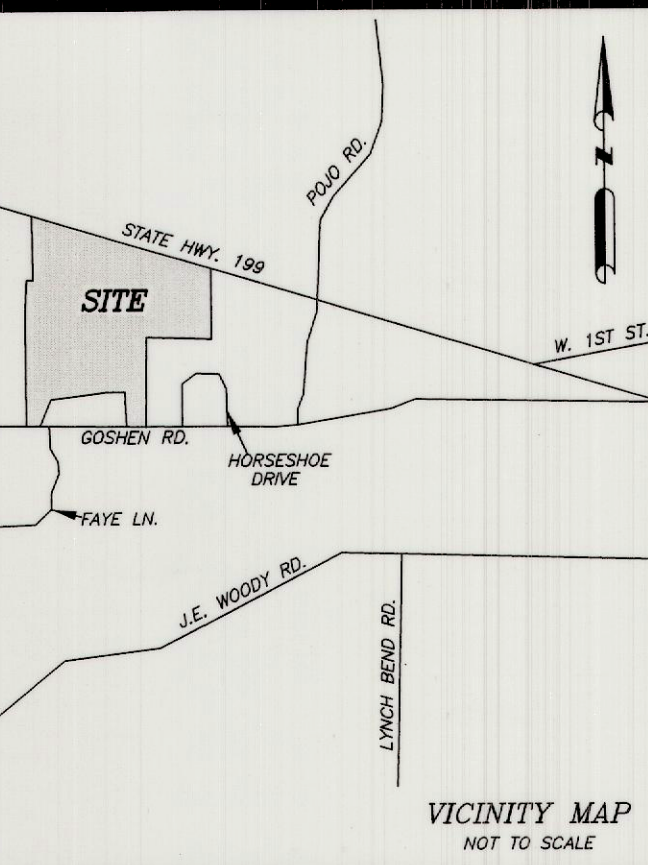




ROAD LENGTHS
CLEAR CREEK LOOP=5020.35'
CLEAR CREEK DRIVE=641.00'
CLEAR SKY COURT EAST=935.33'
CLEAR SKY COURT WEST=704.64'

BASIS OF BEARING PER G.P.S. OBSERVATIONS.
TRIMBLE RTK NETWORK.
STATE PLANE COORDINATE SYSTEM NAD83,
NORTH TEXAS ZONE 4202.

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.
48367C0175-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 2023 CAPPED IRONS SET,
UNLESS OTHERWISE NOTED.

THE CITY OF SPRINGTOWN 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.

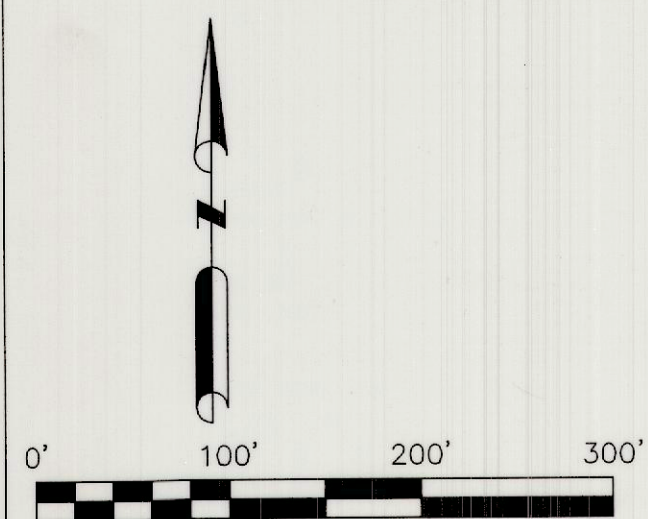
5' DRAINAGE/UTILITY EASEMENT/BUILDING LINES
ALONG SIDE & REAR LOT LINES.

15' DRAINAGE & UTILITY EASEMENT ALONG ALL
ROAD FRONTAGE.

