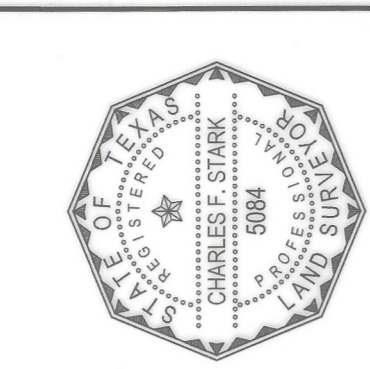


Final Plat
Lots 1 thru 4, Block C and Lot 47, Block A
BEAR CREEK RANCH PHASE II
an Addition to Parker County, Texas
and
Lots 19R thru 23R, Block A
BEAR CREEK RANCH
an Addition to Parker County, Texas
Being a Re Plat of
Lots 19 thru 23, Block A
BEAR CREEK RANCH
an Addition to Parker County, Texas
according to the Plat recorded in
Cabinet E, Slide 551, Plat Records
Parker County, Texas

Being 32.59 Acres Situated in the
JAMES BRADLEY SURVEY, Abstract No. 120;
JOHN D. BAY SURVEY, Abstract No. 195;
and the
I. & G.N. RR. CO. SURVEY, Abstract No. 1799
Parker County, Texas



STATE OF TEXAS (0)
COUNTY OF PARKER (0)
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
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

MONUMENT NOTE:
1) 1/2" CIRCS INDICATES 1/2" CAPPED IRON ROD
SET STAMPED "C.F. STARK RPLS 5084".
2) 1/2" CIRCS INDICATES 1/2" CAPPED IRON ROD
FOUND STAMPED "C.F. STARK RPLS 5084".
3) BOUNDARY MONUMENTS FOUND AS LABELED.
4) THIS SYMBOL INDICATES WITNESS
MONUMENT SET / FOUND.

LINE TABLE

LINE No.	LENGTH	BEARING
L1	4.17	N81°19'55"W
L2	66.07	N45°55'55"W
L3	85.19	N28°00'05"W

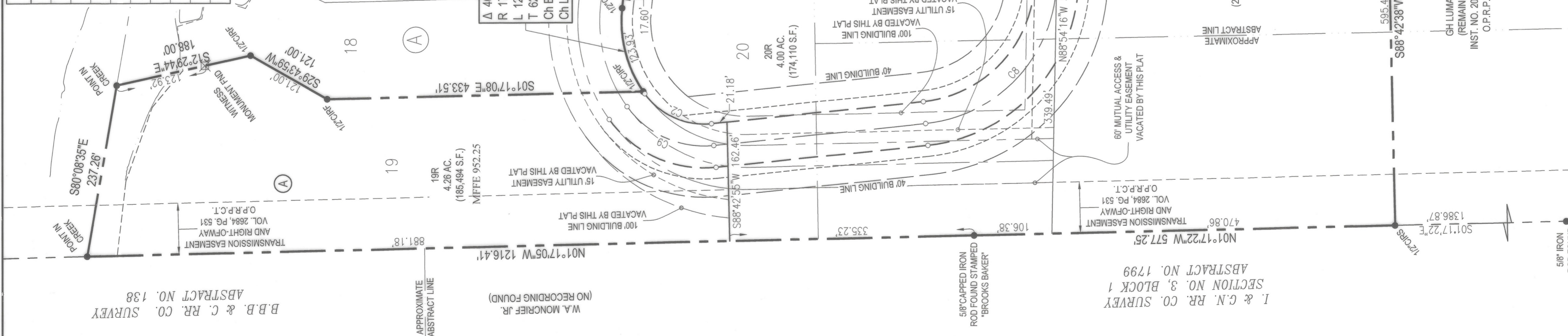
202127245 PLAT - Total Pages: 11

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	14.71	185.00	4°33'16"	S20°43'30"W	14.70
C2	105.07	100.00	60°11'54"	S24°11'55"W	100.30
C3	160.41	185.00	49°40'45"	N6°23'30"W	155.43
C4	26.82	235.00	6°32'21"	N34°30'03"W	26.81
C5	33.34	235.00	8°07'42"	N41°50'05"W	33.31
C6	57.26	165.00	19°53'05"	N35°57'23"W	56.98
C7	109.76	100.00	62°53'16"	N67°27'28"W	104.33
C8	289.74	200.00	83°00'15"	N47°24'09"W	265.06
C9	136.59	130.00	60°11'54"	N24°11'59"E	130.39

