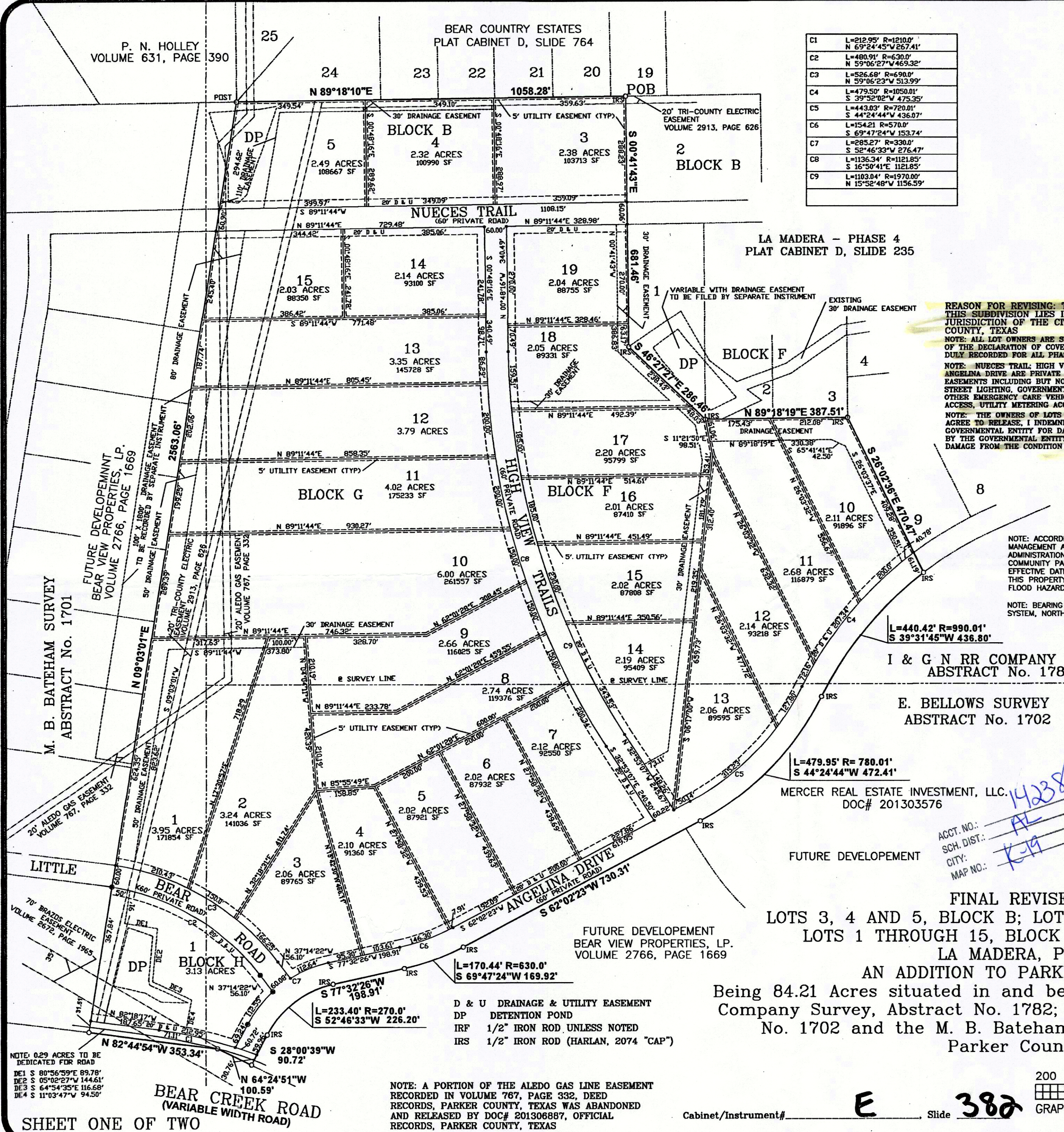
