

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.

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

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.

LINEAR FEET OF ROADS: 486.6'

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIS SYSTEM

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

NOTE: AREA IN LOMA ALTA COURT = 0.811 ACRES

NOTE: 50' ROAD SIDE BUILDING LINE, 25' BUILDING LINE ALONG ALL SIDES AND REAR LENGTH OF ROAD = 486.58'

CURVE TABLE

C1	L=227.66' R=380.0' S 08°54'57"E 224.27'
C2	L=63.84' R=60.0' N 55°00'59"E 60.87'
C3	L=80.12' R=320.0' N 17°13'09"W 79.91'
C4	L=302.18' R=320.0' N 37°05'57"E 291.07'
C5	L=314.16' R=60.0' S 25°50'53"W 60.00'
C6	L=480.17' R=380.0' N 27°57'08"W 448.86'

Owner/Developer:
Contact - Brad McDavid
817-994-7918
Charles W. Gilchrist
90 Crown Rd
Weatherford, TX 76087

THE STATE OF TEXAS
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a 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 purpose and consideration therein expressed.

Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER

I, CHARLES WILCHRIST, 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.

STATE OF TEXAS
COUNTY OF PARKER

202103286 PLAT Total Pages: 1

WHEREAS, CHARLES W. GILCHRIST (V. 2902, P. 1549) is the sole owner of Lot 4R and Lot 4R1, Block E, LA MADERA - PHASE TWO, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 454, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the east right of way line of Loma Alta Court at the southwest corner of Lot 3, Block E, La Madera - Phase Two, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 411, Plat Records, Parker County, Texas and at the northwest corner of said Lot 4R;

THENCE S 85°26'37"E, with the common line of said lots, 881.90 feet to an iron rod found at the southeast corner of said Lot 3 and the northeast corner of said Lot 4R;
THENCE S 00°11'49" W, with the east line of said Lot 4R, 356.73 feet to an iron rod found;
THENCE S 52°21'31" W, passing the southwest corner of said Lot 4R and the most easterly corner of said Lot 4R1, 1392.71 feet to an iron rod found at the southeast corner of said Lot 4R1 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 at the southwest corner of said Lot 4R;
THENCE N 10°51'54" E, with the east line of said Lot 4R, 1361.47 feet to an iron rod found in the west line of Loma Alta Court in a non-tangent curve to the left with a radius of 380.0 feet and whose chord bears S 08°54'57" E, 224.27 feet;
THENCE with the line of said Loma Alta Court the following courses and distances:
With said curve to the left through a central angle of 34°19'37" and a distance of 227.66 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the beginning of a non-tangent curve to the left with a radius of 60.00 feet and whose chord bears N 55°00'59" E, 60.87 feet;
With said curve to the left through a central angle of 60°57'52" and a distance of 83.84 feet to an iron rod set in a non-tangent curve to the right with a radius of 320.00 feet and whose chord bears N 17°13'09" W, 79.91 feet;
With said curve to the right through a central angle of 14°20'44" and a distance of 80.12 feet to the POINT OF BEGINNING and containing 20.10 acres (875,418 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 4A, 4B, 4C, 4D, 4E AND 4F, BLOCK E, LA MADERA - PHASE TWO, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lot 4R and Lot 4R1, Block E, La Madera - Phase Two, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 454, Plat Records, 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 19 day of JANUARY, 2021.

Charles W. Gilchrist

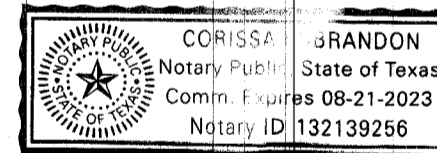
STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared CHARLES W. GILCHRIST, 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 19 day of JAN, 2021.

