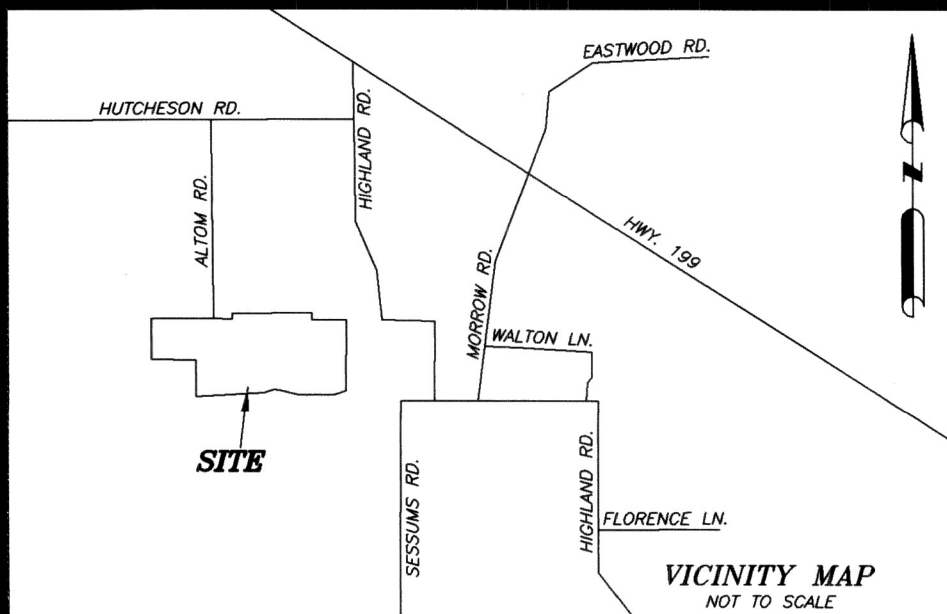


ROAD LENGTHS

ALTON ROAD-2717.21'
MYERS DRIVE-1484.32'

VICINITY MAP
NOT TO SCALE



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

THE EASEMENTS RECORDED IN VOLUME 1010, PAGE 546, VOLUME 768, PAGE 849, VOLUME 768, PAGE 855, AND VOLUME 1006, PAGE 1111, R.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT GAS PIPELINE CO. FOR EXACT LOCATIONS.

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.

100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON THIS PROPERTY. SURVEYOR ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON. FLOOD IS SHOWN BY SCALE ONLY.

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.

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

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY.

SEWER PROVIDED BY PRIVATE OSSFS.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE.
5' BUILDING LINES ALONG SIDE & REAR LOT LINES.
20' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.
5' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES.

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" CMP.

MINIMUM FINISHED FLOORS SHOWN HEREON WERE PROVIDED BY JG RODRIGUEZ ENGINEERING.

LANCE DE LOS SANTOS
ANGELA DE LOS SANTOS
CLERKS FILE NO. 202431819

JOSEPH C. RECTOR
KINDAL M. RECTOR
VOLUME 1775, PAGE 276

APPROXIMATE LIMITS OF THE 100 YEAR
FLOOD HAZARD, PER F.I.R. MAP, PANEL NO.
48367C0175-E, DATED SEPTEMBER 26, 2008.

0' 100' 200' 300'

