

LOTS & ACREAGE

Silverado On The Brazos



Level to gently rolling with scattered trees.



Approximately 10 miles south of Weatherford and 6 miles north of Granbury.



Pipe fencing and water wells in the area. Prices vary from lots to acreage.

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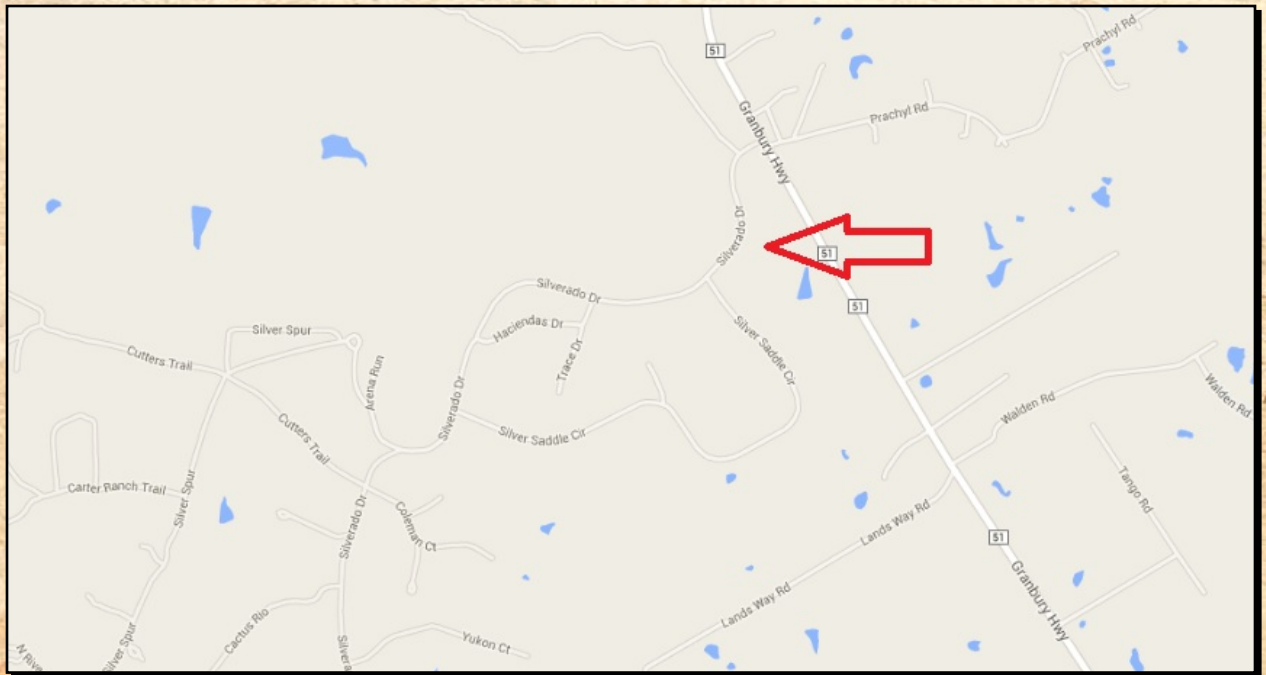
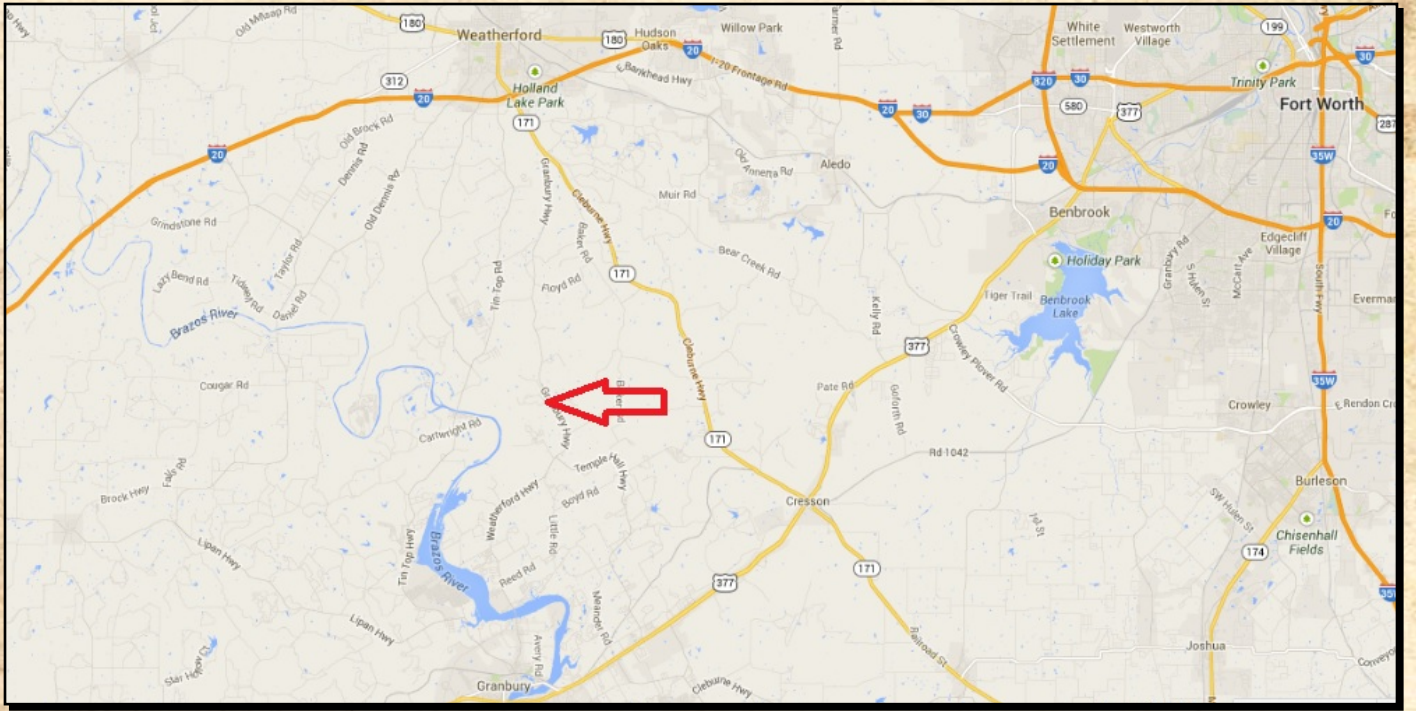
Silverado on the Brazos Lots and Acreage

