

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, BEAR VIEW PROPERTIES, L.P. (V. 2766, P. 1669), acting by and through its duly authorized agent are the sole owner of 298.09 acres situated in and being a portion of the M. B. BATEHAM SURVEY, ABSTRACT No. 1701, the I & G N RR COMPANY SURVEY, ABSTRACT No. 1782 and the E. BELLOW SURVEY, ABSTRACT No. 1702 in the ETJ of the City of Annetta South, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post at the northeast corner of La Madera - Phase Five, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 382, Parker County, Texas at the southwest corner of Bear County Estates, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 764, Plat Records, Parker County, Texas;

THENCE S 06°03'01" W, with the west line of said La Madera, Phase Five at 2531.55 feet passing an iron rod found (iron rods found are 1/2" unless noted) and in all 2563.06 feet to a nail set in Bear Creek Road;

THENCE with the center of said Bear Creek Road the following courses and distances:

N 82°30'23" W, 580.92 feet to a nail;  
N 84°35'38" W, 662.80 feet to a nail;  
N 89°53'05" W, 1162.86 feet to a nail;  
N 88°01'40" W, 184.25 feet to a nail;  
N 75°08'42" W, 114.84 feet to a nail;  
N 67°32'15" W, 1256.59 feet to a large nail found in said Bear Creek Road and the projected east line of a tract of land described by deed to MQC Ranch, LLC recorded in Doc No. 201200393, Official Records, Parker County, Texas;

THENCE with the east line of said MQC Ranch, LLC tract the following courses and distances:

N 01°08'52" W, 2598.04 feet to a large nail found;  
S 80°21'55" W, 499.56 feet to a large nail found;  
N 01°08'23" W, 1168.03 feet to a large nail found;  
S 85°26'50" E, 2159.81 feet to a large nail found in the west line of a tract of land described by deed to Rees Akins recorded in Volume 1951, Page 1458, Real Records, Parker County, Texas;

THENCE S 01°21'20" E, with the west line of said Rees Akins tract, 260.87 feet to an iron rod found at the northwest corner of a tract of land described by deed to Mary Deter recording unavailable;

THENCE with the line of said Mary Deter tract the following courses and distances:

S 00°57'45" E, 1484.90 feet to a concrete monument found;  
N 89°17'51" E, 800.97 feet to an iron rod found;

THENCE N 89°22'12" E, 778.40 feet to an iron rod found;

THENCE N 89°15'08" E, 207.22 feet to an iron rod found;

THENCE N 89°17'07" E, 860.35 feet to the POINT OF BEGINNING and containing 298.09 acres (12,984,786 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BEAR VIEW PROPERTIES, L.P., acting by and through its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as LOTS 6 THROUGH 28, BLOCK B; LOTS 16 THROUGH 35, BLOCK G; LOTS 1 THROUGH 39, BLOCK J; LOTS 1 THROUGH 9, BLOCK K AND LOTS 1 THROUGH 9, BLOCK L, LA MADERA - PHASE SEVEN, AN ADDITION IN THE CITY OF ANNETTA SOUTH, PARKER COUNTY, TEXAS, being 298.09 acres situated in and being a portion of the M. B. Bateham Survey, Abstract No. 1701, the I & G N RR Company Survey, Abstract No. 1782 and the E. Bellow Survey, Abstract No. 1702 in the ETJ of the City of Annetta South, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 7 day of April, 2023.

Bear View Properties, L.P. By: High Bear View, L.L.C., General Partner  
By: John Westhoff, Managing Member

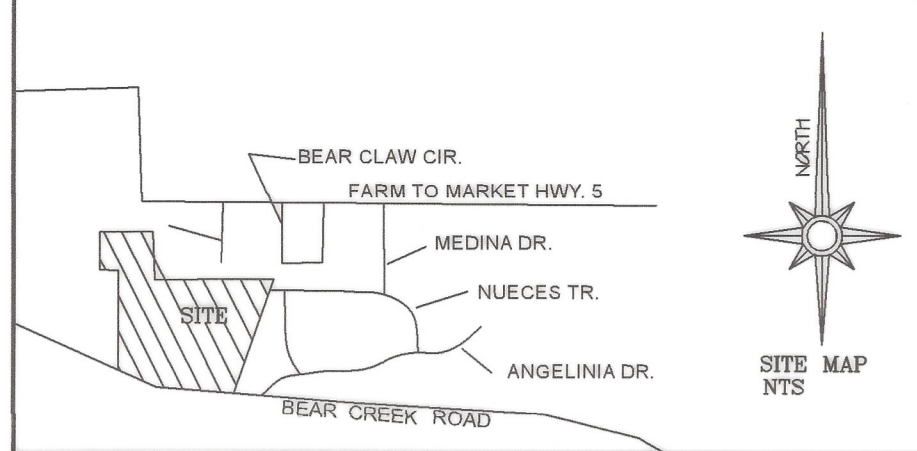
STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared John Westhoff, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7 day of April, 2023.

John Westhoff  
Notary Public in and for the State of Texas

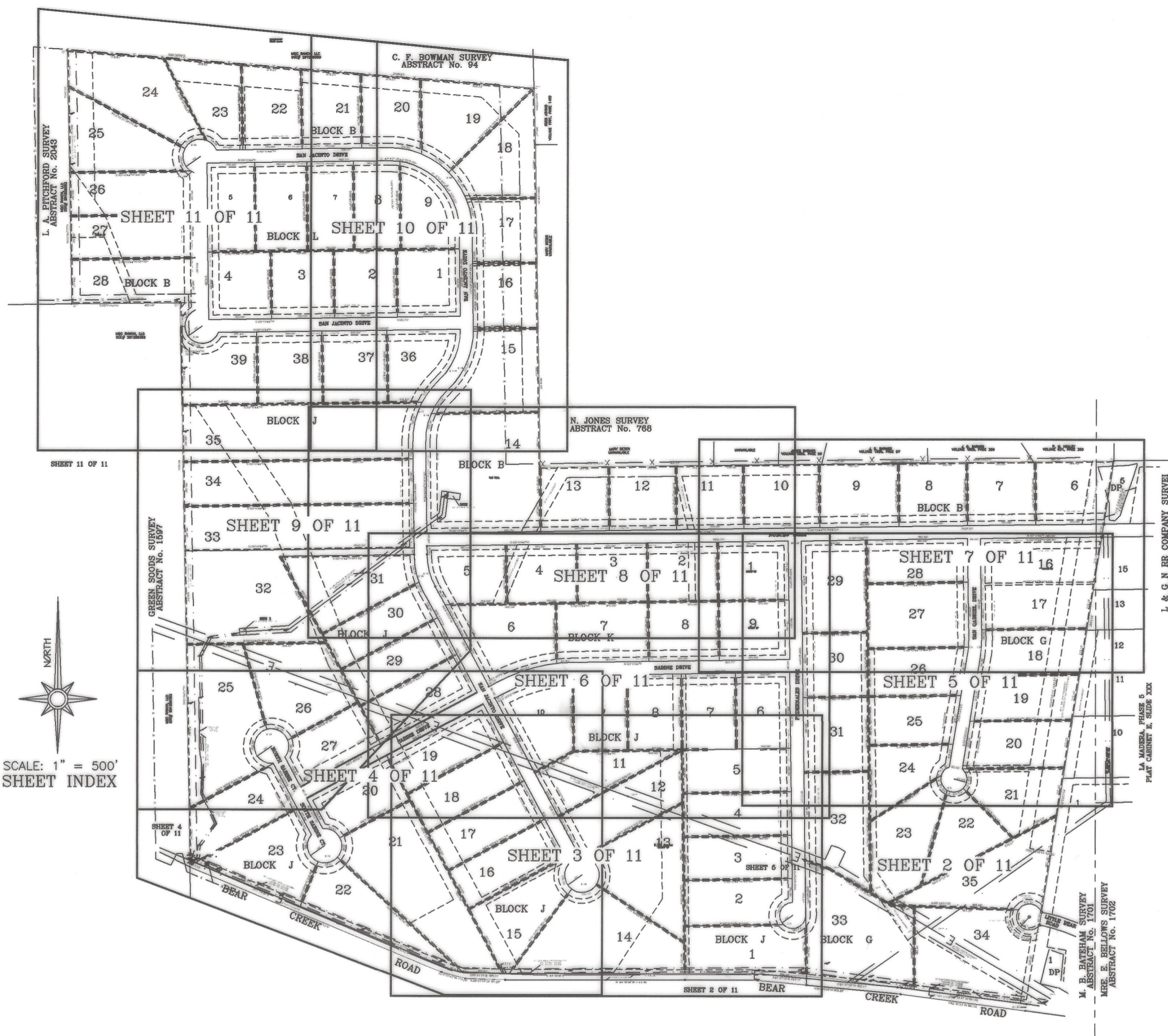
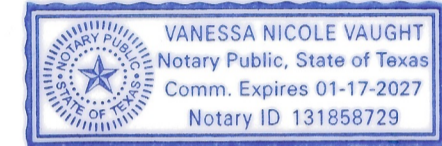
My Commission Expires On: \_\_\_\_\_



LIENHOLDER  
First National Bank and Trust Company  
OF Weatherford, d/b/a FIRST BANK TEXAS

Signature of Lien holder  
[Signature]

This the 14th day of April, 2023.  
Vanessa Vaught  
Notary Public, State of Texas



SCALE: 1" = 500'  
SHEET INDEX

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

City of Annetta South Approval:

Planning & Zoning Date: N/A

Planning & Zoning Chairman: N/A

City Council Date: 5-25-2023

Mayor: Bill Gordon

City Secretary: Ellen [Signature]

City Engineer: N/A

AREAS:	
BLOCK G:	55.49 ACRES
BLOCK B:	61.19 ACRES
BLOCK J:	116.61 ACRES
BLOCK K:	20.08 ACRES
BLOCK L:	18.67 ACRES
STREETS 26.05 ACRES	
TOTAL:	298.09 ACRES.