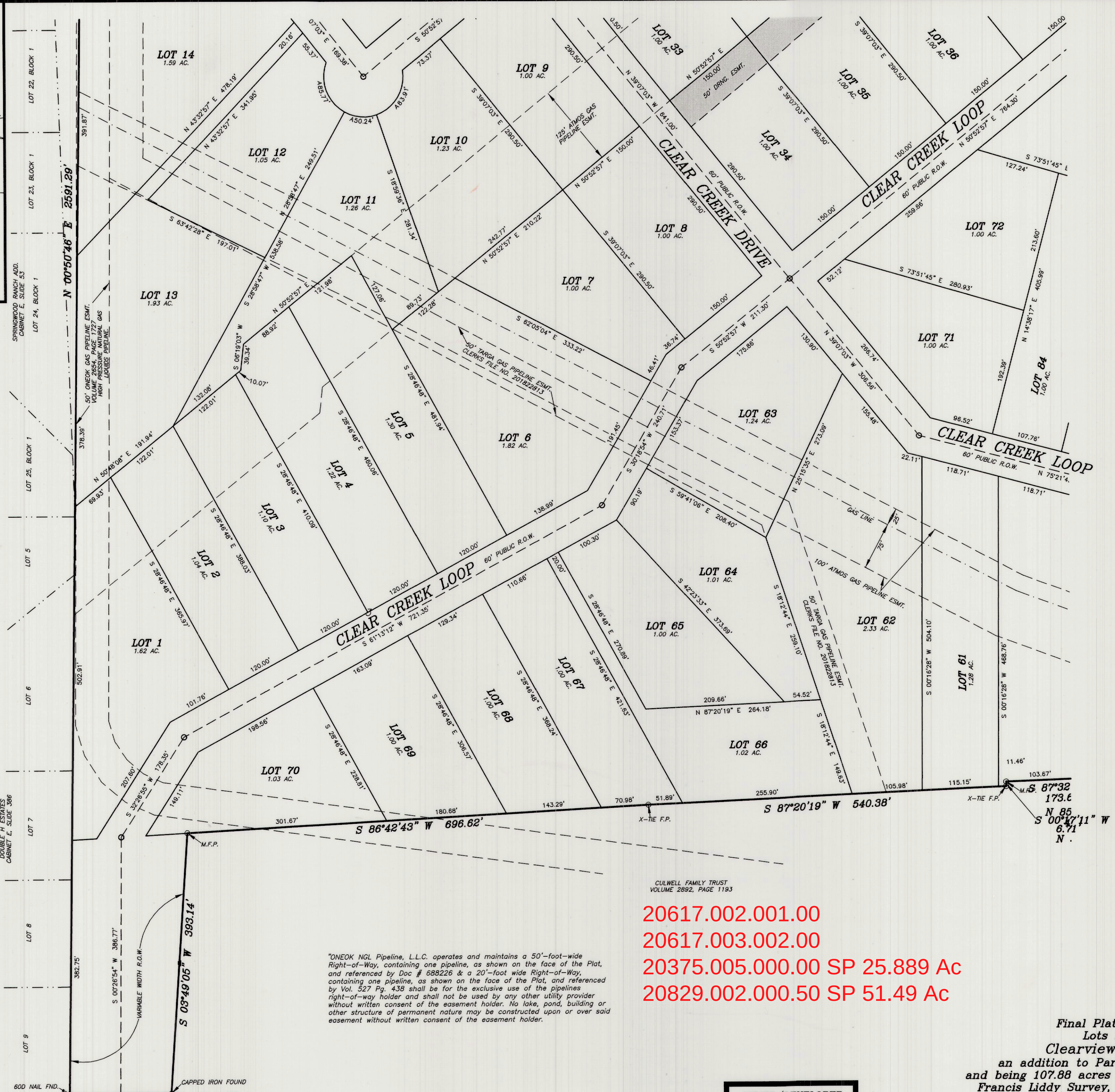
REFLECTIVE HOUSE NUMBERS NEED TO BE
DISPLAYED BY THE LANDOWNERS DRIVEWAY
THAT IS VISIBLE AND LEGIBLE BOTH DAY AND
NIGHT FROM THE PUBLIC ROAD.

ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM
OF 18".

NO FENCE SHALL BE PERMITTED TO CROSS
ANY ATMOS GAS PIPELINE EASEMENT SHOWN
HEREON.



SCALE 1"= 100'
HORIZON LAND SURVEYING
P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



GOSHEN ROAD
60' R.O.W.
G168

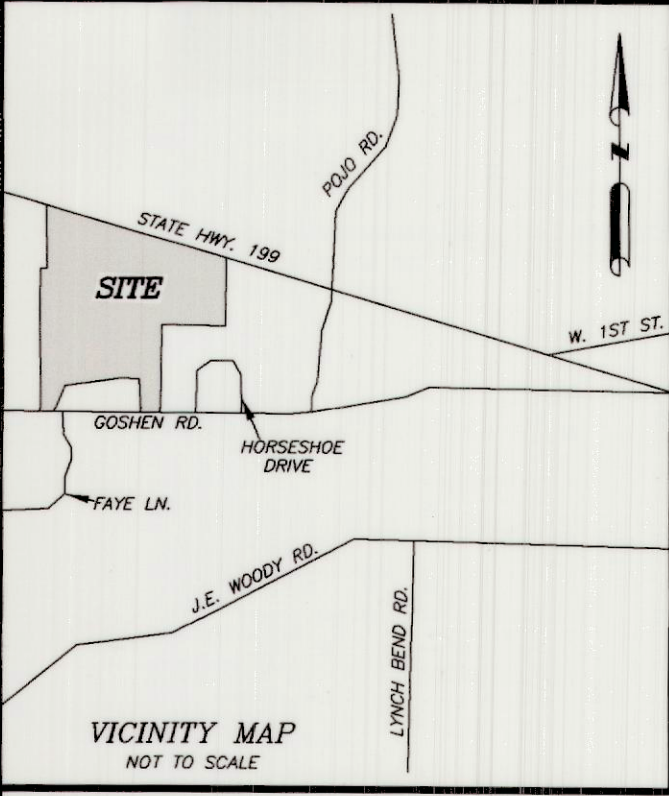
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Right-of-Way, containing one pipeline, as shown on the face of the Plat,
and referenced by Doc # 688226 & a 20'-foot wide Right-of-Way,
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right-of-way holder and shall not be used by any other utility provider
without written consent of the easement holder. No lake, pond, building or
other structure of permanent nature may be constructed upon or over said
easement without written consent of the easement holder.

CULWELL FAMILY TRUST
VOLUME 2692, PAGE 1193

20617.002.001.00
20617.003.002.00
20375.005.000.00 SP 25.889 Ac
20829.002.000.50 SP 51.49 Ac

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

Final Plat Showing
Lots 1-84,
Clearview Estates,
an addition to Parker County, Texas.
and being 107.88 acres of land situated in the
Francis Liddy Survey, Abstract No. 829, the
G.W. Duncan Survey, Abstract No. 375, the
T&P R.R. CO. Survey, Abstract No. 1463 and the
James Herndon Survey, Abstract No. 617.



ROAD LENGTHS
 CLEAR CREEK LOOP=5020.35'
 CLEAR CREEK DRIVE=641.00'
 CLEAR SKY COURT EAST=935.33'
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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.

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THE CITY OF SPRINGTOWN 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.

