

State of Texas
County of Parker

Whereas 2LM Management, LLC, being the sole owner of a 7.516 acres tract of land, out of the A.C. Glover Survey, Abstract No. 1753 and the A.C. Glover Survey, Abstract No. 2215, 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 at the northwest corner of Tract 26, Weatherford Mini-Ranch Estates, according to the plat recorded in Cabinet A, Slide 151, Plat Records, Parker County, Texas (P.R.P.C.T.), same being the northeast corner of said 2LM Management, LLC tract, for the northeast and beginning corner of this tract.

THENCE S 00°01'13" W 397.74 feet, along the common line of said Weatherford Mini-Ranch Estates (A-151) and said 2LM Management, LLC tract, to a set 1/2" capped iron rod, for the southeast corner of this tract. Whence a found 1/2" iron rod at the southeast corner of said 2LM Management, LLC tract bears S 00°01'13" W 883.02 feet.

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

N 89°58'47" W 785.77 feet, to a set 1/2" capped iron rod, for the southwest corner of this tract;

N 00°49'03" W 210.46 feet, to a set 1/2" capped iron rod, for an angle corner of this tract;

N 43°54'05" W 232.64 feet, to a found 1/2" capped iron rod in the common line of said 2LM Management, LLC tract and Ellis Drive (a paved surface), for the northwest corner of this tract. Whence a found 1/2" capped iron rod at the northeast corner of Lot 1, 2LM Development, according to the plat recorded in Cabinet F, Slide 733, P.R.P.C.T., bears S 89°34'57" W 100.00 feet.

THENCE N 71°42'54" E 47.49 feet, along the common line of said 2LM Management, LLC tract and said Ellis Drive, to a found 1/2" capped iron rod at the southwest corner of Tract 28, said Weatherford Mini-Ranch Estates (A-151), for a corner of this tract.

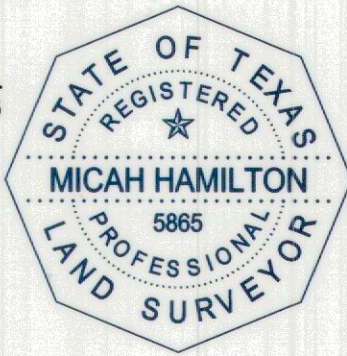
THENCE N 89°42'54" E 905.15 feet, along the common line of said Tract 28, Weatherford Mini-Ranch Estates and this tract to the POINT OF BEGINNING.

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-P2
Field Date: June 10, 2024
Preparation Date: August 15, 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

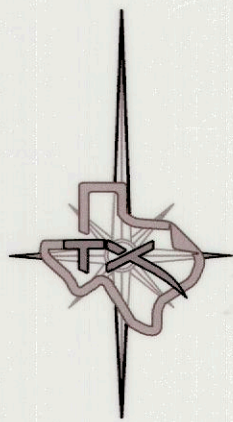
According to the F.I.R.M. Community Panel Map No. 48367C0375E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

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"), and all easement corners are points, unless otherwise noted.



