

All of Lots 17R, 21R, 23, 29 and 30 of Block 7 of SILVERADO ON THE BRAZOS PHASE THREE, an addition to Parker County, Texas according to the map thereof recorded in Slide B-367 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 and described by metes and bounds as follows:

Beginning at a 5/8" capped iron recovered for the southwest corner of said Lot 21R and the southeast corner of Lot 20R of said Block 7 in the north line of South RidgeOak Court.

Thence northeasterly and northerly, along the common line of said Lot 20R and 21R, the following:

north 05 degrees-26 minutes-12 seconds east, 282-09/100 feet to a 5/8" capped iron recovered;
north 40 degrees-43 minutes-31 seconds east, 565-39/100 feet to a 5/8" capped iron recovered for the northeasterly corner of said Lot 21R in the southeasterly line of River Oak Court in a curve to the left having a radius of 2060 feet.

Thence northeasterly, along said curve to the left and the northeasterly line of said Lot 21R on an arc length of 11-13/100 feet to a 5/8" capped iron recovered at its end and the beginning of a curve to the right having a radius of 11-13/100 feet of arc is north 21 degrees-02 minutes-38 seconds east, 11-13/100 feet.

Thence northeasterly, along said curve to the right continuing along the northeasterly line of said Lot 21R and the easterly line of said River Oak Court and an arc length of 14-71/100 feet to a 5/8" capped iron recovered at its end and the beginning of a curve to the left having a radius of 80 feet, the long chord of said 14-71/100 feet of arc is north 41 degrees-57 minutes-30 seconds east, 14-38/100 feet.

Thence northeasterly, along said curve to the left and the easterly, northerly and westerly line of said River Oak Court to and along the southerly line of said Lots 30 and 17R and an arc length of 294-82/100 feet to a 5/8" capped iron recovered at its end and the beginning of a curve to the right having a radius of 20 feet, the long chord of said 294-82/100 feet of arc is north 77 degrees-44 minutes-04 seconds west, 75-90/100 feet.

Thence southeasterly, along said curve to the right on an arc length of 9-41/100 feet to a 5/8" capped iron recovered for the southeast corner of said Lot 17R and the northeast corner of Lot 16R of said Block 7 in the westerly line of said River Oak Court, the long chord of said 9-41/100 feet of arc is south 25 degrees-00 minutes-50 seconds east, 9-33/100 feet.

Thence northeasterly and southeasterly, along the south line of said Lot 17R and the north line of said Lot 16R, the following:

north 84 degrees-53 minutes-56 seconds west, 398-50/100 feet to a 5/8" capped iron recovered;
south 88 degrees-23 minutes-54 seconds west, 199-68/100 feet to the southeast corner of said Lot 17R and the northeast corner of said Lot 16R and the most southerly southeast corner of said Lot 30.

Thence northeasterly, along the westerly and northerly line of said Lot 30, the following:

north 05 degrees-41 minutes-25 seconds east, 225-89/100 feet to a 5/8" capped iron recovered;
north 70 degrees-31 minutes-55 seconds east, 755-12/100 feet to a 5/8" capped iron recovered;
north 70 degrees-22 minutes-48 seconds east, 379-65/100 feet to a 5/8" capped iron recovered for the northeasterly corner of said Lot 30 in the southerly line of Old Ranch Road in a curve to the right having a radius of 340 feet.

Thence northeasterly, along the southeasterly line of said River Oak Road and the northeasterly line of said Lot 30 to and along the northeasterly line of said Lot 29, the following:

along said curve to the left having a radius of 340 feet on an arc length of 119-34/100 feet to a 5/8" capped iron recovered at its end, the long chord of said 119-34/100 feet of arc is south 67 degrees-30 minutes-30 seconds east, 118-73/100 feet.

south 77 degrees-38 minutes-49 seconds east, 114-91/100 feet to a 5/8" capped iron recovered at the beginning of a curve to the right having a radius of 100 feet.

along said curve to the right on an arc length of 88 feet to a 5/8" capped iron recovered at its end, the long chord of said 88 feet of arc is south 52 degrees-26 minutes-17 seconds east, 85-18/100 feet;

south 27 degrees-13 minutes-45 seconds east, 260-24/100 feet to a 5/8" capped iron recovered at the beginning of a curve to the left having a radius of 180 feet.

along said curve to the left on an arc length of 84-46/100 feet to a 5/8" capped iron recovered for the most easterly northeast corner of said Lot 29 and the northeast corner of Lot 28 of said Block 7, the long chord of said 84-46/100 feet of arc is south 40 degrees-40 minutes-16 seconds east, 83-69/100 feet.