10411
AL
L-21

APPROXIMATE ABSTRACT LINE

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	14.71	185.00	4°33'16"	S20°43'30"W	14.70
C2	105.07	100.00	60°11'54"	S24°11'55"W	100.30
C3	160.41	185.00	49°40'45"	N6°23'30"W	155.43
C4	26.82	235.00	6°32'21"	N34°30'03"W	26.81
C5	33.34	235.00	8°07'42"	N41°50'05"W	33.31
C6	57.26	165.00	19°53'05"	N35°57'23"W	56.98
C7	109.76	100.00	62°53'16"	N67°27'28"W	104.33
C8	289.74	200.00	83°00'15"	N47°24'09"W	265.06
C9	136.59	130.00	60°11'54"	N24°11'59"E	130.39



B.B. & C. RR. CO. SURVEY
ABSTRACT NO. 138

W.A. MONCRIEF JR.
(NO RECORDING FOUND)

I. & G.N. RR. CO. SURVEY
SECTION NO. 3, BLOCK 1
ABSTRACT NO. 1799

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

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET **F** SLIDE **ID**
DATE: 7-12-21

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

JOB No. 107-9607
DATE: APRIL 2021
SHEET
1 of 2

DEDICATION

State of Texas }
County of Parker }

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

LEGAL DESCRIPTION

BEING 32.59 acres situated in the JAMES BRADLY SURVEY, ABSTRACT NO. 120, the JOHN D. BAY SURVEY, ABSTRACT NO. 195 and the I. & G.N. RR. CO. SURVEY, ABSTRACT NO. 1799, Parker County, Texas, being a portion of that certain tract of land described in deed to GH Lumar JV, recorded in Instrument Number 201924134, Official Public Records, Parker County, Texas and being all of Lots 19 through 23, Block A, of BEAR CREEK RANCH, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 551, Plat Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" capped iron rod found at the southwest corner of Lot 31, Block A of said BEAR CREEK RANCH, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6914139.05 and EAST: 2234446.58, for reference;

THENCE being across and through the remaining portion of said GH Lumar JV tract, as follows:

S 88°42'38" W, a distance of 188.24 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 185.00 feet and whose long chord bears S 20°43'30" W, a chord distance of 14.70 feet;
Along said curve in a southwesterly direction, through a central angle of 04°33'16", an arc distance of 14.71 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 23°00'08" W, a distance of 196.14 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"
N 90°00'00" W, a distance of 420.27 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for a southerly southwest corner of the herein described tract;
N 01°13'08" W, a distance of 182.95 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";
S 88°42'38" W, a distance of 595.47 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" in the west line of said GH Lumar JV tract for a westerly southwest corner of the herein described tract, from which a 5/8" iron rod found at a point of intersection in the west line of said GH Lumar JV tract, bears S 01°17'22" E, a distance of 1386.87 feet, for reference;

THENCE N 01°17'22" W, along the west line of said GH Lumar JV tract, a distance of 577.25 feet to a 5/8" capped iron rod found stamped "Brooks Baker";

THENCE N 01°17'05" W, continuing along the west line of said GH Lumar JV tract, at a distance of 335.23, passing the southwest corner of said Lot 19, Block A of said BEAR CREEK RANCH and continuing along the west line of said Lot 19, Block A, in all, a distance of 1216.41 feet to a point for the northwest corner of said Lot 19, being the northwest corner of said BEAR CREEK RANCH and being the southwest corner of that certain tract of land described in deed to BM318, LLC, recorded in Instrument Number 201829926, Official Public Records, Parker County, Texas;

THENCE S 80°08'35" E, along the common line of said BEAR CREEK RANCH and said BM318, LLC, tract being the north line of said Lot 19, Block A, a distance of 237.26 feet to a point for the northeast corner of said Lot 19, Block A and being the northwest corner of Lot 18, Block A, of said BEAR CREEK RANCH;

