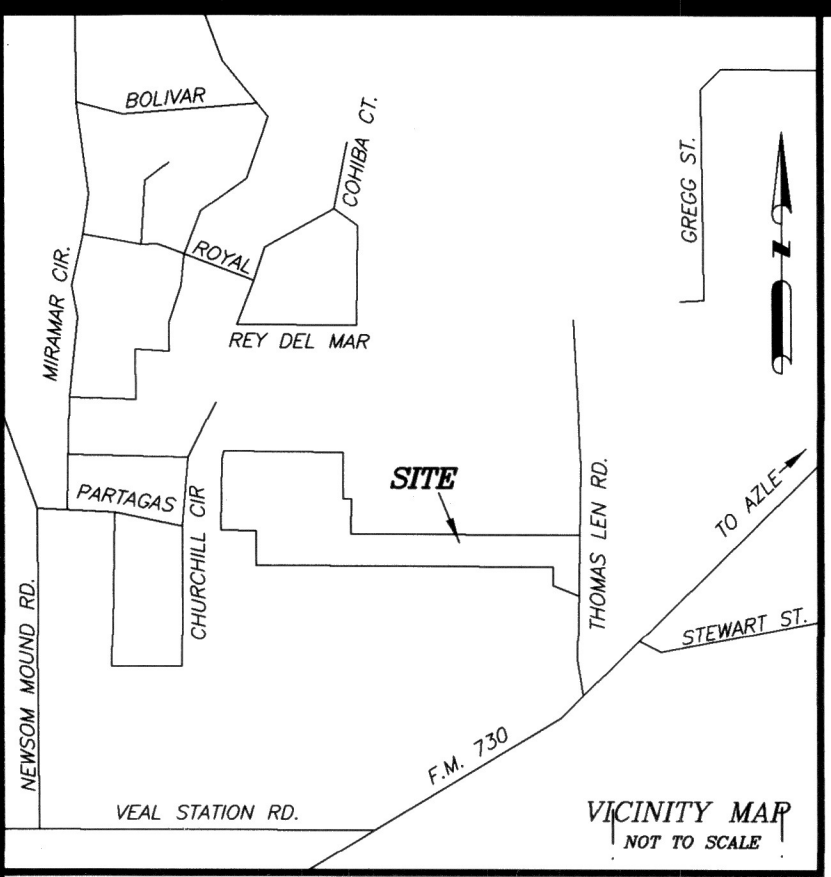




SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

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. 48367C0200-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.

THE CITY OF AZLE HAS RELEASED SUBJECT PROPERTY FROM THE EXTRA-TERRITORIAL JURISDICTION. WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE.

5' DRAINAGE/UTILITY EASEMENT/BUILDING LINES ALONG SIDE LOT LINES.

15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.

10' DRAINAGE/UTILITY EASEMENT/BUILDING LINES ALONG REAR LOT LINES, UNLESS OTHERWISE NOTED.

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 12 DAY OF February, 2024.

COUNTY JUDGE

George A. Conley, Commissioner Precinct #1
Jacob Holt, Commissioner Precinct #2

Sam Walden, Commissioner Precinct #3
Dietrich, Commissioner Precinct #4

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. 202315967, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron found at the Southwest corner of said Clerks File No. 202315967, and being in the East line of Partagas, Phase I, recorded in Cabinet B, Slide 728, Plat Records, Parker County, Texas and being in the Northwest corner of Lot 11, Block 3, Thomas Len Estates, recorded in Cabinet F, Slide 497, Plat Records, Parker County, Texas;

thence N 01°23'10" E, with the East line of said Partagas, Phase I, 1067.69 feet to a capped iron found;

thence N 03°43'42" E, with the East line of said Partagas, Phase I, 274.96 feet to a wood fence post at the Northeast corner of Lot 59, Block 1 of said Partagas, Phase I, and being in the South line of Lot 30, Partagas, Phase 4, recorded in Cabinet C, Slide 556, Plat Records, Parker County, Texas;

