

JOHN MCBROOM  
GRETCHEN L. MCBROOM  
CLERKS FILE NO. 201502040

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.

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.

CEDAR TREE DR.=709.27'  
ELM TREE CT.=3,160.33'

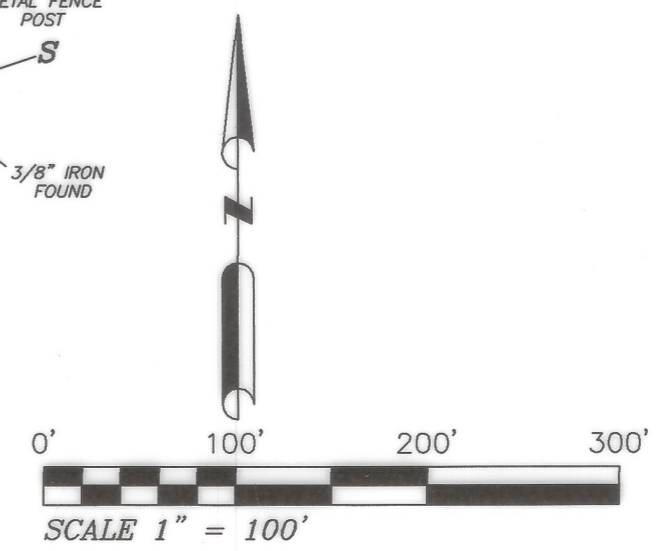
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17947.001.017.00  
20932.011.000.00

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OWNER/DEVELOPER  
2HM INVESTMENTS, LLC.  
3925 BUNTING AVENUE  
FORT WORTH, TEXAS 76107

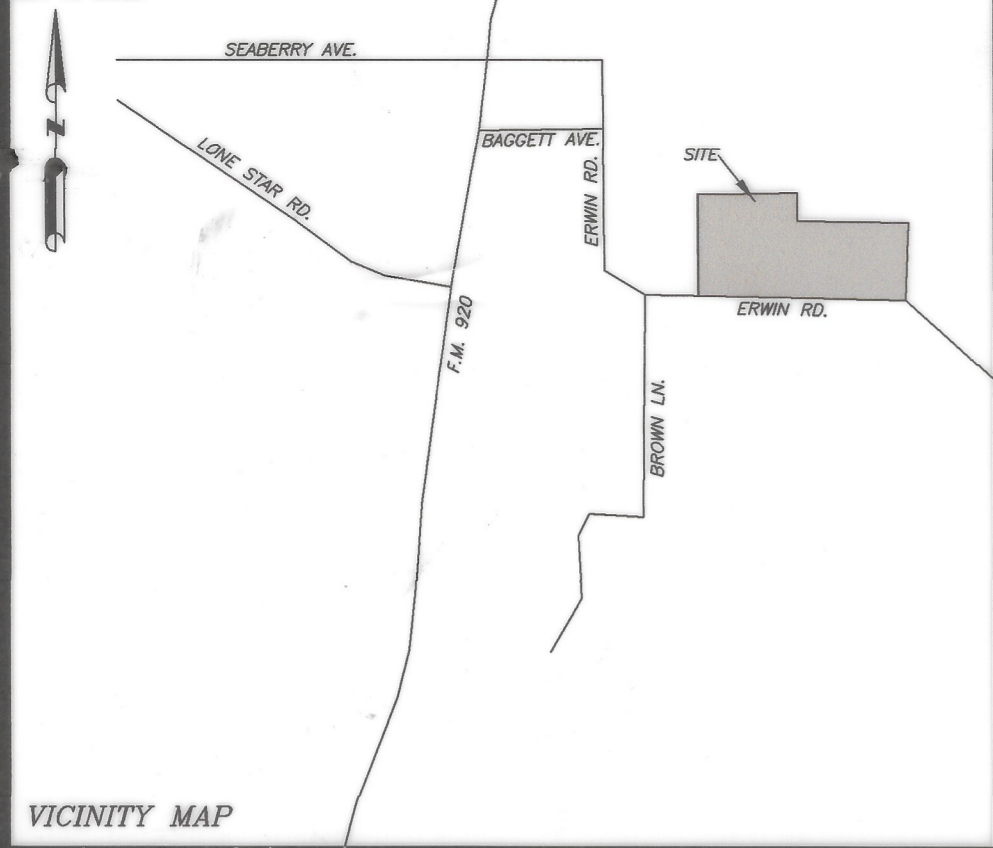
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**HORIZON LAND SURVEYING**  
582 Balboa Trail  
Azle, Texas 76020  
817-584-9027  
horizonlandtx@gmail.com  
FIRM NO. 10194616



Final Plat  
Lots 1-45,  
**STONE ESTATES, PHASE 4**  
Being 55.057 acres of land situated in the  
**MENON MILLS SURVEY, Abstract No. 932,**  
Parker County, Texas.

