

NOT TO SCALE
VICINITY MAP

JHRH INVESTMENTS, INC., BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

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

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLANTED WITHOUT A GRASSWATER EROSION CONTROL PLAN AS PRESCRIBED IN THE LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

ALL CORNERS ARE CAPPED IRONS SET, UNLESS OTHERWISE NOTED. SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS. WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE. 15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE. 5' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES.

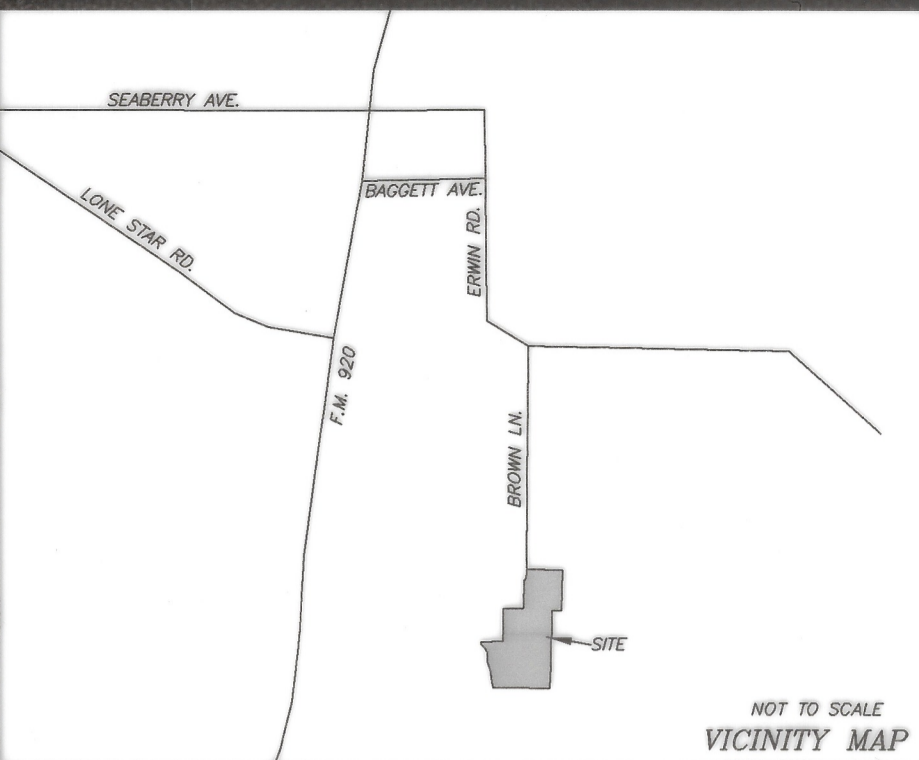
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VOLUME 1674, PAGE 835

