

LEGAL DESCRIPTION

Being a 51.40 acre tract situated in the I and GN RR Company Survey, Abstract No. 1782, 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 for the beginning of a curve to the left having a radius of 750.00 feet, a central angle of 45°23'26", and a long chord that bears South 22°55'48" East, 578.74 feet;

Thence along said curve to the left an arc distance of 594.16 feet to a found 1/2 inch iron rod;

Thence South 45°37'31" East a distance of 102.30 feet to a found 1/2 inch iron rod;

Thence South 44°22'29" West a distance of 143.38 feet to a found 1/2 inch iron rod for the beginning of a curve to the right having a radius of 1130.00 feet, a central angle of 44°56'04", and a long chord bearing South 66°50'31" West, 863.67 feet;

Thence along said curve to the right an arc distance of 886.21 to a found 1/2 inch iron rod;

Thence South 89°18'33" West a distance of 907.75 feet to a found 1/2 inch iron rod for the beginning of a curve to the left having a radius of 1050.00 feet, a central angle of 08°29'01", and a long chord that bears South 85°04'02" West, 155.33 feet;

Thence along said curve to the left an arc distance of 155.47 feet to a found 1/2 inch iron rod;

Thence North 07°57'28" West a distance of 226.18 feet to a found 1/2 inch iron rod for the beginning of a curve to the left having a radius of 570.00 feet, a central angle of 82°22'16", and a long chord that bears North 49°08'36" West, 750.69 feet;

Thence along said curve to the left an arc distance of 819.46 feet to a found 1/2 inch iron rod;

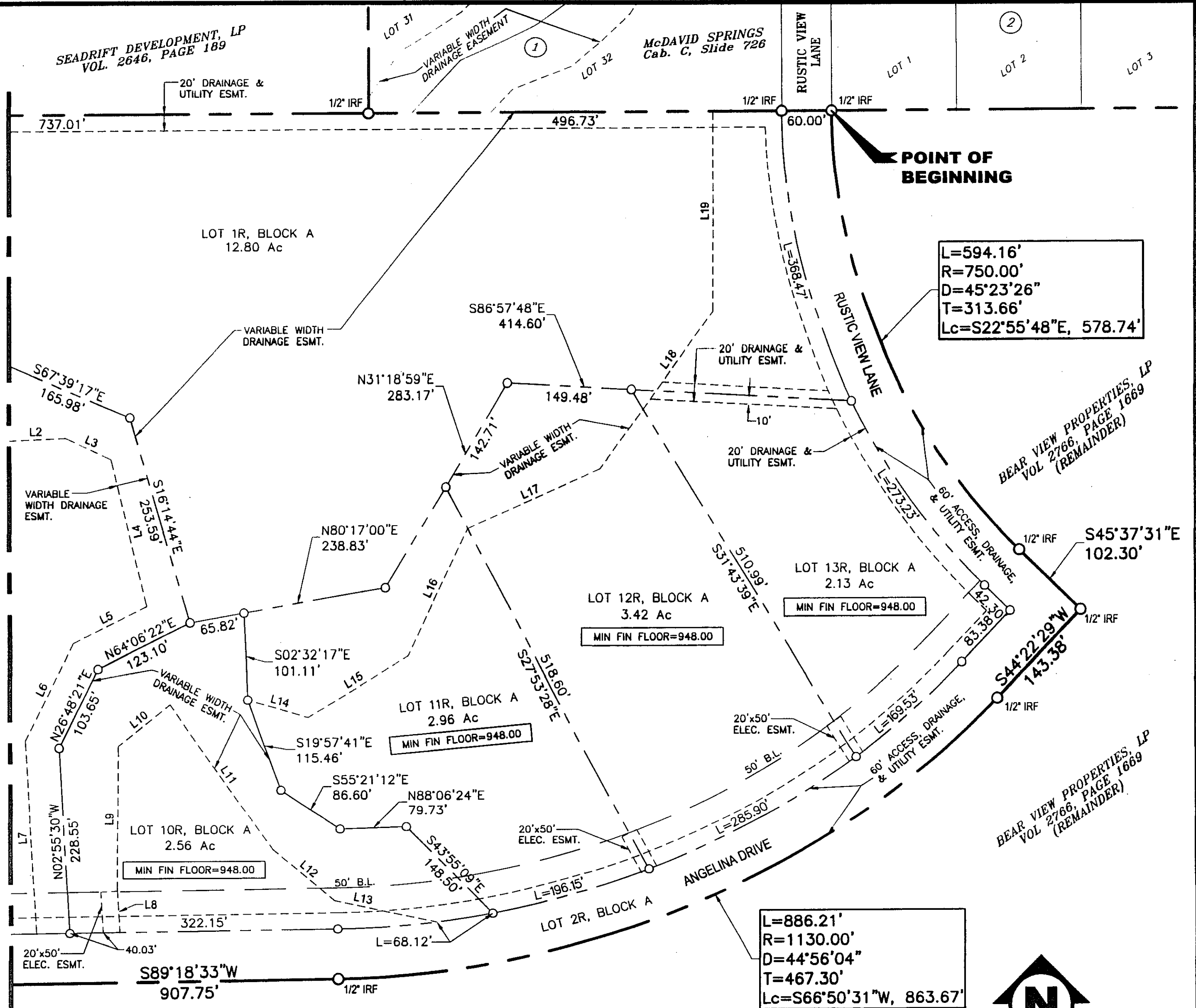
Thence South 89°40'16" West a distance of 411.63 feet to a found 1/2 inch iron rod;