21701.002.000.00

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.

[Signature]  
David Harlan, Jr.  
Texas Registered Professional Land Surveyor, No. 2074  
December 2022



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

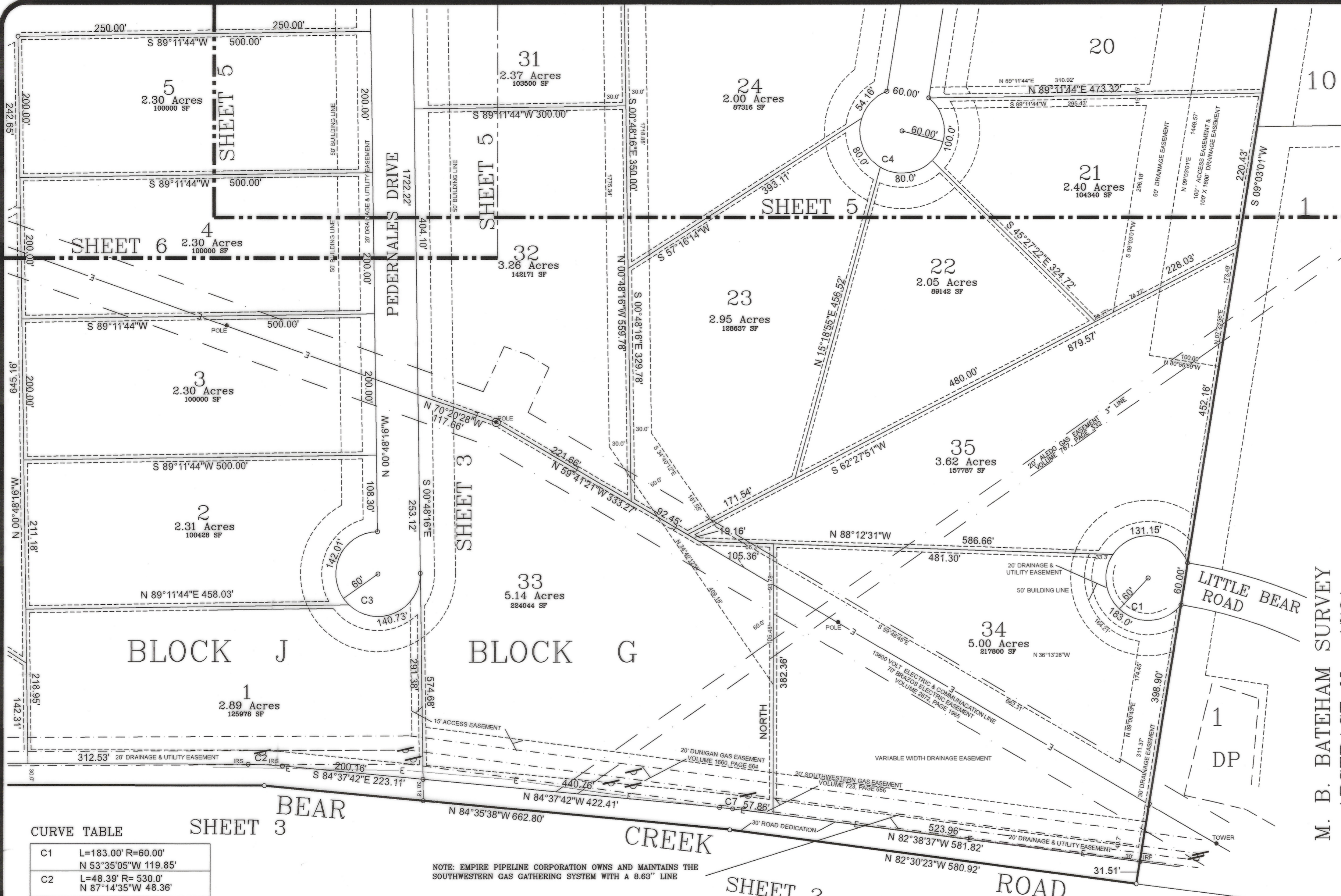
SHEET 1 OF 11 **F491**

FINAL PLAT  
LOTS 6 THROUGH 28, BLOCK B; LOTS 16 THROUGH 35 BLOCK G;  
LOTS 1 THROUGH 39, BLOCK J; LOTS 1 THROUGH 9 BLOCK K  
AND LOTS 1 THROUGH 9, BLOCK L  
LA MADERA - PHASE SEVEN  
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HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM #10088500 harlanland@yahoo.com

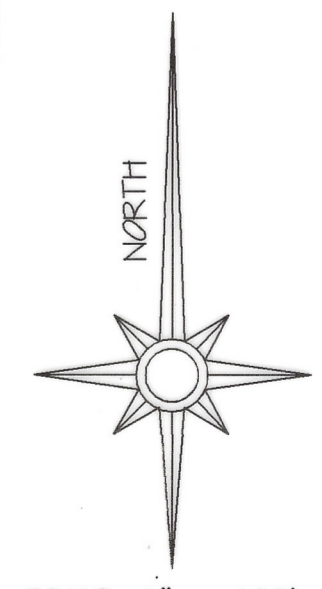
NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0425 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83



SHEET 2  
 LA MADERA, PHASE 5  
 PLAT CABINET E, SLIDE 382

M. B. BATEHAM SURVEY  
 ABSTRACT No. 1701  
 E. BELLOW SURVEY  
 ABSTRACT No. 1702



SCALE: 1" = 100'

**CURVE TABLE**

C1	L=183.00' R=60.00' N 53°35'05"W 119.85'
C2	L=48.39' R=530.0' N 87°14'35"W 48.36'
C3	L=282.74' R=60.00' N 45°48'16"W 84.85'
C4	L=314.16' R=60.00' N 80°56'57"W 60.00'
C5	L=55.04' R=320.0' N 04°07'24"E 54.97'
C6	L=56.36' R=380.0' S 04°07'24"W 65.36'
C7	L=18.36' R=530.0' N 83°38'10"W 18.36'

**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.
- 4 ALL ROADS ARE PRIVATE ROADS AND ARE MAINTAINED THROUGH THE HOMEOWNERS ASSOCIATION, LA MADERA HOA, INC.

**GASLINE SIZE NOTES**

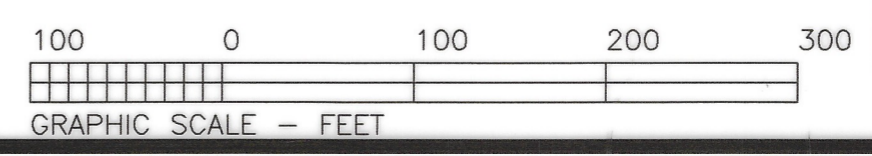
- 1 SOUTHWESTERN GAS 6.63"
- 2 EMPIRE PIPELINE 8.63"
- 3 ALL ALEDO GATHERING LINES 3"

NOTE: LARGE POLES IN TRANSMISSION LINE ARE 4 FOOT DIAMETER CONCRETE BASE WITH 2' FOOT DIAMETER METAL POLE

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DP DETENTION POND  
 IRF 1/2" IRON ROD UNLESS NOTED  
 IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