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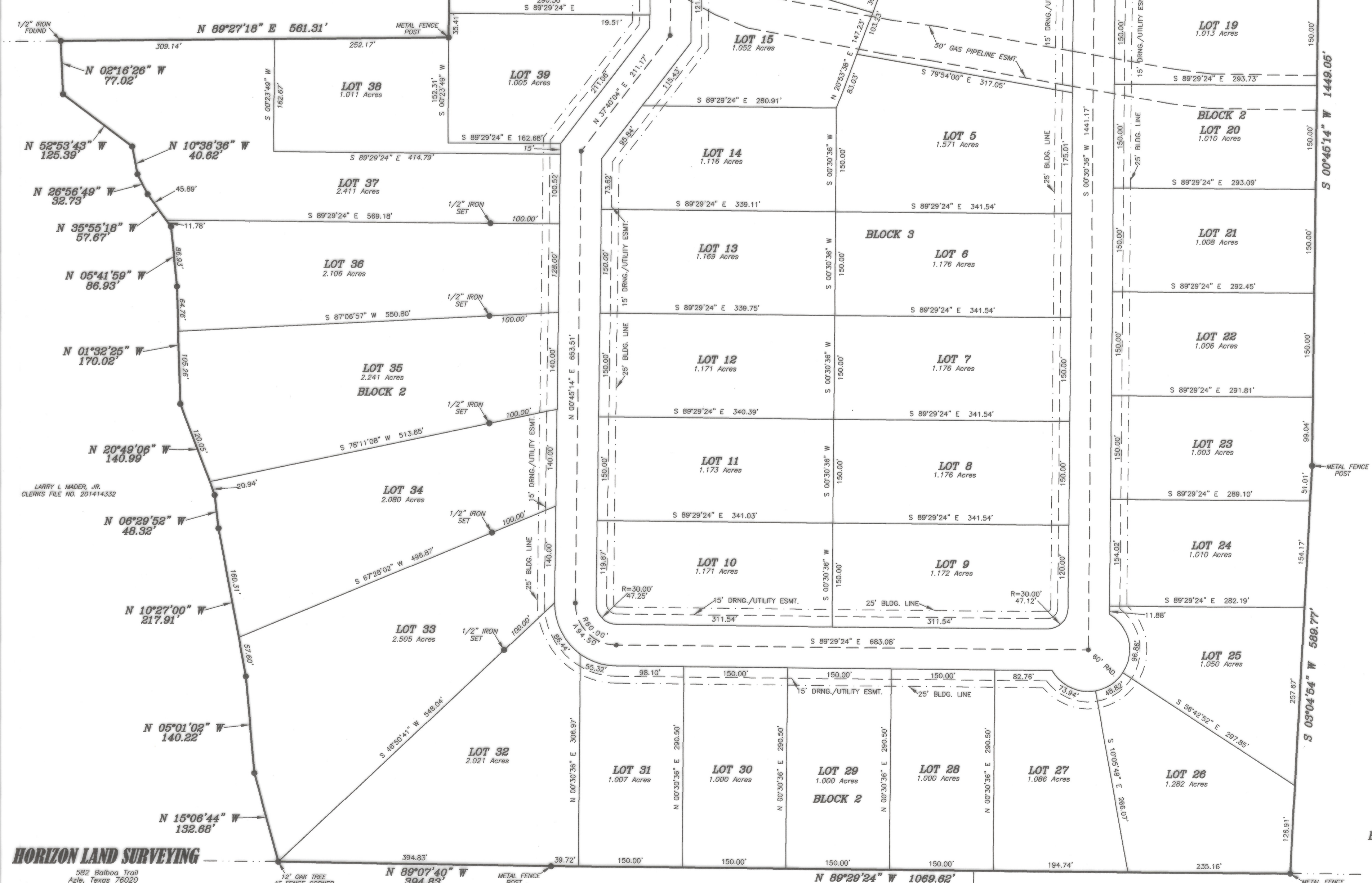
15276
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F-5

OWNER/DEVELOPER
JHRH INVESTMENTS, INC.
902 CANTABRIA COURT
WEST WORTH VILLAGE, TX, 76114

Final Plat
Lots 1-52, Block 2,
Lots 1-16, Block 3,
MONARCH ESTATES,
PHASE II,
Being 91.059 acres of land situated
in the MENON MILLS SURVEY,
Abstract No. 992, and the
NEAL HARRIS SURVEY, Abstract No.
1770, Parker County, Texas



NOT TO SCALE
VICINITY MAP



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS 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.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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 IRONS SET, UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

5' BUILDING LINE ALONG ALL ROAD FRONTAGE.

5' BUILDING LINES ALONG SIDE & REAR LOT LINES.

15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.

5' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES.

TRACT II
LESIKAR FAMILY PARTNERSHIP, LTD.
CLERKS FILE NO. 201300151

F165

OWNER/DEVELOPER
JHR INVESTMENTS, INC.
902 CANTABRIA COURT
WEST WORTH VILLAGE, TX, 76114

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in the MENON MILLS SURVEY,
Abstract No. 932, and the
NEAL HARRIS SURVEY, Abstract No.
1770, Parker County, Texas

HORIZON LAND SURVEYING

582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

JERRY L. RAPER
KAREN A. RAPER
VOLUME 1287, PAGE 291

JERRY L. RAPER
VOLUME 1472, PAGE 725

2021790PLAT
SHEET 2 OF 3

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS JHRH Investments, Inc., being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the MENAN MILLS SURVEY, Abstract No. 932, and the NEAL HARRIS SURVEY, Abstract No. 1770, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to JHRH Investments Inc., recorded in Clerks File No. 202123110, Real Records, Parker County, Texas and being more particularly described as follows:

