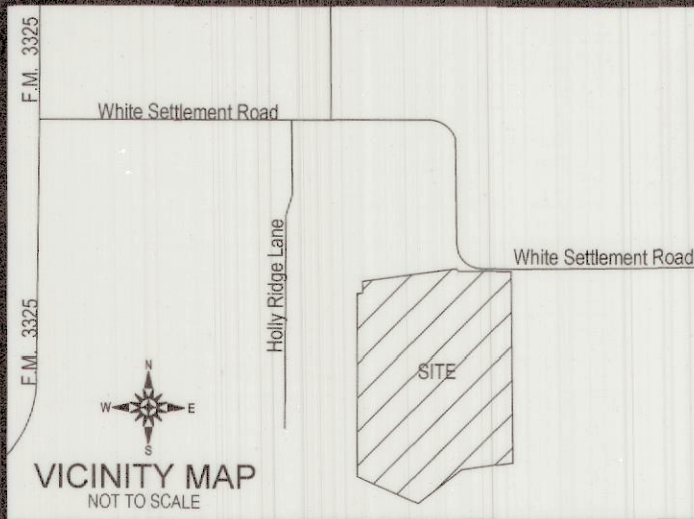




CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	617.44'	450.00'	78°36'52"	N39°25'14"E	570.13'
C2	47.25'	650.00'	4°09'55"	S02°51'02"E	47.24'
C3	301.87'	300.00'	57°39'10"	S23°53'36"W	289.29'
C4	253.22'	400.00'	36°16'18"	N19°05'35"W	249.02'
C5	170.13'	400.00'	24°22'08"	N25°02'40"W	168.85'
C6	210.04'	400.00'	30°05'08"	N74°00'00"E	207.63'
C7	46.43'	430.00'	6°11'13"	S34°08'08"E	46.41'
C8	160.50'	370.00'	24°51'12"	S25°16'54"E	159.24'
C9	250.83'	500.00'	28°44'36"	S38°20'52"W	248.21'
C10	199.09'	350.84'	32°30'45"	S15°20'19"W	196.43'