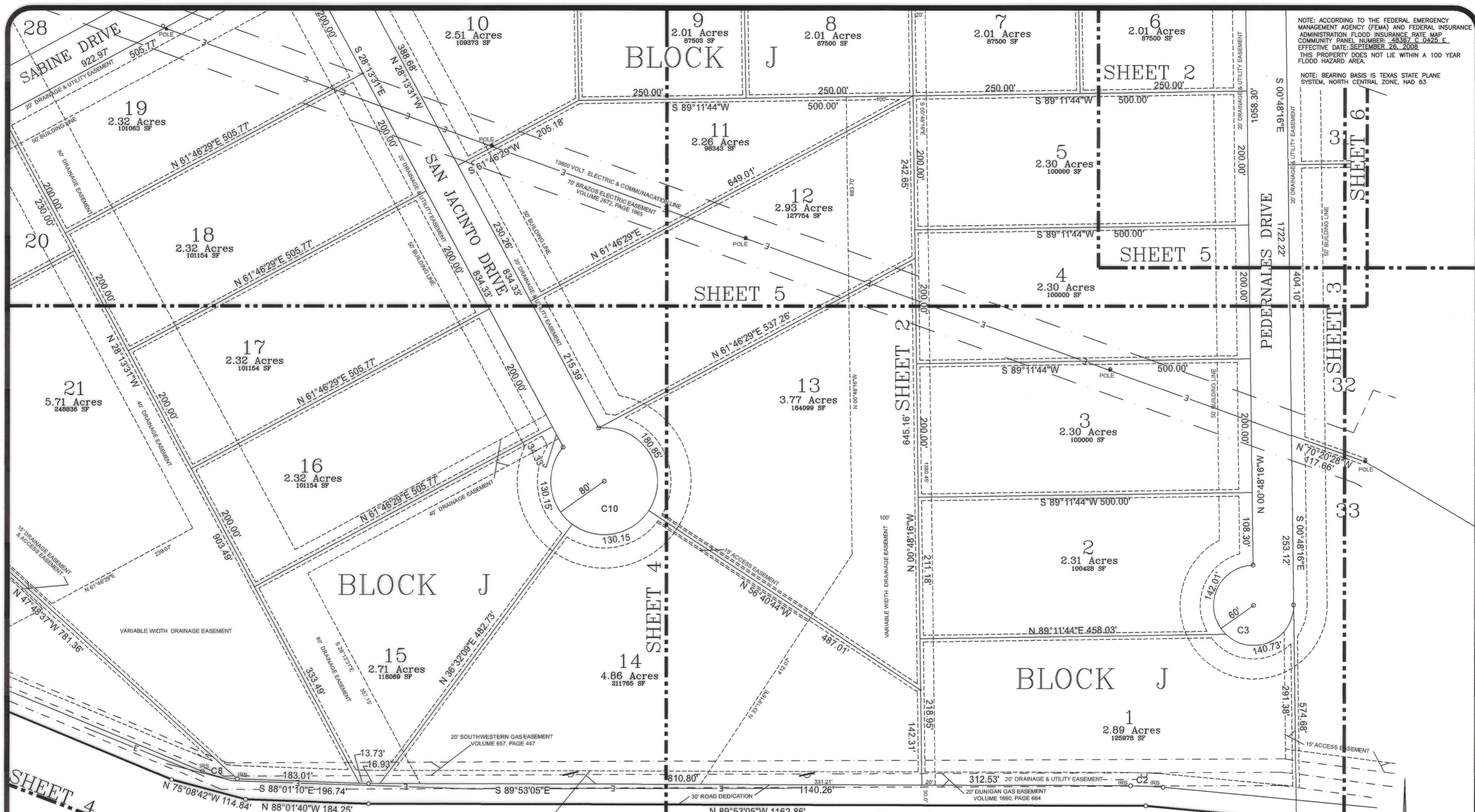
SHEET 2 OF 11 **F491**



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

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48362 0 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



**CURVE TABLE**

C2	L=48.62' R=530.0' N 87°15'24"W 48.61'
C3	L=282.74' R=60.00' N 45°48'16"W 84.85'
C8	L=53.73' R=150.0' N 77°45'27"W 53.44'
C9	L=373.30' R=780.0' N 75°29'07"E 369.74'
C10	L=344.58' R=720.0' N 75°29'07"E 341.30'

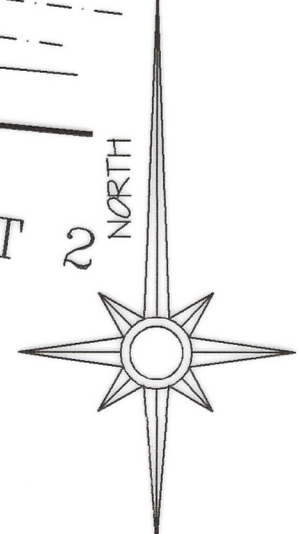
NOTE: ENLINK MIDSTREAM SERVICES, LLC OWNS AND MAINTAINS THE SOUTHWESTERN GAS EASEMENT WITH A 6.63" LINE

- GASLINE SIZE NOTES**
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  - 3 ALL ALEDO GATHERING LINES 3"

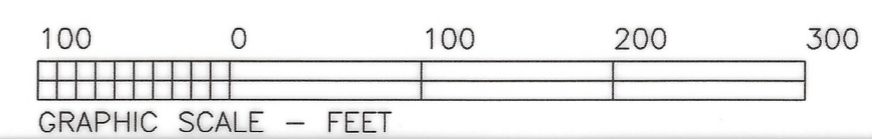
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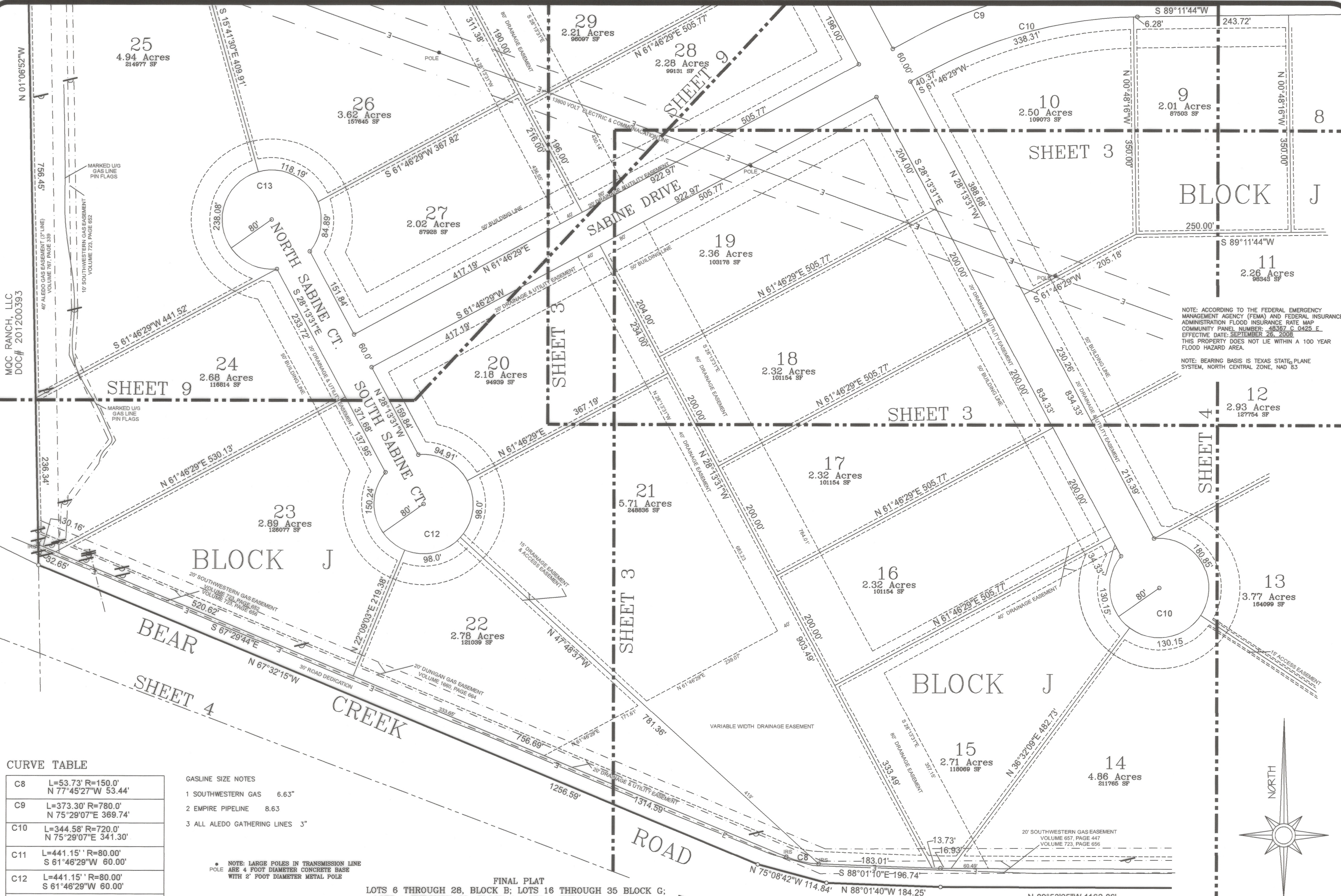


SCALE: 1" = 100'



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F491



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MCC RANCH, LLC  
DOC# 201200393

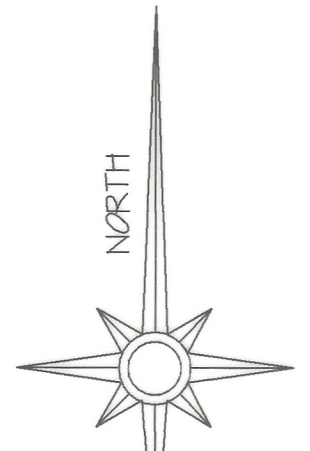
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C8	L=53.73' R=150.0' N 77°45'27"W 53.44'
C9	L=373.30' R=780.0' N 75°29'07"E 369.74'
C10	L=344.58' R=720.0' N 75°29'07"E 341.30'
C11	L=441.15' R=80.00' S 61°46'29"W 60.00'
C12	L=441.15' R=80.00' S 61°46'29"W 60.00'
C13	L=441.15' R=80.00' N 61°46'29"E 60.00'

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NOTE: LARGE POLES IN TRANSMISSION LINE POLE ARE 4 FOOT DIAMETER CONCRETE BASE WITH 2' FOOT DIAMETER METAL POLE

