

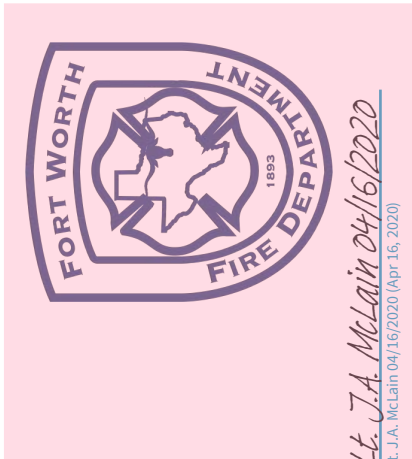
DATE	04/15/20
APPROVED BY	EK
DRAWN BY	APA
PROJECT NO.	180250
REVISIONS	

FINAL PLAT
FOR
MONTRACHET

A.N.A. CONSULTANTS, L.L.C.
5000 Thompson Terrace
Colleyville, Texas 76034
Office: (817) 335-9900
Fax: (817) 335-9955
F.R.NO. 10090800

SHEET 1 OF 3
FP-19-082
PP-19-005

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FP-19-082

DAVID JONES
CHERYL M. JONES
VOL. 15898, PG. 131
D.R.T.C.T.
(52.717 ACRE)

199 addresses &
23 block ranges

Several lots have been assigned more than one address. The address that corresponds with the main entry door of the house shall be used.

PROPOSED
FLOODWAY

Apparent typographical error.

APPROXIMATE LOCATION
SSE VOL. 6460, PG. 600
D.R.T.C.T.

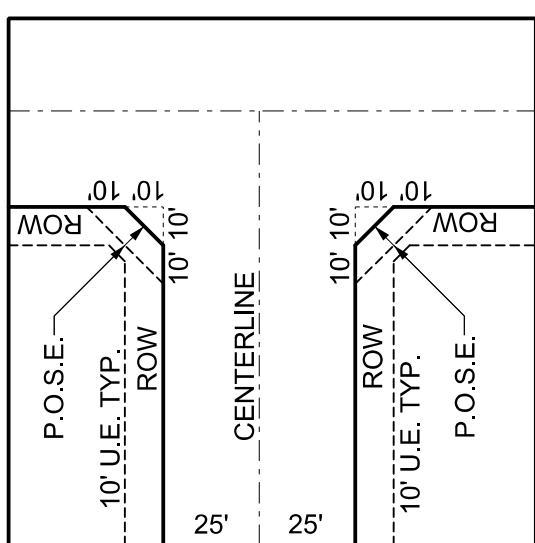
AN ADDITION TO
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING 253.64 ACRES OF LAND

SITUATED IN THE
J. F. ELLIOTT SURVEY, ABSTRACT NO. 493
JOHN BURSEY SURVEY, ABSTRACT NO. 128
AND NANCY CREEK SURVEY, ABSTRACT NO. 349
FORT WORTH, TARRANT COUNTY, TEXAS

PREPARED APRIL, 2020

NOTES:

1. THIS SUBDIVISION WILL BE A PRIVATE DEVELOPMENT AND WILL BE MAINTAINED BY MONTRACHET HOMEOWNERS'S ASSOCIATION
2. WATER AND SEWER TO SERVE THIS SUBDIVISION WILL BE CITY OF FORT WORTH WATER AND SEWER.

