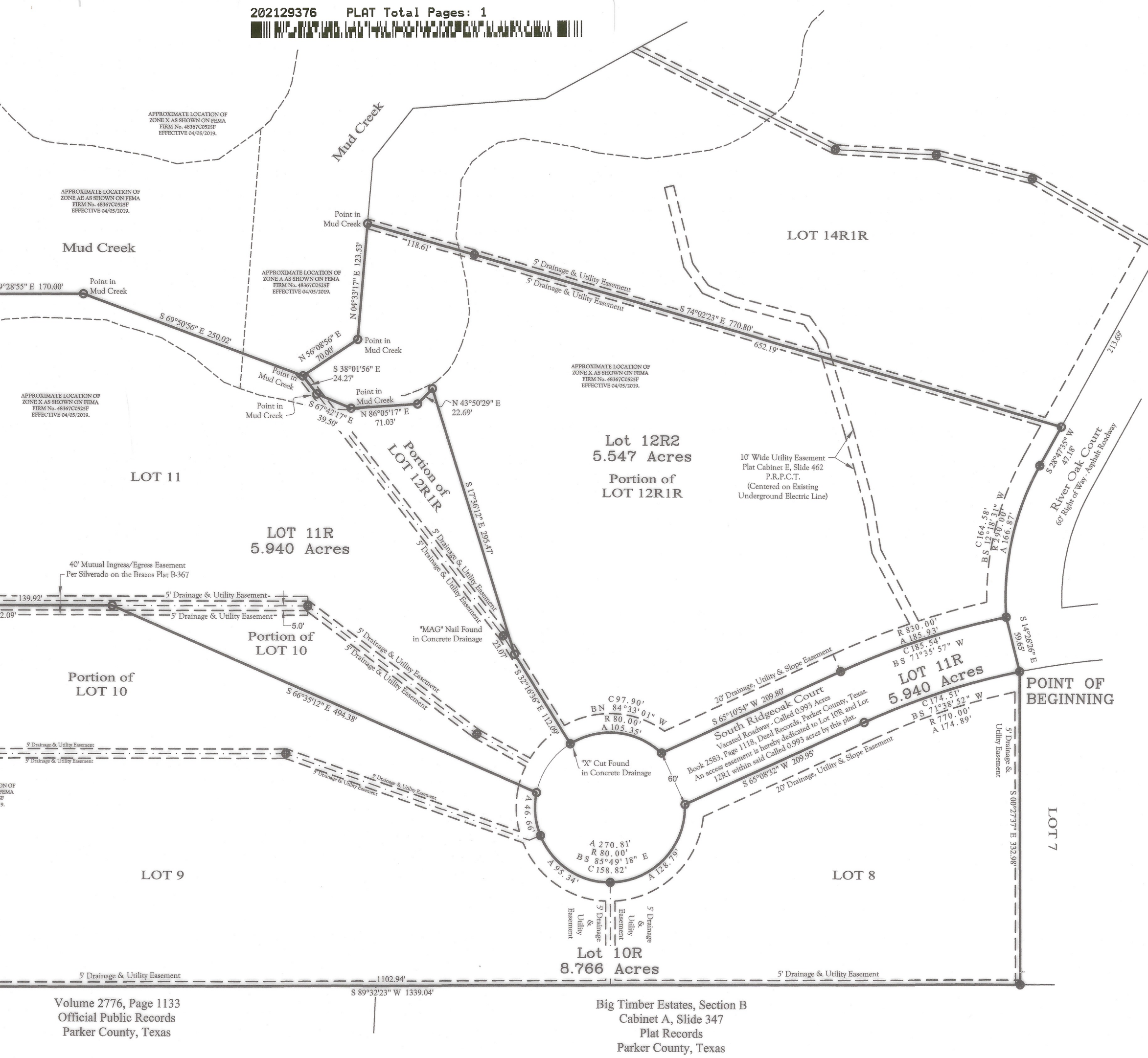
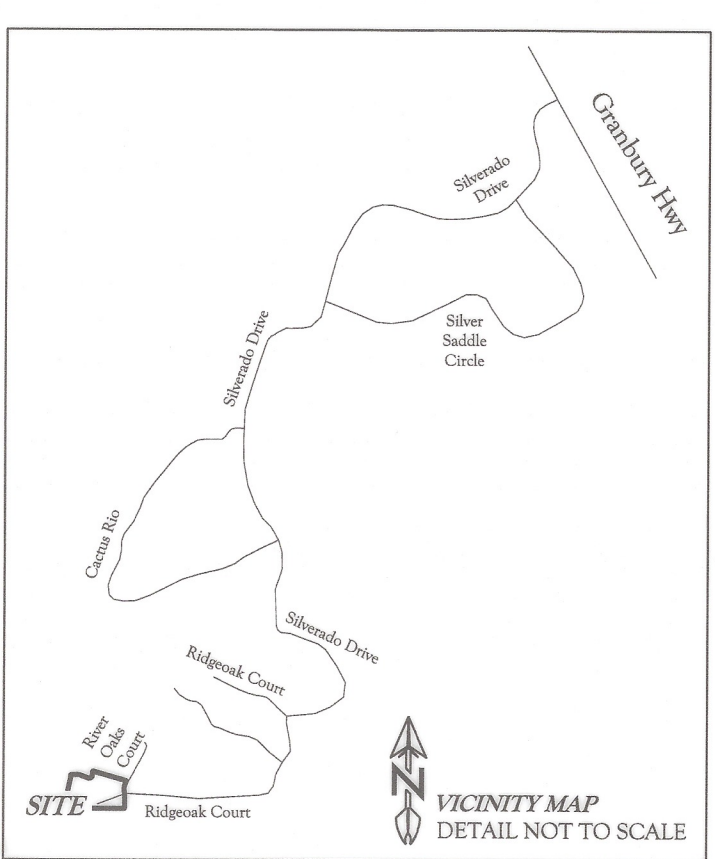


