

State of Texas
County of Parker

Whereas Keith D. Laughlin and Stacy Jo Laughlin, being the sole owners of a 9.751 acres tract of land out of the L. McDonald Survey, Abstract No. 860, Parker County, Texas, being all of Lots 1 and 2, Everlaugh Wood, according to the plat recorded in Cabinet F, Slide 193, Plat Records, Parker County, Texas (P.R.P.C.T.), being a portion of that certain tract described in Clerk's File No.'s 202150768, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); 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 & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202; Grid - US Survey Feet:

BEGINNING at a found 1/2" capped iron at in the north line of Friendship Road (paved), being in the west line of that certain tract conveyed to Young in Volume 1642, Page 292, R.P.R.P.C.T., and being the southeast corner of said Lot 2, Everlaugh Wood, for the southeast and beginning corner of this tract, WHENCE a cross tie fence post at the southwest corner of said Young tract (V. 1642, P. 292) bears S 13°11'40" E 35.09 feet.

THENCE along the common line of said Friendship Road and said Everlaugh Wood the following courses and distances:

N 88°52'38" W 695.74 feet, to a found 1/2" capped iron rod, for a corner of this tract:

Northwesterly, along the arc of a curve to the right 125.42 feet, having a radius of 119.77 feet, and whose chord bears N 51°06'29" W 119.77 feet, to a found 1/2" capped iron rod, for a corner of this tract:

Northwesterly, along the arc of a curve to the right 66.49 feet, having a radius of 180.04 feet, and whose chord bears N 10°09'09" W 66.11 feet, to a found 1/2" capped iron rod, for a corner of this tract:

N 00°12'44" E 434.41 feet, to a found 1/2" capped iron rod in the south line of that certain Young tract described in Volume 761, Page 349, R.P.R.P.C.T., same being the northwest corner of said Lot 1, Everlaugh Wood, for the northwest corner of this tract.

THENCE N 88°52'50" E 658.06 feet, along the common line of said Young tract (V. 761, P. 349), to a found 3/8" iron rod at the northeast corner of said Lot 2, Everlaugh Wood, being in the west line of said Young tract (V. 1642, P. 292), for the northeast corner of this tract.

THENCE S 13°11'40" E 617.47 feet, along the common line of said Young tract (V. 1642, P. 292) and said Lot 2, Everlaugh Wood, 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.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying & Engineering, Inc.
104 S. Walnut St. Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2102045-RP
Field Date: February 17, 2025
Revised Date: February 25, 2025

Surveyor's Notes:

A) 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.

B) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

according to the F.I.R.M. Community Panel Map No. 48367C030OE, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

