

USER: CHUCK STARK
PLOT ON: 5/5/2025 8:57 AM
FILE NAME: N-BARRON STARK SWIFT ENG999 MISC SURVEYS & PLANS\10503 - BEAR CREEK NORTH REPLAT - SHEA TRINIS\100 CAD\100 DWG\100 PLAT\10503 BEAR CREEK NORTH - LOTS 9 & 10 REPLAT - DWG

MONUMENT NOTE:

- 1.) OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED BARRON-STARK.
- 2.) SOLID CIRCLE INDICATES MONUMENT FOUND.
- 3.) BOX WITH X INDICATES WITNESS MONUMENT SET.

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.

Waiver for groundwater study was approved in the Commissioners Court on April 28, 2025.

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, DOCUMENTS 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.

FLOOD STATEMENT:

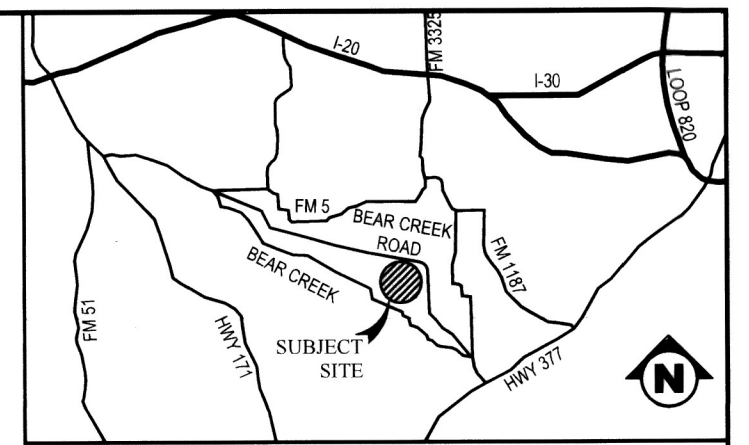
ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED APRIL 05, 2019 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

202513877 PLAT Total Pages: 1

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 = 30' unless otherwise 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 noted.
7. Total Linear Length of Public Streets = 0 feet.
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).
11. A 9-1-1 address number shall be erected by the landowner on his/her driveway, visible and readable from public roads. Reflective house numbers are required.
12. The purpose of this replat is to create more buildable lot configuration for existing Lot 9 and 10, Block A.

Variance for driveway distances was approved in Commissioners Court on May 12, 2025



DEDICATION

STATE OF TEXAS {}
COUNTY OF PARKER {}

WHEREAS, Chaz Guy McCaslin and Mackenzi Lynne McCaslin are the owners of Lot 9, Block A and Michael S. Atkins and Julie Atkins are the owners of Lot 10, Block A, Bear Creek North, Addition to Parker County, Texas as recorded in Cabinet E, Slide 755, Plat Records Parker County, Texas as evidenced by deeds recorded in Instrument No. 2023-24522 and Instrument No. 2024-18948 respectively, Deed Records Parker County, Texas;

BEING 7.52 acres situated in the James Bradley Survey, Abstract No. 120 and the John D. Bay Survey, Abstract No. 195 Parker County, Texas and being all of Lots 9 and 10, Block A, Bear Creek North, Addition to Parker County, Texas as recorded in Cabinet E, Slide 755, Deed Records Parker County, Texas;

Do hereby dedicate the same to be known as BEAR CREEK NORTH, LOTS 9R and 10R, BLOCK A, an Addition to Parker County, Texas, and do hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

STATE OF TEXAS {}
COUNTY OF PARKER {}

Chaz Guy McCaslin, Mackenzi Lynne McCaslin, Michael S. Atkins, and Julie Atkins, as Owners 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.

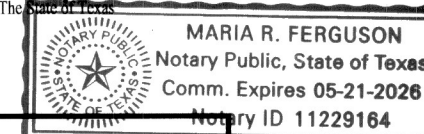
Chaz Guy McCaslin Date: 5/6/25
Mackenzi Lynne McCaslin Date: 5/6/25
Michael S. Atkins Date: 5/6/25
Julie Atkins Date: 5/6/25

STATE OF TEXAS {}
COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Michael S. Atkins and Julie Atkins, known to me to be the persons whose names are 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 6 day of May, 2025.

Maria R. Ferguson
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 27th day of May, 2025

Pat Deen, County Judge
George Canley, Commissioner Precinct #1
Jacob Holt, Commissioner Precinct #2
Larry Walden, Commissioner Precinct #3
Mike Hale, Commissioner Precinct #4

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

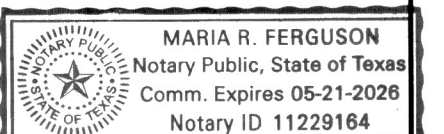
202513877
05/27/2025 04:13 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

STATE OF TEXAS {}
COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Chaz Guy McCaslin and Mackenzi Lynne McCaslin, known to me to be the persons whose names are 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 6 day of May, 2025.