"SURVEYORS NOTES"
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET GRID
 3) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
 4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors
 1917 S. Interstate 35 Austin, Texas 78741
 Website: <http://pels.texas.gov>
 Email: info@pels.texas.gov
 Phone: 512-440-7723



- "GENERAL NOTES"**
- 1) A 20' UTILITY / SLOPE EASEMENT ADJOINING ALL RIGHT OF WAYS IS HEREBY DEDICATED.
 - 2) A 5 FOOT SIDE LOT UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED.
 - 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) AN EASEMENT FOR EMERGENCY VEHICLE ACCESS IS GRANTED ACROSS ALL ROADS IN THE SUBDIVISION TO ALL POLICE, FIRE, AMBULANCE AND OTHER EMERGENCY VEHICLES.
 - 7) PARKER COUNTY SHALL HAVE NO OBLIGATION TO CONSTRUCT OR MAINTAIN THE ROADS IN THE SUBDIVISION.
 - 8) ALL ROADS SHALL HAVE A MINIMUM OF 60 FOOT RIGHT OF WAY AND ALL CUL-DESACS A 120 FOOT DIAMETER.
 - 9) ALL TERMS AND CONDITIONS CONTAINED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED IN VOLUME 1181, PAGE 1743 AND VOLUME 1807, PAGE 904 AND VOLUME 1807, PAGE 907, DEED RECORDS, PARKER COUNTY, TEXAS, DO AFFECT SUBJECT TRACTS.
 - 10) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
 - 11) LINEAR FEET OF ROADS: NO NEW ROADS
 - 12) WATER: INDIVIDUAL WATER WELLS
 - 13) WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS
 - 14) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.
 - 15) THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY COUNTY STATUTES.
 - 16) AT THE TIME OF PLATTING THE SUBJECT TRACT(S) DO NOT LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.
 - 17) BEFORE CONSTRUCTION CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.



OWNER(S) / DEVELOPER
 THOMAS L. STRUHS, AND ELIZABETH N. FALCONER
 Plat Cabinet E, Slide 462
 P.R.P.C.T.
 (Centered on Existing Underground Electric Line)
 PHONE: 817-980-3834

"LEGEND"
 • 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959" UNLESS OTHERWISE NOTED
 • 5/8 INCH IRON ROD FOUND WITH CAP MARKED "BROOKES BAKER SURVEYORS" UNLESS OTHERWISE NOTED.