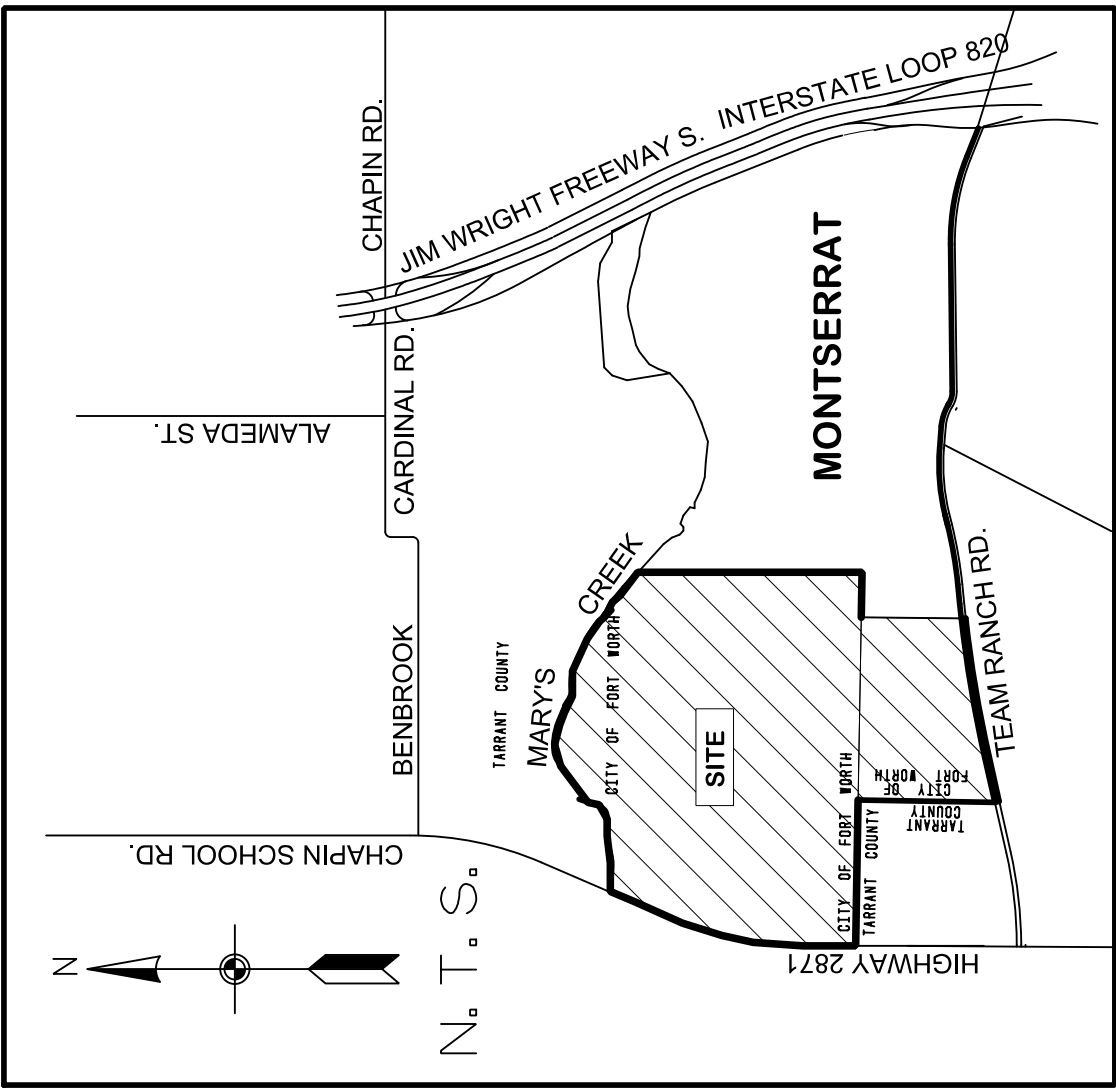
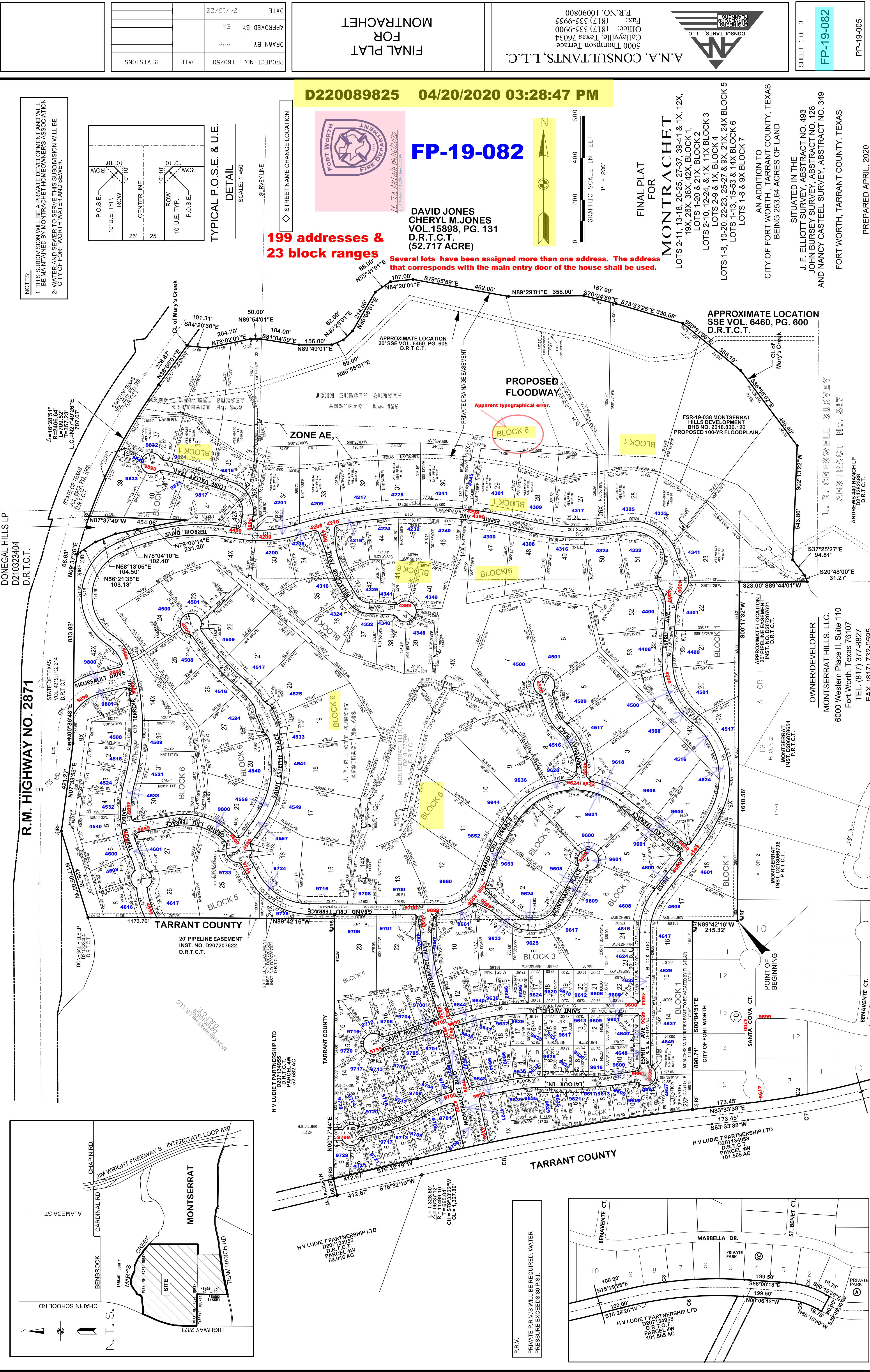


TYPICAL P.O.S.E. & U.E.

