

LEGAL DESCRIPTION

Being a 98.51 acre tract situated in the I and GN RR Company Survey, Abstract No. 1782 and the I and GN RR Company Survey, Abstract No. 1783 Parker County, Texas and being a portion of the Bear View Properties, LP tract as evidenced by deed recorded in Volume 2766, Page 1669, Deed Records Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2 inch iron rod in the north line of said Bear View Properties, LP tract for the southwest corner of Lot 1, Block 2, McDavid Springs, an addition to Parker County as recorded in Cabinet C, Slide 726, Plat Records Parker County, Texas, said point being the northeast corner of Lot 2, Block A, La Madera Phase One, an addition to Parker County, Texas as recorded in Cabinet D, Slide 171, Plat Records Parker County, Texas;

Thence North 89°46'09" East, with the Bear View/ McDavid Springs common line, a distance of 756.32 feet to a found 1/2-inch iron rod;

Thence North 62°13'24" East, continuing with the Bear View/ McDavid Springs common line a distance of 565.80 feet to a found 1/2 inch iron rod for the northeast corner of said Bear View Properties, LP tract and the northwest corner of the Louise McFarland tract as recorded in Volume 1471, Page 1258, Deed Records Parker County, Texas;

Thence South 37°11'04" East, with the Bear View/McFarland common line, a distance of 1980.47 feet to a found 1/2-inch iron rod for the southeast corner of said Bear View Properties LP tract and the southwest corner of said McFarland tract, said iron rod also being on the north line of the Vina Louise Klasing tract as recorded in Volume 1648, Page 1102, Deed Records Parker County, Texas;

Thence South 52°49'29" West, with the Bear View/Klasing common line, a distance of 2126.53 feet to a set 1/2 inch iron rod;

Thence North 41°37'09" West, leaving the Bear View/Klasing common line, a distance of 585.06 feet to a set 1/2" iron rod for the beginning of a non-tangent curve to the right having a radius of 60.00 feet, a central angle of 180°00'00", and a Long Chord bearing North 24°42'19" West, a distance of 120.00 feet;

Thence along said curve to the right an arc distance of 188.50 feet to a set 1/2" iron rod;

Thence North 05°17'41" East a distance of 151.92 feet to a set 1/2" iron rod;

Thence North 52°59'00" West a distance of 307.04 feet to a found 1/2" iron rod for an interior ell corner of La Madera, Phase Two as recorded in Cabinet D, Slide 172, Plat Records Parker County, Texas;

Thence North 18°07'11" West, with the Bear View/Phase Two common line a distance of 800.00 feet to a found 1/2 inch iron rod for the northeast corner of said Phase Two, also being in the south line of said Lot 2, Block A Phase One and the beginning of a curve to the left having a radius of 1130.00 feet, a central angle of 22°08'52", and a long chord that bears North 55°26'55" East, 434.09 feet;

Thence along said curve to the left and said Lot 2, Block A south line an arc distance of 436.80 to a found 1/2 inch iron rod;

Thence North 44°22'29" East, continuing with said Lot 2, Block A south line a distance of 143.38 feet to a found 1/2 inch iron rod;

Thence North 45°37'31" West with the said Lot 2, Block A east line a distance of 102.30 feet to a found 1/2 inch iron rod for the beginning of a curve to the right having a radius of 750.00 feet, a central angle of 45°23'26", and a long chord that bears North 22°55'48" West, 578.74 feet;

Thence along said curve to the right and said Lot 2, Block A east line an arc distance of 594.16 feet to the Point of Beginning and Containing 4,291,242 square feet, 98.51 acres of land, more or less..

STATE OF TEXAS ()
COUNTY OF PARKER ()

Bear View Properties, LP, Owner of the land shown on this plat and whose name is subscribed hereto, through its duly authorized agent, dedicates forever all private streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

I also certify the property the subject of this plat is not within the Extra-Territorial Jurisdiction of any incorporated city or town within Parker County, Texas.

