

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-2RE-9000382300104-KT, DATED APRIL 14, 2023.

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.

THE EASEMENT RECORDED IN VOLUME 2194, PAGE 1284, R.R.P.C.T. IS A BLANKET EASEMENT, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION.

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 LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF AZLE, TEXAS.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE.

10' BUILDING LINES ALONG SIDE & REAR LOT LINES.

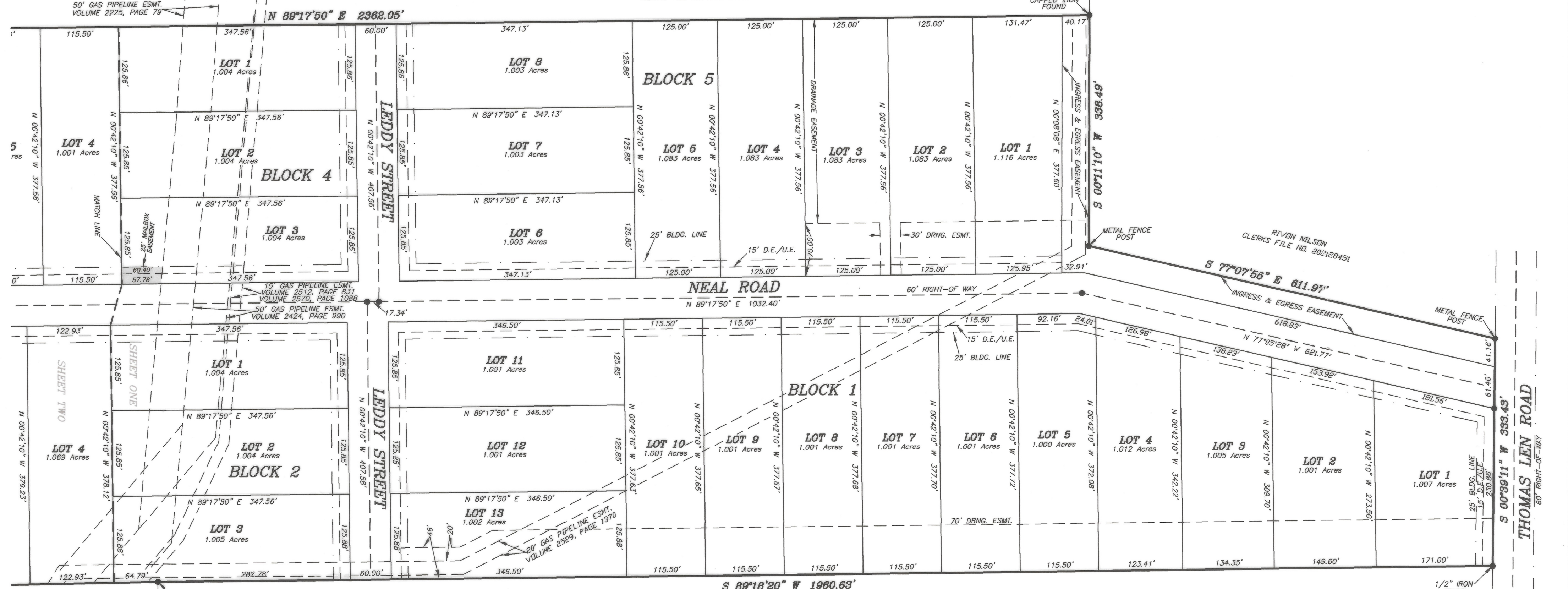
15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.

10' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES, UNLESS OTHERWISE NOTED.

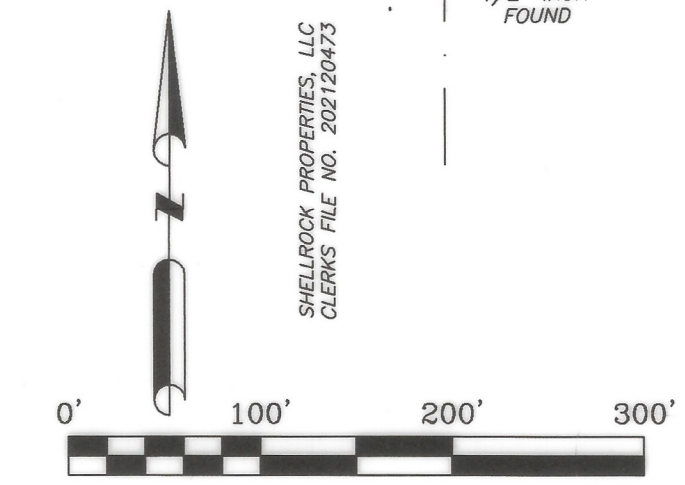
NEAL ROAD=3211.47'
LEDDY STREET=815.14'
OLIVIA LUCILLE STREET=1919.95'

