

**LEGAL DESCRIPTION**

Being a 51.40 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 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 in the north line of said Bear View Properties, LP tract for the southwest corner of Lot 1, Block 2, McDavid Springs, an addition to Parker County as recorded in Cabinet C, Slide 726, Plat Records Parker County, Texas for the beginning of a curve to the left having a radius of 750.00 feet, a central angle of 45°23'26", and a long chord that bears South 22°55'48" East, 578.74 feet;

Thence along said curve to the left an arc distance of 594.16 feet to a found 1/2 inch iron rod;

Thence South 45°37'31" East a distance of 102.30 feet to a found 1/2 inch iron rod;

Thence South 44°22'29" West a distance of 143.38 feet to a found 1/2 inch iron rod for the beginning of a curve to the right having a radius of 1130.00 feet, a central angle of 44°56'04", and a long chord bearing South 66°50'31" West, 863.67 feet;

Thence along said curve to the right an arc distance of 886.21 to a found 1/2 inch iron rod;

Thence South 89°18'33" West a distance of 907.75 feet to a found 1/2 inch iron rod for the beginning of a curve to the left having a radius of 1050.00 feet, a central angle of 08°29'01", and a long chord that bears South 85°04'02" West, 155.33 feet;

Thence along said curve to the left an arc distance of 155.47 feet to a found 1/2 inch iron rod;

Thence North 07°57'28" West a distance of 226.18 feet to a found 1/2 inch iron rod for the beginning of a curve to the left having a radius of 570.00 feet, a central angle of 82°22'16", and a long chord that bears North 49°08'36" West, 750.69 feet;

Thence along said curve to the left an arc distance of 819.46 feet to a found 1/2 inch iron rod;

Thence South 89°40'16" West a distance of 411.63 feet to a found 1/2 inch iron rod;

Thence North 00°14'05" West a distance of 347.52 feet to a found 1/2 inch iron rod in the north line of said Bear View Properties, LP tract, said point being in the south line of Lot 17, Bear Country, an addition to Parker County as recorded in Cabinet C, Slide 764, Plat Records Parker County, Texas;

Thence North 89°46'09" East with the Bear View Properties north line, at 306.86 feet passing the southeast corner of said Bear Country, at 366.86 feet passing the southwest corner of the Seadrift Development, LP tract as recorded in Volume 2646, Page 189, Deed Records Parker County, Texas, and at 2113.61 feet passing the southeast corner of said Seadrift tract and the southwest corner of said McDavid Springs, in all a distance of 2670.34 feet to the Point of Beginning and Containing 2,238,879 square feet, 51.40 acres of land, more or less.

| EASEMENT BEARING TABLE |               |         |
|------------------------|---------------|---------|
| LINE                   | BEARING       | LENGTH  |
| L1                     | S56° 08' 49"E | 324.05' |
| L2                     | N87° 28' 53"E | 113.60' |
| L3                     | S65° 10' 57"E | 59.51'  |
| L4                     | S13° 37' 10"E | 179.78' |
| L5                     | N64° 06' 22"E | 98.59'  |
| L6                     | N26° 48' 21"E | 127.77' |
| L7                     | N02° 55' 30"W | 237.61' |
| L8                     | N02° 55' 30"W | 50.00'  |
| L9                     | N00° 35' 48"E | 178.56' |
| L10                    | N51° 45' 40"E | 79.72'  |
| L11                    | S34° 43' 37"E | 216.31' |
| L12                    | S49° 26' 38"E | 96.72'  |
| L13                    | S77° 43' 26"E | 125.48' |
| L14                    | S73° 42' 54"E | 75.67'  |
| L15                    | N59° 11' 03"E | 140.49' |
| L16                    | N25° 40' 50"E | 166.25' |
| L17                    | N66° 06' 04"E | 173.56' |
| L18                    | N36° 42' 38"E | 228.40' |
| L19                    | N00° 00' 00"E | 251.38' |
| L20                    | N21° 59' 18"E | 46.69'  |
| L21                    | S52° 55' 12"W | 54.54'  |

STATE OF TEXAS ( )  
COUNTY OF PARKER ( )

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.

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.

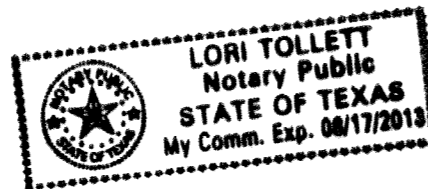
I also certify the property the subject of this plat is not within the Extra-Territorial Jurisdiction of any incorporated city or town within Parker County, Texas.

Given under my hand and seal on this 5th day of FEB., 2013.

