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By
Bonnie Morris

Jeane Brunson, County Clerk
Parker County

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: Parker County as stamped hereon by me.

Sep 29,2005

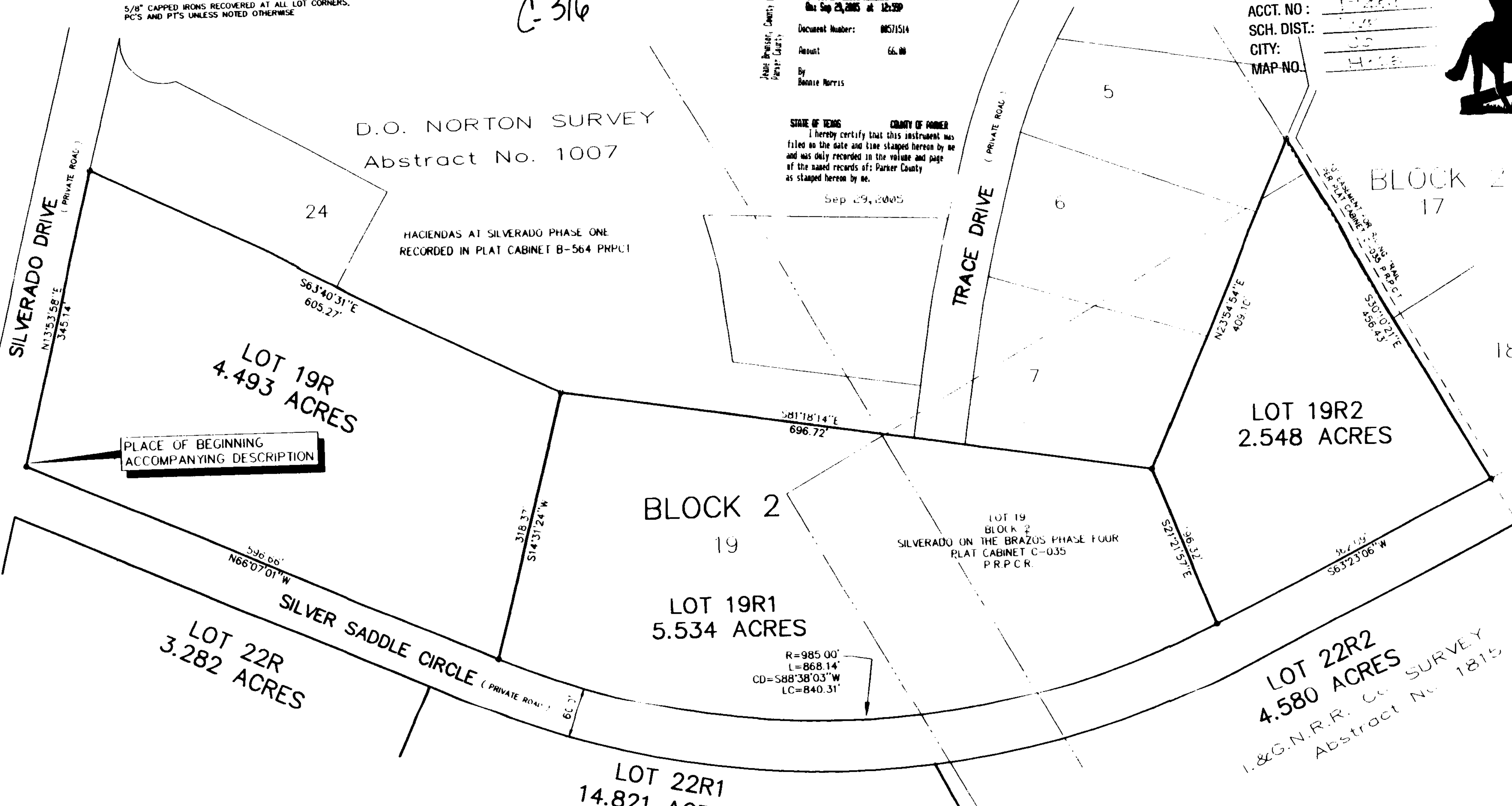
C-316

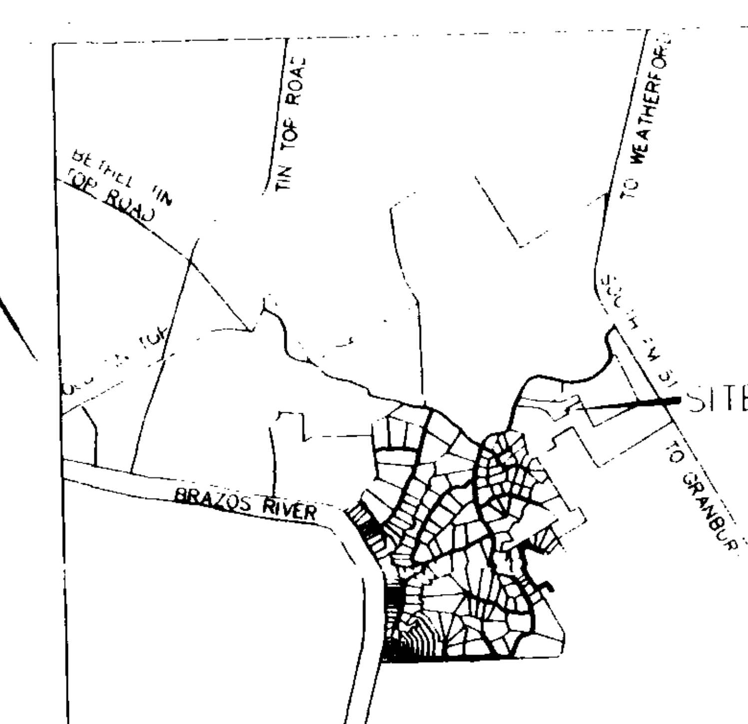
ACCT. NO :
SCH. DIST.:
CITY:
MAP NO.

