

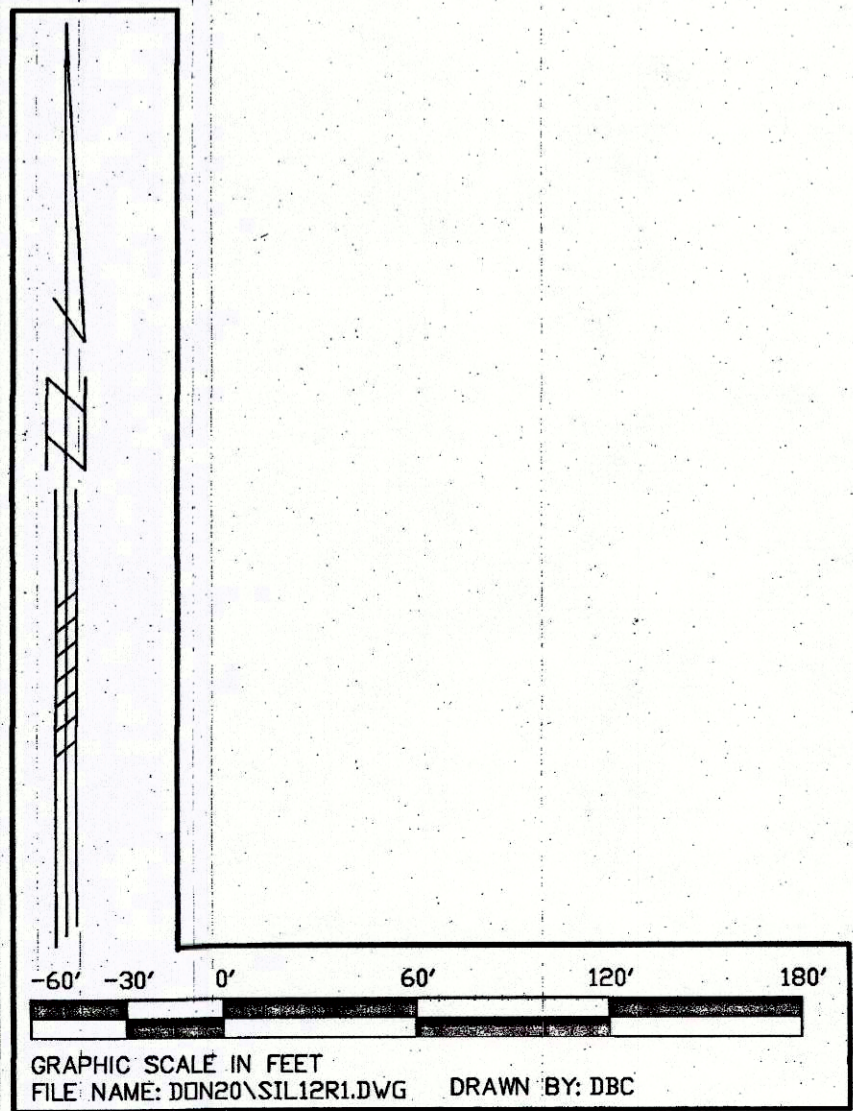
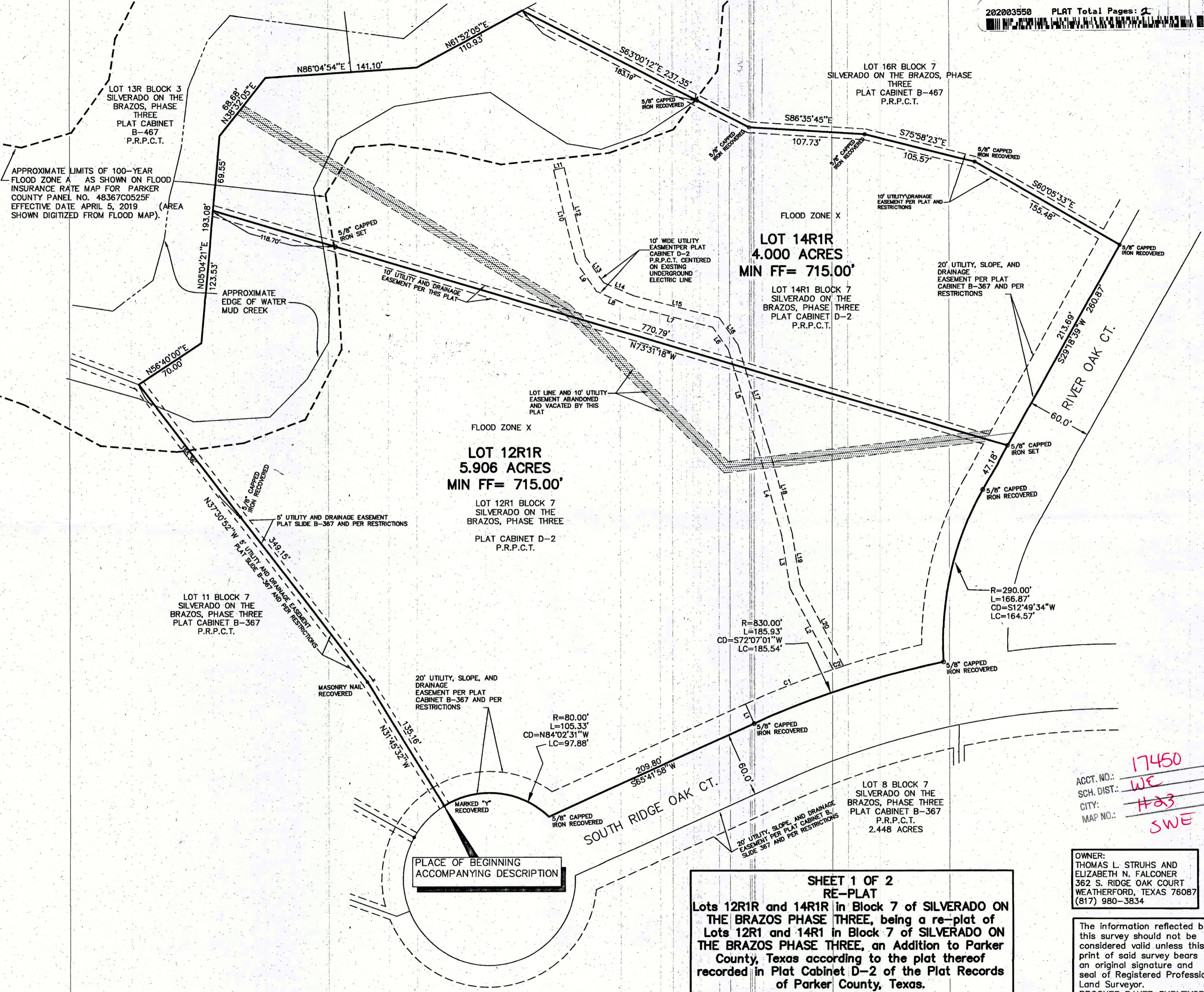
**GENERAL NOTES:**  
 1.) A 20 FOOT UTILITY / SLOPE EASEMENT ADJOINING ALL RIGHT OF WAYS IS HEREBY DEDICATED. A 5 FOOT SIDE LOT U.E. / D.E. IS HEREBY DEDICATED.  
 2.) A PART OF THIS PLAT IS SITUATED IN FLOOD ZONE AE (100 YR. FLOOD) PER FEMA MAP NO. 480520 0275 B, EFFECTIVE DATE SEPTEMBER 27, 1991.  
 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" CAPPED IRON ROD STAMPED (BROOKES BAKER SURVEYORS) ARE SET OR RECOVERED AT ALL LOT CORNERS AND STREET RIGHT-OF-WAY.