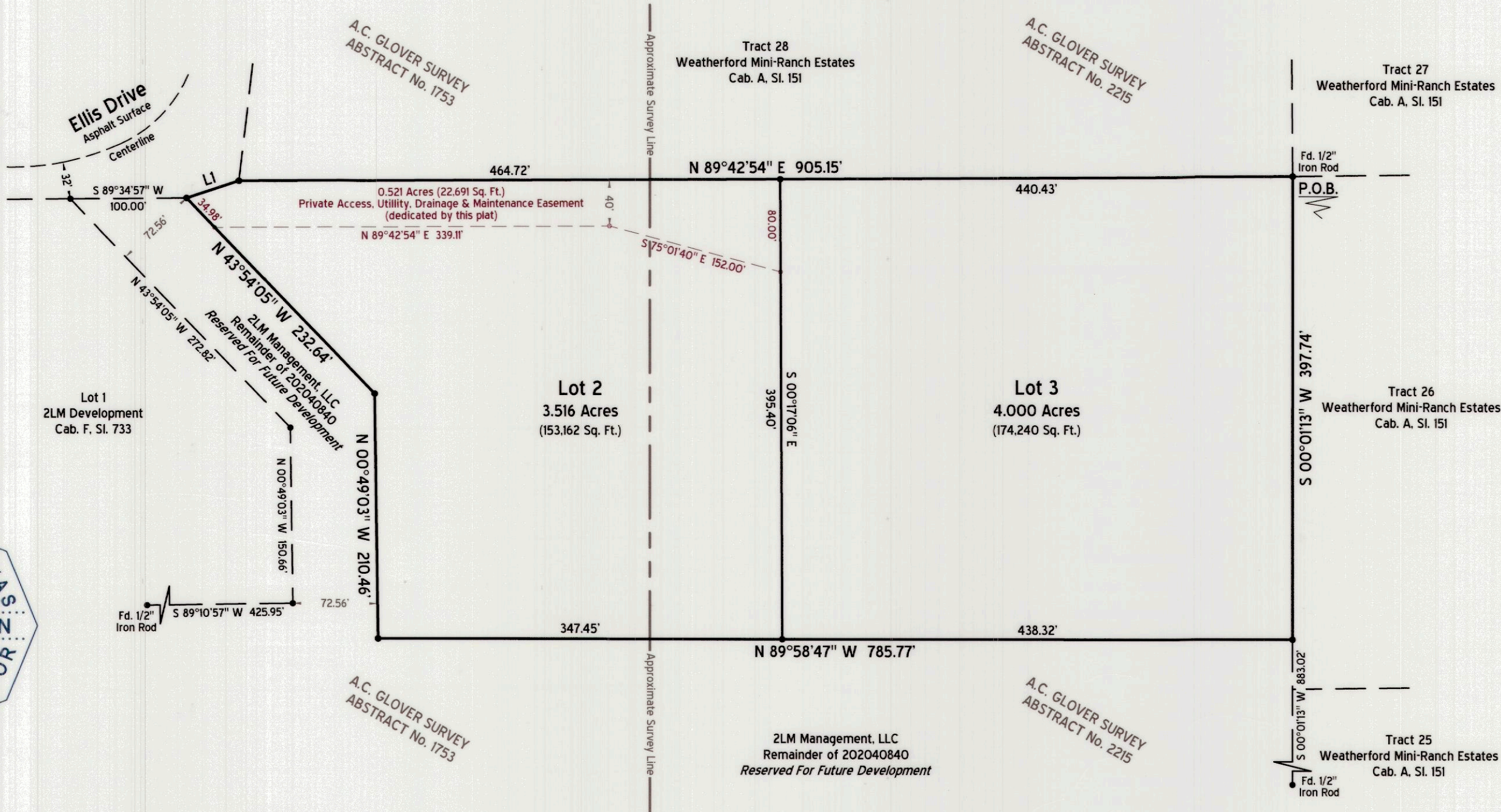
Surveyor:
Micah Hamilton, R.P.L.S.
112 S.E. 1st St
Mineral Wells, TX, 76067

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

1" = 100'



LINE	BEARING	DISTANCE
L1	N 71°42'54" E	47.49'

