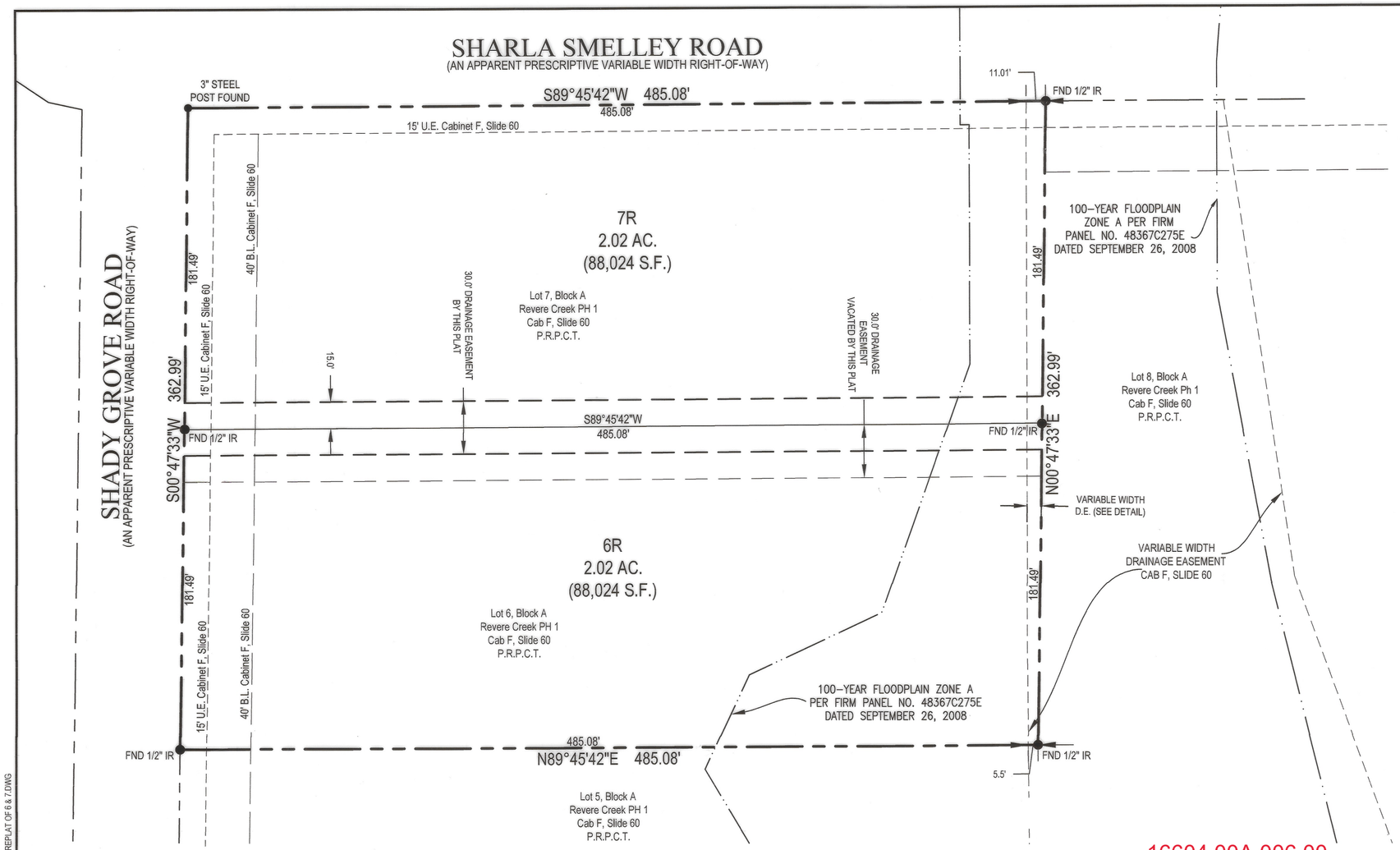
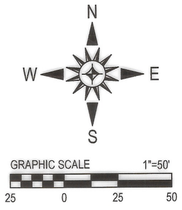
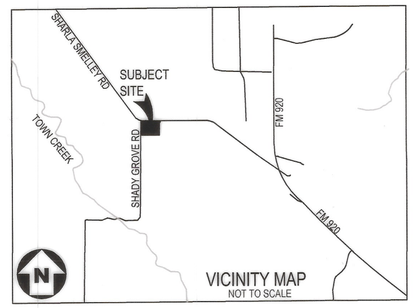
202303853 PLAT Total Pages: 1







DEDICATION

STATE OF TEXAS }
COUNTY OF PARKER }

BEING all of Lots 6 & 7, Block A of Revere Creek Phase 1 as recorded in Cabinet F, Slide 60, Plat Records, Parker County, Texas:

TRINITY CLASSIC HOMES, LLC, a Texas Limited Liability Company, according to the Deed recorded in Instrument No. 202210946, Deed Records, Parker County, Clerk, being the Owner of the herein described acreage, does hereby dedicate the same to be know as LOTS 6R & 7R, BLOCK A, REVERE CREEK, PHASE 1, an Addition to Parker County, Texas and does here by dedicate to the use of the public forever all rights-of-way and easements shown hereon.

