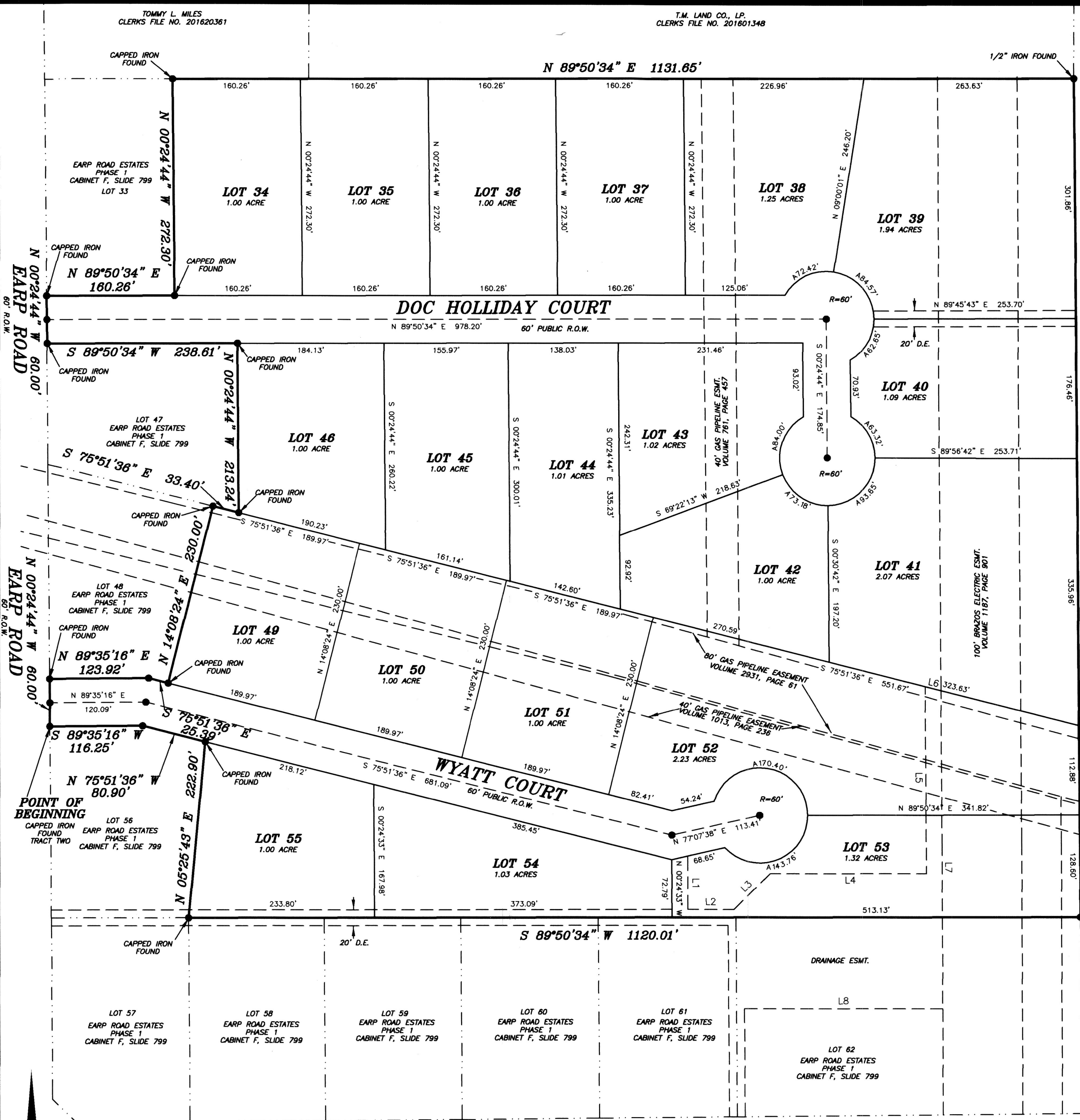




ROAD LENGTHS

MORGAN COURT-416.13'
VIRGIL COURT-745.57'
DOC HOLLIDAY COURT-1153.06'
WYATT COURT-914.58'