Bear View Properties, LP

*Lori Tollett*  
Notary Public in and for The State of Texas

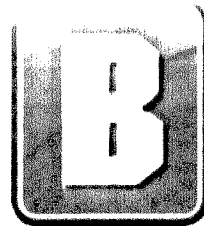
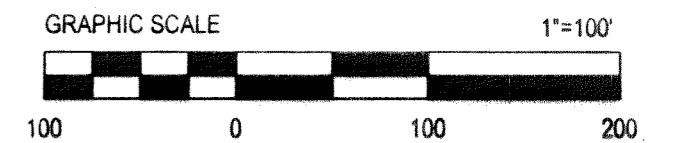
By: High Bear View, LLC  
its general partner



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201303219  
02/11/2013 03:35 PM  
Fee: 78.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

| STREET TABLE     |            |
|------------------|------------|
| NAME             | LENGTH     |
| MEDINA DRIVE     | 287 FEET   |
| NUECES TRAIL     | 1,470 FEET |
| ANGELINA DRIVE   | 2,013 FEET |
| RUSTIC VIEW LANE | 690 FEET   |



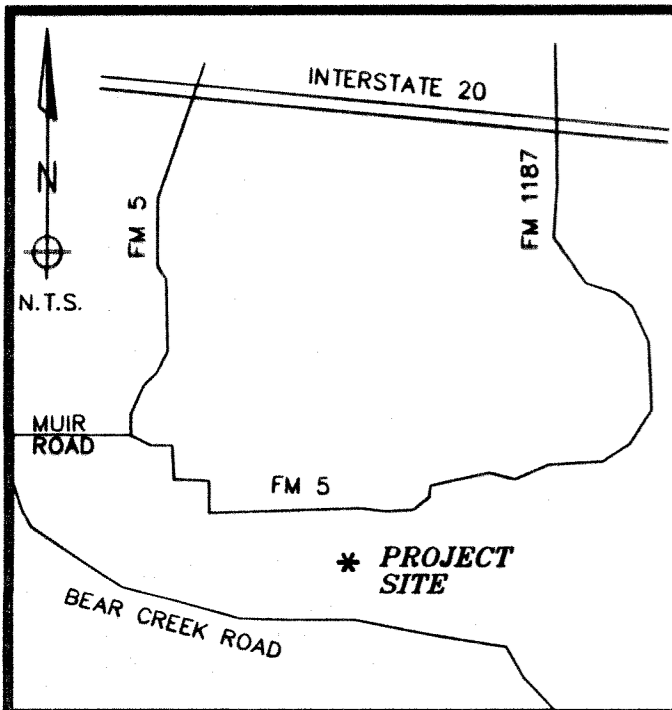
**BARRON, STARK, & SWIFT**  
CONSULTING ENGINEERS, LP  
CIVIL ENGINEERING \* LAND SURVEYING  
6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
www.barronstark.com

**OWNER:**  
**PARKER-PEARSON, L.P.**  
1330 N. White Chapel Suite 200  
Southlake, TX 76092  
Ph. (817) 994-0688

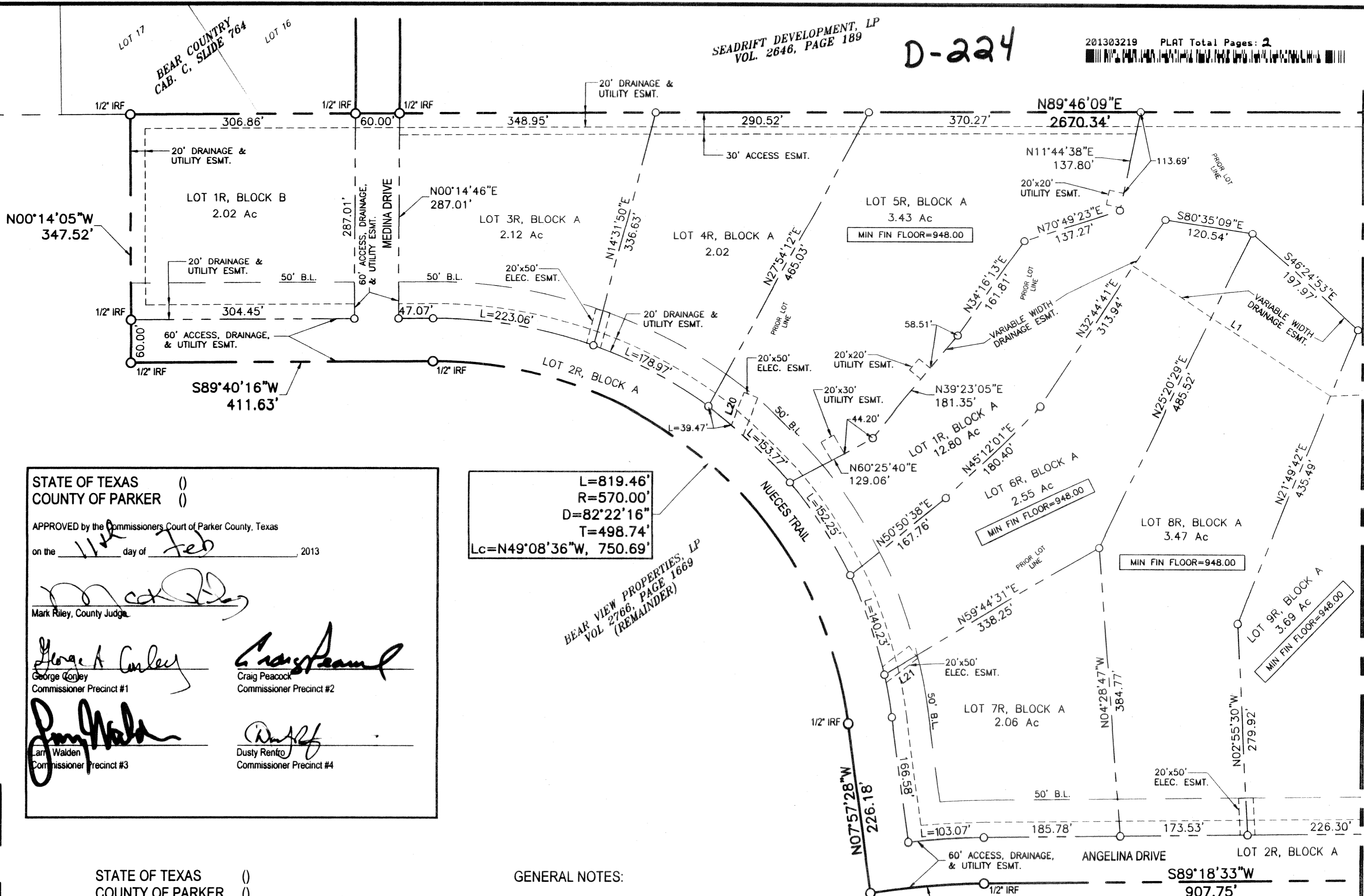
FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD  
CABINET D SLIDE 224  
DATE \_\_\_\_\_

