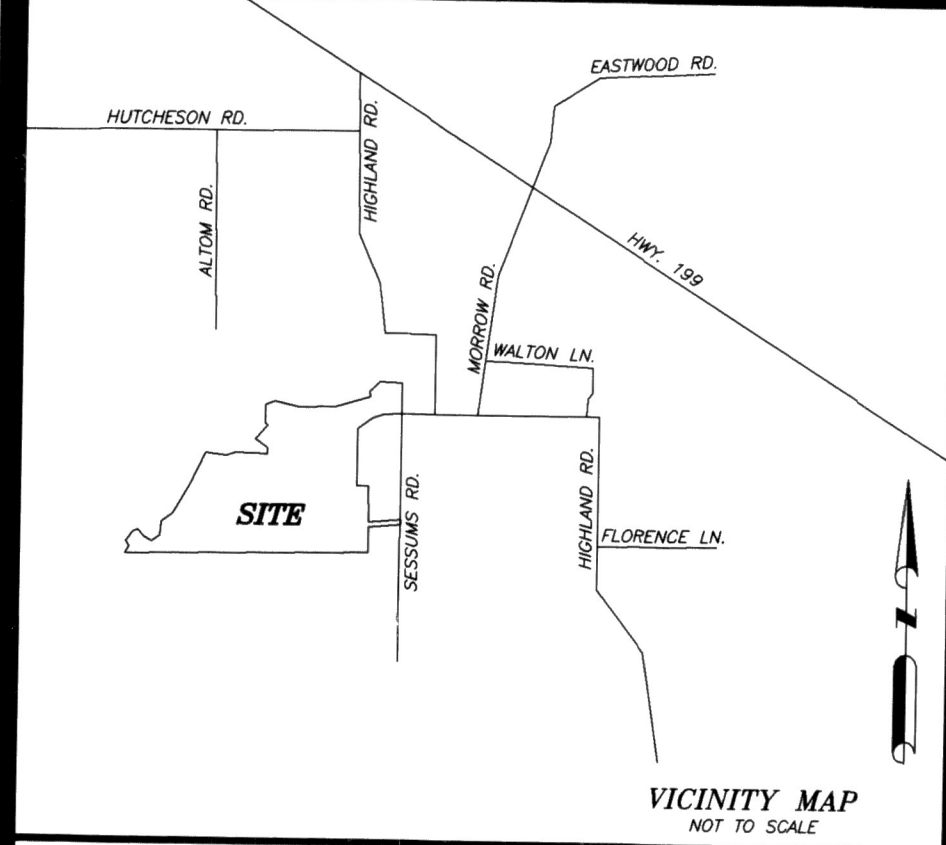
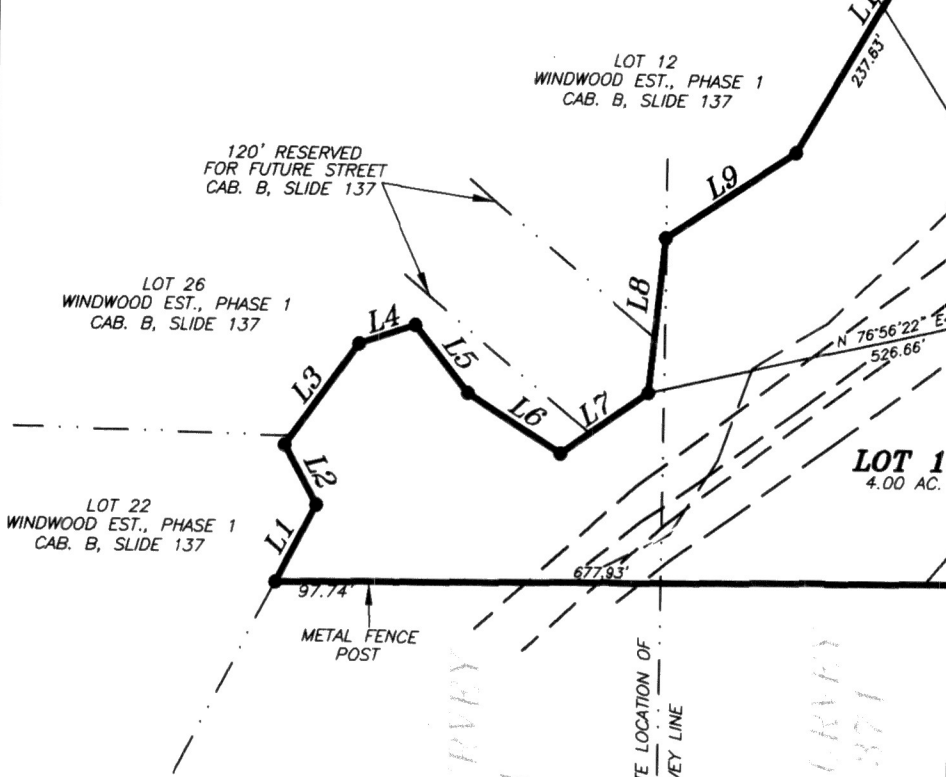




