

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Dale Steege, and Pamela Steege are the owners of Lot 3 in Block 5 of SILVERADO ON THE BRAZOS, PHASE ONE, an Addition to Parker County, Texas according to the plat thereof recorded in Cabinet B, Slide 336 of the Plat Records of Parker County, Texas, and Lot 4R in said Block 5 of SILVERADO ON THE BRAZOS, PHASE ONE according to the replat thereof recorded in Cabinet B, Slide 361 of the said Plat Records and described by metes and bounds as follows:

Beginning at a 5/8" capped iron recovered for the northwest corner of said Lot 4R, and at the intersection of the south line of Yukon Court, and the east line of Silverado Drive. Thence northeasterly along the north line of said Lot 4R, and the said south line of Yukon Court the following:

north 74 degrees-10 minutes-44 seconds east 154-13/100 feet to a 5/8" capped iron recovered at the beginning of a curve to the left having a radius of 230-00/100 feet; along said curve to the left an arc length of 112-47/100 feet to a 5/8" capped iron recovered at its end;

the long chord of the said 112-47/100 feet arc is north 60 degrees-10 minutes-14 seconds east 111-35/100 feet;

north 48 degrees-09 minutes-45 seconds east 32-16/100 feet to a 5/8" capped iron recovered for the northeast corner of said Lot 4R, and the northeast corner of Lot 5, of said Block 5, SILVERADO ON THE BRAZOS, PHASE ONE according to the plat thereof recorded in Cabinet B, Slide 336 of the said Plat Records.

Thence south 57 degrees-12 minutes-01 second east, along the easterly line of said Lot 4R, and the westerly line of said Lot 5, a distance of 668-51/100 feet to a 5/8" capped iron recovered for the southeasterly corner of said Lot 4R, and in the northerly line of said Lot 3, and for the south corner of said Lot 5.

Thence north 20 degrees-00 minutes-02 seconds east, along the said northerly line of said Lot 3, and along the southeasterly line of said Lot 5, to and along the southeasterly line of Lot 5 in said Block 5 of SILVERADO ON THE BRAZOS, PHASE ONE according to the plat thereof recorded in Cabinet B, Slide 336 of the said Plat Records, 80-15/100 feet to a 5/8" capped iron recovered for the most northerly corner of said Lot 3, and the southeasterly corner of Lot 7 in said Block 5 of SILVERADO ON THE BRAZOS, PHASE ONE according to the plat thereof recorded in Cabinet B, Slide 336 of the said Plat Records.

Thence south 66 degrees-17 minutes-54 seconds east, along the northeasterly line of said Lot 3, and the southerly line of said Lot 7, 448-30/100 feet to the most easterly corner of said Lot 3, and the southeasterly corner of said Lot 7, and in the westerly line of Lot 8 in said Block 5 of SILVERADO ON THE BRAZOS, PHASE ONE according to the plat thereof recorded in Cabinet B, Slide 336 of the said Plat Records from which a 5/8" capped iron set bears north 66 degrees-17 minutes-54 seconds west 20-52/100 feet.

Thence westerly along the easterly line of said Lot 3, and the said westerly line of Lot 8 the following:

south 31 degrees-04 minutes-14 seconds west 114-51/100 feet;
south 86 degrees-22 minutes-23 seconds west 84-12/100 feet;
north 77 degrees-27 minutes-09 seconds west 55-25/100 feet;
south 27 degrees-34 minutes-51 seconds west 168-31/100 feet;
south 40 degrees-17 minutes-19 seconds west 103-62/100 feet;
south 17 degrees-35 minutes-46 seconds west 45-48/100 feet to a cutoff 2" pipe post for the southeast corner of said Lot 3, and the northeast corner of Lot 2 in said Block 5 of SILVERADO ON THE BRAZOS, PHASE ONE according to the plat thereof recorded in Cabinet B, Slide 336 of the said Plat Records.

Thence south 83 degrees-32 minutes-19 seconds west, along the south line of said Lot 3, and the north line of said Lot 2, 478-70/100 feet to the southwest corner of said Lot 3, and the northwest corner of said Lot 2, and in the said east line of Silverado Drive from which a 5/8" iron found bears north 83 degrees-32 minutes-19 seconds east 2-05/100 feet, and in a curve to the left having a radius of 460-00/100 feet.

