

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.

**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.

LENGTH OF ROAD: 2447 FEET

This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 252.0052. Buyer is advised to question the seller as to the groundwater availability.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER: 48367 C 0425 E. EFFECTIVE DATE: APRIL 08, 2019 THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA.

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

C1	L=124.8' R=380.0'
	S 05°28'55"W 123.95'
C2	L=154.45' R=530.0'
	S 23°17'59"W 153.90'
C3	L=115.70' R=330.0'
	S 21°12'23"W 115.07'
C4	L=418.88' R=320.0'
	S 26°39'07"E 389.61'
C5	L=115.38' R=60.0'
	S 65°56'46"W 98.40'
C6	L=117.58' R=380.0'
	N 22°42'00"E 117.12'
C7	L=136.98' R=470.0'
	N 23°12'59"E 136.48'
C8	L=104.85' R=320.0'
	N 05°28'55"E 104.38'

NOTE: AREA IN LOMA ALTA COURT = 3.01 ACRES

NOTE: 50' ROAD SIDE BUILDING LINE, 25' BUILDING LINE ALONG ALL SIDES AND REAR

**CURVE TABLE DRAINAGE**

E1	L=208.40' R=1130.0'
	S 71°23'22"W 209.10'
E6	L=127.42' R=1130.0'
	N 78°55'42"E 127.55'

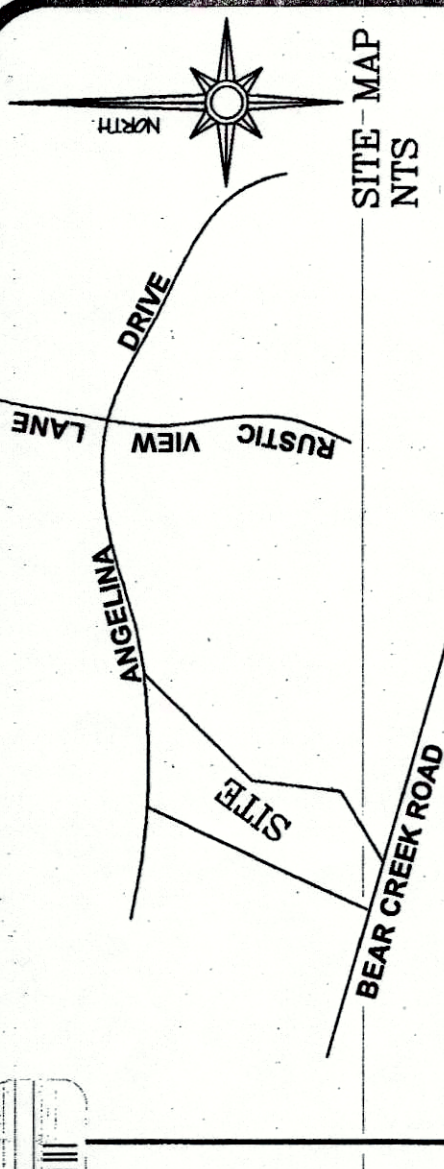
**LINE TABLE DRAINAGE**

E2	S 23°20'45"E 251.83'
E3	S 57°10'50"W 49.20'
E4	N 44°54'30"W 186.48'
E5	N 24°55'38"W 116.45'

2022000965 PLAT 1614 Pages: 1 THE STATE OF TEXAS COUNTY OF PARKER

being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial jurisdiction of any incorporated city or town, Parker County, Texas.

*Charles W. Gilchrist*



STATE OF TEXAS COUNTY OF PARKER

WHEREAS, CHARLES W. GILCHRIST (V. 2902, P. 1648), being the sole owner of Lots 1R, 2, and 4, Block E, La MADERA - PHASE TWO, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 411, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) In the south right of way line Angelina Drive at the northeast corner of said Phase Two and the northwest corner of La Madera - Phase Three, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 219, Plat Records, Parker County, Texas;

THENCE S 19°35'14" E, with the common line of said phases, 800.00 feet to a post at the northwest corner of the remainder of Bear View Properties, LP recorded in Volume 2766, Page 1669, Official Records, Parker County, Texas;

THENCE S 19°11'37" W, 929.31 feet to an iron rod set at the northeast corner of Lot 3 said La Madera - Phase Two;

THENCE with the line of said Lot 3 the following courses and distance: N 72°08'55" W, 822.68 feet to an iron rod set in a non-tangent curve to the left with a radius of 320.0 feet and whose chord bears S 20°37'46" W, 108.73 feet in the east right of way line of Loma Alta Court, a private road;

