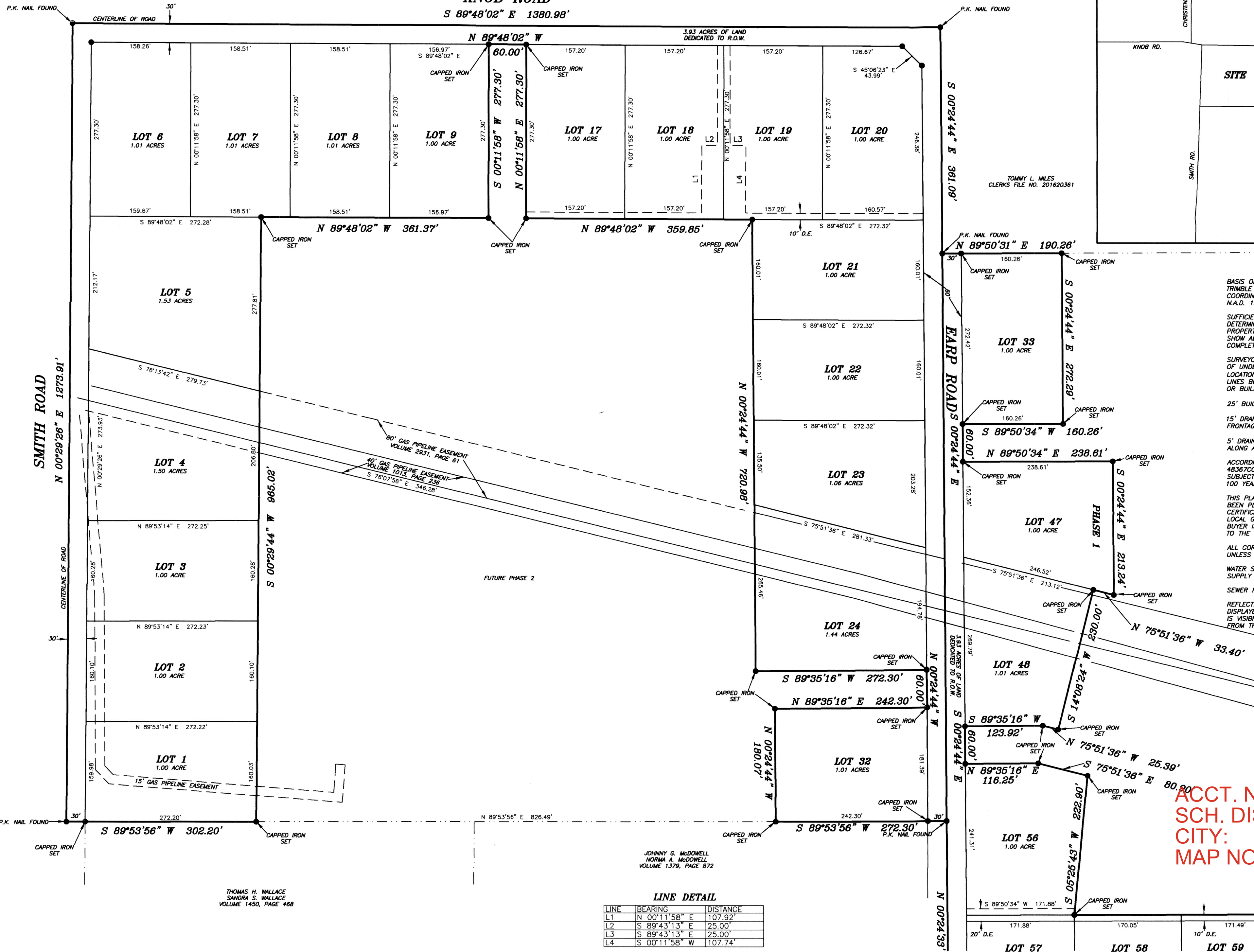


NOB ROAD
S 89°48'02" E 1380.98'



BASIS OF BEARING PER G.P.S. OBSERVATIONS. TRIMBLE RTK NETWORK. TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, N.A.D. 1983.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE

15' DRAINAGE/UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.

