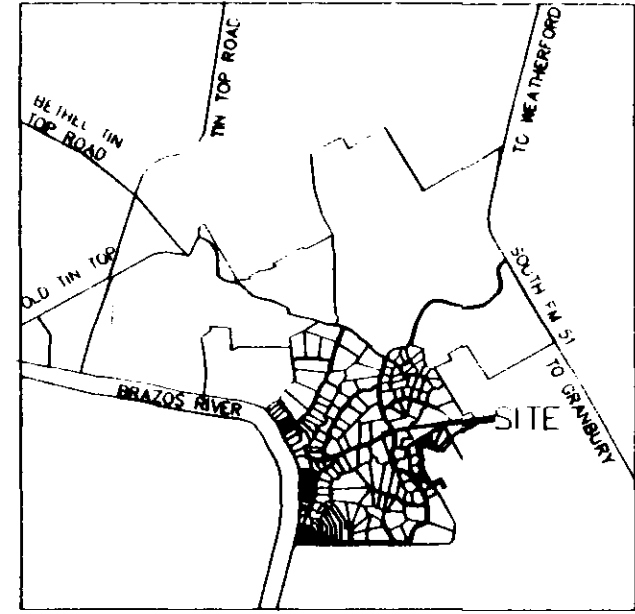


C-317



All of Lots 2 and 3 in Block 1 of SILVERADO ON THE BRAZOS PHASE ONE, an addition to Parker County, Texas according to the Plat thereof recorded in Cabinet B, Slide 336 of the Plat Records of Parker County, Texas and described by metes and bounds as follows:
Beginning of a 5/8" capped iron recovered for the southeast corner of said Lot 2 at the intersection of the west right-of-way of Silver Spur Drive and the north right-of-way of Carter Ranch Trail at the beginning of a curve to the left having a radius of 2740-16/100 feet.
Thence northwesterly and southwesterly, along the south line of said Lot 2 and the north right-of-way of said Carter Ranch Trail and along said curve to the left to and along the south line of said Lot 3.
Along said curve to the left on an arc length of 678-99/100 feet to a 5/8" capped iron recovered at its end and the beginning of a curve to the left having a radius of 370-09/100 feet, the long chord of said 678-99/100 feet arc is north 80 degrees-59 minutes-33 seconds west 677-25/100 feet.
Along said curve to the left on an arc length of 156-34/100 feet to a 5/8" capped iron recovered at its end and the beginning of a curve to the right having a radius of 170 feet, the long chord of said 156-34/100 feet arc is south 79 degrees-48 minutes-27 seconds west 155-18/100 feet.
Along said curve to the right on an arc length of 71-27/100 feet to a 3" pipe post for the southwest corner of said Lot 3 and the southeast corner of Lot 4 of said Block 1, the long chord of said 71-27/100 feet arc is south 79 degrees-42 minutes-56 seconds west 70-75/100 feet.
Thence north 03 degrees-10 minutes-59 seconds west, along the west line of said Lot 3 and the east line of said Lot 4, 1007-30/100 feet to a 5/8" capped iron recovered for the northwest corner of said Lot 3 and the northeast corner of said Lot 4 and the southwest corner of Lot 1 in said Block 1.
Thence south 70 degrees-49 minutes-03 seconds east, along the north line of said Lot 3 and the south line of said Lot 1 to and along the north line of said Lot 2, 1203-99/100 feet to a 5/8" capped iron recovered for the northeast corner of said Lot 2 and the southeast corner of said Lot 1 in the west right-of-way of said Silver Spur Drive in a curve to the left having a radius of 5444-25/100 feet.
Thence southwesterly, along the east line of said Lot 2 and the west right-of-way of said Silver Spur Drive the following:
Along said curve to the left on an arc length of 462-78/100 feet to a 5/8" capped iron recovered at its end, the long chord of said 462-78/100 feet arc is south 16 degrees-31 minutes-34 seconds west 462-64/100 feet.
South 14 degrees-05 minutes-28 seconds west 239-77/100 feet to the place of beginning and containing 19-032/1000 acres.
The basis for bearings is the north line of said Lots 2 and 3 per plat call

DECEMBER 23, 2005
BK 2372
PG 25

LOT 4 BLOCK 1
SILVERADO ON THE BRAZOS
PHASE ONE
CABINET B, SLIDE 336
P.R.P.C.T.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Sep 23, 2005 at 01:00 PM
Document Number: 0001214
Pages: 66
By: Sham Lalabad

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

JANE HANZLIK COUNTY CLERK
PARKER COUNTY

N03°10'59"W
1007.30'

5' UTILITY EASEMENT PER RESTRICTIONS VOL. 1781, PG. 1743 AND PER PLAT RECORDED IN CABINET B, SLIDE 336, P.R.P.C.T.