SCALE 1"= 100'

HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 76009
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

G049

LINE	BEARING	DISTANCE
L1	S 00°24'33" E	67.30'
L2	N 89°50'34" E	57.97'
L3	N 45°00'00" E	63.81'
L4	N 89°50'34" E	196.37'
L5	N 00°23'31" W	235.79'
L6	S 75°51'36" E	20.66'
L7	S 00°19'23" E	400.69'
L8	S 89°50'34" W	248.71'
L9	S 00°24'33" E	135.99'
L10	N 00°11'58" E	107.92'
L11	S 89°43'13" E	25.00'
L12	N 00°11'58" E	159.41'
L13	S 00°11'58" W	159.44'
L14	S 89°43'13" E	25.00'
L15	S 00°11'58" W	107.74'

BASIS OF BEARING PER G.P.S. OBSERVATIONS, TRIMBLE RTK NETWORK, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, N.A.D. 1983.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS 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. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE

15' DRAINAGE/UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.

5' DRAINAGE/UTILITY EASEMENT & BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OR E.T.J. OF AND CITY OR TOWN.

ALL CORNERS ARE CAPPED 2023 IRONS SET, UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

REFLECTIVE HOUSE NUMBERS NEED TO BE DISPLAYED BY THE LANDOWNERS DRIVEWAY THAT IS VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.

ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18" CMP.

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.

21428.007.000.00
22827.001.001.10
22827.001.001.50

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS 2HM Investments, LLC., being the owner of that certain tract of land more particularly described as follows:

Tract One

Description for a tract of land situated in the T&P R.R. CO. SURVEY No. 49, Abstract No. 1428, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to 2HM Investments, LLC., recorded in Clerks File No. 202424450, Real Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING from a 1/2" iron found in Earp Road, said iron being by deed call at the Southwest corner of said William R. Smith Survey, Abstract No. 2827, Parker County, Texas and being a reentrant corner of said T&P R.R. CO. SURVEY, in Earp Road;

thence N 00°24'33" W, with said Earp Road, a distance of 414.48 to a p.k. nail found;

thence S 89°53'56" W, passing the Northeast corner of that certain tract of land described in deed to Johnny G. McDowell and Norma A. McDowell, recorded in Volume 1379, Page 872, continuing with the North line of said Volume 1379, Page 272.40 feet to a capped iron set for the POINT OF BEGINNING;

thence S 89°53'56" W, passing the Northeast corner of that certain tract of land described in deed to Johnny G. McDowell and Norma A. McDowell, recorded in Volume 1379, Page 872, continuing with the North line of said Volume 1379, Page 826.49 feet to a capped iron found;

thence N 00°29'44" E a distance of 965.02 feet to a capped iron found;

thence S 89°48'02" E a distance of 361.37 feet to a capped iron found;

thence N 00°11'58" E a distance of 277.3 feet to a capped iron found in the South line of Knob Road;

thence S 89°48'02" E, with the South line of said Knob Road, a distance of 60.00 feet to a capped iron found;

thence S 00°11'58" W a distance of 277.30 feet to a capped iron found;

thence S 89°48'02" E a distance of 359.85 feet to a capped iron found;

thence S 00°24'44" E a distance of 720.98 feet to a capped iron found;

thence N 89°35'16" E a distance of 272.30 feet to a capped iron found in the West line of said Knob Road;

thence S 00°24'44" E, with the West line of said Knob Road, a distance of 60.00 feet to a capped iron found;

thence S 89°35'16" W a distance of 242.30 feet to a capped iron found;

thence S 00°24'44" E a distance of 180.07 feet to the POINT OF BEGINNING and containing 18.319 acres of land.

