

DEDICATION
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, JRM Land & Cattle Co. LLC, and Alfredo Bernal Instrument # 2024-06106, is the Owner of the herein described property:

119.40 acres being more particularly described, as follows:

Being a tract of land in the T. & P. RR. Co. Survey, Section 3, Block 2, Abstract Number 1509 & the T.E Dean Survey, Abstract Number 353, and being further described in the deed to JRM Land & Cattle Company, LLC as recorded under instrument number 2022-35059 and being more particularly described as follows:

BEGINNING at a 1/2 inch iron round found at the southeast corner of Lot 8, Block 1 of Shadey Creek Estates as recorded in Cabinet F Slide 94, Plat Records, Parker County, Texas;

THENCE SOUTH 44°01'39" EAST, with the south right-of-way line of White Settlement Road (a variable width R.O.W.) a distance of 32.78 to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE SOUTH 60°55'54" EAST, with the south right-of-way line of White Settlement Road (a variable width R.O.W.) a distance of 32.46 to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE NORTH 89°02'26" EAST, with the south right-of-way line of White Settlement Rd a distance of 651.66 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northwest corner of the tract described in the deed to Arka Farms 2, LLC as recorded under instrument number 202326193 Official Public Records, Parker County, Texas (O.P.R.P.C.T.);

THENCE SOUTH 01°01'57" EAST, with the west line of the said Arka Farms tract a distance of 2420.60 feet to a found 1/2 inch iron rod;

THENCE SOUTH 80°38'13" WEST, a distance of 667.79 feet to a 4" metal fence post;

THENCE SOUTH 51°39'17" WEST, a distance of 697.94 to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE NORTH 66°01'26" WEST, a distance of 771.73 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the right (concave southwesterly) having a radius of 375.00 feet;

CONTINUING with the arc of said curve to the right an arc length of 78.90 feet, passing through a central angle of 12°03'16" (having a chord bearing of NORTH 72°03'04" WEST, a chord distance of 78.75 feet) to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE NORTH 00°57'19" WEST, a distance of 351.03 feet to a found 8" wood post;

THENCE NORTH 00°44'04" WEST, with the east line of Holly Ridge Estates as recorded under Cabinet B, Slide 74, Plat Records, Parker County, Texas a distance of 1965.74 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE NORTH 89°09'24" EAST, a distance of 75.58 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of Lot 5, Block 1 Holly Ridge Estates as recorded under Cabinet B, Slide 74 Plat Records, Parker County, Texas (P.R.P.C.T.);

THENCE NORTH 01°00'00" WEST, with the west line of the said Lot 5 a distance of 151.48 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southeast corner of the said Lot 8, Block 1;

THENCE NORTH 81°18'10" EAST, with the south line of Lot 8, Block 1, Shadey Creek Estates a distance of 1212.06 feet returning to the POINT OF BEGINNING and enclosing 119.40 Acres (5,201,051 Square Feet) more or less.

STATE OF TEXAS
COUNTY OF PARKER

JRM Land & Cattle Co. and Alfredo Bernal, LLC, as Owner(s) 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.

We 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.

JRM LAND & CATTLE CO., LLC

Printed Name: Jim Martin

Title: Partner

Date: 04/01/2024

Alfredo Bernal, Individually

Printed Name: Alfredo Bernal

Date: 04/01/2024

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jim Martin, Owner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 1ST day of APRIL, 2024.

Cynthia Kay Scoggin
Notary Public in and for the State of Texas

09-05-2026
My Commission Expires On:



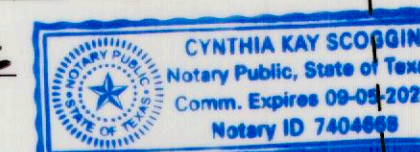
STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Alfredo Bernal Owner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 1ST day of APRIL, 2024.

Cynthia Kay Scoggin
Notary Public in and for the State of Texas

09-05-2026
My Commission Expires On:



COUNTY CLERK STAMP

FILED AND RECORDED

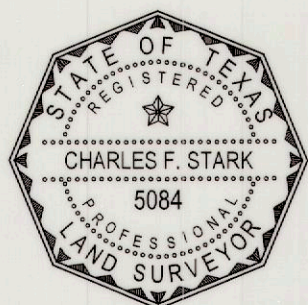
OFFICIAL PUBLIC RECORDS

Lila Deakle

202408754
04/08/2024 12:43 PM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

Charles F. Stark
Registered Professional Land Surveyor
Texas Registration No. 5084



