

T. & P. RR. CO. SURVEY  
ABSTRACT NO. 2269

100-YEAR FLOODPLAIN ZONE A  
PER FIRM PANEL NO. 48367C275E  
DATED SEPTEMBER 26, 2008

J.H. MAYS SURVEY  
ABSTRACT NO. 903

**SHARLA SMELLEY ROAD**  
(AN APPARENT PRESCRIPTIVE VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF COMMENCING  
NORTH: 6982063.500  
EAST: 2163117.000  
NAD 83, ZONE 4202 (GRID)

I. ANDERSON SURVEY  
ABSTRACT NO. 10

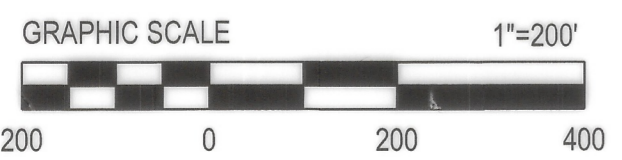
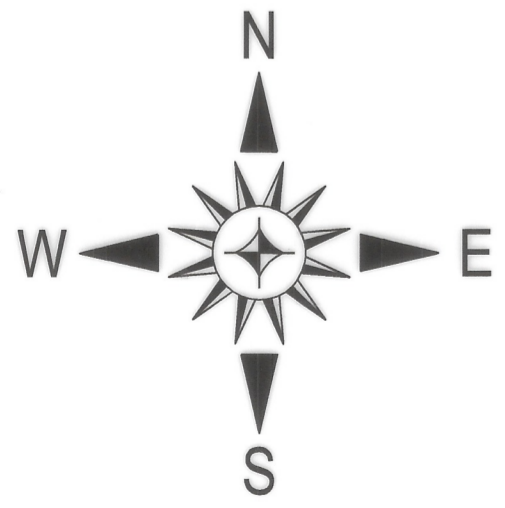
POINT OF BEGINNING  
NORTH: 6980795.485  
EAST: 2163585.262  
NAD 83, ZONE 4202 (GRID)

T. & P. RR. CO. SURVEY  
ABSTRACT NO. 1475

ROBERT E. HOWARD AND CAROLYN S. HOWARD  
VOL. 2011, PG. 112  
O.P.R.P.C.T.

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	179.28	500.00	20°32'37"	N47°15'25"E	178.32
C2	183.17	500.00	20°59'23"	N36°07'24"W	182.15
C3	358.50	500.00	41°04'51"	N26°04'04"W	350.87

**NOTE:**  
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084  
● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED  
UPON COMPLETION OF THE CONSTRUCTION OF THE STREETS AND UTILITIES, ALL LOT CORNERS SHALL BE MARKED WITH A 1/2" CAPPED IRON ROD SET WITH CAP STAMPED "BARRON STARK".