Tract Two

Description for a tract of land situated in the WILLIAM R. SMITH SURVEY, Abstract No. 2827, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to 2HM Investments, LLC., recorded in Clerks File No. 202424450, Real Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING from a 1/2" iron found in Earp Road, said iron being by deed call at the Southwest corner of said William R. Smith Survey, Abstract No. 2827, Parker County, Texas and being a reentrant corner of said T&P R.R. CO. SURVEY, in Earp Road;

thence N 00°24'33" W, with said Earp Road, a distance of 505.62 feet;

thence East, 29.89 feet to a capped iron found for the POINT OF BEGINNING in the East line of said Earp Road;

thence N 00°24'44" W, with the East line of said Knob Road, a distance of 60.00' to a capped iron found;

thence N 89°35'16" E a distance of 123.92 feet to a capped iron found;

thence S 75°51'36" E a distance of 25.39 feet to a capped iron found;

thence N 14°08'24" E a distance of 230.00 feet to a capped iron found;

thence S 75°51'36" E a distance of 33.40 feet to a capped iron found;

thence N 00°24'44" W a distance of 213.24 feet to a capped iron found;

thence S 89°50'34" W a distance of 238.61 feet to a capped iron found in the East line of said Knob Road;

thence N 00°24'44" W, with the East line of said Knob Road, a distance of 60.00 feet to a capped iron found;

thence N 89°50'34" E a distance of 160.26 feet to a capped iron found;

thence N 00°24'44" W a distance of 272.30 feet to a capped iron found in the South line of that certain tract of land described in deed to Tommy L. Miles, recorded in Clerks File No. 201620361, Real Records, Parker County, Texas;

thence N 89°50'34" E, with the South line of said Clerks File No. 201620361 and with the South line of that certain tract of land described in deed to T.M. Land Co., L.P., recorded in Clerks File No. 201601348, Real Records, Parker County, Texas, a distance of 1131.65 feet to a 1/2" iron found at the Southeast corner of said Clerks File No. 201601348 and in the West line of that certain tract of land described in deed to Wanda Moorefield, recorded in Volume 1699, Page 1806, Real Records, Parker County, Texas;

thence S 00°24'41" E, with the West line of said Volume 1699, Page 1806, a distance of 1055.76 feet to a capped iron found;

thence S 89°50'34" W a distance of 1120.01 feet to a capped iron found;

thence N 05°25'43" E a distance of 222.90 feet to a capped iron found;

thence N 75°51'36" W a distance of 80.90 feet to a capped iron found;

thence S 89°35'16" W a distance of 116.25 feet to the POINT OF BEGINNING and containing 27.291 acres of land.

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

Lots 10-16, 25-31, 34-46, & 49-55, Phase 2
EARP ROAD ESTATES, Parker County, Texas.

11906
SP
L-4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

20250858
01/14/2025 09:54 AM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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

Executed this the 7th day of January, 2025.

James Neelley
James Neelley (Partner, 2HM Investments, LLC.)

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

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 7th day of January, 2025.

Chaim Bragin
Notary Public State of Texas

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



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

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JANUARY 29, 2024

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 15th DAY OF January, 2025.

COUNTY JUDGE

George A. Conley
COMMISSIONER PRECINCT #1

Janet H. Haddad
COMMISSIONER PRECINCT #3

James H. Haddad
COMMISSIONER PRECINCT #2

Shirley H. Haddad
COMMISSIONER PRECINCT #4

Final Plat Showing
Lots 10-16, 25-31, 34-46 & 49-55,
EARP ROAD ESTATES, PHASE 2
an Addition to Parker County, Texas and being 45.610
acres of land situated in the
T&P R.R. CO. SURVEY, Section 49, Abstract No. 1428
and the WILLIAM R. SMITH SURVEY, Abstract No. 2827,
Parker County, Texas.

2024649PLATPH2
SHEET 2 OF 2