

State of Texas  
County of Parker

Whereas 2LM Management, LLC, being the sole owner of a 3.000 acres tract of land, out of the A.C. Glover Survey, Abstract No. 1753, Parker County, Texas; being a portion of that certain called 39.984 acres tract conveyed to 2LM Management, LLC, as described in Clerk's File No. 202040840, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID; US Survey Feet):

BEGINNING at a found 1/2" iron rod in the south line of Ellis Drive, at the northeast corner of Lot 4, I-20 West Park Addition, according to the plat recorded in Cabinet C, Slide 650, Plat Records, Parker County, Texas, being the northwest corner of said 2LM Management, LLC tract, for the northwest and beginning corner of this tract.

THENCE over and across said 2LM Management, LLC tract the following:

N 89°34'57" E 239.60 feet, to a set 1/2" capped iron rod, for the northeast corner of this tract;

S 43°54'05" E 272.82 feet, to a set 1/2" capped iron rod, for a corner of this tract;

S 00°49'03" E 150.66 feet, to a set 1/2" capped iron rod, for the southeast corner of this tract;

S 89°10'57" W 425.95 feet, to a set 1/2" capped iron rod in the east line of said Lot 4, I-20 West Park Addition, for the southwest corner of this tract; whence a found 1/2" iron rod at the southwest corner of said 2LM Management, LLC tract bears S 00°49'03" E 999.80 feet;

N 00°49'03" W 351.59 feet, along the common line of said Lot 4, I-20 West Park Addition and said 2LM Management, LLC tract to the POINT OF BEGINNING.

#### Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton, Registered Professional Land Surveyor No. 5865  
Texas Surveying, Inc. - Mineral Wells Branch  
112 S.E. 1st St, Mineral Wells, TX 76067  
mineralwells@txsurveying.com - 940-325-2155  
Project ID: M19230-RI-P  
Field Date: August 12, 2019  
Preparation Date: May 30, 2024



#### Surveyor's Notes:

A) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

B) Currently this tract appears to be located within the following area:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0375E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

C) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid; US Survey Feet).

D) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

E) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

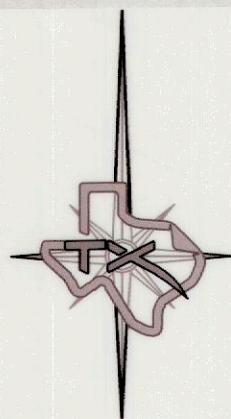
F) All property corners are C.I.R.S. - set 1/2" capped iron rods stamped "TEXAS SURVEYING INC." - unless otherwise noted.

#### Parker County Notes:

- 1) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.
- 2) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- 3) Sanitary sewer is to be provided by on-site septic facilities.
- 4) 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 availability.
- 5) Water is to be provided by private well.
- 6) At time of plat, Ellis Drive has a posted speed limit of 35 miles per hour.
- 7) At time of plat, Lot 1 shown hereon has a 12" corrugated metal culvert installed at the existing drive entrance.
- 8) At time of plat, Lot 1 shown hereon has reflective address numbers on the gate at the existing drive entrance.

Waiver for groundwater study

Approved in Commissioner Court  
June 10, 2024



Surveyor:  
Micah Hamilton, R.P.L.S.  
112 S.E. 1st St  
Mineral Wells, TX, 76067

Owner:  
2LM Management, LLC  
ATTN: Larson Hampton  
1100 Old Annetta Rd  
Aledo, TX 76008

1" = 60'

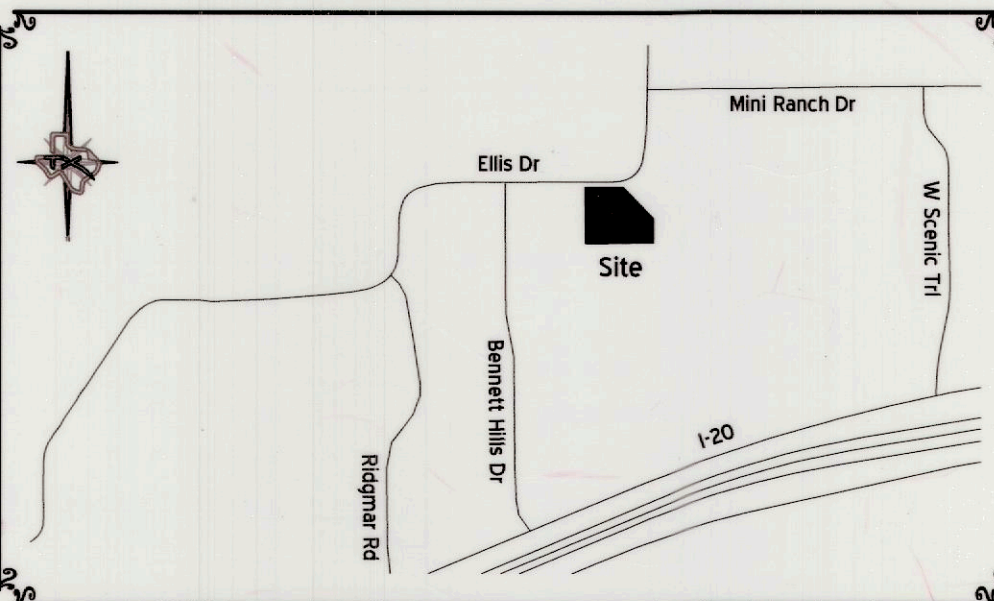
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202414910  
06/11/2024 09:31 AM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

Plat Cabinet F Slide 733



Vicinity Map ( 1" = 1,200' )

202414910 PLAT Total Pages: 1

Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

that 2LM Management, LLC, do(es) hereby adopt this plat designating the herein above described property as Lot 1, 2LM Development, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 3rd day of June, 2024.

By:

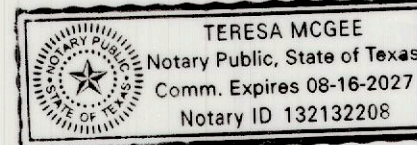
Larson Hampton (Managing Member)

State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Larson Hampton known to me to be the person whose name is subscribed to the above and foregoing instrument; and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 3rd day of June, 2024.

Teresa McGee  
Notary Public in and for the State of Texas



State of Texas  
County of Parker

Approved by the Commissioners' Court of Parker County, Texas,

this the 10 day of June, 2024.

County Judge

Boyd A. Conley  
Commissioner Precinct #1

Jack Foster  
Commissioner Precinct #2

Gregg Hall  
Commissioner Precinct #3

Shirley  
Commissioner Precinct #4

ACCT. NO: 10001

SCH. DIST: BR

CITY:

MAP NO: E-17

21753.001.001.00 (SP)

Final Plat  
Lot 1  
2LM Development  
an addition in Parker County, Texas

Being a 3.000 acres tract of land out of the A.C.  
Glover Survey, Abstract No. 1753, Parker County, Texas

June 2024

MINERAL WELLS BRANCH - 940-325-2155