Silverado On the Brazos

SHEET 1 OF 2
REPLAT
of
Lots 22R, 22R1 AND 22R2 in Block 1and Lots 19R, 19R1 and 19R2 in Block 2 of SILVERADO ON THE BRAZOS PHASE FOUR a gated community having private roads embracing all of Lot 22 in Block 1 and Lot 19 in Block 2 of SILVERADO ON THE BRAZOS PHASE FOUR, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet C-035 of the Plat Records of Parker County, Texas. We marked the corners as shown hereon. Surveyed on the ground May, 2005.
BROOKES BAKER SURVEYORS

5/8" CAPPED IRONS RECOVERED AT ALL LOT CORNERS, PC'S AND PT'S UNLESS NOTED OTHERWISE





LOCATION MAP

All of Lot 22 in Block 1 of SILVERADO ON THE BRAZOS PHASE FOUR, an addition to Parker County, Texas, according to the plat thereof recorded in Plat Cabinet C-035 of the Plat Records of Parker County, Texas and described by metes and bounds as follows:

Beginning at a 5/8" capped iron recovered for the most westerly southwest corner of said Lot 22 and the northwest corner of Lot 4 Block 6 of SILVERADO ON THE BRAZOS PHASE TWO, according to the plat thereof recorded in Plat Cabinet B-367 of the said Plat Records in the east line of Silverado Drive a (Private Road).

Thence northeasterly, along the west line of said Lot 22 and the east line of said Silverado Drive, the following:

north 31 degrees-19 minutes-06 seconds east 41-56 /100 feet to a 5/8" capped iron recovered at the beginning of a curve to the left having a radius of 800 feet;
along said curve to the left an arc length of 188-51 /100 feet to a 5/8" capped iron recovered at its end, the long chord of said 188-51 /100 feet arc is north 21 degrees-23 minutes-33 seconds east 188-08 /100 feet,
north 13 degrees-53 minutes-58 seconds east 79-40 /100 feet to a 5/8" capped iron recovered for the northwest corner of said Lot 22 at the intersection of the east line of said Silverado Drive and the south line of Silver Saddle Circle a (Private Road).

Thence southeasterly and northeasterly, along the north line of said Lot 22 and the south line of said Silver Saddle Circle, the following:

south 66 degrees-07 minutes-01 seconds east 586-10 /100 feet to a 5/8" capped iron recovered at the beginning of a curve to the left having a radius of 1045 feet;
along said curve to the left an arc length of 921-02 /100 feet to a 5/8" capped iron recovered at its end, the long chord of said 921-02/100 feet arc is north 88 degrees-38 minutes-03 seconds east 891-50 /100 feet;
north 63 degrees-23 minutes-06 seconds east 365-82 /100 feet to a 5/8" capped iron recovered for the northeast corner of said Lot 22 and the northwest corner of Lot 21 in said Block 1 SILVERADO ON THE BRAZOS PHASE FOUR.

Thence south 30 degrees-10 minutes-21 seconds east, along the east line of said Lot 22 and the west line of said Lot 21, 237-86 /100 feet to a ½" capped iron found for the southeast corner of said Lot 22.

Thence south 59 degrees-59 minutes-10 seconds west, along the south line of said Lot 22, 741-75 /100 feet to a 5/8" capped iron recovered for a re-entrant corner in said Lot 22.

Thence south 28 degrees-06 minutes-56 seconds east, along a east line of said Lot 22, 281-48 /100 feet to a 5/8" capped iron recovered for the most southerly southeast corner of said Lot 22.

