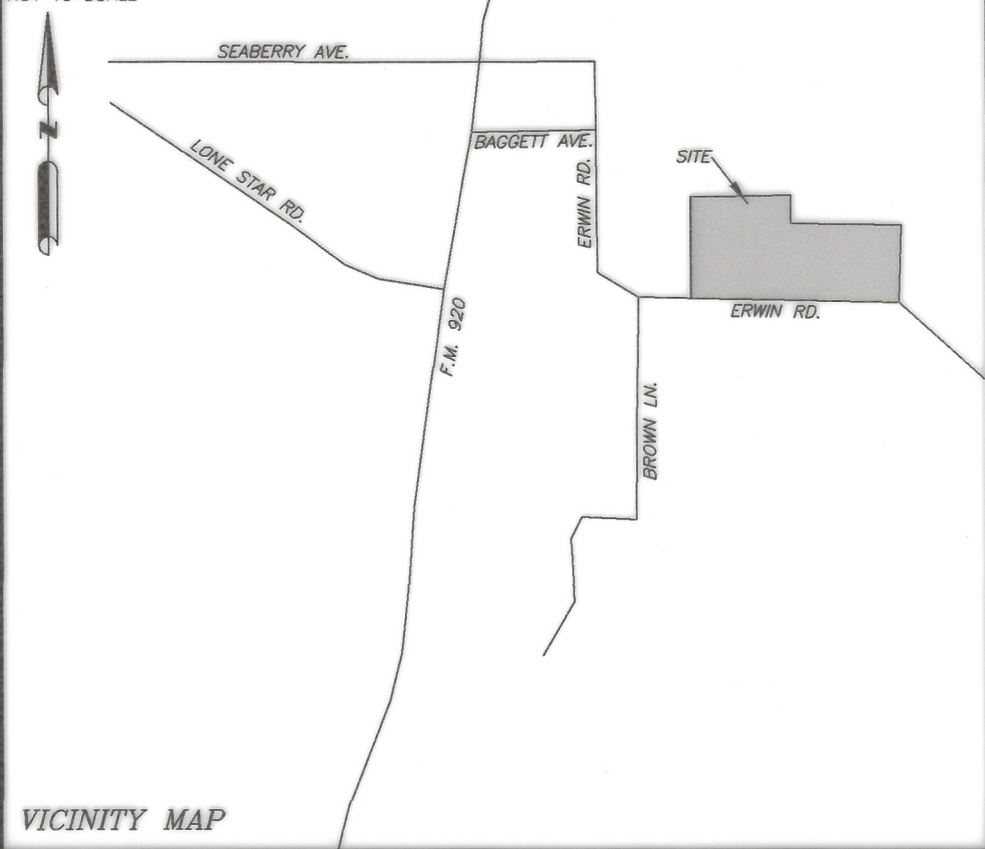


NOT TO SCALE



2HM INVESTMENTS, LLC., BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

JEFF HESS

202222484 PLAT Total Pages: 1



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 Menon Mills Survey, Abstract No. 932, Parker County, Texas, said tract being all of that certain tract of land described in deed to 2HM Investments, LLC., recorded in Clerks File No. 202221611, Real Records, Parker County, Texas and a portion of that certain tract of land described in deed to 2HM Investments, LLC., recorded in Clerks File No. 202210109, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron set in the North line of Erwin Road and being for the Southwest corner of said Clerks File No. 202221611 and the Southeast corner of that certain tract of land described in deed to Jose Jaime, recorded in Clerks File No. 202111508, Real Records, Parker County, Texas;

thence N 02°48'21" E, with the common line of said Clerks File No. 202221611 and said Clerks File No. 202111508, 716.00 feet to a 1/2" iron found at the Northwest corner of said Clerks File No. 202221611 and the Northeast corner of said Clerks File No. 202111508 and being in the South line of Lot 23, Block 1, Stone Estates, Phase 2, recorded in Cabinet F, Slide 59, Plat Records, Parker County, Texas;

thence S 88°40'32" E, with the common line of said Clerks File No. 202221611 and said Stone Estates, Phase 2, 451.53 feet to a 1" pipe found at the Northeast corner of said Clerks File No. 202221611 and the Southeast corner of Lot 22, Block 1 of said Stone Estates, Phase 2 and being in the West line of said Clerks File No. 202210109;

thence S 00°44'20" W, with the common line of said Clerks File No. 202221611 and said Clerks File No. 202210109, 109.44 feet to a capped iron set;

thence N 89°55'38" E, 750.08 feet to a capped iron set;

thence S 00°44'20" W, 601.87 feet to a capped iron set;

thence S 76°32'47" E, 27.45 feet to a 60d nail found in a tree in the North line of said Erwin Road;

thence with the North line of said Erwin Road, the following calls:

S 88°50'58" W, 164.87 feet to a capped iron found;
S 89°55'38" W, 612.05 feet to a metal fence post;
N 88°04'58" W 477.43 feet to the POINT OF BEGINNING and containing 18.182 acres

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

Lots 1-17
STONE ESTATES, Phase 3
Parker County, Texas

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

Executed this the 10 day of June 2022.

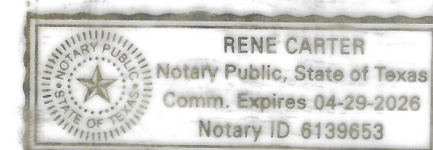
JEFF HESS

STATE OF TEXAS } COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Hess, 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 10 day of June 2022.

RENE CARTER
Notary Public State of Texas



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS 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. 46367CD150-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.

