

State of Texas  
 County of Parker

Whereas Keith D. Laughlin and Stacy Jo Laughlin, being the sole owners of a 10.425 acres tract of land out of the L. McDONALD SURVEY, ABSTRACT No. 860, Parker County, Texas; being all of that certain tract described in CF# 202150768, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a railroad x-tie post in the north line of Friendship Road and at the southwest corner of that certain tract conveyed to Young in Volume 1642, Page 292, for the southeast and beginning corner of this tract. WHENCE a found 3/8" iron rod at the northeast corner of Lot 1, JOHNSON PARC, a recorded in Plat Cabinet D, Slide 182, Plat Records, Parker County, Texas bears S 01°53'56" E 35.67 feet.

THENCE along said north line of Friendship Road as follows:  
 N 88°52'38" W 712.61 feet, to a railroad x-tie post, for a corner of this tract.  
 N 59°49'00" W 84.94 feet, to a railroad x-tie post, for the southwest corner of this tract.

THENCE along the east line of Friendship Road as follows:  
 N 1°37'34" W 133.47 feet, to a railroad x-tie post, for a corner of this tract.  
 N 00°07'14" W 434.94 feet, to a railroad x-tie post, for the northwest corner of this tract.

THENCE N 88°52'50" E 664.89 feet, to a found 3/8" iron rod at a corner of said Young tract, for the northeast corner of this tract.

THENCE S 13°11'40" E 652.56 feet, along the west line of said Young tract, to the POINT OF BEGINNING.

**Surveyor's Certificate**

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Weatherford.

*Kyle Rucker*  
 Kyle Rucker, Registered Professional Land Surveyor No. 6444  
 Texas Surveying, Inc. - Weatherford Branch  
 104 S. Walnut Street, Weatherford, Texas 76086  
 Weatherford@txsurveying.com - 817-594-0400  
 W2112045-P - Field Date: January 11, 2022