Thence North 00°14'05" West a distance of 347.52 feet to a found 1/2 inch iron rod in the north line of said Bear View Properties, LP tract, said point being in the south line of Lot 17, Bear Country, an addition to Parker County as recorded in Cabinet C, Slide 764, Plat Records Parker County, Texas;

Thence North 89°46'09" East with the Bear View Properties north line, at 306.86 feet passing the southeast corner of said Bear Country, at 366.86 feet passing the southwest corner of the Seadrift Development, LP tract as recorded in Volume 2646, Page 189, Deed Records Parker County, Texas, and at 2113.61 feet passing the southeast corner of said Seadrift tract and the southwest corner of said McDavid Springs, in all a distance of 2670.34 feet to the Point of Beginning and Containing 2,238,879 square feet, 51.40 acres of land, more or less.

EASEMENT BEARING TABLE		
LINE	BEARING	LENGTH
L1	S56° 08' 49"E	324.05'
L2	N87° 28' 53"E	113.60'
L3	S65° 10' 57"E	59.51'
L4	S13° 37' 10"E	179.78'
L5	N64° 06' 22"E	98.59'
L6	N26° 48' 21"E	127.77'
L7	N02° 55' 30"W	237.61'
L8	N02° 55' 30"W	50.00'
L9	N00° 35' 48"E	178.56'
L10	N51° 45' 40"E	79.72'
L11	S34° 43' 37"E	216.31'
L12	S49° 26' 38"E	96.72'
L13	S77° 43' 26"E	125.48'
L14	S73° 42' 54"E	75.67'
L15	N59° 11' 03"E	140.49'
L16	N25° 40' 50"E	166.25'
L17	N66° 06' 04"E	173.56'
L18	N36° 42' 38"E	228.40'
L19	N00° 00' 00"E	251.38'
L20	N21° 59' 18"E	46.69'
L21	S52° 55' 12"W	54.54'

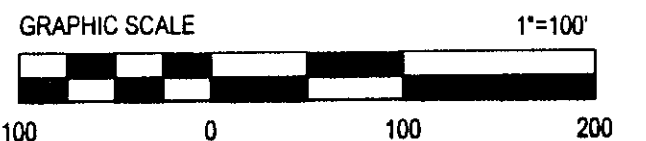
MATCHLINE SHEET 1



L=594.16'
R=750.00'
D=45°23'26"
T=313.66'
Lc=S22°55'48"E, 578.74'

L=886.21'
R=1130.00'
D=44°56'04"
T=467.30'
Lc=S66°50'31"W, 863.67'

STREET TABLE	
NAME	LENGTH
MEDINA DRIVE	287 FEET
NUECES TRAIL	1,470 FEET
ANGELINA DRIVE	2,013 FEET
RISTIC VIEW LANE	690 FEET



ACCT. NO.: _____
SCH. DIST.: _____
CITY: _____
MAP NO.: _____

STATE OF TEXAS ()
COUNTY OF PARKER ()

STATE OF TEXAS ()
COUNTY OF PARKER ()

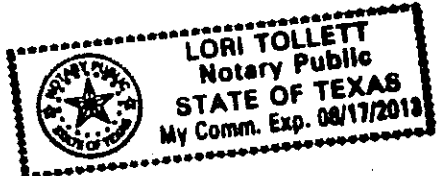
Bear View Properties, LP, Owner of the land shown on this plat and whose name is subscribed hereto, through its duly authorized agent, dedicates forever all private streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein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

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.

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

Given under my hand and seal on this 5th day of FEB., 2013.

John Westhoff
Notary Public in and for The State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201303219
02/11/2013 03:35 PM
Fee: 70.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

Bear View Properties, LP
By: High Bear View, LLC
its general partner
John Westhoff
John Westhoff, Managing Member

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

OWNER:
PARKER-PEARSON, L.P.
1330 N White Chapel Suite 200
Southlake, TX 76092
Ph. (817) 994-0688

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET **D** SLIDE **224**
DATE _____

D-224

AMENDED REPLAT
LA MADERA - PHASE ONE
I & GN RR COMPANY SURVEY, ABSTRACT No. 1782
PARKER COUNTY, TEXAS