

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 set 1/2 inch iron rod;

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

Thence South 44°22'29" West a distance of 143.38 feet to a set 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°55'04", 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 set 1/2 inch iron rod;

Thence South 89°18'33" West a distance of 907.75 feet to a set 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 set 1/2 inch iron rod;

Thence North 07°57'28" West a distance of 226.18 feet to a set 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 set 1/2 inch iron rod;

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

Thence North 00°14'05" West a distance of 347.52 feet to a set 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 784, Plat Records Parker County, Texas;

Thence North 89°45'09" East with the Bear View Properties north line, at 306.85 feet passing the southeast corner of said Bear Country, at 366.85 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.

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 to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places 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

[Signature]
John Westhoff, Managing Member

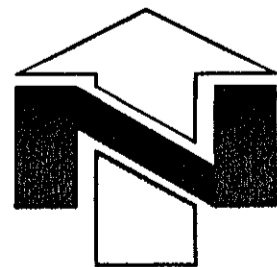
STATE OF TEXAS
COUNTY OF PARKER

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.

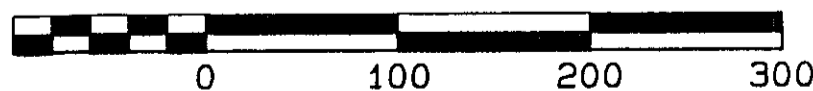
Given under my hand and seal on this the 23 day of February, 2012.

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

LORI TOLLETT
Notary Public
STATE OF TEXAS
My Comm. Exp. 08/17/2013



GRAPHIC SCALE 1"=100'

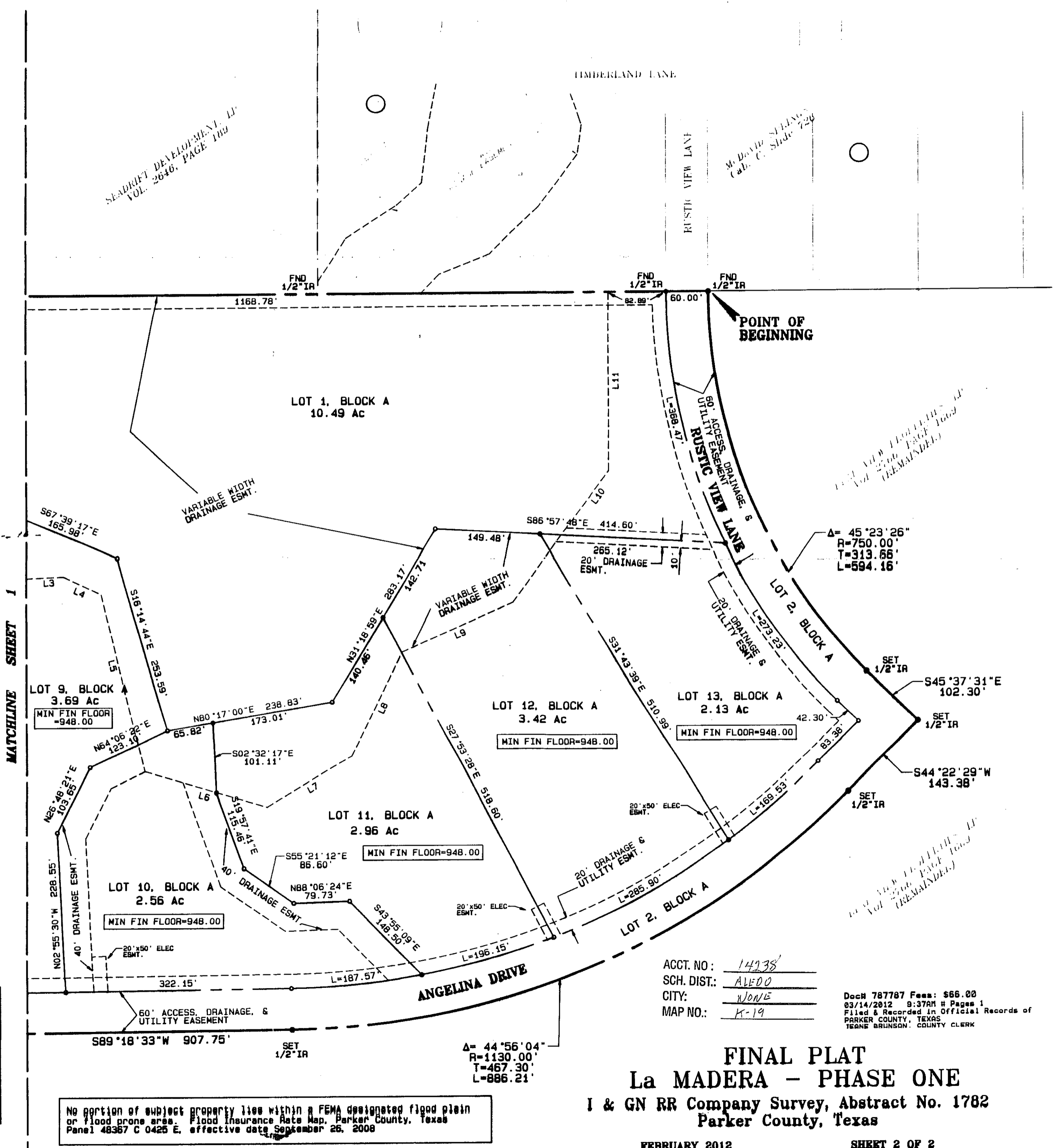


DRAINAGE EASEMENT BEARING TABLE

LINE	BEARING	DISTANCE
L1	S02°50'53"E	101.06'
L2	S56°08'49"E	265.22'
L3	N87°28'53"E	113.60'
L4	S65°10'57"E	99.51'
L5	S13°37'40"E	261.65'
L6	S73°42'54"E	181.65'
L7	N59°11'03"E	140.49'
L8	N25°40'50"E	166.25'
L9	N66°06'04"E	173.56'
L10	N36°42'38"E	228.40'
L11	N00°00'00"E	261.98'

BARRON - STARK
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ACCT. NO.: 14938
SCH. DIST.: ALCO
CITY: NONE
MAP NO.: K-19

Doc# 787787 Fees: \$66.00
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Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TEANE BRUNSON, COUNTY CLERK

FINAL PLAT
La MADERA - PHASE ONE
I & GN RR Company Survey, Abstract No. 1782
Parker County, Texas

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