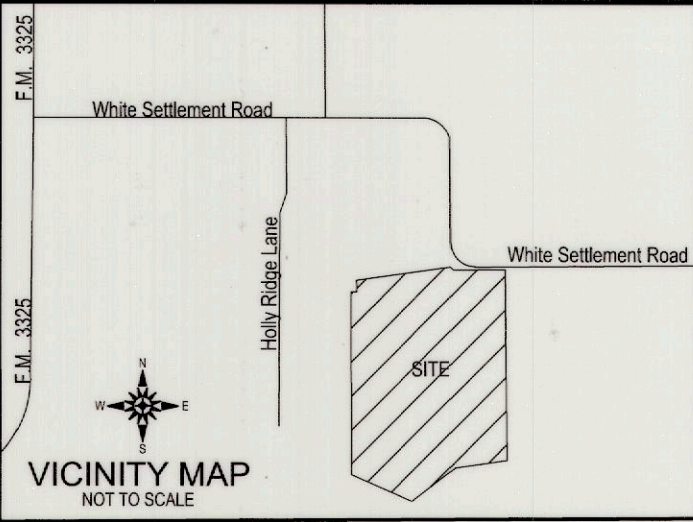
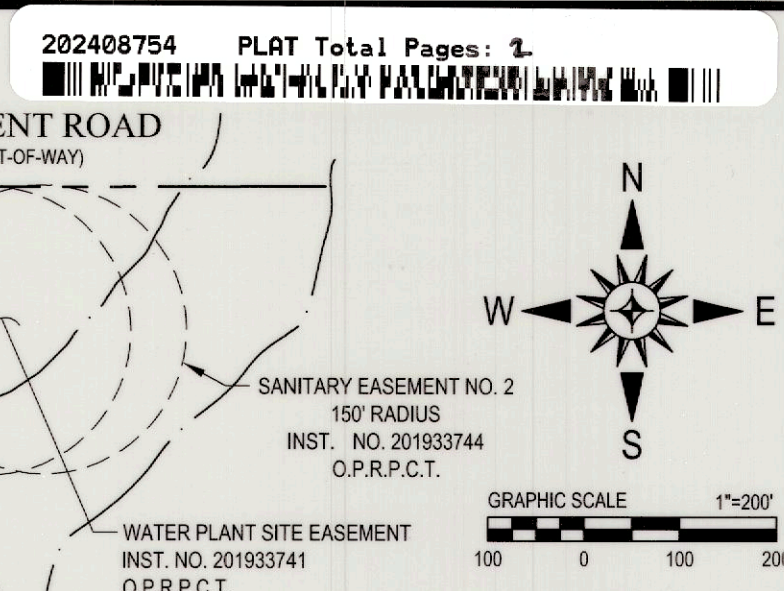
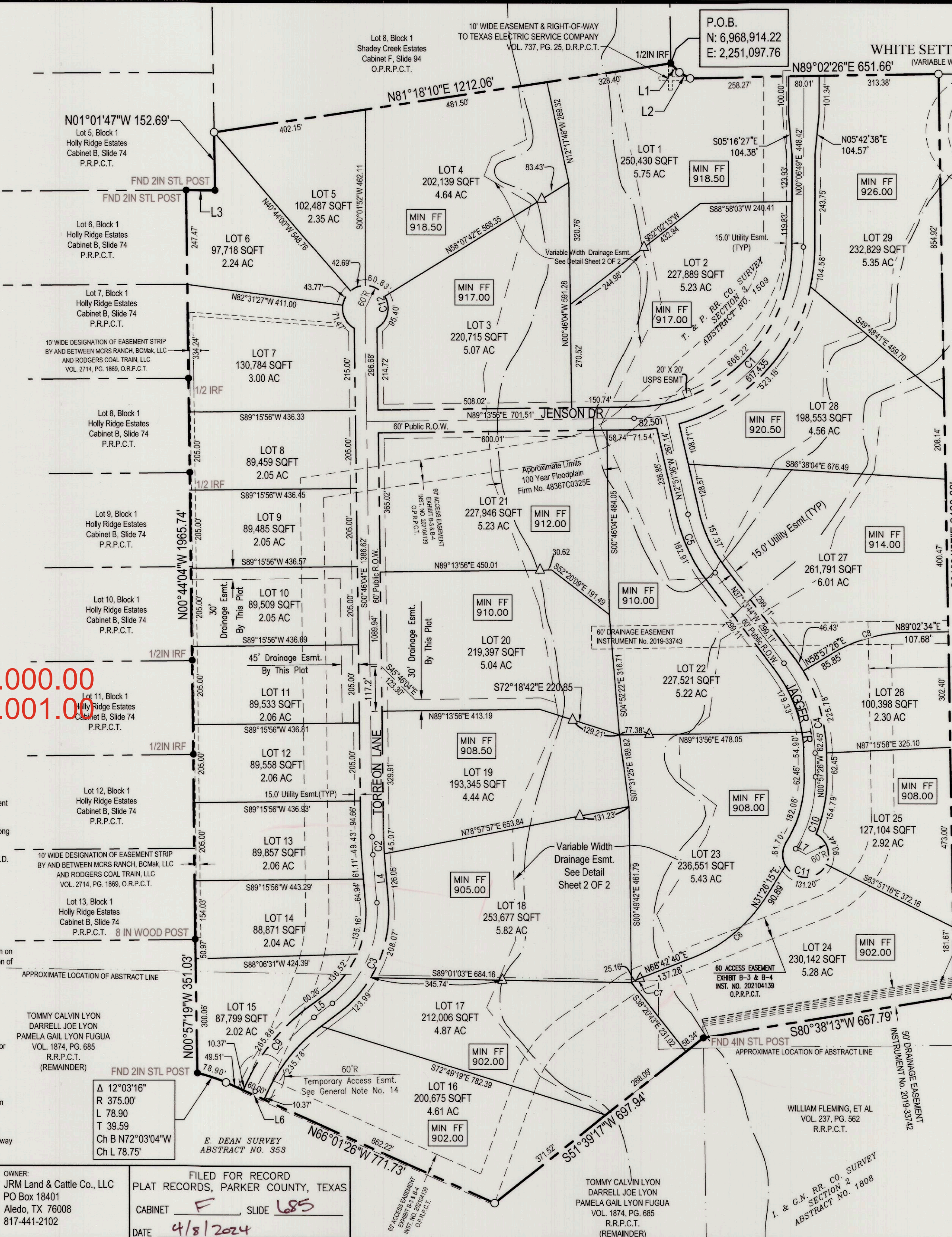