*D-224*

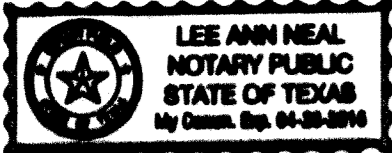
**AMENDED REPLAT**  
**LA MADERA - PHASE ONE**  
I & GN RR COMPANY SURVEY, ABSTRACT No. 1782  
PARKER COUNTY, TEXAS



LOCATION MAP



**LIENHOLDER**  
 First National Bank  
 220 Palo Pinto Street  
 Weatherford, Texas 76086  
*Lin Bearden*  
 Lin Bearden, President  
 Subscribed to me this the 5 day of Feb, 2013  
*Lee Ann Neal*  
 Notary Public, State of 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.

STATE OF TEXAS ( )  
 COUNTY OF PARKER ( )  
 APPROVED by the Commissioners Court of Parker County, Texas  
 on the 11<sup>th</sup> day of Feb, 2013  
*Mark Riley*  
 Mark Riley, County Judge  
*George A. Conley*  
 George Conley, Commissioner Precinct #1  
*Craig Peacock*  
 Craig Peacock, Commissioner Precinct #2  
*Larry Walden*  
 Larry Walden, Commissioner Precinct #3  
*Dusty Renfro*  
 Dusty Renfro, Commissioner Precinct #4

L=819.46'  
 R=570.00'  
 D=82°22'16"  
 T=498.74'  
 Lc=N49°08'36"W, 750.69'

BEAR VIEW PROPERTIES, LP  
 VOL 2766, PAGE 1669  
 (REMAINDER)

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* 2/15/13  
 Charles F. Stark, RPLS  
 Texas Registration No. 5084

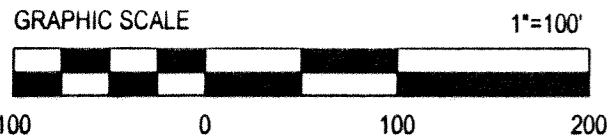
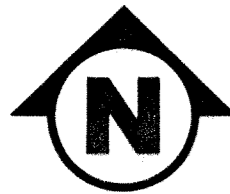


GENERAL NOTES:

- This Amended Plat shall replace the previously filed Final Plat, La Madera - Phase I, Cabinet D, Slide 171 in its entirety.
- Lot 1R, Block A is to be owned and maintained by the La Madera Property owners Association
- Lot 2R, Block A is a 60' private access, public utility easement in its 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 this subdivision have a 5' drainage and utility easement along the front, rear, and side lot lines.

L=155.47'  
 R=1050.00'  
 D=8°29'01"  
 T=77.88'  
 Lc=S85°04'02"W, 155.33'

BEAR VIEW PROPERTIES, LP  
 VOL 2766, PAGE 1669  
 (REMAINDER)



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**OWNER:**  
 PARKER-PEARSON, L.P.  
 1330 N. White Chapel Suite 200  
 Southlake, TX 76092  
 Ph. (817) 994-0688

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORD  
 CABINET D, SLIDE 224  
 DATE \_\_\_\_\_

**AMENDED REPLAT**  
**LA MADERA - PHASE ONE**  
 I & GN RR COMPANY SURVEY, ABSTRACT No. 1782  
 PARKER COUNTY, TEXAS

MATCHLINE SHEET 2