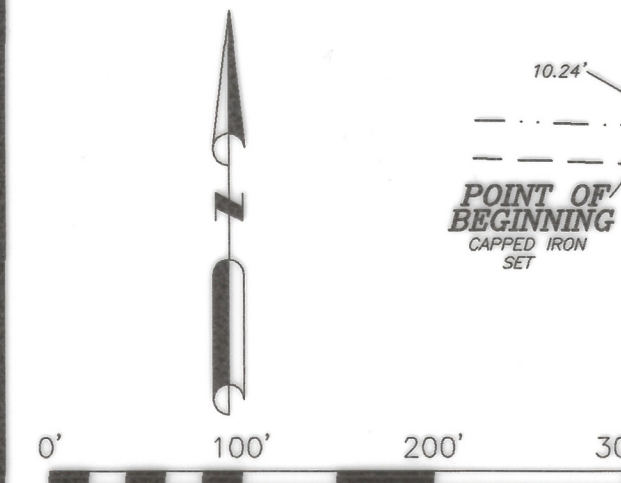
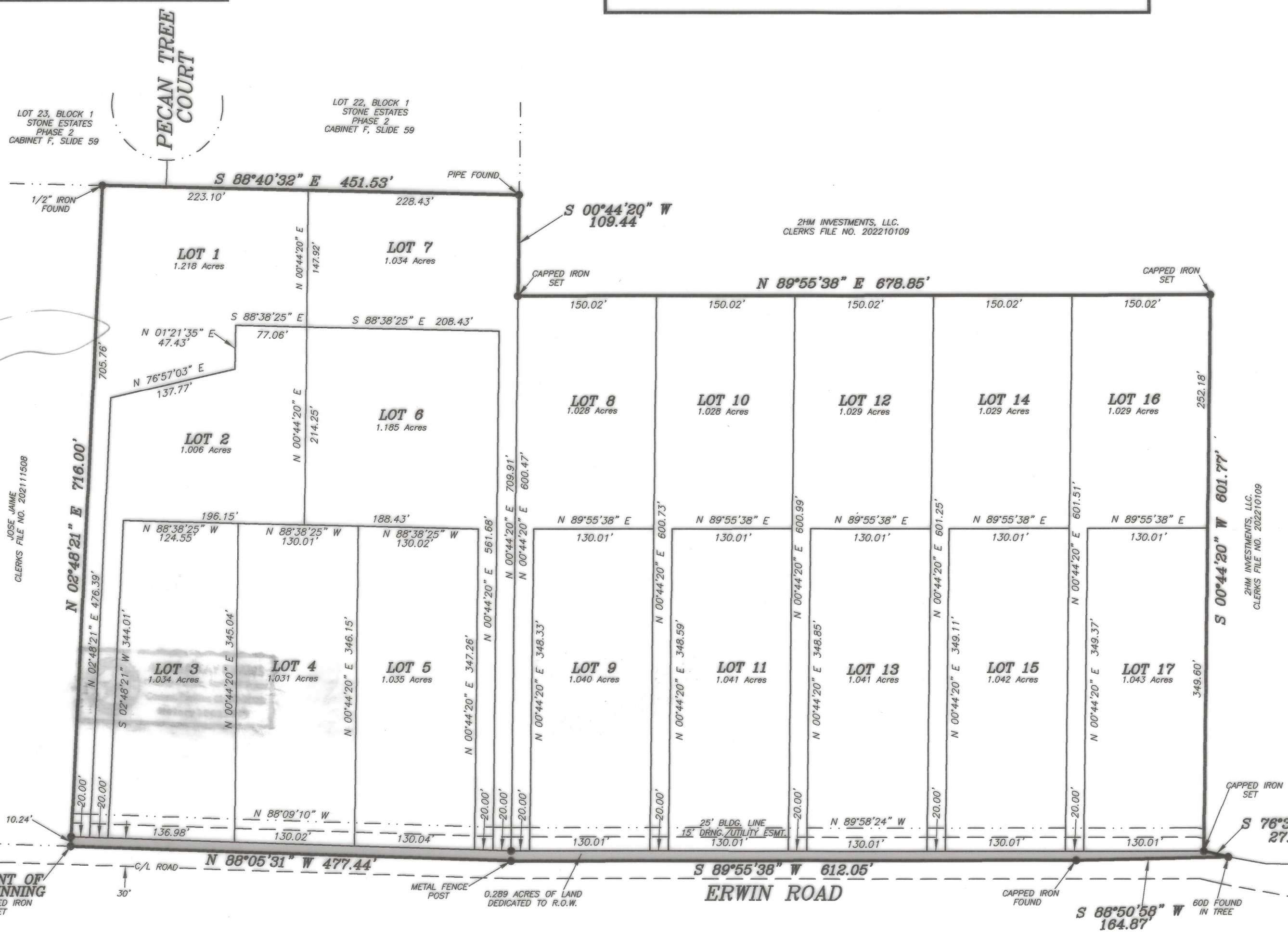
SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE.
5' BUILDING LINES ALONG SIDE & REAR LOT LINES.

15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.
5' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES.



SCALE 1" = 100'
HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

OWNER/DEVELOPER
2HM INVESTMENTS, LLC.
3925 BUNTING AVENUE
FORT WORTH, TEXAS 76107



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MAY 20, 2022

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202222484
06/13/2022 02:48 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

F262

17944
PO
F-5

20932.010.000.00
20932.008.001.00

Final Plat
Lots 1-17,
STONE ESTATES, PHASE 3
Being 18.182 acres of land situated in the
MENON MILLS SURVEY, Abstract No. 932,
Parker County, Texas.