5' DRAINAGE/UTILITY EASEMENT & BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4838700175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.

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 GROUNDWATER AVAILABILITY.

ALL CORNERS ARE CAPPED 2023 IRONS SET, UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

REFLECTIVE HOUSE NUMBERS NEED TO BE DISPLAYED BY THE LANDOWNERS DRIVEWAY THAT IS VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.

ACCT. NO: 11906
SCH. DIST: SP
CITY:
MAP NO: L-4 & L-5

LINE DETAIL		
LINE	BEARING	DISTANCE
L1	N 00°11'58" E	107.92'
L2	S 89°43'13" E	25.00'
L3	S 89°43'13" E	25.00'
L4	S 00°11'58" W	107.74'

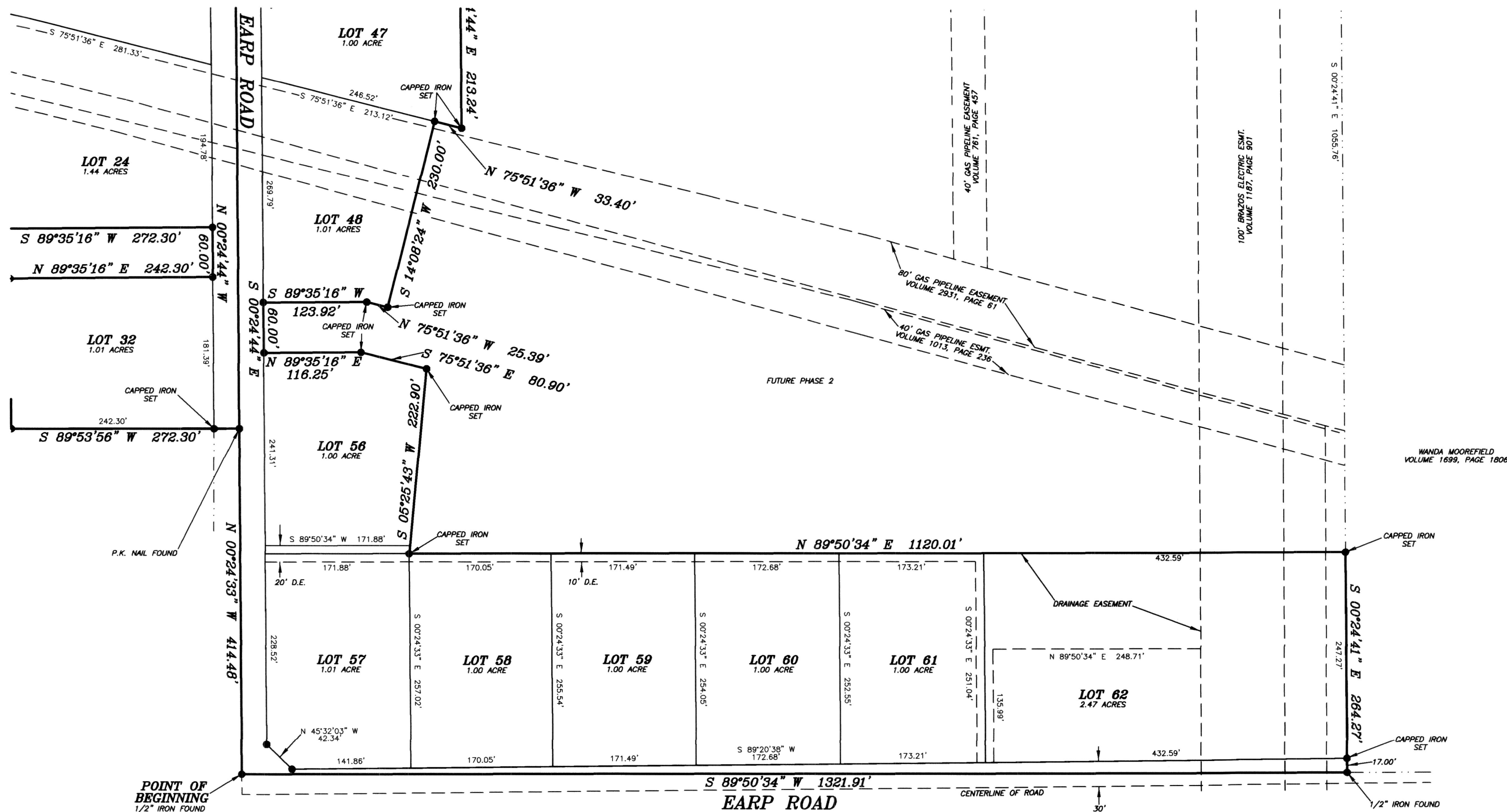
SCALE 1"= 100'
HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 760098
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

