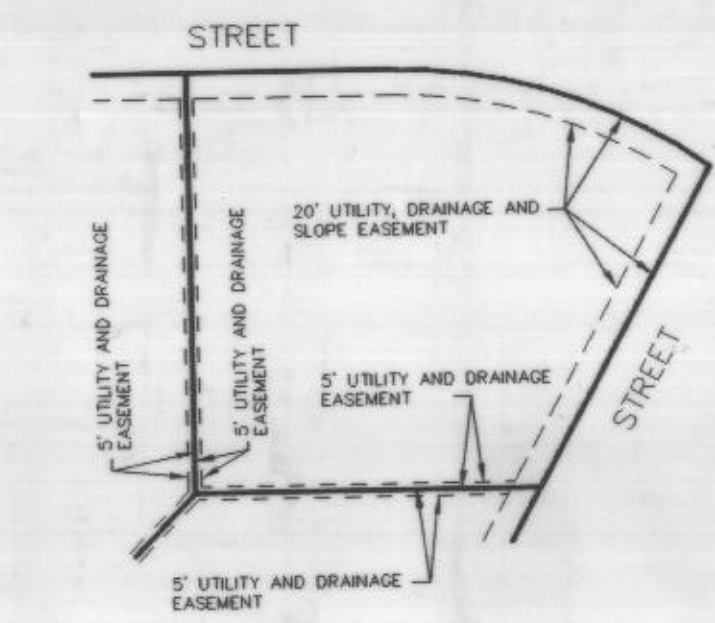
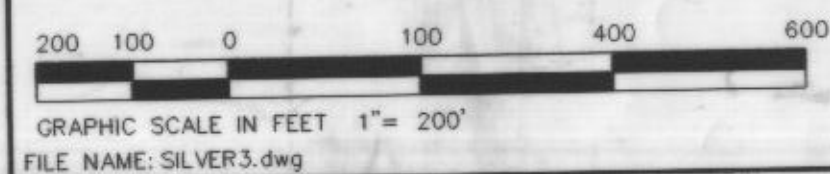


FLOOD ZONE LEGEND

ZONE A	SPECIAL FLOOD HAZARD AREAS BUNDAED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS NOT DETERMINED
ZONE AE	SPECIAL FLOOD HAZARD AREAS BUNDAED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS DETERMINED
ZONE X (SHADED)	AREAS OF 500-YEAR FLOOD, AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM BY LEVELS FROM 100 YEAR FLOOD.
ZONE X	AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOODPLAIN



- GENERAL NOTES:
- 1.) A 20 FOOT UTILITY, DRAINAGE AND SLOPE EASEMENT ADJOINING ALL RIGHT OF WAYS IS HEREBY DEDICATED. A 5 FOOT SIDE LOT UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED.
  - 2.) A PORTION 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 UNLESS NOTED OTHERWISE.
  - 8.) THE LOCATION OF ALL WATER WELLS AND SEPTIC SYSTEMS MUST BE APPROVED BY THE HOME OWNERS ASSOCIATIONS.
  - 9.) 5/8" IRON RODS ARE SET AT ALL LOT CORNERS AND RIGHT OF WAY LINES UNLESS NOTED OTHERWISE.



Parts the FRANCIS M. RUTH SURVEY, Abstract No. 2163; and the W.L. GREGORY SURVEY, Abstract No. 2737; and parts of the REESE BUTLER SURVEY, Abstract No. 46 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 Durant, recorded in volume 1769, page 958 of the Real Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning in the westerly line of said 779-743/1000 acre tract at the southwest corner of Lot 21 in Block 3 of SILVERADO ON THE BRAZOS, an addition to Parker County, Texas as said Block 3 appears upon the map thereof recorded in Slide B-336 of the Plat Records of Parker County, Texas and the easterly line of Lake Granbury;

Thence south 88 degrees-15 minutes-02 seconds east, along the southerly line of said Lot 21 a distance of 492-43/100 feet to a 5/8" iron recovered for the southeast corner of said Lot 21 in the westerly line of Catus Rio Lane;

Thence north 75 degrees-55 minutes-30 seconds east, crossing said Catus Rio Lane, 63-63/100 feet to a 5/8" iron recovered in the east line of said Catus Rio Lane for the southwest corner of Lot 10 in said Block 3;