NOT TO SCALE



**LINE DETAIL**

LINE	BEARING	DISTANCE
L1	N 00°54'32" E	36.13'
L2	N 70°52'31" W	31.58'

FAHLMAN FAMILY TRUST  
CLERKS FILE NO. 201822712

N 89°10'59" E  
89.07'

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5' BUILDING LINES ALONG SIDE & REAR LOT LINES.  
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TERRY HUFFMINES  
TIMOTHY HUFFMINES  
VOL. 128, PAGE 1238

JOHN MCBROOM  
GRETCHEN L. MCBROOM  
CLERKS FILE NO. 201502040

VICINITY MAP

2HM INVESTMENTS, LLC.  
CLERKS FILE NO. 202210109

CAPPED IRON SET

S 87°26'14" E  
181.15'

TREE

METAL FENCE POST

LOT 7  
2.022 Acres

S 89°00'39" E 352.37'

LOT 8  
2.021 Acres

S 89°00'39" E 394.49'

LOT 9  
1.228 Acres

S 89°00'39" E 370.38'

LOT 10  
1.358 Acres

S 89°00'39" E 330.06'

LOT 11  
1.010 Acres

S 89°00'39" E  
260.65'

LOT 12  
1.004 Acres

S 89°00'39" E  
262.98'

LOT 13  
1.013 Acres

S 89°00'39" E  
265.00'

LOT 14  
1.018 Acres

S 89°00'39" E  
266.10'

LOT 15  
1.022 Acres

S 00°06'26" W 548.64'

METAL FENCE POST

N 64°15'11" E 417.94'  
199.09'

CAPPED IRON SET

LOT 6  
1.025 Acres

N 00°54'32" E 295.04'

LOT 5  
1.022 Acres

LOT 4  
1.030 Acres

S 89°00'39" E 445.48'

CAPPED IRON SET

LOT 3  
1.351 Acres

N 00°54'32" E 519.08'

LOT 13, BLOCK 1  
STONE ESTATES  
PHASE 2  
CABINET F, SLIDE 59

LOT 14, BLOCK 1  
STONE ESTATES  
PHASE 2  
CABINET F, SLIDE 59

LOT 15, BLOCK 1  
STONE ESTATES  
PHASE 2  
CABINET F, SLIDE 59

LOT 16, BLOCK 1  
STONE ESTATES  
PHASE 2  
CABINET F, SLIDE 59

CEDAR TREE DR.  
S 89°00'39" E 351.54'

LOT 17, BLOCK 1  
STONE ESTATES  
PHASE 2  
CABINET F, SLIDE 59

LOT 18, BLOCK 1  
STONE ESTATES  
PHASE 2  
CABINET F, SLIDE 59

LOT 19, BLOCK 1  
STONE ESTATES  
PHASE 2  
CABINET F, SLIDE 59

LOT 20, BLOCK 1  
STONE ESTATES  
PHASE 2  
CABINET F, SLIDE 59

LOT 2  
1.015 Acres

LOT 1  
1.004 Acres

LOT 45  
1.000 Acres

LOT 44  
1.000 Acres

LOT 43  
1.000 Acres

LOT 33  
1.009 Acres

LOT 32  
1.009 Acres

LOT 34  
1.000 Acres

LOT 31  
1.000 Acres

LOT 35  
1.000 Acres

LOT 30  
1.000 Acres

LOT 36  
1.000 Acres

LOT 29  
1.000 Acres

LOT 37  
1.000 Acres

LOT 28  
1.000 Acres

ELM TREE CT.

ELM TREE CT.

PECAN TREE COURT

N 00°59'21" E  
125.16'

ELM TREE CT.

ELM TREE CT.

