

State of Texas
County of Parker

Whereas Steven Glick, being the sole owner of a 1.794 acre tract of land, being all of that certain tract conveyed to Glick in Volume 2915, Page 14, Real Property Records, Parker County, Texas, (R.P.R.P.C.T.), also being all of Lots 31-P and 32-P, Laguna Vista Estates, according to the plat recorded in Volume 359-A, Page 68, Plat Records, Parker County, Texas (P.R.P.C.T.); said 1.794 acre tract being more particularly described 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 rod in the south right-of-way of White Settlement Road (paved; 60 foot width), at the northerly common corner of said Lot 31-P and Lot 30-P, said Laguna Vista Estates, for the northeast and beginning corner of this tract;

THENCE S 00°36'16" W 242.39 feet, with the common line of said Lots 31-P and 30-P, to a found 1/2" capped iron rod in the north line of Lot 9-P, said Laguna Vista Estates, for the southeast corner of this tract;

THENCE S 83°42'16" W 302.19 feet, with the south line of said Glick tract, to a found 1/2" capped iron rod at the southerly common corner of said Lot 32-P and Lot 33-P, said Laguna Vista Estates, same being the northeast corner of Lot 7-P, said Laguna Vista Estates, for the southwest corner of this tract;

THENCE N 00°36'16" E 278.70 feet, with the common line of said Lots 32-P and 33-P, to a set 1/2" capped iron rod, stamped "TEXAS SURVEYING INC", in the south right-of-way of said White Settlement Road, for the northwest corner of this tract, from which a 1/2" capped iron rod found for reference bears N 32°39'35" W 1.22 feet;

THENCE S 89°23'44" E 300.00 feet, with the south right-of-way of said White Settlement Road, to the POINT OF BEGINNING, and containing 1.794 acres.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S Walnut St - Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: ANO6010-RP
Field Date: January 2, 2024
Revised Date: August 13, 2025



Surveyor's Notes:

1) 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.

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

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

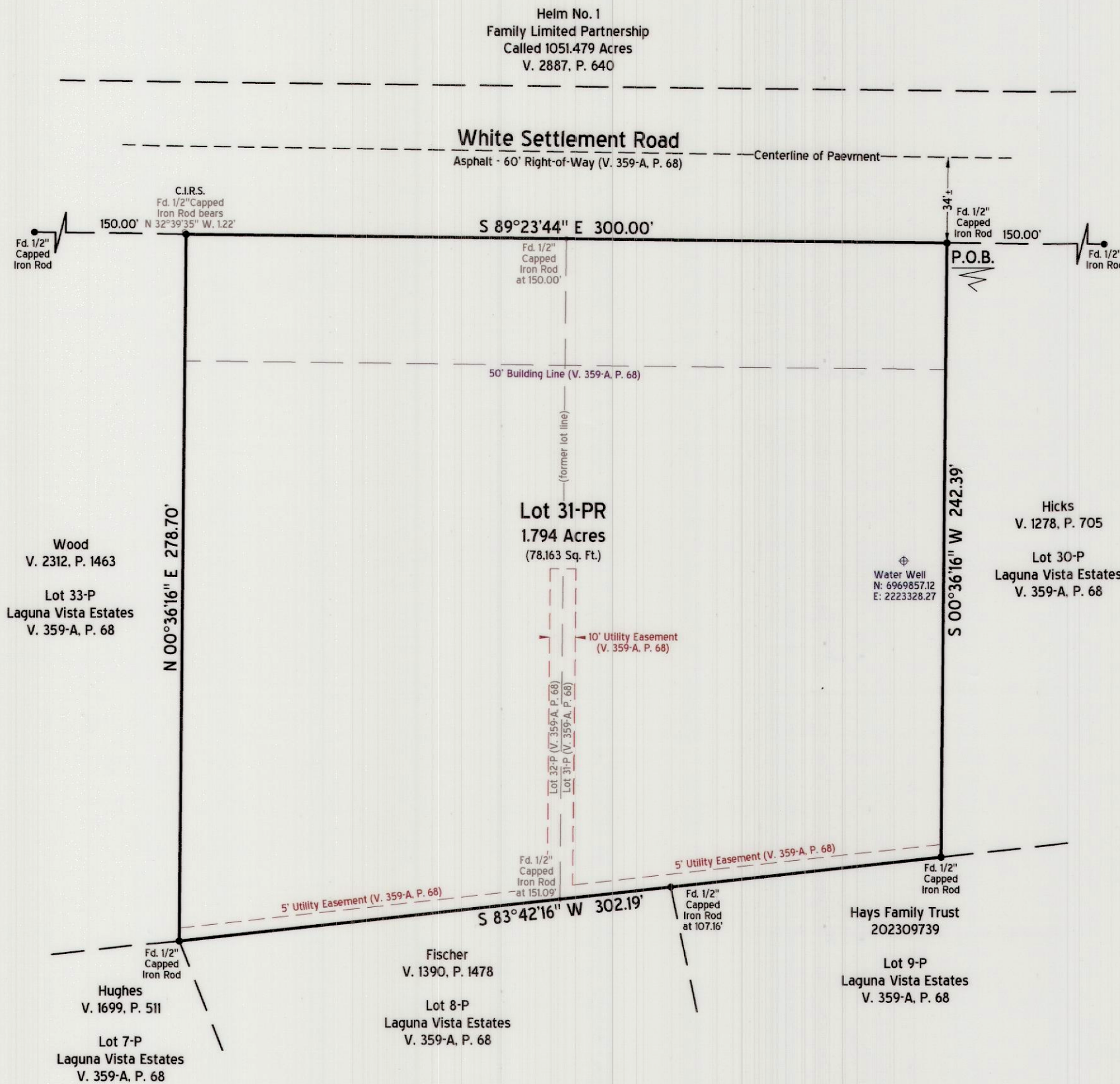
According to the F.I.R.M. Community Panel Map No. 48367C0300E, dated September 26, 2006; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) 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).

