



STATE OF TEXAS ()
 COUNTY OF PARKER ()

APPROVED by the Commissioner of Parker County, Texas
 on the 20th day of April, 2013

Mark Riley
 Mark Riley, County Judge

George A. Conley
 George Conley
 Commissioner Precinct #1

Craig Peacock
 Craig Peacock
 Commissioner Precinct #2

Sam Walden
 Sam Walden
 Commissioner Precinct #3

Dusty Renko
 Dusty Renko
 Commissioner Precinct #4

- GENERAL NOTES:**
- Lot 10, Block E and Lot 6, Block F are Permanent Open Space Areas to be owned and maintained by the La Madera Property Owners Association. Said lots shall not contain any residential structures.
 - Lot 3, Block B, Lot 12, Block E and Lot 10, Block F are 60' private access, drainage & public utility easements in their entirety to be owned and maintained by the La Madera Property Owners Association.
 - All lots in this subdivision to be served by privately owned wells and septic systems.
 - All lots in this subdivision are subject to the following building line setbacks:
 Front = 50 feet
 Side & Rear = 25 feet
 - Unless noted otherwise on the face of the plat, all lots within subdivision have a 5' drainage & utility easement along the front, rear, and side lot lines.
 - It is Surveyor's understanding that the 20' Aledo Gas Easement recorded in Volume 767, Page 332 Tract A is to be abandoned by separate instrument.

ACCT. NO.: 14238
 SCH. DIST.: AL
 CITY: _____
 MAP NO.: K-19

FINAL PLAT
LA MADERA - PHASE FOUR
 I & GN RR COMPANY SURVEY, ABSTRACT No. 1782
 PARKER COUNTY, TEXAS

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

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.

60' INGRESS & EGRESS ESMT.
 (TRACT THREE)
 DOC. # 201303576
 D.R.P.C.T.

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FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET D, SLIDE 235
 DATE _____

MERCER REAL ESTATE
 INVESTMENT 1, LLC
 (TRACT ONE)
 Doc. # 201303576
 D.R.P.C.T.