Beginning at a metal fence post at the called Northwest corner of the M.V.B. COCKBURN SURVEY, Abstract No. 2099, Parker County, Texas, said post being for the Northwest corner of that certain tract of land described as Tract II, in deed to Lesikar Family Partnership, Ltd., recorded in Clerks File No. 201300151, Real Records, Parker County, Texas;

thence S 00°45'14" W, with the common line of said Volume 2923, Page 1714 and said Tract II, Clerks File No. 201300151, a distance of 1449.05' to a metal fence post;

thence S 03°04'54" W, with the common line of said Volume 2923, Page 1714 and said Tract II, Clerks File No. 201300151, a distance of 589.77' to a metal fence post at the Southeast corner of said Volume 2923, Page 1714 and at the Southwest corner of said Tract II, Clerks File No. 201300151 and being in the North line of that certain tract of land described in deed to Jerry L. Raper, recorded in Volume 1472, Page 725, Real Records, Parker County, Texas;

thence N 89°29'24" W, with the South line of said Volume 2923, Page 1714 and with the North line of said Volume 1472, Page 725, and with the North line of that certain tract of land described in deed to Jerry L. Raper and wife Karen A. Raper, recorded in Volume 1287, Page 291, Real Records, Parker County, Texas, a distance of 1069.62' to a metal fence post;

thence N 89°07'40" W, with the common line of said Volume 2923, Page 1714 and said Volume 1287, Page 291, a distance of 394.83' to a 12" oak tree at a fence corner, and being for the Southwest corner of said Volume 2923, Page 1714 and the Southeast corner of that certain tract of land described in deed to Larry L. Mader, Jr., recorded in Clerks File No. 201414332, Real Records, Parker County, Texas;

thence with the common line of said Volume 2923, Page 1714 and said Clerks File No. 201414332, the following calls:

- thence N 15°06'44" W a distance of 132.68';
- thence N 05°01'02" W a distance of 140.22';
- thence N 10°27'00" W a distance of 217.91';
- thence N 06°29'52" W a distance of 48.32';
- thence N 20°49'06" W a distance of 140.99';
- thence N 01°32'25" W a distance of 170.02';
- thence N 05°41'59" W a distance of 86.93';
- thence N 35°55'18" W a distance of 57.67';
- thence N 26°56'49" W a distance of 32.73';
- thence N 10°38'36" W a distance of 40.62';
- thence N 52°53'43" W a distance of 125.39';

thence N 02°16'26" W a distance of 77.02' to a 1/2" iron found at the most Westerly Northwest corner of said Volume 2923, Page 1714 and at the Southeast corner of said Clerks File No. 201414332 and being in the South line of that certain tract of land described in deed to Kwinton Smith, recorded in Volume 1252, Page 742, Real Records, Parker County, Texas;

thence N 89°27'18" E, with the common line of said Volume 2923, Page 1714 and said Volume 1252, Page 742, a distance of 561.31' to a metal fence post at an ell corner of said Volume 2923, Page 1714 and the Southeast corner of said Volume 1252, Page 742;

thence N 00°23'49" E, with the common line of said Volume 2923, Page 1714 and said Volume 1252, Page 742, a distance of 874.57' to a metal fence post at an ell corner of said Volume 2923, Page 1714 and being in the South line of that certain tract of land described in deed to Royce Sandlin and wife Carmen Sandlin, recorded in Volume 1671, Page 835, Real Records, Parker County, Texas;

thence N 89°49'08" E, with the common line of said Volume 2923, Page 1714 and said Volume 1671, Page 835, a distance of 516.61' to a metal fence post;

thence N 41°20'32" E, with the common line of said Volume 2923, Page 1714 and said Volume 1671, Page 835, a distance of 23.36' to a metal fence post;

thence N 01°45'08" E, with the common line of said Volume 2923, Page 1714 and said Volume 1671, Page 835, a distance of 717.45' to a capped iron set;

thence N 66°18'56" E a distance of 28.10' to a capped iron set;

thence N 11°44'27" E a distance of 151.83' to a capped iron set in the called East line of Brown Lane;

thence N 00°19'37" E. with the called East line of said Brown Lane, 45.07 feet to a capped iron set;

THENCE S 89°40'23" E, 932.76 feet to a capped iron set in the West line of that certain tract of land described in deed to Lesikar Family Partnership, Ltd., recorded in Clerks File No. 201300151, Real Records, Parker County, Texas;

thence S 01°29'37" W, with the West line of said Tract II and Tract III, 982.73 feet to a metal fence post at the Southwest corner of said Tract III;

thence N 89°31'29" W, with the North line of said Tract III of said Clerks File No. 201500151, a distance of 255.83' to the point of beginning and containing 91.059 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that JHRH Investments, Inc., acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1-52, Block 2 &
Lots 1-16, Block 3
MONARCH ESTATES, Phase II
Parker County, Texas

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

Executed this the 1 day of February, 2022.