THENCE along the common line of said Lots 18 and 19, Block A, as follows:

S 12°29'44" E, at a distance of 123.92 feet passing a witness monument found and continuing, in all, a distance of 188.00 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
S 29°43'59" W, a distance of 121.00 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
S 01°17'08" E, passing the north line of Winding Creek Trail (a 60' mutual access and utility easement) and continuing, in all, a distance of 433.51 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084"; at an easterly southeast corner of said Lot 19, Block A, being the southwest corner of said Lot 18, Block A, in the south line of said Winding Creek Trail and being at the beginning of a curve to the right, whose radius is 170.00 feet and whose long chord bears N 75°48'29" E, a chord distance of 117.73 feet;

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 APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

THENCE along the south line of said Winding Creek Trail, as follows:

Along said curve in a northeasterly direction, through a central angle of 40°31'05", an arc distance of 120.22 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
S 83°55'59" E, a distance of 163.90 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 330.00 feet and whose long chord bears N 73°06'06" E, a chord distance of 257.5143 feet;
Along said curve in a northeasterly direction, through a central angle of 45°55'50", an arc distance of 264.54 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
N 50°30'46" E, a distance of 94.81 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" being the northerly northeast corner of said Lot 23, Block A of said BEAR CREEK RANCH;

THENCE along the northeasterly and southeasterly lines of said Lot 23, Block A, as follows:

S 14°49'15" E, a distance of 171.96 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
S 87°27'51" E, a distance of 163.28 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
S 46°32'00" E, a distance of 162.25 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084", being the southeast corner of said Lot 23, Block A and being the most west, south line of said Block A of said BEAR CREEK RANCH;
S 22°32'00" W, a distance of 475.60 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" being the southeast corner of said Lot 23, Block A and being in the most west, south line of said Block A, BEAR CREEK RANCH;

THENCE S 88°54'16" E, along the most west, south line of said BLOCK A, BEAR CREEK RANCH, a distance of 175.25 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE S 42°49'34" E, along a southwesterly line of said Block A, BEAR CREEK RANCH, a distance of 290.67 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE S 01°47'03" W, along the most southerly, west line of said Block A, BEAR CREEK RANCH, a distance of 207.43 feet to the POINT OF BEGINNING and containing 32.59 acres (1,419,747 square feet) of land, more or less.

Does hereby dedicate the same to be known as Lots 1 through 4, Block C and Lot 47, Block A, BEAR CREEK RANCH PHASE II, and Lots 19R through 23R, 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 }

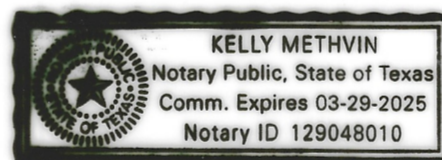
GH LUMAR JV, as Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

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 JV

Garry Z. Luka 5-20-21

GARRY Z. LUKA
Printed Name Title



STATE OF TEXAS }
COUNTY OF PARKER }

Before me, the undersigned authority on this day personally appeared Garry Luka, 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 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 20th day of May, 2021.

