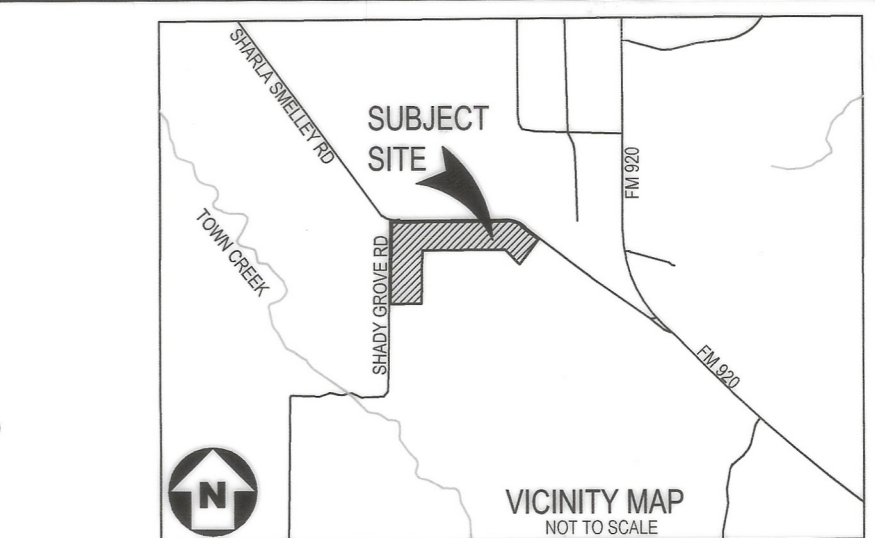
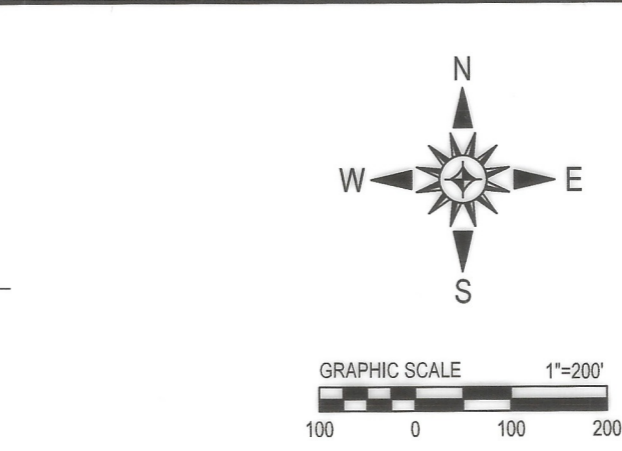
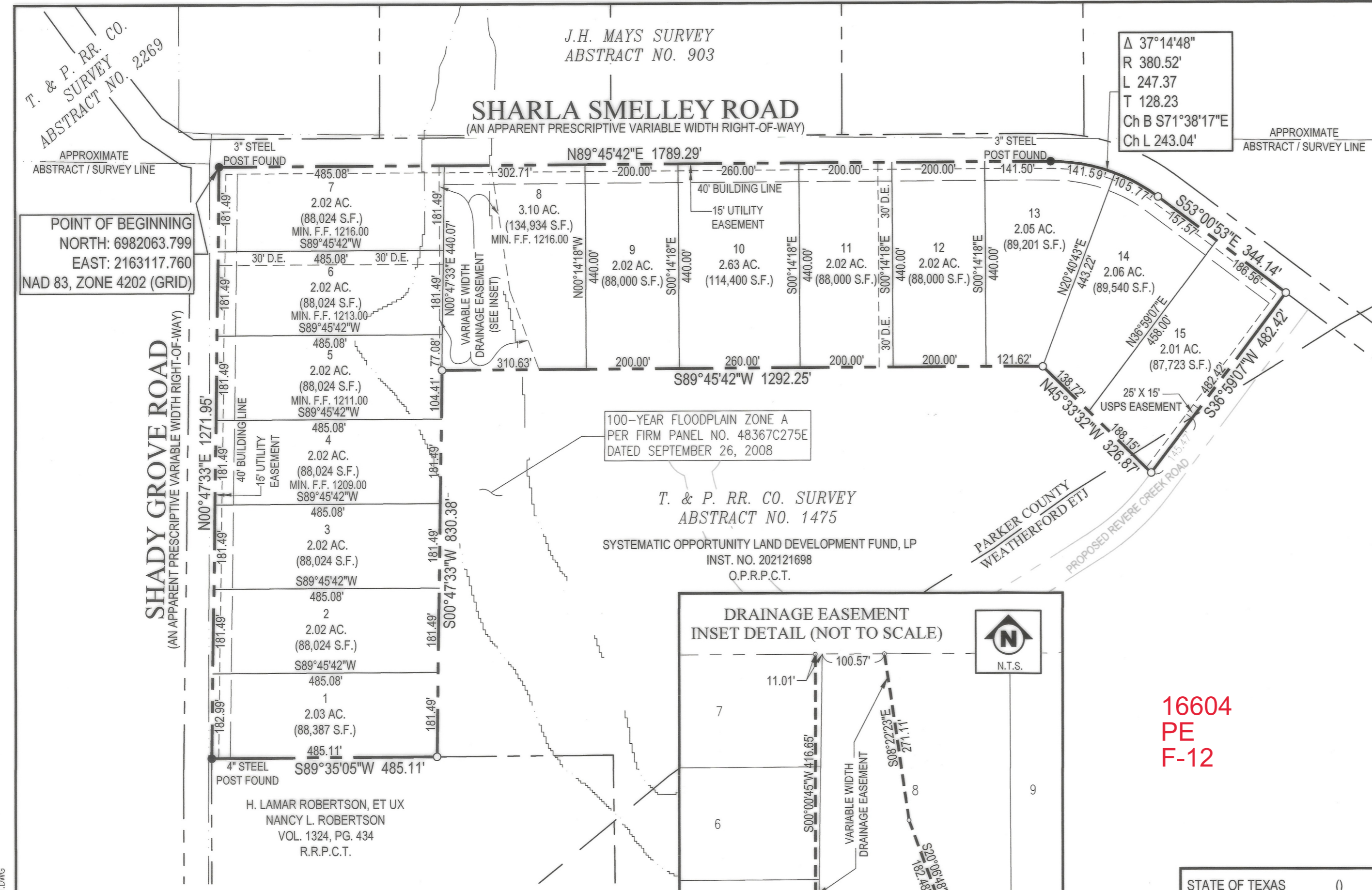


