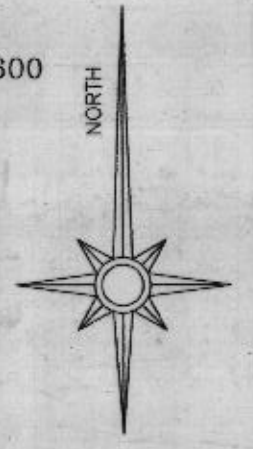
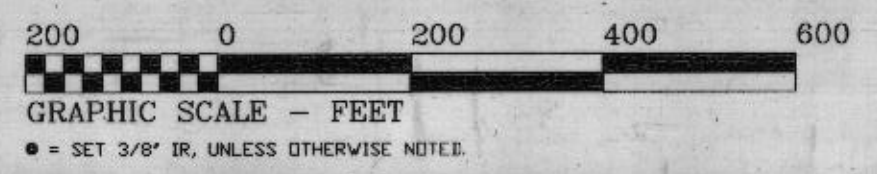


B 759



Curve	Radius	Tangent	Length	Beta	Degree	Chord	Chord Bear.
C-1	5769.62	127.14	254.28	2°31'29"	0°59'35"	254.21	S 01°29'21" W
C-2	146.00	82.97	117.37	46°09'43"	39°14'37"	114.24	N 08°43'41" W
C-3	216.00	62.74	123.87	23°41'02"	18°10'45"	123.86	N 63°06'33" W
C-4	60.00	32.56	59.26	56°28'10"	55°29'35"	57.23	S 54°24'48" W
C-5	60.00	32.56	59.26	56°28'10"	55°29'35"	57.23	S 54°24'48" W
C-6	60.00	32.56	59.26	56°28'10"	55°29'35"	57.23	S 54°24'48" W
C-7	60.00	32.56	59.26	56°28'10"	55°29'35"	57.23	S 54°24'48" W
C-8	60.00	32.56	59.26	56°28'10"	55°29'35"	57.23	S 54°24'48" W
C-9	60.00	32.56	59.26	56°28'10"	55°29'35"	57.23	S 54°24'48" W
C-10	60.00	32.56	59.26	56°28'10"	55°29'35"	57.23	S 54°24'48" W
C-11	60.00	32.56	59.26	56°28'10"	55°29'35"	57.23	S 54°24'48" W
C-12	60.00	32.56	59.26	56°28'10"	55°29'35"	57.23	S 54°24'48" W
C-13	60.00	32.56	59.26	56°28'10"	55°29'35"	57.23	S 54°24'48" W
C-14	60.00	32.56	59.26	56°28'10"	55°29'35"	57.23	S 54°24'48" W

Course	Bearing	Distance
L-1	N 05°41'49" W	62.77'
L-2	N 74°26'34" W	5.25'
L-3	S 86°00'43" E	2.87'
L-4	N 85°00'43" E	13.21'
L-5	S 74°26'34" E	15.58'
L-6	N 73°29'35" E	54.45'
L-7	N 73°29'35" E	70.98'
L-8	N 89°43'48" E	66.30'
L-9	S 02°43'48" W	61.46'
L-10	S 73°29'35" W	120.58'
L-11	S 07°16'32" E	119.79'
L-12	S 05°41'49" E	96.63'

OWNERS CERTIFICATE:

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

Of a 56.460 acres tract of land out of the T.&P. R.R. Co. Survey No. 169, Abstract No. 1362, and the J.R. Plumlee Survey, Abstract No. 2250, Parker County, Texas; and being part of a certain 57.16 acres tract as described in Volume 1536, Page 281 of the Real Records of Parker County, Texas; later purchased by LDB Development LTD. (Larry Barnett) 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 found 3/4" iron pipe in a curve on the west right-of-way line of Zion Hill Road (F.M. Highway No. 2421) (paved) and at the northeast corner of said 57.16 acres tract for the northeast corner of this tract. Whence the southeast corner of said Survey No. 169 is called to bear S. 01 deg. 29 min. 21 sec. W. 254.21 feet, S. 00 deg. 13 min. 32 sec. W. 2865.87 feet, S. 00 deg. 07 min. 30 sec. E. 327.40 feet, S. 00 deg. 35 min. 12 sec. E. 2376.20 feet, and S. 00 deg. 35 min. 00 sec. E. 371.82 feet.

Thence Southwesterly around the arc of a 00 deg. 59 min. 35 sec. curve to the left with a radius of 5769.62 feet, a central angle of 02 deg. 31 min. 29 sec., a chord of S. 01 deg. 29 min. 21 sec. W. 254.21 feet, and an arc length of 254.23 feet along the west right-of-way of Zion Hill Road (F.M. Highway No. 2421) (paved) to a found 1/2" iron rod at the P.T. of said curve and for a corner of this tract.