thence N 89°00'38" E, with the South line of said Partagas, Phase 4, 1539.54 feet to a 1/2" iron found at the Southeast corner of Lot 23, Block 4, Partagas, Phase 4 and being in the West line of that certain tract of land described in deed to Leatherdog Limited Liability Co., recorded in Clerks File No. 201501846, Real Records, Parker County, Texas;

thence with the West line of said Clerks File No. 201501846, the following calls:

thence S 00°18'08" W, 1190.55 feet to a 1/2" iron found;

thence S 89°53'32" E, 149.41 feet to a cross-tie fence post;

thence S 00°36'34" E, 313.38 feet to a 1/2" iron found;

thence with the North line of said Clerks File No. 201501846, the following calls:

thence S 89°52'02" E, 1165.73 feet to a 1/2" iron found;

thence S 89°28'46" E, 565.61 feet to a capped iron set in the West line of Thomas Len Road;

thence S 00°21'40" W, with the West line of said Thomas Len Road, 463.80 feet to a metal fence post at the Northeast corner of that certain tract of land described in deed to Rylon Nelson, recorded in Clerks File No. 202128451, Real Records, Parker County, Texas;

thence N 83°18'22" W, with the North line of said Clerks File No. 202128451, 602.82 feet to a capped iron set at the Northwest corner of said Clerks File No. 202128451;

thence S 00°08'07" W, 61.88 feet to a capped iron found at a Northeast corner of said Thomas Len Estates;

thence S 89°17'50" W, with the North line of said Thomas Len Estates, 2362.05 feet to a capped iron found;

thence N 00°27'08" W, with an Easterly line of said Thomas Len Estates, 633.80 feet to a capped iron found;

thence S 89°17'48" W, with the North line of said Thomas Len Estates, 492.17 feet to the POINT OF BEGINNING and containing 84.836 acres of land.

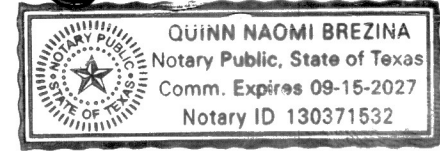
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that 2HM Investments, LLC., acting by and thru his duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lot 1-66
THOMAS LEN ESTATES, PHASE 2, Parker County, Texas.

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

Executed this the 12th day of February, 2024.

Jackie Mauldin (2HM Investments, LLC.)



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 12th day of February, 2024.

Notary Public State of Texas

18363
AZ
M-9

LINE	BEARING	DISTANCE
L1	S 00°18'08" W	213.60'
L2	N 90°00'00" E	143.84'
L3	N 42°15'51" W	173.46'
L4	S 34°27'39" W	145.48'
L5	N 84°31'08" W	210.35'
L6	N 04°24'20" W	241.92'
L7	N 17°43'15" E	120.81'
L8	S 69°12'30" W	172.55'
L9	N 23°37'39" W	125.10'
L10	N 12°58'50" W	259.07'