21475.006.000.00

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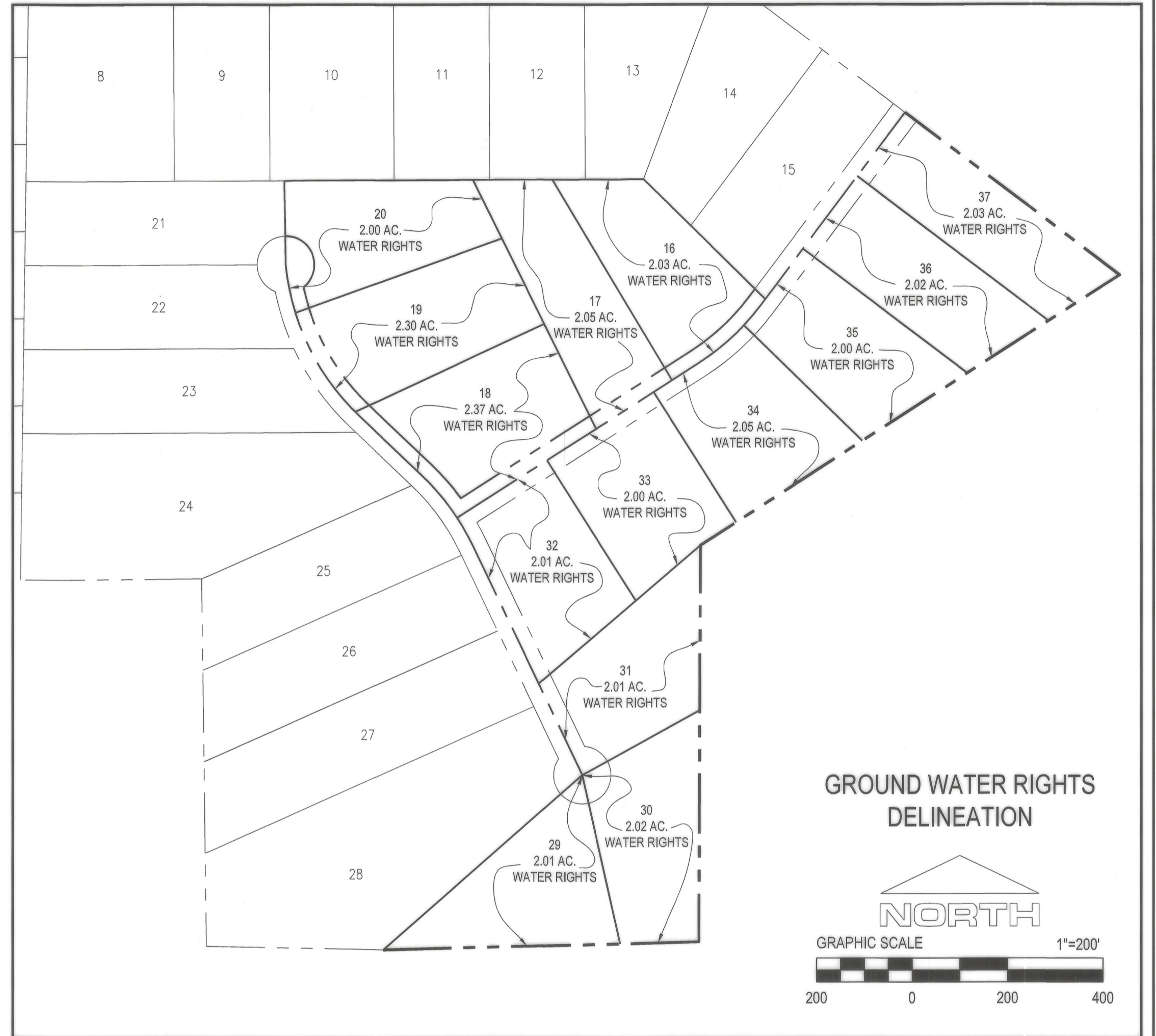
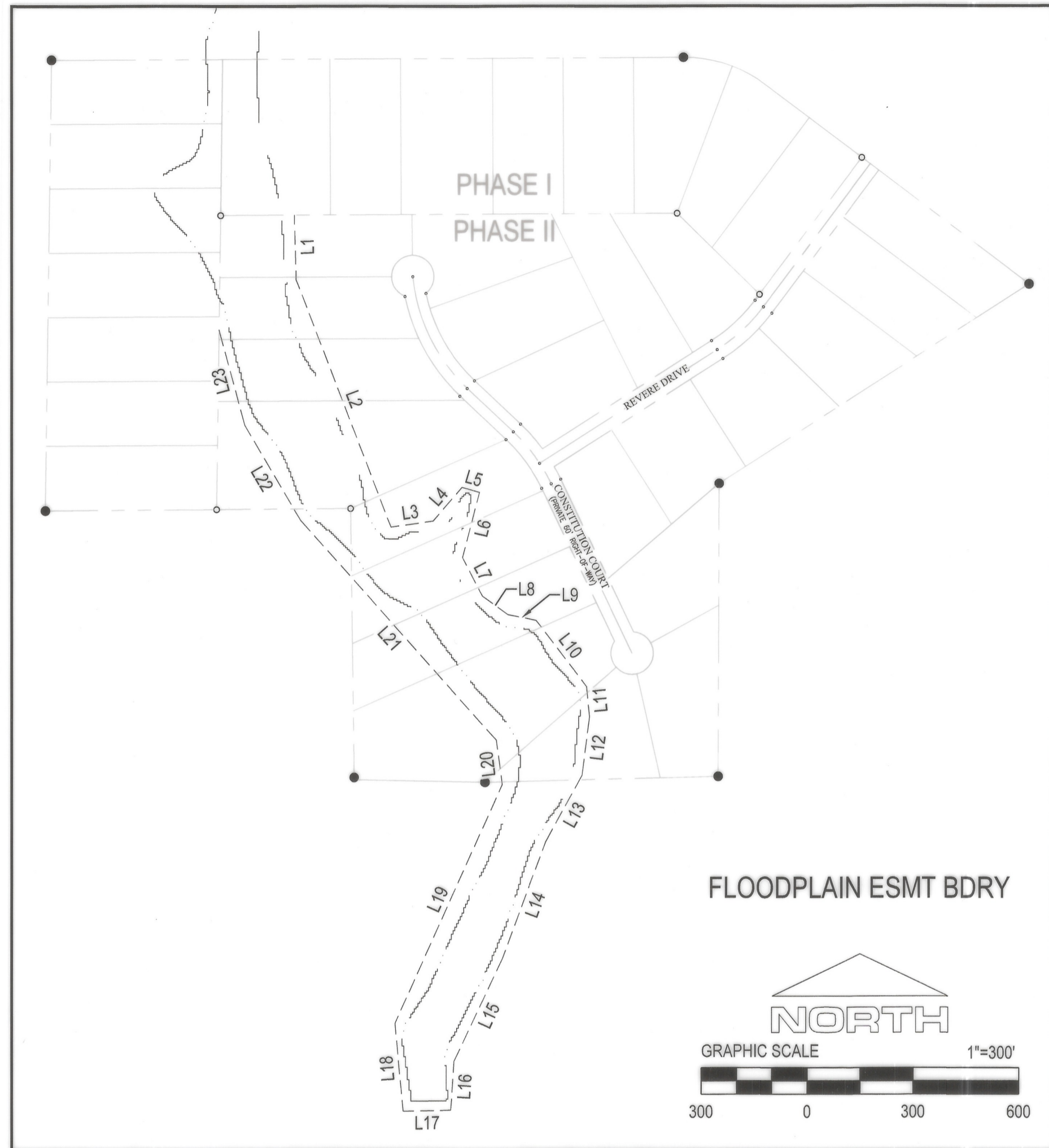
FINAL PLAT  
Lots 16 through 37, Block A  
**REVERE CREEK, PHASE II**  
an Addition to Parker County, Texas  
Being 53.87 Acres Situated in the  
T. & P. RR. CO. SURVEY, ABSTRACT NO. 1475  
Parker County, Texas

