

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 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 232.0032. Buyer is advised to question the seller as to the groundwater availability.

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

CURVE TABLE

C1	L=124.5' R=380.0' S 05°28'55"W 123.95'
C2	L=154.45' R=530.0' S 23°12'59"W 153.90'
C3	L=115.70' R=320.0' S 21°12'23"W 115.07'
C4	L=418.88' R=320.0' S 26°38'07"E 389.61'
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'
C7	L=117.59' R=380.0' N 22°42'00"E 117.12'
C8	L=136.96' R=470.0' N 23°12'59"E 136.48'
C9	L=104.85' R=320.0' N 05°28'55"E 104.38'

NOTE: AREA IN LOMA ALTA COURT = 3.69 ACRES

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

CURVE TABLE DRAINAGE

L=209.40' R=1130.0' S 71°23'22"W 209.10'
L=127.42' R=1130.0' N 79°55'42"E 127.35'

LINE TABLE DRAINAGE

S 23°20'45"E 261.83'
S 57°10'50"W 49.20'
N 44°54'30"W 196.48'
N 24°55'38"W 116.49'

THE STATE OF TEXAS
COUNTY OF PARKER

201930394 PLAT Total Pages: 1

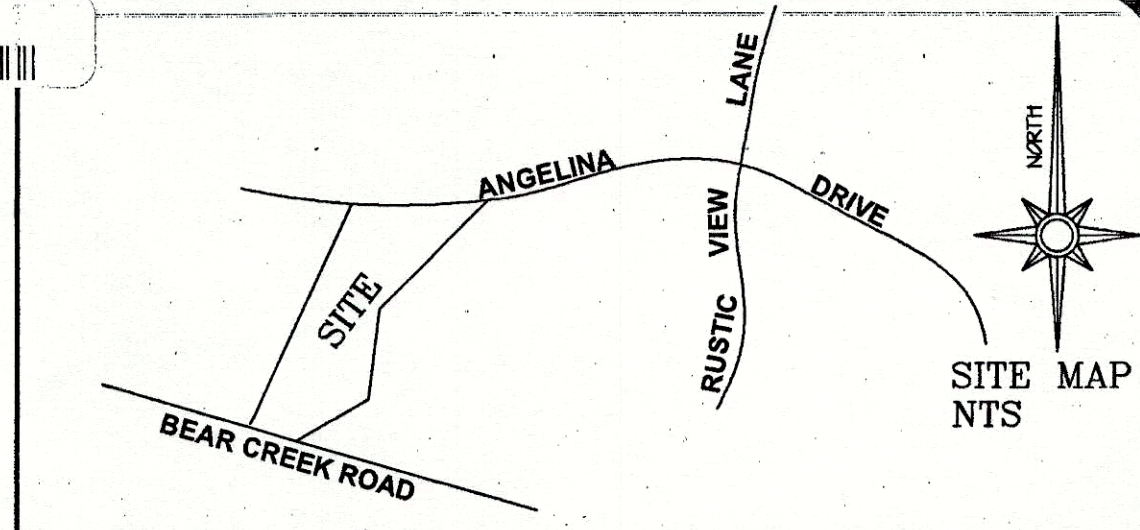
I, Charles W. Gilchrist, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town, Parker County, Texas.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

201930394
11/12/2019 10:40 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, CHARLES W. GILCHRIST (V. 2902, P. 1549), being the sole owner of Lot 1, Block E, La MADERA - PHASE TWO, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 172, 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 Parke County, Texas, according to the plat recorded in Plat Cabinet D, Slide 219, Plat Records, Parker County, Texas;

THENCE S 18°35'14" E, with the common line of said phases, 800.00 feet to a post at the southwest corner of the remainder of Bear View Properties, LP recorded in Volume 2766, Page 1689, Official Records, Parker County, Texas; THENCE with the line of said Bear View Properties, LP the following courses and distances;

S 19°11'37" W, 972.40 feet to an iron rod set;
S 00°11'49" W, 729.39 feet to an iron rod set;
S 52°21'31" 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, 3161.12 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 61.61 acres (2,683,472 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 LOT 1R AND LOTS 2, 3 & 4, BLOCK E, La MADERA - PHASE TWO, AN ADDITION TO PARKER COUNTY, TEXAS, being a replat of Lot 1, Block E, La Madera - Phase Two, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 172, Parker County, Texas.

WITNESS my hand at Weatherford, Parker County, Texas this 5 day of November, 2019.

Charles W. Gilchrist
Charles W. Gilchrist

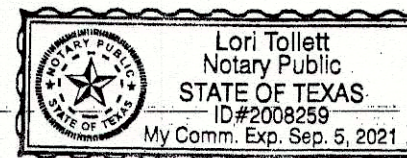
STATE OF TEXAS
COUNTY OF PARKER

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 the 5 day of November, 2019.

Jon Delett
Notary Public in and for the State of Texas

My Commission Expires On:



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 5 day of November, 2019.

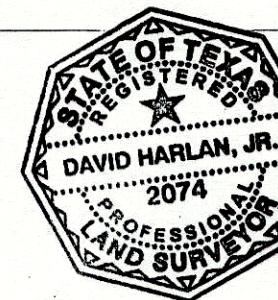
George A. Conley Pat Deak, County Judge
George Conley Commissioner Precinct #1
Larry Walden Commissioner Precinct #3
Craig Peacock Commissioner Precinct #2
Steve Dugan Commissioner Precinct #4

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

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

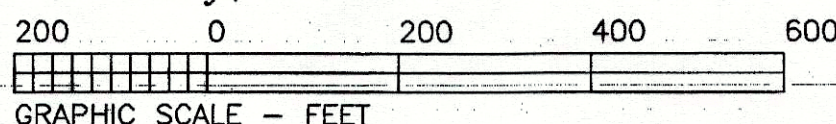


ACCT. NO.: 14238
SCH. DIST.: AL
CITY: K-19
MAP NO.:

14238.00E.001.00
14238.00E.001.50

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
FIRM# 1008500



LOT 1R AND LOTS 2, 3 & 4, BLOCK E
La MADERA - PHASE TWO
AN ADDITION TO PARKER COUNTY, TEXAS
Being a replat of Lot 1, Block E, La Madera - Phase Two
an addition to Parker County, Texas
according to the plat recorded in
Plat Cabinet D, Slide 172, Parker County, Texas

Cabinet/Instrument# E Slide 411

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