

L=155.47'
R=1050.00'
D=8°29'01"
Lc=N85°04'02"E
155.33'

1 & GN RR COMPANY SURVEY
ABSTRACT NO. 1782

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

L=148.20'
R=370.00'
D=22°56'57"
Lc=N02°29'04"E
147.21'

SURVEY LINE
(APPROX. LOCATION)

E. HELLOWS SURVEY
ABSTRACT NO. 1702

BEAR VIEW PROPERTIES, LP
VOL. 2766, PG. 1669
D.R.P.C.T.
(REMAINDER)

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

STREET TABLE	
NAME	LENGTH
NUECES TRAIL	903 FEET
ANGELINA DRIVE	643 FEET

LEGAL DESCRIPTION

Being a 31.21 acre tract situated in the I and GN RR Company Survey, Abstract No. 1782, Parker County, Texas and being a portion of the Bear View Properties, LP tract (Bear View) as evidenced by deed recorded in Volume 2766, 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 for the northwest corner of Lot 1R, Block B, La Madera Phase One (Phase One), an addition to Parker County as recorded in Cabinet D, Slide 224, Plat Records Parker County, Texas, said iron rod also being in the south line of Bear Country, an addition to Parker County as recorded in Cabinet C, Slide 764, Plat Records Parker County, Texas;

THENCE S 00°14'05" E, with the Bear View/Phase One common line, a distance of 347.52 feet to a found 1/2 inch iron rod for the most westerly southwest corner of Lot 2R, Block A, La Madera Phase One;

THENCE N 89°40'16" E, with the Bear View/Phase One common line, a distance of 411.63 feet to a found 1/2 inch iron rod for the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 82°22'16", and a long chord bearing S 49°08'36" E, 750.69 feet;

THENCE along said curve to the right, continuing with the Bear View/Phase One common line, an arc distance of 819.46 feet to a found 1/2 inch iron rod;

THENCE S 07°57'28" E, continuing with the Bear View/Phase One common line, a distance of 226.18 feet to a found 1/2 inch iron rod for the beginning of a curve to the right having a radius of 1050.00 feet, a central angle of 8°29'01", and a long chord bearing N 85°04'02" E, 155.33 feet;

THENCE along said curve to the right, continuing with the Bear View/Phase One common line, an arc distance of 155.47 feet to a found 1/2 inch iron rod;

THENCE N 89°18'33" E, continuing with the Bear View/Phase One common line, a distance of 675.66 feet to a found 1/2 inch iron rod for the northwest corner of Lot 1, Block E, La Madera Phase Two (Phase Two), and addition to Parker County as recorded in Cabinet D, Slide 172, Plat Records Parker County, Texas;

THENCE S 11°18'56" W, with the Bear View/Phase Two common line, a distance of 552.04 feet to a found 1/2 inch iron rod for the northeast corner of that certain tract described to Mercer Real Estate Investment 1, LLC, Tract Two (Mercer Two), as recorded in Document No. 201303576 Deed Records Parker County, Texas;

THENCE S 89°18'33" W, with the Bear View/Mercer Two common line, at 609.03 feet passing a found 1/2 inch iron rod for the northwest corner of said Mercer Two tract, in all a distance of 670.76 feet to a set 1/2 inch iron rod, said iron rod being in the east line of that certain tract described to Mercer Real Estate Investment 1, LLC, Tract One (Mercer One), as recorded in Document No. 201303576 Deed Records Parker County, Texas, for the beginning of a curve to the left having a radius of 370.00 feet, a central angle of 22°56'57", and a long chord bearing N 2°29'04" E, 147.21 feet;

THENCE along said curve to the left, with the Bear View/Mercer One common line, an arc distance of 148.20 feet to a found 1/2 inch iron rod;

THENCE N 08°37'11" W, continuing with the Bear View/Mercer One common line, a distance of 385.18 feet to a found 1/2 inch iron rod for the most northerly corner of said Mercer One tract, said iron rod also being the most southerly corner of said Lot 2R, Block A, La Madera Phase One, for the beginning of a curve to the left having a radius of 1050.00 feet, a central angle of 13°17'55", and a long chord bearing S 74°10'34" W, 243.16 feet;

THENCE along said curve to the left, continuing with the Bear View/Mercer One common line, an arc distance of 243.71 feet to a found 1/2 inch iron rod;

THENCE S 67°31'37" W, continuing with the Bear View/Mercer One common line, a distance of 134.14 feet to a found 1/2 inch iron rod for the beginning of a curve to the left having a radius of 990.00 feet, a central angle of 14°47'42", and a long chord bearing S 60°07'46" W, 254.93 feet;

THENCE along said curve to the left, continuing with the Bear View/Mercer One common line, an arc distance of 255.64 feet to a set 1/2 inch iron rod;

THENCE N 25°35'00" W, leaving the Bear View/Mercer One common line, a distance of 470.47 feet to a set 1/2 inch iron rod;

THENCE S 89°45'55" W a distance of 387.51 feet to a set 1/2 inch iron rod;

THENCE N 45°59'51" W a distance of 286.46 feet to a set 1/2 inch iron rod;

THENCE N 00°14'05" W a distance of 681.46 feet to a set 1/2 inch iron rod, said iron rod being in the south line of said Bear Country;

THENCE N 89°45'18" E, with the Bear View/Bear Country common line, a distance of 366.34 feet to the Point of Beginning and Containing 1,359,295 square feet, 31.21 acres of land, more or less.

STATE OF TEXAS ()
COUNTY OF PARKER ()

Bear View Properties, LP, Owner of the land shown on this plat and whose name is subscribed hereto, through its duly authorized agent, dedicates forever all private streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

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

Bear View Properties, LP

By: High Bear View, LLC
its general partner

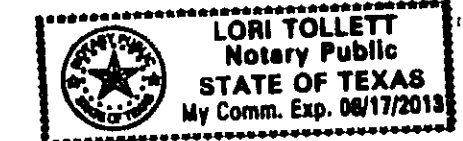
By: *[Signature]*
John Westhoff, Managing Member

STATE OF TEXAS ()
COUNTY OF PARKER ()

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

Given under my hand and seal on this the 2 day of April, 2013.

[Signature] ACCT. NO: 14238
SCH. DIST.: AL
Notary Public in and for The State of Texas CITY:
MAY AP NO.: R-19



**FINAL PLAT
LA MADERA - PHASE FOUR**

I & GN RR COMPANY SURVEY, ABSTRACT No. 1782
PARKER COUNTY, TEXAS

FEBRUARY 2013

SHEET 2 of 2

STATE OF TEXAS ()
COUNTY OF PARKER ()

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

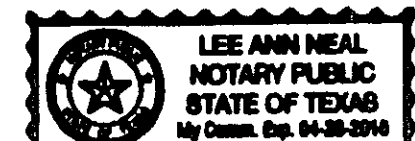
[Signature]
Charles F. Stark, RPLS
Texas Registration No. 5084



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
Jeane Brunson
201307781
04/08/2013 02:10:11
Fee: 78.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

LIENHOLDER
First National Bank
220 Palo Pinto Street
Weatherford, Texas, 76086
[Signature]
Lin Bearden, President
Subscribed to me this the 2 day of April, 2013
[Signature]
Notary Public, State of Texas



BARRON, STARK & SWIFT
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CIVIL ENGINEERING • LAND SURVEYING
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Texas Registered Engineering Firm F-10998
www.barronstark.com

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