REPLAT of Lots 21R1, 22R, 29R, 30R, 17R1, 14R, AND 12R of Block 7 of SILVERADO ON THE BRAZOS PHASE THREE, a gated community having private roads, embracing all of Lots 12, 13, 14, 15, 17R, 21R, 22, 23, 29 and 30 of Block 7 SILVERADO ON THE BRAZOS PHASE THREE, an addition to Parker County, Texas, as said Lots appear upon the map thereof recorded in Cabinet B, Slide 367 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.

The basis for bearings is plat call. BROOKES BAKER SURVEYORS

All of Lots 12, 13, 14 and 15 Block 7 of SILVERADO ON THE BRAZOS PHASE THREE, an addition to Parker County, Texas according to the map thereof recorded in Slide B-367 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 and described by metes and bounds as follows:

Beginning at a 5/8" capped iron recovered for the southwest corner of said Lot 12 and the southeast corner of Lot 11 of said Block 7 in the northerly line of South RidgeOak Court.

Thence northeasterly, along the common line of said Lot 11 and 12, the following:

north 31 degrees-45 minutes-32 seconds west, 135-18/100 feet to a 5/8" capped iron recovered;
north 37 degrees-30 minutes-52 seconds west, 349-15/100 feet.

Thence northeasterly and southeasterly, along the northeasterly line of said Lot 12 to and along the northeasterly line of said Lot 13, 14 and 15, the following:

north 58 degrees-40 minutes-00 seconds east, 70-00/100 feet;
north 05 degrees-04 minutes-21 seconds east, 133-08/100 feet;
north 28 degrees-32 minutes-05 seconds east, 68-68/100 feet;
north 88 degrees-04 minutes-54 seconds east, 141-10/100 feet;
north 61 degrees-52 minutes-00 seconds east, 110-93/100 feet to the northeast corner of said Lot 15 and the southeast corner of Lot 16R of said Block 7.

Thence southeasterly, along the common line of said Lots 15 and 16R, the following:

south 63 degrees-00 minutes-12 seconds east, 237-35/100 feet to a 5/8" capped iron recovered;
south 88 degrees-30 minutes-45 seconds east, 107-73/100 feet to a 5/8" capped iron recovered;
south 75 degrees-38 minutes-23 seconds east, 105-37/100 feet to a 5/8" capped iron recovered;
south 60 degrees-00 minutes-33 seconds east, 155-48/100 feet to a 5/8" capped iron recovered for the northeast corner of said Lot 15 and the southeast corner of said Lot 16R in the westerly line of River Oak Court.

Thence southeasterly, along said curve to the left and the east line of said Lot 14 a distance of 168-67/100 feet to a 5/8" capped iron recovered at the beginning of a curve to the left having a radius of 290 feet.

Thence southeasterly, along said curve to the left and the east line of said Lot 14 at an arc length of 168-67/100 feet to a 5/8" capped iron recovered for the southeast corner of said Lot 14 at the intersection of the west line of said River Oak Court and the north line of said South RidgeOak Court in a curve to the left having a radius of 830 feet, the long chord of said 168-67/100 feet of arc is south 12 degrees-49 minutes-30 seconds east, 164-58/100 feet.

