

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

**NOTICE REGARDING LOTS LOCATED IN
MONTRACHET DEVELOPMENT, TARRANT COUNTY, TEXAS**

Re: Water Pressure and Water Well Requirements Notice for the Montrachet development, as depicted and described in the plat or map thereof recorded as Document No. D220089825 in the Official Public Records of Tarrant County Texas ("*Montrachet*")

All owners, successors and assigns of property or lot (each a "*Lot*") in Montrachet are advised of the following matters:

1. The City of Fort Worth's ("City") guidelines for residential water services recommend a delivery of a minimum of forty (40) pounds per square inch at the water meter under projected peak demand conditions. The water system in Montrachet has been designed and constructed in accordance with the City's standards, subject to the City providing the appropriate water supply. The City has expressed concerns to Montserrat Hills, LLC, a Texas limited liability company, about the appropriate water pressure for properties in Montrachet that have finished floor elevations higher than 820 feet above sea level. No representations have been made by the City or Montserrat Hills, LLC about the sufficiency of water pressure beyond the meter.
2. The Declaration of Covenants, Restrictions and Easements for Montrachet specify the requirements for installing and utilizing water wells on specific lots within Montrachet. For any Lots in Block 3, Block 5, and Block 6 which are over one acre in size and the proposed finished floor elevation of the primary residence on such Lot exceeds 824 feet above sea level, the City may require such Lot to install a water well on the Lot in order to provide water service to the Lot and any structure located thereon, and the City may not provide public water utility service to the Lot.
3. The finished floor elevations, structures and water well (if any) shall continue to be subject to review for compliance by the Architectural Control Committee for the Montrachet development.

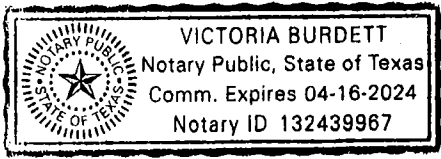
This notice is given by Montserrat Hills, LLC, a Texas limited liability company, as the developer of Montrachet and is a conveyance of information and not a representation or warranty of future water pressure as water is supplied and controlled by the City of Fort Worth, Texas.

Montserrat Hills, LLC, a Texas limited liability company

By: *Donald L. Siratt II*
Donald L. Siratt II, Authorized Representative

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 23 day of August, 2021, by Donald L. Siratt, II, as Authorized Signatory of Montserrat Hills, LLC, a Texas limited liability company, on behalf of said limited liability company.



Victoria Burdett
Notary Public, State of Texas