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

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

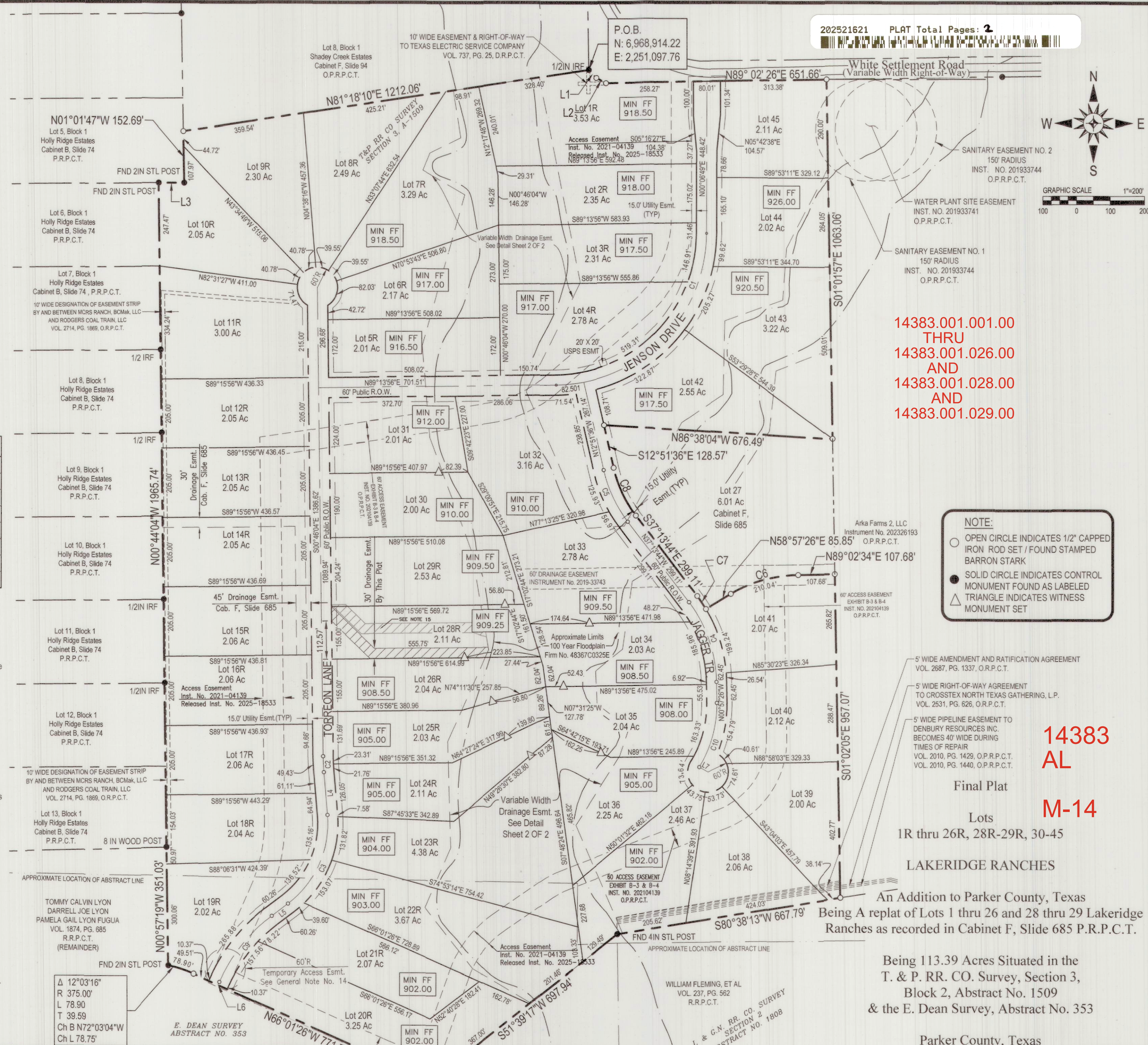
- GENERAL NOTES:
- All lots in this subdivision are subject to the following building line setbacks:
Front Building Line = 40 feet
Rear Building Line = 25 feet
Side Building Line = 10 feet
 - Unless noted otherwise on the face of the plat, all lots within this subdivision have a 15' drainage easement 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 = 44.
 - 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 4.38 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 Extrajurisdictional 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.
 - The Variable width drainage easement on lot 20, Cabinet F, Slide 685 is abandoned by this plat.
 - This replat does not change any street alignments created in Cabinet F, Slide 685.
 - Groundwater study waiver request was approved by the commissioner's court on November 27, 2023.
 - Variance for driveway distances for Lot 45R off Jensen Drive was approved in the Commissioners Court July 28, 2025.

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

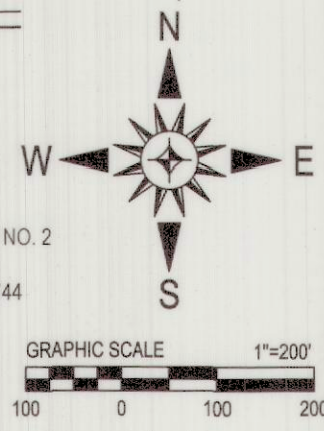


OWNER:
JRM Land & Cattle Co., LLC
PO Box 18401
Aledo, TX 76008
817-441-2102

FILED FOR RECORD
PLAT RECORDS, PARKER COUNTY, TEXAS
CABINET **G** SLIDE **157**
DATE **8-12-25**



202521621 PLAT Total Pages: 2



14383.001.001.00
THRU
14383.001.026.00
AND
14383.001.028.00
AND
14383.001.029.00

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.

