

State of Texas
County of Parker

Whereas 2LM Management, LLC and Holistic Investments, LLC, being the sole owners of a 5,000 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 all 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.), said Lot 3 conveyed to Holistic Investments, LLC, as Filed in Clerk's File No. 202518398, Real Property Records, Parker County, Texas (R.P.R.P.C.T.), and being a portion of that certain called 39.984 acre tract conveyed to 2LM Management, LLC, as described in Clerk's File No. 202040840, R.P.R.P.C.T.; 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, 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 at the westerly common corner of Tracts 26 and 27, Weatherford Mini-Ranch Estates, according to the plat recorded in Cabinet A, Slide 151, Plat Records, Parker County, Texas (P.R.P.C.T.), same being the northeast corner of said 2LM Management, LLC tract, and also being the northeast corner of said Lot 3, 2LM Development (Phase 2, F-773), for the northeast and beginning corner of this tract.

THENCE S 00°01'13" W, along the common line of said Weatherford Mini-Ranch Estates (A-151) and said 2LM Management, LLC tract, at 397.74 feet pass a found 1/2" capped iron rod at the southeast corner of said Lot 3, 2LM Development (Phase 2, F-773), for a total distance of 497.18 feet, to a set 1/2" capped iron rod, for the southeast corner of this tract. Whence a found 1/2" iron rod at the southeast corner of said 2LM Management, LLC tract bears S 00°01'13" W 783.58 feet.

THENCE N 89°58'47" W 437.78 feet, over and across said 2LM Management, LLC tract, to a set 1/2" capped iron rod in the east line of Lot 5, 2LM Development, Phase 3, according to the plat recorded in Cabinet G, Slide 140, P.R.P.C.T., for the southwest corner of this tract.

THENCE N 00°17'06" W, at 99.44 feet pass a found 1/2" capped iron rod at the northeast corner of said Lot 5, 2LM Development (Phase 3, G-140), same being the southeast corner of Lot 2, said 2LM Development (Phase 2, F-773), for a total distance of 494.84 feet, to a found 1/2" capped iron rod at the northeast corner of said Lot 2, 2LM Development (Phase 2, F-773), being in the south line of Tract 28, said Weatherford Mini-Ranch Estates, for the northwest corner of this tract.

THENCE N 89°42'54" E 440.43 feet, along the common line of said Tract 28, Weatherford Mini-Ranch Estates and said Lot 3, 2LM Development (Phase 2, F-773), 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@tssurveying.com - 940-325-2155
Project ID: M19230-P2-RP
Field Date: June 17, 2025
Revised Date: November 5, 2025

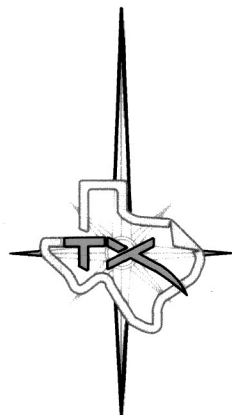


Surveyor's Notes:

- 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.L.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"

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) No portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town. This property was officially released from the City of Weatherford Extraterritorial Jurisdiction on July 4, 2024.
- C) Sanitary sewer is to be provided by 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 well.
- F) At time of plat, Ellis Drive has a posted speed limit of 35 miles per hour.
- G) At time of plat, a 12" corrugated metal culvert is installed at the shared driveway entrance on Ellis Road.
- H) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- I) The Parker County Commissioners' Court approved the waiver for a groundwater study on October 27, 2025.



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

Holistic Investments, LLC
1015 S.E. Schneider St
North Canton, OH 44720

1" = 100'



Plat Cabinet A Slide 252

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202606397
03/09/2026 03:09 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Hat Creek Road
72.56 Private Right-of-Way, Utility,
Drainage & Maintenance Easement
(Called 2.09 Acres - C# 20251847)

2LM Management, LLC
Remainder of 202040840
Reserved For Future Development

A.C. GLOVER SURVEY
ABSTRACT No. 1753

A.C. GLOVER SURVEY
ABSTRACT No. 2215

Tract 28
Weatherford Mini-Ranch Estates
Cab. A. Sl. 151

Tract 27
Weatherford Mini-Ranch Estates
Cab. A. Sl. 151

Tract 26
Weatherford Mini-Ranch Estates
Cab. A. Sl. 151

Tract 25
Weatherford Mini-Ranch Estates
Cab. A. Sl. 151

Lot 3R
5.000 Acres
(217.800 Sq. Ft.)

Holistic Investments, LLC - All of 202518398
2LM Management, LLC - Remainder of 202040840

2LM Management, LLC
Remainder of 202040840
Reserved For Future Development

Now, Therefore, Know All Men By These Presents:

That 2LM Management, LLC and Holistic Investments, LLC, do(es) hereby adopt this plat designating the herein above described property as Lot 3R, 2LM Development, Phase 4, an addition to 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 July 4, 2024, per email correspondence from the City of Weatherford.

Witness, my hand, this the 17th day of February, 2025.

By:

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

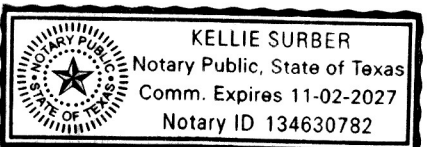
Rahul Jagatia
Holistic Investments, LLC (Owner)
Rahul Jagatia (Agent)

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 17th day of February, 2025.

Kellie Surber
Notary Public in and for the State of Texas



State of Ohio
County of Cuyahoga

Before me, the undersigned authority, a notary public in and for the State of Ohio, on this day personally appeared Kellie Surber, 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 3rd day of February, 2025.

Aloysius C. Joseph
Notary Public in and for the State of Ohio



ALOYSIUS C. JOSEPH
Notary Public
State of Ohio
My Comm. Expires
March 7, 2026

State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 9th day of March, 2025.

County Judge

George A. Corley
Commissioner Precinct #1

Jim Wald
Commissioner Precinct #3

John H. ...
Commissioner Precinct #2

Tim ...
Commissioner Precinct #4

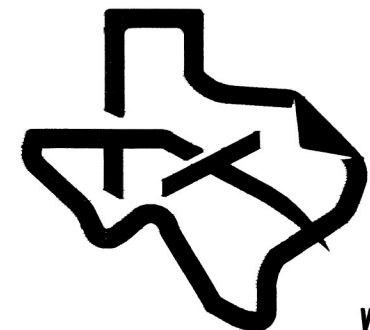
10001
BR

E-17

Final Plat
Lot 3R
2LM Development, Phase 4
an addition to Parker County, Texas

Being a 5,000 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 acre tract described in Clerk's File No. 202040840, Real Property Records, Parker County, Texas and being all of Lot 3, 2LM Development, Phase 2, according to the plat recorded in Cabinet F, Slide 773, Plat Records, Parker County, Texas

November 2025



TEXAS
SURVEYING &
ENGINEERING
INC.

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

Vicinity Map (1" = 1,200')