- LOCATION:** Approximately 10 miles south of Weatherford and north of Granbury on FM 51 and within the gated community of Silverado on the Brazos.
- TERRAIN:** Level to gently rolling native grasses with some open areas, scattered oak and elm tree areas, and some heavier tree covered areas.
- IMPROVEMENTS:** Large exterior pipe fencing.
- WATER:** Water wells in the area.
- TAXES:** Lots 5 - 9 are \$1,100.00 and lots 15 & 16 are \$2,100.00 annually.
- COMMENTS:** An outstanding location in a very good area.
- PRICE:** Lots 5-9 @ \$21,500 per acre.
Lot 15 - 5.124 acres - \$110,000.00
Lot 16 - 4.984 acres - \$110,000.00
32.48 Acres - \$15,000 per acre.
- CONTACT:** Amy Carter, Agent @ 214-914-1465
or amycarter400@gmail.com

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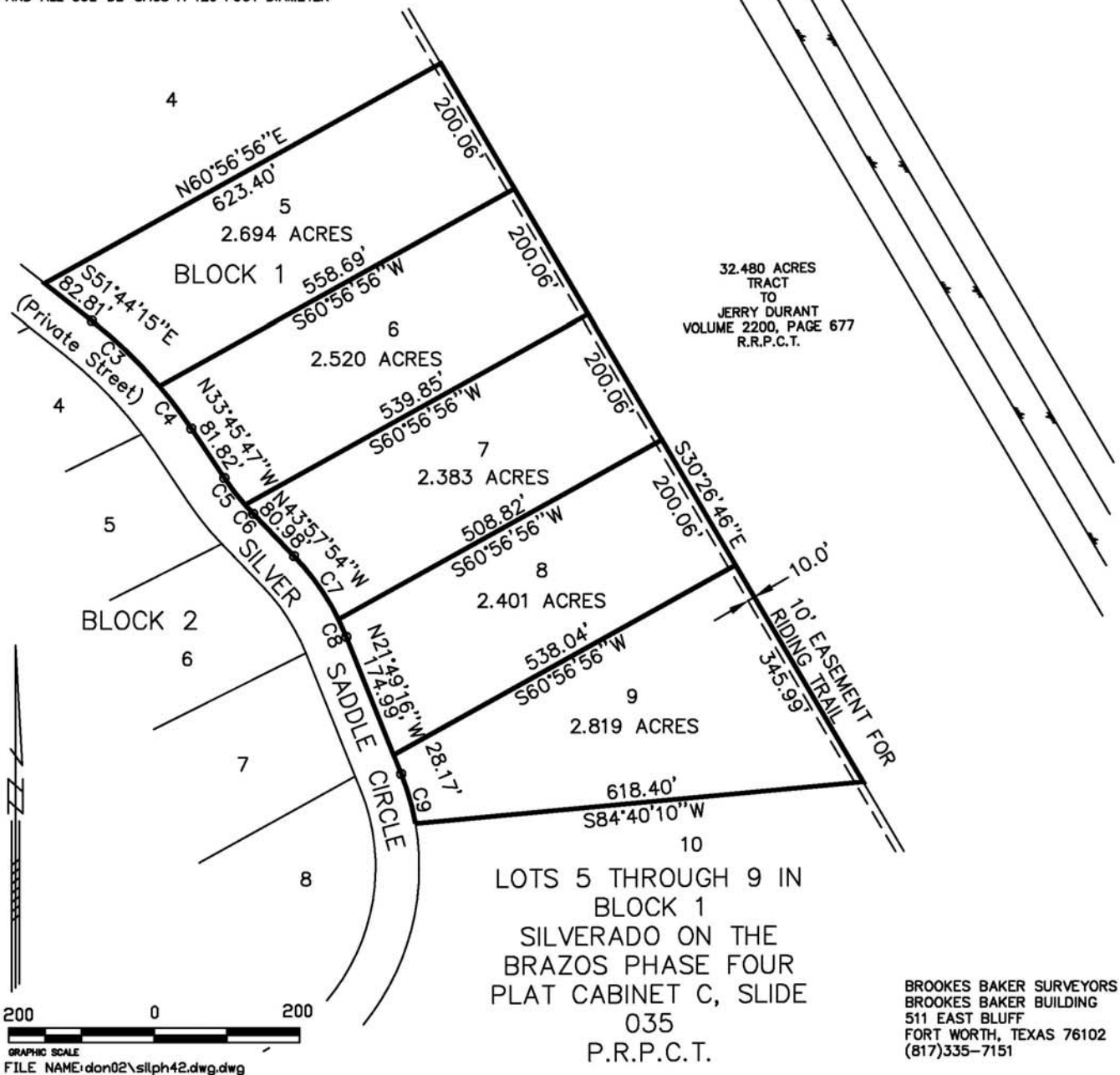




GENERAL NOTES:

- 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 UE / DE IS HEREBY DEDICATED
- 3) THE DEVELOPMENT OF INDIVIDUAL OWNERS SHALL NOT BLOCK ANY TRIBUTARY RUNOFF
- 4) ANY AND ALL CONSTRUCTION OR FILLING WITHIN FLOOD PLAIN IS NOT ALLOWED WITHOUT PRIOR APPROVAL BY THE PARKER COUNTY FLOOD PLAIN ADMINISTRATOR
- 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 SILVERADO ON THE BRAZOS DEVELOPMENT CO. LTD. THE DEVELOPER AND WILL BE CONVEYED TO AND MAINTAINED BY SILVERADO ON THE BRAZOS HOMEROWNERS 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) ALL ROADS SHALL HAVE A MINIMUM OF 60 FEET RIGHT OF WAY AND ALL CUL-DE-SACS A 120 FOOT DIAMETER