**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

**OWNER:**  
SHARLA SMELLEY ROAD, LLC  
200 COCHRAN ROAD  
WEATHERFORD, TX. 76085

JOB No. 337-9789  
DATE JAN 2022  
SHEET  
1 of 3

USER: RYAN GARCIA PLOTTED ON: 3/31/2022 2:38 PM FILE NAME: NARRON STARK SWIFT ENG337 - TRINITY CLASSIC BUILDINGS78 - REVERE CREEK - PH 2 FINAL PLAT.DWG SHARLA SMELLEY ROAD CAD000 DWG006 PLAT035-9789 REVERE CREEK - PH 2 FINAL PLAT.DWG



LINE TABLE		
LINE No.	LENGTH	BEARING
L1	182.46	S01°34'35"E
L2	747.41	S20°59'40"E
L3	120.42	N81°58'58"E
L4	126.11	N40°52'05"E
L5	51.33	S73°48'48"E
L6	190.22	S14°37'15"W
L7	122.90	S27°19'38"E
L8	87.91	S53°53'03"E

LINE TABLE		
LINE No.	LENGTH	BEARING
L9	82.26	S78°27'47"E
L10	234.54	S37°28'36"E
L11	86.10	S05°29'27"E
L12	166.10	S07°11'47"W
L13	215.28	S28°48'44"W
L14	351.63	S20°21'48"W
L15	318.18	S25°19'33"W
L16	138.81	S03°45'51"W

LINE TABLE		
LINE No.	LENGTH	BEARING
L17	135.31	S88°46'33"W
L18	248.53	N05°20'31"W
L19	738.68	N24°15'56"E
L20	127.05	N07°40'58"W
L21	831.54	N41°46'20"W
L22	310.53	N30°27'26"W
L23	279.35	N15°08'47"W

FINAL PLAT  
 Lots 16 through 37, Block A  
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<b>OWNER:</b> SHARLA SMELLEY ROAD, LLC  200 COCHRAN ROAD WEATHERFORD, TX. 76085	JOB No. 337-9789
	DATE JAN 2022
SHEET	
2 of 3	

F217

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 PLOTTED ON: 2/20/2022 4:05 PM  
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DEDICATION

STATE OF TEXAS }

COUNTY OF PARKER }

BEING 53.87 acres situated in the T. & P. RR. CO. SURVEY, ABSTRACT NO. 1475, Parker County, Texas, being a portion of that certain tract of land described in deed to Sharla Smelley Road, LLC, recorded in Instrument Number 202121698, Official Public Records, Parker County, Texas, being more particularly described, as follows:

COMMENCING at a 3" steel post found at the intersection of the south line of Sharla Smelley Road (an apparent prescriptive variable width Right-of-Way) and the east line of Shady Grove Road (an apparent prescriptive variable width Right-of-Way), being the northwest corner of said Sharla Smelley Road, LLC, tract and the northwest corner of Revere Creek, Phase I, an addition to Parker County as recorded in Cabinet F, Slide 60, Plat Records Parker County, Texas, said POINT OF COMMENCING having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6982063.500 and EAST: 2163117.000, for reference;

Thence South 00 degrees 47 minutes 33 seconds West, with the east line of said Shady Grove Road and the west line of Revere Creek Phase I a distance of 1,271.95 feet to a 4" steel post found for the southwest corner of Lot 1, Block A, Revere Creek Phase I and northwest corner of H. Lamar Robertson, et ux Nancy L. Robertson recorded in Volume 1324, Page 434, Deed Records, Parker County, Texas;

Thence South 89 degrees 35 minutes 05 seconds West, with the Lot 1/ Robertson common line a distance of 485.11 feet to a 1/2" capped iron rod stamped "C.F. Stark RPLS 5084" found for the southeast corner of said Lot 1, Block A and the POINT OF BEGINNING, having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6980795.485 and EAST: 2163585.262, for reference;

Thence North 00°47'33" East with the east line of said Phase I a distance of 830.38 feet to a found 1/2 inch iron rod for the southwest corner of Lot 8, Block A, Revere Creek Phase I;

Thence North 89°45'42" East with the south line of said Phase I a distance of 1292.25 feet to a found 1/2 inch iron for the southwest corner of Lot 14, Block A, Revere Creek Phase I;

Thence South 45°33'32" East with the exterior boundary of said Phase I a distance of 326.87 feet to a found 1/2 inch iron rod for the southeast corner of Lot 15, Block A, Revere Creek Phase I;

Thence North 36°59'07" East with the Lot 15 east line a distance of 482.42 feet to a found 1/2 inch iron rod in the south line of Sharla Smelley Road for the northeast corner of said Lot 15;