Thence S. 00 deg. 13 min. 32 sec. W. 1939.56 feet along the west right-of-way line of Zion Hill Road (F.M. Highway No. 2421) (paved) to a set 3/8" iron rod in the north right of way fence of Adair Lane (paved) for the southeast corner of this tract.

Thence N. 89 deg. 56 min. 13 sec. W. 1279.84 feet to a 4" steel post in a west line of said 57.16 acres tract for the southwest corner of this tract.

Thence N. 04 deg. 04 min. 36 sec. E. 723.66 feet to a found 5/8" iron rod at a corner of said 57.16 acres tract for a corner of this tract.

Thence N. 58 deg. 19 min. 50 sec. E. 898.54 feet to a 4" steel post at a corner of said 57.16 acres tract for a corner of this tract.

Thence N. 66 deg. 01 min. 58 sec. W. 254.41 feet to a 4" steel post at a corner of said 57.16 acres tract for a corner of this tract.

Thence S. 58 deg. 21 min. 16 sec. W. 213.19 feet to a found spike at a corner of said 57.16 acres tract for a corner of this tract.

Thence N. 64 deg. 14 min. 51 sec. W. 249.43 feet to a set spike at a corner of said 57.16 acres tract for a corner of this tract.

Thence N. 01 deg. 18 min. 29 sec. W. 251.02 feet to a found spike at a corner of said 57.16 acres tract for a corner of this tract.

Thence N. 11 deg. 37 min. 38 sec. W. 208.01 feet to a 4" steel post at a corner of said 57.16 acres tract for a corner of this tract.

Thence N. 11 deg. 51 min. 02 sec. W. 157.42 feet to a found angle iron at a corner of said 57.16 acres tract for a corner of this tract.

Thence N. 38 deg. 31 min. 47 sec. W. 373.59 feet to a found 1/2" iron rod at the northwest corner of said 57.16 acres tract for the northwest corner of this tract.

Thence S. 89 deg. 54 min. 44 sec. E. 1429.22 feet along the north line of said 57.16 acres tract to the place of beginning. Containing 56.460 acres, more or less, to be known as:

THE HILLS OF MONTICELLO PHASE 1, LOTS 1-17.

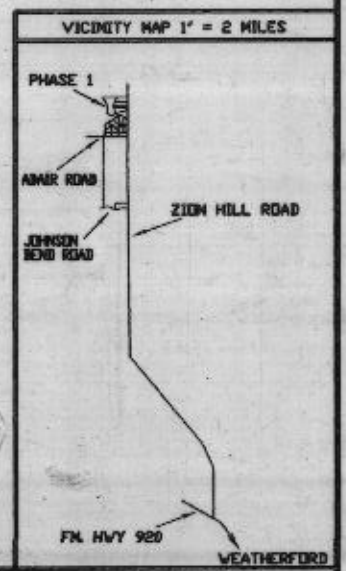
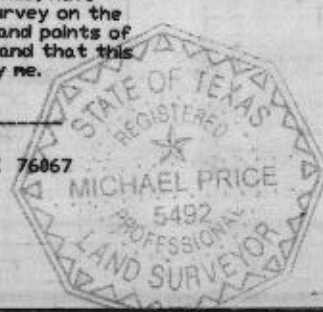
AN ADDITION TO PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

EXECUTED THIS 16 DAY OF Dec, 2002.
BY: *Larry Barnett*
LARRY BARNETT

THE STATE OF TEXAS)
COUNTY OF PARKER)
I, *Larry Barnett* (LARRY BARNETT)
INDICATOR 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.

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 76867
940-325-4841 NOVEMBER 26, 2002



FINAL PLAT: THE HILLS OF MONTICELLO - PHASE 1

OF A 56.460 ACRES TRACT OF LAND (BEING DIVIDED INTO 17 TRACTS) OUT OF THE T.&P. R.R. CO. SURVEY NO. 169, ABSTRACT NO. 1362, AND THE J.R. PLUMLEE SURVEY, ABSTRACT NO. 2250, PARKER COUNTY, TEXAS.