Notary Public in and for the State of Texas

My Commission Expires On: 08-21-2023

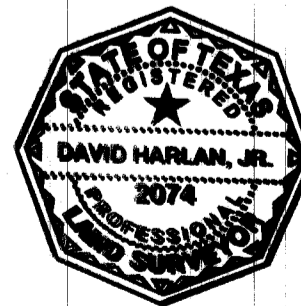


FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202103286
01/25/2021 01:48 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

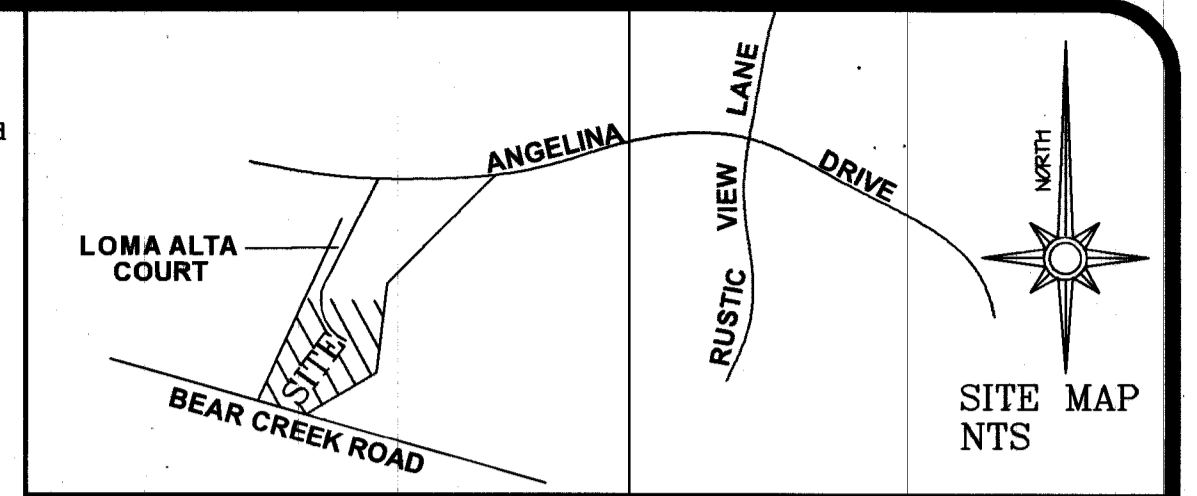


THE STATE OF TEXAS
COUNTY OF PARKER

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.

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

November 2020



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0425 F EFFECTIVE DATE: APRIL 05, 2019 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

LIENHOLDER

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Signature of Lien holder

This the ___ day of _____, 2021.

Notary Public, State of Texas

14238.00E.004.10
14238.00E.004.20

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 05 day of JANUARY, 2021.

Pat Deen, County Judge

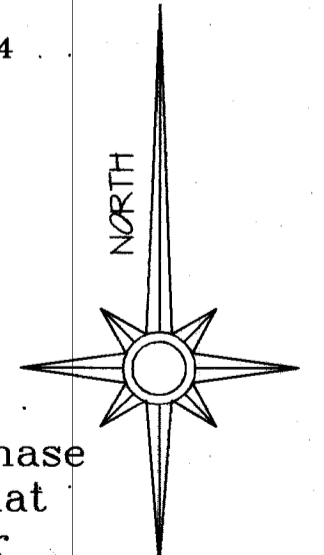
George Conley
George Conley
Commissioner Precinct #1

Larry Walden
Larry Walden
Commissioner Precinct #3

Craig Peabock
Craig Peabock
Commissioner Precinct #2

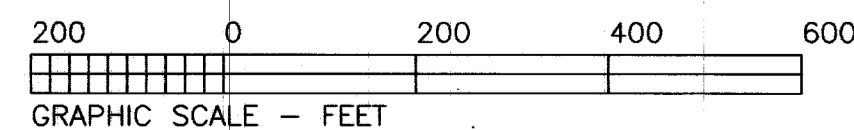
Steve Dugan
Steve Dugan
Commissioner Precinct #4

REPLAT
LOTS 4A, 4B, 4C, 4D, 4E AND 4F, BLOCK E
LA MADERA - PHASE TWO
AN ADDITION IN PARKER COUNTY, TEXAS
Being a replat of Lot 4R and Lot 4R1, Block E, La Madera - Phase Two an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 454, Plat Records, Parker County, Texas



SCALE: 1" = 200'

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



Cabinet/Instrument# E Slide 657

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