With said curve to the left through a central angle of 19°33'47" and a distance of 109.28 feet to an iron rod set;

S 10°50'53" W, 384.55 feet to an iron rod set at the beginning of a curve to the left with a radius of 320.0 feet and whose chord bears S 0°24'03" W, 118.05 feet;

With said curve to the left through a central angle of 20°53'40" and a distance of 116.70 feet to an iron rod set;

S 85°28'37" E, 881.90 feet to an iron rod set at the southeast corner of said Lot 3 in the west line of said Bear View Properties, LP;

THENCE S 00°11'49" W, 856.73 feet to an iron rod set;

THENCE S 52°21'51" W, 1392.71 feet to an iron rod set in the north line of Bear Creek Road, as it exists;

THENCE N 61°21'51" W, with the north line of said Bear Creek Road, 105.60 feet to an iron rod found (iron rods found are 1/2" unless noted) in the east line of said remainder Bear View Properties, LP;

THENCE N 10°51'54" E, with the east line of said Bear View Properties, LP tract, 3181.12 feet to an iron rod found in the south right of way line of said Angelina Drive;

THENCE with the south right of way line of said Angelina Drive the following courses and distances:

N 88°50'30" E, 232.08 feet to an iron rod found at the beginning of a curve to the left with a radius of 1130.0 feet and whose chord bears N 77°26'54" E, 445.45 feet;

With said curve to the left through a central angle of 22°44'06" and a distance of 448.39 feet to the POINT OF BEGINNING and containing 58.58 acres (2,246,093 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CHARLES W. GILCHRIST, does hereby adopt this plat designating the hereinabove described real property as LOTS 1R, 1R2, 1R3, 1R4 AND 1R5; LOTS 2R AND 2R1 AND LOTS 4R, AND 4R1, BLOCK E, La MADERA - PHASE TWO, AN ADDITION TO PARKER COUNTY, TEXAS, being a replat of Lots 1R, 2, and 4, Block E, La MADERA - PHASE TWO, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 411, Parker County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand and seal of Parker County, Texas this 9 day of June, 2020.

*Charles W. Gilchrist*  
Charles W. Gilchrist

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES W. GILCHRIST, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 9 day of June, 2020.

*Andrea Miller*  
Andrea Miller

Notary Public in and for the State of Texas  
July 13, 2020  
My Commission Expires On:



THE STATE OF TEXAS COUNTY OF PARKER

APPROVED BY the Commissioner of Parker County, Texas, this 11 day of June, 2020.

*George Conley*  
George Conley  
Commissioner Precinct #1  
*Lucy Walker*  
Lucy Walker  
Commissioner Precinct #3

*George Conley*  
George Conley  
Commissioner Precinct #2  
*Lucy Walker*  
Lucy Walker  
Commissioner Precinct #4

ACCT. NO.: 14238  
SCH. DIST.: AL  
CITY: KATLH  
MAP NO.:

NOTE: LOMA ALTA COURT IS A PRIVATE ROAD AND WILL BE MAINTAINED THROUGH THE LA MADERA HOA, INC.

LOTS 1R1, 1R2, 1R3, 1R4 AND 1R5; LOTS 2R AND 2R1 AND LOTS 4R, AND 4R1, BLOCK E La MADERA - PHASE TWO

AN ADDITION TO PARKER COUNTY, TEXAS Being a replat of Lots 1R, 2, and 4, Block E La Madera - Phase Two, an addition to Parker County Texas, according to the recorded in Plat Cabinet E, Slide 411, Parker County, Texas

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deable*

2022000965  
6/13/2020 12:13 PM  
Fee: \$6.00 County Clerk  
Parker County, Texas  
PLAT: 0 200 400 600

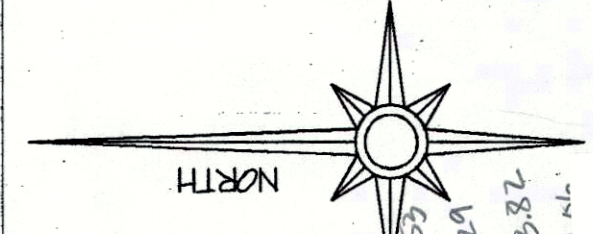


I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*David Harlan, Jr.*  
David Harlan, Jr.  
Texas Registered Professional Land Surveyor, No. 2074  
DECEMBER, 2019

Cabinet/Instrument# E Slide 454

IF 1/2" IRON ROD UNLESS NOTED  
RS - 1/2" IRON ROD (HARLAN, 2074 "CAP")



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