Thence south 84 degrees-56 minutes-07 seconds east, along the southerly line of said Lot 10 a distance of 587-23/100 feet to the middle of Mud Creek;

Thence generally northeasterly along the southerly line of said Block and up the meanders of said Mud Creek and to and along the southerly line of Lots 1 and 4 in Block 5 of said SILVERADO ON THE BRAZOS, the following:

north 50 degrees-44 minutes-44 seconds east, 27-66/100 feet;  
 north 13 degrees-48 minutes-07 seconds east, 89-02/100 feet;  
 north 57 degrees-39 minutes-37 seconds west, 135-81/100 feet;  
 north 17 degrees-12 minutes-24 seconds east, 477-65/100 feet;  
 south 83 degrees-21 minutes-48 seconds east, 124-96/100 feet;  
 north 80 degrees-50 minutes-09 seconds east, 100-79/100 feet;  
 north 10 degrees-37 minutes-44 seconds east, 156-05/100 feet;  
 north 76 degrees-47 minutes-52 seconds east, 461-39/100 feet;  
 north 30 degrees-54 minutes-24 seconds east, 117-94/100 feet;  
 north 69 degrees-48 minutes-59 seconds east, 156-96/100 feet;  
 north 80 degrees-33 minutes-25 seconds east, 260-07/100 feet;  
 north 82 degrees-57 minutes-05 seconds east, 57-82/100 feet;  
 south 77 degrees-19 minutes-51 seconds east, 127-50/100 feet;  
 north 13 degrees-47 minutes-41 seconds east, 168-94/100 feet;  
 north 41 degrees-52 minutes-04 seconds east, 142-52/100 feet;  
 north 62 degrees-17 minutes-06 seconds east, 103-71/100 feet;  
 south 17 degrees-23 minutes-36 seconds east, 223-92/100 feet;  
 south 68 degrees-28 minutes-40 seconds east, 128-07/100 feet;  
 north 72 degrees-34 minutes-06 seconds east, 203-93/100 feet;  
 north 81 degrees-51 minutes-03 seconds east, 255-03/100 feet;  
 north 57 degrees-23 minutes-54 seconds east, 91-41/100 feet;  
 north 73 degrees-12 minutes-09 seconds east, 92-52/100 feet;  
 north 75 degrees-42 minutes-30 seconds east, 84-81/100 feet;  
 north 85 degrees-58 minutes-53 seconds east, 44-73/100 feet;  
 north 77 degrees-35 minutes-57 seconds east, 31-20/100 feet;  
 south 79 degrees-33 minutes-59 seconds east, 20-86/100 feet;  
 north 35 degrees-48 minutes-40 seconds east, 109-91/100 feet;  
 north 14 degrees-42 minutes-53 seconds east, 149-90/100 feet;  
 north 06 degrees-11 minutes-04 seconds east, 106-28/100 feet;  
 north 67 degrees-40 minutes-28 seconds east, 112-00/100 feet;  
 north 71 degrees-27 minutes-55 seconds east, 146-90/100 feet;

Thence southerly along the westerly line of Block 6 of Lake Country Acres, an addition to Parker County, Texas as said Block 6 appears upon the map thereof recorded in volume 362-A, page 22 of the said Real Records, the following:

south 09 degrees-22 minutes-37 seconds east, 461-42/100 feet to a 4" metal post;  
 south 07 degrees-09 minutes-30 seconds west, 247-00/100 feet to a 4" metal post;  
 south 29 degrees-36 minutes-06 seconds east, 1303-99/100 feet to a 4" metal post to the south corner of Lot 40 in said Block 5;

Thence westerly and southerly along a fence the following:

south 60 degrees-14 minutes-38 seconds west, 965-08/100 feet to a fence post;  
 south 36 degrees-09 minutes-27 seconds west, 590-92/100 feet to a fence post;  
 south 27 degrees-23 minutes-25 seconds east, 782-90/100 feet to a fence post in the southerly line of said acres  
 south 27 degrees-23 minutes-25 seconds east, 1302-42/100 feet to a 4" pipe post;  
 south 27 degrees-23 minutes-25 seconds east, 782-90/100 feet to a fence post in the southerly line of Block 14 of Lake Country Acres, an addition to Parker County as said Block 14 appears upon the map thereof recorded in volume 361-A, page 35 of the Plat Records of Parker County, Texas.