Bear View Properties, LP

By: High Bear View, LLC
its general partner

By: *[Signature]*
John Westhoff, Managing Member

STATE OF TEXAS ()
COUNTY OF PARKER ()

Before me, the undersigned authority on this day personally appeared John Westhoff, know 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 22 day of January, 2013.

[Signature]
Lori Tollett
Notary Public in and for The State of Texas



STATE OF TEXAS ()
COUNTY OF PARKER ()

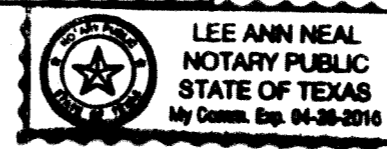
I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

[Signature]
Charles F. Stark, RPLS
Texas Registration No. 5084



201301947 PLAT Total Pages: 1

LIENHOLDER
First National Bank
220 Palo Pinto Street
Weatherford, Texas 76086
[Signature]
Lin Bearden, President
Subscribed to me this the 22nd day of JANUARY, 2013
[Signature]
Lee Ann Neal
Notary Public, State of Texas



STATE OF TEXAS ()
COUNTY OF PARKER ()

APPROVED by the Commissioners, Court of Parker County, Texas
on the 28 day of Jan, 2013

[Signature]
Mark Riley, County Judge

[Signature]
George Conley
Commissioner Precinct #1

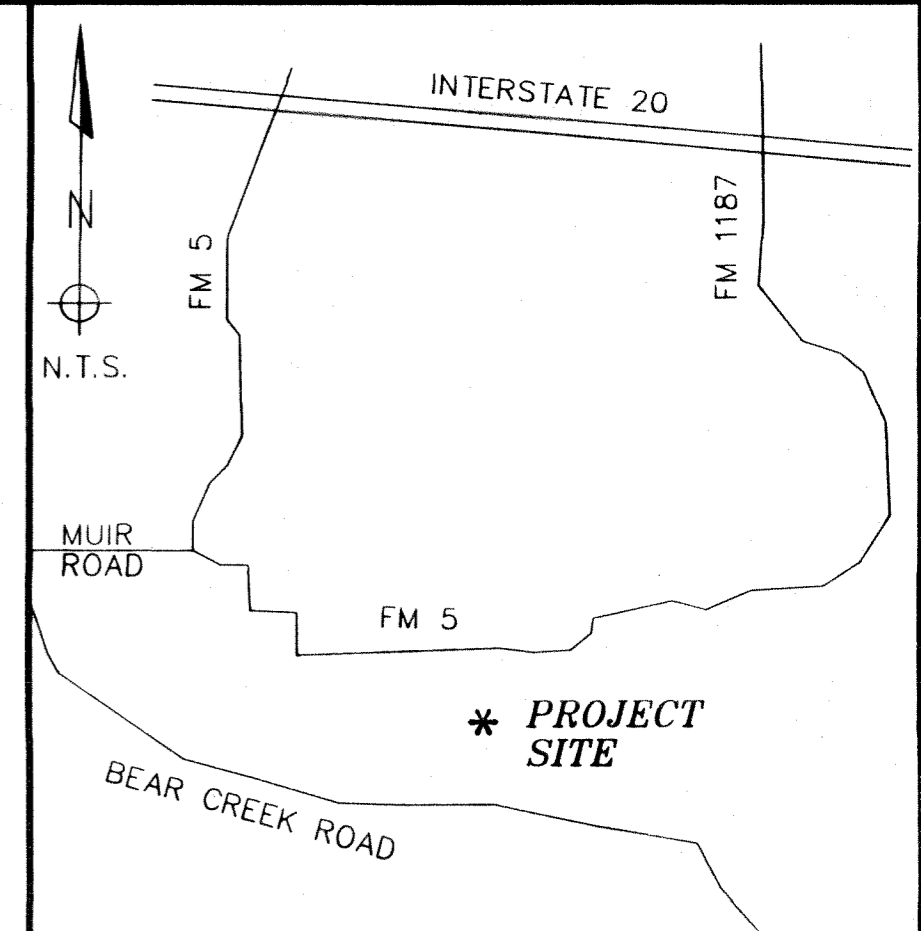
[Signature]
Craig Peacock
Commissioner Precinct #2

[Signature]
Larry Walden
Commissioner Precinct #3

[Signature]
Dusty Reford
Commissioner Precinct #4

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

No portion of subject property lies within a FEMA designated flood plain or flood prone area. Flood insurance Rate Map, Parker County, Texas Panel 48367 C 0425 E, effective date September 26, 2008.