202314641 PLAT Total Pages: 3

JOHN W. GOTTLLOB
SUSAN L. GOTTLLOB
CLERKS FILE NO. 202300918



ZACHARY WRIGHT
ROBERT ALEX WRIGHT
GEMMA ELLA KATHERINE WEBB
CLERKS FILE NO. 202234700



HORIZON LAND SURVEYING

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

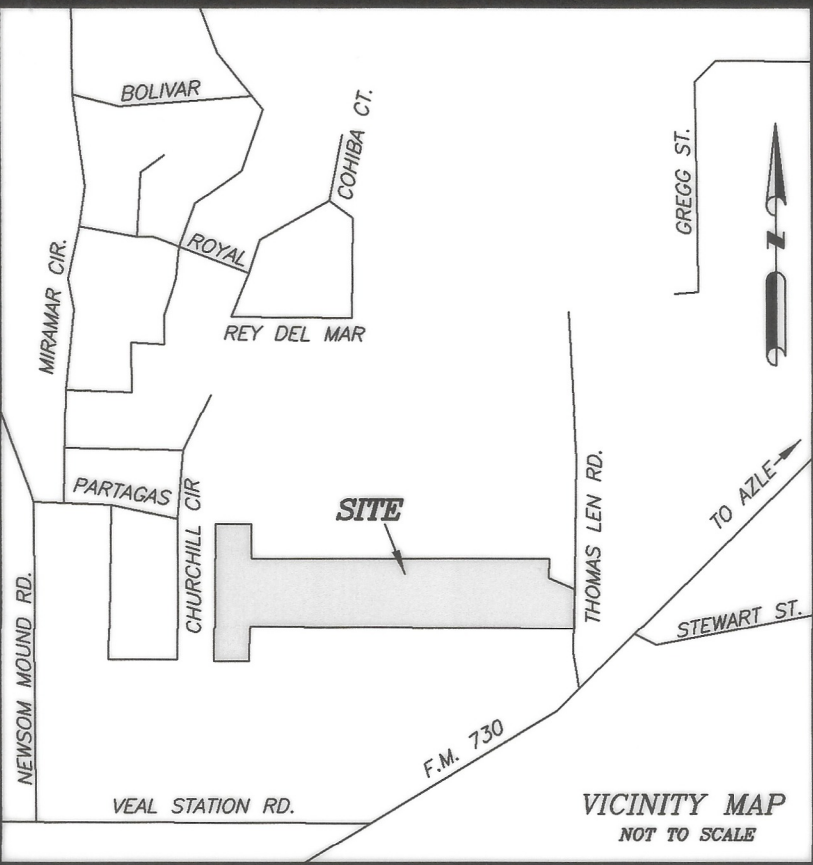
21432.002.000.00
21432.002.000.50
21432.001.000.00

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

F497

18362
AZ
M-7

Final Plat Showing
Lots 1-13, Block 1,
Lots 1-15, Block 2,
Lots 1-11, Block 3,
Lots 1-16, Block 4 &
Lots 1-8, Block 5,
THOMAS LEN ESTATES
an addition in the Extra Territorial Jurisdiction of the City of
Azle, Parker County, Texas and being 73.152 acres of land
situated in the T&P R.R. CO. SURVEY NO. 23, Abstract No.
1432, Parker County, Texas.



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LEDDY STREET=815.14'
OLIVIA LUCILLE STREET=1919.95'

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SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE.

10' BUILDING LINES ALONG SIDE & REAR LOT LINES.

15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.

10' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES, UNLESS OTHERWISE NOTED.