Thence westerly along the southerly line of said 2852-304/1000 acre tract and the said northerly line of Block 14, the following:

north 89 degrees-58 minutes-31 seconds west, 263-37/100 feet to a 4" pipe post in the north line of Lot 13 in said Block 14;  
 north 89 degrees-56 minutes-21 seconds west, 817-76/100 feet to a 4" pipe post;  
 north 89 degrees-56 minutes-55 seconds west, 1320-02/100 feet to a 3/8" iron found;  
 north 89 degrees-54 minutes-11 seconds west, 1302-42/100 feet to a 4" pipe post;  
 north 89 degrees-54 minutes-11 seconds west, 236-10/100 feet to the easterly bank of Lake Granbury.

Thence generally northerly and northwesterly along the said easterly bank of Lake Granbury, the following:

north 16 degrees-23 minutes-00 seconds east, 308-39/100 feet to a north 11 degrees-43 minutes-48 seconds east, 280-20/100 feet to a north 12 degrees-07 minutes-24 seconds east, 118-26/100 feet to a north 04 degrees-14 minutes-26 seconds east, 100-58/100 feet to a north 04 degrees-18 minutes-19 seconds east, 597-05/100 feet to a north 02 degrees-59 minutes-49 seconds west, 295-24/100 feet to a north 02 degrees-51 minutes-30 seconds east, 119-16/100 feet to the place of beginning and containing 229-789/1000 acres.

Basis for bearings is the southerly line of said Lot 21 in Block 3 of SILVERADO ON THE BRAZOS.

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 11 through 13 in BLOCK 3, LOTS 1 through 50 in BLOCK 7 and LOTS 1 through 4 in BLOCK 8 of SILVERADO ON THE BRAZOS, PHASE THREE, an addition to Parker County, Texas, and do 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 24 day of March 1999.

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

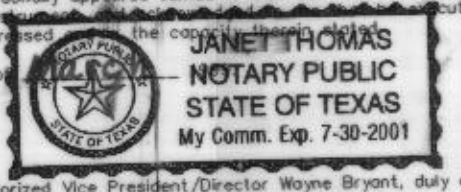
THE STATE OF TEXAS COUNTY OF PARKER  
 I, James T. Coleman being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.

*James T. Coleman*  
 James T. Coleman  
 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.

Given under my hand and seal on this 24 day of March 1999.

*Janet Thomas*  
 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 filing of the property that we currently have a lien on.

*Wayne Bryant*  
 Wayne Bryant  
 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 24 day of March 1999.

*Janet Thomas*  
 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 \_\_\_ day of \_\_\_ 1999.

*Mark Riley*  
 Mark Riley, County Judge  
 ABSENT  
 Commissioner #1  
 Danny Choate  
 Commissioner #2  
 Mark Debas  
 Commissioner #3  
 Charles Horton  
 Commissioner #4  
 Gary Plugg

STATE OF TEXAS COUNTY OF PARKER  
 I hereby certify that this instrument was filed on the date and time changed herein by me and was duly recorded in the volumes and pages of the same records of Parker County as stamped herein by me.

RECORDED MAR 24 1999

*Jeanne Brunson*  
 Jeanne Brunson  
 County Clerk  
 Parker County, Texas



THE STATE OF TEXAS COUNTY OF TARRANT

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, Jeanne 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 \_\_\_ 1999, at \_\_\_ o'clock \_\_\_ M., and duly recorded the \_\_\_ day of \_\_\_ 1999, 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 \_\_\_ 1999.

*Jeanne Brunson*  
 Jeanne Brunson, County Clerk  
 Parker County, Texas  
 By: \_\_\_\_\_  
 Deputy

FINAL PLAT  
 of  
 LOTS 11 through 16 in BLOCK 3, LOTS 1 through 50 in BLOCK 7 and LOTS 1 through 4 in BLOCK 8 of  
**SILVERADO ON THE BRAZOS**  
 PHASE THREE,  
 an addition to Parker County, Texas, being parts of the FRANCIS M. RUTH SURVEY, Abstract No. 2163, the W.L. GREGORY SURVEY, Abstract No. 2737 and the REESE BUTLER SURVEY, Abstract No. 46 situated about 13.6 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  
 SHEET 1 OF 3  
 BROOKES BAKER SURVEYORS  
 BROOKES BAKER BUILDING  
 511 EAST BLUFF  
 FORT WORTH, TEXAS 76101  
 (817)335-7151