Thence south 62 degrees-17 minutes-53 seconds west, along the south line of said Lot 22, 793-51 /100 feet to a 5/8" capped iron recovered for the southwest corner of said Lot 22 and the southeast corner of Lot 9 of said Block 6

Thence northwesterly and northeasterly, along the west line of said Lot 22 and the east line of said Lot 9 Block 6 to and along the east line of Lots 8, 5, and 4 of said Block 6, the following:

north 51 degrees-47 minutes-33 seconds west 228-89 /100 feet to a 5/8" capped iron recovered,
north 17 degrees-57 minutes-08 seconds west 219-32 /100 feet to a 5/8" capped iron recovered,
north 02 degrees-25 minutes-54 seconds west 194-21 /100 feet to a 5/8" capped iron recovered;
north 29 degrees-27 minutes-08 seconds west 80-48 /100 feet to a 5/8" capped iron recovered;
north 08 degrees-03 minutes-27 seconds east 158-09 /100 feet to a 5/8" capped iron recovered,
north 71 degrees-41 minutes-53 seconds west 509-54 /100 feet to the place of beginning and containing 22-684/1000 acres

The basis for bearings is the south line of said Lot 22 per plat call

and

All of Lot 19 in Block 1 of SILVERADO ON THE BRAZOS PHASE FOUR, an addition to Parker County, Texas, according to the plat thereof recorded in Plat Cabinet C-035 of the Plat Records of Parker County, Texas and described by metes and bounds as follows.

Beginning at a 5/8" capped iron recovered for the most westerly southwest corner of said Lot 19 at the intersection of the east line of Silverado Drive a (Private Road) and the north line of Silver Saddle Circle a (Private Road).

Thence north 13 degrees-53 minutes-58 seconds east, along the west line of said Lot 19 and the east line of said Silverado Drive, 345-14 /100 feet to a 5/8" capped iron recovered for the northwest corner of said Lot 19 and the southwest corner of Lot 24 of HACIENDAS AT SILVERADO PHASE ONE, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet B-564 of the said Plat Records.

Thence southeasterly and northeasterly, along the north line of said Lot 19 and the south line of said HACIENDAS AT SILVERADO PHASE ONE, the following:

south 63 degrees-40 minutes-31 seconds east 605-27 /100 feet to a 5/8" capped iron recovered;
south 81 degrees-18 minutes-14 seconds east 696-72 /100 feet to a 5/8" capped iron recovered for a re-entrant corner of said Lot 19 and the southeast corner of Lot 7 of said HACIENDAS AT SILVERADO PHASE ONE.

Thence north 23 degrees-54 minutes-54 seconds east, along a westerly line of said Lot 19 and the east line of said Lot 7 to and along the east line of Lots 6 and 5 of said HACIENDAS AT SILVERADO PHASE ONE, 409-10 /100 feet to the northeast corner of said Lot 19 and the northwest corner of Lot 17 in said Block 2 SILVERADO ON THE BRAZOS PAHSE FOUR.

Thence south 30 degrees-10 minutes-21 seconds east, along the east line of said Lot 19 and the west line of said Lot 17 to and along the west line of Lot 18 of said Block 2, 456-43 /100 feet to a 5/8" capped iron recovered for the southeast corner of said Lot 19 in the north line of said Silver Saddle Circle.

Thence southwesterly and northwesterly, along the south line of said Lot 19 and the north line of said Silver Saddle Circle, the following:

south 63 degrees-23 minutes-06 seconds west 362-09 /100 feet to a 5/8" capped iron recovered at the beginning of a curve to the right having a radius of 985 feet,
along said curve to the right an arc length of 868-14 /100 feet to a 5/8" capped iron recovered at its end, the long chord of said 868-14/100 feet arc is south 88 degrees-38 minutes-03 seconds west 840-31 /100 feet,
north 66 degrees-07 minutes-01 seconds west 596-66 /100 feet to the place of beginning and containing 12-576/1000 acres

The basis for bearings is the north line of Lot 19 per plat call

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 and Bill Jordan, being dedicatory do hereby adopt this plat designating the herein above property as LOTS 22R, 22R1 AND 22R2 BLOCK 1 and 19R, 19R1 and 19R2 BLOCK 2 SILVERADO ON THE BRAZOS PHASE FOUR, an addition to Parker County, Texas, and does 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 at any time of procuring the permission of anyone.

Witness my hand, this the 21st day of September 2005

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 ... certify that it is not within the five (5) mile Extra-Territorial Jurisdiction of any incorporated city or town

NELDA CHANE
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 06-08-2006

James T. Coleman
James T. Coleman

THE STATE OF TEXAS
COUNTY OF PARKER

NELDA CHANE
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 06-08-2006

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 21st day of September 2005

Nelda Chane
Notary Public, Parker County, Texas

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this the 28 day of Sept 2005.

Mark Riley County Judge

Commissioner #1
Danny Choate

Commissioner #2
Joe Brinkley

Commissioner #3
John Roth

Absent
Commissioner #4
Jim Webster

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 480520 0275 B. effective date September 27 1991, and no part of this Plat lies within the 100 year flood plain.

Registered Professional Land Surveyor No. 1961

STATE OF TEXAS REGISTERED DON W. HICKEY 1961 PROFESSIONAL LAND SURVEYOR

Don W. Hickey
Don W. Hickey

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76048
(817)279-0232
donh@brookesbakersurveyors.com

FILED 29th DAY OF Sept. 2005

PLAT CABINET C-316

PARKER COUNTY CLERKS OFFICE

100 -50 0 100 200 300
GRAPHIC SCALE IN FEET 1"= 100'

FILE NAME I:\DDN05\SIL22R.DWG
DRAWN BY: DBC