

LEGAL DESCRIPTION

Being a 5.82 acre tract situated in the Michael McGwin Survey, Abstract 914, Parker County, Texas and being all that certain parcel conveyed to Thomas D. Thompson by warranty deed recorded in book 1280, page 1068, Deed Records Parker County, Texas and being more particularly described as follows:

Beginning at a found 4 inch steel fence post for the intersection of the south line of White Settlement Road and the west line of East Lake Drive;

THENCE S 29°07'00" E with the line of fence 609.20 feet to a found 4 inch steel post;

THENCE S 02°43'43" W with the line of fence 47.31 feet to a found 4 inch steel post;

THENCE S 84°47'36" W with the line of fence 260.68 feet to a found 4 inch steel post;

THENCE N 45°23'04" W with the line of fence 336.19 feet to a found 4 inch steel post;

THENCE N 37°22'22" W with the line of fence 532.27 feet to a found 4 inch steel post;

THENCE S 79°48'18" E with the line of fence 186.79 feet to a found 4 inch steel post;

THENCE S 86°11'10" E with the line of fence 344.75 feet to the POINT OF BEGINNING and CONTAINING 253,394 square feet, 5.82 acres of land, more or less.

PCB 441

379791

RECEIVED AND FILED FOR RECORD 9:25 O'Clock A.M.

JAN 11 2000

Jeanne Brunson, Co. Clerk PARKER COUNTY, TEXAS By *Jamela Rose* Deputy

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

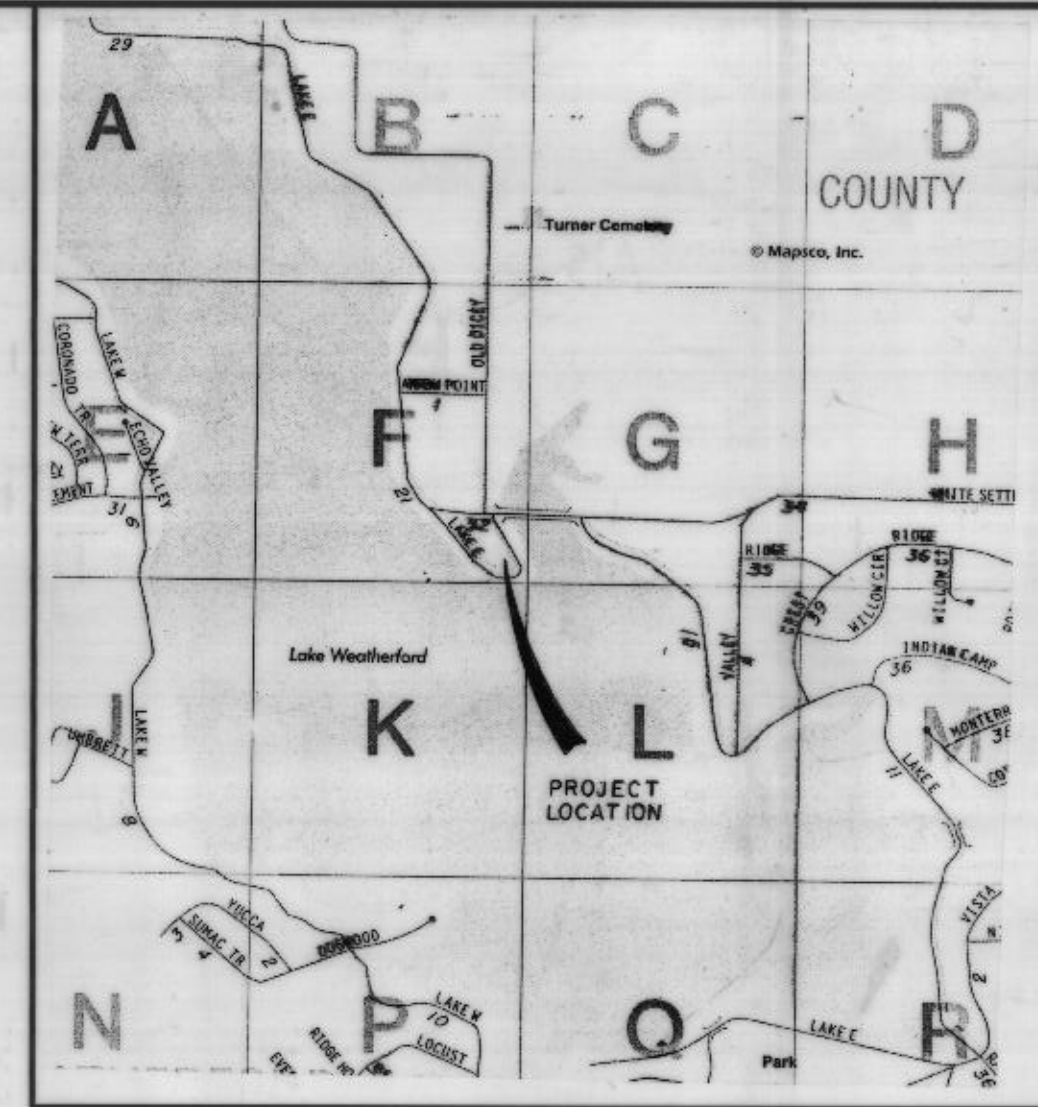
RECORDED JAN 11 2000



*Jeanne Brunson* County Clerk, Parker County, Tex.

GENERAL NOTES:

- No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility easement indicated on this tract.
- All lot corners are 1/2 inch iron rods unless otherwise noted.
- 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.
- 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.
- All lots have a 25 foot rear building line.
- Side Yard: 10% of lot width measured at street right-of-way; 15 feet maximum, 7.5 feet minimum.
- 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.
- 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.
- Lot 16 is dedicated by this plat to the City of Weatherford for Park purposes.



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 6-20-99*  
Charles F. Stark, R.P.L.S. No. 5084



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 1809, Page 630, Parker County Deed Records do hereby adopt this plat designating the hereinabove described real property as PARKER POINT, 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 22<sup>nd</sup> day of June, 1999.

*Greg T. Shaw*  
Greg T. Shaw (Individually)

*Perry Mader, Pres.*  
Perry Mader, President  
Beaver Crossing, Inc.

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission

APPROVED: CITY COUNCIL, CITY OF WEATHERFORD, TEXAS

1999

*Tom McLaughlin*  
Mayor

*Johnnie Wood*  
City Council

*Waymon Hamilton*  
City Council

City Council  
ATTEST:  
*Betty K. Harris*  
City Council  
CITY SECRETARY Betty K. Harris

FINAL PLAT  
PARKER POINT

MICHAEL MCGWIN SURVEY, ABSTRACT NO. 914  
CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS

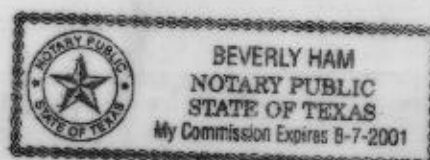
MAY 1996

LOT AREA TABULATION		
LOT NO.	SG. FOOTAGE	ACRES
1	17,264	0.40
2	14,524	0.33
3	17,816	0.41
4	18,992	0.44
5	17,415	0.40
6	14,809	0.34
7	12,888	0.30
8	11,101	0.25
9	14,043	0.32
10	14,333	0.33
11	15,369	0.35
12	16,174	0.37
13	16,918	0.39
14	18,211	0.42
15	15,494	0.36
16	3,439	0.08

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 22<sup>nd</sup> day of June, 1999.

*Beverly Ham*  
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 22<sup>nd</sup> day of June, 1999.

*Beverly Ham*  
Notary Public in and for the State of Texas

