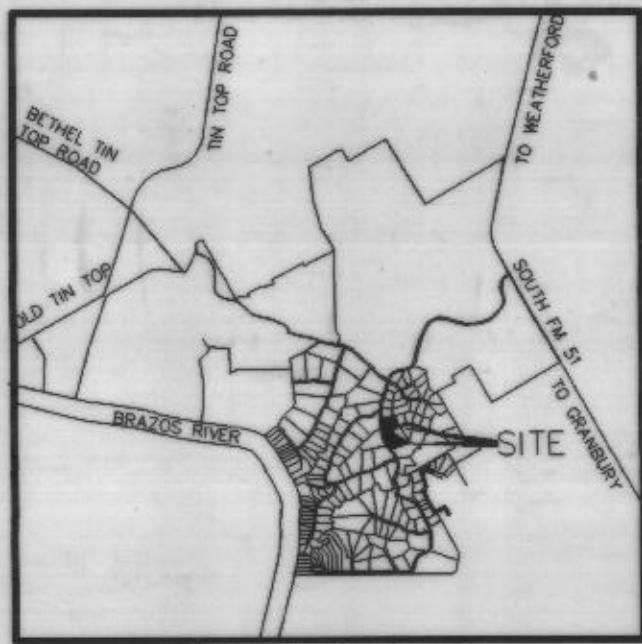


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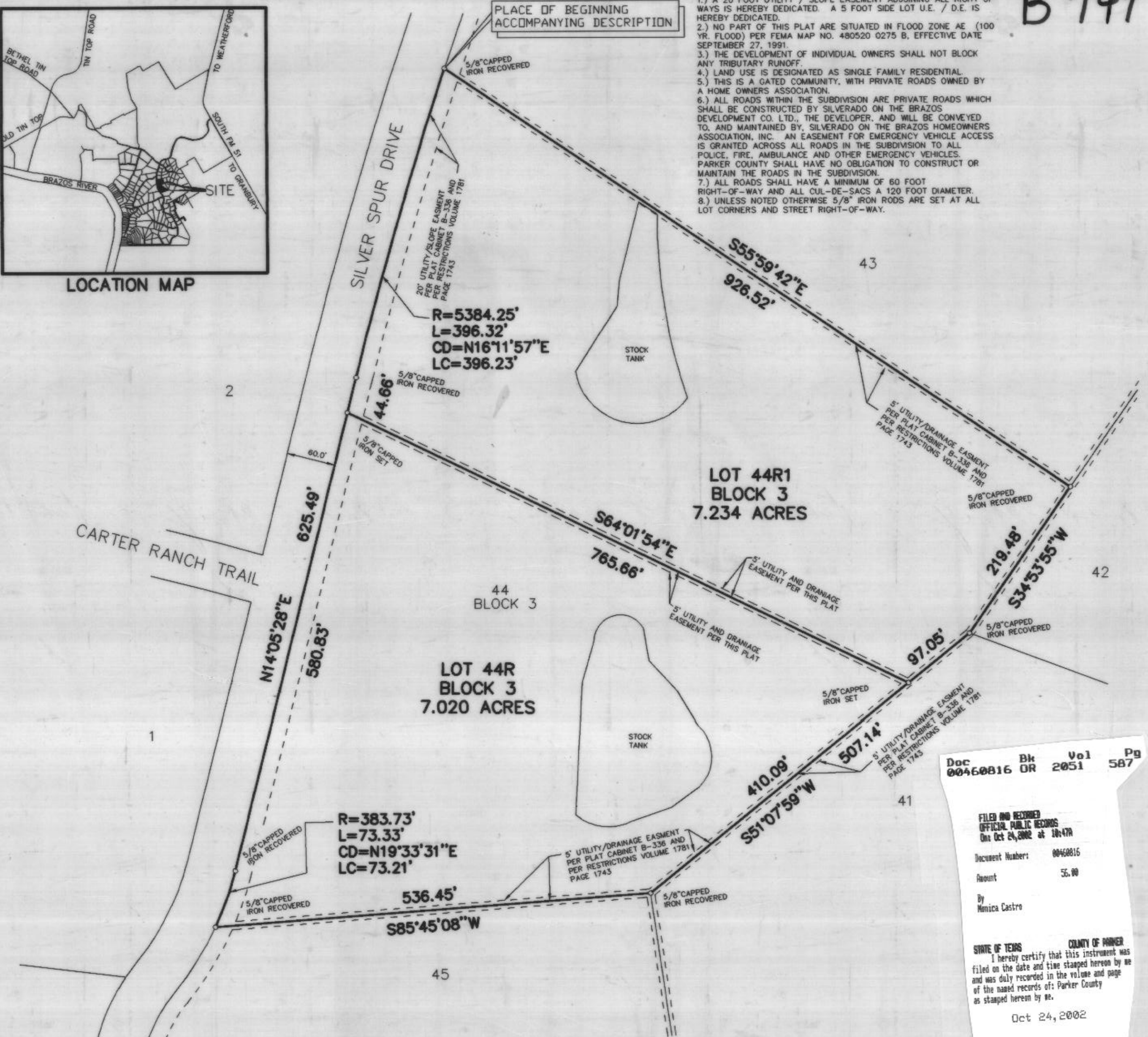


LOCATION MAP

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 60 FOOT RIGHT-OF-WAY AND ALL CUL-DE-SACS A 120 FOOT DIAMETER.
- 8.) UNLESS NOTED OTHERWISE 5/8" IRON RODS ARE SET AT ALL LOT CORNERS AND STREET RIGHT-OF-WAY.