Thence northeasterly along the west line of said Lot 3, to and along the west line of said Lot 4R, and along the said east line of Silverado Drive, the following:

along said curve to the left an arc length of 271-27/100 feet to a 5/8" iron recovered at its end and the beginning of a curve to the right having a radius of 640-00/100 feet; the long chord of the said 271-27/100 feet arc is north 32 degrees-32 minutes-00 seconds west 267-36/100 feet;

along said curve to the right an arc length of 244-73/100 feet to a 5/8" iron recovered at its end, and the beginning of a curve to the right having a radius of 1991-48/100 feet; the long chord of the said 244-73/100 feet arc is north 38 degrees-28 minutes-23 seconds west 243-24/100 feet;

along said curve to the right an arc length of 376-58/100 feet to the place of beginning and containing 13-301/1000 acres, the long chord of the said 376-58/100 feet arc is north 22 degrees-06 minutes-05 seconds west 376-01/100 feet.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: That Dale Steege and Pamela Steege, do hereby adopt this plat designating the herein above described property as LOT 3R, BLOCK 5, SILVERADO ON THE BRAZOS, PHASE ONE, an addition to Parker County.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of Parker County, Texas.

WITNESS, my hand, this 20 day of APRIL 2015

Dale Steege
Dale Steege

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Dale Steege, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 20th day of APRIL 2015

Mildred E. Hickey
Mildred E. Hickey
Notary Public in and for the State of Texas

WITNESS, my hand, this 20th day of APRIL 2015

Pamela Steege
Pamela Steege

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Pamela Steege, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 20 day of APRIL 2015

Mildred E. Hickey
Mildred E. Hickey
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Alan W. Hickey, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 20 day of APRIL 2015

Mildred E. Hickey
Mildred E. Hickey
Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

That I, Alan W. Hickey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon, as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of Parker County, Texas.

ACCT. NO.: 17450
SCH. DIST.: WE
CITY:
MAP NO.: H-23

Alan W. Hickey
Registered Professional Land Surveyor No. 480

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Alan W. Hickey, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 20 day of APRIL 2015

Mildred E. Hickey
Mildred E. Hickey
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Alan W. Hickey, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 20 day of APRIL 2015

Mildred E. Hickey
Mildred E. Hickey
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Alan W. Hickey, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 20 day of APRIL 2015

Mildred E. Hickey
Mildred E. Hickey
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Alan W. Hickey, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 20 day of APRIL 2015

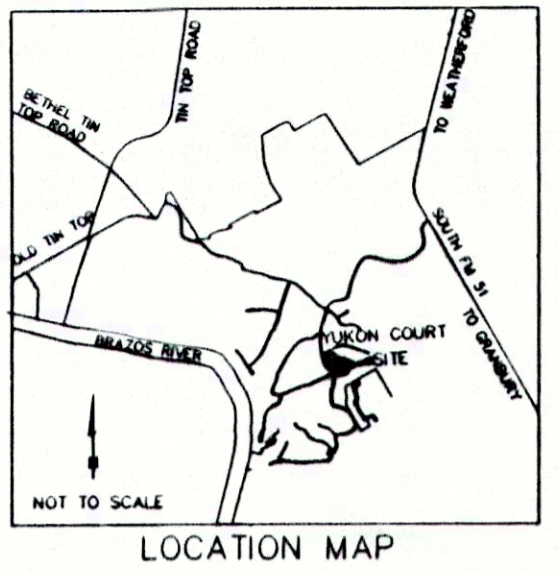
Mildred E. Hickey
Mildred E. Hickey
Notary Public in and for the State of Texas

This plat represents property which has been plotted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability.

201508075 PLAT Total Pages: 1

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201508075
04/27/2015 10:24 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



PLACE OF BEGINNING ACCOMPANYING DESCRIPTION

- GENERAL NOTES:
- 1) ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE NOTED.
 - 2) 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.
 - 3) NO PORTION OF THIS PLAT ARE SITUATED IN FLOOD ZONE AE (100 YR FLOOD) PER FEMA MAP NO. 48367C0252E, EFFECTIVE DATE SEPTEMBER 28, 2008.
 - 4) THE DEVELOPMENT OF INDIVIDUAL OWNERS SHALL NOT BLOCK ANY TRIBUTARY RUNOFF.
 - 5) LAND USE IS DESIGNATED AS SINGLE FAMILY RESIDENTIAL.
 - 6) THIS IS A GATED COMMUNITY, WITH PRIVATE ROADS OWNED BY A HOME OWNERS ASSOCIATION.
 - 7) 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.
 - 8) THE LOCATION OF ALL WATER WELLS AND SEPTIC SYSTEMS MUST BE APPROVED BY THE HOME OWNERS ASSOCIATION.