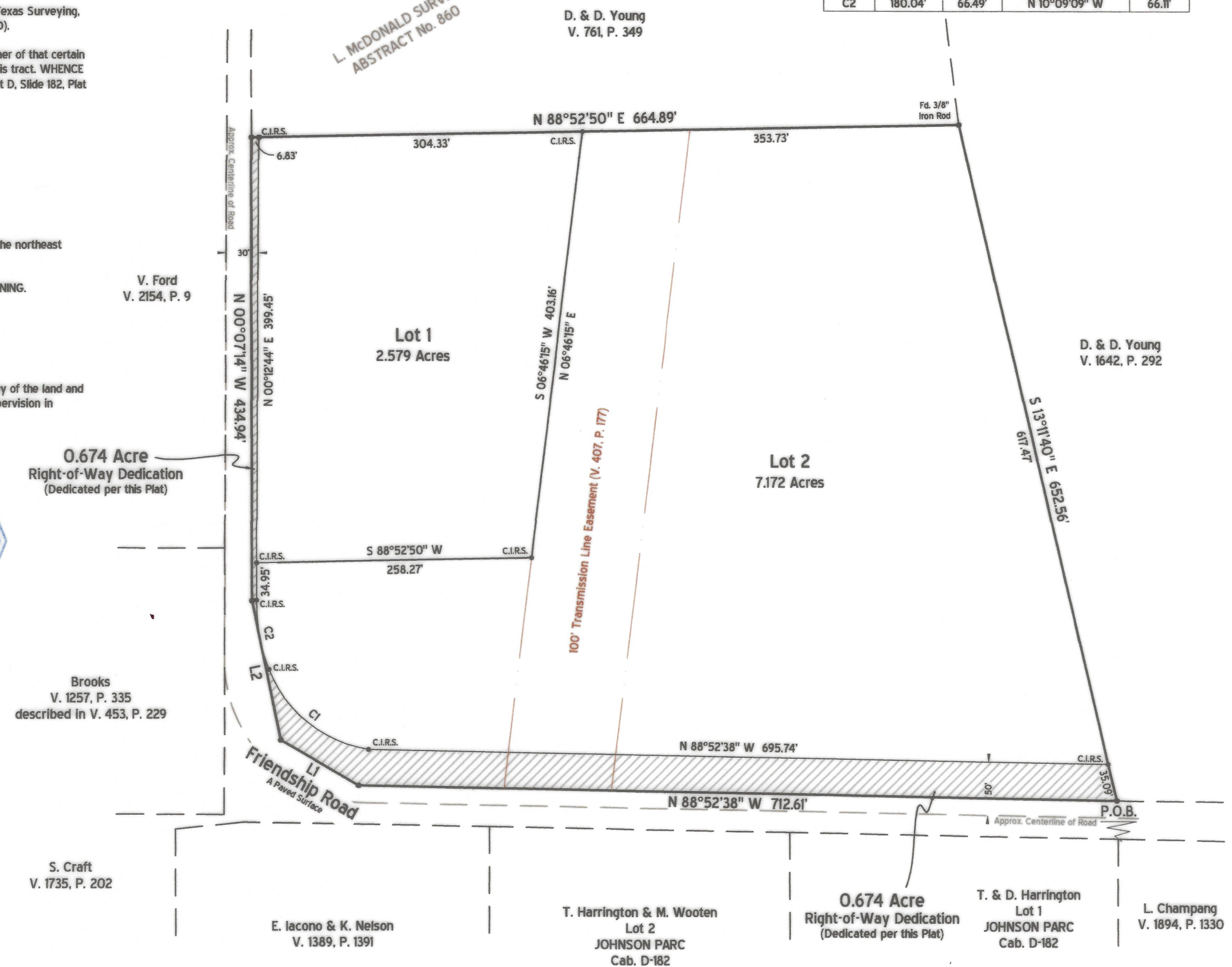


**Surveyor's Notes:**

- Currently this tract appears to be located within one or more of the following areas:  
 Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard  
 According to the F.I.R.M. Community Panel Map No. 48367C0300E, dated September 26, 2008; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
  - All corners are railroad x-tie posts, unless otherwise noted.
  - Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid)
  - Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
  - No abstract of title or title commitment was provided to this surveyor. record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
  - C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"
  - Location of 100' Brazos Electric Transmission Line Easement per Volume 407, Page 177, R.P.R.P.C.T.
- City of Weatherford Notes:**
- Utility easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity at any time procuring permission from anyone.
  - Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
  - Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
  - All building setback lines shall conform to current zoning ordinances of the City of Weatherford.
  - The owner/developer does hereby waive all claims for damages against the City of Weatherford occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.
  - All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

LINE	BEARING	DISTANCE
L1	N 59°49'00" W	84.94'
L2	N 1°37'34" W	133.47'
L3	N 00°13'00" E	34.95'

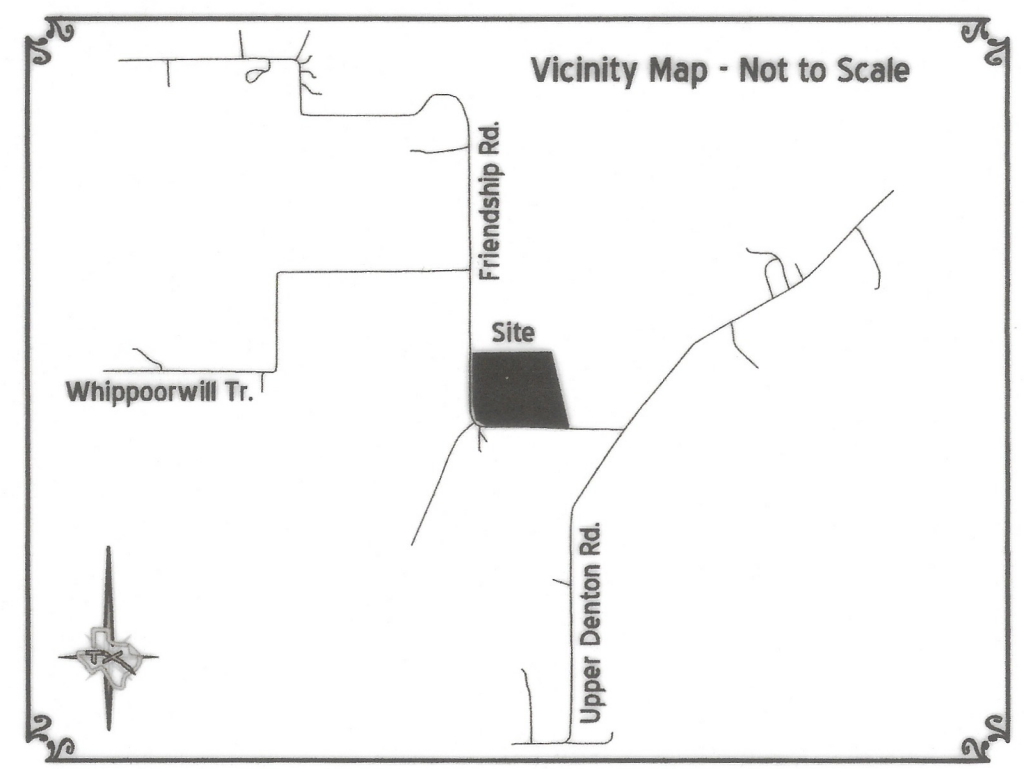
CURVE	RADIUS	ARC	CHORD	CHORD
C1	119.77'	125.42'	N 5°06'29" W	119.77'
C2	180.04'	66.49'	N 10°09'09" W	66.11'