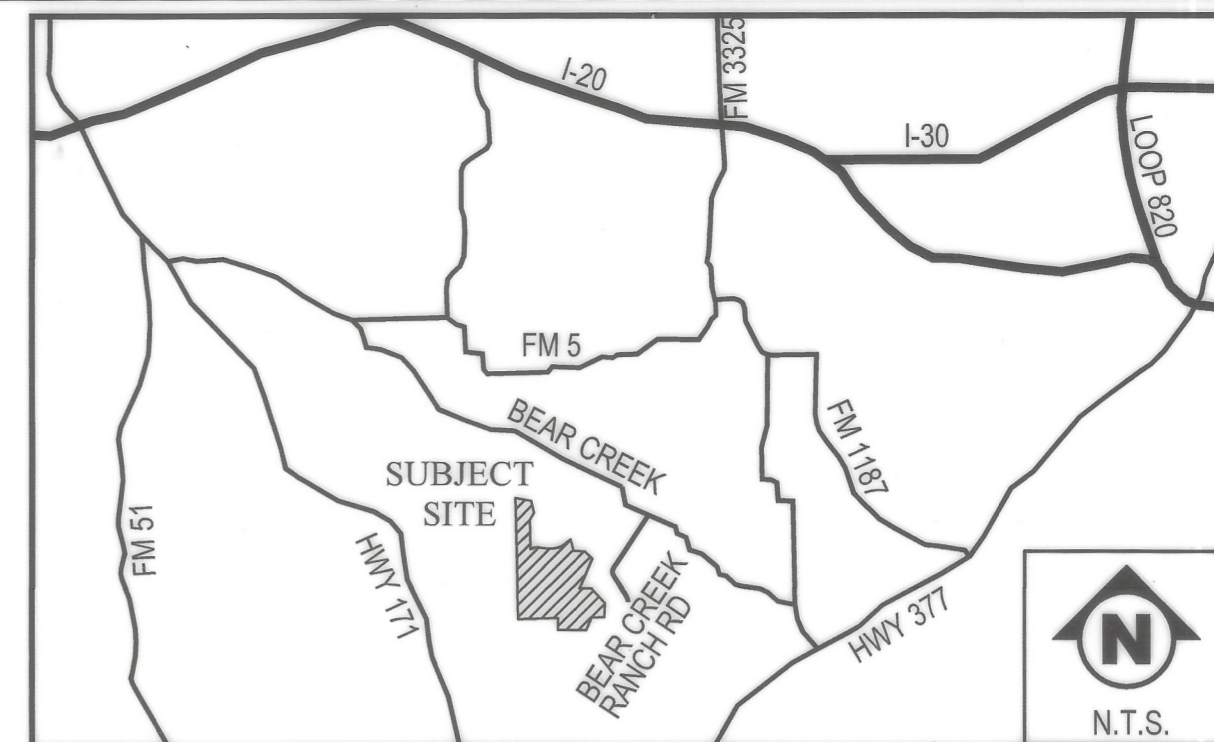
Kelly Methvin
Notary Public in and for The State of Texas

MONUMENT NOTE:

- 1.) 1/2" CIRS INDICATES 1/2" CAPPED IRON ROD SET STAMPED "C.F. STARK RPLS 5084".
2.) 1/2" CIRF INDICATES 1/2" CAPPED IRON ROD FOUND STAMPED "C.F. STARK RPLS 5084".
3.) BOUNDARY MONUMENTS FOUND AS LABELED.
4.) THIS SYMBOL INDICATES WITNESS MONUMENT SET / FOUND.

MINIMUM FINISH FLOOR NOTE:

MFFE = MINIMUM FINISH FLOOR ELEVATION



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, RPLS
Texas Registration No. 5084

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



STATE OF TEXAS ()
COUNTY OF PARKER ()
APPROVED by the Commissioners Court of Parker County, Texas
on the 12 day of July, 2021
Pat Dean, County Judge
George Conley, Commissioner Precinct #1
Craig Peacock, Commissioner Precinct #2
Lary Walden, Commissioner Precinct #3
Steve Dugan, Commissioner Precinct #4

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 "Stark 5084" at all corners unless otherwise note.
7. Total Linear Length of 60' Mutual Access & Utility Easement Streets = 754 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 = 10'
10. 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 0.998989120.

Final Plat
Lots 1 thru 4, Block C and Lot 47, Block A
BEAR CREEK RANCH PHASE II
an Addition to Parker County, Texas
and
Lots 19R thru 23R, Block A
BEAR CREEK RANCH
an Addition to Parker County, Texas
Being a Re Plat of
Lots 19 thru 23, Block A
BEAR CREEK RANCH
an Addition to Parker County, Texas
according to the Plat recorded in
Cabinet E, Slide 551, Plat Records
Parker County, Texas

Being 32.59 Acres Situated in the
JAMES BRADLEY SURVEY, Abstract No. 120;
JOHN D. BAY SURVEY, Abstract No. 195;
and the
I. & G.N. RR. CO. SURVEY, Abstract No. 1799
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 Survey Firm F-10158800
www.barronstark.com

JOB No. 107-9607
DATE APRIL 2021

SHEET

2 of 2

OWNER:

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



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F, SLIDE 10
DATE 7-12-21

COUNTY CLERK STAMP
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202127245
07/12/2021 03:04 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT