

State of Texas
County of Parker

Tract 1:

Whereas 2LM Management, LLC, being the sole owner of a 7.483 acre tract of land, out of the A.C. Glover Survey, Abstract No. 1753, 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 & Engineering, 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 in the east line of Lot 4, I-20 West Park Addition, according to the plat recorded in Cabinet C, Slide 650, Plat Records, Parker County, Texas (P.R.P.C.T.), being the southwest corner of Lot 1, 2LM Development, according to the plat recorded in Cabinet F, Slide 733, P.R.P.C.T., and being in the west line of said 2LM Management, LLC tract, for the northwest and beginning corner of this tract.

THENCE N 89°10'57" E 425.95 feet, along the south line of said Lot 1, 2LM Development, to a found 1/2" capped iron rod, for the northeast corner of this tract.

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

S 00°49'03" E 306.80 feet, to a set 1/2" capped iron rod, for a corner of this tract;
S 09°27'20" W 177.89 feet, to a set 1/2" capped iron rod, for a corner of this tract;
S 00°49'03" E 254.13 feet, to a set 1/2" capped iron rod, for the southeast corner of this tract;
S 72°26'57" W 411.65 feet, to a set 1/2" capped iron rod in the common line of said 2LM Management, LLC tract and Lot 3, Block 1, Riley Business Park, according to the plat recorded in Cabinet C, Slide 741, P.R.P.C.T., for the southwest corner of this tract.

THENCE N 00°49'03" W 854.41 feet, along the west line of said 2LM Management, LLC tract, to the POINT OF BEGINNING.

Tract 2:

Whereas 2LM Management, LLC, being the sole owner of a 4.463 acre 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 & Engineering, 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" capped iron rod at the southwest corner of Lot 3, 2LM Development, Phase 2, according to the plat recorded in Cabinet F, Slide 773, Plat Records, Parker County, Texas (P.R.P.C.T.), being the southeast corner of Lot 2, said 2LM Development, Phase 2, for the northeast and beginning corner of this tract.

THENCE over and across said 2LM Management, LLC tract the following courses and distances:
S 00°17'06" E 488.24 feet, to a set 1/2" capped iron rod, for the southeast corner of this tract;
S 72°26'57" W 391.17 feet, to a set 1/2" capped iron rod, for the southwest corner of this tract;
N 00°49'03" W 148.71 feet, to a set 1/2" capped iron rod, for a corner of this tract;
N 09°27'20" E 177.89 feet, to a set 1/2" capped iron rod, for a corner of this tract;
N 00°49'03" W 282.17 feet, to a found 1/2" capped iron rod at the southwest corner of said Lot 2, 2LM Management, Phase 2, for the northwest corner of this tract.

THENCE S 89°58'47" E 347.45 feet, along the south line of said Lot 2, 2LM Management, Phase 2, 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 & Engineering, Inc. - Mineral Wells Branch
112 S.E. 1st St. Mineral Wells, TX 76067
mineralwells@txsurveying.com - 940-325-2155

Project ID: MH230-P3
Field Date: June 10, 2024
Revised Date: June 25, 2025

Surveyor's Notes:

1) 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.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