**14383
AL
M-14**
Final Plat
Lots
1R thru 26R, 28R-29R, 30-45
LAKERIDGE RANCHES
An Addition to Parker County, Texas
Being A replat of Lots 1 thru 26 and 28 thru 29 Lakeridge
Ranches as recorded in Cabinet F, Slide 685 P.R.P.C.T.

Being 113.39 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
December 2024
PRECINCT # 4

JOB No. 107-10278
NOVEMBER 2024
SHEET
1 of 2

DEDICATION
STATE OF TEXAS {}
COUNTY OF PARKER {}

WHEREAS, JRM Land & Cattle Co. LLC, is the Owner of the herein described property:

Being a 113.39 acre tract of land situated in the T. & P. RR. Co. Survey, Section 3, Block 2, Abstract Number 1509 & the T.E Dean Survey, Abstract Number 353, and being a Re-Plat of Lots 1 through 26 and 28 through 29, Lakeridge Ranches as recorded in Cabinet F, Slide 685, and County Clerk's Instrument Number 202408754 Parker County Plat Records, Parker County, Texas 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 Tact a distance of 1063.06 feet to a found 1/2 inch capped iron rod inscribed "Barron Stark" for the northeast corner of Lot 27, Lakeridge Ranches, an addition to Parker County as recorded in Cabinet F, Slide 685, Plat Records Parker County, Texas;

THENCE NORTH 86°38' 04" WEST, with the north line of aid Lot 27 Texas a distance of 676.49 feet to a found 1/2 Inch capped iron rod inscribed "Barron Stark" in the east line of Jagger Trail;

THENCE SOUTH 12°51'36" EAST, with the east line of Jagger Trail a distance of 128.57 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark" at the beginning of a curve to the left having a radius of 370.00 feet;

CONTINUING with the east line of Jagger Trail and arc of said curve to the left an arc length of 160.50 feet, passing through a central angle of 24°51'12" (having a chord bearing of SOUTH 25°16'54" EAST, a chord distance of 159.24 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE SOUTH 37°13'44" EAST, continuing with the east line of Jagger Trail, a distance of 299.11 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark" at the beginning of a curve to the right having a radius of 430.00 feet;

CONTINUING with the east line of Jagger Trail and arc of said curve to the right an arc length of 46.43 feet, passing through a central angle of 6°11'13" (having a chord bearing of SOUTH 34°08'08" EAST, a chord distance of 46.41 feet) to a found 1/2 inch iron rod for the southwest corner of said Lot 27;

THENCE NORTH 58°57'26" EAST, with the south line of aforementioned Lot 27 a distance of 85.85 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark" set at the beginning of a curve to the right having a radius of 400.00 feet;

CONTINUING with the arc of said curve to the right an arc length of 210.04 feet, passing through a central angle of 30°05'08" (having a chord bearing of NORTH 74°00'00" EAST, a chord distance of 207.63 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE NORTH 89°02'34" EAST a distance of 107.68 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark" in the west line of said Arka Farms tract;

THENCE SOUTH 01°02'05" EAST, with the west line of the said Arka Farms Tract a distance of 957.07 feet to a found 1/2 inch iron rod in the north line of the William Fleming tract as recorded in Volume 237, Page 562, Deed Records Parker County, Texas;

THENCE SOUTH 80°38'13" WEST with the north line of said Fleming tract a distance of 667.79 feet to a 4" metal fence post for the northwest corner of said Fleming tract and the northeast corner of the Lyon tract (remainder) as recorded in Volume 1874, Page 685, Deed Records Parker County, Texas;

THENCE SOUTH 51°39'17" WEST with the Lyon remainder north line a distance of 697.94 to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE NORTH 66°01'26" WEST with the Lyon remainder north line 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 left (concave southwestly) having a radius of 375.00 feet;

CONTINUING with the arc of said curve to the right and Lyon remainder north line 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 found 2 inch steel post;

