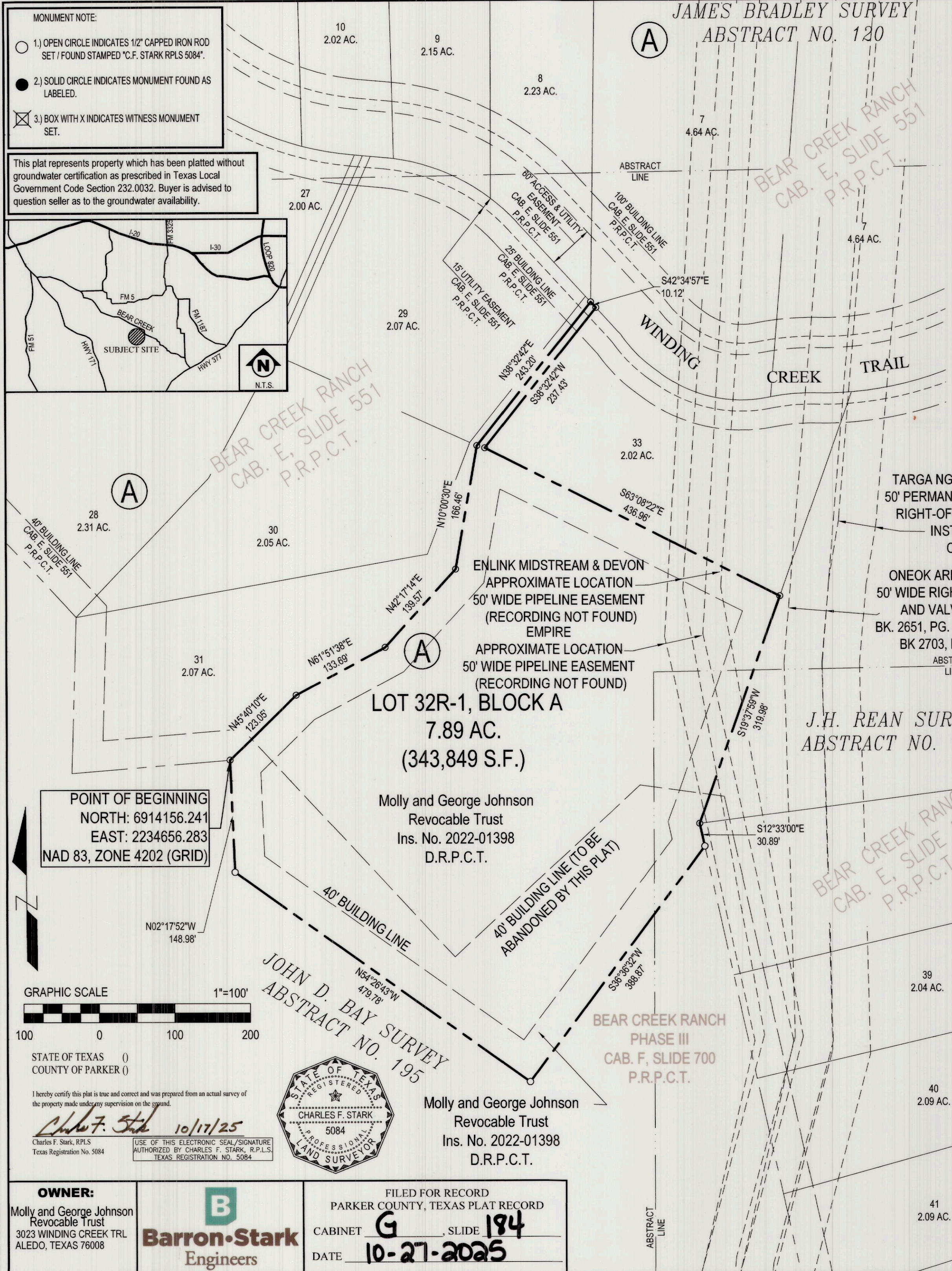


USER: CHUCK STARK
FILE: 10/27/2025 3:48 PM
FILE NAME: N.BARRON STARK SWIFT ENG5084 - 1 LOT 32 REPLAT BEAR CREEK RANCH CAB. E. SLIDE 551 BEAR CREEK LOT 32R BLK A REPLAT.DWG



- 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.
 - Total Linear Length of Public Streets = 0 feet.
 - Subdivision is located in the Aledo ISD.
 - 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) derived from resolved OPUS solutions. Elevation are NAVD 88, with a combined scale factor of 0.999899120.
 - 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.

