

J.M. ADAIR
VOL. 1536, PG. 277
73.85 ACRES

PHASE 1
THE HILLS OF MONTICELLO

NOTE: THERE IS TO BE 80 FOOT FROM CENTERLINE OF CHRIS COURT, ETHAN COURT, AND BARTALLEN LANE, A BUILDING SETBACK LINE AND UTILITY EASEMENT, ALSO THERE ARE TO BE 50 FOOT REAR BUILDING LINES AND UTILITY EASEMENTS AND 10 FOOT SIDE BUILDING LINES AND UTILITY EASEMENTS, ALL AS SHOWN ON PLAT HEREON.
NOTE: BUILDING LINES DO NOT APPLY TO EXISTING BUILDINGS. APPLY TO NEW CONSTRUCTION ONLY.
NOTE: WATER WILL BE ON SITE FACILITIES.
NOTE: SEWER WILL BE ON SITE FACILITIES.
NOTE: THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES.
NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NO. 480520-0125-B, DATED SEPTEMBER 27, 1991.
NOTE: THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS:
EASEMENT TO PRAIRIE PIPELINE CO. VOL. 131, PG. 17, VOL. 131, PG. 62, VOL. 131, PG. 79 (NO DESCRIPTION).
EASEMENT TO HOOD-PARKER SOIL CONSERVATION DISTRICT VOL. 288, PG. 325 (NO DESCRIPTION).
NOTE: THE FOLLOWING EASEMENTS DO NOT AFFECT THIS TRACT:
EASEMENT TO HOOD-PARKER SOIL CONSERVATION DISTRICT VOL. 288, PG. 10.
NOTE: LINEAR FOOTAGE OF ROADS:
BARTALLEN LANE = 1443'
ETHAN COURT = 608'
CHRIS COURT = 3005'
TOTAL LINEAR FOOTAGE = 2356'

NOTE: SHOWN AS COUNTY ROAD ON HWY ROW MAP.

J. MACK YOUNG
VOL. 1585, PG. 410
8.66 ACRES

E.T. ADAIR IV
VOL. 1536, PG. 281
50 ACRES

C.W. VICK
VOL. 1645, PG. 1472

F.M. HIGHWAY NO. 2421
ZION HILL ROAD (PAVED)
(80' ROW)

Doc 00466399 Bk OR Vol 2067 Pg 606

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Dec 30, 2002 at 09:21A

Document Number: 00466399
Amount: 56.00

By
Leann Franklin
PC 763

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.
Dec 30, 2002

JENNIE WILSON, COUNTY CLERK
PARKER COUNTY

Course	Bearing	Distance
L-1	S 00°20'00"W	13.80'
L-2	N 89°14'35"E	113.20'
L-3	N 89°14'35"E	63.48'
L-4	N 89°14'35"E	117.37'
L-5	N 89°14'35"E	13.80'

Curve	Radius	Tangent	Length	Delta	Degree	Chords	Chord Bear
C-1	2026.00	66.97	133.48	5°45'03"	2°45'03"	133.48	S 04°25'17"W
C-2	2026.00	12.26	144.47	4°34'39"	2°45'03"	144.44	S 09°41'02"W
C-3	6700.00	13.94	13.97	1°20'04"	1°20'04"	13.97	S 01°41'50"W
C-4	6700.00	103.92	103.66	102°07'00"	102°07'00"	103.66	S 05°18'56"W
C-5	6700.00	42.89	14.02	148°55'51"	148°55'51"	42.89	N 06°48'08"W
C-6	6700.00	25.11	30.19	4°24'39"	4°24'39"	30.19	S 07°38'52"E
C-7	6700.00	30.38	30.85	56°10'00"	56°10'00"	30.85	N 65°47'47"W
C-8	6700.00	16.49	12.63	102°07'00"	102°07'00"	12.63	S 07°38'52"E
C-9	6700.00	17.80	17.80	90°00'00"	90°00'00"	17.80	S 07°38'52"E
C-10	6700.00	17.80	17.80	90°00'00"	90°00'00"	17.80	S 07°38'52"E
C-11	6700.00	17.80	17.80	90°00'00"	90°00'00"	17.80	S 07°38'52"E
C-12	6700.00	17.80	17.80	90°00'00"	90°00'00"	17.80	S 07°38'52"E
C-13	6700.00	17.80	17.80	90°00'00"	90°00'00"	17.80	S 07°38'52"E
C-14	6700.00	17.80	17.80	90°00'00"	90°00'00"	17.80	S 07°38'52"E
C-15	6700.00	17.80	17.80	90°00'00"	90°00'00"	17.80	S 07°38'52"E
C-16	6700.00	17.80	17.80	90°00'00"	90°00'00"	17.80	S 07°38'52"E
C-17	6700.00	17.80	17.80	90°00'00"	90°00'00"	17.80	S 07°38'52"E
C-18	6700.00	17.80	17.80	90°00'00"	90°00'00"	17.80	S 07°38'52"E
C-19	6700.00	17.80	17.80	90°00'00"	90°00'00"	17.80	S 07°38'52"E
C-20	6700.00	17.80	17.80	90°00'00"	90°00'00"	17.80	S 07°38'52"E