LOCATION MAP

GENERAL NOTES:

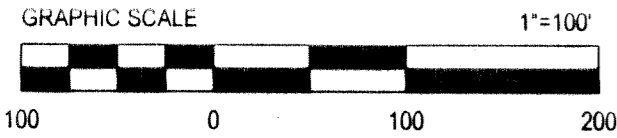
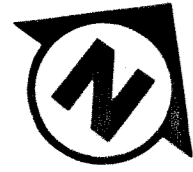
- Lot 21, Block C is a 60' private access, public utility easement in its entirety to be owned and maintained by the La Madera Property Owners Association.
- All lots in this subdivision to be served by privately owned wells and septic systems.
- All lots in this subdivision are subject to the following building line setbacks:
Front = 50 feet
Side & Rear = 25 feet
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 5' drainage and utility easement along the front, rear, and side lot lines.

**FINAL PLAT
LA MADERA - PHASE THREE**

I & GN RR COMPANY SURVEY, ABSTRACT No. 1782,
I & GN RR COMPANY SURVEY, ABSTRACT No. 1783
PARKER COUNTY, TEXAS

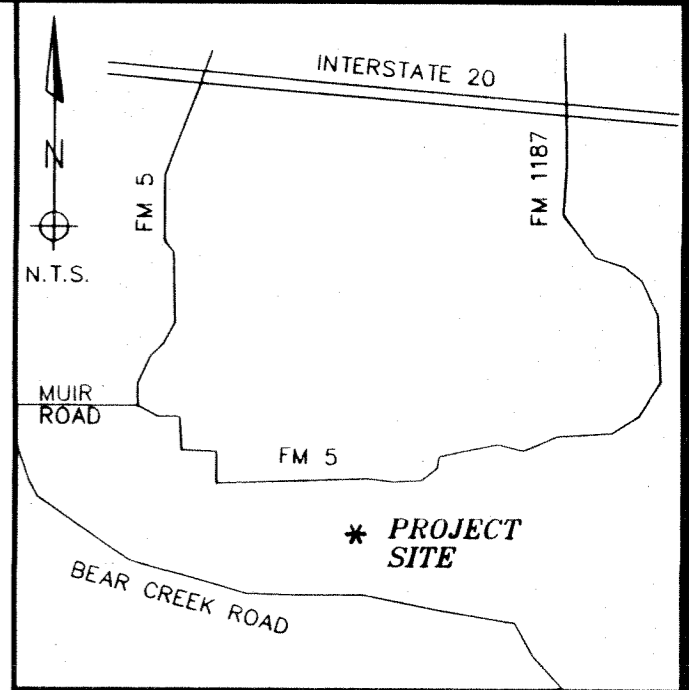
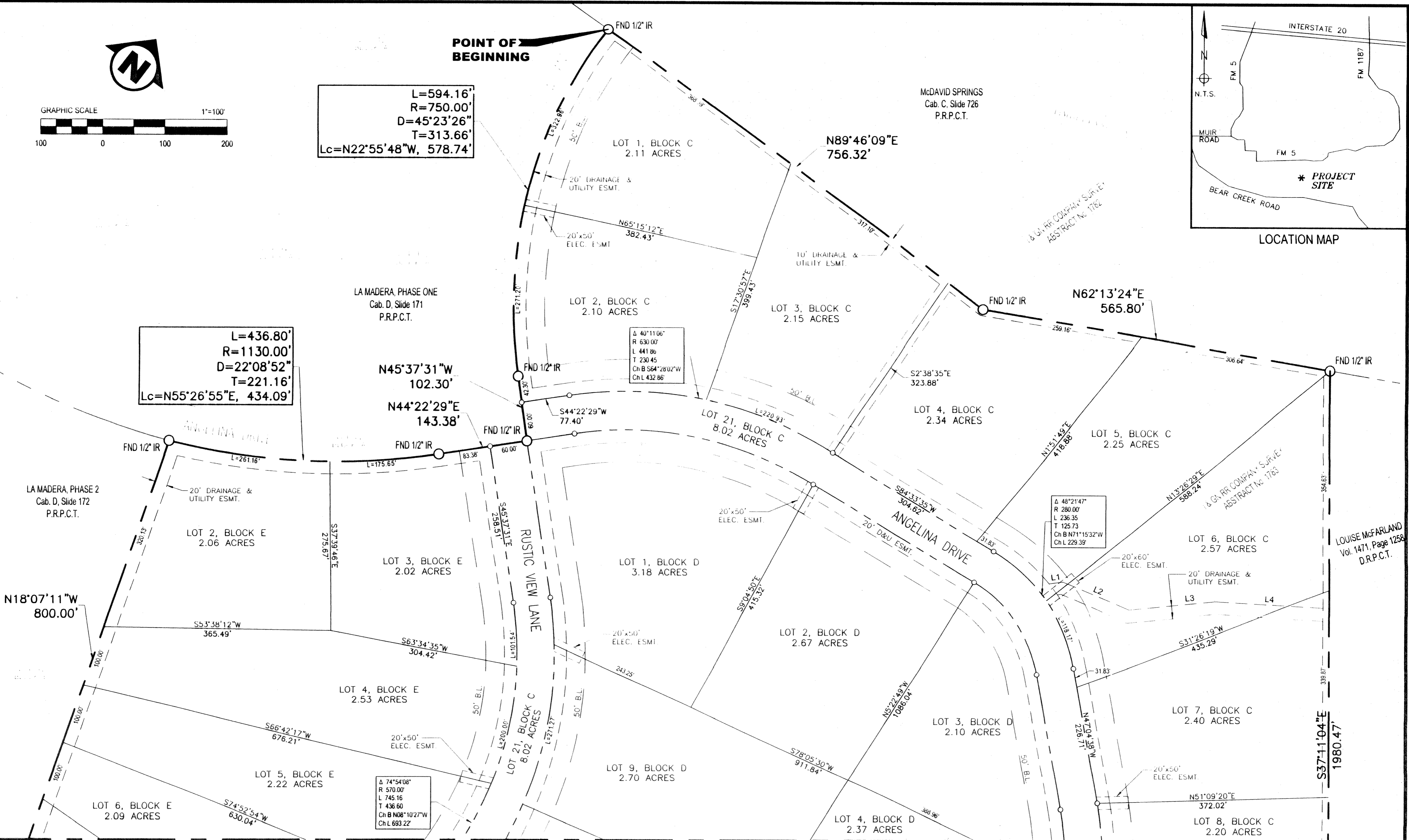
BARRON, STARK & SWIFT
CONSULTING ENGINEERS, LP
CIVIL ENGINEERING * LAND SURVEYING
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
www.barronstark.com

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET D, SLIDE 219
DATE _____



L=594.16'
 R=750.00'
 D=45°23'26"
 T=313.66'
 Lc=N22°55'48"W, 578.74'

L=436.80'
 R=1130.00'
 D=22°08'52"
 T=221.16'
 Lc=N55°26'55"E, 434.09'