SCALE 1"= 100'
HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

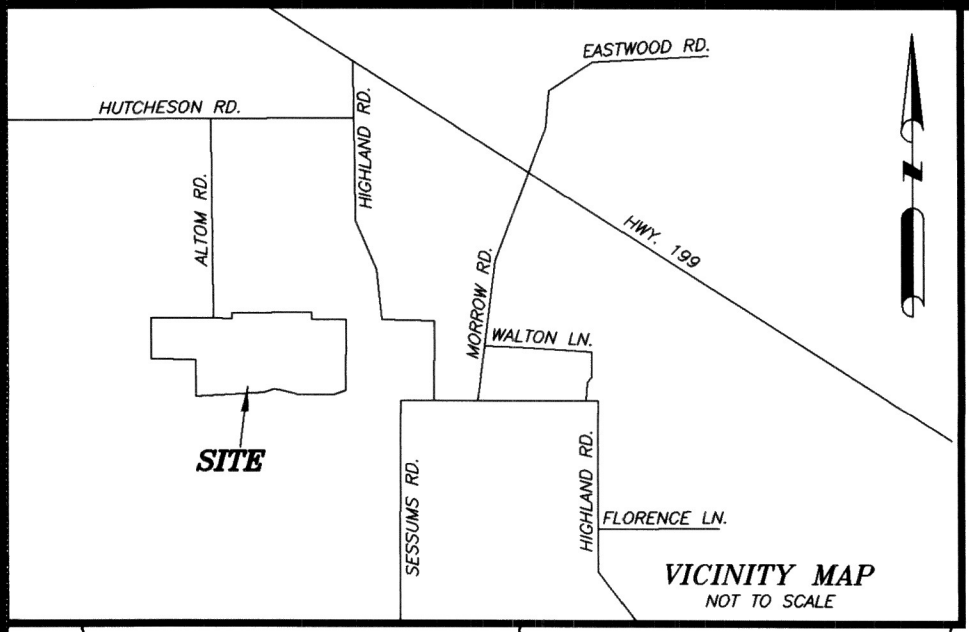
OWNER/DEVELOPER
2HM INVESTMENTS, LLC.
6629 FAIRWAY DRIVE
WESTWORTH VILLAGE, TX, 76114

G067

15386
SP

K-7

Final Plat Showing
Lots 1 thru 42,
MYERS RANCH
an Addition to Parker County, Texas and being
53.138 acres of land situated in the
D.A. YOUNG SURVEY, Abstract No. 2660
and the
JOHN DUNCAN SURVEY, Abstract No. 374,
Parker County, Texas.



ROAD LENGTHS	
ALTOM ROAD-2717.21'	
MYERS DRIVE-1484.32'	

