



LOT AREA TABULATION		
LOT NO.	SQ. FOOTAGE	ACRES
5R	15,820	0.36
6R	16,402	0.38

SURVEYOR'S CERTIFICATE
 This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have plotted 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 7/19/00
 Charles F. Stark, R.P.L.S. No. 5084



- GENERAL NOTES**
- 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
 - All drainage easements referenced hereon shall be kept clear of fences, buildings, 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.

LEGAL DESCRIPTION
 Being a 0.74 acre tract of land situated in the Michael McGwin Survey, Abstract no. 914, Parker County, Texas, and being all of Lots 5 and 6, Parker Point, an 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" iron rod in the east line of East Lake Drive for the southwest corner of said Lot 6;
 Thence North 45°23'04" West a distance of 185.80 feet to a found 1/2" iron rod for an angle point in the right-of-way of East Lake Drive;
 Thence North 37°22'22" West a distance of 17.50 feet to a found 1/2" iron rod for the northwest corner of said Lot 5;
 Thence North 52°37'38" East a distance of 178.19 feet to a found 1/2" iron rod for the northeast corner of said Lot 5;
 Thence South 33°42'57" East a distance of 201.89 feet to a found 1/2" iron rod for the southeast corner of said Lot 6;
 Thence South 52°37'38" West a distance of 139.42 feet to the POINT OF BEGINNING and CONTAINING 32,223 square feet, 0.74 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 17, 1999 in Book 1809, Page 630, Parker County Deed Records do hereby adopt this plat designating the hereinabove described real property as Lots 5R and 6R, 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 20th DAY OF July, 2000.
Greg T. Shaw
 Greg T. Shaw (Individually)
Perry Mader
 Perry Mader, President
 Beaver Crossing, Inc.

STATE OF TEXAS
 COUNTY OF PARKER
 I hereby certify that this instrument was filed on the date and time stamped herein by the clerk and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.
 RECORDED JUL 27 2000
 Jeane Brunson, Co. Clerk
 PARKER COUNTY, TEXAS

394081
 PCB 513
 RECEIVED AND FILED FOR RECORD 9:20 O'clock A M JUL 27 2000
 Jeane Brunson, Co. Clerk
 PARKER COUNTY, TEXAS

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 20th day of July, 2000.
Rebecca Stokes
 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 20th day of July, 2000.
Rebecca Stokes
 Notary Public in and for the State of Texas

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 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VARIATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.
 DATE July 20, 2000
Bettye K. Farris
 BETTYE FARRIS
 CITY SECRETARY
 CITY OF WEATHERFORD, TEXAS

**FINAL PLAT
 LOTS 5R AND 6R
 PARKER POINT**

**BEING A REPLAT OF
 LOTS 5 AND 6
 PARKER POINT
 AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS
 AS RECORDED IN CABINET B, SLIDE 441**

**MICHAEL MCGWIN SURVEY, ABSTRACT NO. 914
 PARKER COUNTY, TEXAS**