ALL TERMS AND CONDITIONS CONTAINED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED IN VOLUME 1781, PAGE 1743, AND VOLUME 1807, PAGE 904, AND VOLUME 1807, PAGE 907 DO AFFECT SUBJECT TRACT.

**FLOOD ZONE LEGEND**  
 ZONE A SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS NOT DETERMINED  
 ZONE X AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOODPLAIN

NUMBER	DIRECTION	DISTANCE
L1	N24°18'02"W	20.00'
L2	N27°50'41"W	85.74'
L3	N08°52'02"W	49.61'
L4	N15°08'11"W	81.79'
L5	N16°42'13"W	98.37'
L6	N35°00'46"W	25.00'
L7	N75°37'48"W	78.87'
L8	N66°30'05"W	34.57'
L9	N35°13'54"W	33.97'
L10	N13°28'39"W	86.97'
L11	N76°31'21"E	10.00'
L12	S13°28'39"E	85.05'
L13	S35°13'54"E	29.25'
L14	S68°30'05"E	30.97'
L15	S75°37'48"E	81.77'
L16	S35°00'46"E	30.32'
L17	S16°42'13"E	100.12'
L18	S15°08'11"E	82.47'
L19	S08°52'02"E	48.49'
L20	S27°50'41"E	85.79'

NUMBER	R=	L=	CD=	LC=
C1	850.00	87.84	N68°39'36"E	87.80
C2	850.00	110.15	S71°57'44"W	10.15



THIS PLAT RECORDED IN PLAT CABINET E 462 THIS THE 10<sup>th</sup> DAY OF February 2020

**SHEET 1 OF 2 RE-PLAT**  
 Lots 12R1R and 14R1R in Block 7 of SILVERADO ON THE BRAZOS PHASE THREE, being a re-plat of Lots 12R1 and 14R1 in Block 7 of SILVERADO ON THE BRAZOS PHASE THREE, an Addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet D-2 of the Plat Records of Parker County, Texas.  
 We marked or referenced the corners as shown hereon.  
 The basis for bearings is the east line of Lot 14R1 per plat call.  
 Surveyed on the ground January 3, 2020.  
**BROOKES BAKER SURVEYORS**

ACCT. NO.: 17450  
 SCH. DIST.: WE  
 CITY: H23  
 MAP NO.: SWE

OWNER:  
 THOMAS L. STRUHS AND ELIZABETH N. FALCONER  
 362 S. RIDGE OAK COURT  
 WEATHERFORD, TEXAS 76087  
 (817) 980-3834

The information reflected by this survey should not be considered valid unless this print of said survey bears an original signature and seal of Registered Professional Land Surveyor.  
**BROOKES BAKER SURVEYORS**  
 930 HICKEY COURT  
 GRANBURY, TEXAS 76049  
 (817) 279-0232  
 FAX (817) 279-9694  
 alanb@brookesbakersurveyors.com

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