Thence southeasterly, along said curve to the left and the south line of said Lot 14 to and along the south line of said Lot 13, the following:

along said curve to the left having a radius of 830 feet on an arc length of 185-93/100 feet to a 5/8" capped iron recovered at its end, the long chord of said 185-93/100 feet of arc is south 72 degrees-07 minutes-01 seconds west, 185-54/100 feet;

south 85 degrees-41 minutes-58 seconds west, continuing along the south line of said Lot 13 a distance of 208-80/100 feet to the beginning of a curve to the left having a radius of 60 feet.

along said curve to the left and the south line of said Lot 13 to and along the south line of said Lot 12 on an arc length of 105-33/100 feet to the place of beginning accompanying description, the long chord of said 105-33/100 feet of arc is north 84 degrees-02 minutes-31 seconds west, 97-89/100 feet.

The basis for bearings is the north line of South RidgeOak Court per plat call.

GRAPHIC SCALE IN FEET
FILE NAME: SILRP27R DRAWN BY: DBC

Thence southeasterly and southeasterly, along the easterly line of said Lot 29 to and along the easterly line of said Lot 23, the following:

south 32 degrees-02 minutes-34 seconds west, 204-49/100 feet to a 5/8" capped iron recovered;
south 27 degrees-52 minutes-29 seconds east, 322-55/100 feet to a 5/8" capped iron recovered;
south 03 degrees-18 minutes-16 seconds east, 308-02/100 feet to a 5/8" capped iron recovered for the southeast corner of said Lot 23 in the north line of said South RidgeOak Court in a curve to the left having a radius of 3530 feet.

Thence southeasterly and northeasterly, along the north line of said South RidgeOak Court and the south line of said Lot 23 to and along the south line of said Lots 22 and 21R, the following:

along said curve to the left on an arc length of 54-55/100 feet to a 5/8" capped iron recovered at its end and the beginning of a curve to the right having a radius of 1270 feet, the long chord of said 54-55/100 feet of arc is south 82 degrees-19 minutes-02 seconds west, 54-55/100 feet.

along said curve to the right on an arc length of 300-61/100 feet to a 5/8" capped iron recovered at its end, the long chord of said 300-61/100 feet of arc is south 88 degrees-32 minutes-20 seconds west, 299-91/100 feet.

north 84 degrees-33 minutes-48 seconds west, 194-63/100 feet to a 5/8" capped iron recovered at the beginning of a curve to the left having a radius of 60 feet;

along said curve to the left on an arc length of 125-66/100 feet to the place of beginning and containing 27-629/1000 acres, the long chord of said 125-66/100 feet of arc is north 84 degrees-33 minutes-48 seconds west, 103-92/100 feet.

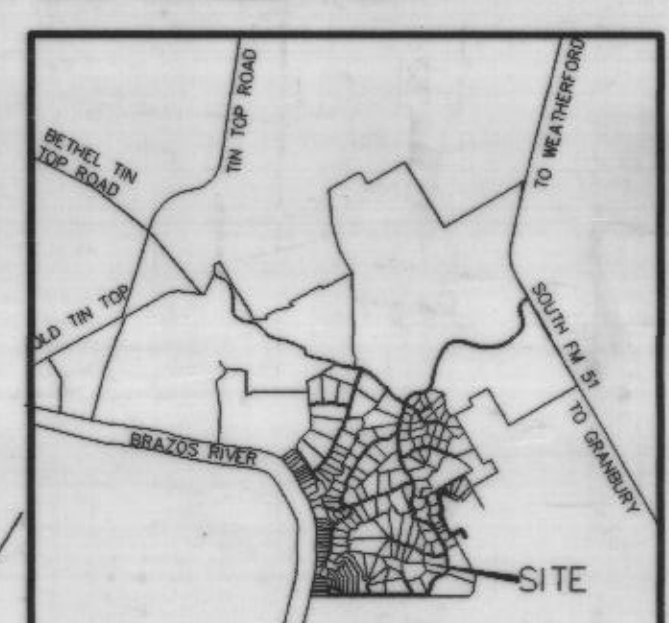
The basis for bearings is the north line of South RidgeOak Court per plat call.

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.