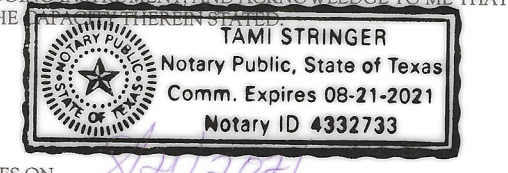
OWNERS CERTIFICATE
 THAT, THOMAS L. STRUHS, AND ELIZABETH N. FALCONER, THE OWNER OF THE LAND SHOWN HEREON, OF WHICH THERE IS NO LIEN HOLDER, DO HEREBY ADOPT THIS PLAN FOR PLATTING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID PLAT AS RE-PLAT OF 20.253 ACRES OF LAND LOCATED IN THE FRANCIS M. RUTH SURVEY, ABSTRACT No. 2163. BEING ALL OF LOTS 8, 9, 10 AND 11, IN BLOCK 7, SILVERADO ON THE BRAZOS, PHASE THREE, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 367 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS, ALSO ALL OF LOT 12R1R, IN BLOCK 7, SILVERADO ON THE BRAZOS, PHASE THREE, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 462 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.
 WE, BY THE RECORDATION OF THIS PLAT, DO HEREBY PLAT THE PROPERTY SHOWN HEREON, SAID LOTS TO BE HEREAFTER KNOWN BY LOT NUMBERS AS INDICATED HEREON.

WE DO HEREBY CERTIFY THAT THIS TRACT IS NOT WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN, IN PARKER COUNTY, TEXAS.

EXECUTED THIS THE 23rd DAY OF July, 2021
 BY: Thomas L. Struhs BY: Elizabeth N. Falconer
 THOMAS L. STRUHS ELIZABETH N. FALCONER

THE STATE OF TEXAS
 COUNTY OF TARRANT

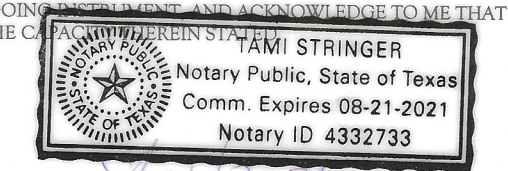
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Elizabeth Falconer
 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.



GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23rd DAY OF July, 2021
 NOTARY PUBLIC, TAMI STRINGER, TEXAS. MY COMMISSION EXPIRES ON: 8/21/2021

THE STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Thomas Struhs
 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.



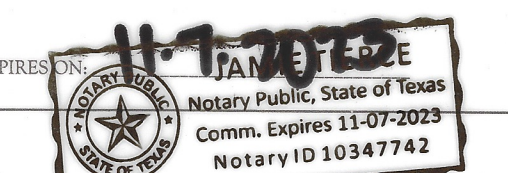
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23 DAY OF July, 2021
 NOTARY PUBLIC, TAMI STRINGER, TEXAS. MY COMMISSION EXPIRES ON: 8/21/2021

EXTRA-TERRITORIAL JURISDICTION STATEMENT

THE STATE OF TEXAS
 COUNTY OF PARKER
 I, Thomas Struhs, BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN IN PARKER COUNTY, TEXAS.

THE STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Thomas Struhs
 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.



GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23 DAY OF July, 2021
 NOTARY PUBLIC, TAMI STRINGER, TEXAS. MY COMMISSION EXPIRES ON: 11/07/2023

REPLAT OF

20.253 ACRES OF LAND LOCATED IN THE FRANCIS M. RUTH SURVEY, ABSTRACT No. 2163. BEING ALL OF LOTS 8, 9, 10 AND 11, IN BLOCK 7, SILVERADO ON THE BRAZOS, PHASE THREE, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 367 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS, ALSO ALL OF LOT 12R1R, IN BLOCK 7, SILVERADO ON THE BRAZOS, PHASE THREE, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 462 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.