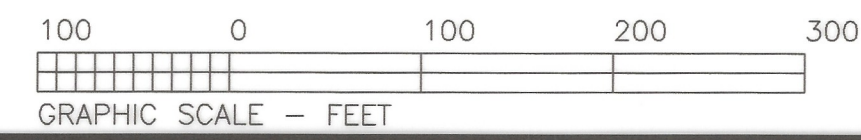
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SCALE: 1" = 100'

SHEET 4 OF 11

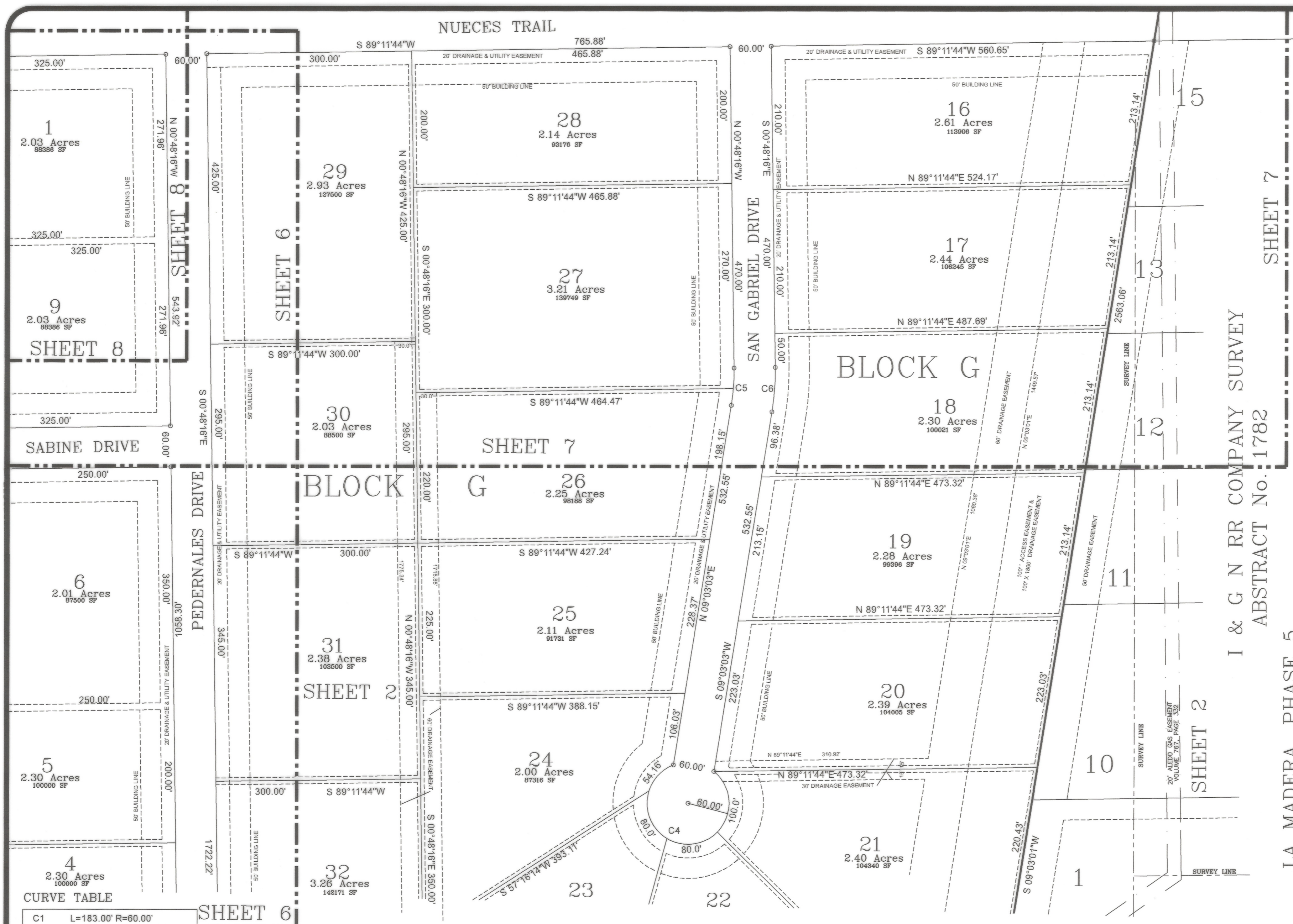
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NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83



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C6	L=56.36' R=380.0' S 04°07'24"W 65.36'
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SHEET 5 OF 11

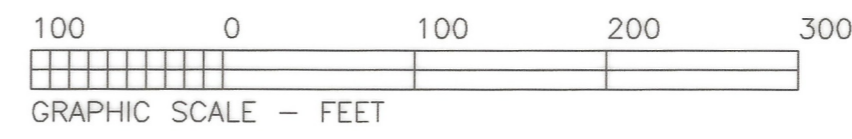
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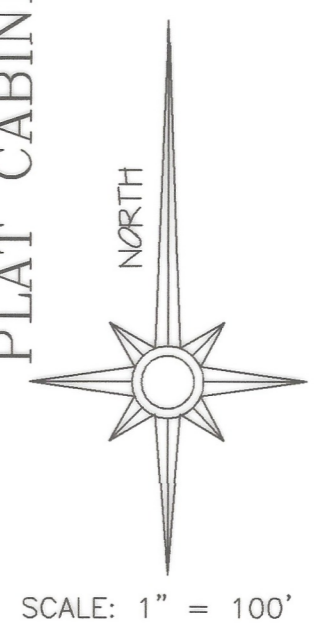
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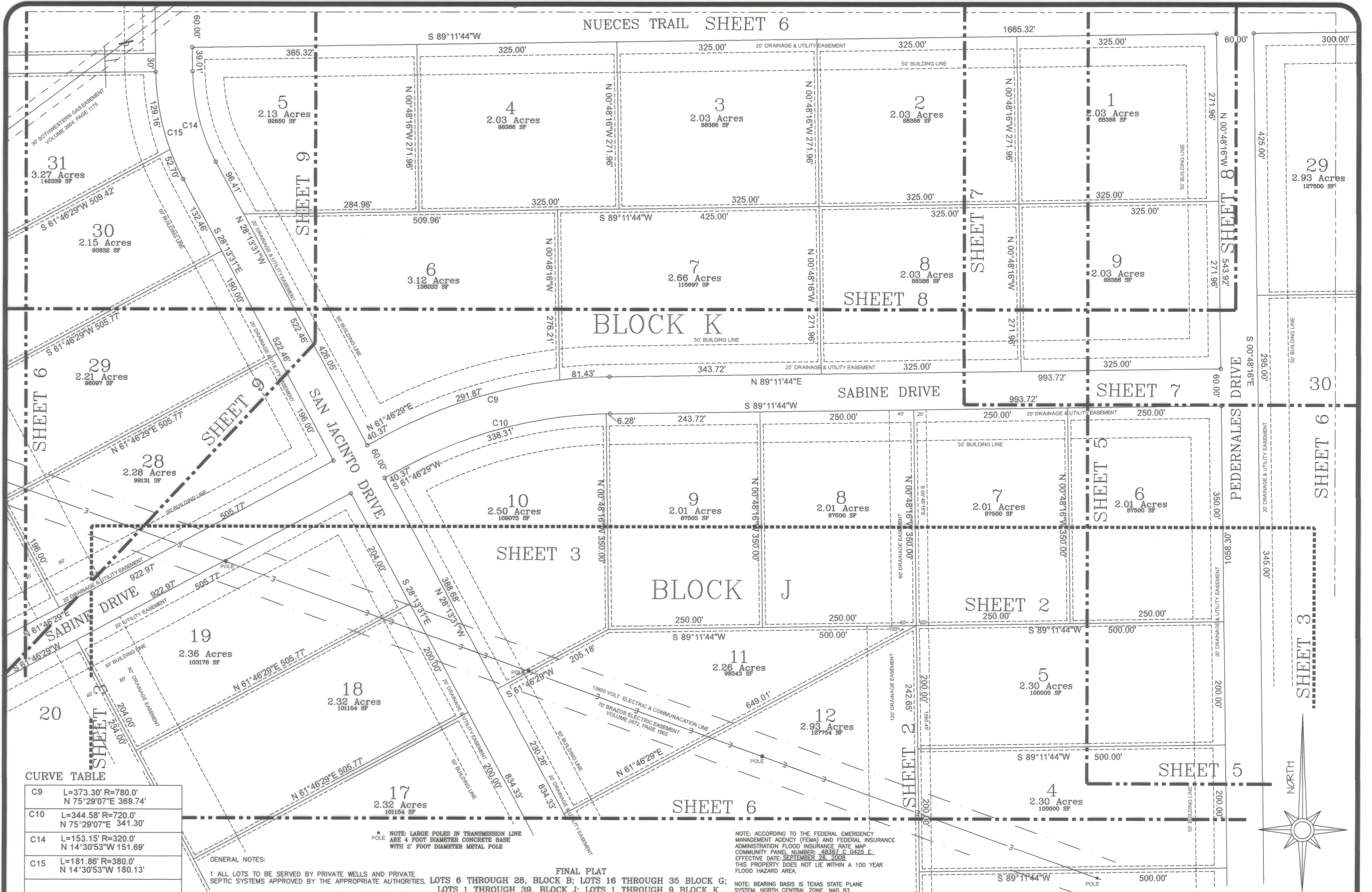


