

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. 48058-0125-B, DATED SEPTEMBER 27, 1991.

NOTE: THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS:  
S.W.B. EASEMENT VOL. 1054, PG. 778  
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 EFFECT 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 = 302'  
TOTAL LINEAR FOOTAGE = 2356'

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Mar 17, 2003 at 8:15P

Document Number: 0047351  
Amount: \$5.00  
By: Leslie Dufal

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

Mar 17, 2003  
B783  
Jeanne Brunson, County Clerk  
Parker County

Course	Bearing	Distance
C-1	S 89°14'23"E	1332.03'
C-2	S 89°56'13"E	1332.03'
C-3	N 00°06'23"E	975.88'
C-4	S 89°01'47"W	1345.86'
C-5	N 00°06'23"E	975.88'

**OWNERS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS THAT LARRY BARNETT, IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

OF a 40.459 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 also being out of The Hills of Monticello, Phase 2, as recorded in Plat Cabinet B, Slide 763 of the Plat 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 172.967 acres tract bears S. 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. 975.88 feet along the west line of said 172.967 acres tract to a set 3/8" iron rod for a corner of this tract.

Thence N. 66 deg. 19 min. 56 sec. E. 15.18 feet along the general line of a fence to a 4" steel post for a corner of this tract.

Thence N. 00 deg. 04 min. 59 sec. W. 345.08 feet along the general line of a fence to a set 3/8" iron rod in the south right of way line of Adair Lane (a paved road) for the northwest corner of this tract.

Thence S. 89 deg. 56 min. 13 sec. E. 1332.03 feet along the south right of way line of said Adair Lane to a set 3/8" iron rod in the west right of way line of said Zion Hill Road and the east line of said 172.967 acres tract for the northeast corner 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 Road and the east line of said 172.967 acres tract to a found 1/2" iron rod at the P.C. of a curve and a corner of said 172.967 acres tract for 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 found 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 40.459 acres, more or less, to be known as:

THE HILLS OF MONTICELLO  
PHASE 2, (REVISED), TRACTS 1-16

AN ADDITION TO PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

EXECUTED THIS 17 DAY OF March 2003.  
By: *Larry Barnett*  
LARRY BARNETT

STATE OF TEXAS  
COUNTY OF PARKER  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17 DAY OF March, 2003, BY LARRY BARNETT.  
*Jeanne Brunson*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
COUNTY CLERK, PARKER COUNTY

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.  
TITLE: \_\_\_\_\_

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 DECEMBER 16, 2002

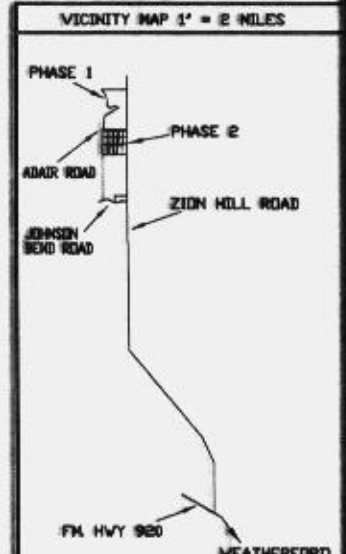
THE STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED by the Commissioners Court of Parker County Texas, this the 17 day of March, 2003.  
*Agent*  
County Judge  
Commissioner Precinct #1  
Commissioner Precinct #3

*Commissioner Precinct #2*  
Commissioner Precinct #4

Curve	Radius	Tangent	Length	Beta	Degree	Chord	Chord Bear.
C-1	22965.56	66.77	133.48	274.03	24.29	133.48	S 84°52'47"W
C-2	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°19'02"W
C-3	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°41'08"W
C-4	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-5	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-6	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-7	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-8	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-9	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-10	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-11	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-12	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-13	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-14	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-15	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-16	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-17	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-18	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-19	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E
C-20	22965.56	66.77	133.48	274.03	24.29	133.48	S 89°56'13"E

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.

ACCT. NO.: 13486  
SCH. DIST.: PE  
CITY: Co  
MAP NO.: G11



**REVISED PLAT:  
THE HILLS OF MONTICELLO - PHASE 2**

OF A 40.459 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 16, 2002  
JN02440B FN030301