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

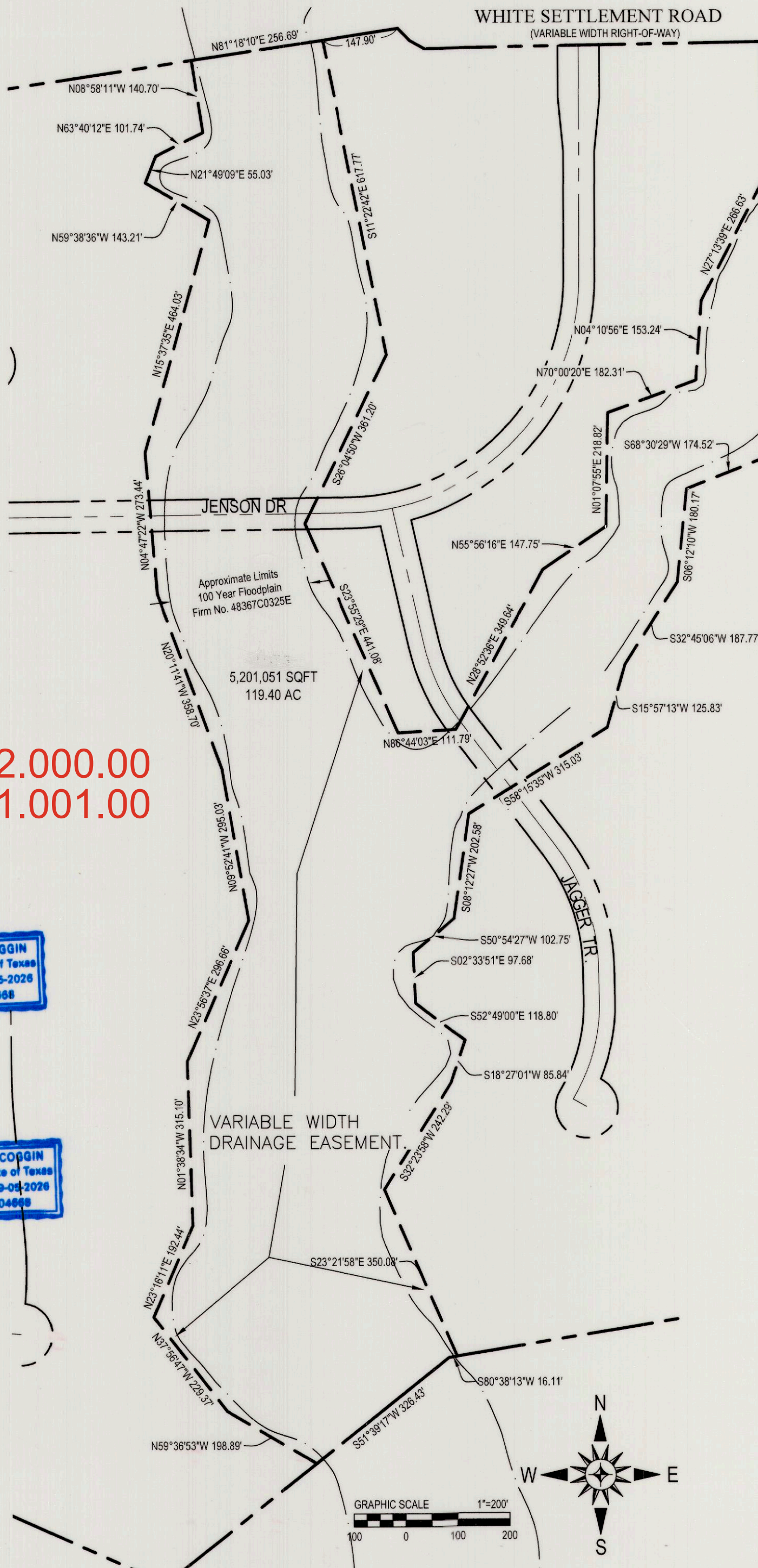
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(817) 231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

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

Drainage Easement Inset



DRIVEWAY CULVERTS	
	MINIMUM
LOT 1	18"
LOT 2	18"
LOT 3	18"
LOT 4	18"
LOT 5	18"
LOT 6	24"
LOT 7	24"
LOT 8	24"
LOT 9	24"
LOT 10	24"
LOT 11	30"
LOT 12	30"
LOT 13	24"
LOT 14	24"
LOT 15	18"
LOT 16	18"
LOT 17	18"
LOT 18	24"
LOT 19	24"
LOT 20	18"
LOT 21	18"
LOT 22	18"
LOT 23	18"
LOT 24	24"
LOT 25	24"
LOT 26	24"
LOT 27	24"
LOT 28	24"
LOT 29	18"

14383
AL
M-14

STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas

on the 1ST day of April 2024

Pat Dean, County Judge

George Conley
Commissioner Precinct #1

Larry Walden
Commissioner Precinct #3

Jacob Holt
Commissioner Precinct #2

Mike Hale
Commissioner Precinct #4

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

March 2024

PRECINCT # 4

JOB No. 107-10278

JANUARY 2024

SHEET
2 of 2