

Parts of the I.&G.N.R.R. Co. SURVEY, Abstract No. 1815; the FRANK CRISWELL SURVEY, Abstract No. 2482; and the J.C. REESE SURVEY, Abstract No. 2468, and a part of Lot 4 in Block 5 of SILVERADO ON THE BRAZOS as said Lot 4 appears upon 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; embracing a portion of the 779-743/1000 acres tract described in the deed to Preston Carter, James T. Coleman and Jerry Duran, recorded in volume 1769, page 956 of the Real Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 5/8" iron found in the northeast corner of Lot 11 in Block 4 of SILVERADO ON THE BRAZOS as said Lot 11 appears upon the map thereof recorded in Cabinet B, Slide 336 of the Plat Records, of the intersection of the westerly line of Silverado Drive and the southerly line of Catus Rio Drive and then run south 88 degrees-32 minutes-08 seconds east, along the said easterly line of Silverado Drive, 206-31/100 feet to a 5/8" iron set for the northwest and beginning corner of tract being described.

Thence north 79 degrees-02 minutes-39 seconds east, 491-23/100 feet to a 5/8" iron set.

Thence south 14 degrees-33 minutes-54 seconds east, 360 feet to the northerly line of Yukon Court in a curve to the left having a radius of 400 feet.

Thence southwesterly along the said northerly line of Yukon Court the following:

along said curve to the left on an arc length of 300-66/100 feet to a 5/8" iron recovered at the beginning of a curve to the right having a radius of 170 feet, the long chord of said feet arc is 300-66/100 feet arc is south 53 degrees-54 minutes-06 seconds west, 293-83/100 feet.

along said curve to the right on an arc length of 40-93/100 feet to a 5/8" iron recovered at its end, the long chord of said 40-93/100 feet arc is south 39 degrees-15 minutes-56 seconds west, 40-83/100 feet.

along said curve to the right having a radius of 170 feet:

along said curve to the right on an arc length of 83-13/100 feet to a 5/8" iron set at its end, the long chord of said 83-13/100 feet arc is south 60 degrees-10 minutes-14 seconds west, 82-30/100 feet.

south 74 degrees-10 minutes-44 seconds west, 154-13/100 feet to a 5/8" iron set for the said easterly line of Silverado Drive and the said southerly line of Yukon Court in a curve to the right having a radius of 1991-48/100 feet.

Thence northerly along said curve to the right and the easterly line of said Silverado Drive an arc length of 570-80/100 feet to the place of beginning and containing 5-890/1000 acres, the long chord of said 570-80/100 feet arc is north 06 degrees-44 minutes-49 seconds west, 568-85/100 feet.

AND

Part of Lot 4 in Block 5 of SILVERADO ON THE BRAZOS as said Lot 4 appears upon the map thereof recorded in Cabinet B, Slide 336 of the Plat Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8" iron recovered for the southwest corner of said Lot 4 in the easterly line of Silverado Drive and in a curve to the right having a radius of 640 feet.

Thence along the westerly line of said Lot 4 and the said easterly line of Silverado Drive the following:

along said curve to the right on an arc length of 115-87/100 feet to a 5/8" iron recovered for the beginning of a curve to the left having a radius of 1991-48/100 feet, the long chord of said 115-87/100 feet arc is north 32 degrees-42 minutes-19 seconds east, 111-33/100 feet;

along said curve to the right on an arc length of 376-58/100 feet to a 5/8" iron set in the southerly line of Yukon Court, the long chord of said 376-58/100 feet arc is north 22 degrees-06 minutes-05 seconds west, 376-01/100 feet;

Thence along the southerly line of said Yukon Court the following:

north 74 degrees-10 minutes-44 seconds east, 154-13/100 feet to a 5/8" iron set for the beginning of a curve to the left having a radius of 230 feet;

along said curve to the left on an arc length of 112-47/100 feet to a 5/8" iron set, the long chord of said 112-47/100 feet arc is north 60 degrees-10 minutes-14 seconds east, 111-33/100 feet;

north 46 degrees-09 minutes-45 seconds east, 32-16/100 feet to a 5/8" iron recovered for the northeast corner of said Lot 4 and the northwest corner of Lot 5 in said Block 5.