CULVERT SIZES

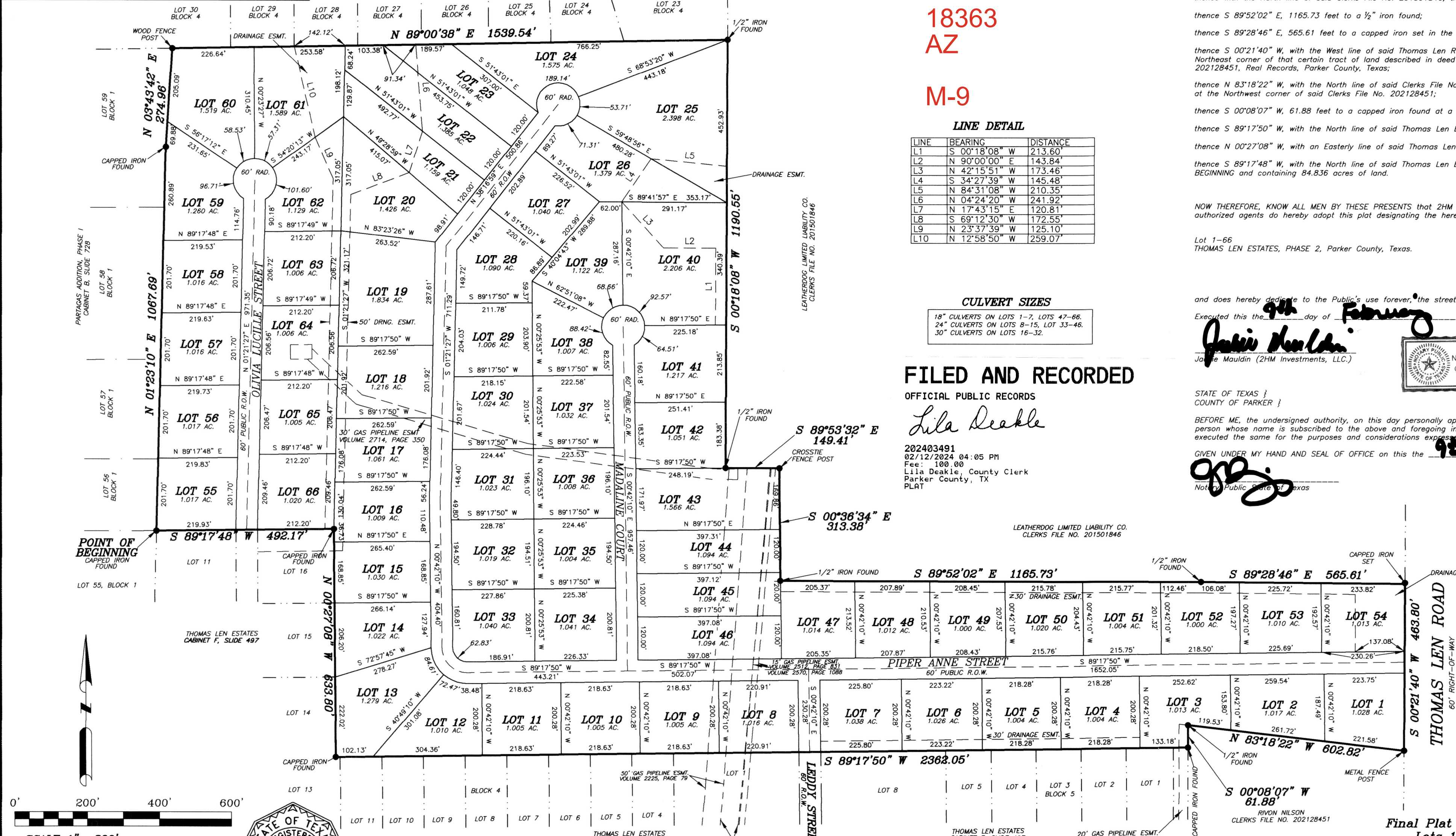
18" CULVERTS ON LOTS 1-7, LOTS 47-66.
24" CULVERTS ON LOTS 8-15, LOT 33-46.
30" CULVERTS ON LOTS 16-32.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202403491
02/12/2024 04:05 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

LEATHERDOG LIMITED LIABILITY CO.
CLERKS FILE NO. 201501846



21432.001.001.00
21432.001.000.50
21432.001.005.00
21432.002.001.00

SCALE 1"= 200'
HORIZON LAND SURVEYING



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
JANUARY 29, 2024

F660

PIPER ANNE ST.=4326.03'
OLIVIA LUCILLE ST.=971.35'
MADALINE COURT=957.46'

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

Final Plat Showing
Lots 1-66,
THOMAS LEN ESTATES, PHASE 2
an addition to Parker County, Texas and being 84.836 acres
of land situated in the T&P R.R. CO. SURVEY NO. 23, Abstract
No. 1432, Parker County, Texas.