STATE OF TEXAS {
COUNTY OF PARKER {

TRINITY CLASSIC HOMES , LLC, a Texas Limited Liability Company, as Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utility easements thereon shown for the purposes and consideration therein expressed. We also certify that a portion of this property is within the Extraterritorial Jurisdiction of The City of Weatherford, Parker County, Texas; to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

TRINITY CLASSIC HOMES, LLC
a Texas Limited Liability Company

Printed Name: Cody Ellis

Title: CEO
Date: 1-26-23

STATE OF TEXAS {
COUNTY OF Parker {

Before me, the undersigned authority on this day personally appeared Cody Ellis of TRINITY CLASSIC HOMES, LLC, a Texas Limited Liability Company, known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that they 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 26th day of January, 2023.

Notary Public in and for The State of Texas

SARAH HOPKINS
Notary Public, State of Texas
Comm. Expires 02-13-2027
Notary ID 126113187

GENERAL NOTES:

1. All lots in this subdivision are subject to the following building line setbacks:
   Front Building Line = 40 feet
   Rear Building Line = 15 feet
   Side Building Line = 15 feet
2. Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage easement along the front, rear, and side lot lines.
3. Unless noted otherwise on the face of the plat, all lots within this subdivision have 15' utility easement along lot frontage.
4. Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202).
5. Total Number of Single Family Residential Lots = 2.
6. Water Source to be private individual water wells.
   Waste Water to be private individual Waste Water Systems.
7. Any reference to the 100 year flood plain or flood hazard zones are an estimate based on the data shown on the flood insurance rate map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the flood insurance rate map for Parker County, Texas, dated September 26, 2008 map no. 48367C0275E, and for Parker County, Texas, the property described herein appears to lie partially within a special (Zone A) flood hazard area.
8. Although portions of subject property lie within the City of Weatherford Extra Territorial Jurisdiction (ETJ), City of Weatherford has deferred all review and approval of the platting for this property to Parker County.
9. D.E. Indicates "Drainage Easement".

16604.00A.006.00
16604.00A.007.00

STATE OF TEXAS }
COUNTY OF PARKER }

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Charles F. Stark 11/26/23
Charles F. Stark, RPLS Date
Texas Registration No. 5084

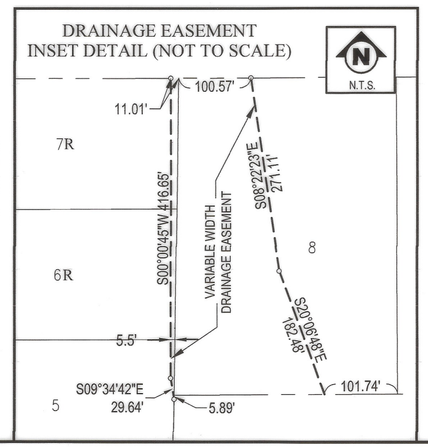
STATE OF TEXAS REGISTERED CHARLES F. STARK 5084 PROFESSIONAL LAND SURVEYOR

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

NOTE:
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED BARRON STARK
● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

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

DRAINAGE EASEMENT
INSET DETAIL (NOT TO SCALE)



STATE OF TEXAS {
COUNTY OF PARKER {

APPROVED by the Commissioners Court of Parker County, Texas on the 13th day of February, 2023

Pat Dean, County Judge

George A Conley — George Conley, Commissioner Precinct #1
Jacob Holt — Jacob Holt, Commissioner Precinct #2
Larry Walden — Larry Walden, Commissioner Precinct #3
Mike Hale — Mike Hale, Commissioner Precinct #4

COUNTY CLERK STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202303853
02/15/2023 02:35 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

16604
PE
F-12

FINAL PLAT

Lots 6R & 7R, Block A

REVERE CREEK, PHASE 1

an Addition to Parker County, Texas

Being a replat of of Lots 6 & 7, Block A of Revere Creek Phase 1 as recorded in Cabinet F, Slide 60 Plat Records, Parker County, Texas

Being situated in the
T. & P. RR. CO. Survey, Abstract No. 1457

Parker County, Texas

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F, SLIDE 432
DATE 2/15/23

JOB No. 337-9789
DATE January 2023
SHEET 1 of 1

OWNER:
TRINITY CLASSIC HOMES, LLC
a Texas Limited Liability Company
By: CODY ELLIS
200 COCHRAN ROAD
WEATHERFORD, TX. 76085

Barron•Stark Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

USER: CYNTHIA SWIFT
PLOTTED ON: 1/26/2023 9:34 AM
FILE NAME: N:\BARRON STARK SWIFT ENG\337 - TRINITY CLASSIC BUILDS\9789 - REVERE CREEK SHARLA SMELLEY RD\00 CAD\00 DWG\R6 PLAT\337-9788 REVERE CREEK - PH 1 BEING A REPLAT OF R & 7.DWG