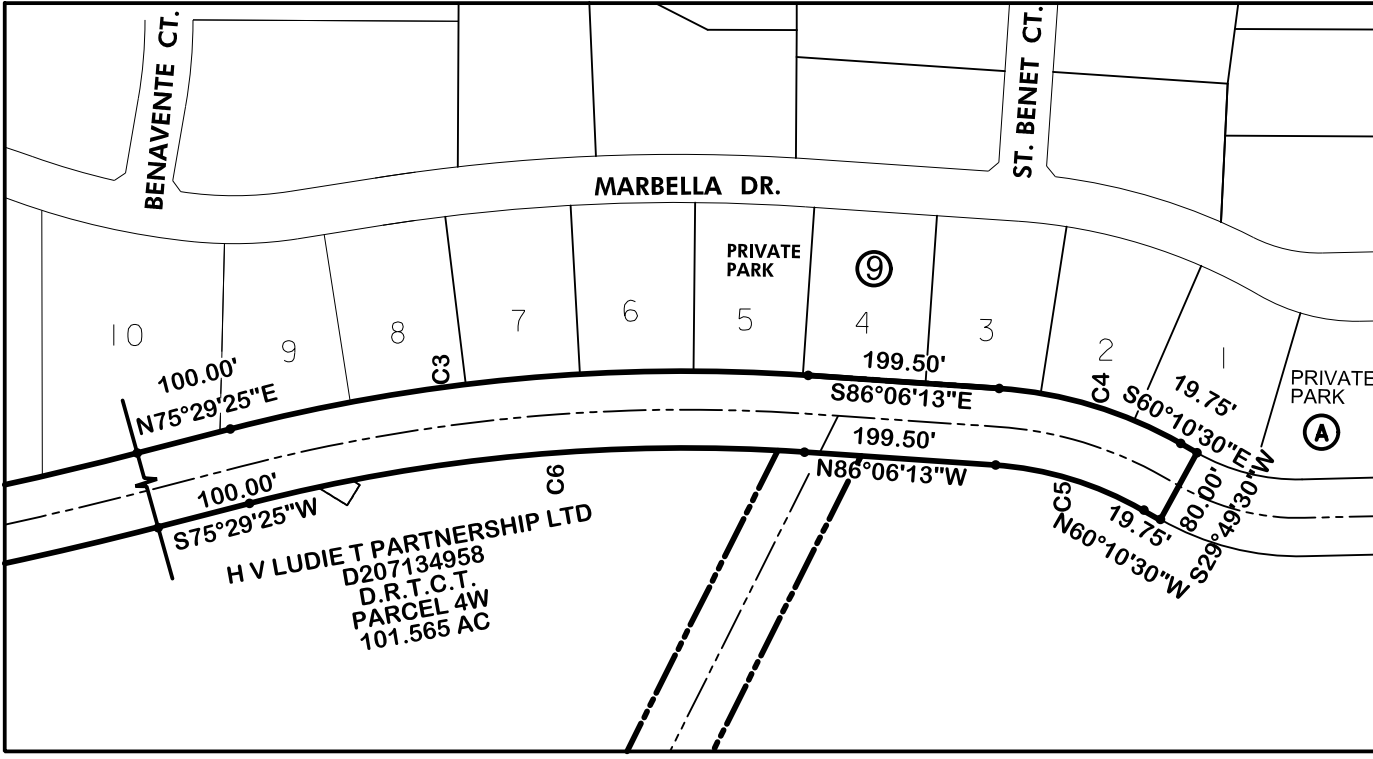
DETAIL

SCALE: 1"=50'

STREET NAME CHANGE LOCATION



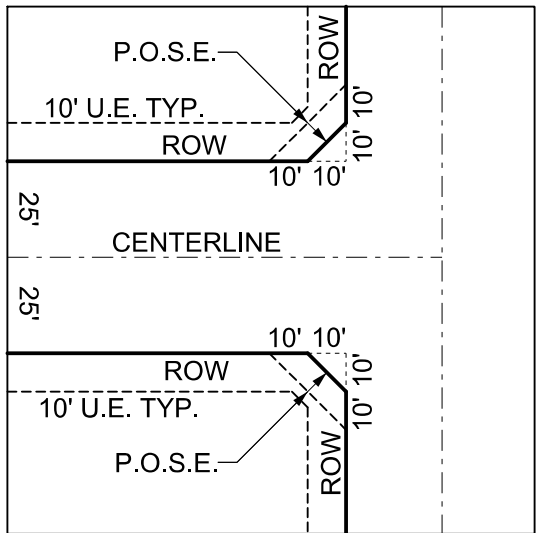
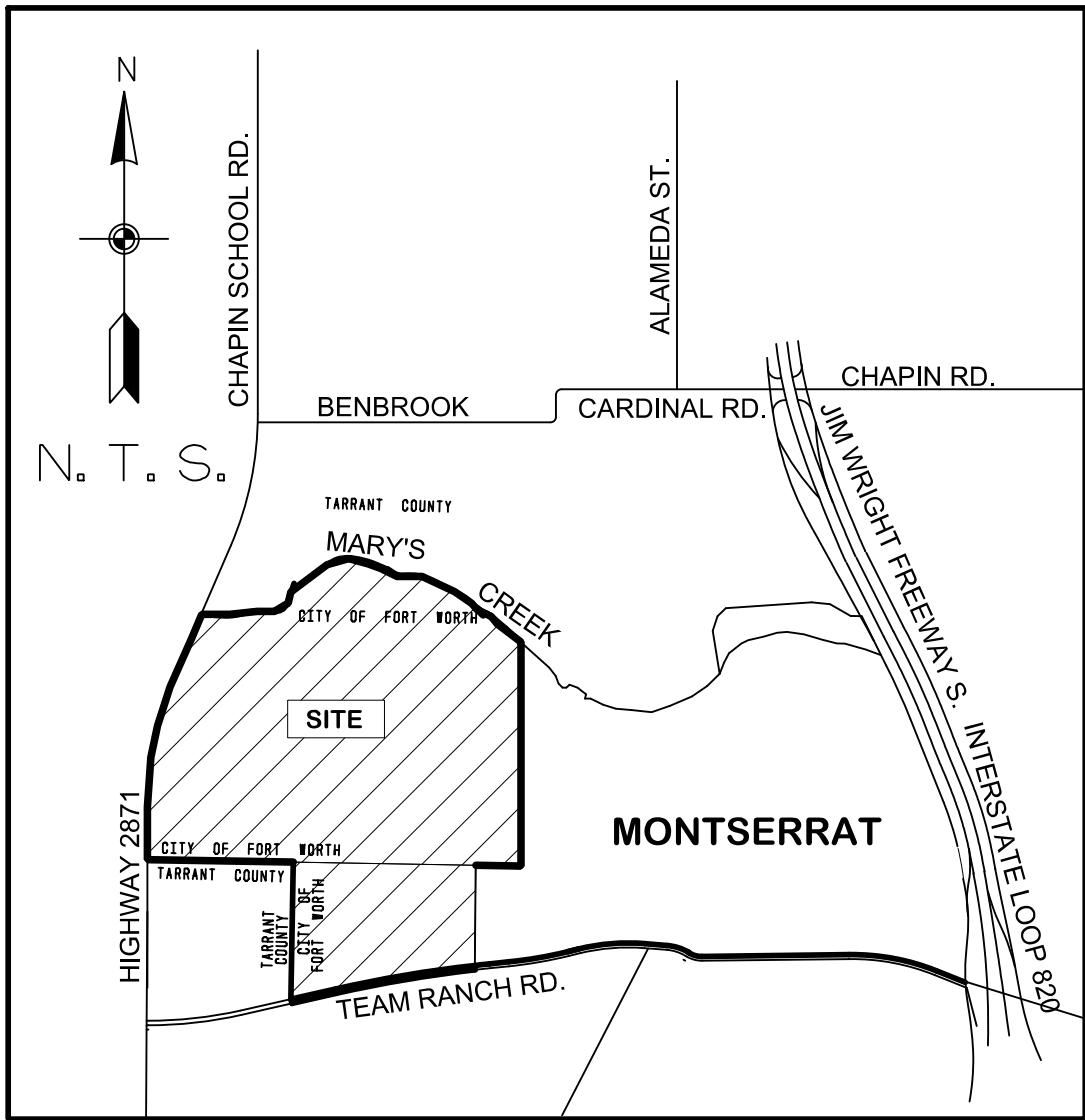
P.R.V.
PRIVATE P.R.V.'S WILL BE REQUIRED. WATER
PRESSURE EXCEEDS 80 P.S.I.