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.

STATE OF TEXAS ()
COUNTY OF PARKER ()

APPROVED by the Commissioners Court of Parker County, Texas
on the 25 day of October, 2025

Pat Dean, County Judge

George Conley, Commissioner Precinct #1
Larry Walden, Commissioner Precinct #3

Stacy Peacock, Commissioner Precinct #2
Mike Hale, Commissioner Precinct #4

COUNTY CLERK STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202529181
10/27/2025 03:22 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

DEDICATION

State of Texas ()
County of Parker ()

202529181 PLAT Total Pages: 1

WHEREAS, THE MOLLY AND GEORGE JOHNSON REVOCABLE TRUST is the Owner of the herein described property as evidenced by deeds recorded in Instrument No. 2022-01398 and Instrument No. 2023-05379, Deed Records Parker County, Texas, to wit:

DEDICATION

BEING all of Lot 32R, Block A, BEAR CREEK RANCH, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 693, Plat Records, Parker County, Texas and a 1.64 acre tract recorded in Instrument Number 202201398, Deed Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southwest corner of said Lot 32, being the southeast corner of Lot 31, Block A, of said BEAR CREEK RANCH, also being the west corner of said 1.77 acre tract;

THENCE along the common line of said Lots 31 and 32, as follows:

N 45°40'10" E, a distance of 123.05 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
N 61°51'38" E, a distance of 133.69 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
N 42°17'14" E, a distance of 139.57 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
N 10°00'30" E, a distance of 166.46 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
N 38°32'42" E, a distance of 243.20 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the south line of Winding Creek Trail (a Sixty (60) foot wide access and utility easement), being the most north corner of said Lots 31 and 32;

THENCE S 42°34'57" E, along the south line of said Winding Creek Trail, a distance of 10.12 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most north, northeast corner of said Lot 32 and being the northwest corner of Lot 33, Block A, of said BEAR CREEK RANCH;

THENCE S 38°32'42" W, leaving the south line of said Winding Creek Trail, along the common line of said Lots 32 and 33, a distance of 237.43 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at a re-entrant corner of said Lot 32 and being the southwest corner of said Lot 33;

THENCE S 63°08'22" E, continuing along the common line of said Lots 32 and 33, a distance of 436.96 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084", being the easterly northeast corner of said Lot 32, the southeast corner of said Lot 33 and being in the west line of Lot 34, Block A of said BEAR CREEK RANCH;

THENCE S 19°37'59" W, along the common line of said Lots 32 and 34, a distance of 319.98 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southeast corner of said Lot 32, the southwest corner of Lot 34 and being the northwest corner of Lot 38, Block A of said BEAR CREEK RANCH;

THENCE S 12°33'00" W, 30.89 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
THENCE S 36°36'32" W, 388.87 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
THENCE N 54°26'43" W, 479.78 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
THENCE N 02°17'52" W, continuing across said Brothers In Christ tract, a distance of 148.98 feet to the POINT OF BEGINNING and containing a total area of 7.89 acres (343,849 square feet) of land, more or less.

State of Texas ()
County of Parker ()

THE MOLLY AND GEORGE JOHNSON REVOCABLE TRUST, 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.

THE MOLLY AND GEORGE JOHNSON REVOCABLE TRUST

Molly Lee Johnson
Molly Lee Johnson, Trustee

Date: 10/17/2025

10411.00A.032.00
20195.001.000.00

STATE OF TEXAS ()
COUNTY OF PARKER ()

Before me, the undersigned authority on this day personally appeared Molly Lee Johnson, on behalf of the Molly and George Johnson Revocable Trust, known to me to be the persons whose names are 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 17th day of October, 2025.

A. Dulaney
Notary Public in and for the State of Texas

A. DULANEY
Notary Public, State of Texas
Comm. Expires 08-20-2028
Notary ID 125125425

Final Plat
Lot 32R-1, Block A
BEAR CREEK RANCH
An Addition to Parker County, Texas
Being a Re-Plat of
Lot 32R, Block A
BEAR CREEK RANCH
an Addition to Parker County, Texas, according to the Plat
recorded in Cabinet E, Slide 693, Plat Records
Parker County, Texas
And Being
7.89 Acres Situated in the
J.H. REAN SURVEY, ABSTRACT NO. 1106
and the
JOHN D. BAY SURVEY, ABSTRACT NO. 195
Parker County, Texas

4055 International Plaza, Suite 350
Fort Worth, Texas 76109
(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. 99-10645
DATE SEP 2025
SHEET
1 of 1