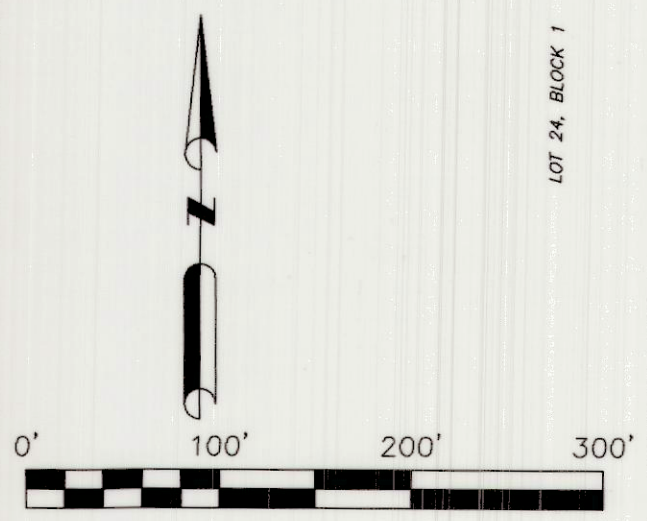
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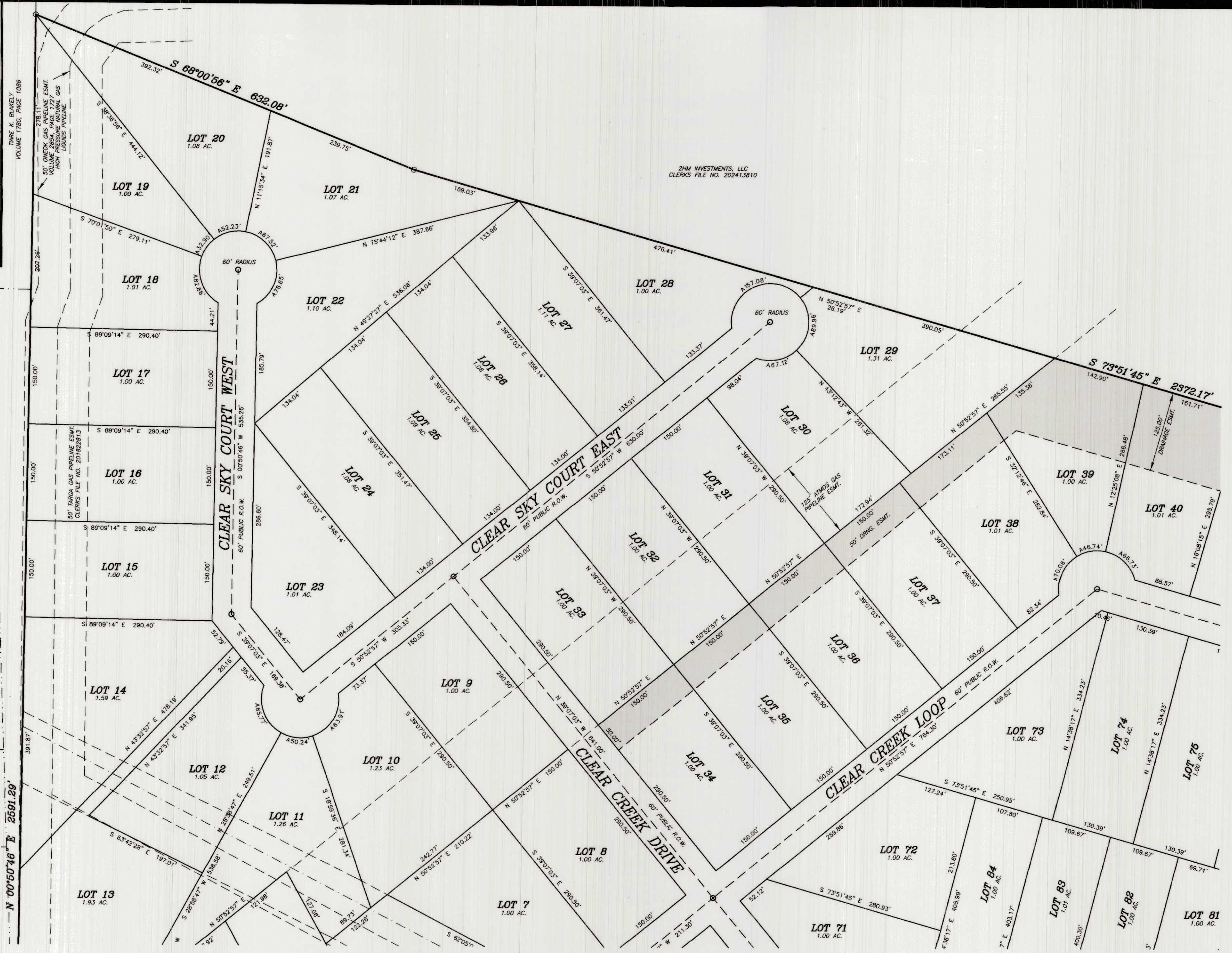
REFLECTIVE HOUSE NUMBERS NEED TO BE DISPLAYED BY THE LANDOWNERS DRIVEWAY THAT IS VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.

ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18".

NO FENCE SHALL BE PERMITTED TO CROSS ANY ATMOS GAS PIPELINE EASEMENT SHOWN HEREON.



HORIZON LAND SURVEYING
 P.O. Box 1935
 Azle, Texas 76008
 817-584-9027
 horizonlandtx@gmail.com
 FIRM NO. 10194616



2HM INVESTMENTS, LLC
 CLERKS FILE NO. 202413810

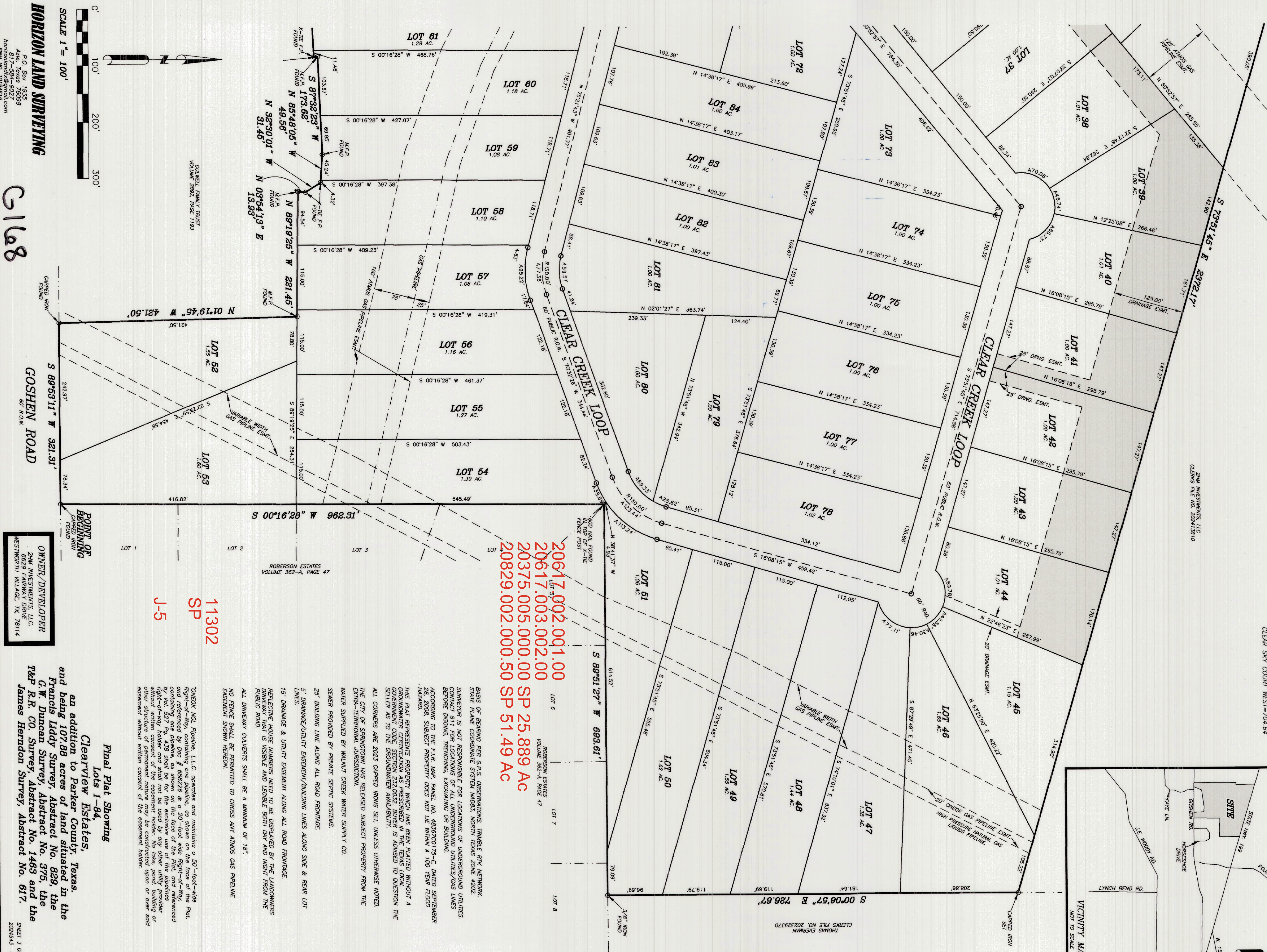
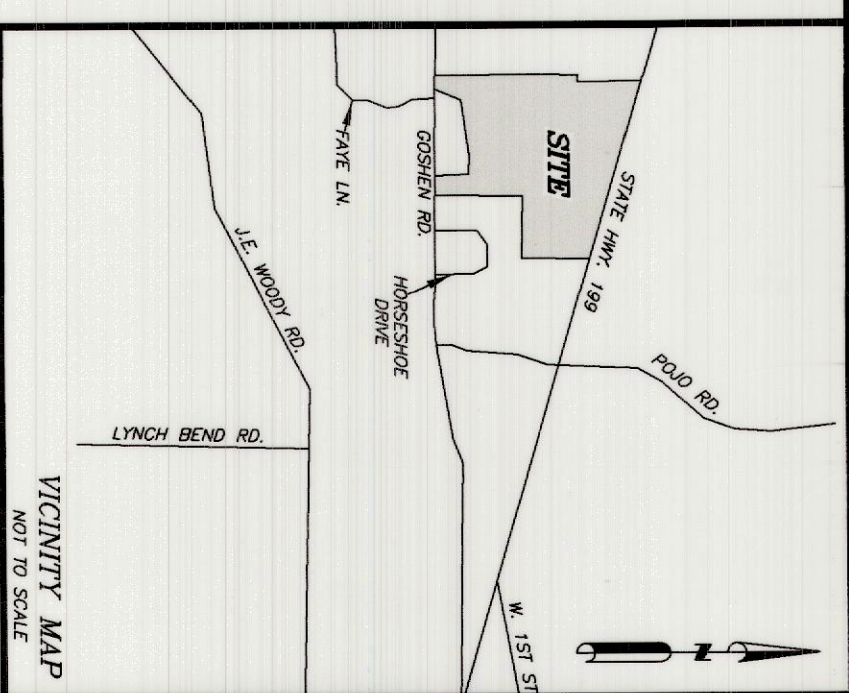
OWNER/DEVELOPER
 2HM INVESTMENTS, LLC
 6629 FAIRWAY DRIVE
 WESTWORTH VILLAGE, TX, 76114