OWNER/DEVELOPER
MONTERRAT HILLS, LLC.
6000 Western Place II, Suite 110
Fort Worth, Texas 76107
TEL. (817) 377-8827
FAX (817) 732-0595

L. B. CRESWELL SURVEY
ABSTRACT No. 367
ANDREWS 440 RANCH LP
D.R.T.C.T.

I:\152139 AM
4/16/2020
\\Andrfs\company\JOB\180250\SURVEY\Plat\Final\PlatN 180250_FP.dgn



P.O.S.E. DETAIL
SCALE: 1"=50'

LAND USE TABLE

LOT USE	#LOTS	AREA(AC)	LOT/ (AC)
1.0 AC LOTS	82	127.37	0.64
0.5 AC. MIN.	23	16.71	1.38
1/4 TO 1/3 AC LOTS	65	18.80	3.46
PRIVATE PARKS	14	60.68	-
PRIVATE STREET ROW	1	23.40	-

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Water / Wastewater Impact Fees

"The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system"

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Floodplain / Drainage-way: Maintenance

The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and / or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary condition, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and / or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Detention Pond Requirement

"This plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the platted subdivision that the owner or owner's designee of lots or tracts shall be responsible to provide for the final detention volume mitigation during the site development. The preliminary detention storage volume estimate is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat.

The detention pond design shall be in accordance with the City of Fort Worth Stormwater Criteria Manual current at the time the Final ISWM Plan is submitted.

General Notes

- Note: Bearings are relative to True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum 1983 (NAD '83), Texas State Plane Coordinate System, North Central Zone.
- By graphic scale the subject property appears to lie in Zone X (shaded), Zone X (not shaded) and zone "AE", according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Panel No. 48439C0280K, map revised September 25, 2009.
- Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.
- Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.
- The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, for claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Building Construction Distance Limitation to an Oil Or Gas Well Bore

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

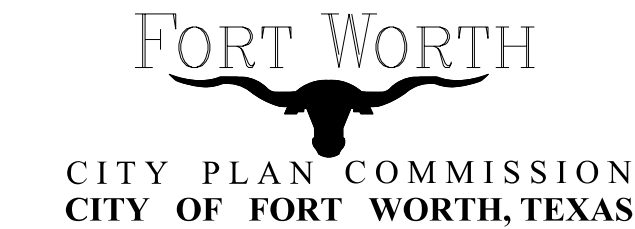
Public Open Space Easement

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Private common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation / clubhouse / exercise / buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date:

By: Don Boren 4/16/2020
Don Boren 4/16/2020 (Apr 16, 2020)

Chairman

By: Mary Elliott 4/16/2020
Mary Elliott 4/16/2020 (Apr 16, 2020)

Secretary

All the private open space lots are private HOA/
DeveloperOwned and maintained open space.

NOTES:

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- WATER AND SEWER TO SERVE THIS SUBDIVISION WILL BE CITY OF FORT WORTH WATER AND SEWER.



Lt. J.A. McLain 4/16/2020
Lt. J.A. McLain 4/16/2020 (Apr 16, 2020)

BOUNDARY CURVE TABLE

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CH. L.
C1	84.44	00°25'15"	11499.14	42.22	N 83°22'07" E	84.44
C2	544.51	08°05'29"	3855.75	272.71	N 79°32'09" E	544.06
C3	607.16	18°24'22"	1890.00	306.22	N 84°41'36" E	604.55
C4	199.11	25°55'42"	440.00	101.29	S 73°08'22" E	197.42
C5	162.91	25°55'42"	360.00	82.87	N 73°08'22" W	161.53
C6	581.46	18°24'22"	1810.00	293.25	S 84°41'36" W	578.96
C7	555.81	08°05'29"	3935.75	278.37	S 79°32'09" W	555.35
C8	1403.23	07°02'27"	11419.14	702.50	S 80°03'32" W	1402.35

CL CURVE TABLE

CV#	L	△	RADIUS	T	LC D	LC
C1	182.49	00°54'57"	11415.27	91.25	N 75°23'31" E	182.49
C2	172.18	18°47'28"	525.00	86.87	N 66°27'15" E	171.41
C3	181.83	20°50'10"	500.00	91.93	N 67°28'36" E	180.83
C4	209.87	12°01'28"	1000.00	105.32	N 83°54'25" E	209.48
C5	149.40	08°33'36"	1000.00	74.84	N 85°38'21" E	149.26
C6	145.41	00°43'47"	11415.83	72.71	N 81°43'27" E	145.41
C7	197.54	37°43'36"	300.00	102.50	N 18°46'57" E	193.99
C8	217.09	14°34'44"	853.19	109.14	N 30°21'23" E	216.51
C9	460.34	75°21'28"	350.00	270.31	N 14°36'43" W	427.87
C10	345.18	56°30'22"	350.00	188.09	N 24°02'16" W	331.36
C11	372.16	106°36'58"	200.00	268.40	N 49°05'33" W	320.74
C12	470.94	26°58'58"	1000.00	239.92	N 88°54'33" W	466.60
C13	1099.69	31°30'14"	2000.00	564.13	S 88°49'49" W	1085.89
C14	293.50	28°01'37"	600.00	149.75	S 87°05'31" W	290.58
C15	537.26	34°12'11"	900.00	276.90	S 83°41'53" W	529.32
C16	537.98	123°17'49"	250.00	463.30	S 04°56'53" W	440.02
C17	137.65	39°26'03"	200.00	71.68	S 36°59'00" E	134.95
C18	576.60	33°02'13"	1000.00	296.56	S 00°56'15" E	568.65
C19	355.28	40°42'42"	500.00	185.51	S 04°46'29" E	347.85
C20	116.44	22°14'21"	300.00	58.96	S 14°00'40" E	115.71
C21	175.09	26°45'09"	375.00	89.17	S 14°56'24" E	173.51
C22	137.08	03°55'38"	2000.00	68.57	N 14°04'07" W	137.06
C23	129.49	03°42'35"	2000.00	64.77	N 17°53'14" W	129.47
C24	349.72	20°02'16"	1000.00	176.67	N 09°43'24" W	347.94
C25	364.16	69°32'55"	300.00	208.31	S 65°12'31" E	342.21
C26	310.31	59°15'54"	300.00	170.65	S 60°04'01" E	296.66
C27	255.57	73°13'00"	200.00	148.58	N 53°41'32" E	238.54
C28	316.57	18°08'17"	1000.00	159.62	N 26°09'11" E	315.25
C29	564.58	92°25'25"	350.00	365.13	N 81°26'02" E	505.33
C30	78.89	36°09'34"	125.00	40.81	S 71°37'29" E	77.58
C31	131.89	60°27'20"	125.00	72.83	N 60°04'04" E	125.86
C32	51.60	59°07'46"	50.00	28.36	N 61°11'01" E	49.34
C33	49.42	28°18'47"	100.00	25.22	N 17°27'44" E	48.91
C34	317.29	72°43'06"	250.00	184.04	N 39°39'54" E	296.42
C35	741.45	84°57'50"	500.00	457.87	N 06°33'20" W	675.36
C36	372.03	17°45'47"	1200.00	187.52	N 40°09'21" W	370.54
C37	167.81	80°07'24"	120.00	100.91	N 30°23'51" W	154.47
C38	172.02	12°19'12"	800.00	86.34	N 76°37'09" W	171.69
C39	196.07	18°43'25"	600.00	98.92	S 22°19'03" E	195.20
C40	98.57	56°28'37"	100.00	53.71	S 59°55'04" E	94.63
C41	173.94	06°26'53"	1545.60	87.06	S 84°55'55" E	173.85
C42	230.15	52°44'50"	250.00	123.96	N 22°04'17" W	222.11
C43	110.41	31°37'52"	200.00	56.65	N 32°37'46" W	109.02
C44	198.83	11°32'32"	1000.00	99.74	S 22°19'03" E	198.50
C45	91.27	06°09'07"	850.00	45.68	N 71°45'24" E	91.22
C46	263.31	15°05'12"	1000.00	132.42	N 82°22'33" E	262.55

