

LOCATION MAP

LIENHOLDER

First National Bank
 220 Palo Pinto Street
 Weatherford, Texas 76086
Lin Bearden
 Lin Bearden, President
 Subscribed to me this the 12 day of May, 2015
Lee Ann Neal
 Notary Public, State of Texas



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 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: *John Westhoff*
 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 12 day of May, 2015.

Lois Davitt
 Notary Public in and for The State of Texas

LEGAL DESCRIPTION

Being a 9.72 acre tract situated in the I&G.N. RR Company Survey, Abstract No. 1782, Parker County, Texas and being all of lots 6R, 8R, and 9R, Block A of La Madera-Phase One, an addition to Parker County, Texas as recorded in Cabinet D, Slide 224, Plat Records, Parker County, Texas (P.R.P.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the southwest corner of said Lot 8R and the southeast corner of Lot 7R, Block A of La Madera-Phase One, said iron rod also being on the north line of Angelina Drive, Lot 2R, Block A of La Madera-Phase One;

Thence North 4°28'47" West, with the Lot 7R/Lot 8R common line, a distance of 384.77 feet to a found 1/2 inch iron rod for the northeast corner of said Lot 7R and an interior ell corner of said Lot 6R;

Thence South 59°44'31" West, with the Lot 6R/Lot 7R common line, a distance of 338.25 feet to a found 1/2 inch iron rod for the most southerly southwest corner of said Lot 6R, said iron rod also being on the east line of Nueces Trail, Lot 2, Block A of La Madera-Phase One, said iron rod also being the northwest corner of said Lot 7R, Block A and being the beginning of a curve to the left having a radius of 630.00 feet, an internal angle of 12°45'12", and a long chord bearing North 19°33'28" West, 139.94 feet;

Thence along said curve to the left, with the east line of Nueces Trail, an arc distance of 140.23 feet to a found 1/2 inch iron rod for the westerly northwest corner of said Lot 6R and the most southerly southwest corner of Lot 1R, Block A of La Madera-Phase One;

Thence North 50°50'38" East, with the Lot 1R/Lot 6R common line, a distance of 167.76 feet to a found 1/2 inch iron rod;

Thence North 45°12'01" East, continuing with the Lot 1R/Lot 6R common line, a distance of 180.40 feet to a found 1/2 inch iron rod;

Thence North 32°44'41" East, continuing with the Lot 1R/Lot 6R common line, at 200.00 feet passing a set 1/2 inch iron rod on the Lot 1R/Lot 6R common line for a witness corner, in all a distance of 313.94 feet to a point for the northwest corner of Lot 6R;

Thence South 80°35'09" East, continuing with the Lot 1R/Lot 6R common line, a distance of 120.54 feet to a point for the northeast corner of said Lot 6R and the northwest corner of Lot 8R of La Madera-Phase One;

Thence South 46°24'53" East, with the Lot 1R/Lot 8R common line, at 80.00 feet passing a point for the northeast corner of Lot 6R-1, in all a distance of 197.97 feet to a point for the northeast corner of Lot 8R and the northwest corner of Lot 9R of La Madera-Phase One;

Thence South 67°39'17" East, with the Lot 1R/Lot 9R common line, at 80.00 feet passing a point for the northeast corner of Lot 8R-1, in all a distance of 165.98 feet to a point;

Thence South 16°14'44" East, continuing with the Lot 1R/Lot 9R common line a distance of 253.59 feet to a point for the most easterly northeast corner of Lot 9R and an interior ell corner of Lot 10R;

Thence South 64°06'22" West, with the Lot 9R/Lot 10R common line, a distance of 123.10 feet to a point;

Thence South 26°48'21" West, continuing with the Lot 9R/Lot 10R common line, a distance of 103.65 feet to a point;

Thence South 2°55'30" East, continuing with the Lot 9R/Lot 10R common line, a distance of 228.55 feet to a point for the southeast corner of Lot 9R, said point also being on the north line of Angelina Drive;

Thence South 89°18'33" West, with the north line of Angelina Drive, at 46.29 feet passing a set 1/2 inch iron rod on the north line of Angelina Drive for a witness corner, in all a distance of 399.82 feet to the POINT OF BEGINNING, and CONTAINING 423,293 square feet, 9.72 acres of land, more or less.

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.

Charles F. Stark
 Charles F. Stark, RPLS
 Texas Registration No. 5084

GENERAL NOTES:

- 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 this subdivision have a 5' drainage and utility easement along the front, rear, and side lot lines.
- (W.C.) = Witness Corner Monumentation.
- (C.M.) = Control Monument
- 1/2 inch iron rods set capped "RPLS 5084".
- Basis of Bearing for this plat is the north line of Angelina Drive, per the Amended Replat for La Madera-Phase One, recorded in Plat Cabinet D, Slide 224 P.R.P.C.T.