G168

11302
 SP
 J-5

Final Plat Showing
 Lots 1-84,
 Clearview Estates,
 an addition to Parker County, Texas.
 and being 107.88 acres of land situated in the
 Francis Liddy Survey, Abstract No. 829, the
 G.W. Duncan Survey, Abstract No. 375, the
 T&P R.R. CO. Survey, Abstract No. 1463 and the
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 STATE PLANE COORDINATE SYSTEM NAD83, NORTH TEXAS ZONE 4202.
 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 FLR MAP PANEL NO. 4357070175-E, DATED SEPTEMBER
 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 FOOT 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 2023 CAPPED IRONS SET, UNLESS OTHERWISE NOTED.
 THE CITY OF SPRINGTOWN HAS RELEASED SUBJECT PROPERTY FROM THE
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 WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.
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 25' BUILDING LINE ALONG ALL ROAD FRONTAGE.
 5' DRAINAGE/UTILITY EASEMENT/BUILDING LINES ALONG SIDE & REAR LOT
 LINES.
 15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.
 REFLECTIVE HOUSE NUMBERS NEED TO BE DISPLAYED BY THE LANDOWNERS
 PROGRAMMANT IS VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE
 PUBLIC ROAD.
 ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18".
 NO FENCE SHALL BE PERMITTED TO CROSS ANY ATNOS GAS PIPELINE
 EASEMENT SHOWN HEREON.