LOT 3 BLOCK 1
SILVERADO ON THE BRAZOS
PHASE ONE
CABINET B, SLIDE 336
P.R.P.C.T.

19.032 ACRES
BLOCK 1
LOT 2R

R=170.00'
L=71.27'
CD=S79°42'56"W
LC=70.75'

20' UTILITY AND SLOPE EASEMENT PER RESTRICTIONS VOL. 1781, PG. 1743 AND PER PLAT RECORDED IN CABINET B, SLIDE 336, P.R.P.C.T.

5' UTILITY EASEMENT PER RESTRICTIONS VOL. 1781, PG. 1743 AND PER PLAT RECORDED IN CABINET B, SLIDE 336, P.R.P.C.T. TO BE VACATED AND ABANDONED BY THIS PLAT.
THIS LOT LINE IS VACATED AND ABANDONED BY THIS PLAT.
5' UTILITY EASEMENT PER RESTRICTIONS VOL. 1781, PG. 1743 AND PER PLAT RECORDED IN CABINET B, SLIDE 336, P.R.P.C.T. TO BE VACATED AND ABANDONED BY THIS PLAT.

20' UTILITY / SLOPE EASEMENT PER RESTRICTIONS VOL. 1781, PG. 1743 AND PER PLAT RECORDED IN CABINET B, SLIDE 336, P.R.P.C.T.

LOT 2 BLOCK 1
SILVERADO ON THE BRAZOS
PHASE ONE
CABINET B, SLIDE 336
P.R.P.C.T.

20' UTILITY AND SLOPE EASEMENT PER RESTRICTIONS VOL. 1781, PG. 1743 AND PER PLAT RECORDED IN CABINET B, SLIDE 336, P.R.P.C.T.

5/8" CAPPED IRON RECOVERED

5/8" CAPPED IRON RECOVERED

5/8" CAPPED IRON RECOVERED

5/8" CAPPED IRON RECOVERED

5/8" CAPPED IRON RECOVERED

5/8" CAPPED IRON RECOVERED

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5/8" CAPPED IRON RECOVERED

5/8" CAPPED IRON RECOVERED

5/8" CAPPED IRON RECOVERED

5/8" CAPPED IRON RECOVERED

5/8" CAPPED IRON RECOVERED

S70°49'03"E
1203.99'

R=5444.25'
L=462.78'
CD=S16°31'34"W
LC=462.64'

SILVER SPUR DRIVE

S14°05'28"W
239.77'

PLACE OF BEGINNING ACCOMPANYING DESCRIPTION

CARTER RANCH TRAIL

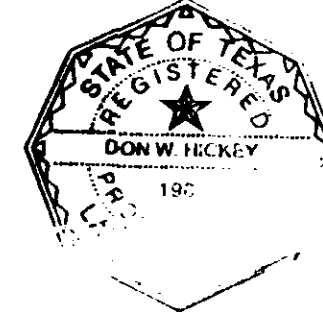
R=370.09'
L=156.34'
CD=S79°48'27"W
ACCT. NO. C=155.18' 17450
SCH. DIST.: WE
CITY: CO
MAP NO.: H-22

R=2740.16'
L=678.99'
CD=N80°59'33"W
LC=677.25'

REPLAT of Lot 2R in Block 1 of SILVERADO ON THE BRAZOS, PHASE ONE a gated community having private roads embracing all of Lots 2 and 3 in Block 1 of SILVERADO ON THE BRAZOS, PHASE ONE, an addition to Parker County, Texas according to the map thereof recorded in Cabinet B, Slide 336 of the Plat Records of Parker County, Texas, situated about 13-6/10 miles south from the courthouse in Weatherford, the county seat of Parker County, Texas. We marked the corners as shown hereon. Surveyed on the ground May, 2005. BROOKES BAKER SURVEYORS

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. I have examined the Flood Insurance Rate Map for Parker County, Texas Community-Panel Number 480520 0275 B, effective date September 27, 1991, and no part of this Plat lies within the 100 year flood plain. Registered Professional Land Surveyor No. 1961

Don W. Hickey
Don W. Hickey



FILED _____ DAY OF _____ 2005
PLAT CABINET _____
PARKER COUNTY CLERKS OFFICE

THE STATE OF TEXAS
COUNTY OF PARKER
Owner's certification

Now therefore know all men by these presents

That, we Steve Anderson and Michelle Anderson, being dedicatory do hereby adopt this plat designating the herein above property as LOT 2R BLOCK 1 SILVERADO ON THE BRAZOS PHASE ONE, an addition to Parker County, Texas, and does hereby dedicate to the public use forever the easements shown on this plat for the mutual use and accommodation of all public utilities or government agencies desiring to use or using same. Any public utility or government agency shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility or government agency shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

Witness my hand, this the 22 day of September, 2005

By: Steve Anderson

By: Michelle Anderson

THE STATE OF TEXAS COUNTY OF PARKER

We Steve Anderson and Michelle Anderson being the dedicatory and owner of the attached part of said subdivision, do hereby certify that it is not within the five (5) mile extra-territorial jurisdiction of any incorporated city or town.

