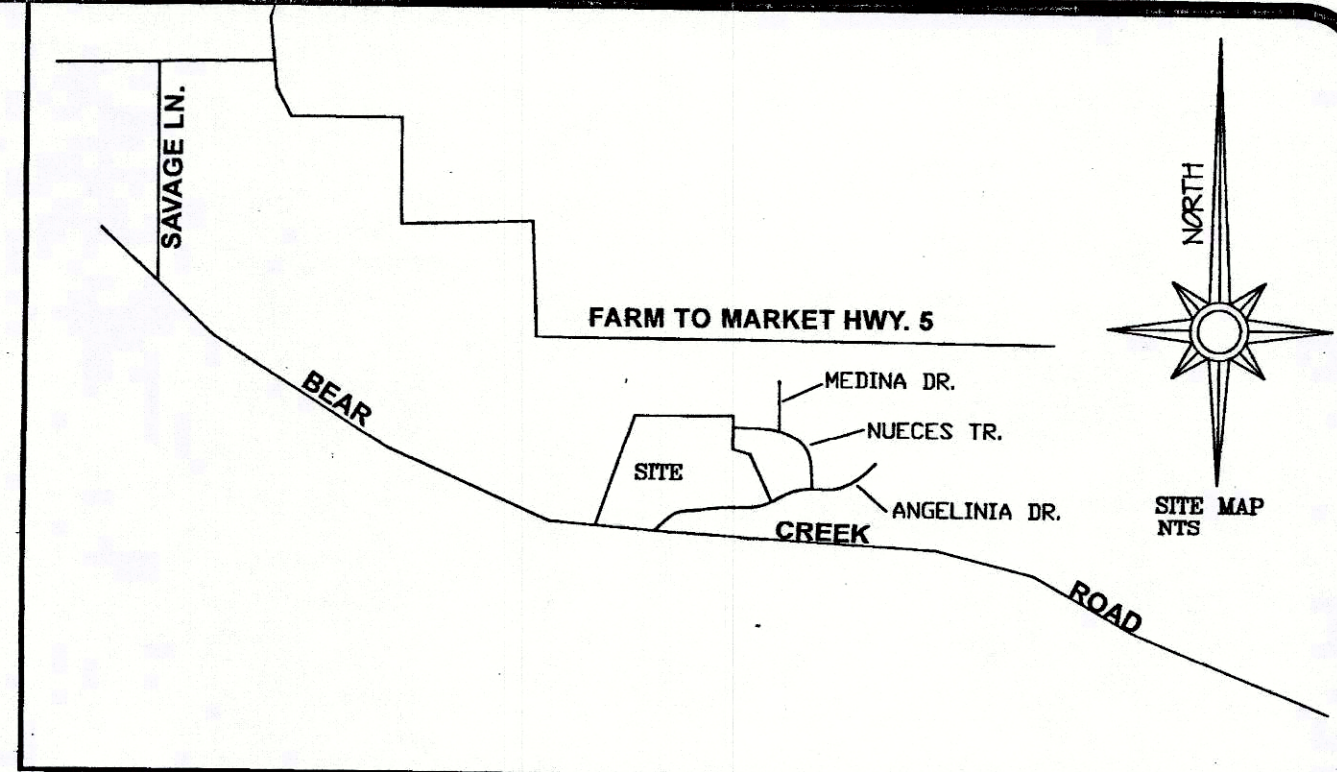


C1	L=212.95' R=1210.0' N 69°24'45"W 267.41'
C2	L=480.91' R=630.0' N 59°06'27"W 469.32'
C3	L=526.68' R=690.0' N 59°06'23"W 313.99'
C4	L=479.50' R=1050.01' S 39°52'02"W 475.35'
C5	L=443.03' R=720.01' S 44°24'44"W 436.07'
C6	L=154.21' R=570.0' S 69°47'24"W 153.74'
C7	L=285.27' R=330.0' S 52°46'33"W 276.47'
C8	L=1136.34' R=1121.85' S 16°30'41"E 1121.85'
C9	L=1103.04' R=1970.00' N 15°52'48"W 1156.59'



Owners/Developers:
 Bear View Properties, L.P.
 By: High Bear View, L.L.C.
 General Partner
 John Westhoff, Managing Member
 817-594-0271
 lori@bordenwesthoff.com

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0425 E 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

THE STATE OF TEXAS }
 COUNTY OF PARKER }

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
 David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 MARCH, 2018



Roads =

76.11

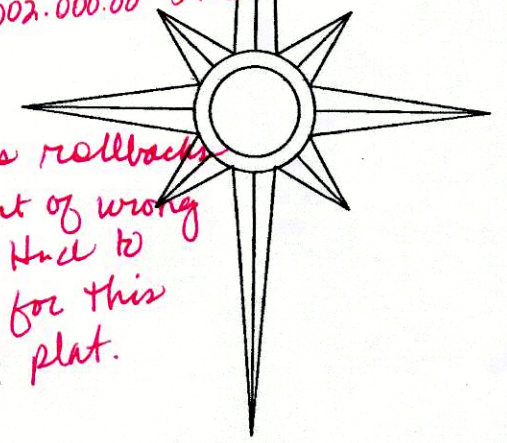
GENERAL NOTES:

- 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.

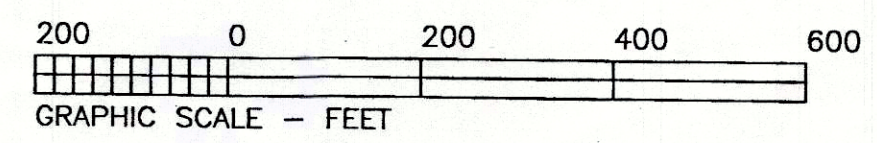
21782.003.004.00 - .43
21782.002.000.00 - 6.787
21702.001.000.00 - 17.563

previous rollbacks were out of wrong accts. Had to adjust for this plat.

NORTH



SCALE: 1" = 200'



HARLAN LAND SURVEYING, INC.
 106 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)596-9700-(817)599-0880
 FAX: METRO(817) 341-2833
 FIRM# 10088500

FINAL 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

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 **113**