LOCATION MAP

MATCHLINE SHEET 3

MATCHLINE SHEET 4

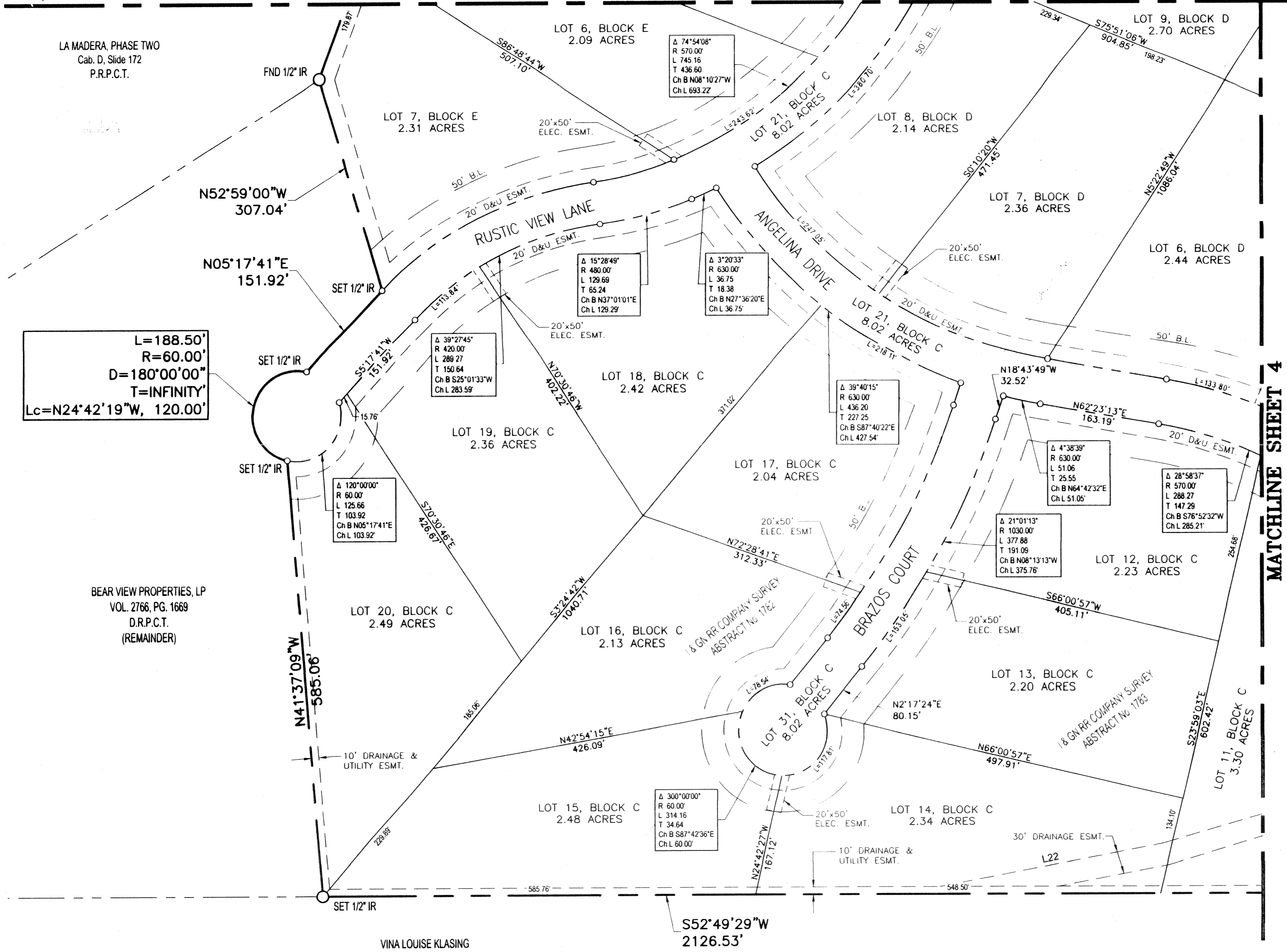
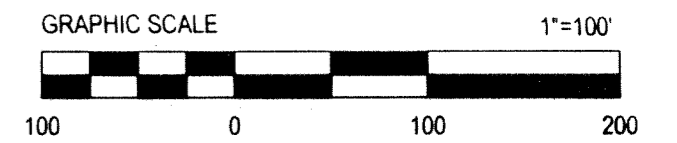
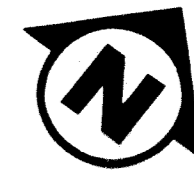
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 DATE _____

MATCHLINE SHEET 2



LA MADERA, PHASE TWO
Cab. D, Slide 172
P.R.P.C.T.