Thence South 53°00'53" East with the south line of Sharla Smelley Road a distance of 592.55 feet to a found 3/8 inch iron rod for the most northerly northeast corner of the Robert Howard tract as recorded in Volume 2011, Page 112, Deed Records Parker County, Texas;

Thence South 57°20'06" West with the Howard northwest line a distance of 1042.62 feet to a found 3 inch steel post for corner;

Thence South 00°12'49" West with the Howard west line a distance of 826.10 feet to a found 3" steel post for corner;

Thence South 88°35'54" West with the Howard north line a distance of 660.80 feet to a found 3/8 inch iron rod for the Howard westerly northwest corner and the northeast corner of the Lydia Springer tract as recorded in Instrument No. 201905385, Deed Records Parker County, Texas;

Thence North 88°52'54" West with the Springer north line a distance of 370.42 feet to a found 4 inch steel post for the southeast corner of said Lamar Robertson tract;

Thence North 00°43'59" West with the Robertson east line a distance of 764.90 feet to a set 1/2 inch iron rod for the Robertson northeast corner;

Thence South 89°35'05" West with the Robertson north line a distance of 379.13 feet to the POINT OF BEGINNING and containing 53.87 acres (2,346,496 square feet) of land, more or less.

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.

SHARLA SMELLEY ROAD, LLC, being the Owner of the herein described acreage, does hereby dedicate the same to be know as LOTS 16 THRU 37, BLOCK A, REVERE CREEK, PHASE II, 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 {}

SHARLA SMELLEY ROAD, LLC, as Owner of the land shown on this plat and whose name is subscribe 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.

SHARLA SMELLEY ROAD, LLC

Printed Name: Daniel Morgan

Title: Member

Date: 4/6/22

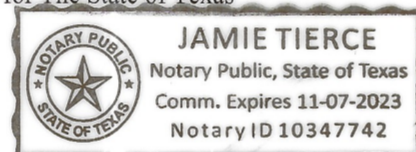
STATE OF TEXAS {}

COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Daniel Morgan of SHARLA SMELLEY ROAD, LLC 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 6 day of April, 2022.

Notary Public in and for The State of Texas



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, RPLS

Texas Registration No. 5084



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

APPROVED by the Commissioners Court of Parker County, Texas on the 25th day of April, 2022. Pat Dean, County Judge. George Conley, Commissioner Precinct #1. Craig Pegack, Commissioner Precinct #2. Larry Walten, Commissioner Precinct #3. Steve Dugan, Commissioner Precinct #4.

COUNTY CLERK STAMP FILED AND RECORDED OFFICIAL PUBLIC RECORDS Lila Deakle 202215781 04/26/2022 08:51 AM Fee: 84.00 Lila Deakle, County Clerk Parker County, Texas PLAT

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. A portion of this Project is located in the ETJ of Weatherford. 6. Total Number of Single Family Residential Lots = 22. 7. Water Source to be private individual water wells. 8. Waste Water to be private individual Waste Water Systems. 9. 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. 10. Total centerline linear street length=2,530'. 11. The dedication of the streets and alleys shown herein shall only cover and include the surface estate of such property, save and except all groundwater rights in, on, and under such streets and alleys, which are expressly reserved to and retained by the adjoining lot. 12. Net and Gross areas are shown for certain lots. The gross area is included to specify the area of subsurface ownership as related to groundwater rights. 13. 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.

FINAL PLAT Lots 16 through 37, Block A REVERE CREEK, PHASE II an Addition to Parker County, Texas Being 53.87 Acres Situated in the T. & P. RR. CO. SURVEY, ABSTRACT NO. 1475 Parker County, Texas



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

FILED FOR RECORD PARKER COUNTY, TEXAS PLAT RECORD CABINET F, SLIDE 217 DATE 4-26-22

OWNER: SHARLA SMELLEY ROAD, LLC 200 COCHRAN ROAD WEATHERFORD, TX. 76085

JOB No. 337-9789 DATE JAN 2022 SHEET

3 of 3