Thence south 57 degrees-12 minutes-01 seconds east, along the common line of said Lots 4 and 5, a distance of 668-51/100 feet.

Thence south 20 degrees-00 minutes-02 seconds west, 20-72/100 feet.

Thence south 73 degrees-27 minutes-31 seconds west, 645-65/100 feet the place of beginning and containing 5-740/1000 acres.

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 and Preston Carter, being dedicatory and owner does hereby adopt this plat designating the herein above property as LOT 23 in BLOCK 6 of SILVERADO ON THE BRAZOS, PHASE TWO and LOT 4R in BLOCK 5 of SILVERADO ON THE BRAZOS, PHASE ONE in addition to Parker County, Texas, and does hereby dedicate to the public use the BRAZOS, PHASE ONE on this plat for the mutual use and accommodation of all public utilities 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 line of procuring the permission of anyone.

Witness my hand, this 9 day of March 1999.

By: *James T. Coleman*
James T. Coleman

THE STATE OF TEXAS COUNTY OF PARKER
I, James T. Coleman 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 incorporated city or town.

By: *James T. Coleman*
James T. Coleman

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 9 day of March 1999.

Janet Thomas
Notary Public, Parker County, Texas

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

Wayne Bryant
Wayne Bryant

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 the 9 day of March 1999.

Janet Thomas
Notary Public, Parker County, Texas

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this the 10th day of March 1999.

Mark Riley
Mark Riley, County Judge

Mark Doble
Commissioner #2
Mark Doble

Charlie Horton
Commissioner #3
Charlie Horton

Gary Plugg
Commissioner #4
Gary Plugg

RECEIVED AND FILED FOR RECORD
4:50 O'Clock P.M.
MAR 10 1999
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By *Jeane Brunson* Deputy

THE STATE OF TEXAS
COUNTY OF PARKER

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.

