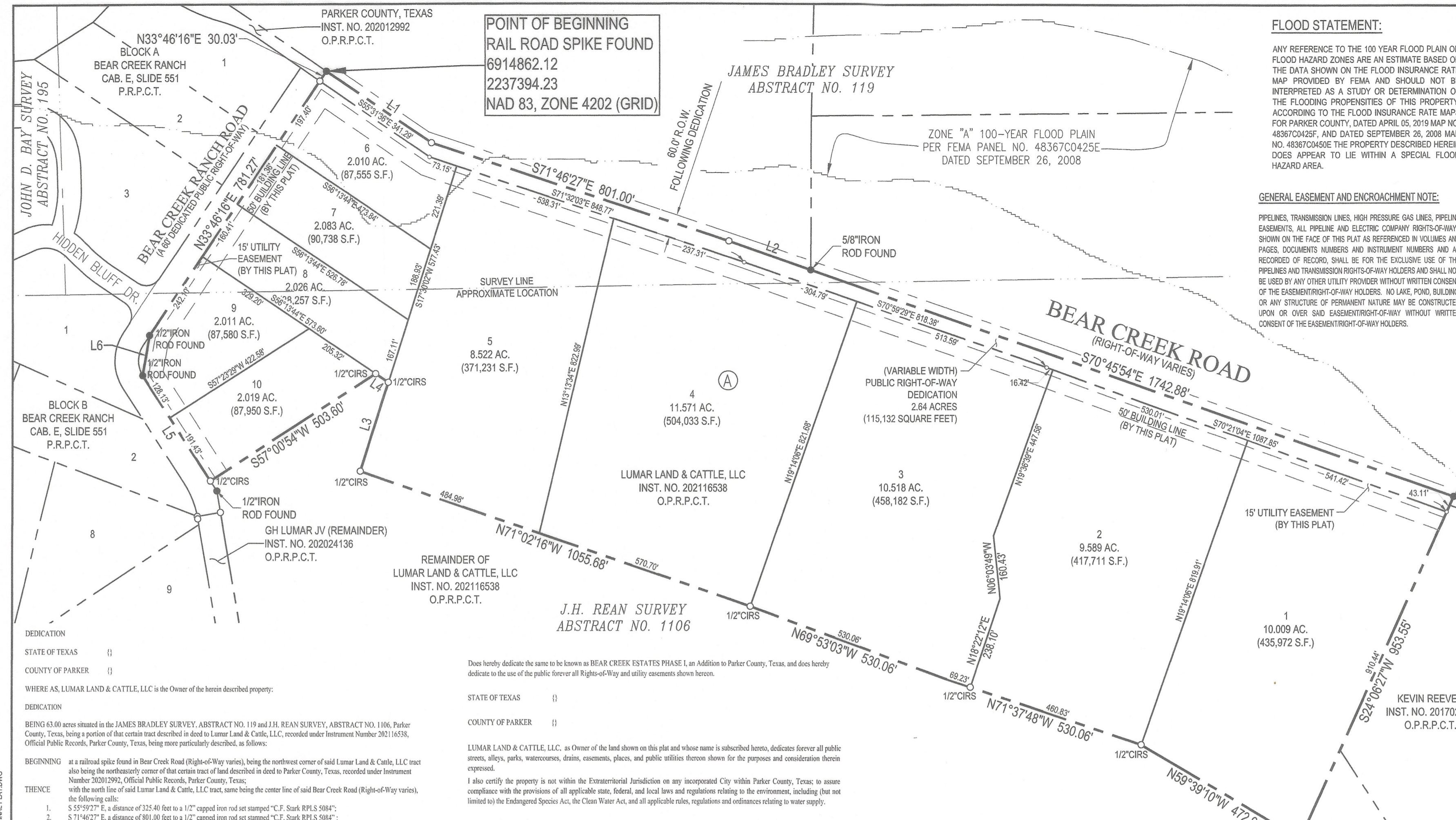
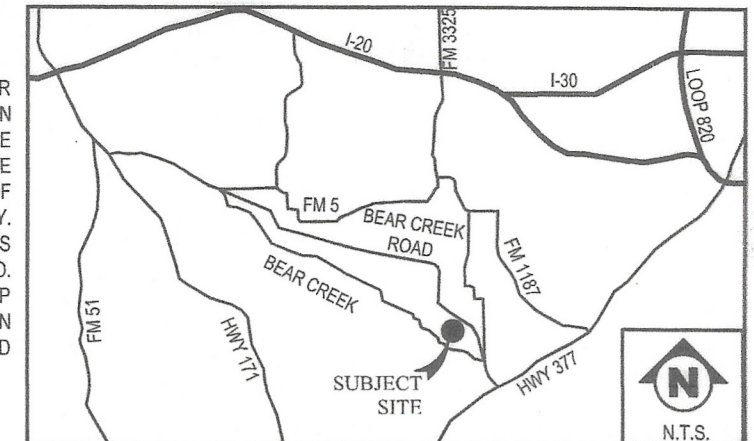