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 201510324
 05/26/2015 11:02 AM
 Fee: 75.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

STATE OF TEXAS ()
 COUNTY OF PARKER ()

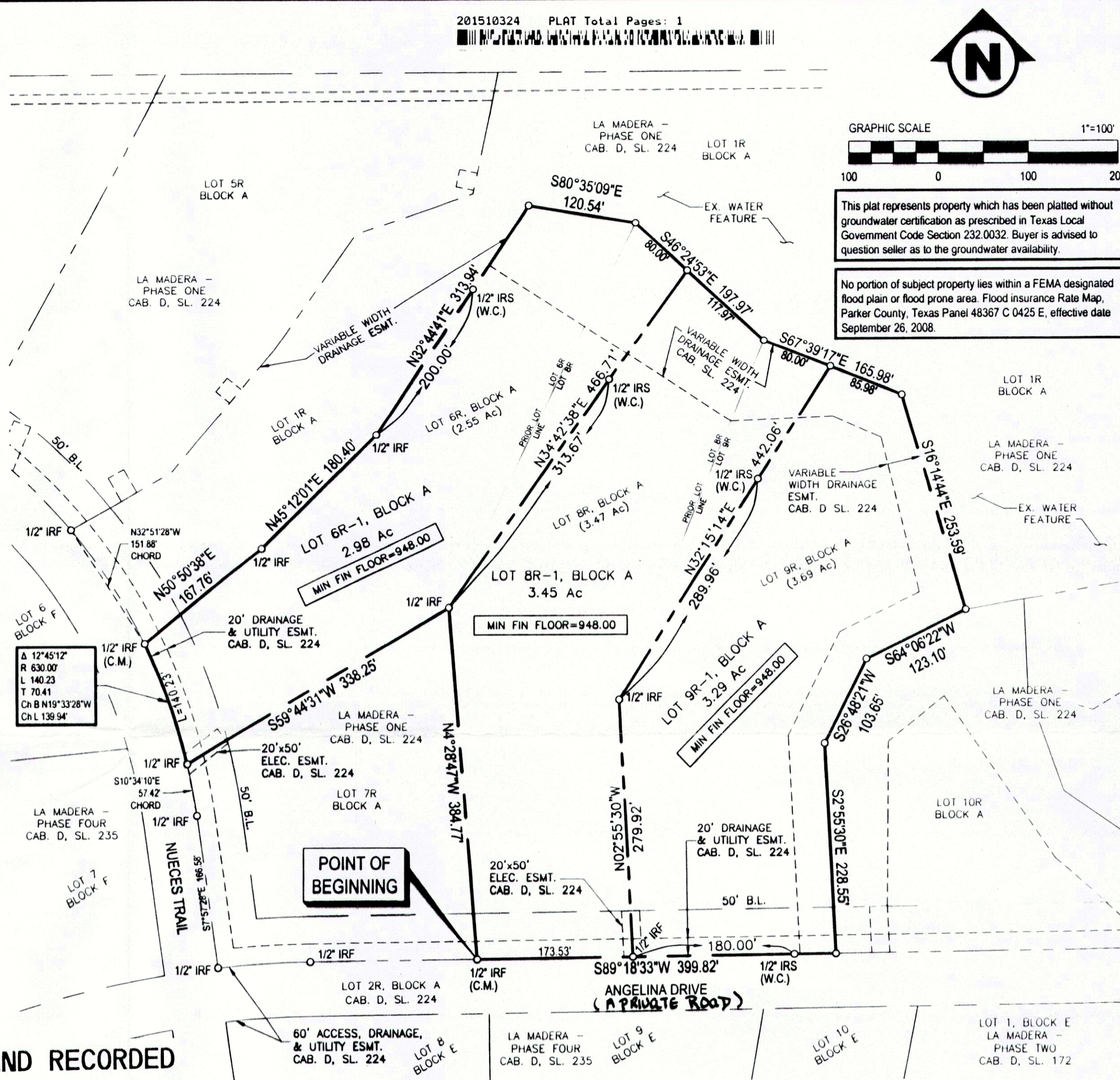
APPROVED by the Commissioners Court of Parker County, Texas on the 26 day of May, 2015

Mark Riley, County Judge
George C. Carley, Commissioner Precinct #1
Craig Peacock, Commissioner Precinct #2
Steve Dugan, Commissioner Precinct #4

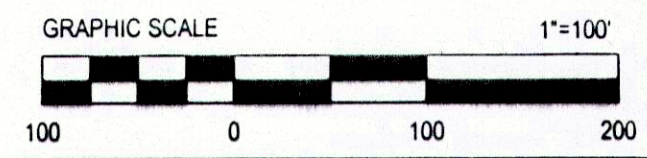
ACCT. NO.: 14238
 SCH. DIST.: AL
 CITY: R-19
 MAP NO.:

REPLAT
 LA MADERA - PHASE ONE
 LOTS 6R-1, 8R-1 and 9R-1, BLOCK A

Being a Replat of
 Lots 6R, 8R and 9R, Block A
 LA MADERA - PHASE ONE
 An Addition to Parker County, Texas, According to the Plat recorded in Plat Cabinet D, Slide 224, Plat Records, Parker County, Texas
 Situated in the
 I & G.N. RR CO. SURVEY, ABSTRACT NO. 1782
 Parker County, Texas



201510324 PLAT Total Pages: 1



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.

Barron-Stark-Swift
 Consulting Engineers
 Together

6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

OWNER:
 BEAR VIEW PROPERTIES, LP
 1250 Santa Fe Drive
 Weatherford, TX 76086
 Ph. (817) 596-0611

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET D, SLIDE 413
 DATE _____

14238.00A.006.00 14238.00A.009.00 36-9100 REPLAT LOTS 6R 8R 9R.DWG
 14238.00A.008.00