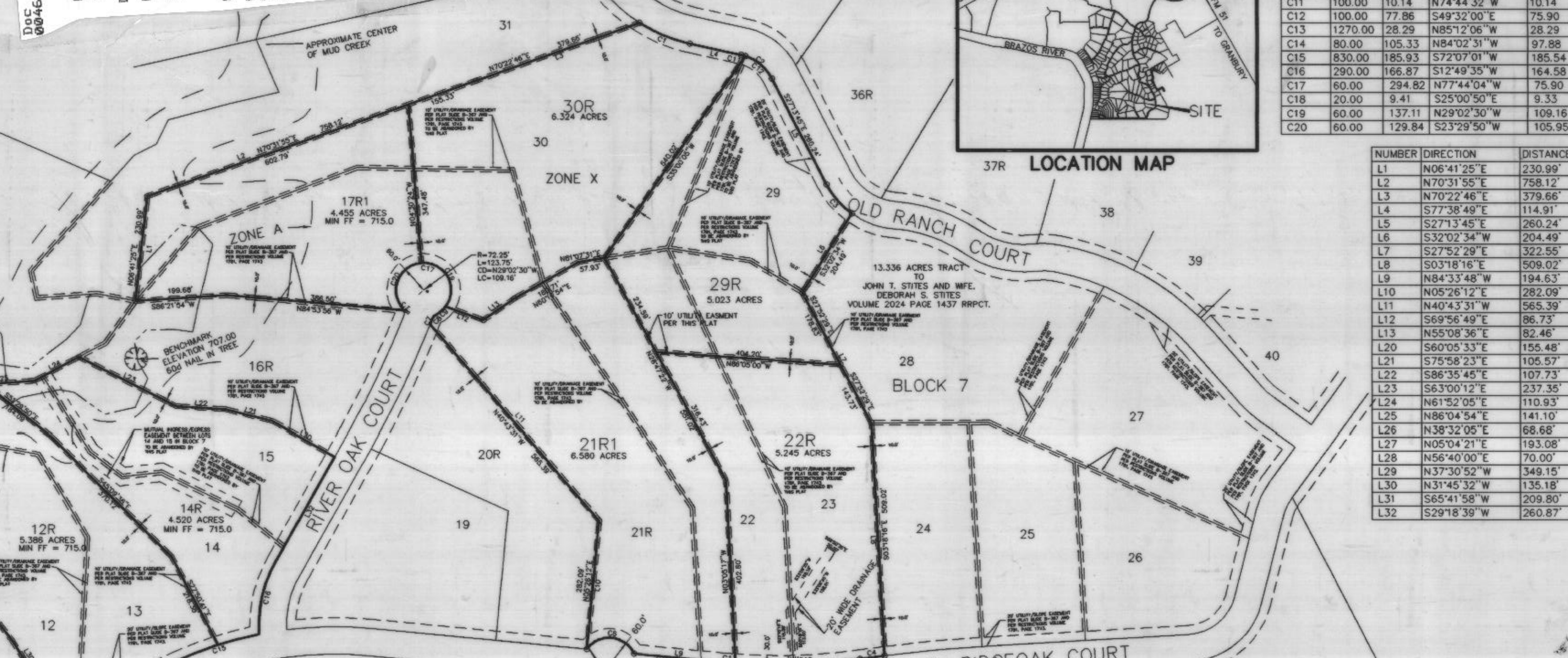


Silverado
On the Brazos
B 748

NUMBER	R="	L="	CD="	LC="
C1	340.00	119.34	S67°35'30"E	118.73
C2	100.00	88.00	S52°26'17"E	85.18
C3	180.00	84.46	S40°40'18"E	83.69
C4	3530.00	54.55	S82°19'02"W	54.55
C5	1270.00	300.61	S88°39'20"W	299.91
C6	60.00	125.66	N84°33'48"W	103.92
C7	2060.00	11.13	N21°02'28"E	11.13
C8	20.00	14.71	N41°57'30"E	14.38
C9	60.00	27.86	N49°43'36"E	27.61
C10	1270.00	272.33	S88°01'03"W	271.80
C11	100.00	10.14	N74°44'32"W	10.14
C12	100.00	77.86	S49°32'00"E	75.90
C13	1270.00	28.29	N85°12'06"W	28.29
C14	80.00	105.33	N84°02'31"W	97.88
C15	830.00	185.93	S72°07'01"W	185.54
C16	290.00	166.87	S12°49'35"W	164.58
C17	60.00	294.82	N77°44'04"W	75.90
C18	20.00	9.41	S25°00'50"E	9.33
C19	60.00	137.11	N29°02'30"W	109.16
C20	60.00	129.84	S23°29'50"W	105.95