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

940-325-4841
NOVEMBER 26, 2002
JN02440A FN021118

Doc Bk Vol Pg
00465347 OR 2064 603

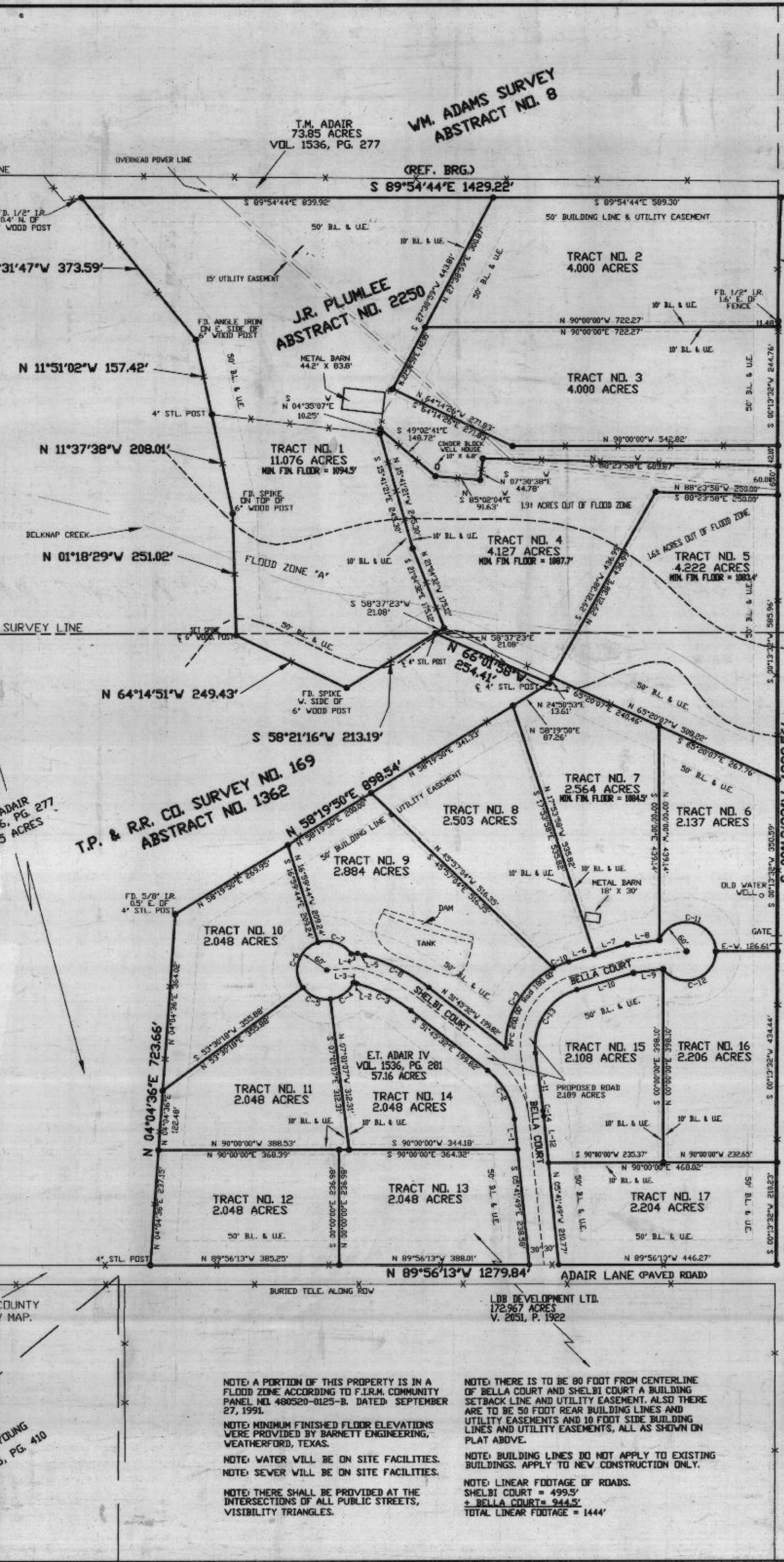
FILED AND RETURNED OFFICIAL PUBLIC RECORDS
On Dec 16, 2002 at 09:42A

Document Number: 00465347
Amount: \$6.00
By: Patricia Nelson

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.
Dec 16, 2002
Jeane Brunson, County Clerk
Parker County

NOTE: SHOWN AS COUNTY ROAD ON HWY ROW MAP.

J. MACK YOUNG
VOL. 1565, PG. 410



NOTE: A PORTION OF THIS PROPERTY IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480520-0125-B, DATED SEPTEMBER 27, 1991.

NOTE: MINIMUM FINISHED FLOOR ELEVATIONS WERE PROVIDED BY BARNETT ENGINEERING, WEATHERFORD, TEXAS.

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: THERE IS TO BE 80 FOOT FROM CENTERLINE OF BELLA COURT AND SHELBI COURT 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 ABOVE.

NOTE: BUILDING LINES DO NOT APPLY TO EXISTING BUILDINGS. APPLY TO NEW CONSTRUCTION ONLY.

NOTE: LINEAR FOOTAGE OF ROADS:
SHELBI COURT = 499.5'
B BELLA COURT = 244.5'
TOTAL LINEAR FOOTAGE = 1444'

P.O.B.

FD. 3/4" IP. 0.67' N OF FENCE.

FD. 1/2" IR. 1.8' E OF FENCE.

Rad Arc 5769.62' 254.23'

CI

Rad Arc 5769.62' 254.23'

APPROX. FLOOD ZONE 'A'

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