THE STATE OF TEXAS }
COUNTY OF PARKER }

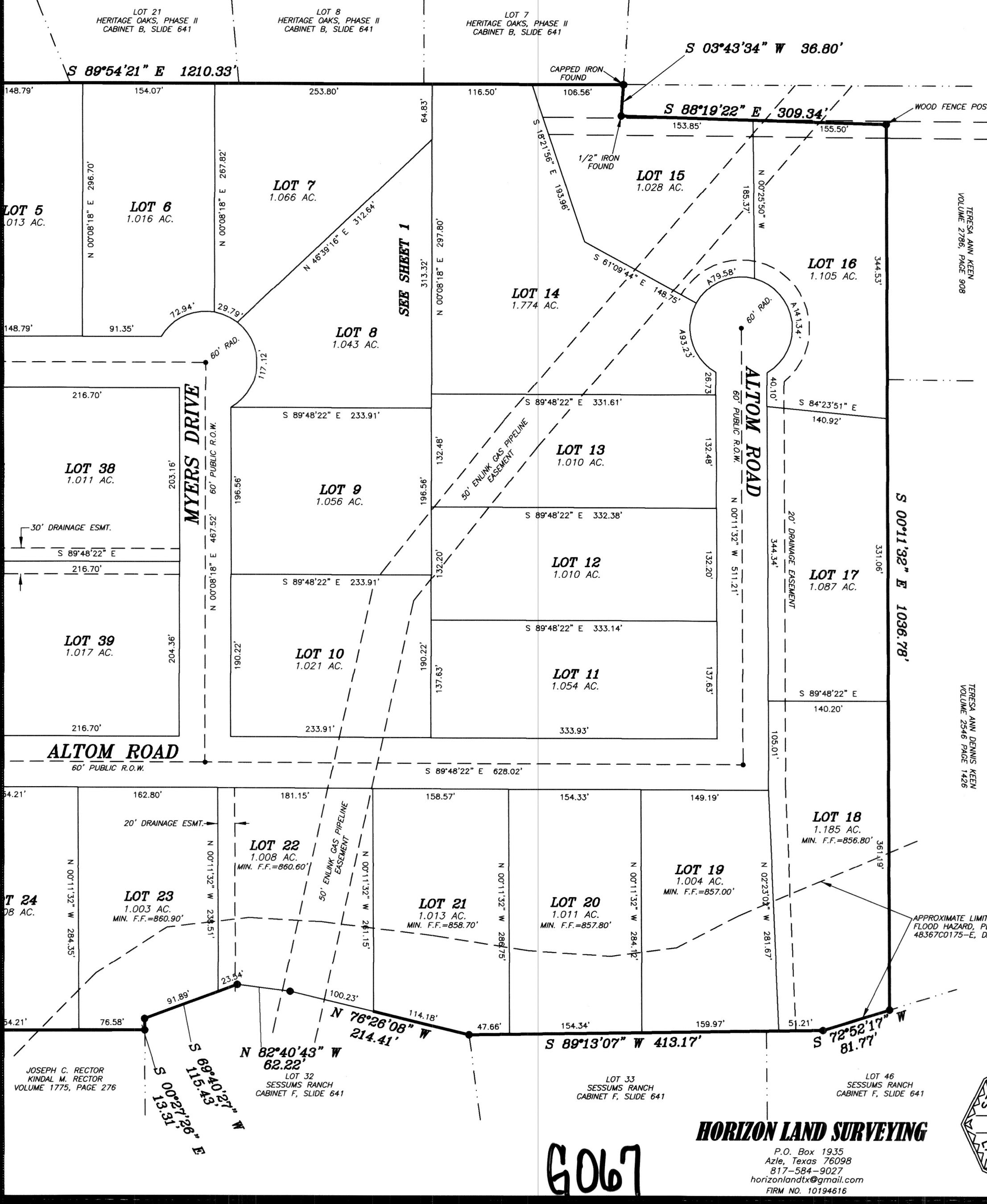
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY,
TEXAS, THIS THE 24th DAY OF February, 2025.

COUNTY JUDGE
George Corley
COMMISSIONER PRECINCT #1

Paul Holt
COMMISSIONER PRECINCT #2

Sam Holder
COMMISSIONER PRECINCT #3

Chad Van
COMMISSIONER PRECINCT #4



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202504708
02/24/2025 03:16 PM
Fee: 110.00
Lila Deakle County Clerk
Parker County, TX
PLAT

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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 D.A. YOUNG SURVEY, Abstract No. 2660 and the JOHN DUNCAN SURVEY, Abstract No. 374, said tract being the same tract of land described as Tract 1 and Tract 2, in deed to 2HM Investments, LLC., recorded in Clerks File No. 202432461, Real Records, Parker County, Texas and being more particularly described as follows

Beginning at a metal fence post at the Southwest corner of Lot 23, Heritage Oaks, Phase II, an addition to Parker County, Texas, according to the plat thereof recorded in Cabinet B, Slide 641, Real Records, Parker County, Texas, and being in the East line of Lot 8, Block 3, Altom Addition, Phase II, recorded in Cabinet E, Slide 355, Plat Records, Parker County, Texas;

thence S 89°54'21" E, with the South line of said Heritage Oaks, Phase II, a distance of 1210.33 feet to a capped iron found;

thence S 03°43'34" W, a distance of 36.80 feet to a 1/2" iron found;

thence S 88°19'22" E, a distance of 309.34 feet to a wood fence post at the Northwest corner of that certain tract of land described in deed to Teresa Ann Keen, recorded in Volume 2786, Page 908, Real Records, Parker County, Texas;

thence S 00°11'32" E, with the West line of said Volume 2786, Page 908, passing the Southeast corner of said Volume 2786, Page 908, and the Northwest corner of that certain tract of land described in deed to Teresa Ann Dennis Keen, recorded in Volume 2546, Page 1426, Real Records, Parker County, Texas, and continuing with the West line of said Volume 2546, Page 1426, in all, a distance of 1036.78 feet to a point in Walnut Creek and being in the North line of Sessums Ranch, recorded in Cabinet F, Slide 641, Plat Records, Parker County, Texas;

thence with said Walnut Creek and with the North line of Sessums Ranch, the following calls:

S 72°52'17" W a distance of 81.77 feet;
S 89°13'07" W a distance of 413.17 feet;
N 76°26'08" W a distance of 214.41 feet;
N 82°40'43" W a distance of 62.22 feet;
S 69°40'27" W a distance of 115.43 feet;
S 00°27'26" E a distance of 13.31 feet to the Northeast corner of that certain tract of land described in deed to Joseph C. Rector and Kindal M. Rector, recorded in Volume 1775, Page 276, Real Records, Parker County, Texas;

thence S 89°57'16" W, with the North line of said Volume 1775, Page 276, a distance of 1127.23 feet to a 1/2" iron found at the Northwest corner of said Volume 1775, Page 276 and at the Southeast corner of that certain tract of land described in deed to Lance De Los Santos and Angela De Los Santos, recorded in Clerks File No. 202431819, Real Records, Parker County, Texas;

thence N 00°27'59" E, with the East line of said Clerks File No. 202431819, a distance of 689.67 feet to a metal fence post at the Northwest corner of said Clerks File No. 202431819;

thence N 89°27'23" W, with the North line of said Clerks File No. 202431819, passing the Northwest corner of said Clerks File No. 202431819 and the Northeast corner of that certain tract of land described in deed to Jean Carol Lusk, recorded in Volume 1091, Page 733, Real Records, Parker County, Texas, and continuing with the North line of said Volume 1091, Page 733, in all, a distance of 558.67 feet to a fence post at the Southeast corner of Lot 7, Planters Square, recorded in Cabinet B, Slide 550, Plat Records, Parker County, Texas;

thence N 00°29'42" E, with the East line of said Lot 7, Planters Square, a distance of 317.70 feet to a 1/2" iron found at the Southwest corner of said Altom Addition, Phase II;

thence S 89°48'22" E, with the South line of said Altom Addition, Phase II, a distance of 1027.16 feet to a 1/2" iron found at the Southeast corner of said Lot 8, Block 3, Altom Addition, Phase II;

thence N 00°24'13" W, with the East line of said Lot 8, Block 3, Altom Addition, Phase II, a distance of 101.20 feet to the POINT OF BEGINNING and containing 53.138 acres of land.

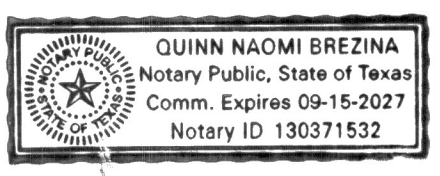
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that 2HM Investments, LLC., acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 42,
MYERS RANCH, Parker County, Texas

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

Executed this the 24th day of
February, 2025.

Jackie Mauldin
Jackie Mauldin
(2HM Investments, LLC.)



STATE OF TEXAS }
COUNTY OF PARKER }

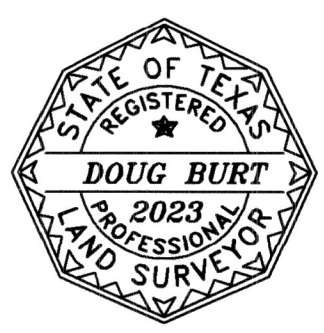
BEFORE ME, the undersigned authority, on this day personally appeared Jackie Mauldin, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of February, 2025.

JP
Notary Public, State of Texas

Final Plat Showing
Lots 1 thru 42,
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HORIZON LAND SURVEYING
P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JANUARY 14, 2025

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