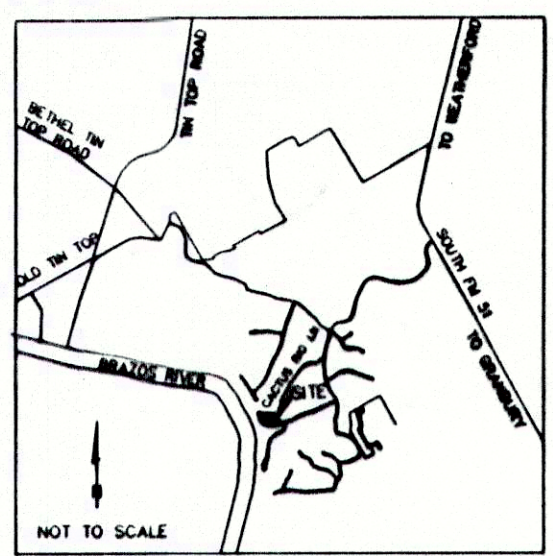


D-422

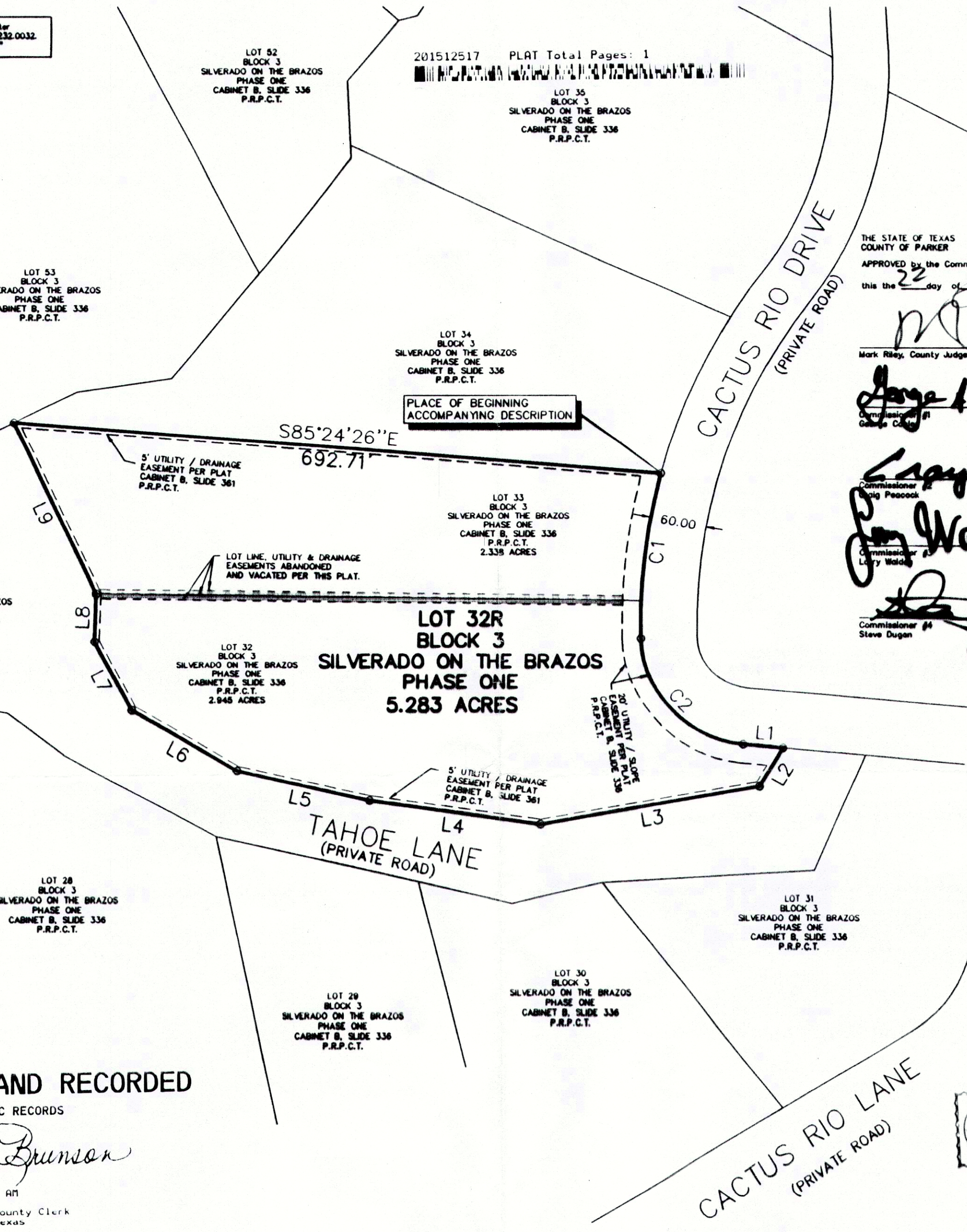
This plat represents property which has been plotted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability.