LINE DETAIL

LINE	BEARING	DISTANCE
L1	N 27°08'40" E	90.61'
L2	N 28°57'52" W	70.84'
L3	N 35°16'34" E	130.73'
L4	N 71°05'56" E	63.15'
L5	S 38°28'43" E	89.53'
L6	S 57°44'49" E	115.02'
L7	N 54°29'07" E	111.49'
L8	N 05°27'00" E	162.25'
L9	N 56°03'35" E	162.34'
L10	N 29°50'07" E	360.39'
L11	N 25°38'09" E	419.74'
L12	S 82°21'00" E	234.78'
L13	N 73°37'02" E	120.48'
L14	S 88°20'28" W	354.12'
L15	N 03°05'07" E	69.64'
L16	N 55°47'52" W	166.73'
L17	N 40°42'33" E	209.64'
L18	N 42°02'27" W	44.37'
L19	N 00°02'05" W	200.03'
L20	N 70°05'48" E	115.43'
L21	S 82°15'22" E	62.22'
L22	S 76°00'47" E	214.41'
L23	N 89°38'28" E	413.17'
L24	N 73°17'38" E	409.37'
L25	N 04°53'34" W	67.99'
L26	N 45°02'56" E	153.43'
L27	S 86°08'56" E	257.21'



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 26th DAY OF December, 2023.

COUNTY JUDGE
George A. Conley
COMMISSIONER PRECINCT #1

Jackie Mauldin
COMMISSIONER PRECINCT #2

Sam Holder
COMMISSIONER PRECINCT #3

Shirley Hale
COMMISSIONER PRECINCT #4

DOUG BURT
2023
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
NOVEMBER 08, 2023

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

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

SCALE 1" = 200'

HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandx@gmail.com
FIRM NO. 10194616

2HM INVESTMENTS, LLC., 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.

Jackie Mauldin
JACKIE MAULDIN

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202332795
12/26/2023 03:00 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

HEREFORD ROAD=2752.06'
CORRIENTE COURT=938.04'
ANGUS COURT=303.65'

202332795 PLAT Total Pages: 1

TERESA ANN DENNIS KEEN
VOLUME 2546, PAGE 1428

ROLAN DALE NOE
CLERKS FILE NO. 201731065

TRACY YATES
MICHAEL T. YATES
CLERKS FILE NO. 201628785

GLENDAL A. LAMINACK
CAROL LAMINACK
CLERKS FILE NO. 201901462

DONALD R. HUFF
KARON B. HUFF
VOLUME 1427, PAGE 1579

KAREN HUFF
1980, PAGE 1870

APPROXIMATE LIMITS OF THE 100 YEAR FLOOD HAZARD, PER F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008.

50' GAS PIPELINE EASEMENT ENERGY TRANSFER FUEL, L.P. VOLUME 2343, PAGE 1789 PER SAID EASEMENT GRANTEE SHALL HAVE THE RIGHT TO USE TEMPORARY WORK SPACE UP TO A TOTAL OF 100', INCLUSIVE OF THE 50' EASEMENT.

