

PC B-715

POINT OF BEGINNING

WHITE SETTLEMENT ROAD

EAST LAKE DRIVE

Doc Bk Vol Pg  
00451612 BR 2025 1216

PC B-715

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Jul 16, 2002 at 09:34A

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Amount: .00

By Faye Woody

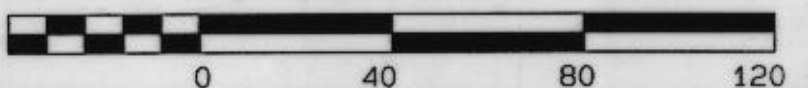
STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was  
filed on the date and time stamped herein by me  
and was duly recorded in the volume and page  
of the named records of Parker County  
as stamped herein by me.

Jul 16, 2002

Jeanne Brunsen, County Clerk  
Parker County



GRAPHIC SCALE 1"=40'



LEGAL DESCRIPTION

Being a 1.18 acre tract of land situated in the Michael McGwin Survey, abstract No. 914, Parker County, Texas and being all of Lots 3, 14, and 15, Parker Point, and addition to the City of Weatherford, Texas as recorded in Cabinet B, Slide 441, Parker County Plat Records and being more particularly described as follows:

Beginning at a found 1/2 inch iron rod in the south line of White Settlement Road for the northeast corner of Lot 1 and the northwest corner of Lot 15 of said Parker Point Addition;  
Thence South 86°11'10" East a distance of 100.00 feet to a found 1/2-inch iron rod for the northeast corner of said Lot 15;  
Thence South 21°11'10" East a distance of 62.00 feet to a found 1/2-inch iron rod for the southwest corner of Lot 16, Parker Point Addition;  
Thence South 86°11'10" East a distance of 35.00 feet to a found 1/2-inch iron rod for the southeast corner of said Lot 16;  
Thence North 28°48'50" East a distance of 62.00 feet to a found 1/2 inch iron rod in the south line of White Settlement Road for the northwest corner of said Lot 14;  
Thence South 86°11'10" East a distance of 70.00 feet to a found 1/2-inch iron rod for the intersection of the White Settlement Road south line and the west line of East Lake Drive;  
Thence South 29°07'00" East with the East Lake Drive west line a distance of 114.20 feet to a found 1/2 inch iron rod for the southeast corner of said Lot 14;  
Thence South 60°53'00" West a distance of 165.75 feet to a found 1/2-inch iron rod for the southwest corner of said Lot 14;  
Thence North 04°35'12" West a distance of 48.03 feet to a found 1/2-inch iron rod for the southeast corner of said Lot 3;  
Thence South 52°37'38" West a distance of 216.06 feet to a found 1/2 inch iron rod in the west line of East Lake Drive for the southwest corner of said Lot 3;  
Thence North 37°22'22" West a distance of 100.00 feet to a found 1/2-inch iron rod for the northwest corner of said Lot 3;  
Thence North 52°37'38" East a distance of 122.18 feet to a found 1/2-inch iron rod for the southeast corner of Lot 2, Parker Point Addition;  
Thence North 12°36'39" West a distance of 130.32 feet to the POINT OF BEGINNING and CONTAINING 51,520 square feet, 1.18 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Greg T. Shaw (individually) and Beaver Crossing Inc., the sole owners of the herein referenced property as evidenced by deed recorded April 7, 1999 in Book 1808, Page 630, Parker County Deed Records do hereby adopt this plat designating the hereinabove described real property as PARKER POINT, LOTS 3R, 14R, and 15R, an Addition to the City of Weatherford, Texas and do hereby dedicate to the public use the streets and easements shown thereon.

WITNESS OUR HANDS this 15 day of July 2002

Greg T. Shaw (Individually)

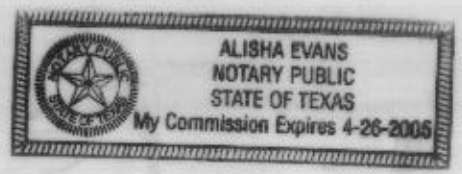
Perry Mader, President  
Beaver Crossing, Inc.

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Greg T. Shaw, known by me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of July 2002

Alisha Evans  
Notary Public in and for the State of Texas

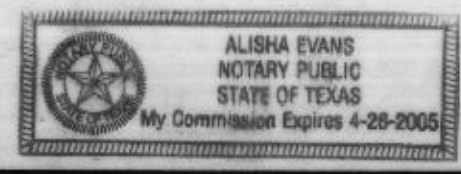


STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Perry Mader, known by me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of July 2002

Alisha Evans  
Notary Public in and for the State of Texas



GENERAL NOTES:

- 1. No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility easement indicated on this tract.
2. All lot corners are 1/2 inch iron rods unless otherwise noted.
3. Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grades or alteration of natural contours to conform to grades established in the subdivision.
4. This plat includes by reference a 7.5 foot utility and drainage easement along the front, rear and side of all lots within the subdivision.
5. All lots have a 25 foot rear building line.
6. Side Yard: 10% of lot width measured at street right-of-way; 15 feet maximum, 7.5 feet minimum.
7. All drainage easements shown hereon shall be kept clear of fences, building, planting and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
8. No part of the subject plat includes any lots of a prior subdivision limited by deed restrictions to residential use of not more than two residential units per lot.

SURVEYOR'S CERTIFICATE

This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and all lot corners, angle points, points of curve, and benchmarks have been properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Charles F. Stark 7-12-02  
Charles F. Stark, R.P.L.S. No. 5084



CITY APPROVAL STATEMENT:

APPROVED BY THE CITY OF WEATHERFORD, TEXAS PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2, ORDINANCE 1991-1 AND SECTION 242.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

7-15-02  
Angela Winkle  
Interim City Secretary  
City of Weatherford, Texas

FINAL PLAT  
LOTS 3R, 14R, AND 15R  
PARKER POINT

BEING A REPLAT OF  
LOTS 3, 14, AND 15  
PARKER POINT  
AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS  
AS RECORDED IN CABINET B, SLIDE 441  
MICHAEL MCGWIN SURVEY, ABSTRACT NO. 914  
CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS

JUNE 2002 SHEET 1 OF 1