

5/8" CAPPED IRON RODS AS SET AT ALL LOT CORNERS AND ROW LINES.

I.&G.N.R.R. Co. SURVEY  
Abstract No. 1815

THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this the 20 day of October, 2000.

Mark Peck, County Judge

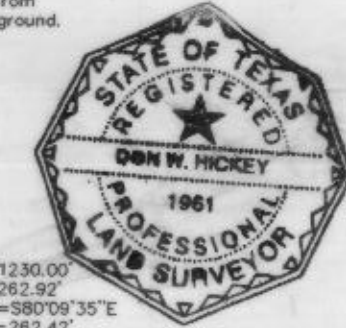
Danny Choate, Commissioner #1  
Mack Dobbs, Commissioner #2  
Charlie Norton, Commissioner #3  
Gary Plugg, Commissioner #4

THE STATE OF TEXAS  
COUNTY OF PARKER

I hereby certify that this plot 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

PC B536



Parts of the I.&G.N.R.R. Co. SURVEY, Abstract No. 1815; Block 28 in the LEON COUNTY SCHOOL LAND SURVEY, Abstract No. 798; the D.O. NORTON SURVEY Abstract No. 1007; and the J.C. REESE SURVEY, Abstract No. 2468, situated about 13-6/10 miles south of the courthouse in Weatherford, the county seat for Parker County, Texas; embracing a portion of the 1161-959/1000 acres tract described in the deed to Preston Carter, James T. Coleman and Jerry Durant recorded in volume 1769, page 958 of the Deed Records of Parker County, Texas, and being described by metes and bounds as follows:

Commencing at the northwesterly corner of Lot 4 in Block 6 of SILVERADO ON THE BRAZOS, PHASE TWO, an addition to Parker County, Texas as said Lot 4 appears upon the map thereof recorded in Side B-363 of the Plat Records of Parker County, Texas being in the easterly line of Silverado Drive, and then run along a curve to the left having a radius of 355 feet, an arc length of 41-59/100 feet, the long chord of said 41-59/100 feet arc is north 31 degrees-19 minutes-06 seconds east, 41-59/100 feet, and north 13 degrees-53 minutes-58 seconds east, 485-46/100 feet to the southwest and beginning corner of tract being described.

Thence along the easterly and southerly line of said Silverado Drive the following:  
north 13 degrees-53 minutes-58 seconds east, 154-89/100 feet to a 5/8" iron recovered to the beginning of a curve to the right having a radius of 470 feet;  
along said curve to the right an arc length of 109-19/100 feet to a 5/8" iron recovered, the long chord of said 109-19/100 feet arc is north 20 degrees-33 minutes-17 seconds east, 108-34/100 feet;  
north 27 degrees-12 minutes-37 seconds east, 493-83/100 feet to a 5/8" iron recovered to the beginning of a curve to the right having a radius of 500 feet;  
along said curve to the right an arc length of 687-25/100 feet to a 5/8" iron recovered, the long chord of said 687-25/100 feet arc is north 66 degrees-35 minutes-13 seconds east, 634-42/100 feet;  
south 74 degrees-02 minutes-10 seconds east, 549-32/100 feet to a 5/8" iron recovered to the beginning of a curve to the left having a radius of 1230 feet;  
along said curve to the left an arc length of 282-92/100 feet to a 5/8" capped iron set, the long chord of said 282-92/100 feet arc is south 80 degrees-09 minutes-35 seconds east, 282-42/100 feet.

Thence south 20 degrees-54 minutes-13 seconds west, 321-19/100 feet to a 5/8" capped iron set.  
Thence south 42 degrees-38 minutes-05 seconds west, 161-51/100 feet to a 5/8" capped iron set.  
Thence south 20 degrees-28 minutes-00 seconds west, 135-14/100 feet to a 5/8" capped iron set.  
Thence south 10 degrees-29 minutes-39 seconds east, 141-93/100 feet to a 5/8" capped iron set.  
Thence south 23 degrees-54 minutes-54 seconds west, 477-39/100 feet to a 5/8" capped iron set.  
Thence north 81 degrees-18 minutes-14 seconds west, 696-72/100 feet to a 5/8" capped iron set.  
Thence north 63 degrees-40 minutes-31 seconds west, 605-27/100 feet to the place of beginning and containing 34-499/1000 acres.