By: Steve Anderson

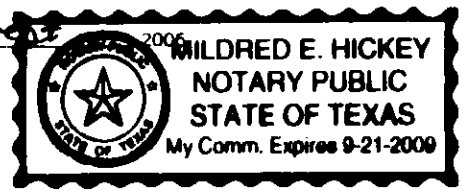
By: Michelle Anderson

THE STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Steve Anderson known 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 22 day of Sept 2005

Mildred E. Hickey
Notary Public, Parker County, Texas
Hood



THE STATE OF TEXAS COUNTY OF PARKER

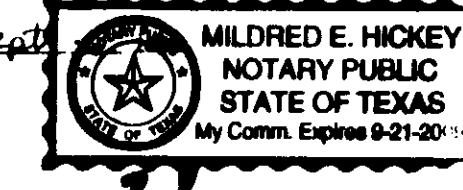
APPROVED by the Commissioners Court of Parker County, Texas, this the _____ day of _____ 2005

THE STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Michelle Anderson known 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 22 day of Sept 2005

Mildred E. Hickey
Notary Public, Parker County, Texas
Hood



THE STATE OF TEXAS COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this the _____ day of _____ 2005

Mark Ray, County Judge

Commissioner #1
Danny Choate

Commissioner #2
Joe Buckley

Commissioner #3
John Ray

Commissioner #4
Jim Webster

JOHN RAY AND MICHELLE ANDERSON
254 CARTER RANCH TRAIL
WEATHERFORD TEXAS, 76087
PH# (817) 613-1889
BROOKES BAKER SURVEYORS
930 THICKLE COURT
GRANBURY, TEXAS 76049
(817)279-0232
donh@brookesbakersurveyors.com

- GENERAL NOTES:
1.) A 20 FOOT UTILITY / SLOPE EASEMENT ADJOINING ALL RIGHT OF WAYS IS HEREBY DEDICATED. A 5 FOOT SIDE LOT U.E. / D.E. IS HEREBY DEDICATED.
2.) NO PART OF THIS PLAT ARE SITUATED IN FLOOD ZONE AE (100 YR FLOOD) PER FEMA MAP NO. 480520 0275 B, EFFECTIVE DATE SEPTEMBER 27, 1991.
3.) THE DEVELOPMENT OF INDIVIDUAL OWNERS SHALL NOT BLOCK ANY TRIBUTARY RUNOFF.
4.) LAND USE IS DESIGNATED AS SINGLE FAMILY RESIDENTIAL.
5.) THIS IS A GATED COMMUNITY, WITH PRIVATE ROADS OWNED BY A HOME OWNERS ASSOCIATION.
6.) ALL ROADS WITHIN THE SUBDIVISION ARE PRIVATE ROADS WHICH SHALL BE CONSTRUCTED BY SILVERADO ON THE BRAZOS DEVELOPMENT CO. LTD., THE DEVELOPER, AND WILL BE CONVEYED TO, AND MAINTAINED BY, SILVERADO ON THE BRAZOS HOMEOWNERS ASSOCIATION, INC. AN EASEMENT FOR EMERGENCY VEHICLE ACCESS IS GRANTED ACROSS ALL ROADS IN THE SUBDIVISION TO ALL POLICE, FIRE, AMBULANCE AND OTHER EMERGENCY VEHICLES. PARKER COUNTY SHALL HAVE NO OBLIGATION TO CONSTRUCT OR MAINTAIN THE ROADS IN THE SUBDIVISION.
7.) ALL ROADS SHALL HAVE A MINIMUM OF 80 FOOT RIGHT-OF-WAY AND ALL CUL-DE-SACS A 120 FOOT DIAMETER.
8.) UNLESS NOTED OTHERWISE 5/8" CAPPED IRON ROD STAMPED (BROOKES BAKER SURVEYORS) ARE SET AT ALL LOT CORNERS AND STREET RIGHT-OF-WAY.



GRAPHIC SCALE IN FEET 1"= 100
FILE NAME: I:\DDN05\SILBL2R.DWG DRAWN BY: DBC