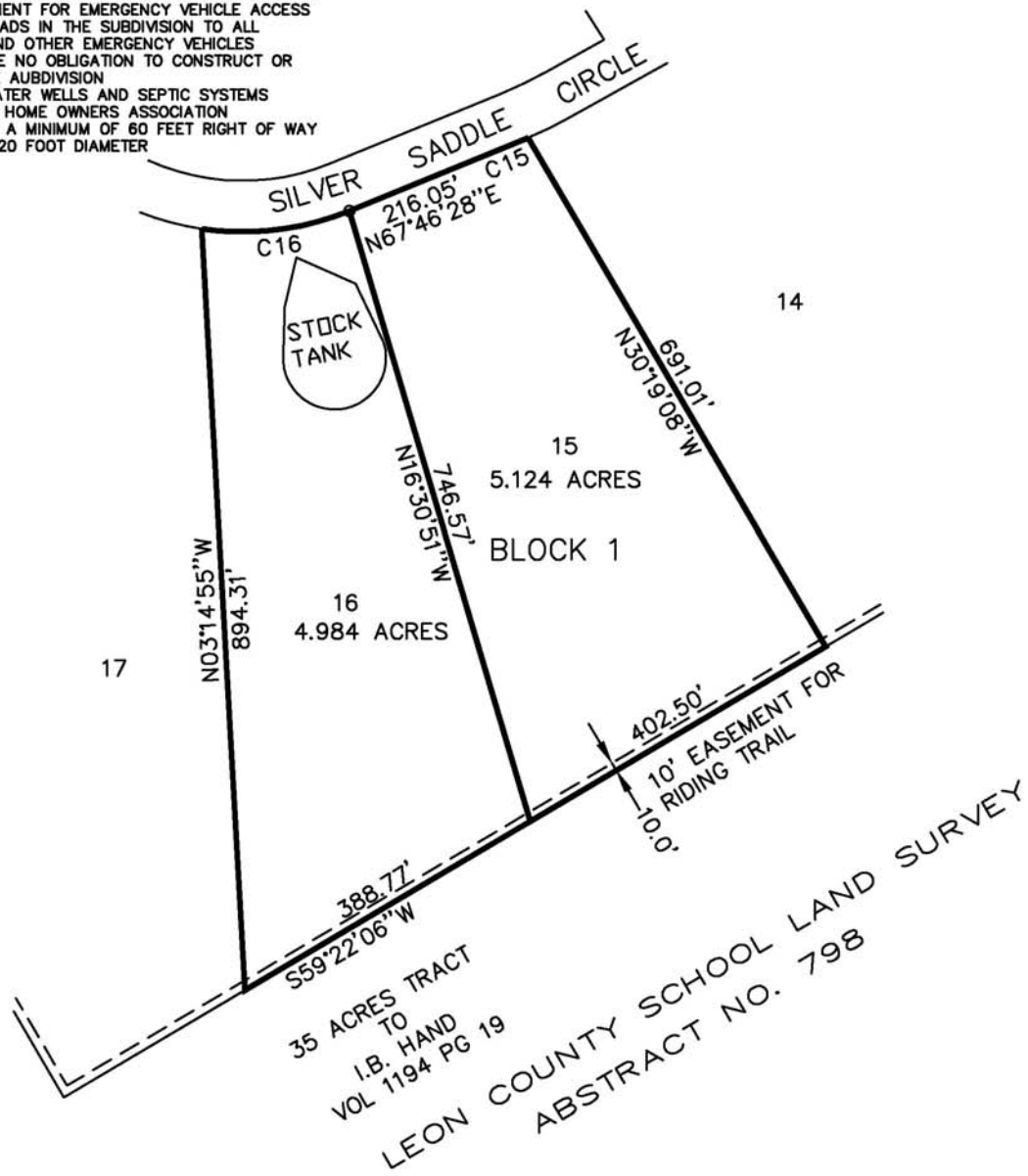
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|--------|--------|--------|-------------|--------|
| C3 | 645.00 | 129.42 | S45°59'22"E | 129.20 |
| C4 | 645.00 | 72.93 | N37°00'08"W | 72.89 |
| C5 | 355.00 | 46.81 | N37°32'27"W | 46.78 |
| C6 | 355.00 | 16.40 | S42°38'31"E | 16.39 |
| C7 | 345.00 | 106.83 | S35°05'39"E | 106.41 |
| C8 | 345.00 | 26.51 | N24°01'19"W | 26.50 |
| C9 | 345.00 | 71.16 | S15°54'42"E | 71.04 |



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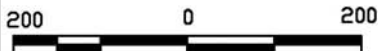
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| NUMBER | R=' | L=' | CD= | LC=' |
|--------|--------|--------|-------------|--------|
| C15 | 545.00 | 10.55 | N67°13'12"E | 10.55 |
| C16 | 330.00 | 176.34 | N83°05'00"E | 174.25 |