20860.020.000.00

12164  
 WE  
 J-11  
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**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
 202211730  
 03/28/2022 03:37 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT



Now, Therefore, Know All Men By These Presents:  
 that Keith D. Laughlin and Stacy Jo Laughlin acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1 and Lot 2, Everlaugh Wood, an addition to the City of Weatherford Extraterritorial Jurisdiction, Parker County, Texas, and do(es) hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon, the streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same within the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.  
 Witness, my hand, this the 15th day of March, 2022.

By: *Keith D. Laughlin*  
 Keith D. Laughlin  
*Stacy Jo Laughlin*  
 Stacy Jo Laughlin

State of CA  
 County of San Diego  
 Before me, the undersigned authority, a notary public in and for the State of CA, on this day personally appeared Keith Laughlin, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 15th day of March, 2022.

By: *Maira Marquez*  
 Maira Marquez  
 Notary Public in and for the State of CA.



State of CA  
 County of San Diego  
 Before me, the undersigned authority, a notary public in and for the State of CA, on this day personally appeared Stacy Jo Laughlin, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 15th day of March, 2022.

By: *Maira Marquez*  
 Maira Marquez  
 Notary Public in and for the State of CA.



This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.  
 Dated this the 24th day of March, 2022.

By: *Keith D. Laughlin*  
 Keith D. Laughlin  
 Chairman

Attest: *Keith D. Peacock*  
 Keith D. Peacock  
 Secretary

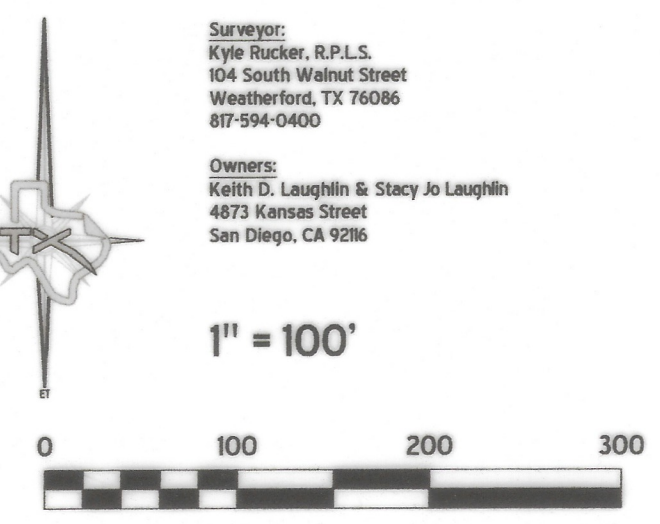
This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.  
 Dated this the 24th day of March, 2022.

By: *Keith D. Peacock*  
 Keith D. Peacock  
 Mayor

Attest: *Keith D. Peacock*  
 Keith D. Peacock  
 Secretary

**Final Plat**  
**Lot 1 and Lot 2**  
**Everlaugh Wood**  
 an Addition to the City of  
 Weatherford Extraterritorial  
 Jurisdiction, Parker County, Texas  
 Being a 10.425 acres tract of land out of the  
 L. McDONALD SURVEY, ABSTRACT No. 860,  
 Parker County, Texas.

March 2022  
**TEXAS SURVEYING**  
 INC.  
 WEATHERFORD BRANCH - 817-594-0400  
 FIRM NO. 1010000 - WEATHERFORD@TXSURVEYING.COM



Plat Cabinet F Slide 193