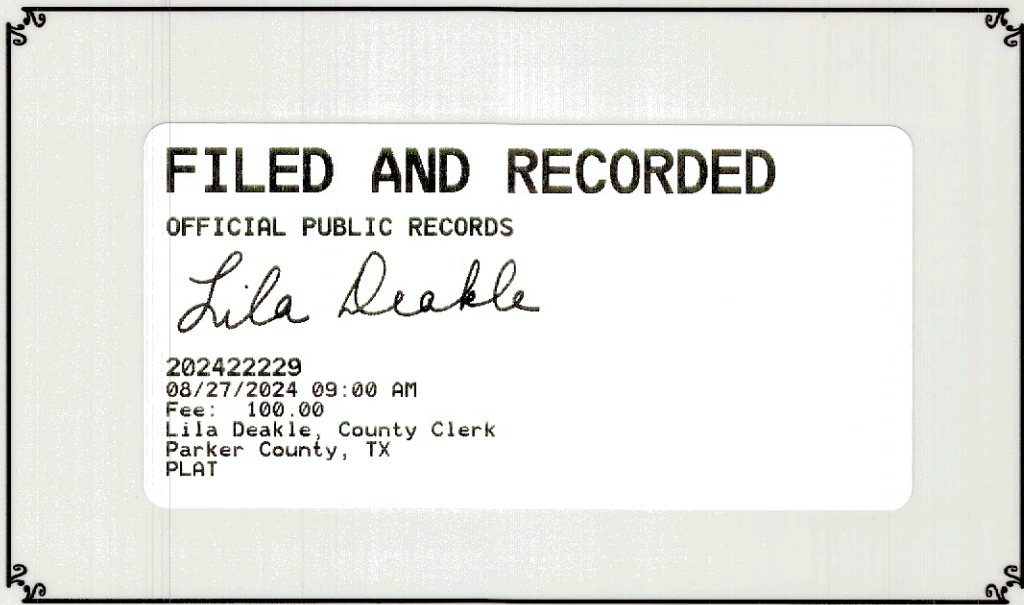


ACCT. NO: 10001

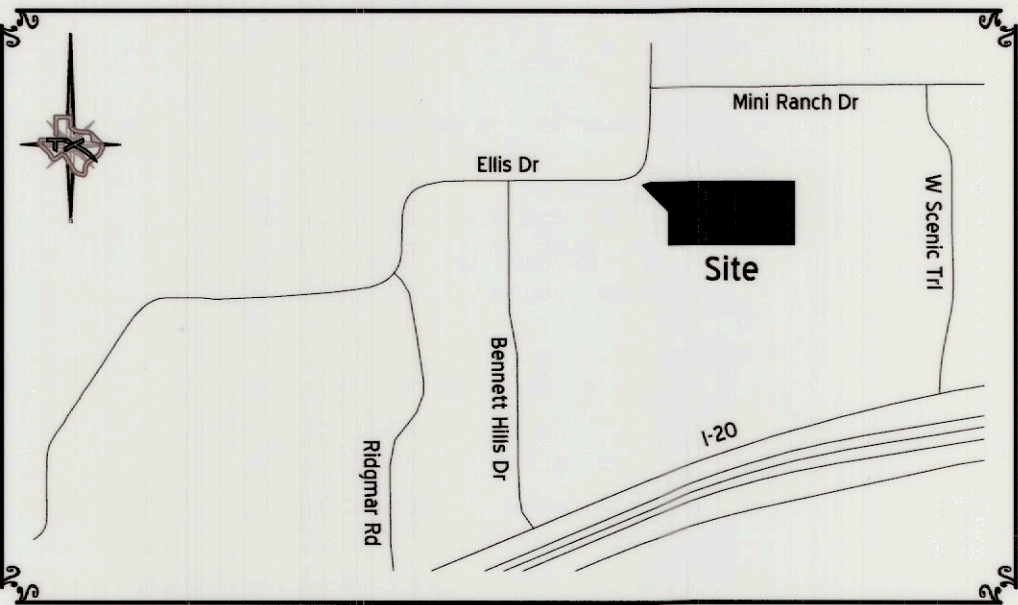
SCH. DIST: BR

CITY:

MAP NO: E-17



Plat Cabinet F Slide 773



Vicinity Map (1" = 1,200')

202422229 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 Lots 2 and 3, 2LM Development, Phase 2, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

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

Witness, my hand, this the 19th day of August, 2024.

By:

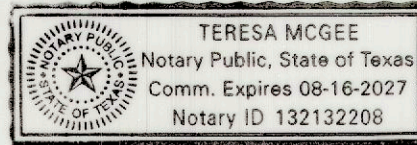
L. Hampton
2LM Management, LLC (Owner)
Larson Hampton (Managing Member)

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 19th day of August, 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 19th day of August, 2024.

County Judge
James C. Carby
Commissioner Precinct #1

James C. Carby
Commissioner Precinct #3

Jacob Holt
Commissioner Precinct #2

Tim Kelle
Commissioner Precinct #4

Parker County Notes:

- 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.
- No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- Sanitary sewer is to be provided by on-site septic facilities.
- 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.
- Water is to be provided by private wells.
- At time of plat, Ellis Drive has a posted speed limit of 35 miles per hour.
- At the time of this plat, a 12" corrugated metal culvert is installed at the shared driveway entrance on Ellis Road.
- Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- The Parker County Commissioner's Court approved the waiver for a Groundwater Availability Certification on August 12, 2024.
- This property was officially released from the Weatherford extraterritorial jurisdiction on July 4, 2024.

Final Plat
Lots 2 and 3
2LM Development, Phase 2
an addition in Parker County, Texas

Being a 7.516 acres tract of land out of the A.C. Glover Survey, Abstract No. 1753 and the A.C. Glover Survey, Abstract No. 2215, Parker County, Texas

August 2024

MINERAL WELLS BRANCH - 940-325-2155