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
ON OCT 24, 2002 AT 10:47 AM
BOOK 004460B15 DR 2051 PAGE 586
COUNTY CLERK
PARKER COUNTY
TARRANT, TEXAS
By: Monica Castro
Doc 004460B15 DR 2051
OCT 24, 2002



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) and John T. Stites and Deborah S. Stites being duly sworn, do hereby certify that the plat designating the herein above property as LOTS 12R, 14R, 17R1, 21R1, 22R, 29R, 30R of SILVERADO ON THE BRAZOS PHASE THREE 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 growth 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 23 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 plot 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

THE STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority on this day personally appeared John T. Stites 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 23 day of Oct, 2002.
John T. Stites
Notary Public, Tarrant County, Texas

THE STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority on this day personally appeared Deborah S. Stites known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this 23 day of Oct, 2002.
Deborah S. Stites
Notary Public, Tarrant County, Texas

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 23 day of Oct, 2002.
James T. Coleman
Notary Public, Tarrant County, Texas

THE STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority on this day personally appeared Mildred E. Hickey known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this 23 day of Oct, 2002.
Mildred E. Hickey
Notary Public, Tarrant County, Texas

THE STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority on this day personally appeared Nelnda Chane known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this 23 day of Oct, 2002.
Nelnda Chane
Notary Public, Tarrant County, Texas

THE STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority on this day personally appeared Wayne Bryant 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 22 day of Oct, 2002.
Wayne Bryant
Notary Public, Tarrant County, Texas

SHERI K. FERGASON
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-08-2003

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS
2002

STATE OF TEXAS
REGISTERED
PROFESSIONAL LAND SURVEYOR
DON W. HICKEY
1961

STATE OF TEXAS
NOTARY PUBLIC
STATE OF TEXAS
MILDRED E. HICKEY
Notary Public, Tarrant County, Texas

STATE OF TEXAS
NOTARY PUBLIC
STATE OF TEXAS
NELDA CHANE
Notary Public, Tarrant County, Texas

STATE OF TEXAS
NOTARY PUBLIC
STATE OF TEXAS
MILDRED E. HICKEY
Notary Public, Tarrant County, Texas

STATE OF TEXAS
NOTARY PUBLIC
STATE OF TEXAS
MILDRED E. HICKEY
Notary Public, Tarrant County, Texas

NUMBER	DIRECTION	DISTANCE
L1	N06°41'25"E	230.99'
L2	N70°31'55"E	758.12'
L3	N70°22'46"E	379.66'
L4	S77°38'49"E	114.91'
L5	S27°13'45"E	260.24'
L6	S32°02'34"W	204.49'
L7	S27°52'29"E	322.55'
L8	S03°18'16"E	509.02'
L9	N84°33'48"W	194.63'
L10	N05°26'12"E	282.09'
L11	N40°43'31"W	565.39'
L12	S69°56'49"E	86.73'
L13	N55°08'36"E	82.46'
L20	S60°05'33"E	155.48'
L21	S75°58'23"E	105.57'
L22	S86°35'45"E	107.73'
L23	S63°00'12"E	237.35'
L24	N61°52'05"E	110.93'
L25	N86°04'54"E	141.10'
L26	N38°32'05"E	68.68'
L27	N05°04'21"E	193.08'
L28	N56°40'00"E	70.00'
L29	N37°30'52"W	349.15'
L30	N31°45'32"E	135.18'
L31	S65°41'58"W	209.80'
L32	S29°18'39"W	260.87'

BROOKES BAKER SURVEYORS
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FORT WORTH, TEXAS 76102
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bakersur@fastlane.net