NUMBER	R=	L=	CD=	LC=
C1	633.27	179.82	S06°34'47"W	179.21
C2	119.85	174.48	S43°15'42"E	159.47

NUMBER	DIRECTION	DISTANCE
L1	S84°58'06"E	42.94'
L2	S31°16'33"W	48.42'
L3	S80°03'13"W	237.30'
L4	N82°00'57"W	184.74'
L5	N77°12'14"W	144.82'
L6	N60°16'17"W	129.36'
L7	N27°31'39"W	86.81'
L8	N01°50'20"E	50.16'
L9	N25°15'35"W	206.52'



NOTE: ALL CORNERS ARE 5/8" CAPPED IRONS RECOVERED UNLESS NOTED.



THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners Court of Parker County, Texas,
this 22 day of JUNE 2015.

Mark Riley
Mark Riley, County Judge

George A. Carley
Commissioner #1
George A. Carley

Steve Dugan
Commissioner #4
Steve Dugan

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. 48367C0525E, EFFECTIVE DATE SEPTEMBER 26, 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, John V. Porter, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that the same is in accordance with any Extra-Territorial Jurisdiction of the State of Texas.

John V. Porter
John V. Porter

THE STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority on this day personally appeared John V. Porter, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this 1 day of JUNE 2015.
Mildred E. Hickey
Mildred E. Hickey
Notary Public in and for State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201512517
06/22/2015 10:44 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



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 48367C0525E, effective date September 26, 2008, and no part of this Plat lies within the 100 year flood plain.

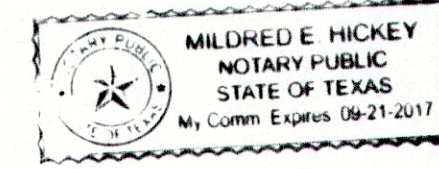
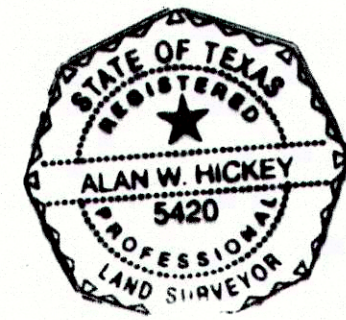
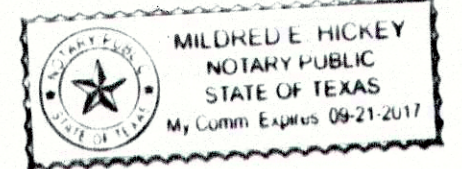
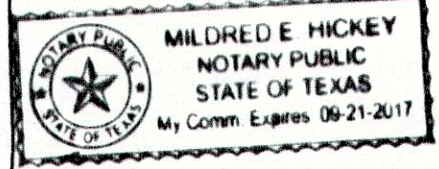
Registered Professional Land Surveyor No. 1961
Alan W. Hickey
Alan W. Hickey

REPLAT
Lot 32R in Block 3 of
SILVERADO ON THE BRAZOS, PHASE ONE, an
addition to Parker County, Texas, being a replat of Lots 32 and 33,
Block 3, 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, 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 May, 2015