LA MADERA, PHASE 5  
PLAT CABINET E, SLIDE 382



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NUECES TRAIL SHEET 6



**CURVE TABLE**

C9	L=373.30' R=780.0' N 75°29'07"E 369.74'
C10	L=344.58' R=720.0' N 75°29'07"E 341.30'
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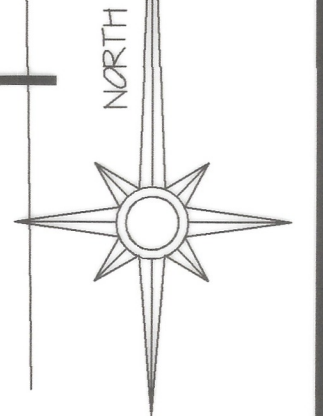
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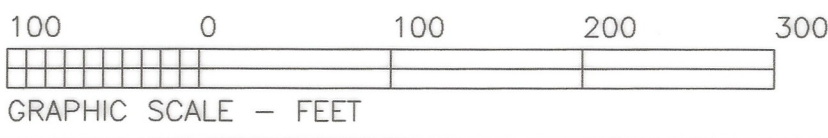
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**GASLINE SIZE NOTES**

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SCALE: 1" = 100'



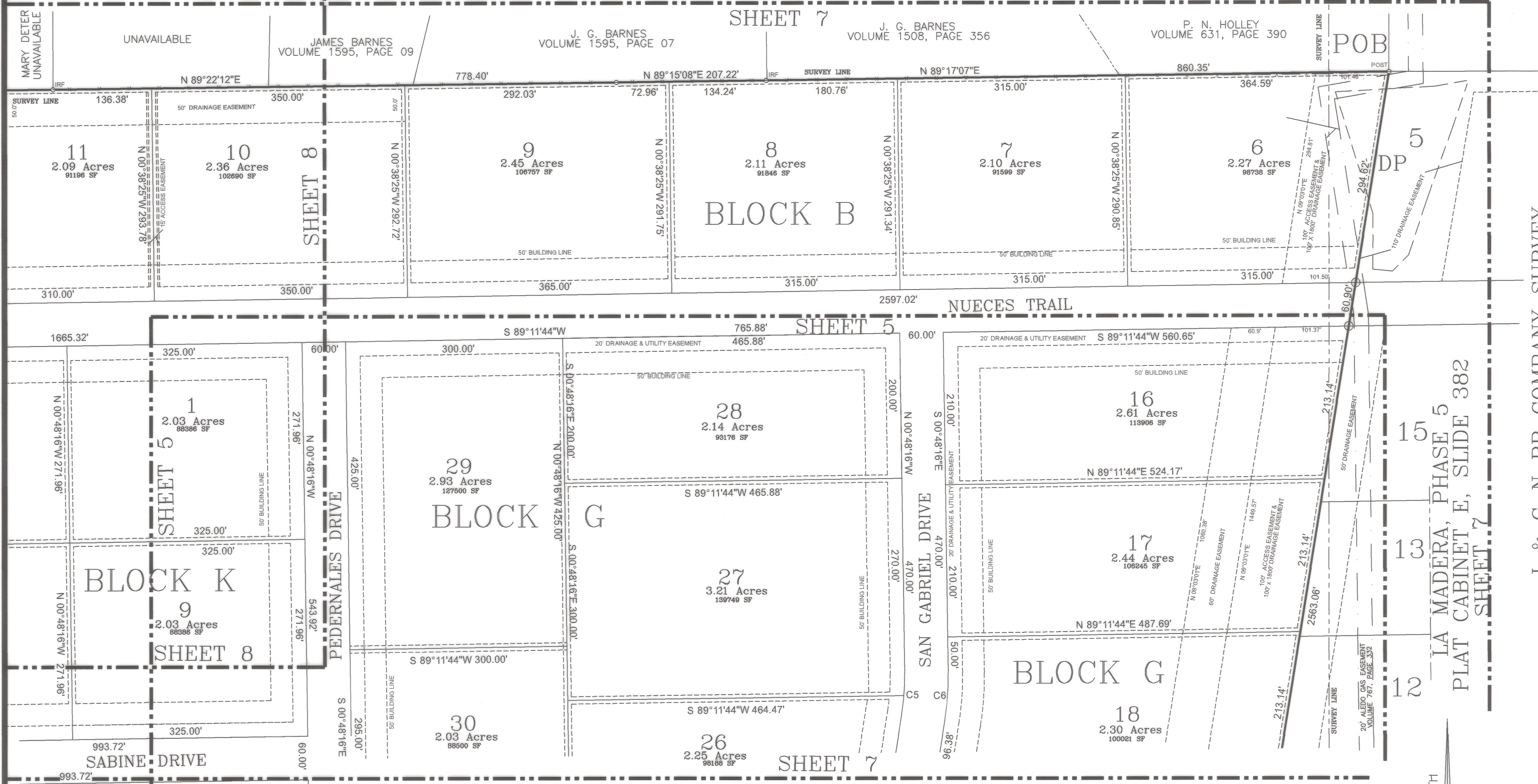
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F 491

ALEXANDER N. JONES SURVEY  
ABSTRACT No. 768

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 28, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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C3	L=282.74' R=60.00' N 45°48'16"W 84.85'
C4	L=314.16' R=60.00' N 80°56'57"W 60.00'
C5	L=55.04' R=320.0' N 04°07'24"E 54.97'
C6	L=56.36' R=380.0' S 04°07'24"W 65.36'
C7	L=18.36' R=530.0' N 83°38'10"W 18.36'

GASLINE SIZE NOTES

- 1 SOUTHWESTERN GAS 6.63"
- 2 EMPIRE PIPELINE 8.63"
- 3 ALL ALEDO GATHERING LINES 3"

NOTE: LARGE POLES IN TRANSMISSION LINE POLE ARE 4 FOOT DIAMETER CONCRETE BASE WITH 2' FOOT DIAMETER METAL POLE

DP DETENTION POND

- IRF 1/2" IRON ROD UNLESS NOTED
- IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

GENERAL NOTES:

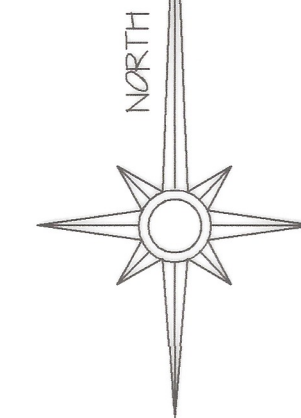
- 1 ALL LOTS TO BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS APPROVED BY THE APPROPRIATE AUTHORITIES.
- 2 ALL LOT SUBJECT TO A 50' FRONT BUILD SET BACK LINE AND A 25' SIDE AND REAR SETBACK LINE.
- 3 THERE WILL BE A 20' DRAINAGE AND UTILITY EASEMENT ALONG AND PARALLEL TO ALL STREETS AND A 5' UTILITY EASEMENT ALONG AND PARALLEL TO ALL SIDES AND REAR OF ALL LOTS.
- 4 ALL ROADS ARE PRIVATE ROADS AND ARE MAINTAINED THROUGH THE HOMEOWNERS ASSOCIATION, LA MADERA HOA, INC.

FINAL PLAT

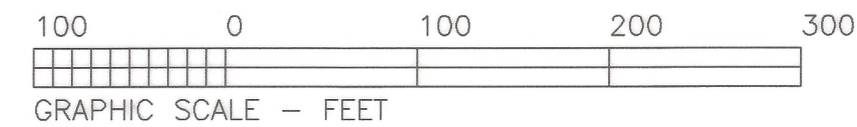
LOTS 6 THROUGH 28, BLOCK B; LOTS 16 THROUGH 35 BLOCK G; LOTS 1 THROUGH 39, BLOCK J; LOTS 1 THROUGH 9 BLOCK K AND LOTS 1 THROUGH 9, BLOCK L

LA MADERA - PHASE SEVEN

AN ADDITION IN THE ETJ OF THE CITY OF ANNETTA SOUTH PARKER COUNTY, TEXAS  
Being 298.09 acres situated in and being a portion of the M. B. Bateham Survey, Abstract No. 1701; the I & G N RR Company Survey, Abstract No. 1782, and the E. BELLOW SURVEY, ABSTRACT No. 1702, Parker County, Texas



SCALE: 1" = 100'