ONEOK Mid-Continent Pipeline, L.L.C. operates and maintains a 50"-foot-wide Right-of-Way, containing one pipeline, as shown on the face of the Plat, and referenced by Doc # 688226 & a 20"-foot wide Right-of-Way, containing one pipeline, as shown on the face of the Plat, and referenced by Vol. 157, Pg. 438 shall be for the exclusive use of the pipelines. The pipelines shall be installed, maintained, operated and abandoned by the holder without written consent of the easement holder. No lake, pond, building or other structure of permanent nature may be constructed upon or over the easement without written consent of the easement holder.

*Final Plat Showing
Lots 1-84,
Clearview Estates,
an addition to Parker County, Texas,
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G.W. Duncan Survey, Abstract No. 375, the
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James Herndon Survey, Abstract No. 617.*

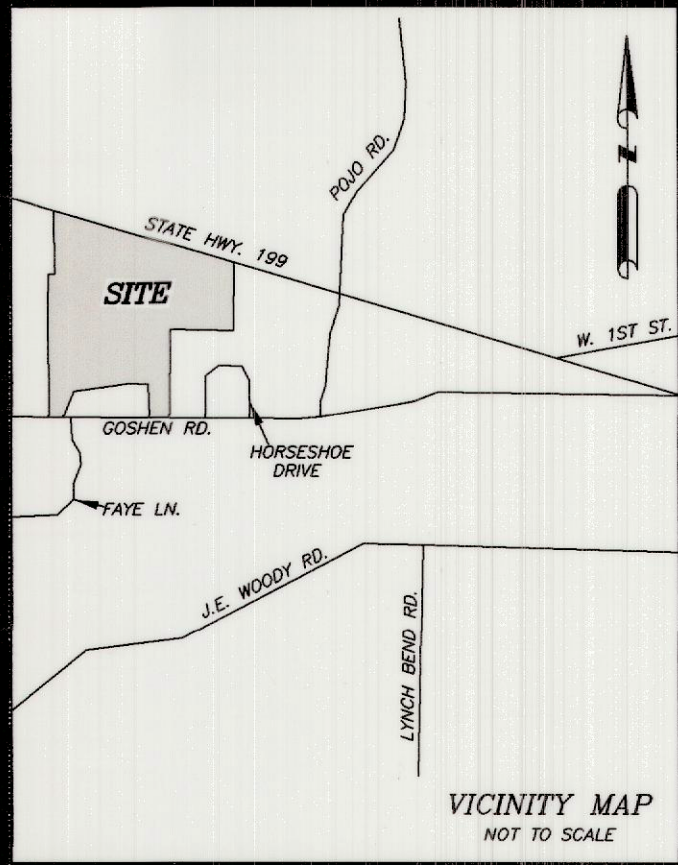
HORIZON LAND SURVEYING
P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandtx@gmail.com

196

GOSHEN ROAD
607 BOW

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

SHEET 3 OF 4
2024543 RSE



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 Francis Liddy Survey, Abstract No. 829, the G.W. Duncan Survey, Abstract No. 375, the T&P R.R. CO. Survey, Abstract No. 1463 and the James Herndon Survey, Abstract No. 617, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to 2HM Investments, LLC., recorded in Clerks File No. 202413810, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found in the North line of Goshen Road, said iron being for the Southeast corner of said Clerks File No. 202413810 and for the Southwest corner of Lot 1 of Roberson Estates, an addition to Parker County, Texas, according to the plat recorded in Volume 362-A, Page 47, Plat Records, Parker County, Texas;

thence S 89°53'11" W, with the North line of said Goshen Road, a distance of 321.31 feet to a capped iron found at a Southwest corner of said Clerks File No. 202413810;

thence N 01°19'45" W, a distance of 421.50 feet to a metal fence post;

thence N 89°19'25" W a distance of 221.45 feet to a metal fence post;

thence N 03°54'13" E a distance of 13.93 feet to an x-tie fence post;

thence N 32°30'01" W a distance of 31.45 feet to an x-tie fence post;

thence N 85°48'05" W a distance of 49.56 feet to a metal fence post;

thence S 87°32'23" W a distance of 173.62 feet to a metal fence post;

thence S 00°17'11" W a distance of 6.71 feet to an x-tie fence post;