BROOKES BAKER SURVEYORS

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

OWNER
JOHN V. PORTER &
CARRELL A. PORTER
742 CACTUS RIO DRIVE
WEATHERFORD, TEXAS 76087



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, John V. Porter, and Carrell A. Porter are the owners of Lots 32 and 33 in Block 3 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 described by metes and bounds as follows:

Beginning at a 5/8" capped iron recovered for the northeast corner of said Lot 33, and the southeast corner of Lot 34 in said Block 3 of SILVERADO ON THE BRAZOS, PHASE ONE, and in the west line of Cactus Rio Lane, and in a curve to the left having a radius of 833-27/100 feet.

Thence southerly along the east line of said Lot 33, to and along the east line of said Lot 32, and along the said west line of Cactus Rio Lane the following:

southwestery along said curve to the left an arc length of 178-82/100 feet to a 5/8" capped iron recovered at the beginning of a curve to the left having a radius of 119-85/100 feet, the long chord of the said 178-82/100 feet arc is south 06 degrees-34 minutes-47 seconds west 179-21/100 feet;

southwesterly along said curve to the left an arc length of 174-48/100 feet to a 5/8" capped iron recovered at its end, the long chord of the said 174-48/100 feet arc is south 43 degrees-15 minutes-42 seconds east 159-47/100 feet;

south 84 degrees-58 minutes-06 seconds east 42-94/100 feet to a 5/8" capped iron recovered for the most westerly corner of said Lot 32.

Thence westerly then northeasterly along the southerly line of said Lot 32 the following:

south 31 degrees-16 minutes-33 seconds west 48-42/100 feet to a 5/8" capped iron recovered;

south 80 degrees-03 minutes-13 seconds west 237-30/100 feet to a 5/8" capped iron recovered;

north 82 degrees-00 minutes-57 seconds west 184-74/100 feet to a 5/8" capped iron recovered;

north 77 degrees-12 minutes-14 seconds west 144-82/100 feet to a 5/8" capped iron recovered;

north 60 degrees-16 minutes-17 seconds west 129-36/100 feet to a 5/8" capped iron recovered;

north 27 degrees-31 minutes-39 seconds west 86-81/100 feet to a 5/8" capped iron recovered;

north 01 degree-50 minutes-20 seconds east 50-16/100 feet to a 5/8" capped iron recovered for the northwest corner of said Lot 32, and the southwest corner of said Lot 33.

Thence north 25 degrees-15 minutes-35 seconds west, along the westerly line of said Lot 33, 206-52/100 feet to a 5/8" capped iron recovered for the northwest corner of said Lot 33, and the southeast corner of said Lot 34, and in the southerly line of Lot 33 in said Block 3 of SILVERADO ON THE BRAZOS, PHASE ONE.

Thence south 85 degrees-24 minutes-26 seconds east, along the north line of said Lot 33, and the south line of said Lot 34, a distance of 682-71/100 feet to the place of beginning and containing 5-283/1000 acres.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: That John V. Porter and Carrell A. Porter, do hereby adopt this plat designating the herein above described property as LOT 32R, BLOCK 3, SILVERADO ON THE BRAZOS, PHASE ONE, an addition to Parker County.

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

WITNESS, my hand, this 1 day of JUNE 2015.

BY: *John V. Porter*
John V. Porter

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 John V. Porter, known to me to be the person whose name is 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 1 day of JUNE 2015.
Mildred E. Hickey
Mildred E. Hickey
Notary Public in and for the State of Texas

WITNESS, my hand, this 1 day of JUNE 2015.

BY: *Carrell A. Porter*
Carrell A. Porter

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 Carrell A. Porter, known to me to be the person whose name is 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 1 day of JUNE 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.

Alan W. Hickey
Registered Professional Land Surveyor No. 5420

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 1 day of JUNE 2015.
Mildred E. Hickey
Mildred E. Hickey
Notary Public in and for the State of Texas

17450.003.032.00
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