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L 50	S 89°42'16" E	42.79'
L 51	S 89°42'16" E	42.79'
L 52	S 58°35'36" E	13.77'
L 53	N 36°46'30" E	15.45'
L 54	S02°39'15" W	81.35'
L 55	N77°52'03"E	82.45'
L 56	S32°45'54"W	14.17'
L 57	N56°54'44"W	14.19'
L 58	S 13°19'43" E	9.02'
L 59	N 61°50'11" W	15.26'
L 60	S 32°53'41" E	14.14'
L 61	N 29°49'48" E	14.14'
L 62	S 61°01'09" E	14.35'
L 63	N 21°34'03" W	81.24'

CL LINE TABLE

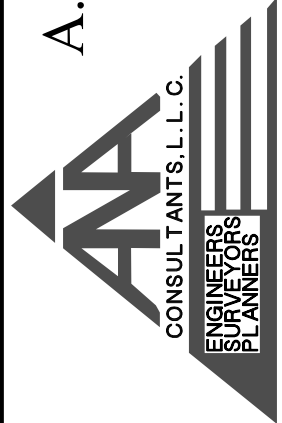
NUMBER	DIRECTION	DISTANCE
L1	S 89°42'16" E	86.09'
L2	N 77°53'41" E	218.19'
L3	N 89°55'09" E	180.87'
L4	N 00°04'51" W	680.01'
L5	N 37°38'45" E	291.47'
L6	N 04°12'56" E	399.87'
L7	S 66°35'47" W	32.34'
L8	S 01°33'50" E	17.38'
L9	N 12°06'19" W	503.03'
L10	N 00°17'44" E	71.96'
L11	N 80°01'01" E	224.79'
L12	S 30°26'04" E	149.76'
L13	S 89°41'57" E	631.30'
L14	N 35°13'20" E	27.48'
L15	S 62°21'15" E	416.03'
L16	S 53°32'42" E	216.96'
L17	S 89°42'16" E	34.93'
L18	N 29°50'24" E	283.14'
L19	S 89°15'07" E	38.07'
L20	N 03°18'21" E	194.60'
L21	N 76°01'27" E	161.64'
L22	N 35°55'35" E	150.57'
L23	N 09°39'51" E	91.89'
L24	N 70°27'33" W	225.81'
L25	S 12°57'20" E	141.78'
L26	S 31°40'45" E	48.74'
L27	N 04°18'08" E	62.37'
L28	N 16°48'50" W	120.96'
L29	N 74°49'57" E	196.93'
L30	N 89°55'9" E	562.03'

PROJECT NO.	DATE	REVISIONS
180250		
DRAWN BY	APR	
APPROVED BY	EK	
DATE	01/28/2019	

FINAL PLAT
FOR
MONTRACHET

A.N.A. CONSULTANTS, L.L.C.

