

THE STATE OF TEXAS
COUNTY OF PARKER

I, Charles W Gilchrist & Trina L Gilchrist
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.

202002252 PLAT Total Pages: 1

WHEREAS, CHARLES W. GILCHRIST and TRINA L. GILCHRIST (Doc No. 2013036977), being the sole owners of 18.583 acres situated in and being a portion of the I & G N RR COMPANY SURVEY, ABSTRACT No. 1782, an addition in Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are " unless noted) at a re-entrant corner of Lot 7, Block C, La Madera-Phase Three, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 219, Plat Records, Parker County, Texas and a re-entrant corner of Lot 1R, 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;

THENCE S 69°32'25" E, with the south line of said Lot 7, 306.71 feet to an iron rod found in the west right of way line of Rustic View Lane, a 60' private lane;

THENCE with the west line of said Rustic View Lane the following courses and distances:
S 04°50'14" W, 151.82 feet to an iron rod set (iron rods set are " unless noted) with cap Harlan 2074) at the beginning of a cut-de-sec with a radius of 60 feet and whose chord bears S 25°09'23" E, 120.04 feet;

With said cut-de-sec and curve to the left through a central angle of 180°00'00" and a distance of 168.60 feet to an iron rod found at the most westerly corner of Lot 20, said Block C (D-219);

S 49°08'28" E, with the west line of said Lot 20, Block C (D-219), 586.12 feet to an iron rod found in the northwest line of a tract of land described by deed to V. Louise Klasing recorded in Volume 1848, Page 1102, Real Records, Parker County, Texas;

THENCE S 66°20'17" W, with the northwest line of said V. Louise Klasing tract, 1282.49 feet to an iron rod found at the southeast corner of Lot 4, said La Madera-Phase Two (S-211);

THENCE with the east line of said La Madera-Phase Two (S-211) the following courses and distances:
N 00°11'49" E, 789.39 feet to an iron rod found;
N 19°11'37" E, 972.40 feet to the POINT OF BEGINNING and containing 18.583 acres (606,487 square feet) of land.

LA MADERA-PHASE THREE
PLAT CABINET D, SLIDE 219

BLOCK C
VIEW (60' PRIVATE LANE)
RUSTIC
LA MADERA-PHASE THREE
PLAT CABINET D, SLIDE 219

LOT 5
2.1 Acres
(91490 SF)

LOT 6
2.60 Acres
(113309 SF)

LOT 7
10.0 Acres
(435620 SF)

LOT 8
2.79 Acres
(121286 SF)

BLOCK E

BLOCK C

LOT 8
2.79 Acres
(121286 SF)

LOT 7
10.0 Acres
(435620 SF)

LOT 8
2.79 Acres
(121286 SF)

LOT 7
10.0 Acres
(435620 SF)

LOT 8
2.79 Acres
(121286 SF)

LOT 7
10.0 Acres
(435620 SF)

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 subdivision, 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 852.0032. Buyer is advised to question the seller as to the groundwater availability.

GENERAL NOTES:
1. ALL LOTS TO BE SERVED BY PRIVATE WELLS AND PUMP-OUT SEWER SYSTEMS MUST BE APPROVED BY THE APPROPRIATE AUTHORITIES.
2. ALL LOTS SUBJECT TO A 30' 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 BY HOA, INC. THE HOMEOWNERS ASSOCIATION, LA MADERA

Owners/Developers:
Contact: Brad McDavid
817-984-7918
Charles and Trina Gilchrist
P O Box 234
Weatherford, TX 76088

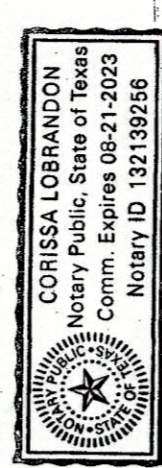
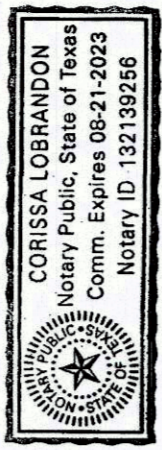
LA MADERA-PHASE TWO
PLAT CABINET E, SLIDE 411

LA MADERA-PHASE THREE
PLAT CABINET D, SLIDE 219

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 the 15th day of JAN, 2020.
Corissa Lohrbrandon
Notary Public in and for the State of Texas
My Commission Expires On: 08-21-2023



STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared TRINA L. 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 the 15th day of JAN, 2020.
Corissa Lohrbrandon
Notary Public in and for the State of Texas
My Commission Expires On: 08-21-2023

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. 20744
NOVEMBER 2019



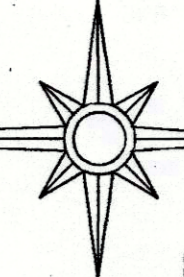
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jula Deakle
202002252
PL27778280
Lila Deakle, County Clerk
Parker County, Texas
PLR1

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioner of Parker County, Texas, this 15th day of JAN, 2020.

Steve A. Conley
George Conley, County Judge
Commissioner Precinct #1
Steve Dugan
Steve Dugan, Commissioner Precinct #2
Pat Deen
Pat Deen, County Judge
Commissioner Precinct #2
Steve Dugan
Steve Dugan, Commissioner Precinct #3

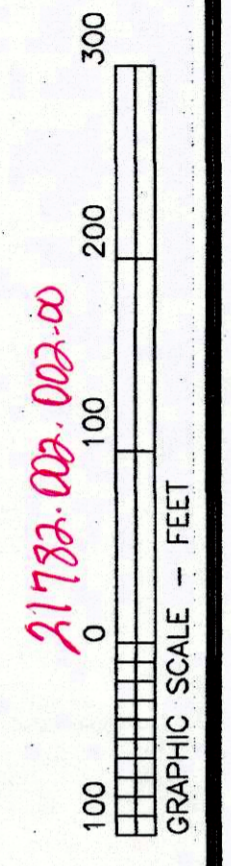
ACCT. NO.: 14338
SCH. DIST.: 1 PL
CITY: K-19
MAP NO.: NORH



LOTS 5, 6, 7 AND 8, BLOCK E
LA MADERA - PHASE SIX
AN ADDITION IN PARKER COUNTY, TEXAS
Being 18.583 acres situated in and being a portion of the I & G N RR Company Survey, Abstract No. 1782 in Parker County, Texas

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 48013C 0243 E, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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



E 455

ACE-472

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76088
METRO(817)586-9700-(817)589-0880
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FIRM #10088500 harlanland@yahoo.com