LOT 12 WINDWOOD EST., PHASE 1 CAB. B, SLIDE 137

LOT 26 WINDWOOD EST., PHASE 1 CAB. B, SLIDE 137

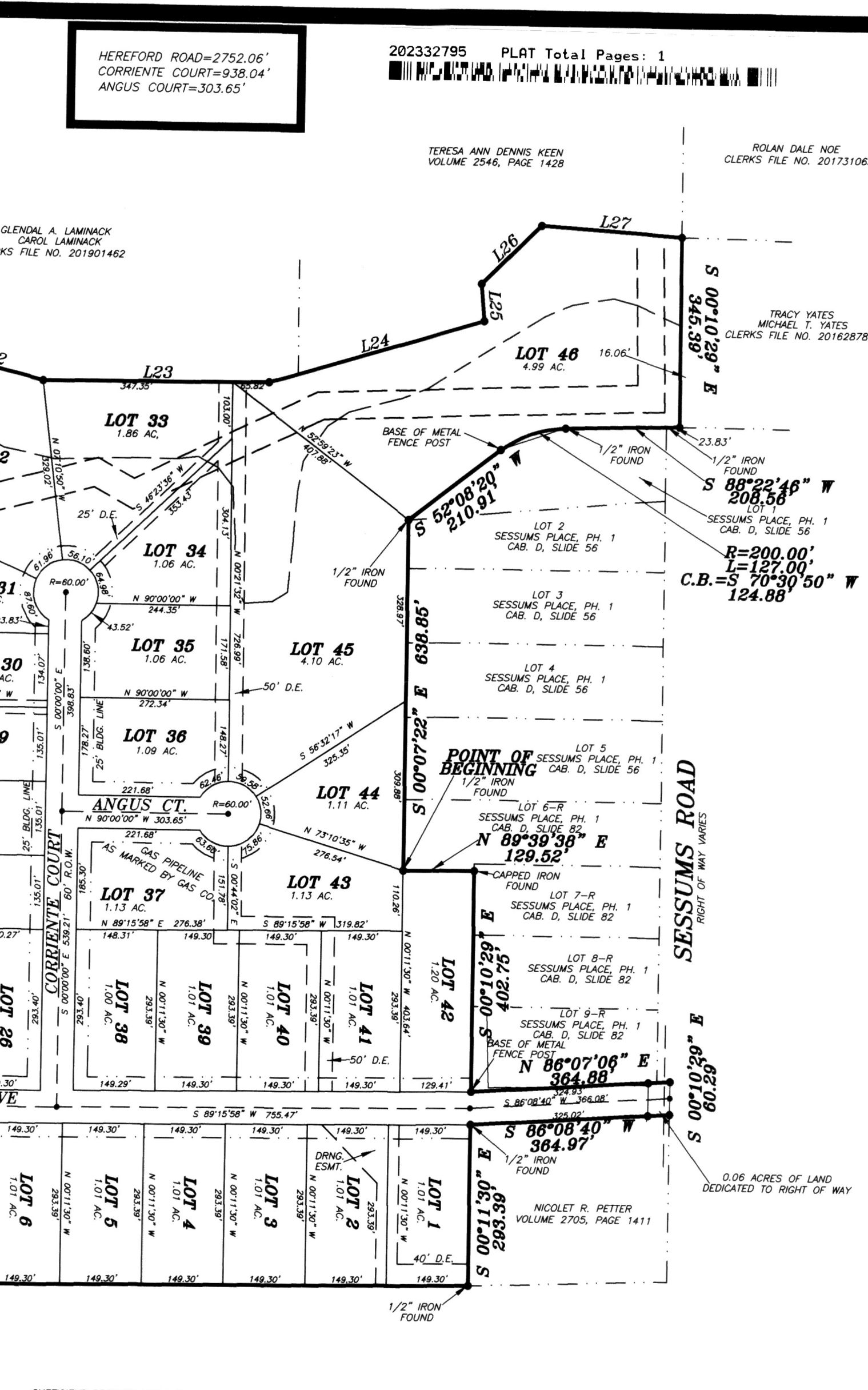
LOT 22 WINDWOOD EST., PHASE 1 CAB. B, SLIDE 137

120' RESERVED FOR FUTURE STREET CAB. B, SLIDE 137

METAL FENCE POST

APPROXIMATE LOCATION OF A SURVEY LINE

JOHN DUNCAN SURVEY ABSTRACT NO. 374



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-2RE-9000382200535, DATED MAY 24, 2022.

THE EASEMENTS RECORDED IN VOLUME 1713, PAGE 854, VOLUME 1846, PAGE 700, VOLUME 1606, PAGE 1347, VOLUME 1633, PAGE 1079, VOLUME 1418, PAGE 921 AND VOLUME 1648, PAGE 1662, R.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.

THE EASEMENTS RECORDED IN VOLUME 1010, PAGE 546, VOLUME 768, PAGE 849, VOLUME 768, PAGE 855 AND VOLUME 1006, PAGE 1111, R.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT GAS PIPELINE CO. FOR EXACT LOCATIONS.

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.

100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON THIS PROPERTY. SURVEYOR ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON. FLOOD IS SHOWN BY SCALE ONLY.

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.

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

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY.

SEWER PROVIDED BY PRIVATE OSSF'S.

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 19th day of December, 2023.

Notary Public, State of Texas
Comm. Expires 09-15-2027
Notary ID 130371532

QUINN NAOMI BREZINA
Notary Public, State of Texas
Comm. Expires 09-15-2027
Notary ID 130371532

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

Lots 1 thru 46, SESSUMS RANCH, Parker County, Texas

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

Executed this 19th day of December, 2023.

Jackie Mauldin
Jackie Mauldin
(2HM Investments, LLC.)

