

4494 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.

LEFT HESS

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT REVEAL 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. 44320150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

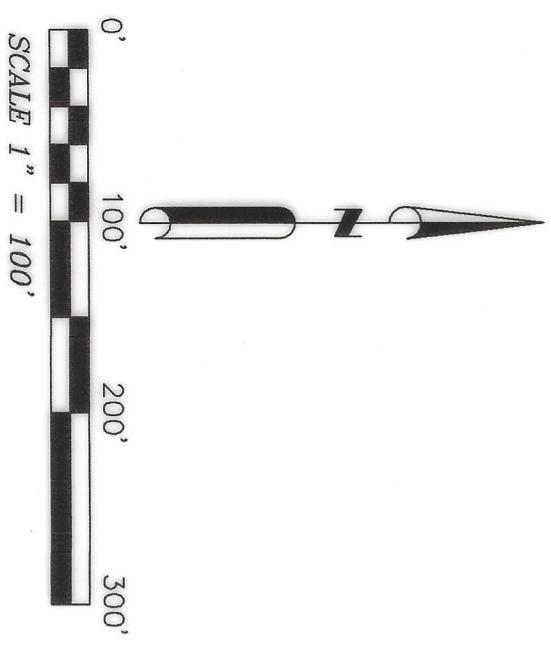
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESUMED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY. ALL CORNERS ARE CAPPED IRONS SET UNLESS OTHERWISE NOTED. SUBJECT PROPERTY 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. 25' 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.

**BROWN LANE**  
N 00°19'37" E 1714.77'



S 01°29'37" W 1700.27'

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



**HORIZON LAND SURVEYING**  
582 Babco Trail  
Able, Texas 76020  
817-584-9027  
horizontalsurvey@gmail.com  
PHN NO. 10154616

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

**E 797**

15276  
PO  
F-5

Final Plat  
Lots 1-29, Block 1,  
MONARCH ESTATES,  
Being 37.144 acres of land situated in the  
MENON MILLS SURVEY, Abstract No. 932,  
Parker County, Texas.

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, 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:

COMMENCING from 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 89°31'29" E, a distance of 255.83' to a metal fence post;

thence N 01°29'37" E, 982.73 feet to a capped iron set in the East line of said Clerks File No. 202123110 and in the West line 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 N 89°40'23" W, 932.76 feet to a capped iron set in the East line of Brown Lane;

thence N 00°19'37" E with the East line of said Brown Lane, at 1720.90 feet passing a metal fence post in the South line of Erwin Road, and continuing in all, a distance of 1714.77' to the approximate center of said Erwin Road;

THENCE with the approximate center of said Erwin Road, the following calls;

S 82°42'43" E a distance of 76.84';  
S 87°58'45" E a distance of 89.50';  
S 89°30'44" E a distance of 507.05';  
N 88°41'03" E a distance of 97.77';  
S 88°25'54" E a distance of 196.90';

thence S 01°29'37" W, at 36.20 feet passing a metal fence post at the Northwest corner of said Tract II, Clerks File No. 201500151 and continuing in all, a distance of 1700.27' to the POINT OF BEGINNING and containing 37.144 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 1-29, Block 1  
MONARCH ESTATES,  
Parker County, Texas

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

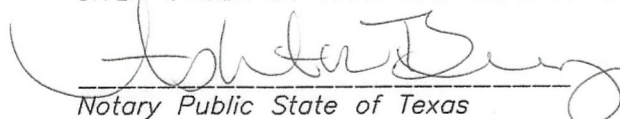
Executed this the 14<sup>th</sup> day of JUNE, 2021.