5000 Thompson Terrace
Colleyville, Texas 76034
Office: (817) 335-9900
Fax: (817) 335-9955
F.R.NO. 10090800

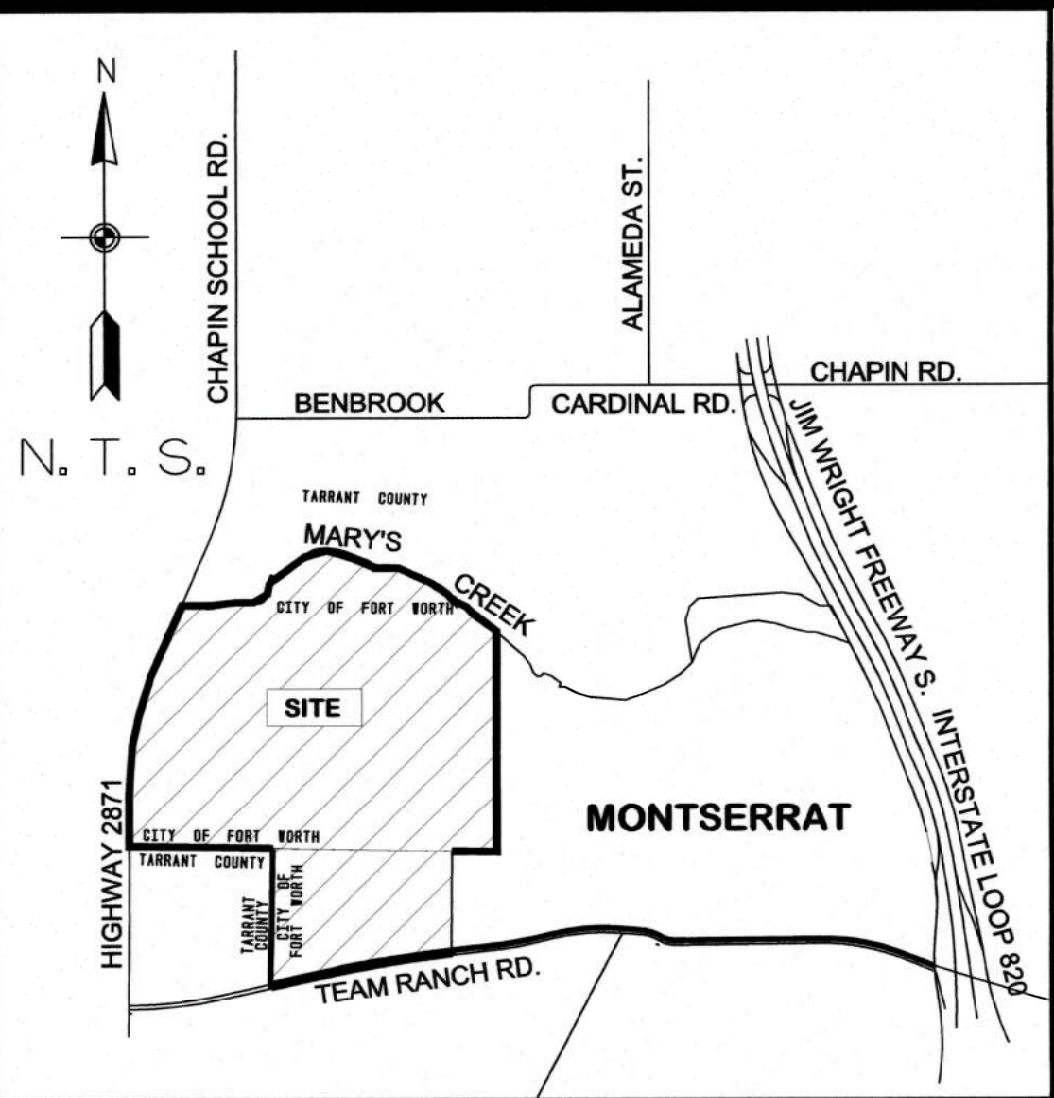


SHEET 2 OF 3

FP-19-082

PP-19-005

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OWNER'S CERTIFICATE / DEDICATION

STATE OF TEXAS \$
COUNTY OF TARRANT \$

REAL PROPERTY DESCRIPTION

BEING 253.64 ACRE PARCEL OF LAND PARTIALLY SITUATED IN THE J. F. ELLIOTT SURVEY, ABSTRACT NUMBER 493, JOHN BURSEY SURVEY ABSTRACT NUMBER 128, AND NANCY CASTEEL SURVEY ABSTRACT NUMBER 349, TARRANT COUNTY, TEXAS, BEING A 205.922 ACRE TRACT OF LAND AS CONVEYED TO MONTSERRAT HILLS, LLC AS RECORDED IN INSTRUMENT NUMBER D218157799, DEED RECORDS OF TARRANT COUNTY, TEXAS AND 40.001 ACRE TRACT OF LAND AS CONVEYED TO MONTSERRAT HILLS, LLC AS RECORDED IN INSTRUMENT NUMBER D219010528, DEED RECORDS, TARRANT COUNTY, TEXAS, LOT B, BLOCK 10, (50 FOOT WIDE ACCESS AND UTILITIES EASEMENT) MONTSERRAT ADDITION AS RECORDED IN CABINET A, SLIDE NUMBE 11550, AND A PORTION OF TEAM RANCH ROAD (80 FOOT WIDE RIGHT-OF-WAY DEDICATION) AS RECORDED IN VOLUME 6596, PAGE 469, OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 11, AND THE NORTHWEST MOST SOUTHERLY CORNER OF LOT 10, BLOCK 10, MONTSERRAT ADDITION AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET A, SLIDE 11550, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 42 MINUTES 16 SECONDS WEST, 215.32 FEET WITH THE NORTH LINE OF SAID BLOCK 10, TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 11, AND THE NORTHEAST CORNER OF SAID LOT B;

THENCE SOUTH 00 DEGREES 04 MINUTES 51 SECONDS EAST, 898.71 FEET WITH THE EAST LINE OF SAID LOT B, AND THE WEST LINE OF LOTS 11, 12, 13, 14, AND 15, OF SAID BLOCK 10, TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT B, AND THE SOUTHWEST CORNER OF SAID LOT 15, IN THE NORTH LINE OF SAID TEAM RANCH ROAD (80 FOOT RIGHT-OF-WAY) AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 84.44 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD, THROUGH A CENTRAL ANGLE OF 00 DEGREES 25 MINUTES 15 SECONDS WITH A RADIUS OF 11499.14 FEET, A TANGENT LENGTH OF 42.22 FEET AND A CHORD WHICH BEARS NORTH 83 DEGREES 22 MINUTES 07 SECONDS EAST, 84.44 FEET TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA" SET;

THENCE NORTH 83 DEGREES 33 MINUTES 38 SECONDS EAST, 173.45 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTH LINE OF SAID BLOCK 10, AND THE BEGINNING OF A CURVE TO LEFT;

THENCE 544.51 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD, THROUGH A CENTRAL ANGLE OF 08 DEGREES 05 MINUTES 29 SECONDS WITH A RADIUS OF 3855.75 FEET, A TANGENT LENGTH OF 272.71 FEET AND A CHORD WHICH BEARS NORTH 79 DEGREES 32 MINUTES 09 SECONDS EAST, 544.06 FEET TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA" SET;

THENCE NORTH 75 DEGREES 29 MINUTES 25 SECONDS EAST, 100.00 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTH LINE OF SAID BLOCK 9, OF SAID MONTSERRAT ADDITION AND THE BEGINNING OF A CURVE TO RIGHT;

THENCE 607.16 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD, THROUGH A CENTRAL ANGLE OF 18 DEGREES 24 MINUTES 22 SECONDS WITH A RADIUS OF 1890.00 FEET, A TANGENT LENGTH OF 306.22 FEET AND A CHORD WHICH BEARS NORTH 84 DEGREES 41 MINUTES 36 SECONDS EAST, 604.55 FEET TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA" SET;

THENCE SOUTH 86 DEGREES 06 MINUTES 13 SECONDS EAST, 199.50 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTH LINE OF SAID BLOCK 9, OF SAID MONTSERRAT ADDITION AND THE BEGINNING OF A CURVE TO RIGHT;

THENCE 199.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD, THROUGH A CENTRAL ANGLE OF 25 DEGREES 55 MINUTES 42 SECONDS WITH A RADIUS OF 440.00 FEET, A TANGENT LENGTH OF 101.29 FEET AND A CHORD WHICH BEARS SOUTH 73 DEGREES 08 MINUTES 22 SECONDS EAST, 197.42 FEET TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA" SET;

THENCE SOUTH 60 DEGREES 10 MINUTES 30 SECONDS EAST, 19.75 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTH LINE OF SAID BLOCK 9, OF SAID MONTSERRAT ADDITION;

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD, SOUTH 29 DEGREES 49 MINUTES 30 SECONDS WEST, 80.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET IN THE SOUTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD AND THE NORTH LINE OF 101.565 ACRE TRACT OF LAND DESCRIBED AS PARCEL 4 W IN DEED TO H V LUDIE T PARTNERSHIP LTD, AS RECORDED IN INSTRUMENT NUMBER D207134958, OF SAID DEED RECORDS;

THENCE NORTH 60 DEGREES 10 MINUTES 30 SECONDS WEST, 19.75 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 162.91 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD, THROUGH A CENTRAL ANGLE OF 25 DEGREES 55 MINUTES 42 SECONDS WITH A RADIUS OF 360.00 FEET, A TANGENT LENGTH OF 82.87 FEET AND A CHORD WHICH BEARS NORTH 73 DEGREES 08 MINUTES 22 SECONDS WEST, 161.53 FEET TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA" SET;