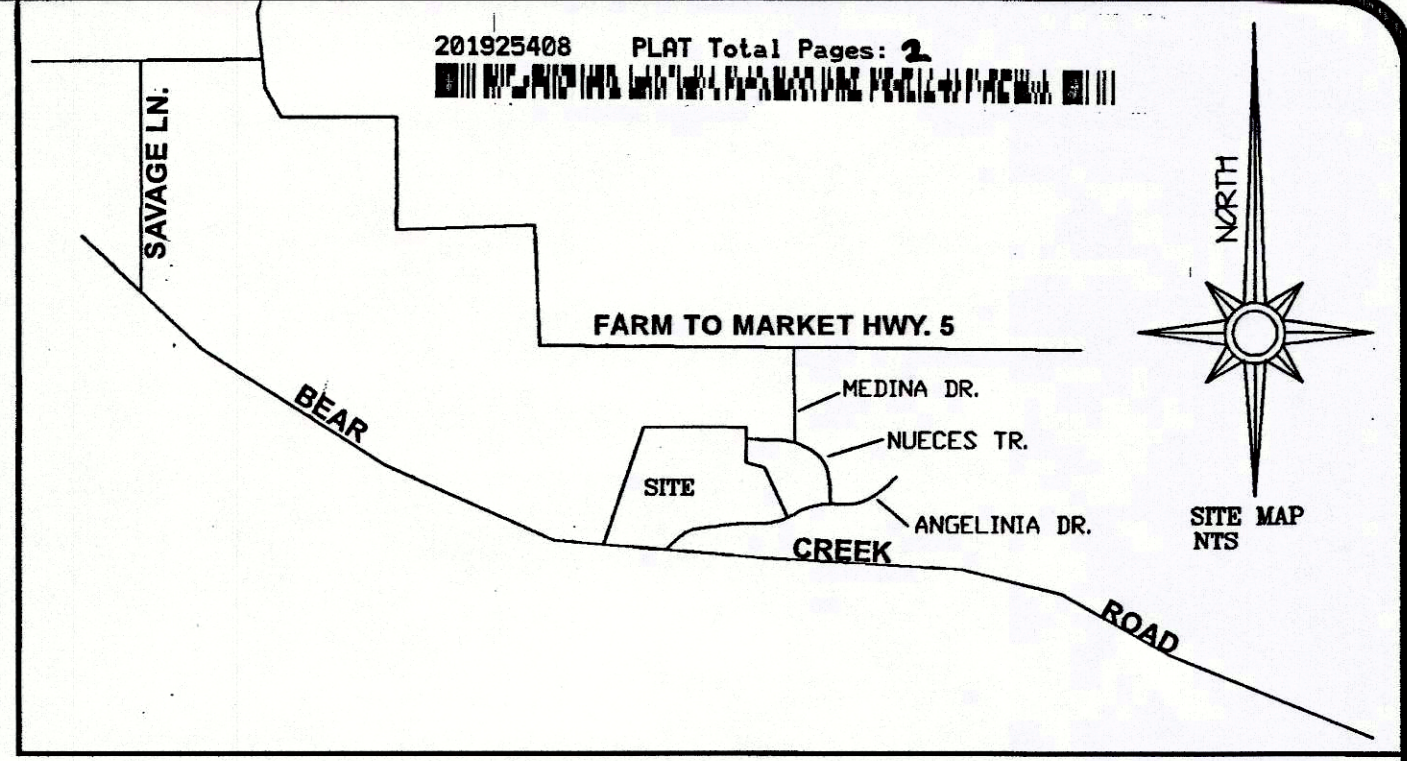