Registered Professional Land Surveyor

Don W. Hickey
Don W. Hickey

CERTIFICATE OF RECORD
THE STATE OF TEXAS
COUNTY OF PARKER

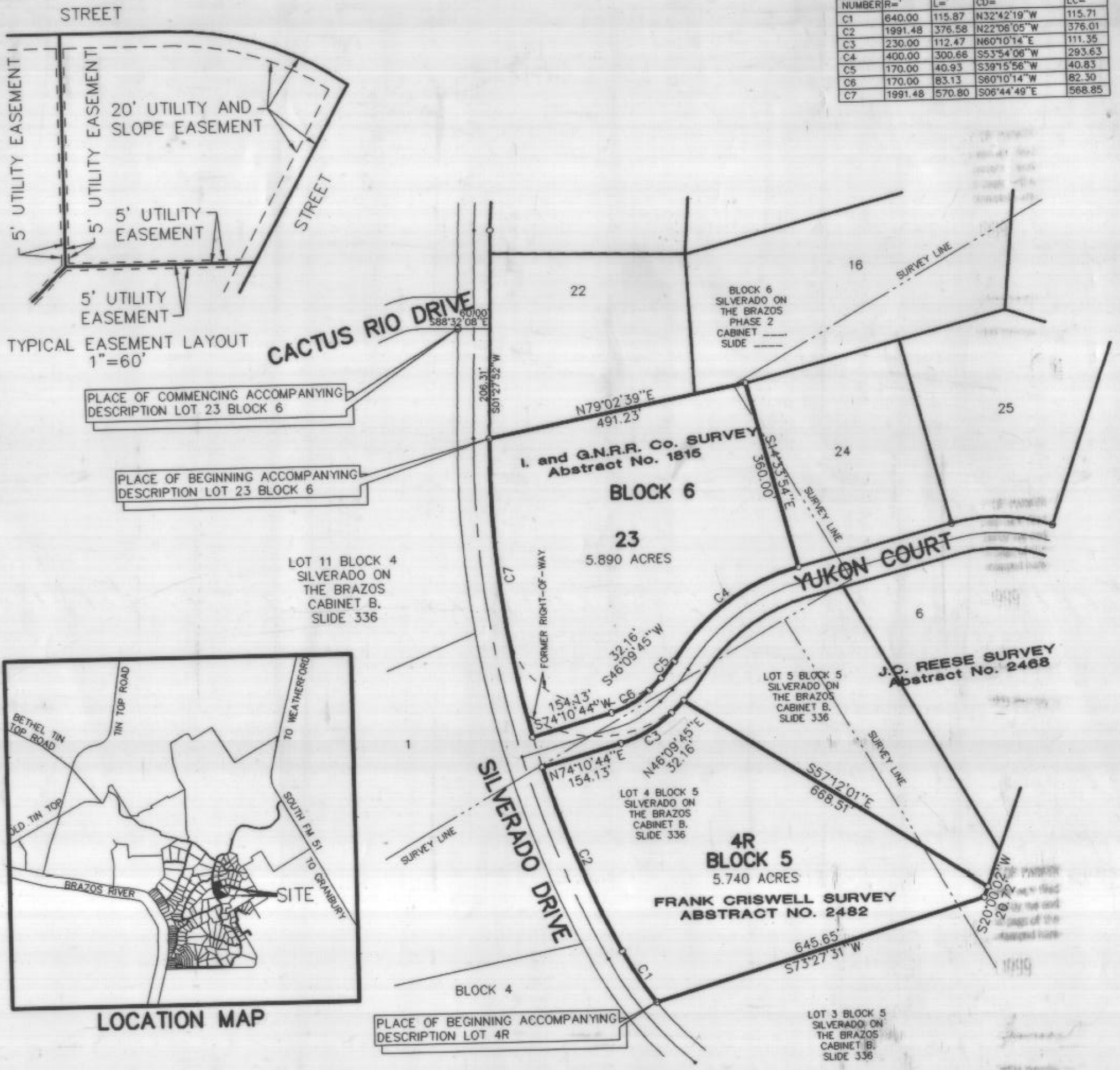
I, Jeane Brunson, Clerk of the County Court, in and for said County, do hereby certify that the foregoing Plat with its certificate of authentication, was filed for record in my office the ___ day of ___ 19__ at ___ o'clock ___ M., and duly recorded the ___ day of ___ 19__ at ___ o'clock ___ M., in Records of said County in Plat cabinet, pages ___

In Testimony Whereof, witness my hand and official seal of office, this the ___ day of ___ 19__

Jeane Brunson, County Clerk
Parker County, Texas

By _____
Deputy

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.



FINAL PLAT
LOT 23 in BLOCK 6 of
SILVERADO
ON THE BRAZOS
PHASE TWO,
a gated community having private roads,
embracing parts of the F. CRISWELL SURVEY, Abstract No. 2482, the I.&G.N.R.R.
Co. SURVEY, Abstract No. 1815, the J.C. REESE SURVEY, Abstract No. 2468, and
a part of Lot 4 in Block 5 of SILVERADO ON THE BRAZOS PHASE ONE, as said
Lot 4 appears upon the map thereof recorded in Cabinet B, Slide 336 of the
Plat Records of Parker County Texas and a

REPLAT of Lot 4R in Block 5 of
SILVERADO
ON THE BRAZOS,
PHASE ONE,
a gated community having private roads,
embracing a portion of Lot 4 in Block 5 of SILVERADO ON THE BRAZOS PHASE
ONE, an addition to Parker County, Texas as said Lot 4 appears upon 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.
March, 1999
BROOKES BAKER SURVEYORS

BROOKES BAKER SURVEYORS
BROOKES BAKER BUILDING
511 EAST BLUFF
FORT WORTH, TEXAS 76102
(817)335-7151