OWNER/DEVELOPER
2HM INVESTMENTS, LLC.
6629 FAIRWAY DRIVE
WESTWORTH VILLAGE, TX, 76114

Final Plat Showing
Lots 1-9, 17-24, 32-33, 47-48 & 56-62, Phase 1
EARP ROAD ESTATES
an Addition to Parker County, Texas and being 35.01 acres of land
situated in the
T&P R.R. CO. SURVEY, Section 49, Abstract No. 1428 and the
WILLIAM R. SMITH SURVEY, Abstract No. 2827, Parker County, Texas.

F799



BASIS OF BEARING PER G.P.S. OBSERVATIONS, TRIMBLE RTK NETWORK, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, N.A.D. 1983.

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25' BUILDING LINE ALONG ALL ROAD FRONTAGE

15' DRAINAGE/UTILITY EASEMENT ALONG ALL ROAD FRONTAGE

5' DRAINAGE/UTILITY EASEMENT & BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.

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 GROUNDWATER AVAILABILITY.

ALL CORNERS ARE CAPPED 2023 IRONS SET, UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

REFLECTIVE HOUSE NUMBERS NEED TO BE DISPLAYED BY THE LANDOWNERS DRIVEWAY THAT IS VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.

ACCT. NO: 11906
SCH. DIST: SP
CITY:
MAP NO: L-4 & L-5

OWNER/DEVELOPER
2HM INVESTMENTS, LLC.
6629 FAIRWAY DRIVE
WESTWORTH VILLAGE, TX. 76114

F799

Final Plat Showing
Lots 1-9, 17-24, 32-33, 47-48 & 56-62, Phase I,
EARP ROAD ESTATES,
an Addition to Parker County, Texas and being 35.01
acres of land situated in the
T&P R.R. CO. SURVEY, Section 49, Abstract No. 1428
and the WILLIAM R. SMITH SURVEY, Abstract No. 2827.
Parker County, Texas.

SCALE 1" = 100'

HORIZON LAND SURVEYING
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FIRM NO. 10194616

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS 2HM Investments, LLC., being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the T&P R.R. CO. SURVEY No. 49, Abstract No. 1428, Parker County, Texas, and the WILLIAM R. SMITH SURVEY, Abstract No. 2827, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to 2HM Investments, LLC., recorded in Clerks File No. 202424450, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$ " iron found in Earp Road, said iron being by deed call at the Southwest corner of said William R. Smith Survey, Abstract No. 2827, Parker County, Texas and being a reentrant corner of said T&P R.R. CO. SURVEY, in Earp Road;

thence N 00°24'33" W, with said Earp Road, a distance of 414.48 to a p.k. nail found;

thence S 89°53'56" W, passing the Northeast corner of that certain tract of land described in deed to Johnny G. McDowell and Norma A. McDowell, recorded in Volume 1379, Page 872, continuing with the North line of said Volume 1379, Page 272.30 feet to a capped iron set;

thence N 00°24'44" W a distance of 180.07 feet to a capped iron set;

thence N 89°35'16" E a distance of 242.30 feet to a capped iron set in the West line of Earp Road;

thence N 00°24'44" W, with the West line of said Earp Road, a distance of 60.00 feet to a capped iron set;

thence S 89°35'16" W a distance of 272.30 feet to a capped iron set;

thence N 00°24'44" W a distance of 720.98 feet to a capped iron set;

thence N 89°48'02" W a distance of 359.85 feet to a capped iron set;

thence N 00°11'58" E a distance of 277.30 feet to a capped iron set in the South line of Knob Road;