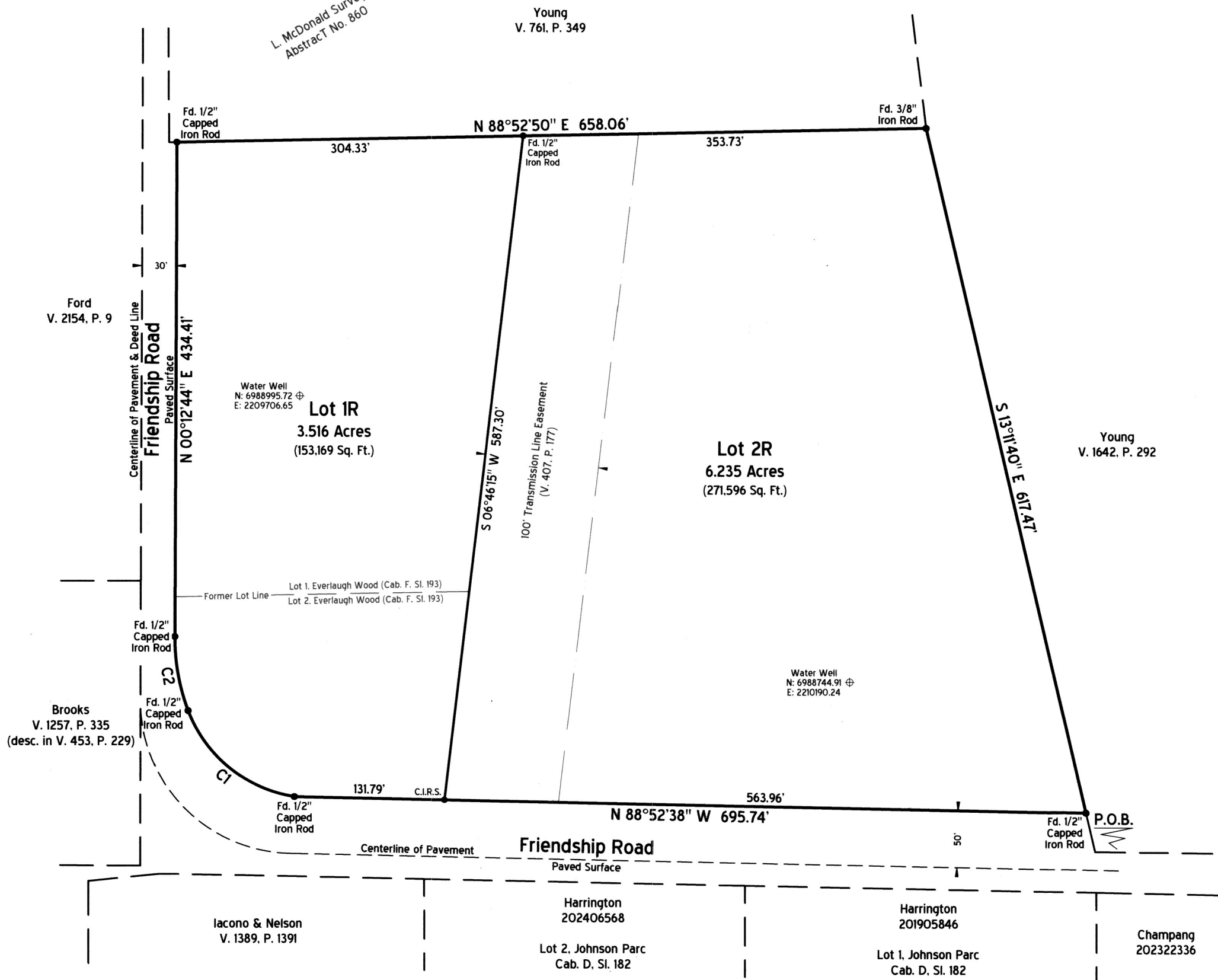
C) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

D) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

E) 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.).

F) C.I.R.S. = set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"

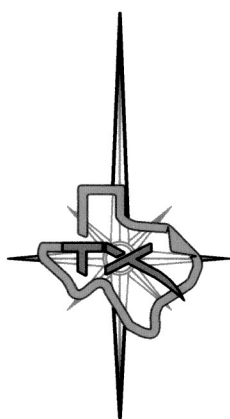
CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	119.77'	125.42'	N 51°06'29" W	119.77'
C2	180.04'	66.49'	N 10°09'09" W	66.11'



12164.001.001.00
12164.001.002.00

12164
WE

J-11



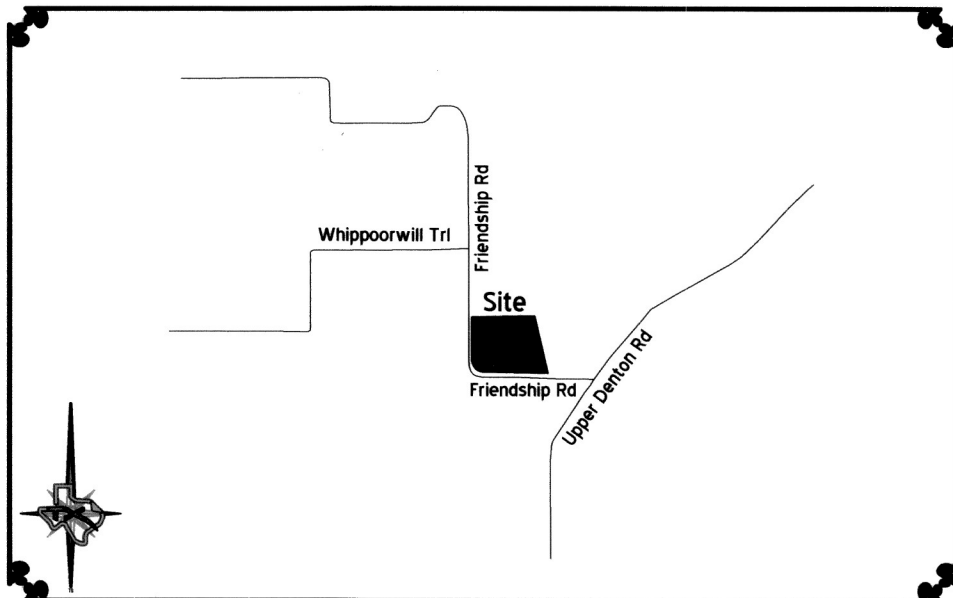
Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
weatherford@txs-e.com