WHEREAS, THOMAS L. STRUHS, AND ELIZABETH N. FALCONER, THE OWNER OF 20.253 ACRES OF LAND LOCATED IN THE FRANCIS M. RUTH SURVEY, ABSTRACT No. 2163. BEING ALL OF LOTS 8, 9, 10 AND 11, IN BLOCK 7, SILVERADO ON THE BRAZOS, PHASE THREE, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 367 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS, ALSO ALL OF LOT 12R1R, IN BLOCK 7, SILVERADO ON THE BRAZOS, PHASE THREE, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 462 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND WITH CAP MARKED "BROOKES BAKER SURVEY", SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 8;
 THENCE ALONG THE EAST LINE OF SAID LOT 8, S 00°27'37" E - 332.98 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP MARKED "BROOKES BAKER SURVEY", SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 8, AND BEING IN THE NORTH LINE OF BIG TIMBER ESTATES, SECTION B, CABINET A, SLIDE 347 RECORDED IN SAID PLAT RECORDS;
 THENCE ALONG THE SOUTH LINE OF SAID LOTS 8 AND 9, S 89°32'23" W - 1102.94 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID LOT 9;
 THENCE ALONG THE SOUTH LINE OF SAID LOT 9, S 89°32'23" W - 236.10 FEET TO A POINT IN THE BRAZOS RIVER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 9;
 THENCE N 15°49'34" E - 308.39 FEET TO A POINT IN THE BRAZOS RIVER,
 THENCE N 11°10'22" E - 113.18 FEET TO A POINT IN THE BRAZOS RIVER, SAID POINT ALSO BEING THE COMMON CORNER OF SAID LOTS 10 AND 11;
 THENCE WITH THE WEST AND NORTH LINE OF SAID LOT 11 THE FOLLOWING BEARINGS AND DISTANCES:
 N 11°10'22" E - 167.46 FEET TO A POINT IN THE BRAZOS RIVER,
 N 11°35'44" E - 118.26 FEET TO A POINT IN THE BRAZOS RIVER,
 N 03°43'21" E - 50.29 FEET TO A POINT IN THE BRAZOS RIVER,
 N 89°25'59" E - 170.00 FEET TO A POINT IN MUD CREEK,
 S 69°50'56" E - 250.02 FEET TO A POINT IN MUD CREEK, SAID POINT BEING THE NORTH COMMON CORNER OF SAID LOT 11 AND SAID LOT 12R1R;
 THENCE WITH THE NORTHWEST LINE OF SAID LOT 12R1R THE FOLLOWING BEARINGS AND DISTANCES:
 N 56°08'56" E - 70.00 FEET TO A POINT IN MUD CREEK,
 N 04°33'17" E - 123.53 FEET TO A POINT IN MUD CREEK, SAID POINT BEING THE NORTH COMMON CORNER OF SAID LOT 12R1R AND LOT 14R1R OF SAID SILVERADO ON THE BRAZOS, BLOCK 7, PHASE THREE;
 THENCE WITH THE COMMON LINE OF SAID LOT 12R1R AND SAID LOT 14R1R, S 74°02'23" E, AT A DISTANCE OF 118.61 FEET PASS A 5/8 INCH IRON ROD FOUND WITH CAP MARKED "BROOKES BAKER SURVEY", CONTINUING FOR A TOTAL DISTANCE OF 770.80 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959" IN THE WEST RIGHT OF WAY LINE OF RIVER OAKS COURT AND FOR THE SOUTH COMMON CORNER OF SAID LOT 12R1R AND SAID LOT 14R1R;
 THENCE WITH THE COMMON LINE OF SAID LOT 12R1R AND RIVER OAKS COURT, S 28°47'35" W - 47.18 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP MARKED "BROOKES BAKER SURVEY",
 THENCE CONTINUING WITH THE COMMON LINE OF SAID LOT 12R1R AND SAID RIVER OAKS COURT WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 166.87 FEET, A RADIUS OF 290.00 FEET, A CHORD BEARING OF S 12°18'31" W, AND A CHORD LENGTH OF 164.58 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP MARKED "BROOKES BAKER SURVEY" AT THE INTERSECTION OF SAID RIVER OAKS COURT AND SAID SOUTH RIDGE OAK COURT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 12R1R, ALSO BEING THE NORTHEAST CORNER OF A CALLED 0.993 ACRES TRACT OF LAND, BEING A VACATED PORTION OF SOUTH RIDGE OAK COURT AS DESCRIBED IN BOOK 2583, PAGE 1118 OF THE DEED RECORDS, PARKER COUNTY, TEXAS;
 THENCE WITH THE EAST LINE OF SAID CALLED 0.993 ACRES, S 14°26'26" E - 59.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.253 ACRES OF LAND.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 29, 2021. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.



JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE No. 5959
 140 HACKBERRY POINT DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE No. 361-813-1888
 JUSTIN@NOTCUTJAMS.COM
 PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DATED

THE STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 16 DAY OF July, 2021
 PAT DEAN, COUNTY JUDGE
 GEORGE COLLEY, COMMISSIONER PRECINCT #1
 JAMIE WALDEN, COMMISSIONER PRECINCT #3
 CRAIG PEACOCK, COMMISSIONER PRECINCT #2
 STEVE DUGAN, COMMISSIONER PRECINCT #4

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Lila Deable
 202129376
 07/27/2021 10:51 AM
 Fee: 76.00
 Lila Deable, County Clerk
 Parker County, Texas
 PLAT

COUNTY CLERK FILING

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