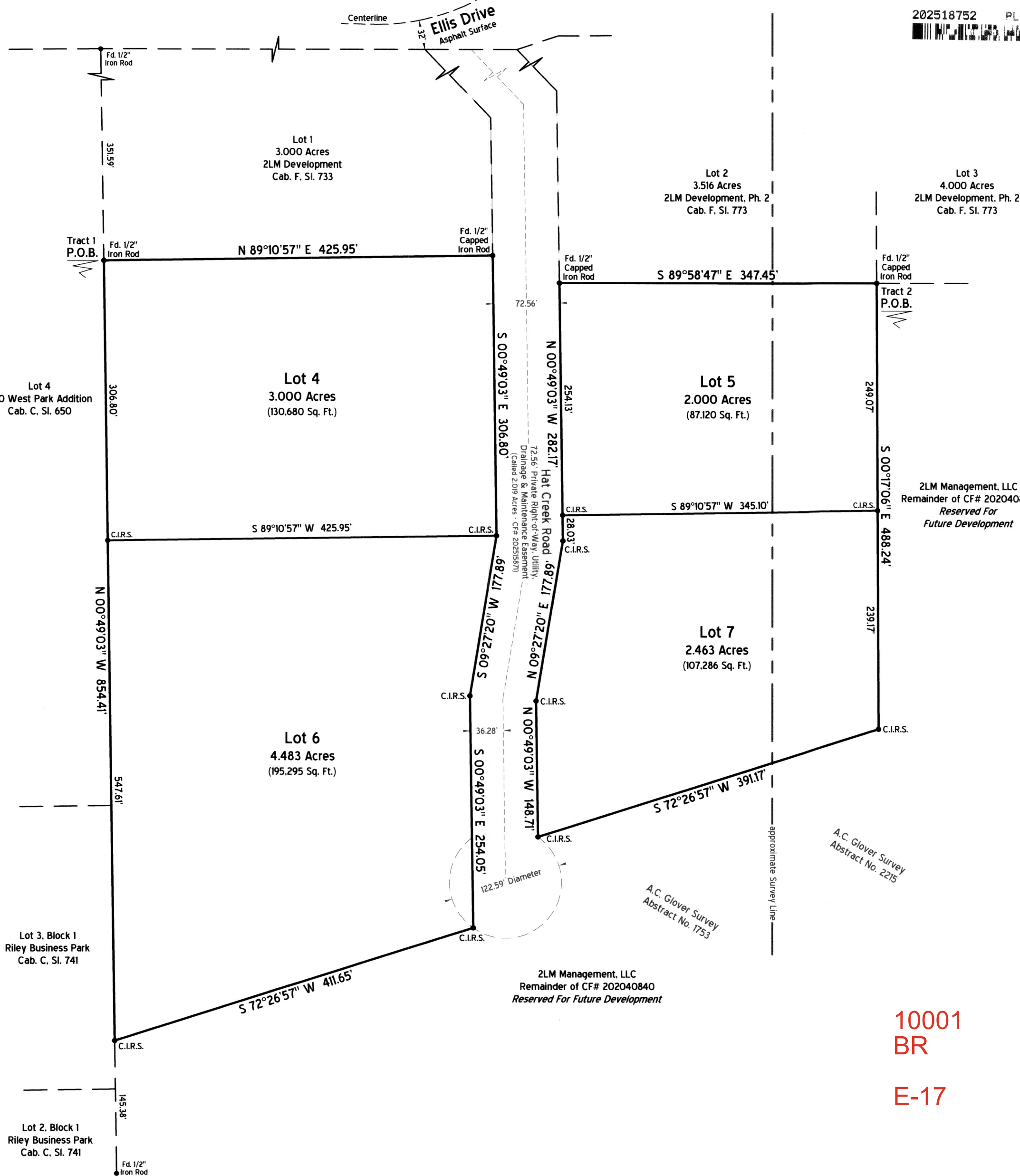
According to the F.I.R.M. Community Panel Map No. 48367C0375E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) 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).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC."



202518752 PLAT Total Pages: 1

Sheet 1 of 1
Arch C (18" x 24")

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 4-7, 2LM Development, Phase 3**, 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.

This property was released from the City of Weatherford Extraterritorial Jurisdiction on May 3, 2024, per email correspondence from the City of Weatherford.

Witness, my hand, this the 27 day of June, 2025.

By:

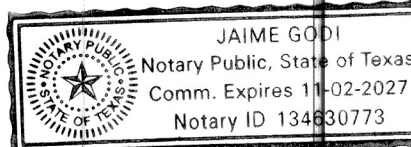
2LM Management, LLC (Owner)
Larson Hampton (Managing Member)

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 27 day of June, 2025.

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 14th day of July, 2025.

County Judge

Commissioner Precinct #1

Commissioner Precinct #3

Commissioner Precinct #2

Commissioner Precinct #4

Parker County Notes:

A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.

B) At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town. This property was released from the City of Weatherford Extraterritorial Jurisdiction on May 3, 2024, per email correspondence from the City of Weatherford.

C) Sanitary sewer is to be provided by private on-site septic facilities (OSSF).

D) 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.

E) Water is to be provided by private water wells.

F) At time of plat, Ellis Drive has a posted speed limit of 35 miles per hour.

G) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.

H) The Parker County Commissioner's Court approved the waiver for a Groundwater Availability Certification on June 23, 2025.

I) Hat Creek Road is a privately maintained, standalone easement which is not included in this subdivision (this easement is not to be dedicated to the public at this time). See Clerk's File No. 202515871 for recorded easement and covenants.

Culverts for each lot to be determined by developer at time of drive entrance construction. See table below for existing culvert installed at the intersection of Hat Creek Road and Ellis Drive.

Entrance	Culvert
Ellis Dr & Hat Creek Rd	15" C.M.P.

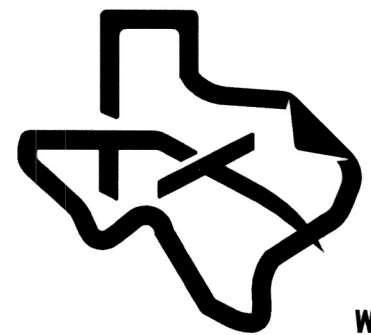
Final Plat
Lots 4-7

2LM Development, Phase 3
an addition to Parker County, Texas

Tract 1: Being a 7.483 acre tract of land out of the A.C. Glover Survey, Abstract No. 1753, Parker County, Texas

Tract 2: Being a 4.463 acre 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

June 2025



**TEXAS
SURVEYING &
ENGINEERING**
INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202518752
07/15/2025 11:30 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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

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

1" = 100'



Plat Cabinet G Slide 140

Vicinity Map (1" = 1,200')