PLACE OF BEGINNING ACCOMPANYING DESCRIPTION



R=5384.25'
L=396.32'
CD=N16°11'57"E
LC=396.23'

R=383.73'
L=73.33'
CD=N19°33'31"E
LC=73.21'

Doc 00460816 Bk OR Vol 2051 Pg 587

FILED AND RECORDED OFFICIAL PUBLIC RECORDS Oct 24, 2002 at 10:47A

Document Number: 00460816 Amount: \$5.00 By: Monica Castro

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.

Oct 24, 2002

JERRE DUNSMUIR, COUNTY CLERK PARKER COUNTY

REPLAT of Lots 44R and 44R1 SILVERADO ON THE BRAZOS, PHASE ONE a gated community having private roads embracing all of Lot 44 in Block 3 of said SILVERADO ON THE BRAZOS, PHASE ONE, 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 of the courthouse in Weatherford the county seat for Parker County, Texas. We marked the corners as shown hereon. Surveyed June, 2002. BROOKES BAKER SURVEYORS

All of Lot 44 in Block 3 of SILVERADO ON THE BRAZOS, PHASE ONE situated in Parker County, Texas, according to the plat thereof recorded in Cabinet B, Slide 336 of the Plat Records Parker County, Texas and described by metes and bounds as follows:

Beginning at a 5/8" capped iron recovered at the most northerly corner of said Lot 44 and the most westerly corner of Lot 43 in said Block 3 in the east line of Silver Spur Drive.

Thence south 55 degrees-59 minutes-42 seconds east, along the common line of said Lots 43 and 44, 926-52/100 feet to a 5/8" capped iron recovered at the common east corner of said Lots 43 and 44.

Thence south 34 degrees-53 minutes-55 seconds west, along the common line of said Lot 44 and Lot 42 in said Block 3, 219-48/100 feet to a 5/8" capped iron recovered at the most westerly corner of said Lot 42 and the most northerly corner of Lot 41 in said Block 3.

Thence south 51 degrees-07 minutes-58 seconds west, along the common line of said Lots 44 and Lot 41, 507-14/100 feet to a 5/8" capped iron recovered at the common corner of said Lots 44, 41 and Lot 45 in said Block 3.

Thence south 85 degrees-45 minutes-08 seconds west, along the common line of said Lots 44 and 45, 536-45/100 feet to a 5/8" iron recovered at the most westerly corner of said Lots 44 and 45 in the east line of said Silver Spur Drive in a curve to the left with a radius of 383-73/100 feet.

Thence northeasterly, along the west line of said Lot 44 and the said east line of Silver Spur Drive the following:

along the arc of said curve to the left an arc length of 73-33/100 feet to a 5/8" iron recovered at its end, the long chord of said 73-33/100 feet arc is north 19 degrees-33 minutes-31 seconds east 73-21/100 feet,

north 14 degrees-05 minutes-28 seconds east 625-49/100 feet to a 5/8" iron recovered at the beginning of a curve to the right with a radius of 5384-25/100 feet,

along the arc of said curve to the right an arc length of 396-32/100 feet to the place of beginning and containing 14-255/1000 acres. The long chord of the said 396-32/100 feet arc is north 16 degrees-11 minutes-57 seconds east 396-23/100 feet.

The basis for bearings is plat call along the northeast line of said Lot 44.

THE STATE OF TEXAS COUNTY OF PARKER

Owner's certification

Now therefore know all men by these presents:

That, James T. Coleman, individually and as attorney in fact for Jerry Durant, Preston Carter, and Bill Jordan being dedicatory and owners do hereby adopt this plat designating the herein above property as LOTS 44R and 44R1 in BLOCK 3 of 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, reconstruction 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 October, 2002.

James T. Coleman, James T. Coleman

THE STATE OF TEXAS COUNTY OF PARKER

I, James T. Coleman, being the owners of the attached plat of said subdivision, do hereby certify that it is not within the five (5) mile Extra-Territorial Jurisdiction of any incorporated city or town.

James T. Coleman, James T. Coleman

ABSENT Mark Riley, County Judge

ABSENT Commissioner #1 Danny Choate

Mark Dobb, Commissioner #2 Mark Dobb

Charles Akin, Commissioner #3 Charles Akin

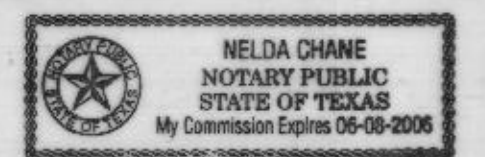
Gary Plugge, Commissioner #4 Gary Plugge

THE STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared James T. Coleman 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 22nd day of October, 2002.

Nelda Chana, Notary Public, Parker County, Texas



We, Texas Bank, acting by an through its duly authorized Vice President/Director Wayne Bryant, duly authorized to so act, consent to the plotting of the property that we currently have a lien on.

Wayne Bryant

THE STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared James T. Coleman 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 Oct 2002.

Sheri K. Ferguson, Notary Public, Parker County, Texas



THE STATE OF TEXAS COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this the 21st day of October, 2002.

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.

Don W. Hickey, Registered Professional Land Surveyor



BROOKES BAKER SURVEYOR
BROOKES BAKER BUILDING
511 EAST BLUFF
FORT WORTH, TEXAS 76104
(817)335-7151
bakersur@fastlane.net