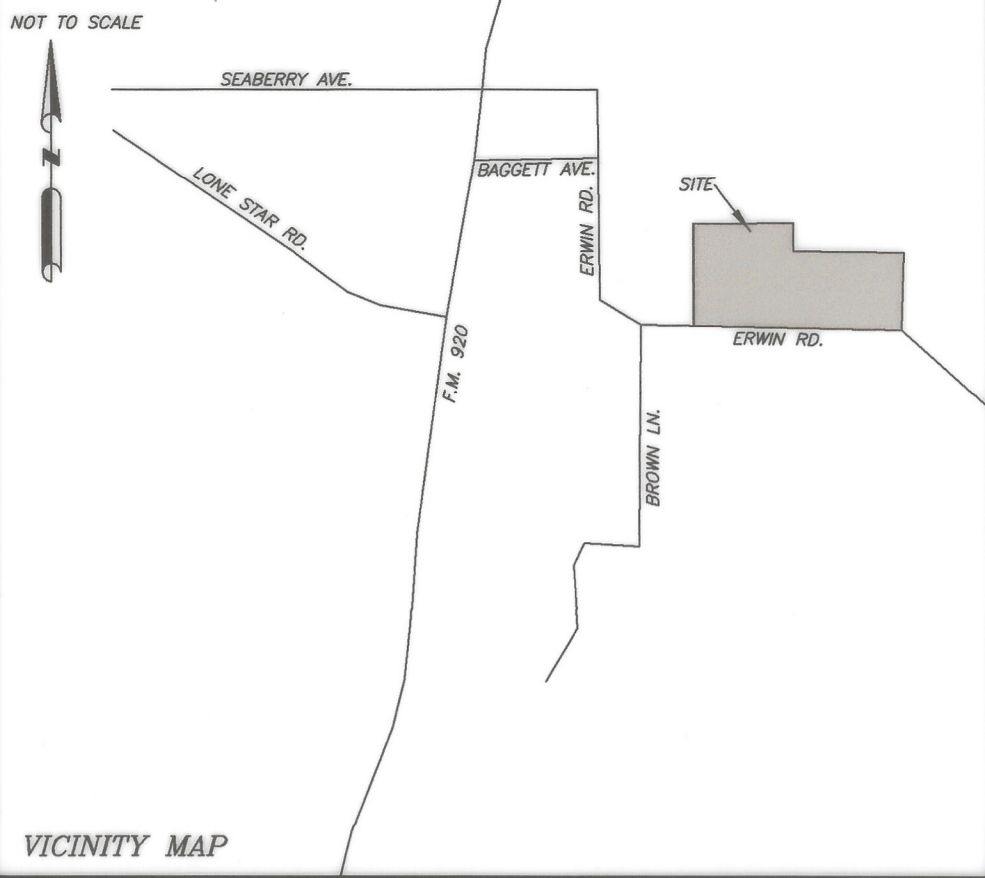
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Being 55.057 acres of land situated in the  
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2HM INVESTMENTS, LLC., BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

*Jeff Hess*  
JEFF HESS

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 Menon Mills Survey, Abstract No. 932, Parker County, Texas, said tract being all of Lot 17, Block 1, Stone Estates, Phase 2, recorded in Cabinet F, Slide 59, Plat Records, Parker County, Texas and being a portion of that certain tract of land described in deed to 2HM Investments, LLC., recorded in Clerks File No. 202210109, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a capped iron found in the North line of Erwin Road and being for the Southwest corner of said Clerks File No. 202221611 and the Southeast corner of that certain tract of land described in deed to Jose Jaime, recorded in Clerks File No. 202111508, Real Records, Parker County, Texas;

thence N 02°48'21" E, with the common line of said Clerks File No. 202221611 and said Clerks File No. 202111508, 716.00 feet to a 1/2" iron found at the Northwest corner of said Clerks File No. 202221611 and the Northeast corner of said Clerks File No. 202111508 and being in the South line of Lot 23, Block 1, Stone Estates, Phase 2, recorded in Cabinet F, Slide 59, Plat Records, Parker County, Texas;

thence S 88°40'32" E, with the common line of said Clerks File No. 202221611 and said Stone Estates, Phase 2, 451.53 feet to a 1" pipe found at the Northeast corner of Lot 7, Stone Estates, Phase 3, recorded in Cabinet F, Slide 262, Plat Records, Parker County, Texas and the Southeast corner of Lot 22, Block 1 of said Stone Estates, Phase 2 and being for the POINT OF BEGINNING;

thence N 00°54'32" E, with the East line of said Stone Estates, Phase 2, 667.58 feet to a capped iron found at the Northeast corner of Lot 18, Block 2, of said Stone Estates, Phase 2;

thence N 89°00'39" W, with the North line of said Lot 18, Block 2, 351.72 feet to a capped iron found in the East line of Pecan Tree Court and being for the Northwest corner of said Lot 18, Block 2;

thence N 00°59'21" E, with the East line of said Pecan Tree Court, 125.16 feet to a capped iron set at the Southwest corner of Lot 16, Block 1 of said Stone Estates, Phase 2;

thence S 89°00'39" E, with the South line of said Lot 16, Block 1, 351.54 feet to a capped iron set;

thence S 00°54'32" W 36.13 feet to a capped iron set;

thence S 70°52'31" E 31.58 feet to a capped iron set;

thence N 00°54'32" E 499.88 feet to a capped iron set;