THENCE NORTH 88 DEGREES 06 MINUTES 13 SECONDS WEST, 199.50 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 581.46 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD, THROUGH A CENTRAL ANGLE OF 18 DEGREES 24 MINUTES 22 SECONDS WITH A RADIUS OF 1810.00 FEET, A TANGENT LENGTH OF 293.25 FEET AND A CHORD WHICH BEARS SOUTH 84 DEGREES 41 MINUTES 36 SECONDS WEST, 578.96 FEET TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA" SET;

THENCE SOUTH 75 DEGREES 29 MINUTES 25 SECONDS WEST, 100.00 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 555.81 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD, THROUGH A CENTRAL ANGLE OF 08 DEGREES 05 MINUTES 29 SECONDS WITH A RADIUS OF 3935.75 FEET, A TANGENT LENGTH OF 278.37 FEET AND A CHORD WHICH BEARS SOUTH 79 DEGREES 32 MINUTES 09 SECONDS WEST, 555.35 FEET TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA" SET;

THENCE SOUTH 83 DEGREES 33 MINUTES 38 SECONDS WEST, 173.45 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 1403.23 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD, THROUGH A CENTRAL ANGLE OF 07 DEGREES 02 MINUTES 27 SECONDS WITH A RADIUS OF 11419.14 FEET, A TANGENT LENGTH OF 702.50 FEET AND A CHORD WHICH BEARS SOUTH 80 DEGREES 03 MINUTES 32 SECONDS WEST, 1402.35 FEET TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA" SET;

THENCE SOUTH 76 DEGREES 32 MINUTES 19 SECONDS WEST, 412.67 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET;

THENCE NORTH 13 DEGREES 27 MINUTES 41 SECONDS WEST, 80.00 FEET DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID TEAM RANCH ROAD TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHWEST CORNER OF SAID 40.001 ACRE TRACT AND THE SOUTHEAST CORNER OF THE REMAINDER OF A 52.582 ACRE TRACT CALLED PARCEL 4W IN DEED TO H V LUDIE T PARTNERSHIP LTD;

THENCE NORTH 00 DEGREES 17 MINUTES 44 SECONDS EAST, 1237.60 FEET WITH THE COMMON LINE OF SAID REMAINDER OF PARCEL 4W AND SAID 40.001 ACRE TRACT TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" FOUND FOR THE NORTHWEST CORNER OF SAID 40.001 ACRE TRACT IN THE SOUTH LINE OF SAID 205.922 ACRE TRACT;

THENCE NORTH 89 DEGREES 42 MINUTES 16 SECONDS WEST, 1173.76 FEET WITH THE COMMON LINE OF SAID 205.922 ACRE TRACT, AND THE REMAINDER OF SAID 52.582 ACRE TRACT TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 205.922 ACRE TRACT;

THENCE NORTH 17 DEGREES 05 MINUTES 03 SECONDS WEST, 428.76 FEET WITH THE WEST LINE OF SAID 205.922 ACRE TRACT TO A 5/8 INCH IRON FOUND FOR THE EAST RIGHT-OF-WAY LINE OF R.M. HIGHWAY NO. 2871 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 07 DEGREES 33 MINUTES 53 SECONDS EAST, 421.27 FEET WITH THE WEST LINE OF 205.922 ACRE TRACT TO A 5/8 INCH IRON FOUND FOR THE EAST RIGHT-OF-WAY LINE OF SAID R.M. HIGHWAY NO. 2871;

THENCE NORTH 00 DEGREES 38 MINUTES 48 SECONDS EAST, 833.83 FEET WITH THE WEST LINE OF SAID 205.922 ACRE TRACT TO A 5/8 INCH IRON FOUND FOR THE EAST RIGHT-OF-WAY LINE OF SAID R.M. HIGHWAY NO. 2871;

THENCE NORTH 09 DEGREES 37 MINUTES 26 SECONDS EAST, 68.63 FEET WITH THE WEST LINE OF SAID 205.922 ACRE TRACT TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO DONEGAL HILLS L.P. BY DEED RECORDED IN INSTRUMENT NUMBER D210323404, OF SAID DEED RECORDS IN THE EAST RIGHT-OF-WAY LINE OF SAID R.M. HIGHWAY NO. 2871;

THENCE NORTH 56 DEGREES 21 MINUTES 35 SECONDS EAST, 103.13 FEET WITH THE SOUTH LINE OF SAID DONEGAL HILLS L.P. TRACT;

THENCE NORTH 68 DEGREES 13 MINUTES 05 SECONDS EAST, 104.50 FEET WITH THE SOUTH LINE OF SAID DONEGAL HILLS L.P. TRACT;

THENCE NORTH 78 DEGREES 04 MINUTES 10 SECONDS EAST, 102.40 FEET WITH THE SOUTH LINE OF SAID DONEGAL HILLS L.P. TRACT;

THENCE NORTH 79 DEGREES 00 MINUTES 14 SECONDS EAST, 231.20 FEET WITH THE SOUTH LINE OF SAID DONEGAL HILLS L.P. TRACT;

THENCE NORTH 87 DEGREES 37 MINUTES 49 SECONDS WEST, 454.06 FEET WITH THE NORTH LINE OF SAID DONEGAL HILLS L.P. TRACT TO THE EAST RIGHT-OF-WAY LINE OF SAID R.M. HIGHWAY NO. 2871, AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 709.52 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT AND ALONG THE WEST LINE OF SAID 205.922 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID R.M. HIGHWAY NO. 2871 THROUGH A CENTRAL ANGLE OF 16 DEGREES 28 MINUTES 51 SECONDS WITH A RADIUS OF 2466.64 FEET, A TANGENT LENGTH OF 357.23 FEET AND A CHORD WHICH BEARS NORTH 27 DEGREES 49 MINTUES 26 SECONDS EAST, 707.07 FEET;

THENCE NORTH 36 DEGREES 05 MINUTES 01 SECONDS EAST, 228.87 FEET WITH THE WEST LINE OF SAID 205.922 ACRE TRACT, AND THE EAST RIGHT-OF-WAY LINE OF SAID R.M. HIGHWAY NO. 2871, TO THE MIDDLE OF MARY'S CREEK BEING THE SOUTHWEST CORNER OF THE 52.717 ACRE TRACT DESCRIBED IN DEED TO CHERYL M. JONES RECORDED IN VOLUME 15898, PAGE 131, OF SAID DEED RECORDS;

THENCE EASTERLY ALONG THE MIDDLE OF SAID MARY'S CREEK AND THE NORTHERLY LINE OF SAID 205.922 ACRE TRACT, THE FOLLOWING:

NORTH 84 DEGREES 26 MINUTES 38 SECONDS EAST, 101.31 FEET;
NORTH 78 DEGREES 02 MINUTES 01 SECONDS EAST, 204.70 FEET;
NORTH 89 DEGREES 54 MINUTES 01 SECONDS EAST, 50.00 FEET;
SOUTH 81 DEGREES 04 MINUTES 59 SECONDS EAST, 184.00 FEET;
NORTH 89 DEGREES 49 MINUTES 01 SECONDS EAST, 156.00 FEET;
NORTH 66 DEGREES 55 MINUTES 01 SECONDS EAST, 59.00 FEET;
NORTH 46 DEGREES 25 MINUTES 01 SECONDS EAST, 62.00 FEET;
NORTH 30 DEGREES 08 MINUTES 01 SECONDS EAST, 214.00 FEET;
NORTH 55 DEGREES 41 MINUTES 01 SECONDS EAST, 88.00 FEET;
NORTH 84 DEGREES 20 MINUTES 01 SECONDS EAST, 107.00 FEET;
SOUTH 79 DEGREES 55 MINUTES 59 SECONDS EAST, 462.00 FEET;
NORTH 89 DEGREES 29 MINUTES 01 SECONDS EAST, 358.00 FEET;
SOUTH 76 DEGREES 04 MINUTES 59 SECONDS EAST, 157.90 FEET;

THENCE SOUTHEASTERLY ALONG THE MIDDLE OF SAID MARY'S CREEK AND THE EASTERLY LINE OF HEREIN DESCRIBED TRACT, THE FOLLOWING:

SOUTH 73 DEGREES 33 MINUTES 25 SECONDS EAST, 330.68 FEET;
SOUTH 50 DEGREES 51 MINUTES 00 SECONDS EAST, 356.19 FEET;
SOUTH 36 DEGREES 55 MINUTES 02 SECONDS EAST, 446.40 FEET;

THENCE SOUTH 02 DEGREES 13 MINUTES 22 SECONDS WEST, 543.86 FEET TO THE NORTHEASTERLY LINE OF 1.384 ACRE TRACT DESCRIBED AS PLUS TRACT IN DEED TO ANDREWS 440 RANCH, L.P. AS RECORDED IN INSTRUMENT NUMBER D214282388 OF SAID DEED RECORDS;

THENCE SOUTH 37 DEGREES 25 MINUTES 27 SECONDS EAST, 94.81 FEET WITH THE NORTHEASTERLY LINE OF SAID 1.384 ACRE TRACT;

THENCE SOUTH 20 DEGREES 48 MINUTES 00 SECONDS EAST, 31.27 FEET WITH THE NORTHEASTERLY LINE OF SAID 1.384 ACRE TRACT TO THE NORTH LINE OF BLOCK 2, OF MONTSERRAT ADDITION AS RECORDED IN CABINET A, SLIDE 9237, PLAT RECORDS, TARRANT COUNTY, TEXAS;

SURVEYOR/ ENGINEER

A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

OWNER/DEVELOPER

MONTSERRAT HILLS, LLC
6000 WESTERN PLACE II, SUITE 110
FORT WORTH, TEXAS 76107
TEL. (817) 377-8827
FAX (817) 732-0595

THENCE SOUTH 89 DEGREES 44 MINUTES 01 SECONDS WEST, 323.00 FEET WITH THE SOUTH LINE OF SAID 1.384 ACRE TRACT AND THE NORTH LINE OF LOT A-10R-1 BLOCK 2, MONTSERRAT AS RECORDED IN INSTRUMENT NUMBER D206078654, OF SAID PLAT RECORDS, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "ANA" FOUND FOR THE NORTHWEST CORNER OF SAID LOT A-10R-1;

THENCE SOUTH 00 DEGREES 17 MINUTES 32 SECONDS WEST, 1610.56 FEET WITH THE WEST LINE OF BLOCK 2, OF SAID MONTSERRAT 9237, AND LOT 10, OF SAID BLOCK 10, TO THE POINT OF BEGINNING AND CONTAINING 11,048,556 SQUARE FEET OR 253.64 ACRES OF LAND MORE OR LESS.

MONTRACHET ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF WAY AS SHOWN HEREON.

EXECUTED THIS 15th DAY OF April, 2020.

BY: Donald L. Siratt, II
DONALD L. SIRATT, II,
MEMBER MANAGER FOR MONTSERRAT PROPERTIES, LLC
AS CLASS B MANAGER FOR MONTSERRAT HILLS, LLC

STATE OF TEXAS

BEFORE ME, Katherine Hamilton, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Donald Siratt, II KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF April, 2020.

Katherine L. Hamilton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 9-23-2020



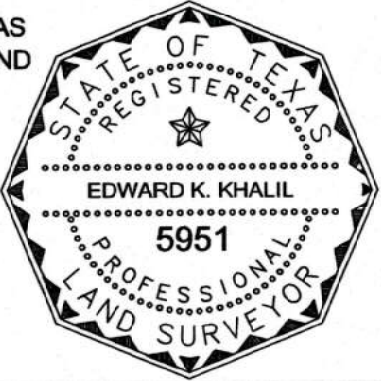
CERTIFICATION

I, EDWARD K. KHALIL, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN MARCH, 2019 AND THAT ALL CORNERS ARE AS SHOWN.

Edward K. Khalil

EDWARD K. KHALIL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5951

DATE SIGNED: 4/15/2020



FINAL PLAT
FOR
MONTRACHET

LOTS 2-11, 13-18, 20-25, 27-37, 39-41 & 1X, 12X, 19X, 26X, 38X, 42X, BLOCK 1,
LOTS 1-20 & 21X, BLOCK 2
LOTS 2-10, 12-24, & 1X, 11X BLOCK 3
LOTS 2-9 & 1X, BLOCK 4
LOTS 1-8, 10-20, 22-23, 25-27 & 9X, 21X, 24X BLOCK 5
LOTS 1-13, 15-53 & 14X BLOCK 6
LOTS 1-8 & 9X BLOCK 7

AN ADDITION TO
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING 253.64 ACRES OF LAND

SITUATED IN THE
J. F. ELLIOTT SURVEY, ABSTRACT NO. 493
JOHN BURSEY SURVEY, ABSTRACT NO. 128
AND NANCY CASTEEL SURVEY, ABSTRACT NO. 349

FORT WORTH, TARRANT COUNTY, TEXAS

PREPARED APRIL 2020

FINAL PLAT
FOR
MONTRACHET

A.N.A. CONSULTANTS, L.L.C.

5000 Thompson Terrace
Colleyville, Texas 76034
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Fax: (817) 335-9955
F.R.NO. 10090800



SHEET 3 OF 3

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