THENCE NORTH 00°57'19" WEST continuing with the Lyon remainder north line a distance of 351.03 feet to a found 8" wood post for the southeast corner of Holly Ridge Estates, an addition to Parker County as recorded in Cabinet B, Slide 74, Plat Records Parker County, Texas;

THENCE NORTH 00°44'04" WEST with the east line of Holly Ridge Estates a distance of 1965.74 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark" in the south line of Lot 5, Block 1, Holly Ridge Estates;

THENCE NORTH 89°55'34" EAST with the Lot 5 south line a distance of 75.68 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of said Lot 5, Block 1;

THENCE NORTH 01°01'47" WEST with the west line of the said Lot 5 a distance of 152.69 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest 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 113.39 Acres (4,939,268 Square Feet) of land, more or less.

JRM Land & Cattle Co., as Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever Lots 1R through 26R, 28R through 29R and 30 through 45 Lakeridge Ranches, 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.

Executed this 14th day of July, 2025.

BY: JRM LAND & CATTLE CO., LLC

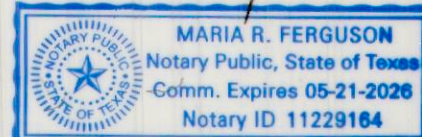
Jim Martin
Printed Name: Jim Martin, Partner

STATE OF TEXAS {}
COUNTY OF Tarrant

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jim Martin, 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 14th day of July, 2025.

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



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
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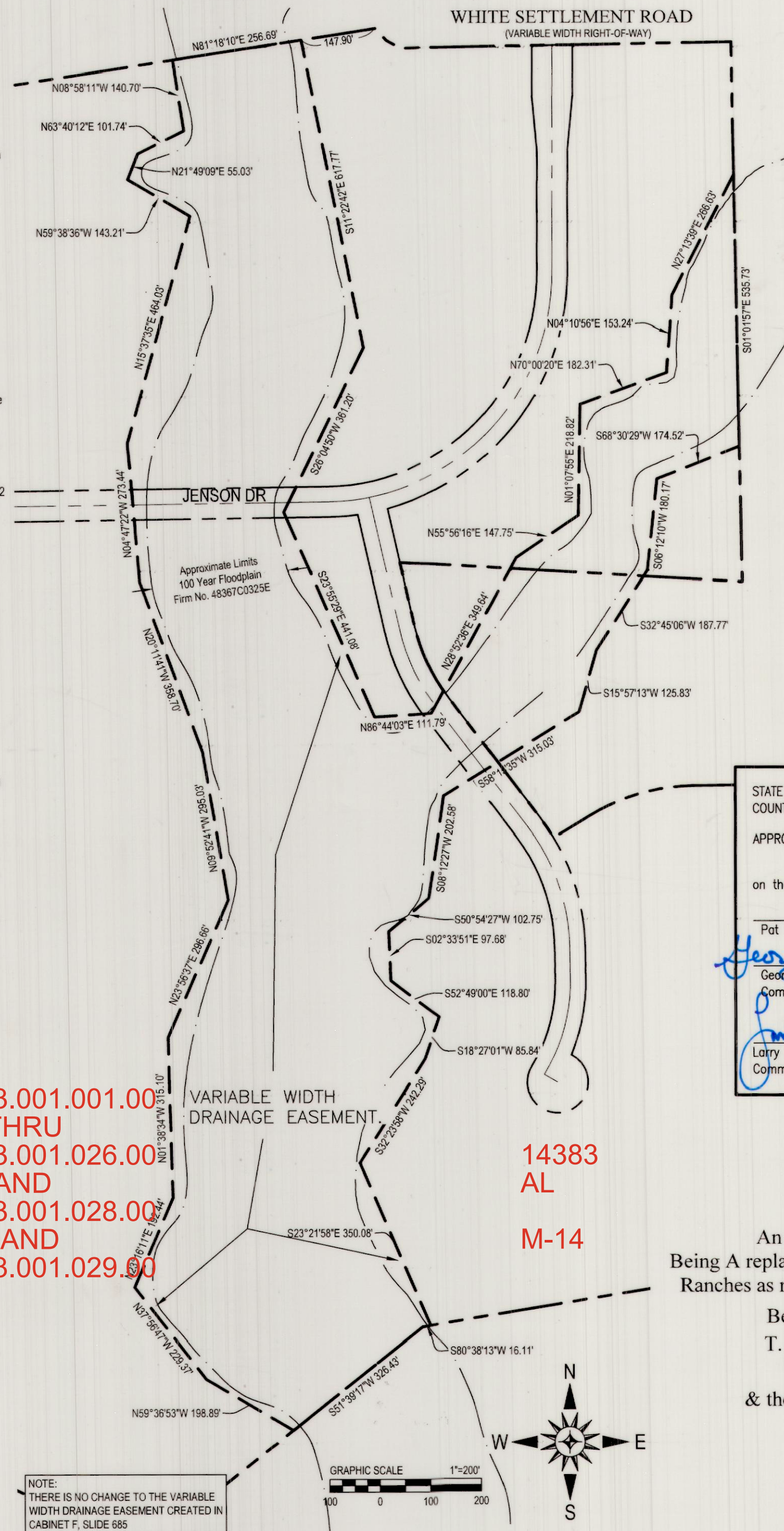
FILED FOR RECORD
PLAT RECORDS, PARKER COUNTY, TEXAS