thence N 89°48'02" W, with the South line of said Knob Road, a distance of 60.00 feet to a capped iron set;

thence S 00°11'58" W a distance of 277.30 feet to a capped iron set;

thence N 89°48'02" W a distance of 361.37 feet to a capped iron set;

thence S 00°29'44" W a distance of 965.02 feet to a capped iron set in the North line of that certain tract of land described in deed to Thomas H. Wallace and Sandra S. Wallace, recorded in Volume 1450, Page 468, Real Records, Parker County, Texas;

thence S 89°53'56" W, with the North line of said Volume 1450, Page 468, a distance of 302.20 feet to a p.k. nail found in Smith Road;

thence N 00°29'26" E, with said Smith Road, a distance of 1273.91 feet to a p.k. nail found at the intersection of said Smith Road and Knob Road;

thence S 89°48'02" E, with said Knob Road, a distance of 1380.98 feet to a p.k. nail found at the intersection of said Knob Road and said Earp Road;

thence S 00°24'44" E, with said Earp Road, a distance of 361.09 to a p.k. nail found at the Southwest corner of that certain tract of land described in deed to Tommy L. Miles, recorded in Clerks File No. 201620361, Real Records, Parker County, Texas;

thence N 89°50'31" E, with the South line of said Clerks File No. 201620361, 190.26 feet to a capped iron set;

thence S 00°24'44" E a distance of 272.30 feet to a capped iron set;

thence S 89°50'34" W a distance of 160.26 feet to a capped iron set in the East line of said Earp Road;

thence S 00°24'44" E, with the East line of said Earp Road, a distance of 60.00 feet to a capped iron set;

thence N 89°50'34" E a distance of 238.61 feet to a capped iron set;

thence S 00°24'44" E a distance of 213.24 feet to a capped iron set;

thence N 75°51'36" W a distance of 33.40 feet to a capped iron set;

thence S 14°08'24" W a distance of 230.00 feet to a capped iron set;

thence N 75°51'36" W a distance of 25.39 feet to a capped iron set;

thence S 89°35'16" W a distance of 123.92 to a capped iron set in the East line of said Earp Road;

thence S 00°24'44" E, with the East line of said Earp Road, a distance of 60.00 feet to a capped iron set;

thence N 89°35'16" E a distance of 116.25 feet to a capped iron set;

thence S 75°51'36" E a distance of 80.90 feet to a capped iron set;

thence S 05°25'43" W a distance of 222.90 feet to a capped iron set;

thence N 89°50'34" E a distance of 1120.01 feet to a capped iron set in the West line of that certain tract of land described in deed to Wanda Moorefield, recorded in Volume 1699, Page 1806, Real Recors, Parker County, Texas;

thence S 00°24'41" E, with the West line of said Volume 1699, Page 1806, a distance of 264.27 to a $\frac{1}{2}$ " iron found in a Northerly line of said Earp Road;

thence S 89°50'34" W, with the North line of said Earp Road, a distance of 1321.91 feet to the POINT OF BEGINNING and containing 35.01 acres

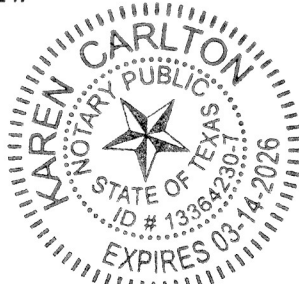
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that 2HM Investments, LLC., acting by and thru his duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lots 1-9, 17-24, 32-33, 47-48 & 56-62, Phase 1
EARP ROAD ESTATES, Parker County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 23rd day of October, 2024.

Jackie Mauldin
Jackie Mauldin



STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Jackie Mauldin, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23rd day of October, 2024.

Karen Carlton
Notary Public State of Texas



HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
OCTOBER 22, 2024

F799

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202428289
10/29/2024 04:09 PM
Fee: 120.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER/DEVELOPER

2HM INVESTMENTS, LLC.
6629 FAIRWAY DRIVE
WESTWORTH VILLAGE, TX, 76114

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ACCT. NO: 11906
SCH. DIST: SP
CITY:
MAP NO: L-4 & L-5

Final Plat Showing
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