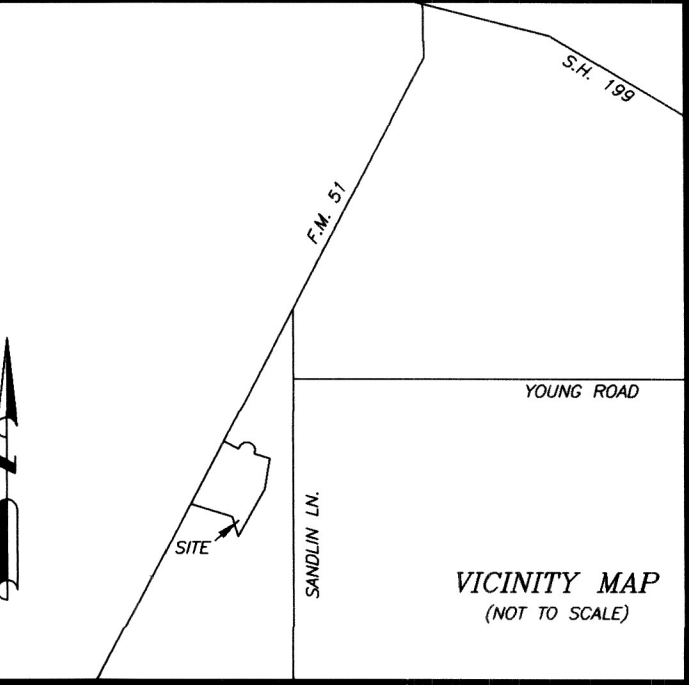




BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY DHI TITLE CO., IN TITLE COMMITMENT G.F. NO. 181-191702750, DATED APRIL 09, 2019.

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.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATIONS BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ALL PROPERTY CORNERS ARE AS NOTED.

SUBJECT PROPERTY HAS BEEN REMOVED FROM THE E.T.J. OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

40' BUILDING LINE ALONG ALL ROADS.

30' BUILDING LINE ALONG ALL REAR LOT LINES.

15' BUILDING LINE ALONG SIDE LOT LINES.

20' DRAINAGE & UTILITY EASEMENT ALONG ALL ROADS.

10' DRAINAGE & UTILITY EASEMENT ALONG ALL SIDE & REAR LOT LINES.

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.

NO. RESIDENTIAL LOTS=10

TEX LANE=733.86'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

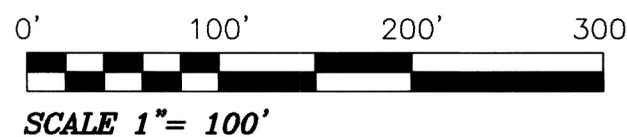
202531946
11/24/2025 12:57 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER/DEVELOPER

TM LAND CO., L.P.
917 E. Highway 199
Springtown, Texas 76082

HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandx@gmail.com
FIRM NO. 10194616



T.M. LAND CO. L.P., BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

Tommy Miles
TOMMY MILES (PRESIDENT OF T.M. LAND CO. L.P.)

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS OF THE PARKER COUNTY, TEXAS, THIS 10th DAY OF NOVEMBER, 2025.

COUNTY JUDGE

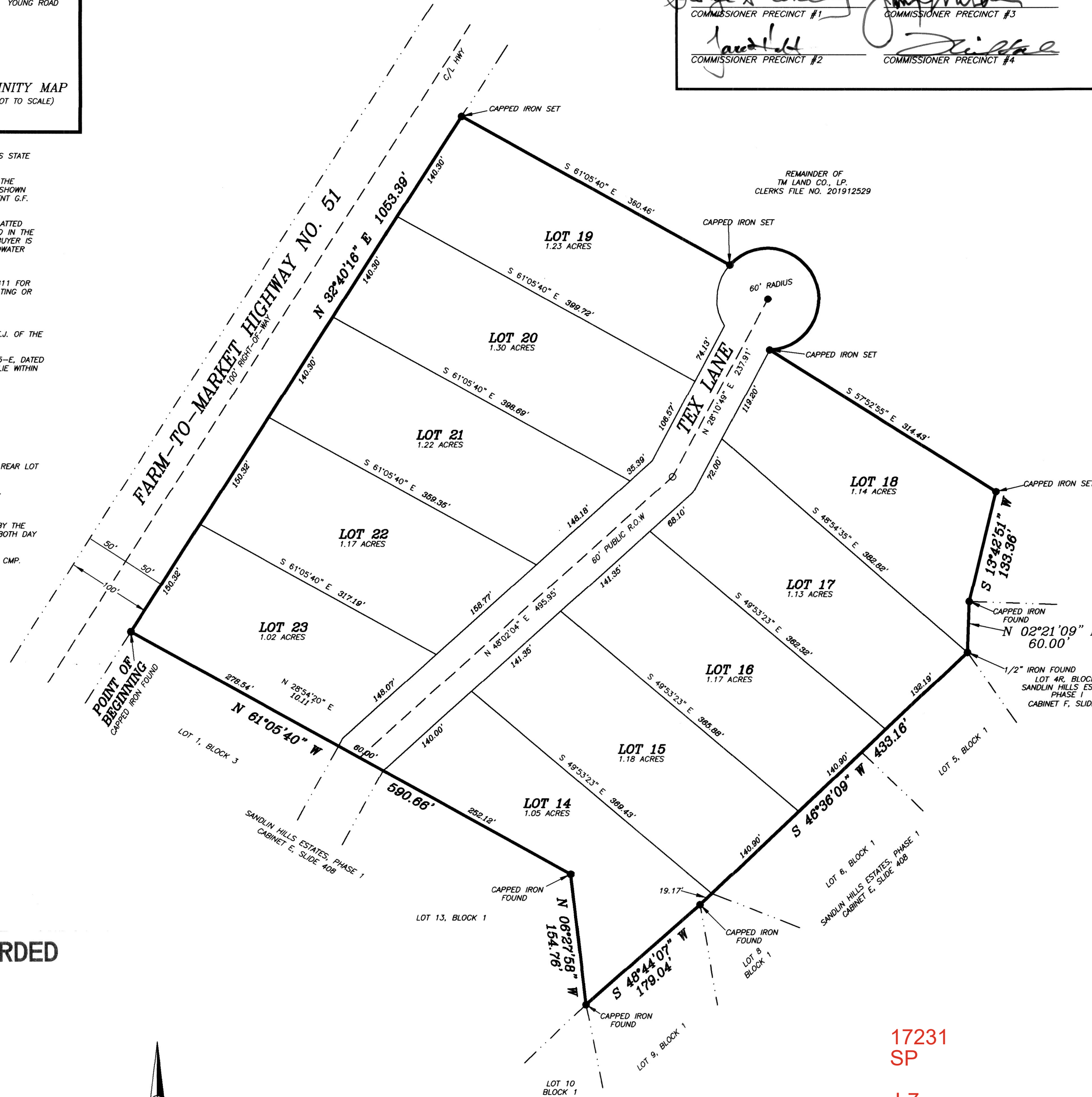
COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