LOT 7, BLOCK E
2.31 ACRES

LOT 6, BLOCK E
2.09 ACRES

LOT 9, BLOCK D
2.70 ACRES

LOT 8, BLOCK D
2.14 ACRES

LOT 7, BLOCK D
2.36 ACRES

LOT 6, BLOCK D
2.44 ACRES

LOT 18, BLOCK C
2.42 ACRES

LOT 17, BLOCK C
2.04 ACRES

LOT 19, BLOCK C
2.36 ACRES

LOT 12, BLOCK C
2.23 ACRES

LOT 13, BLOCK C
2.20 ACRES

LOT 20, BLOCK C
2.49 ACRES

LOT 16, BLOCK C
2.13 ACRES

LOT 14, BLOCK C
2.34 ACRES

LOT 15, BLOCK C
2.48 ACRES

LOT 11, BLOCK C
3.30 ACRES

LOT 31, BLOCK C
8.02 ACRES

L=188.50'
R=60.00'
D=180°00'00"
T=INFINITY'
Lc=N24°42'19"W, 120.00'

BEAR VIEW PROPERTIES, LP
VOL. 2766, PG. 1669
D.R.P.C.T.
(REMAINDER)

VINA LOUISE KLASING
Vol. 1648, Page 1102
D.R.P.C.T.

MATCHLINE SHEET 4

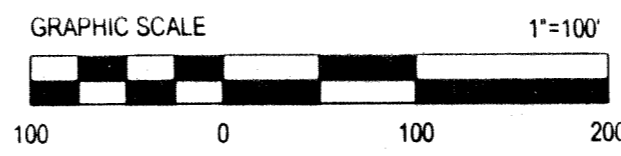
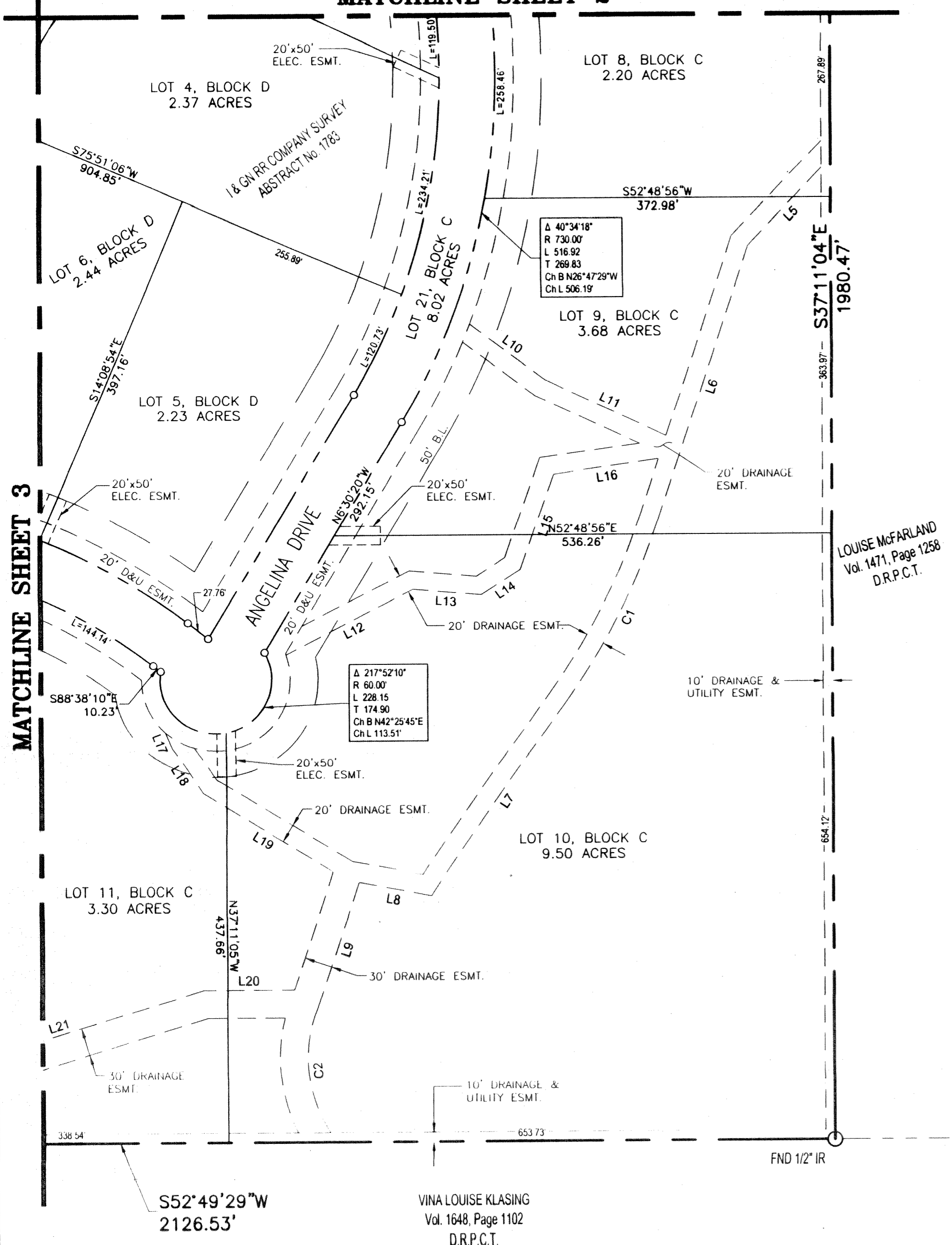
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LA MADERA - PHASE THREE