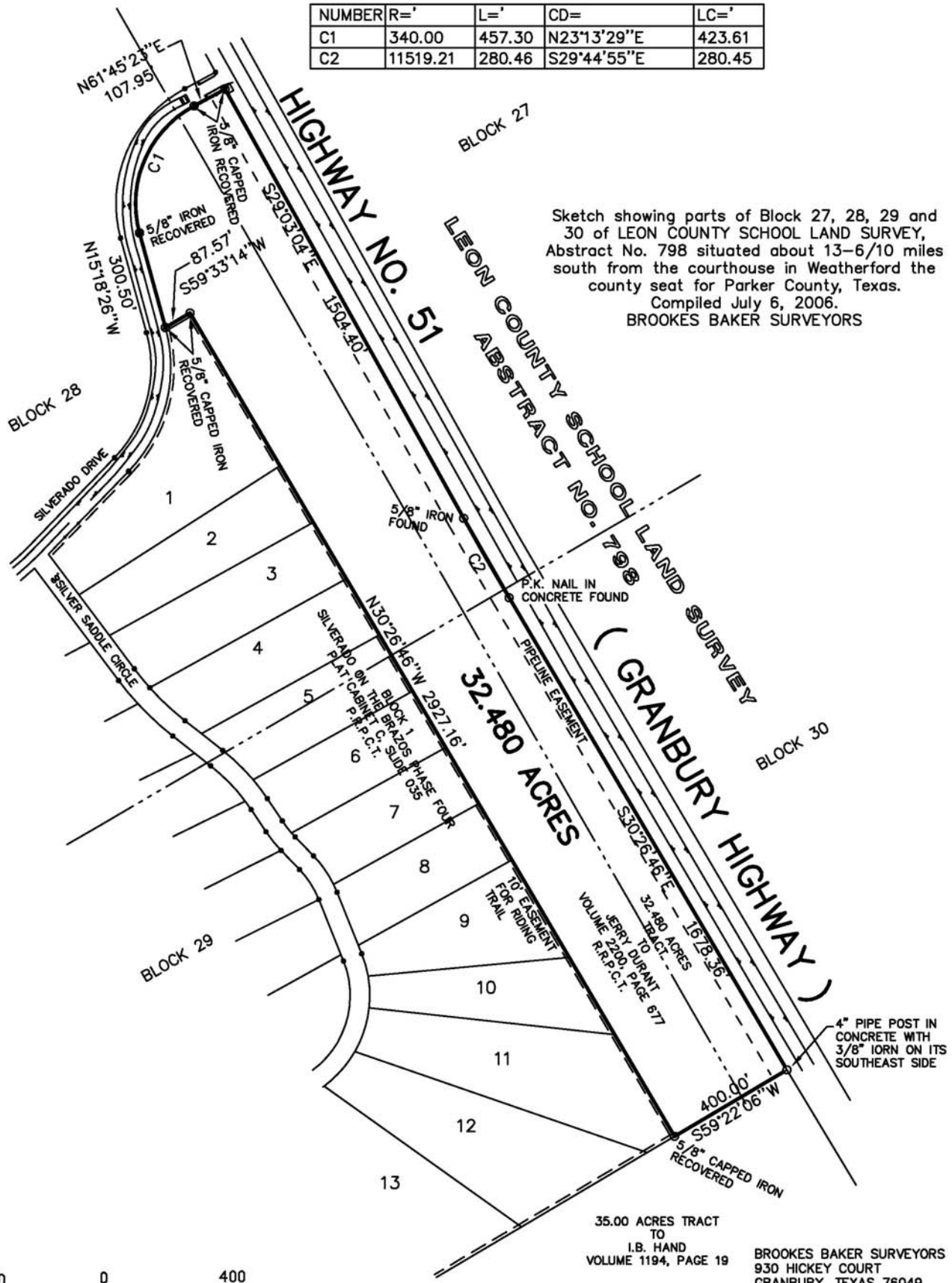
LOTS 15 AND 16 IN BLOCK 1
 SILVERADO ON THE BRAZOS
 PHASE FOUR
 PLAT CABINET C, SLIDE 035
 P.R.P.C.T.

BROOKES BAKER SURVEYORS
 BROOKES BAKER BUILDING
 511 EAST BLUFF
 FORT WORTH, TEXAS 76102
 (817)335-7151



FILE NAME: don02\silph42.dwg.dwg

| NUMBER | R=' | L=' | CD= | LC=' |
|--------|----------|--------|-------------|--------|
| C1 | 340.00 | 457.30 | N23°13'29"E | 423.61 |
| C2 | 11519.21 | 280.46 | S29°44'55"E | 280.45 |



GRAPHIC SCALE
FILE NAME: I:\DON06\SILCOMM.DWG

35.00 ACRES TRACT
TO
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VOLUME 1194, PAGE 19

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