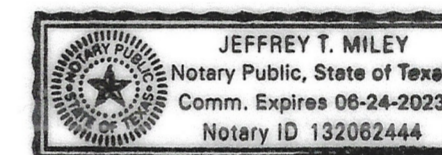
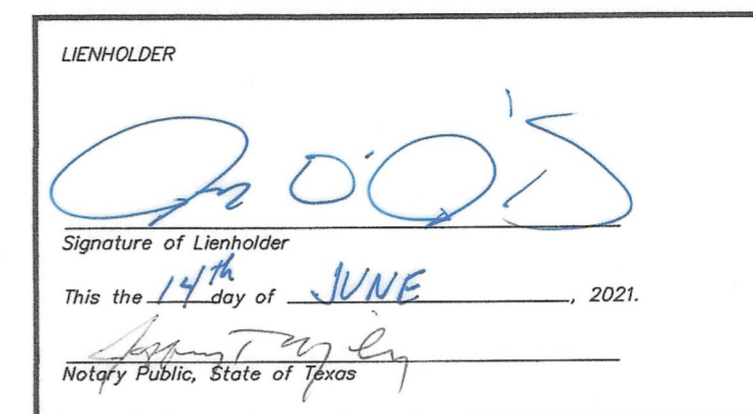
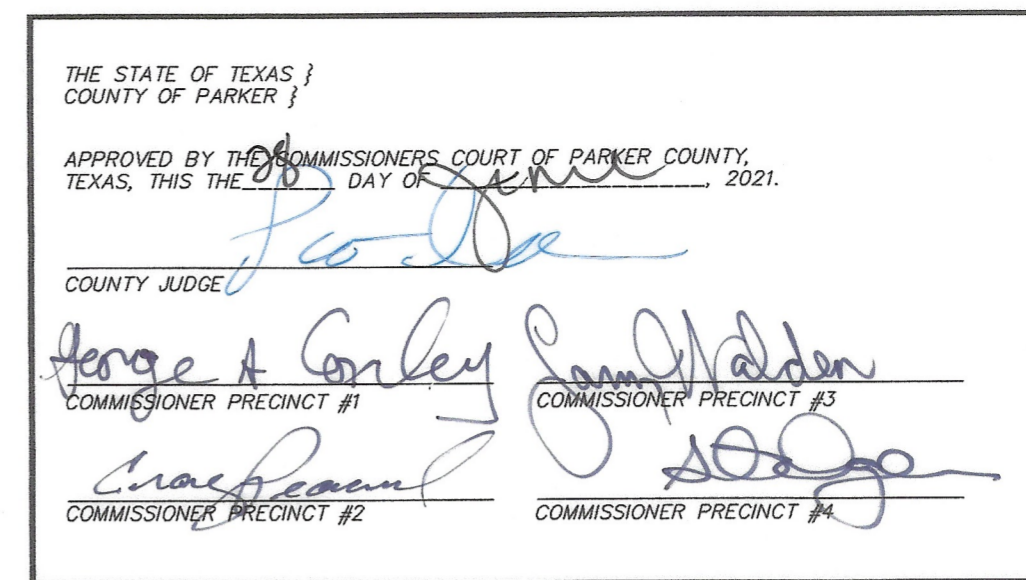
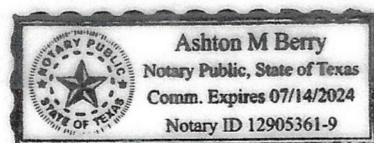
  
Jeff Hess

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 14<sup>th</sup> day of JUNE, 2021.

  
Notary Public State of Texas



**FILED AND RECORDED**

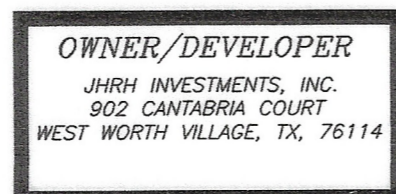
OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202125492  
06/28/2021 04:11 PM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

E 797

**HORIZON LAND SURVEYING**  
582 Balboa Trail  
Azle, Texas 76020  
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  
JUNE 09, 2021

Final Plat  
Lots 1-29, Block 1,  
**MONARCH ESTATES,**  
Being 37.144 acres of land situated in the  
**MENON MILLS SURVEY, Abstract No. 932,**  
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