P. N. HOLLEY
VOLUME 631, PAGE 390

BEAR COUNTRY ESTATES
PLAT CABINET D, SLIDE 764

C1	L=212.95' R=210.0' N 69°24'45"W 267.41'
C2	L=480.91' R=630.0' N 59°06'27"W 469.32'
C3	L=526.68' R=690.0' N 59°06'23"W 513.99'
C4	L=479.50' R=1050.01' S 39°52'02"W 475.35'
C5	L=443.03' R=720.01' S 44°24'44"W 436.07'
C6	L=154.21' R=570.0' S 69°47'24"W 153.74'
C7	L=285.27' R=330.0' S 52°46'33"W 276.47'
C8	L=1136.34' R=1121.85' S 16°50'41"W 1121.85'
C9	L=1103.04' R=1970.00' N 15°52'48"W 1156.59'

201925408 PLAT Total Pages: 2



REASON FOR REVISING: TO SHOW THAT A PORTION OF THIS SUBDIVISION LIES IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ANNETTA SOUTH, PARKER COUNTY, TEXAS

NOTE: ALL LOT OWNERS ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DULY RECORDED FOR ALL PHASES OF THIS SUBDIVISION

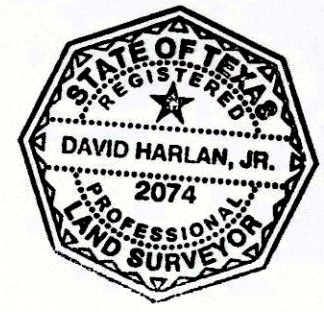
NOTE: NUECES TRAIL, HIGH VIEW TRAILS, LITTLE BEAR ROAD AND ANGELINA DRIVE ARE PRIVATE DRIVES, ACCESS EASEMENTS AND SERVICES EASEMENTS INCLUDING BUT NOT LIMITED TO UTILITIES, FIRE LANE, STREET LIGHTING, GOVERNMENT VEHICLES ACCESS, AMBULANCES AND OTHER EMERGENCY CARE VEHICLES, MAIL COLLECTION AND DELIVERY ACCESS, UTILITY METERING ACCESS AND SCHOOL BUSES.

NOTE: THE OWNERS OF LOTS SERVED BY PRIVATE STREETS AND ALLEYS AGREE TO RELEASE, IN INDEMNITY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREET OR ALLEY BY THE GOVERNMENTAL ENTITY FOR GOVERNMENTAL PURPOSES, AND FOR DAMAGE FROM THE CONDITION OF THE PRIVATE STREETS OR ALLEY

THE STATE OF TEXAS }
COUNTY OF PARKER }

I, David Harlan Jr. A Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared the plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my supervision, in accordance with the subdivision of the City of Annetta South, Texas.

David Harlan, Jr.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
JULY 22, 2019
REVISED/AMENDED September 18, 2019



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367 C 0425 F, EFFECTIVE DATE: SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

I & G N RR COMPANY SURVEY
ABSTRACT No. 1782

E. BELLOWS SURVEY
ABSTRACT No. 1702

MERCER REAL ESTATE INVESTMENT, LLC.
DOC# 201303576

FUTURE DEVELOPMENT

FINAL REVISED PLAT
LOTS 3, 4 AND 5, BLOCK B; LOTS 10 THROUGH 19 BLOCK F
LOTS 1 THROUGH 15, BLOCK G AND LOT 1 BLOCK H
LA MADERA, PHASE FIVE
AN ADDITION TO PARKER COUNTY, TEXAS
Being 84.21 Acres situated in and being a portion of the I & G N RR Company Survey, Abstract No. 1782; the E. Bellows Survey, Abstract No. 1702 and the M. B. Bateham Survey, Abstract No. 1701
Parker County, Texas

- GENERAL NOTES:**
- 1 ALL LOTS TO BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS APPROVED BY THE APPROPRIATE AUTHORITIES.
 - 2 ALL LOT SUBJECT TO A 50' FRONT BUILD SET BACK LINE AND A 25' SIDE AND REAR SETBACK LINE.
 - 3 THERE WILL BE A 20' DRAINAGE AND UTILITY EASEMENT ALONG AND PARALLEL TO ALL STREETS AND A 5' UTILITY EASEMENT ALONG AND PARALLEL TO ALL SIDES AND REAR OF ALL LOTS.
 - 4 ALL ROADS ARE PRIVATE ROADS AND ARE MAINTAINED THROUGH THE HOMEOWNERS ASSOCIATION, LA MADERA HOA, INC.

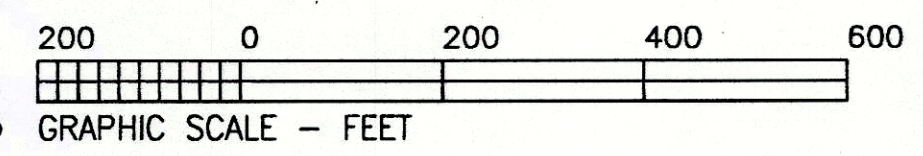
ACCT. NO.: 14238
SCH. DIST.: AL
CITY: K-19
MAP NO.:

NOTE: 0.29 ACRES TO BE DEDICATED FOR ROAD
DE1 S 80°56'59"E 89.78'
DE2 S 05°02'27"W 144.61'
DE3 S 64°54'35"E 116.68'
DE4 S 11°03'47"W 94.50'

BEAR CREEK ROAD
(VARIABLE WIDTH ROAD)

NOTE: A PORTION OF THE ALEDO GAS LINE EASEMENT RECORDED IN VOLUME 767, PAGE 332, DEED RECORDS, PARKER COUNTY, TEXAS WAS ABANDONED AND RELEASED BY DOC# 201306887, OFFICIAL RECORDS, PARKER COUNTY, TEXAS

Cabinet/Instrument# **E** Slide **382**



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FIRM# 10088500