REMAINDER OF
TM LAND CO., LP.
CLERKS' FILE NO. 201912529



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

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
AUGUST 28, 2025

202531946 PLAT Total Pages: 1

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, TM LAND CO., LP., is the owner of the following described real property to wit:

Description for a tract of land situated in the J.E. ROGERS and BEN JOHNSON SURVEY, Abstract No. 2253, Parker County, Texas, said tract being a portion of that certain tract of land described in deed TM LAND CO., L.P., recorded in Clerks File No. 201912529, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a metal fence post in the East line of Farm-to-Market Highway No. 51, said post being by previous deed call to be South, 1792.60 feet and West, 2161.90 feet from the Northeast corner of said J.E. ROGERS and BEN JOHNSON SURVEY, Abstract No. 2253;

THENCE N 32°40'16" E, with the East line of said Farm-to-Market Highway No. 51, 1063.18 feet to a capped iron found at the Northwest corner of Lot 1, Block 3, Sandlin Hills Estates, Phase 1, recorded in Cabinet E, Slide 408, Plat Records, Parker County, Texas for the POINT OF BEGINNING;

thence N 32°40'16" E, with the East line of said Farm-to-Market Highway 51, a distance of 721.56 feet to a capped iron set;

thence S 61°05'40" E a distance of 360.46 feet to a capped iron set at the beginning of a curve to the right whose radius is 60.00 feet;

thence with said curve turning to the right with an arc length of 236.91 feet, with a chord bearing of S 24°56'04" E, with a chord length of 110.37 feet to a capped iron set;

thence S 57°52'55" E, a distance of 314.43' feet to a capped iron set;

thence S 13°42'51" W, 133.36 feet to a capped iron found at the Northwest corner of Lot 4R, Block 1, Sandlin Hills Estates, recorded in Cabinet F, Slide 99, Plat Records, Parker County, Texas;

thence S 02°21'09" W, with the West line of said Lot 4R, Block 1, a distance of 60.00 feet to a capped iron found at the common corner of said Lot 4R, Block 1 and Lot 5, Block 1;

thence S 46°36'09" W, with a West line of said Sandlin Hills Estates, Phase 1, a distance of 433.16 feet to a capped iron found at a common corner of Lot 8 & 9, Block 1 of said Sandlin Hills Estates;

thence S 48°44'07" W, with the West line of said Lot 9, Block 1, Sandlin Hills Estates, Phase 1, a distance of 179.04 feet to a capped iron found at the common corner of Lot 9, Lot 10 and Lot 13, Block 1 of said Sandlin Hills Estates;

thence N 06°27'58" W, with the North line of said Lot 13, Block 1, a distance of 154.76 feet to a capped iron found;

thence N 61°05'40" W with the North line of said Lot 13, Block 1, and the North line of said Lot 1, Block 1, a distance of 590.66 feet to the POINT OF BEGINNING and containing 12.80 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TM LAND CO., LP., does hereby adopt this plat of the hereinabove described real property as.....

Lots 14 thru 23
SANDLIN HILLS 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 3rd day of September, 2025.

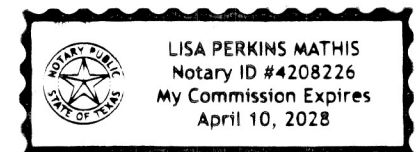
Tommy Miles
Tommy Miles (President of TM Land Co., Lp.)

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Tommy Miles, president of TM Land Co. LP., 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 3rd day of September, 2025.

Lila Deakle
Notary Public State of Texas



FINAL PLAT SHOWING
Lots 14-23
SANDLIN HILLS ESTATES, PHASE 4
12.80 acres of land situated in the
J.E. ROGERS AND BEN JOHNSON SURVEY, ABSTRACT NO. 2253,
City of Springtown Extra Territorial Jurisdiction, Parker
County, Texas.