Owner:
Keith & Stacy Laughlin
1591 Friendship Rd
Weatherford, TX 76085

1" = 100'



Vicinity Map (1" = 2,000')



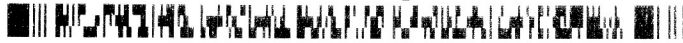
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202507614
03/24/2025 02:57 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 082

202507614 PLAT Total Pages: 1



Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

Arch C (18" x 24")

That Keith D. Laughlin and Stacy Jo Laughlin, do(es) hereby adopt this plat designating the herein above described property as Lots 1R and 2R, Everlaugh Wood, an addition to the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford and Parker County, Texas.

Witness, my hand, this the 16th day of March, 2025.

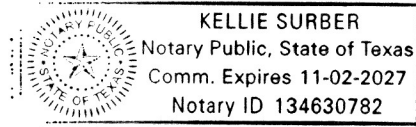
By: Keith D. Laughlin
Keith D. Laughlin (Owner)
Stacy Jo Laughlin
Stacy Jo Laughlin (Owner)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Keith D. 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 16th day of March, 2025.

Kellie Surber
Notary Public in and for the State of Texas

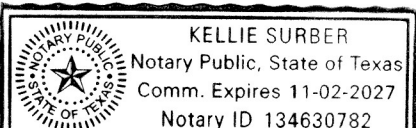


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, 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 16th day of March, 2025.

Kellie Surber
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 24th day of March, 2025.

County Judge
George F. Carley
Commissioner Precinct #1
Sam Wald
Commissioner Precinct #3

Laura Holt
Commissioner Precinct #2
Jim Hall
Commissioner Precinct #4

Parker County Notes:

- 1) Special notice: selling a portion of this addition by metes and bounds is a violation of city and county ordinance, and is subject to fines.
- 2) At time of plat, this tract lies within the Extraterritorial Jurisdiction of the City of Weatherford. This plat was deferred to Parker County for review on February 13, 2025
- 3) Sanitary sewer is to be provided by on-site septic facilities (OSSF).
- 4) Water is to be provided by private water wells.
- 5) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.
- 6) At time of plat, Friendship Road has a posted speed limit of 30 miles per hour.
- 7) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- 8) The Parker County Commissioner's Court approved the waiver for a Groundwater Availability Certification on February 24, 2025.

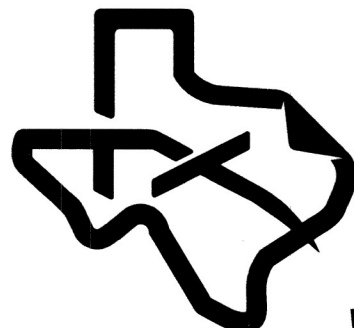
Lot #	Culvert
1R	18" C.M.P.
2R	18" C.M.P.

Replat
Lots 1R and 2R
Everlaugh Wood

an addition to the Extraterritorial Jurisdiction of
the City of Weatherford, Parker County, Texas

Being a 9.751 acres replat of Lots 1 and 2, Everlaugh Wood, according to
the plat recorded in Cabinet F, Slide 193, Plat Records, Parker County, Texas

March 2025



TEXAS
SURVEYING &
ENGINEERING

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586