CURVE TABLE				
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	699.94'	450.00'	89°07'07"	N44°40'22"E
C2	47.25'	650.00'	4°09'55"	S02°51'02"E
C3	301.87'	300.00'	57°39'10"	S23°53'36"W
C4	253.22'	400.00'	36°16'18"	N19°05'35"W
C5	170.13'	400.00'	24°22'08"	N25°02'40"W
C6	260.22'	400.00'	37°16'25"	N50°04'27"E
C7	36.24'	250.00'	8°18'22"	N64°33'29"E
C9	250.83'	500.00'	28°44'36"	S38°20'52"W
C10	199.09'	350.84'	32°30'45"	S15°20'19"W
C11	286.34'	60.00'	273°26'02"	N73°37'35"E
C12	314.16'	60.00'	300°00'00"	S89°13'56"W

LINE TABLE		
LINE No.	LENGTH	DIRECTION
L1	32.78'	S44°01'39"E
L2	32.46'	S60°55'54"E
L3	75.68'	S89°55'34"E
L4	126.05'	S04°56'18"E
L5	60.26'	S52°43'11"W
L6	10.37'	S23°58'34"W
L7	30.01'	S60°54'29"E

- GENERAL NOTES:
- All lots in this subdivision are subject to the following building line setbacks:
Front Building Line = 40 feet
Rear Building Line = 25 feet
Side Building Line = 10 feet
 - Unless noted otherwise on the face of the plat, all lots within this subdivision have a 15' drainage easement along the front, rear, and side lot lines.
 - Unless noted otherwise on the face of the plat, all lots within this subdivision have 15' utility easement along street frontages.
 - Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202).
 - Total Number of Single Family Residential Lots = 29.
 - Water Source to be private individual water wells. Waste Water to be private individual Waste Water Systems.
 - Lot sizes range from 2.05 acres to 6.01 acres.
 - 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, Texas, dated Sept. 26, 2008 map no. 48367C0325E, and for Parker County, Texas, a portion of the property described herein does appear to lie within a special flood hazard area.
 - Total centerline linear street length = 5,027' (Public ROW).
 - All property within this plat is located in the Aledo Independent School District.
 - Release of area from the City of Fort Worth's Extraterritorial Jurisdiction (ETJ) by Petition of Landowner or Resident Pursuant to Chapter 42, Subchapter D of the Texas Local Government Code Tracking No. BAX-23-010.
 - Central box units (CBUs) required by USPS for mail delivery & must meet postal regulations.
 - 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.
 - The temporary access easement at the south end of Torreon Lane shall terminate upon extension of the roadway south and no longer be in effect. This termination shall be automatic upon extension of the roadway & requires no action by the adjoining property owners.



Driveway Spacing Per Posted Speed Limit	
30 MPH	200 FEET
35 MPH	250 FEET
40 MPH	305 FEET

14383
AL
M-14

Arka Farms 2, LLC
Instrument No. 202326193
O.P.R.P.C.T.

- NOTE:
- OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED BARRON STARK
 - SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED
 - TRIANGLE INDICATES WITNESS MONUMENT SET

- 5' WIDE AMENDMENT AND RATIFICATION AGREEMENT VOL. 2687, PG. 1337, O.P.R.P.C.T.
- 5' WIDE RIGHT-OF-WAY AGREEMENT TO CROSSTEX NORTH TEXAS GATHERING, L.P. VOL. 2531, PG. 626, O.P.R.P.C.T.
- 5' WIDE PIPELINE EASEMENT TO DENBURY RESOURCES INC. BECOMES 40' WIDE DURING TIMES OF REPAIR VOL. 2010, PG. 1429, O.P.R.P.C.T. VOL. 2010, PG. 1440, O.P.R.P.C.T.

Final Plat
Lots 1 thru 29
LAKERIDGE RANCHES
An Addition to Parker County, Texas
Being 119.40 Acres Situated in the
T. & P. RR. CO. Survey, Section 3,
Block 2, Abstract No. 1509
& the E. Dean Survey, Abstract No. 353
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

Barron-Stark
Engineers

OWNER:
JRM Land & Cattle Co., LLC
PO Box 18401
Aledo, TX 76008
817-441-2102

FILED FOR RECORD
PLAT RECORDS, PARKER COUNTY, TEXAS
CABINET **F** SLIDE **685**
DATE **4/8/2024**

TOMMY CALVIN LYON
DARRELL JOE LYON
PAMELA GAIL LYON FUGUA
VOL. 1874, PG. 685
R.R.P.C.T.
(REMAINDER)

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VOL. 1874, PG. 685
R.R.P.C.T.
(REMAINDER)

March 2024
PRECINCT # 4

JOB No. 107-10278
JANUARY 2024

SHEET
1 of 2