OWNERS CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS THAT LARRY BARNETT, IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:
Of a 40.566 acres tract of land out of the T. & P. RR. Co. Survey No. 169, Abstract No. 1362, Parker County, Texas; being out of a certain 172.967 acres tract of land as described in Volume 2051, Page 1922 of the Real Records of Parker County, Texas; and being further described by metes and bounds as follows:
Beginning at a set 3/8" iron rod in the west right of way line of Zion Hill Road (F.M. Highway No. 2421), and in the east line of said 172.967 acres tract for the southeast and beginning corner of this tract, whence the most easterly southeast corner of said Survey No. 169 is called 00 deg. 35 min. 12 sec. E. 2267.11 feet, and the southeast corner of said Survey No. 169 is called to bear S. 00 deg. 35 min. 12 sec. E. 2267.11 feet and S. 00 deg. 35 min. 00 sec. E. 371.82 feet. Thence S. 89 deg. 01 min. 47 sec. W. 1345.86 feet along the general line of a fence to the center line of a 4" steel fence post at a corner of said 172.967 acres tract for the southwest corner of this tract.
Thence N. 00 deg. 06 min. 23 sec. E. 1327.06 feet along the west line of Adair Lane (a paved road) for the northwest corner of this tract.
Thence S. 89 deg. 56 min. 13 sec. E. 1344.78 feet along the south right of way line of said Zion Hill Road and the east line to a set 3/8" iron rod in the west right of way line of this tract.
Thence S. 00 deg. 13 min. 32 sec. W. 866.31 feet along the west right of way line of said Zion Hill Lane to a set 3/8" iron rod for the northeast corner of this tract.
Thence S. 00 deg. 07 min. 30 sec. E. 327.40 feet along the west right of way line of said Zion Hill Road and the east line of said 172.967 acres tract to a corner of this tract.
Thence southeasterly around the arc of a curve to the left, having a radius of 22965.56, a central angle of 00 deg. 49 min. 01 sec., a chord of S. 00 deg. 07 min. 30 sec. E. 327.40 feet, and an arc distance of 327.40 feet along the west right of way line of said Zion Hill Road to a 3/8" spike at a corner of said 172.967 acres tract for a corner of this tract.
Thence S. 00 deg. 35 min. 12 sec. E. 109.09 feet along the west right of way line of said Zion Hill Road and the east line of said 172.967 acres tract to the place of beginning. Containing 40.566 acres, more or less, to be known as:

THE HILLS OF MONTICELLO
PHASE 2, TRACTS 1-17
AN ADDITION TO PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

EXECUTED THIS 24 DAY OF Dec, 2002.
By: *Larry Barnett*
LARRY BARNETT

CHERYLYNNE MC NEESE OWEN
Notary Public, State of Texas
My Commission Expires August 23, 2005

STATE OF TEXAS
COUNTY OF PARKER
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24 DAY OF December, 2002, BY LARRY BARNETT.
Cherylynn McNeese Owen
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

THE STATE OF TEXAS
COUNTY OF PARKER
THE UNDERSIGNED, AS LIEN HOLDER ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.
Bob Doolan
EOP

SURVEYOR'S CERTIFICATE
This is to certify that I, MICHAEL PRICE, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.
Michael Price
Michael Price, Surveyor R.P.L.S. No. 5492
Price Surveying, 103 S. Oak Ave., Mineral Wells, TX 76067
940-325-4841 NOVEMBER 26, 2002



THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners Court of Parker County Texas, this the 20th day of December, 2002.
Absent
County Judge
Maack Wall
Commissioner Precinct #2
Absent
Commissioner Precinct #4
Absent
Commissioner Precinct #3

THE STATE OF TEXAS
COUNTY OF PARKER
I, *Larry Barnett* (LARRY BARNETT) DEDICATOR OF THIS PLAT, DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE ONE MILE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD OR OTHER CITY, PARKER COUNTY, TEXAS.

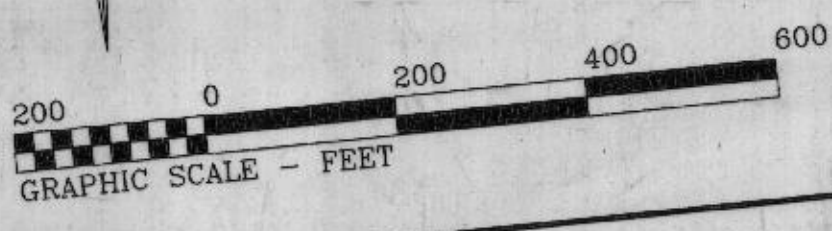


FINAL PLAT:
THE HILLS OF MONTICELLO - PHASE 2

OF A 40.566 ACRES TRACT OF LAND (BEING DIVIDED INTO 17 TRACTS) OUT OF THE T. & P. RR. CO. SURVEY NO. 169, ABSTRACT NO. 1362, PARKER COUNTY, TEXAS.

PRICE SURVEYING
103 S. OAK AVE.
MINERAL WELLS, TX 76067

940-325-4841
DECEMBER
JN02440B



PC 763