THE STATE OF TEXAS
COUNTY OF PARKER

I, Dale Steege, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within any Extra-Territorial Jurisdiction of any incorporated city or town.

Dale Steege
Dale Steege

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Bob Kiseval, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this 22 day of APRIL 2015.

Mildred E. Hickey
Notary Public in and for State of Texas

LIENHOLDER

There is no lienholder for the subject property.

MILDRED E. HICKEY
NOTARY PUBLIC
STATE OF TEXAS
My Comm Expires 09-21-2017

NOTE

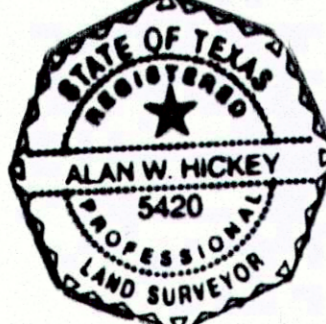
THE SOLE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 3 & 4R INTO ONE LOT.

THIS PLAT DOES NOT ALTER OR REMOVE ANY RESTRICTIONS OR COVENANTS, IF ANY ON THIS PROPERTY.

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. I have examined the Flood Insurance Rate Map for Parker County, Texas Community-Panel Number 48367C0252E, effective date September 28, 2008, and no part of this Plat lies within the 100 year flood plain.

Registered Professional Land Surveyor No. 1961

Alan W. Hickey
Alan W. Hickey



OWNER
DALE STEEGE & PAMELA STEEGE
1721 SILVERADO DRIVE
WEATHERFORD, TEXAS 76087

SURVEYOR:
ALAN W. HICKEY
BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817)279-0232
alan@brookesbakersurveyors.com

LOT 3R
BLOCK 5
SILVERADO ON THE BRAZOS
PHASE ONE
13.301 ACRES

LOT 3
BLOCK 5
SILVERADO ON THE BRAZOS
PHASE ONE
CABINET B, SLIDE 336
P.R.P.C.T.
7.560 ACRES

LOT 2
BLOCK 5
SILVERADO ON THE BRAZOS
PHASE ONE
CABINET B, SLIDE 336
P.R.P.C.T.

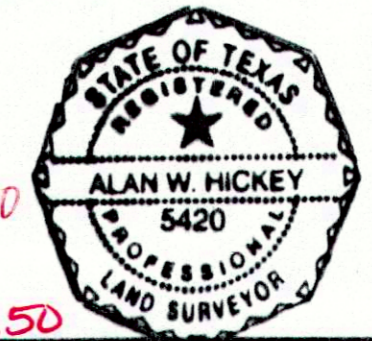
LOT 6
BLOCK 5
SILVERADO ON THE BRAZOS
PHASE ONE
CABINET B, SLIDE 336
P.R.P.C.T.

LOT 5
BLOCK 5
SILVERADO ON THE BRAZOS
PHASE ONE
CABINET B, SLIDE 336
P.R.P.C.T.

LOT 4R
BLOCK 5
SILVERADO ON THE BRAZOS
PHASE ONE
CABINET B, SLIDE 361
P.R.P.C.T.
5.741 ACRES

MILDRED E. HICKEY
NOTARY PUBLIC
STATE OF TEXAS
My Comm Expires 09-21-2017

MILDRED E. HICKEY
NOTARY PUBLIC
STATE OF TEXAS
My Comm Expires 09-21-2017



REPLAT
Lot 3R in Block 5 of
SILVERADO ON THE BRAZOS, PHASE ONE, an
addition to Parker County, Texas, being a replat of Lot 3, Block 5,
SILVERADO ON THE BRAZOS, PHASE ONE according to the plat
thereof recorded in Cabinet B, Slide 336 of the Plat Records of
Parker County, Texas, and Lot 4R, Block 5, SILVERADO ON THE
BRAZOS, PHASE ONE according to the plat thereof recorded Cabinet
B, Slide 361 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.
Surveyed on the ground March, 2015

BROOKES BAKER SURVEYORS
17450.005.003.00 17450.005.003.50