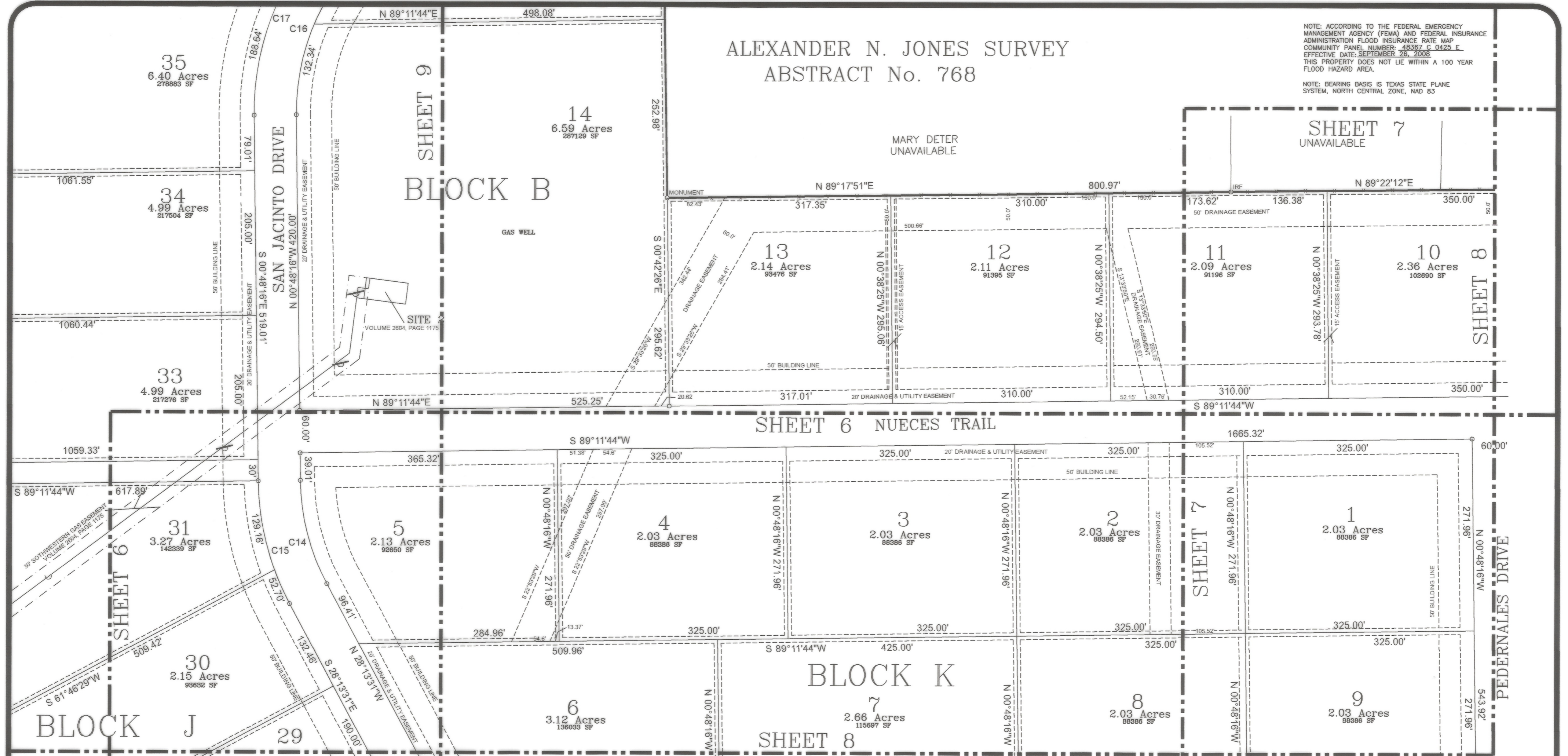


HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM #10088500 harlanland@yahoo.com

ALEXANDER N. JONES SURVEY  
ABSTRACT No. 768

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48567 G 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



**CURVE TABLE**

C11	L=441.15' R=80.00' S 61°46'29"W 60.00'
C12	L=441.15' R=80.00' S 61°46'29"W 60.00'
C13	L=441.15' R=80.00' N 61°46'29"E 60.00'
C14	L=153.15' R=320.0' N 14°30'53"W 151.69'
C15	L=181.86' R=380.0' N 14°30'53"W 180.13'
C16	L=264.68' R=320.0' N 22°53'28"E 257.20'
C17	L=314.31' R=380.0' N 22°53'28"E 305.42'
C18	L=314.31' R=380.0' N 22°53'28"E 305.42'
C19	L=264.50' R=320.0' N 22°54'27"E 257.03'
C20	L=596.90' R=380.0' N 45°48'16"W 537.40'

DP DETENTION POND  
IRF 1/2" IRON ROD UNLESS NOTED  
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

**GENERAL NOTES:**

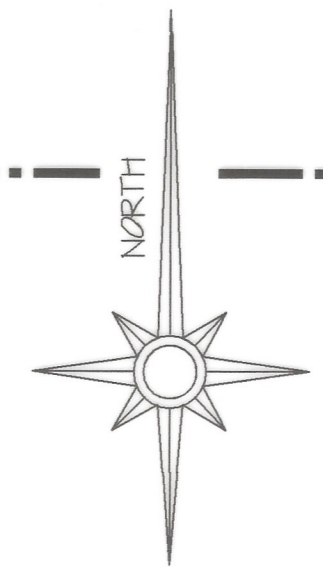
- ALL LOTS TO BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS APPROVED BY THE APPROPRIATE AUTHORITIES.
- ALL LOT SUBJECT TO A 50' FRONT BUILD SET BACK LINE AND A 25' SIDE AND REAR SETBACK LINE.
- THERE WILL BE A 20' DRAINAGE AND UTILITY EASEMENT ALONG AND PARALLEL TO ALL STREETS AND A 5' UTILITY EASEMENT ALONG AND PARALLEL TO ALL SIDES AND REAR OF ALL LOTS.
- ALL ROADS ARE PRIVATE ROADS AND ARE MAINTAINED THROUGH THE HOMEOWNERS ASSOCIATION, LA MADERA HOA, INC.

**GASLINE SIZE NOTES**

- SOUTHWESTERN GAS 6.63"
- EMPIRE PIPELINE 8.63"
- ALL ALEDO GATHERING LINES 3"

NOTE: LARGE POLES IN TRANSMISSION LINE POLE ARE 4 FOOT DIAMETER CONCRETE BASE WITH 2' FOOT DIAMETER METAL POLE

**FINAL PLAT**  
LOTS 6 THROUGH 28, BLOCK B; LOTS 16 THROUGH 35 BLOCK G; LOTS 1 THROUGH 39, BLOCK J; LOTS 1 THROUGH 9 BLOCK K AND LOTS 1 THROUGH 9, BLOCK L  
LA MADERA - PHASE SEVEN  
AN ADDITION IN THE ETJ OF THE CITY OF ANNETTA SOUTH PARKER COUNTY, TEXAS  
Being 298.09 acres situated in and being a portion of the M. B. Bateham Survey, Abstract No. 1701; the I & G N RR Company Survey, Abstract No. 1782, and the E. BELLOW SURVEY, ABSTRACT No. 1702, Parker County, Texas



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO (817) 596-9700 - (817) 599-0880  
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FIRM #10088500 harlanland@yahoo.com

SHEET 8 OF 11 F491



MGC RANCH, LLC  
DOC# 201200393

GREEN WOODS SURVEY  
ABSTRACT No. 1597

2598.04'

MGC RANCH, LLC  
DOC# 201200393

DP DETENTION POND  
IRF 1/2" IRON ROD UNLESS NOTED  
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

SHEET 9 OF 11

F491

- GASLINE SIZE NOTES
- 1 SOUTHWESTERN GAS 6.63"
  - 2 EMPIRE PIPELINE 6.63
  - 3 ALL ALEDO GATHERING LINES 3"

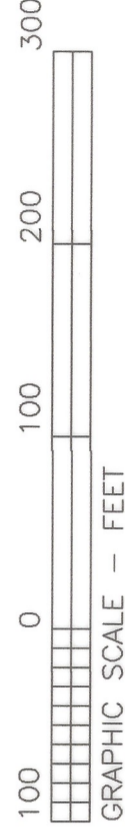
NOTE: LARGE POLES IN TRANSMISSION LINE ARE 4 FOOT DIAMETER CONCRETE BASE WITH 8 FOOT DIAMETER METAL POLE