USER: PEDRO LOARCA PLOTTED ON: 05/20/2021 9:49 AM FILE NAME: INDIANORON STARK SWIFT ENG107 MARTIN LAND SALES0761 - BEAR CREEK ESTATES PHASE I 100 CAD100 DWG006 PLAT107-0761 BEAR CREEK ESTATES FINAL PLAT.DWG



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, 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.

NOTE

- OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "C.F. STARK RPLS 5084" 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.

LINE TABLE		
LINE No.	BEARING	LENGTH
L1	S55°59'27"E	325.40
L2	S70°43'19"E	221.91
L3	N17°30'02"E	238.04
L4	N56°13'44"W	39.08
L5	N32°59'06"W	319.56
L6	N09°44'07"E	103.49

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 noted.
- Total Linear Length of Public Streets = 0.
- Subdivision is located in the Aledo ISD.
- Total number of lots = 10
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Grid).
- 1/2" CIRS - Indicates "1/2" iron rod set stamped C.F. Stark RPLS 5084"

DEDICATION
STATE OF TEXAS {}
COUNTY OF PARKER {}
WHERE AS, LUMAR LAND & CATTLE, LLC is the Owner of the herein described property:
DEDICATION
BEING 63.00 acres situated in the JAMES BRADLEY SURVEY, ABSTRACT NO. 119 and J.H. REAN SURVEY, ABSTRACT NO. 1106, Parker County, Texas, being a portion of that certain tract described in deed to Lumar Land & Cattle, LLC, recorded under Instrument Number 202116538, Official Public Records, Parker County, Texas, being more particularly described, as follows:
BEGINNING at a railroad spike found in Bear Creek Road (Right-of-Way varies), being the northwest corner of said Lumar Land & Cattle, LLC tract also being the northeasterly corner of that certain tract of land described in deed to Parker County, Texas, recorded under Instrument Number 202012992, Official Public Records, Parker County, Texas;
THENCE with the north line of said Lumar Land & Cattle, LLC tract, same being the center line of said Bear Creek Road (Right-of-Way varies), the following calls:
1. S 55°59'27" E, a distance of 325.40 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
2. S 71°46'27" E, a distance of 801.00 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
3. S 70°43'19" E, a distance of 221.91 feet to a 5/8" iron rod found;
4. S 70°45'54" E, a distance of 1,742.88 feet to a 1/2" iron rod found at the northeast corner of said Lumar Land & Cattle, LLC tract;
THENCE S 24°06'27" W, with the east line of said Lumar Land & Cattle, LLC tract, a distance of 953.55 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
THENCE through the interior of said Lumar Land & Cattle, LLC tract the following calls:
1. N 59°39'10" W, a distance of 472.95 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
2. N 71°37'48" W, a distance of 530.06 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
3. N 69°53'03" W, a distance of 530.06 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
4. N 71°02'16" W, a distance of 1,055.68 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
5. N 17°30'02" E, a distance of 238.04 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
6. N 56°13'44" W, a distance of 39.08 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 57°00'54" W, a distance of 503.60 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" set at west line of said Lumar Land & Cattle, LLC tract and east line of Bear Creek Ranch Road according to the plat recorded in Cabinet E, Slide 551, Plat Records, Parker County, Texas;
THENCE N 33°59'06" W, continue with the east line of said Bear Creek Ranch Road and west line of said Lumar Land & Cattle, LLC tract, a distance of 319.56 feet to a 1/2" iron rod found;
THENCE N 09°44'07" E, continue with the east line of said Bear Creek Ranch Road and west line of said Lumar Land & Cattle, LLC tract, a distance of 103.49 feet to a 1/2" iron rod found;
THENCE N 33°46'16" E, continue with the east line of said Bear Creek Ranch Road and west line of said Lumar Land & Cattle, LLC tract, a distance of 781.27 feet to a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" set at the southeast corner of said Parker County, Texas tract;
THENCE N 33°46'16" E, with the east line of said Parker County, Texas tract and west line of said Lumar Land & Cattle, LLC tract, a distance of 30.03 feet returning to the POINT OF BEGINNING and containing 63.00 acres, (2,744,341 square feet).