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. 23, Abstract No. 1432, Parker County, Texas, said tract being the same tract of land described in deed to 2HM Investments, LLC., recorded in Clerks File No. 202309577, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron found at the Northwest corner of said Clerks File No. 202309577 and the Southwest corner of that certain tract of land described in deed to John L. Gottlob and Susan L. Gottlob, recorded in Clerks File No. 202300918, Real Records, Parker County, Texas and being in the East line of Partagas, Phase I, recorded in Cabinet B, Slide 728, Plat Records, Parker County, Texas;

thence with the common line of said Clerks File No. 202309577 and said Clerks File No. 202300918, the following calls:

N 89°17'48" E, 492.17 feet to a capped iron found;

S 00°27'08" E, 633.80 feet to a capped iron found;

N 89°17'50" E, 2362.05 feet to a capped iron found at the most Northerly Northeast corner of said Clerks File No. 202309577 and the Southeast corner of said Clerks File No. 202300918 and being in the West line of that certain tract of land described in deed to Rivon Nilson, recorded in Clerks File No. 202128451, Real Records, Parker County, Texas;

thence S 00°11'10" W, with the common line of said Clerks File No. 202309577 and said Clerks File No. 202128451, 338.49 feet to a metal fence post at an ell corner of said Clerks File No. 202309577 and at the Southwest corner of said Clerks File No. 202128451;

thence S 77°07'55" E, with the common line of said Clerks File No. 202309577 and said Clerks File No. 202128451, 611.97 feet to a metal fence post at the most Easterly Northeast corner of said Clerks File No. 202309577 and the Southeast corner of said Clerks File No. 202128451 and being in the West line of Thomas Len Road;

thence S 00°39'11" W, with the West line of said Thomas Len Road, 333.43 feet to a capped iron found at the most Easterly Southeast corner of said Clerks File No. 202309577 and the Northeast corner of that certain tract of land described in deed to Zachary Wright, Robert Alex Wright and Gemma Ella Katherine Webb, recorded in Clerks File No. 202234700, Real Records, Parker County, Texas;

thence S 89°18'20" W, with the common line of said Clerks File No. 202309577 and said Clerks File No. 202234700, 1960.63 feet to a wood fence post at the Northwest corner of said Clerks File No. 202234700 and the Northeast corner of that certain tract of land described in deed to Shellrock Properties, LLC., recorded in Clerks File No. 202120473, Real Records, Parker County, Texas;

thence with the common line of said Clerks File No. 202309577 and said Clerks File No. 202120473, the following calls:

S 88°46'50" W, 947.31 feet to a metal fence post;

S 01°15'28" W, 464.26 feet to a 1/2" iron found;

thence S 89°36'53" W, 579.34 feet to a metal fence post at the Southwest corner of said Clerks File No. 202309577;

thence N 01°25'07" E, 149.55 feet to a capped iron found at the Southeast corner of Lot 47, Block 1 of said Partagas, Phase I;

thence N 01°22'55" E, with the West line of said Clerks File No. 202309577 and the East line of said Partagas, Phase I, 1769.93 feet to a the POINT OF BEGINNING and containing 73.152 acres of land.

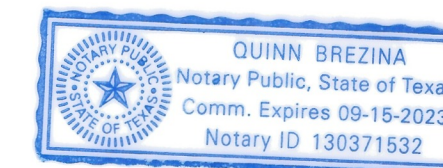
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that 2HM Investments, LLC., acting by and thru his duly authorized agent do hereby adopt this plat designating the hereinabove described real property as.....

Lots 1-13, Block 1
Lots 1-15, Block 2
Lots 1-11, Block 3,
Lots 1-16, Block 4 &
Lots 1-8, Block 5,
THOMAS LEN ESTATES,
City of Azle Extra Territorial Jurisdiction, Parker County, Texas.

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

Executed this the 5th day of June, 2023.

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 5th day of June, 2023.

Quinn Brezina
Notary Public State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202314641
06/07/2023 09:42 AM
Fee: 84.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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

HORIZON LAND SURVEYING

CITY OF AZLE, PARKER COUNTY, TEXAS.
PLANNING & ZONING COMMISSION

WHEREAS The City of Azle

Approved on this the 1st day of June, 2023.

Malinda Nowell
Chairman

Malinda Nowell
Secretary

THIS PLAT DOES NOT REQUIRE PARKER COUNTY COMMISSIONER COURT SIGNATURES PER ETJ AGREEMENT FILED IN BOOK 2800, PAGE 446.

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

F497

Final Plat Showing
Lots 1-13, Block 1,
Lots 1-15, Block 2,
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THOMAS LEN ESTATES
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