- 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 5' UTILITY EASEMENT ALONG AND PARALLEL TO ALL SIDES AND REAR OF ALL LOTS.
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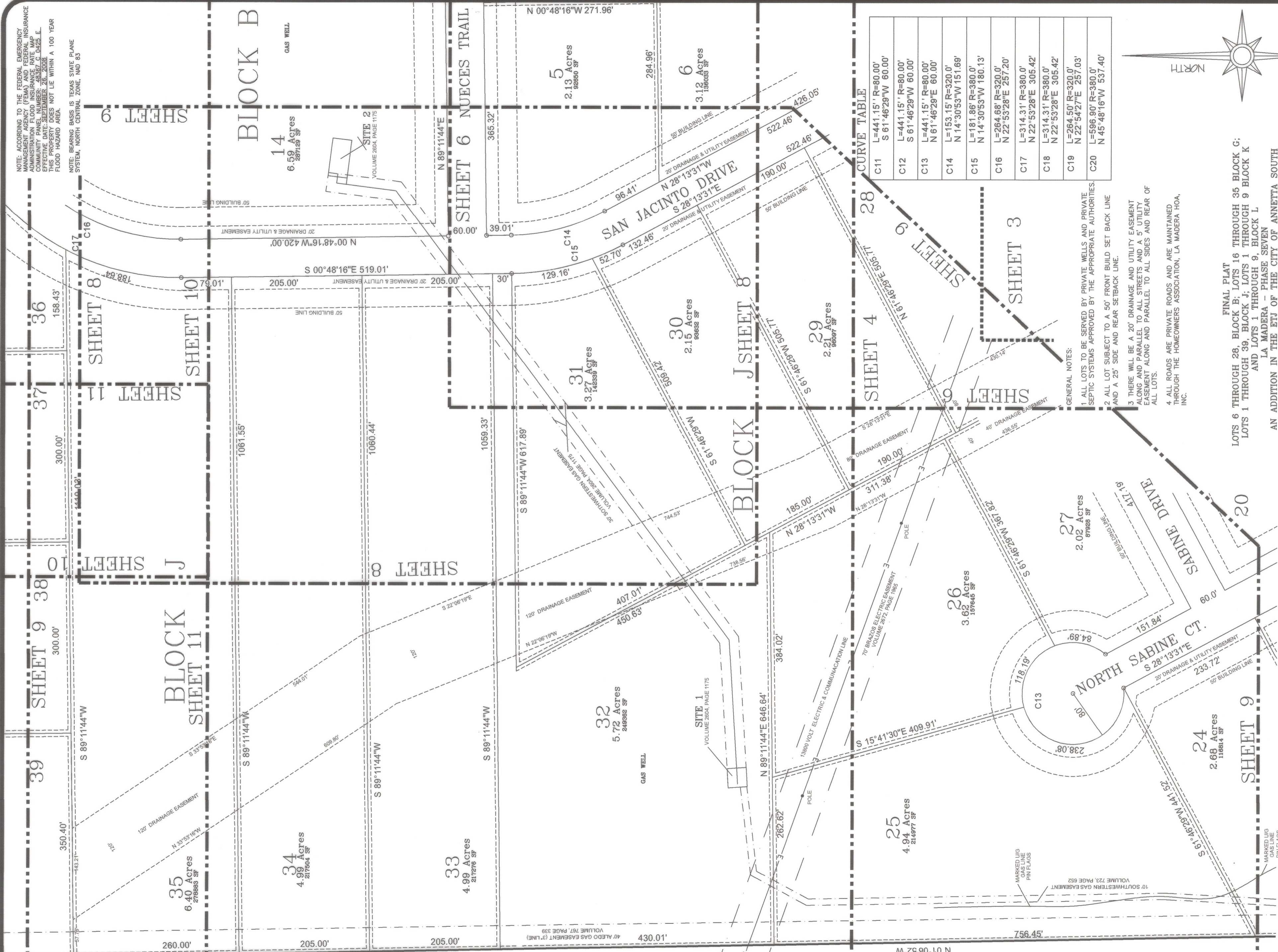
FINAL PLAT  
LOTS 6 THROUGH 28, BLOCK B; LOTS 16 THROUGH 35 BLOCK G;  
LOTS 1 THROUGH 39, BLOCK J; LOTS 1 THROUGH 9 BLOCK K  
AND LOTS 1 THROUGH 9, BLOCK L  
LA MADERA - PHASE SEVEN  
AN ADDITION IN THE ETT OF THE CITY OF ANNETTA SOUTH  
PARKER COUNTY, TEXAS  
Being 298.09 acres situated in and being a portion of the  
M. B. Bateham Survey, Abstract No. 1701; the I & G N RR  
Company Survey, Abstract No. 1782, and the E. BELLOW SURVEY,  
ABSTRACT No. 1702, Parker County, Texas

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
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FAX: METRO(817) 341-2833  
FIRM #10085500 harlanland@yahoo.com

SCALE: 1" = 100'

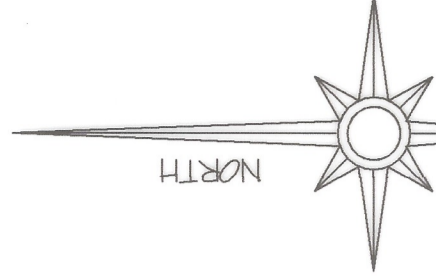


202019770TAL



CURVE TABLE

C11	L=441.15', R=80.00'
	S 61°46'29"W 60.00'
C12	L=441.15', R=80.00'
	S 61°46'29"W 60.00'
C13	L=441.15', R=80.00'
	N 61°46'29"E 60.00'
C14	L=153.15', R=320.0'
	N 14°30'53"W 151.69'
C15	L=181.86', R=380.0'
	N 14°30'53"W 180.13'
C16	L=264.68', R=320.0'
	N 22°53'28"E 257.20'
C17	L=314.31', R=380.0'
	N 22°53'28"E 305.42'
C18	L=314.31', R=380.0'
	N 22°53'28"E 305.42'
C19	L=264.50', R=320.0'
	N 22°54'27"E 257.03'
C20	L=596.90', R=380.0'
	N 45°48'16"W 537.40'



NOTE: ACCORDING TO THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE  
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

C. F. BOWMAN SURVEY  
ABSTRACT No. 94

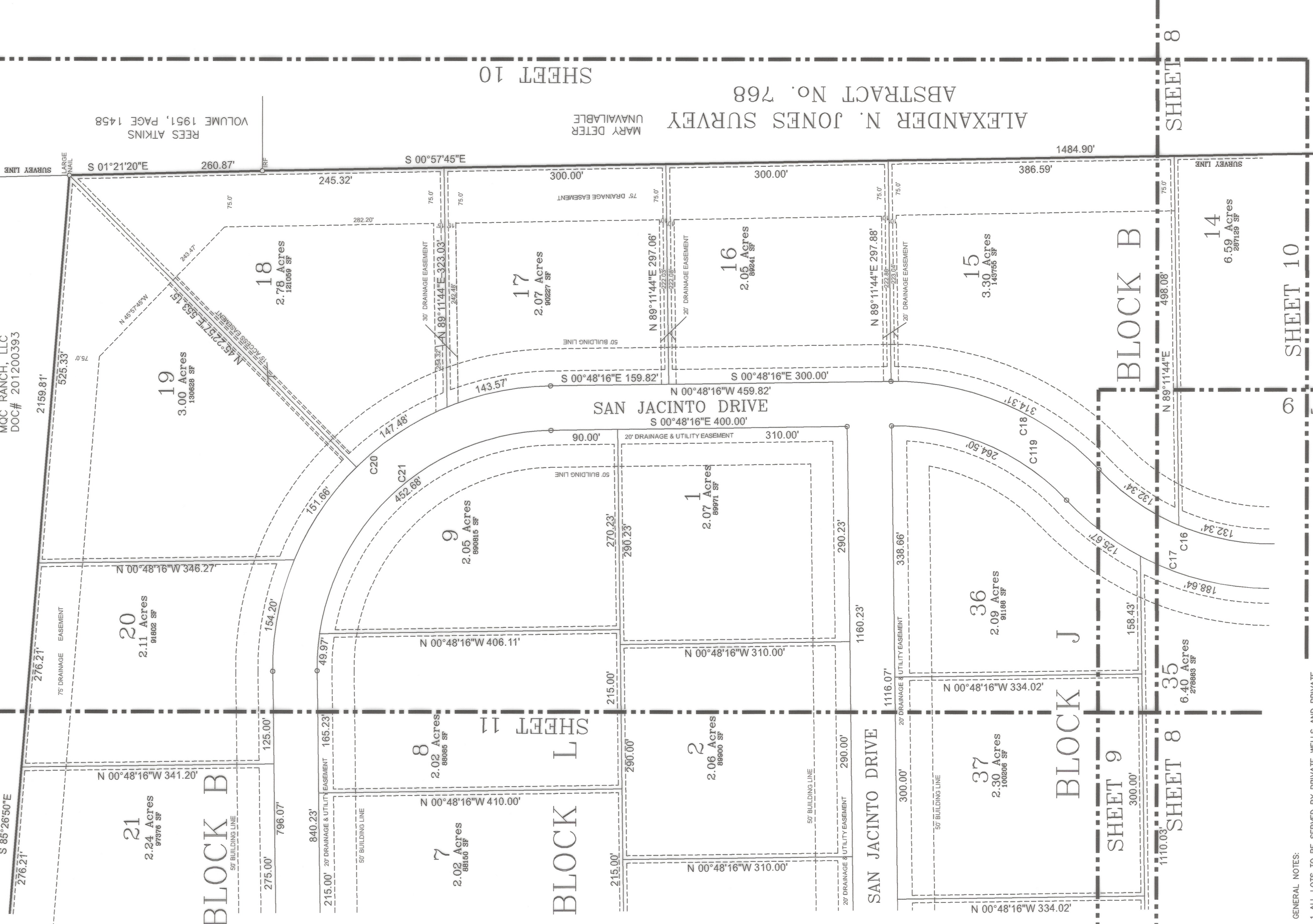
SHEET 10

MOC RANCH, LLC  
DOC# 201200393

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER: 48397 & 4425 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

CURVE TABLE

C11	L=441.15' R=80.00' S 61°46'29"W 60.00'
C12	L=441.15' R=80.00' S 61°46'29"W 60.00'
C13	L=441.15' R=80.00' N 61°46'29"E 60.00'
C14	L=153.15' R=320.0' N 14°30'53"W 151.89'
C15	L=181.86' R=380.0' N 14°30'53"W 180.13'
C16	L=264.68' R=320.0' N 22°53'28"E 257.20'
C17	L=314.31' R=380.0' N 22°53'28"E 305.42'
C18	L=314.31' R=380.0' N 22°53'28"E 305.42'
C19	L=264.50' R=320.0' N 22°54'27"E 257.03'
C20	L=596.90' R=380.0' N 45°48'16"W 537.40'
C21	L=502.65' R=320.0' S 45°48'16"E 452.55'
C22	L=315.49' R=80.00' S 44°11'44"W 147.31'
C23	L=315.49' R=80.00' S 45°48'16"E 147.31'



- 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.
  4. ALL ROADS ARE PRIVATE ROADS AND ARE MAINTAINED THROUGH THE HOMEOWNERS ASSOCIATION, LA MADERA HOA, INC.