Final Plat Showing
Lots 1 thru 46,
SESSUMS RANCH
an Addition to Parker County, Texas and being
73.914 acres of land situated in the
JOHN DUNCAN SURVEY, Abstract No. 374
and the
ROBERT M. WALKER SURVEY, Abstract No. 1624,
Parker County, Texas.

SESSUMS

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 JOHN DUNCAN SURVEY, Abstract No. 374 and the ROBERT M. WALKER SURVEY, Abstract No. 1624, said tract being the same tract of land described in deed to 2HM Investments, LLC., recorded in Clerks File No. 202331257, Real Records, Parker County, Texas and being more particularly described as follows

BEGINNING at a 1/2" iron found at the Southwest corner of Lot 6-R, Sessums Place, Phase 1, recorded in Cabinet D, Slide 82, Plat Records, Parker County, Texas;

thence N 89°39'38" E, with the South line of said Lot 6-R 129.52, feet to a capped iron found in the West line of Lot 7-R;

thence S 00°10'29" E, with the West line of Lots 7-R, 8-R and 9-R of said Sessums Place, Phase 1, 402.75 feet to a point at the base of a metal fence post and being for the Southwest corner of said Lot 9-R;

thence N 86°07'06" E, with the South line of said Lot 9-R, passing the Southeast corner of said Lot 9-R and continuing 364.88 feet to a point in the East line of Asphalt of Sessums Road;

thence S 00°10'29" E, with said Sessums Road, 60.29 feet and being for the Northeast corner of that certain tract of land described in deed to Nicolet R. Petter, recorded in Volume 2705, Page 1411, Real Records, Parker County, Texas;

thence S 86°08'40" W, with the North line of said Volume 2705, Page 1411, at 23.76 feet passing a "Rivers" capped iron found and continuing in all, 364.97 feet to a 1/2" iron found at the Northwest corner of said Volume 2705, Page 1411;

thence S 00°11'30" E, with the West line of said Volume 2705, Page 1411, 293.39 feet to a 1/2" iron found at the Southwest corner of said Volume 2705, Page 1411 and being in the North line of that certain tract of land described in deed to Robert W. Thompson and Teresa B. Thompson, recorded in Volume 2728, Page 1031, Real Records, Parker County, Texas;

thence S 89°15'58" W, with the North line of said Volume 2728, Page 1031, at 2658.95 feet passing a metal fence post and continuing in all, 2756.69 feet to a point in Walnut Creek;

with said Walnut Creek, the following calls:

N 27°08'40" E 90.61 feet;
N 28°57'52" W 70.84 feet;
N 35°16'34" E 130.73 feet;
N 71°05'56" E 63.15 feet;
S 38°28'43" E 89.53 feet;
S 57°44'49" E 115.02 feet;
N 54°29'07" E 111.49 feet;
N 05°27'00" E 162.25 feet;
N 56°03'35" E 162.34 feet;
N 29°50'07" E 360.39 feet;
N 25°38'09" E 419.74 feet;
S 82°21'00" E 234.78 feet;
N 73°37'02" E 120.48 feet;
S 88°20'28" W 354.12 feet;
N 03°05'07" E 69.64 feet;
N 55°47'52" W 166.73 feet;
N 40°42'33" E 209.64 feet;
N 42°02'27" W 44.37 feet;
N 00°02'05" W 200.03 feet;
N 70°05'48" E 115.43 feet;
S 82°15'22" E 62.22 feet;
S 76°00'47" E 214.41 feet;
N 89°38'28" E 413.17 feet;
N 73°17'38" E 409.37 feet;
N 04°53'34" W 67.99 feet;
N 45°02'56" E 153.43 feet;
S 86°08'56" E 257.21 feet;

thence S 00°10'29" E, leaving said creek, 345.39 feet to a point in said Sessums Road;

thence S 88°22'46" W, at 23.83 feet passing a 1/2" iron found at the Northeast corner of Lot 1, Sessums Place, Phase 1, recorded in Cabinet D, Slide 56, and continuing in all, 208.56 feet to a 1/2" iron found at the beginning of a curve to the left whose radius is 200.00 feet;

thence with the North line of said Lot 1 and with said curve to the left whose chord bears S 70°28'00" W, 124.88 feet and being an arc length of 127.00 feet to the base of a metal fence post;

thence S 52°08'20" W, continuing with the North line of said Lot 1, 210.91 feet to a 1/2" iron found at the Northwest corner of said Lot 1;

thence S 00°07'22" E, with the West line of Lots 1,2,3,4,5 and said Lot 6-R, 638.85 feet to the POINT OF BEGINNING and containing 73.914 acres of land.