LEGAL DESCRIPTION

Being a 58.51 acre tract situated in the 1 and 2 ORD Company Survey, Abstract No. 1782, and the 1 and 2 ORD Company Survey, Abstract No. 1783 Parker County, Texas and being a portion of the Bear View Properties, U.P. tract as evidenced by deed recorded in Volume 1769, 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, U.P. tract for the southwest corner of Lot 1, Block 2, McDavid Springs, an addition to Parker County as recorded in Cabinet D, Slide 726, Plot Records Parker County, Texas, said point being the northwest corner of Lot 2, Block A, La Madera Phase One, an addition to La Madera, Parker County as recorded in Cabinet D, Slide 171, Plot Records Parker County, Texas;

Thence North 09°46’50” East, with the Bear View/McDavid Springs common line, a distance of 758.32 feet to a found 1/2 inch iron rod;

Thence North 62°15’24” East, continuing with the Bear View/McDavid Springs common line a distance of 365.60 feet to a found 1/2 inch iron rod for the northeast corner of said Bear View Properties, U.P. tract and the northwest corner of the Louise McDavid Trust as recorded in Volume 1471, Page 1258, Deed Records Parker County, Texas;

Thence South 37°11’04” North, with the Bear View/McDavid Springs common line, a distance of 1980.47 feet to a found 1/2 inch iron rod for the southwest corner of said Bear View Properties, U.P. tract and the southwest corner of the Louise McDavid Trust as recorded in Volume 1471, Page 1102, Deed Records Parker County, Texas;

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

Thence North 41°37’05” West, leaving the Bear View/McDavid Springs common line, a distance of 850.06 feet to a set 1/2 inch 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°07’00”, and a Long Chord bearing North 24°47’19” West, a distance of 120.00 feet;

Thence along said curve to the right on an arc distance of 1885.50 feet to a set 1/2 inch iron rod;

Thence North 05°17’41” East a distance of 101.92 feet to a set 1/2 inch iron rod;

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

Thence North 103°17’00” 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 270°53’26”, and a Long Chord that bears North 25°27’30” East, 434.96 feet;

Thence along said curve to the left and said Lot 2, Block A south line on 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 43°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 705.00 feet, a central angle of 42°23’28”, and a Long chord that bears North 22°50’46” West, 518.74 feet;

Thence along said curve to the right and said Lot 2, Block A east line on arc distance of 584.16 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

Seal View Properties, U.P. Owner of the land shown on this plat and whose name is subscribed herein, through its duly authorized agents, dedicates forever all private streets, alleys, parks, walkways, drains, easements, places, and public utilities shown herein for the purposes and consideration therein expressed.

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

Bear View Properties, U.P.
By: High View, LLC
Kirk W. Westhoff, Managing Member

STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority, on the day personally appeared John Westhoff, know to me to be the person whose name is subscribed to the foregoing instrument, and am satisfied to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

State under my hand and seal this the 28th day of January, 2013.

Nancy Payz, c/o the State of Texas

STATE OF TEXAS

COUNTY OF PARKER

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

Charles F. Stark RPS
Texas Registration No. 808

This plat represents property which has been platted without ground water considerations as prescribed in Texas Local Government Code Section 231.002. Buyer is advised to consult seller as to the ground water availability.

No portion of subject property lies within a FEMA designated flood plain or flood prone area. Flood insurance Rate Map, Parker County, Texas Flood NFDES-NCAGE-5, effective date September 26, 2004.

GENERAL NOTES:
1. Lot 21, Block C is a 650 private access, public utility easement in its entirety to be owned and maintained by the La Madera Property Owners association.
2. All lines in this subdivision to be served by privately owned wells and septic systems.
3. All lots in this subdivision are subject to the following building line setbacks:
   Front = 50 feet
   Side & Rear = 20 feet
4. Unless noted otherwise on the face of this plat, all lines within this subdivision have 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

SEPTEMBER, 2012

SHEET 1 of 4