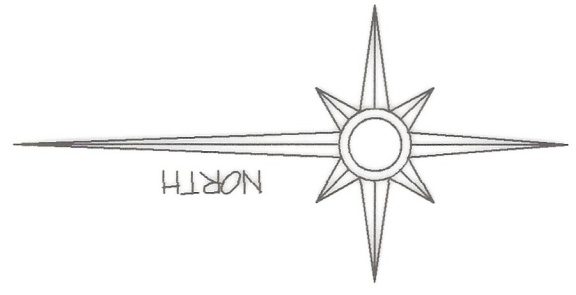
- DP DETENTION POND  
IRF 1/2" IRON ROD UNLESS NOTED  
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

- GASLINE SIZE NOTES
1. SOUTHWESTERN GAS 6.63"
  2. EMPIRE PIPELINE 8.63"
  3. ALL ALEDO GATHERING LINES 3"

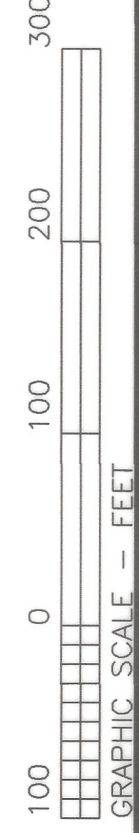
\* NORTH LARGES POLES IN TRANSMISSION LINE POLE ARE 4' FOOT DIAMETER CONCRETE BASE WITH 2' FOOT DIAMETER METAL POLE

FINAL PLAT  
LOTS 6 THROUGH 28, BLOCK B; LOTS 16 THROUGH 35 BLOCK G;  
LOTS 1 THROUGH 39, BLOCK J; LOTS 1 THROUGH 9 BLOCK K  
AND LOTS 1 THROUGH 9, BLOCK L  
LA MADERA - PHASE SEVEN  
AN ADDITION IN THE ETJ OF THE CITY OF ANNETTA SOUTH PARKER COUNTY, TEXAS  
Being 298.09 acres situated in and being a portion of the M. B. Bateham Survey, Abstract No. 1701; the I & G N RR Company Survey, Abstract No. 1782; and the E. BELLOW SURVEY, ABSTRACT No. 1702, Parker County, Texas

SCALE: 1" = 100'



SHEET 10 OF 11 F491



HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM #10086500 harland@harlan.com

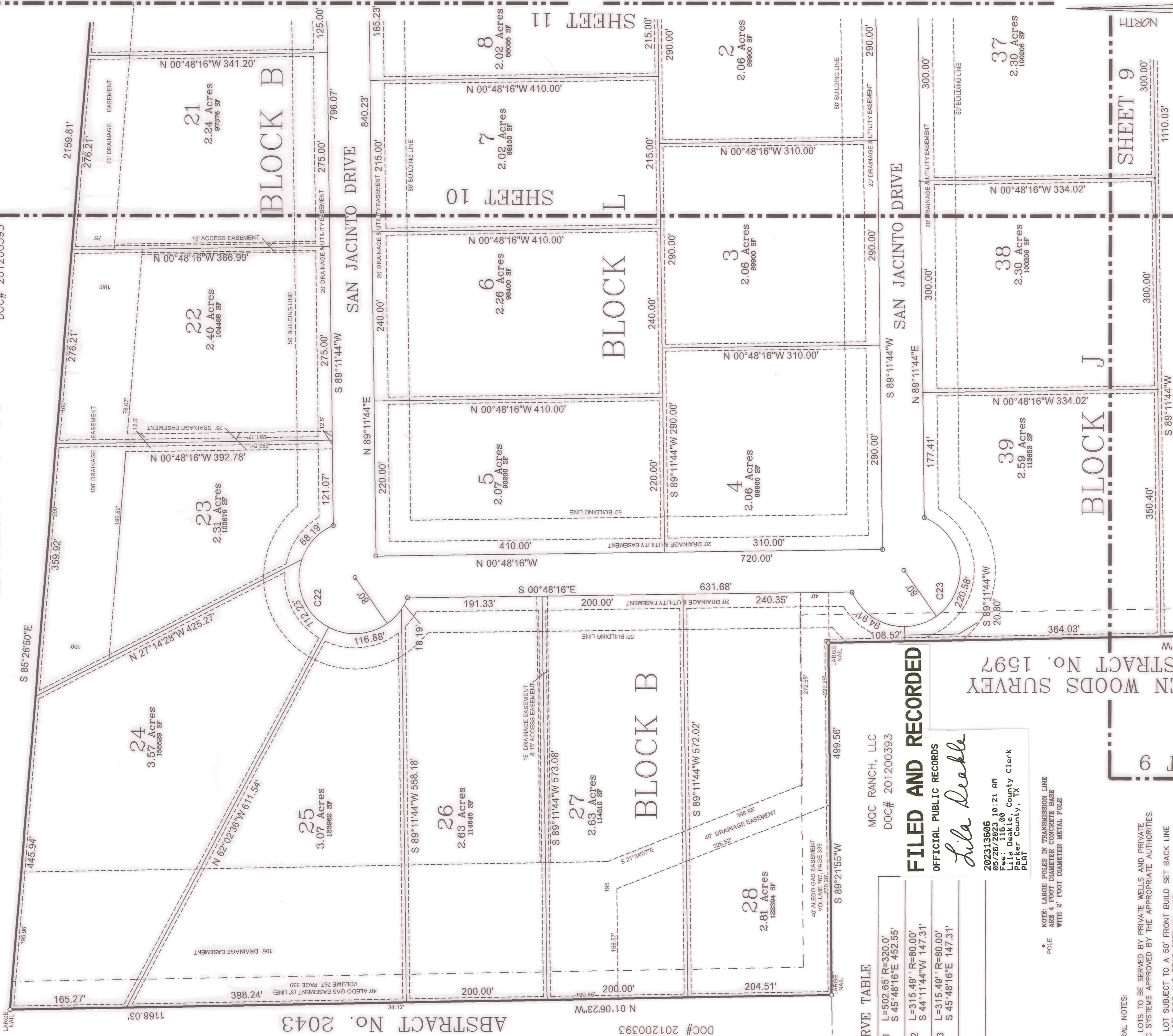
NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION (FIA) COMMUNITY PANEL NUMBER 48357 C 0423 E, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

**C. F. BOWMAN SURVEY  
ABSTRACT No. 94**

MOC RANCH, LLC  
DOC# 201200393

**SHEET II**



**L. A. PITCHFORD SURVEY  
ABSTRACT No. 2043**  
MOC RANCH, LLC  
DOC# 201200393

**CURVE TABLE**

C21	L=502.65' R=320.0'
	S 45°48'16"E 452.55'
C22	L=315.49' R=80.00'
	S 44°11'44"W 147.31'
C23	L=315.49' R=80.00'
	S 45°48'16"E 147.31'

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deable*  
202313605  
05/26/2023 10:21 AM  
Reg. Title County Clerk  
Parker County, TX  
PLAT

NOTE: LARGE POLES IN TRANSMISSION LINE ARE 4 FOOT DIAMETER CONCRETE BASE WITH 2 FOOT DIAMETER METAL POLE

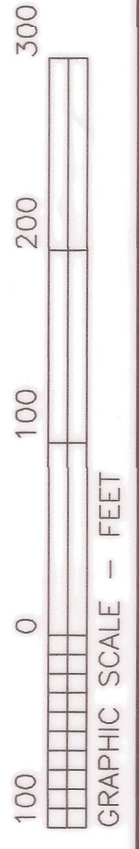
- GENERAL NOTES:**
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  - ALL ROADS ARE PRIVATE ROADS AND ARE MAINTAINED THROUGH THE HOMEOWNERS ASSOCIATION, LA MADERA HOA, INC.

- DP DETENTION POND**
- 1/2" IRON ROD UNLESS NOTED
  - 1/2" IRON ROD (HARLAN, 2074 "CAP")

- GASLINE SIZE NOTES**
- 1 SOUTHWESTERN GAS 6.63"
  - 2 EMPIRE PIPELINE 8.63"
  - 3 ALL ALEDO GATHERING LINES 3"

**FINAL PLAT**  
LOTS 6 THROUGH 28, BLOCK B; LOTS 16 THROUGH 35 BLOCK G; LOTS 1 THROUGH 39, BLOCK J; LOTS 1 THROUGH 9, BLOCK K; AND LOTS 1 THROUGH 9, BLOCK L  
LA MADERA - PHASE SEVEN  
AN ADDITION IN THE ETJ OF THE CITY OF ANNETTA SOUTH PARKER COUNTY, TEXAS  
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**SHEET 11 OF 11 F491**



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FIRM #10088500 harlanland@yahoo.com

SCALE: 1" = 100'