thence S 87°20'19" W a distance of 540.38 feet to an x-tie fence post;

thence S 86°42'43" W a distance of 696.62 feet to a metal fence post;

thence S 03°49'05" W a distance of 393.14 feet to a capped iron found in the North line of said Goshen Road;

thence S 89°53'11" W, with the North line of said Goshen Road, a distance of 153.49 feet to a 60d nail found;

thence N 00°50'46" E a distance of 2591.29 feet to a capped iron set;

thence S 68°00'56" E a distance of 632.08 feet to a capped iron set;

thence S 73°51'45" E a distance of 2372.17 feet to a capped iron set;

thence S 00°06'57" E, a distance of 726.67 feet to a 3/8" iron found in the North line of said Roberson Estates;

thence S 89°51'27" W, with the North line of said Roberson Estates, a distance of 693.61 feet to a 60d nail found in top of an x-tie fence post and being at the Northwest corner of said Roberson Estates;

thence S 00°16'28" W, with the West line of said Roberson Estates, a distance of 962.31 feet to the POINT OF BEGINNING and containing 107.88 acres of land.

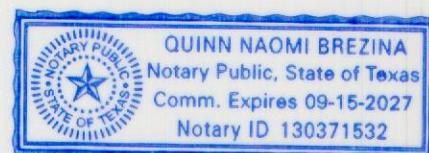
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that 2HM Investments, LLC., acting by and thru their duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lots 1-84
Clearview Estates, Parker County, Texas.

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

Executed this the 17th day of September 2025.

Jackie Mauldin
(Partner 2HM Investments, LLC)

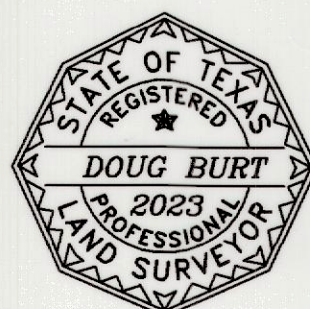
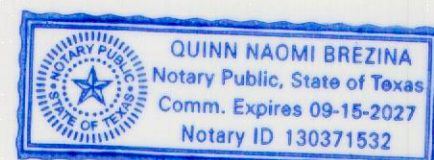


STATE OF TEXAS }
COUNTY OF PARKER }

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 17th day of September 2025

Notary Public State of Texas



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
DECEMBER 26, 2024

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202525670
09/22/2025 03:40 PM
Fee: 130.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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

ROAD LENGTHS
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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 & REAR LOT
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15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.

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right-of-way holder and shall not be used by any other utility provider
without written consent of the easement holder. No lake, pond, building or
other structure of permanent nature may be constructed upon or over said
easement without written consent of the easement holder.

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY,
TEXAS, THIS 17th DAY OF September, 2025.

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #2

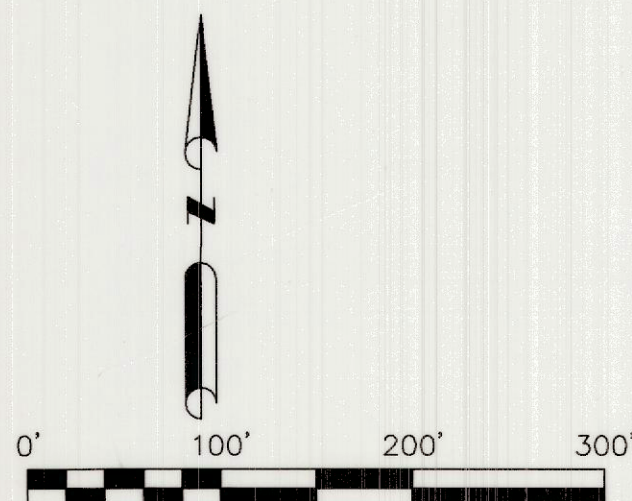
COMMISSIONER PRECINCT #4

2HM INVESTMENTS, 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.

JACKIE MAULDIN (PARTNER 2HM INVESTMENTS, LLC)

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SHEET 4 OF 4
2024543 RSB



SCALE 1"= 100'

HORIZON LAND SURVEYING

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FIRM NO. 10194616