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

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC"



202523006 PLAT Total Pages: 1

Sheet 1 of 1

Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

That Steven Glick, do(es) hereby adopt this plat designating the herein above described property as Lot 31-PR, Laguna Vista Estates, 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 Parker County, Texas.

This tract lies within the Extraterritorial Jurisdiction of the City of Weatherford, and was deferred to Parker county by email for platting on July 7, 2025.

Witness, my hand, this the 14 day of August, 2025.

By:

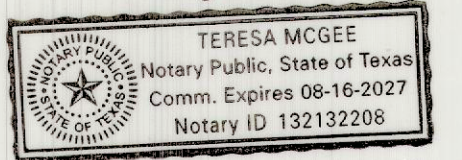
Steven Glick
Steven Glick (Owner)

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 Steven Glick, 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 14 day of August, 2025.

Theresa McGee
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 26 day of August, 2025.

County Judge

George H. Carley
Commissioner Precinct #1

John H. Hulse
Commissioner Precinct #2

Parker County Notes:

- Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.
- Sanitary sewer is to be provided by private on-site septic facilities (OSSF).
- Water is to be provided by private water well.
- 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.
- At time of plat, White Settlement Road has a posted speed limit of 40 miles per hour.
- Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- Parker County Commissioners' Court waived the groundwater availability certification on July 28th, 2025.

Lot #	Culvert Size & Type
31-PR	18" C.M.P.

14260
WE

K-14

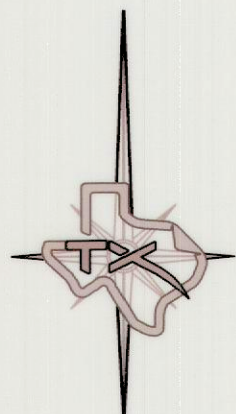
14260.00P.031.00

Replat
Lot 31-PR
Laguna Vista Estates
an addition to the ETJ of the City of Weatherford,
Parker County, Texas

Being a 1.794 acre replat of Lots 31-P and 32-P,
Laguna Vista Estates, according to the plat recorded in
Volume 359-A, Page 68, Plat Records, Parker County, Texas

August 2025

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



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

Owner(s):
Steven Glick
3618 White Settlement Rd
Weatherford, TX 76087

1" = 50'

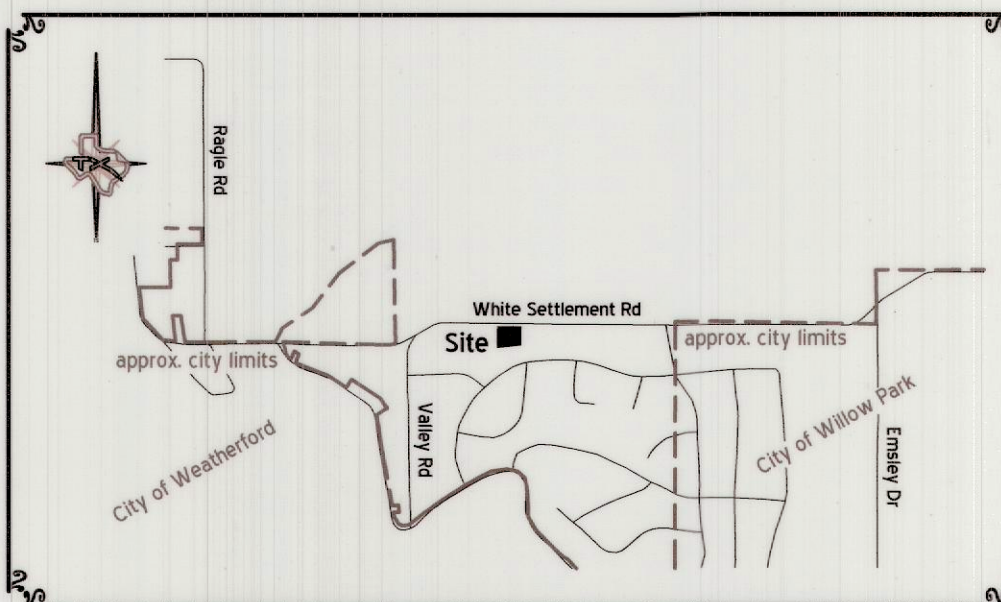


FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202523006
08/26/2025 09:30 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 1162



Vicinity Map (1" = 2,500')