USER: GARY GREEN  
PLOTTED ON: 9/20/2021 11:51 AM  
FILE NAME: NBARON STARK SWIFT ENG337 - TRINITY CLASSIC BUILDINGS - REVERE CREEK - FINAL PLATTING



POINT OF BEGINNING  
NORTH: 6982063.799  
EAST: 2163117.760  
NAD 83, ZONE 4202 (GRID)

Δ 37°14'48"  
R 380.52'  
L 247.37  
T 128.23  
Ch B S71°38'17"E  
Ch L 243.04'

DEDICATION

STATE OF TEXAS }  
COUNTY OF PARKER }

202138706 PLAT Total Pages: 1

BEING 32.06 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 Systematic Opportunity Land Development Fund, LP, recorded in Instrument Number 202121698, Official Public Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING 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 Systematic Opportunity Land Development Fund, LP, tract, said POINT OF BEGINNING having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6982063.799 and EAST: 2163117.760, for reference;

THENCE along the south line of said Sharla Smelley Road, being the north line of said Systematic Opportunity Land Development Fund, LP, tract, as follows:

N 89°45'42" E, a distance of 1789.29 feet to a 3" steel post found at the beginning of a curve to the right, whose radius is 380.52 feet and whose long chord bears S 71°38'17" E, a chord distance of 243.04 feet;  
Along said curve in a southeasterly direction, through a central angle of 37°14'48", an arc distance of 247.37 feet to a 1/2" capped iron rod set stamped "Barron Stark" at the end of said curve;  
S 53°00'53" E, a distance of 344.14 feet to a 1/2" capped iron rod set stamped "Barron Stark" for the northeast corner of the herein described tract;

THENCE leaving the south line of said Sharla Smelley Road, being across and through said Systematic Opportunity Land Development Fund, LP, tract, as follows:

S 36°59'07" W, a distance of 482.42 feet to a 1/2" capped iron rod set stamped "Barron Stark"  
N 45°33'32" W, a distance of 326.87 feet to a 1/2" capped iron rod set stamped "Barron Stark"  
S 89°45'42" W, a distance of 1292.25 feet to a 1/2" capped iron rod set stamped "Barron Stark"  
S 00°47'33" W, a distance of 830.38 feet to a 1/2" capped iron rod set stamped "Barron Stark" for the southerly southeast corner of the herein described tract, being in the westerly south line of said Systematic Opportunity Land Development Fund, LP, tract and being in the north line of that certain tract of land described in deed to H. Lamar Robertson, et ux, Nancy L. Robertson, recorded in Volume 1324, Page 434, Real Records, Parker County, Texas;