Basis for bearings is deed call along the common line of said 1161-959/1000 acres tract and F.M. Highway No. 51.

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 Drant and Preston Carter, Jr., being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the five (5) mile Extra-Territorial Jurisdiction of any incorporated city or town.

Witness my hand, this the 20 day of October, 2000.

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

THE STATE OF TEXAS  
COUNTY OF PARKER

I, James T. Coleman, individually and as attorney in fact for Jerry Drant and Preston Carter, Jr., being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the five (5) mile Extra-Territorial Jurisdiction of any incorporated city or town.

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

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 20 day of October, 2000.

*Janet Thomas*  
Notary Public  
Parker County, Texas



By: *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 20 day of October, 2000.

*Janet Thomas*  
Notary Public, Parker County, Texas



R=470.00'  
L=109.19'  
CD=N20°33'17"E  
LC=108.94'

NUMBER	R=	L=	CD=	LC=
C1	660.00	63.69	N11°27'38"E	83.67
C2	660.00	196.85	N22°48'11"E	196.12
C3	970.00	259.88	N23°38'20"E	259.10
C4	860.00	190.54	N22°18'40"E	190.15
C5	300.00	66.47	N22°18'40"E	66.33
C6	100.00	82.45	N79°24'11"E	80.14
C7	300.00	239.93	N78°41'36"E	233.59
C8	360.00	124.27	S88°17'02"E	123.65
C9	300.00	128.38	S86°06'17"E	125.45
C10	100.00	107.21	N86°29'45"E	102.15
C11	100.00	24.76	S69°52'58"E	24.70
C12	330.00	113.92	S88°17'02"E	113.35
C13	330.00	139.02	S86°06'17"E	137.99
C14	890.00	115.25	N21°09'54"E	115.17
C15	270.00	113.74	N86°06'17"E	112.90
C16	390.00	134.63	N88°17'02"E	133.96
C17	940.00	69.77	N18°05'24"E	69.75
C18	690.00	57.25	N16°36'08"E	57.23
C19	690.00	148.55	N25°38'48"E	148.28
C20	940.00	6.95	N31°06'08"E	6.95
C21	940.00	175.12	N25°33'13"E	174.86
C22	690.00	66.59	S11°27'38"E	66.56
C23	500.00	188.17	S61°02'34"E	187.06
C24	330.00	95.58	N70°05'54"E	95.25
C25	500.00	175.60	S81°53'07"E	174.70
C26	330.00	87.23	N85°58'05"E	86.97
C27	500.00	122.32	N81°02'41"E	122.02
C28	330.00	48.45	S82°25'38"E	48.41
C29	330.00	34.67	N58°47'28"E	34.65
C30	500.00	201.16	S38°44'09"E	199.81
C31	70.00	75.05	N86°29'45"E	71.51
C32	270.00	215.94	S78°41'36"E	210.23