thence S 89°00'39" E 445.48 feet to a capped iron set;

thence N 64°15'11" E 417.94 feet to a capped iron set;

thence N 25°49'36" E 466.02 feet to a capped iron set;

thence S 87°26'14" E 181.15 feet to a tree;

thence N 89°10'59" E 89.07 feet to a metal fence post in the West line of that certain tract of land described in deed to Terri Huffhines and Timothy Wilkins, recorded in Volume 2618, Page 1238, Real Records, Parker County, Texas;

thence S 02°46'41" W, with the West line of said Volume 2618, Page 1238, 621.26 feet to a metal fence post at the Southwest corner of said Volume 2618, Page 1238 and at the Northwest corner of that certain tract of land described in deed to John McBroom and Gretchen L. McBroom, recorded in Clerks File No. 201502040, Real Records, Parker County, Texas;

thence S 00°06'26" W, with the West line of said Clerks File No. 201502040, 548.64 feet to a metal fence post;

thence S 00°31'53" W, with the West line of said Clerks File No. 201502040, 1198.59 feet to a metal fence post;

thence S 00°13'45" E, with the West line of said Clerks File No. 201502040, 157.96 feet to a metal fence post;

thence S 06°12'01" E, with the West line of said Clerks File No. 201502040, 41.09 feet to a 3/8" iron found at the Northeast corner 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 N 88°50'27" W, with the North line of said Clerks File No. 201300151, 499.86 feet to a capped iron set in the North line of Erwin Road;

thence N 79°39'29" W, with the North line of said Erwin Drive, 40.82 feet to a 60d nail found in a tree;

thence N 76°32'47" W, with the North line of said Erwin Road, 27.45 feet to a capped iron found at the Southeast corner of Lot 17, Block 1, of said Stone Estates, Phase 3;

thence N 00°44'20" E, with the East line of said Stone Estates, Phase 3, 601.77 feet to a capped iron found at the Northeast corner of Lot 16;

thence S 89°55'38" W, with the North line of said Stone Estates, Phase 3, 750.08 feet to a capped iron found;

thence N 00°44'20" E, 109.44 feet to the POINT OF BEGINNING and containing 55.057 acres of land.

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 1-45  
STONE ESTATES, Phase 4  
Parker County, Texas

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

Executed this the 24 day of August, 2022.

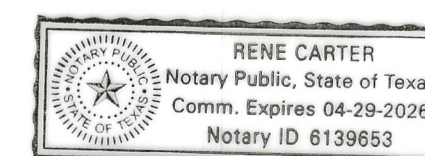
*Jeff Hess*  
JEFF HESS

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 24 day of August, 2022.

*René Carter*  
Notary Public State of Texas



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202233915  
09/13/2022 01:26 PM  
Fee: 84.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

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STONE ESTATES, PHASE 4  
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MENON MILLS SURVEY, Abstract No. 932,  
Parker County, Texas.

2022618 RSB  
SHEET THREE OF THREE

F 329

THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 12<sup>th</sup> DAY OF September, 2022.

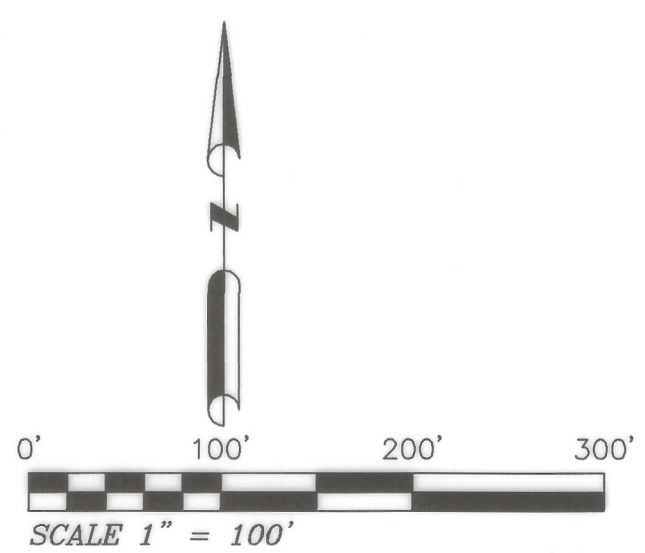
*[Signature]*  
COUNTY JUDGE

*George A. Carley*  
COMMISSIONER PRECINCT #1

*[Signature]*  
COMMISSIONER PRECINCT #3

*[Signature]*  
COMMISSIONER PRECINCT #2

*[Signature]*  
COMMISSIONER PRECINCT #4



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FORT WORTH, TEXAS 76107



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

*[Signature]*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
AUGUST 18, 2022