THENCE S 89°35'05" W, along the common line of said Systematic Opportunity Land Development Fund, LP, tract and said Robertson tract, a distance of 485.11 feet to a 4" steel post found in the east line of said Shady Gove Road, at the westerly southwest corner of said Systematic Opportunity Land Development Fund, LP, tract and being the northwest corner of said Robertson tract;

THENCE N 00°47'33" E, along the east line of said Shady Grove Road, being the most west line of said Systematic Opportunity Land Development Fund, LP, tract, a distance of 1271.95 feet to the POINT OF BEGINNING and containing 36.02 acres (1,396,332 square feet) of land, more or less.

SYSTEMATIC OPPORTUNITY LAND DEVELOPMENT FUND, LP, being the Owner of the herein described acreage, does hereby dedicate the same to be known as LOTS 1 THRU 15, 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 }

SYSTEMATIC OPPORTUNITY LAND DEVELOPMENT FUND, LP, 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.

SYSTEMATIC OPPORTUNITY LAND DEVELOPMENT FUND, LP 21475.006.000.00

Printed Name: Daniel Morgan  
Title: President  
Date: September 20, 2021  
**REVERE CREEK, PHASE 1**  
an Addition to Parker County, Texas

Being 36.02 Acres Situated in the  
T. & P. RR. CO. SURVEY, ABSTRACT NO. 1475  
Parker County, Texas

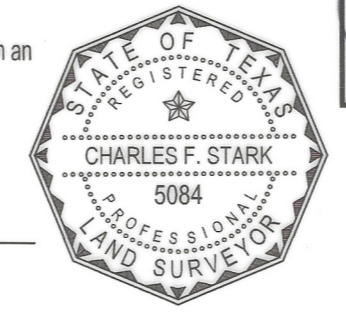
- GENERAL NOTES:
- All lots in this subdivision are subject to the following building line setbacks:  
Front Building Line = 40 feet  
Rear Building Line = 15 feet  
Side Building Line = 15 feet
  - Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage easement along the front, rear, and side lot lines.
  - Unless noted otherwise on the face of the plat, all lots within this subdivision have 15' utility easement along lot frontage.
  - Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202).
  - A portion of this Project is located in the ETJ of Weatherford.
  - Total Number of Single Family Residential Lots = 15.
  - Water Source to be private individual water wells.  
Waste Water to be private individual Waste Water Systems.
  - 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.
  - 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.
  - D.E. Indicates "Drainage Easement", MIN. Indicate "Minimum", F.F. Indicates "Finish Floor".

FLOOD STATEMENT:  
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, DATED SEPT. 26, 2008 MAP NO. 48367C0150E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

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.

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 9/20/21  
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

COUNTY CLERK STAMP  
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202138706  
09/30/2021 03:23 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

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

OWNER:  
SYSTEMATIC OPPORTUNITY LAND DEVELOPMENT FUND, LP  
200 COCHRAN ROAD  
WEATHERFORD, TX. 76085



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

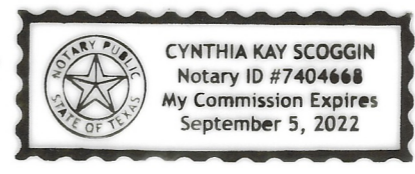
STATE OF TEXAS }  
COUNTY OF PARKER }  
APPROVED by the Commissioners Court of Parker County, Texas  
on the 20 day of September, 2021  
Pat Dean, County Judge  
George & Gentry (George Chanley, Commissioner Precinct #1)  
Craig Pascoe (Craig Pascoe, Commissioner Precinct #2)  
Larry Walden (Larry Walden, Commissioner Precinct #3)  
Steve Dugan (Steve Dugan, Commissioner Precinct #4)

STATE OF TEXAS }  
COUNTY OF PARKER }

Before me, the undersigned authority on this day personally appeared Daniel Morgan of SYSTEMATIC OPPORTUNITY LAND DEVELOPMENT FUND, LP 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 20<sup>th</sup> day of SEPTEMBER, 2021.

Cynthia Kay Scoggin  
Notary Public in and for the State of Texas



FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD  
CABINET F, SLIDE 60  
DATE 9-30-2021

JOB No. 337-9789  
DATE JUNE 2021  
SHEET  
1 of 1