CABINET G, SLIDE 157
DATE 8/12/25

COUNTY CLERK STAMP
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202521621
08/12/2025 08:58 AM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Drainage Easement Inset



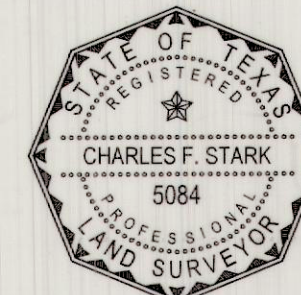
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AND
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14383
AL
M-14

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 07/10/25

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

DRIVEWAY CULVERTS

MINIMUM		MINIMUM	
LOT 1R	18"	LOT 24R	24"
LOT 2R	18"	LOT 25R	24"
LOT 3R	18"	LOT 26R	24"
LOT 4R	18"	LOT 28R	24"
LOT 5R	18"	LOT 29R	18"
LOT 6R	18"	LOT 30	18"
LOT 7R	18"	LOT 31	18"
LOT 8R	18"	LOT 32	18"
LOT 9R	18"	LOT 33	18"
LOT 10R	24"	LOT 34	18"
LOT 11R	24"	LOT 35	18"
LOT 12R	24"	LOT 36	24"
LOT 13R	24"	LOT 37	24"
LOT 14R	24"	LOT 38	24"
LOT 15R	30"	LOT 39	24"
LOT 16R	30"	LOT 40	24"
LOT 17R	18"	LOT 41	24"
LOT 18R	24"	LOT 42	24"
LOT 19R	18"	LOT 43	24"
LOT 20R	18"	LOT 44	18"
LOT 21R	18"	LOT 45	18"
LOT 22R	18"		
LOT 23R	18"		

STATE OF TEXAS {}
COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County, Texas

on the 14th day of August

Pat Deen, County Judge

George A. Conley
George Conley
Commissioner Precinct #1

Larry Walden
Larry Walden
Commissioner Precinct #3

Jacob Holt
Jacob Holt
Commissioner Precinct #2

Mike Hale
Mike Hale
Commissioner Precinct #4

Final Plat

Lots
1R thru 26R, 28R-29R, 30-45
LAKERIDGE RANCHES

An Addition to Parker County, Texas
Being A replat of Lots 1 thru 26 and 28 thru 29 Lakeridge Ranches as recorded in Cabinet F, Slide 685 P.R.P.C.T.

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Parker County, Texas

December 2024

PRECINCT # 4

JOB No. 107-10278
NOVEMBER 2024

SHEET
2 of 2