NUMBER	R=	L=	CD=	LC=
C33	890.00	58.77	N26°45'59"E	58.76
C34	270.00	59.82	N22°18'40"E	59.70
C35	830.00	54.23	N26°47'12"E	54.22
C36	330.00	73.12	N22°18'40"E	72.97
C37	1230.00	262.92	S80°08'35"E	262.42
C38	830.00	129.67	S20°26'22"W	129.54
C39	1000.00	118.16	S19°20'56"W	118.09
C40	1000.00	149.75	S27°01'26"W	149.61
C41	630.00	37.83	S29°35'38"W	37.82
C42	630.00	120.25	S22°24'20"W	120.07
C43	630.00	29.82	S15°34'53"W	29.82
C44	630.00	1.89	S14°06'22"W	1.89
C45	630.00	58.91	S11°22'29"W	58.89
C46	470.00	60.43	N17°34'58"E	60.39
C47	60.00	105.78	S29°14'21"E	92.60
C48	220.00	0.81	S89°16'10"W	0.81
C49	20.00	30.11	S26°02'06"W	27.35
C50	60.00	122.89	S41°34'51"W	102.51
C51	80.00	30.95	S89°17'32"W	30.76
C52	130.00	78.62	S73°06'24"W	77.43
C53	80.00	42.62	S31°56'49"W	42.12
C54	90.00	45.98	S43°01'46"W	44.38
C55	250.00	94.12	S88°55'22"W	93.57
C56	30.00	13.45	S34°57'47"W	13.33
C57	20.00	18.39	S43°01'46"W	17.75
C58	280.00	105.42	S58°55'22"W	104.79
C59	60.00	26.89	S34°57'47"W	26.67

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 PART OF THIS PLAT IS SITUATED IN FLOOD ZONE AE (100 YR. FLOOD) PER FEMA MAP NO. 480520 0275 B. EFFECTIVE DATE SEPTEMBER 27, 1991.  
4.) THE DEVELOPMENT OF INDIVIDUAL OWNERS SHALL NOT BLOCK ANY TRIBUTARY RUNOFF.  
5.) LAND USE IS DESIGNATED AS SINGLE FAMILY RESIDENTIAL.  
6.) NO BUILDING PERMITS FOR RESIDENTIAL USE WILL BE ISSUED FOR THE COMMON AREA LOTS.  
7.) THIS IS A GATED COMMUNITY, WITH PRIVATE ROADS OWNED BY A HOME OWNERS ASSOCIATION.  
8.) ALL ROADS WITHIN THE SUBDIVISION ARE PRIVATE ROADS WHICH SHALL BE CONSTRUCTED BY THE HACIENDAS AT SILVERADO DEVELOPMENT CO. LTD., THE DEVELOPER, AND WILL BE CONVEYED TO, AND MAINTAINED BY, THE HACIENDAS AT SILVERADO 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.  
9.) THE LOCATION OF ALL WATER WELLS AND SEPTIC SYSTEMS MUST BE APPROVED BY THE HOME OWNERS ASSOCIATION.  
10.) DIRECT ACCESS DENIED TO SILVERADO DRIVE FROM ANY LOT IN THIS PLAT.  
11.) THE PEDESTRIAN INGRESS/EGRESS EASEMENT AROUND THE POND IS FOR MEMBERS OF THE HACIENDAS AT SILVERADO HOME OWNERS ASSOCIATION. NO FENCES, HEDGE LINES OR OTHER CONSTRUCTION OR PLANTINGS SHALL IMPEDE THE USE OF THE PEDESTRIAN INGRESS/EGRESS EASEMENT.

OWNER:  
SILVERADO LAND COMPANY  
100 ARENA ROAD  
WEATHERFORD, TX  
76087  
817-341-7770

DEVELOPER:  
JIM BERRY

SURVEYOR:  
BROOKES BAKER SURVEYORS  
511 EAST BLUFF STREET  
FORT WORTH, TEXAS 76102  
817-335-7151

FINAL PLAT  
of  
**HACIENDAS AT SILVERADO, PHASE I**

an addition to Parker County, Texas and being parts of the I.&G.N.R.R. Co. SURVEY, Abstract No. 1815; Block 28 in the LEON COUNTY SCHOOL LAND SURVEY, Abstract No. 798; the D.O. NORTON SURVEY Abstract No. 1007; and the J.C. REESE SURVEY, Abstract No. 2468, 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, September, 2000

BROOKES BAKER SURVEYORS  
BROOKES BAKER BUILDING  
511 EAST BLUFF  
FORT WORTH, TEXAS 76102  
(817)335-7151  
bakersur@fastlane.net