Jeff Hess

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Hess, 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 1 day of February, 2022.


Notary Public State of Texas

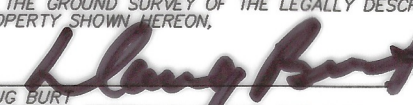


HORIZON LAND SURVEYING

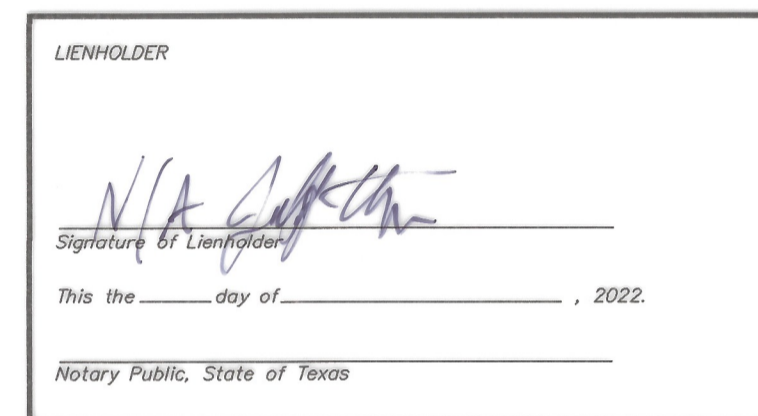
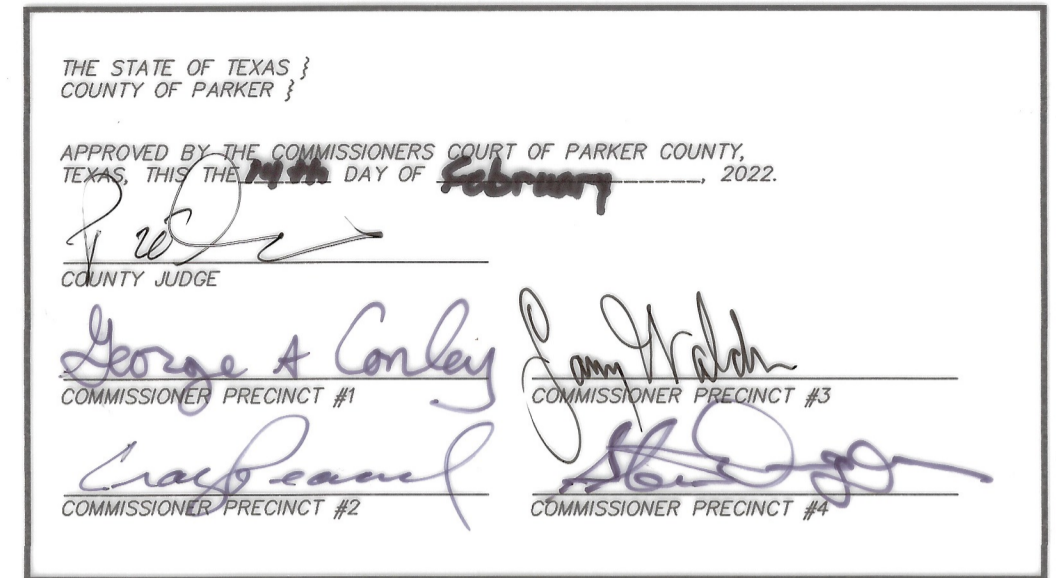
582 Balboa Trail
Azle, Texas 76020
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FIRM NO. 10194616

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902 CANTABRIA COURT
WEST WORTH VILLAGE, TX, 76114



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

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
OCTOBER 25, 2021

F165



Brown Loop=5230.82'
Brown Court=787.28'
Total=6018.10'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



202205768
02/15/2022 10:47 AM
Fee: 84.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

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Lots 1-16, Block 3,
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