Does hereby dedicate the same to be known as 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 {}

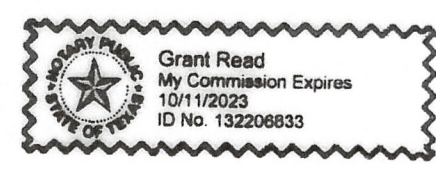
LUMAR LAND & CATTLE, LLC, as Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.
I also certify 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
Signature: Garry Z. Luker Date: 6-15-21
Printed Name: GARRY Z. LUKER Title: _____

STATE OF TEXAS {}
COUNTY OF Parker {}

Before me, the undersigned authority on this day personally appeared Garry Luker, on 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.

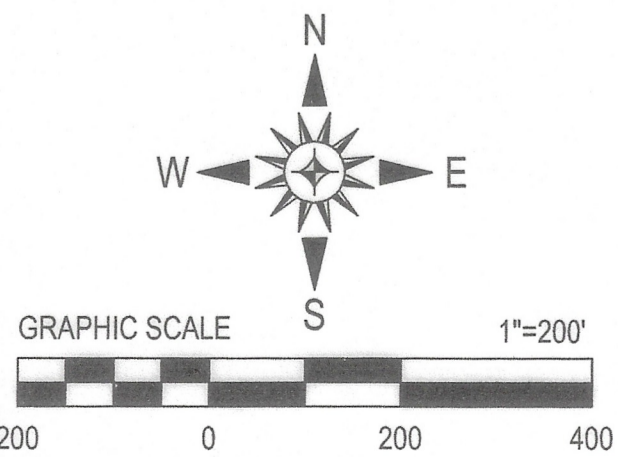
Given under my hand and seal on this 15 day of June, 2021.
[Signature]
Notary Public in and for The State of Texas



STATE OF TEXAS {}
COUNTY OF PARKER {}
APPROVED by the Commissioners Court of Parker County, Texas
on the 15 day of June, 2021
[Signature]
Pat Dean, County Judge
[Signatures]
George Conley, Commissioner Precinct #1
Craig Peacock, Commissioner Precinct #2
Larry Walder, Commissioner Precinct #3
Steve Dugan, Commissioner Precinct #4

21106.002.002.00

10404 AL



COUNTY CLERK STAMP
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202125447
06/28/2021 03:22 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

STATE OF TEXAS {}
COUNTY OF PARKER {}
202125447 PLAT Total Pages: 1
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]
Charles F. Stark, R.P.L.S.
Texas Registration No. 5084
USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S., TEXAS REGISTRATION NO. 5084

FINAL PLAT
Lots 1 - 10, Block A
BEAR CREEK ESTATES PHASE I
An Addition to Parker County, Texas
Being
63.00 Acres Situated in the
JAMES BRADLEY SURVEY, ABSTRACT NO. 119
and
J.H. REAN SURVEY, ABSTRACT NO. 1106
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 Surveying Firm F-10158800
www.barronstark.com

JOB No. 107-976
DATE 17 APR 2021
SHEET
1 of 1

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

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET E, SLIDE 792
DATE 6-29-21