Maria R. Ferguson
Notary Public in and for the State of Texas



FINAL PLAT
Lots 9R and 10R, Block A
BEAR CREEK NORTH
An Addition to Parker County, Texas

Being
a Replat of Lots 9 and 10, Block A
Bear Creek North
an addition to Parker County as Recorded in Cabinet E, Slide 755
Plat Records Parker County, Texas
JAMES BRADLEY SURVEY, ABSTRACT NO. 120
and the
JOHN D. BAY SURVEY, ABSTRACT NO. 195
Parker County, Texas

7.52 Acres

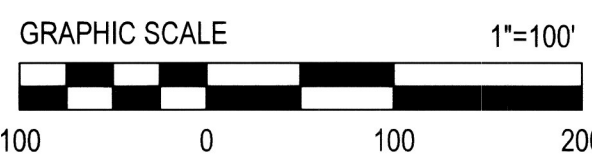
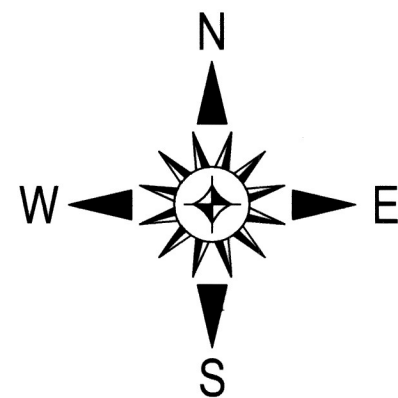
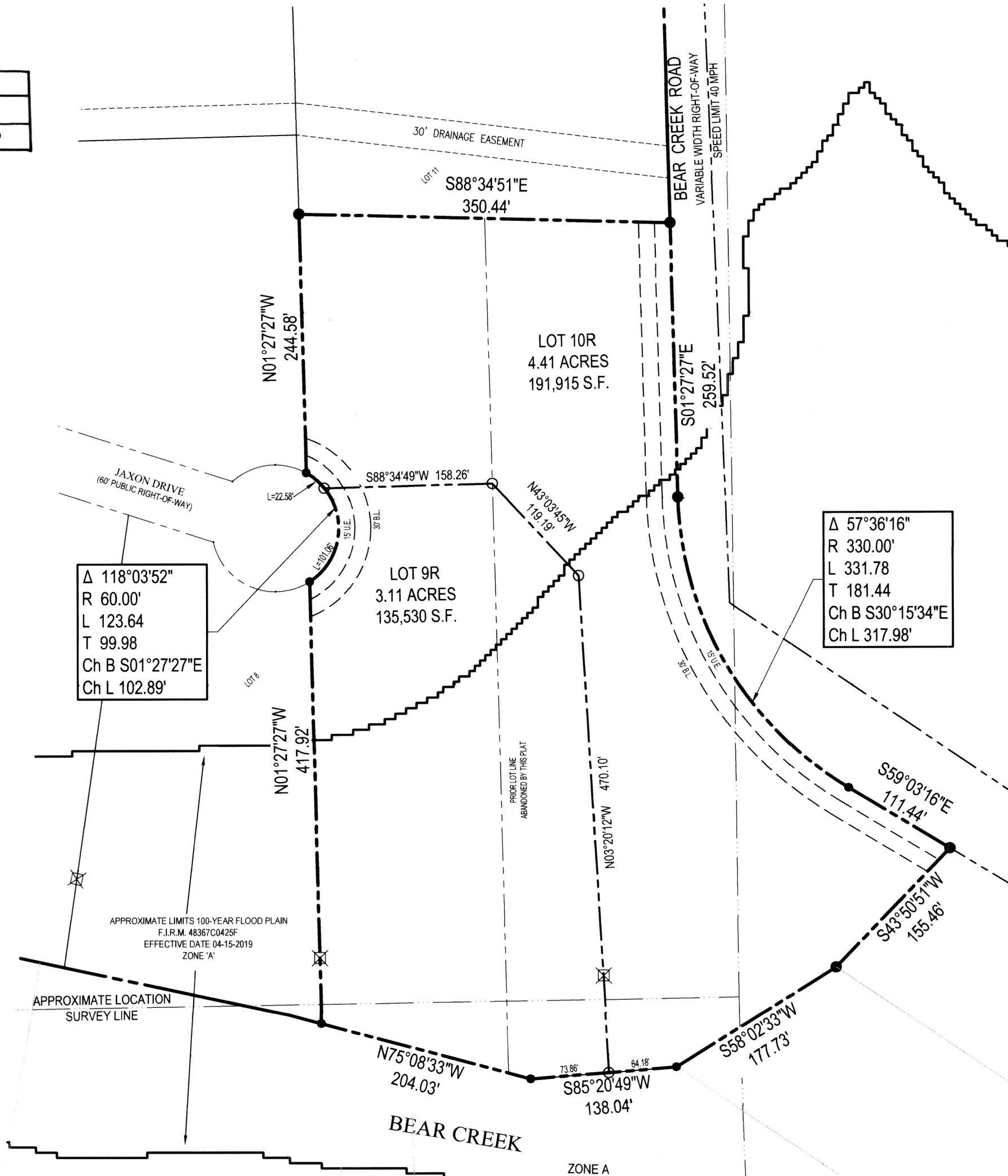
April 2025
Precinct #4

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET G SLIDE 112
DATE May 27, 2025

JOB No. 999-10503
DATE April 2025
SHEET

1 of 1

CULVERT TABLE	
LOT 9R	18" CMP
LOT 10R	24" CMP



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, R.P.L.S.
Texas Registration No. 5084
05/05/25



PROPERTY ADDRESS:

LOT 9, BLOCK A: 1032 JAXON DRIVE
LOT 10, BLOCK A: 3755 BEAR CREEK ROAD

OWNERS:

Chaz Guy and Mackenzi Lynne McCaslin
1032 Jaxon Drive, Aledo, TX 76008
Aledo, Texas 76008
Michael S. and Julie Atkins
3755 Bear Creek Road
Aledo, Texas 76008

B
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