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PARKER COUNTY, TEXAS

B
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DATE _____

MATCHLINE SHEET 2



DRAINAGE ESMT LINE DATA

LINE	BEARING	LENGTH
L1	N45° 14' 57"E	22.39'
L2	N76° 14' 04"E	115.74'
L3	N47° 02' 29"E	139.99'
L4	N56° 10' 01"E	173.05'
L5	N06° 56' 16"E	114.36'
L6	N18° 59' 23"W	314.37'
L7	N02° 22' 17"W	257.54'
L8	N63° 00' 02"E	79.47'
L9	N18° 13' 18"W	140.37'
L10	N89° 33' 14"E	101.27'
L11	N78° 11' 17"E	144.14'
L12	N25° 15' 24"E	155.13'
L13	N57° 48' 11"E	73.86'
L14	N19° 31' 31"E	50.43'
L15	N17° 53' 40"W	108.60'
L16	N44° 37' 38"E	114.12'
L17	N59° 04' 01"W	19.98'
L18	S70° 14' 33"E	60.11'
L19	N83° 57' 32"E	162.93'
L20	N52° 44' 58"E	97.54'
L21	N35° 54' 44"E	321.36'
L22	N42° 04' 33"E	309.98'

DRAINAGE ESMT CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA	Lc BEARING	Lc LENGTH
C1	221.373	763.230	016.6185	N10°40'50"W	220.60
C2	137.370	139.207	056.5396	S43°05'27"E	131.86

STREET TABLE

NAME	LENGTH
RUSTIC VIEW LANE	1,679 FEET
ANGELINA DRIVE	3,130 FEET
BRAZOS COURT	532 FEET

LOUISE McFARLAND
Vol. 1471, Page 1258
D.R.P.C.T.

VINA LOUISE KLASING
Vol. 1648, Page 1102
D.R.P.C.T.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201301947
01/28/2013 09:34 AM
Fee: 78.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

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