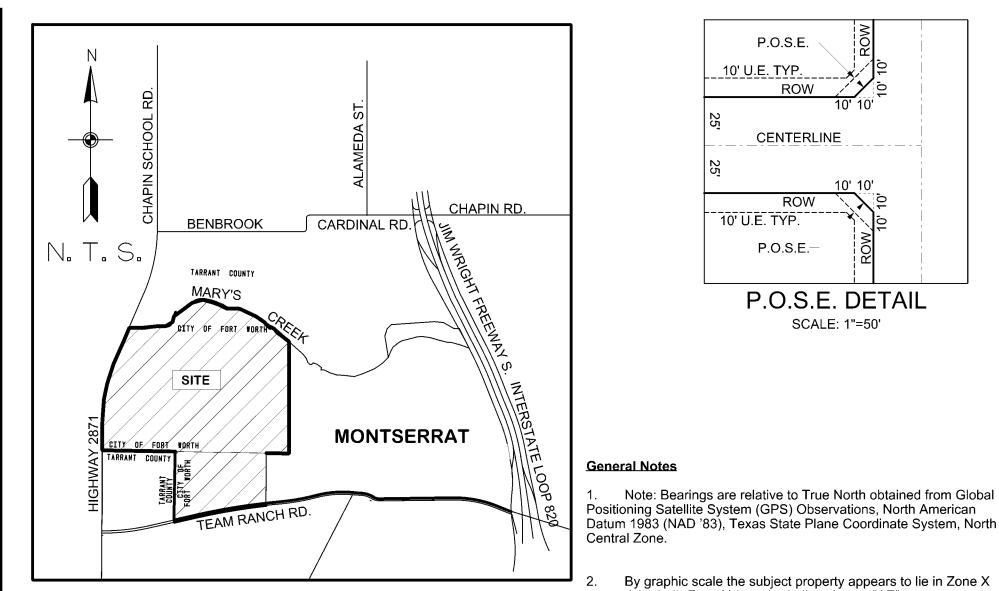


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11:14:22 A 2/19/2025 .!:\180250

D225043325



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

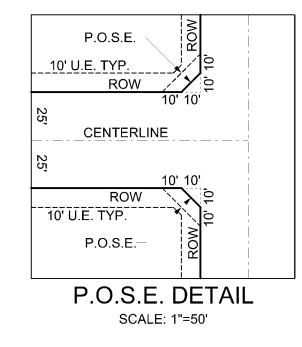
\$TIME\$ \$DATE\$ \$FILE\$

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.



hereon.

This instrument was acknowledged before me on <u>Feb 27</u>, <u>2025</u> 2025 by <u>DOMAALSirget TL</u>, on behalf of MONTSERRAT HILL, LLC.

Given under my hand and seal this the <u>27</u> day of <u>Feb</u>, 2025. <u>Michaelas Markin</u> Notary Public in and for the State of Texas

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.

Note: Bearings are relative to True North obtained from Global

By graphic scale the subject property appears to lie in Zone X

according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Panel No. 48439C0280K, map revised

(shaded), Zone X (not shaded) and zone "AE"

September 25, 2009.

- 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 5. 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.
- The purpose of this replat is to add Lots 1R, 2R, 6 and 3R, Block 100.

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.

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

Construction Prohibited Over Easements No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Covenants or Restrictions are Un-altered This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

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

STATE OF TEXAS COUNTY OF TARRANT §

Know all men by these presents that MONTSERRAT HILL, LLC, is the owner of the following described property, as conveyed by deed recorded in Instrument No. D218157799, and D219010528. Deed Records, Tarrant County, Texas:

Being all Lot 1, Block 100, MONTRACHET Addition to the City of Fort Worth, Tarrant County, Texas as recorded in Instrument No. D220089825, Plat Records of Tarrant County, Texas, to be known as:

MONTRACHET ADDITION

BLOCK 100, LOTS 1-R, 2-R, & 3-R

An addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever, the casements and rights of way as shown

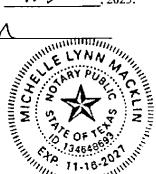
Executed this the 27 day of February, 2025.

MONTSERRAT_HILL, LL

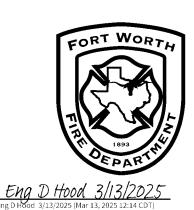
DONALD L. SIRATT, II, MEMBER MANAGER FOR MONTSERRAT PROPERTIES, LLC AS CLASS B MANAGER FOR MONTSERRAT HILLS, LLC

STATE OF TEXAS COUNTY OF TARRANT

Commission Expires: 11-16-27



CITY PLAN C CITY OF FORT	
This plat is valid only if recorded with approve	
Plat Approval Date:	
By : Don Boren (Var. 13, 2025 11:46 CDT)	Mar 13, 2025
	Chairman
DLondon By :	
	Secretary



Mar 13, 2025

BOUNDARY CURVE TABLE

		RO	JNDARY	' Cl	JKVF	IA	BLE				
NUMBER	ARC LENGT	H D	DELTA ANGLE		RADIUS TAN		TANG	ENT CH		ORD DIRECTIO	N CH. L.
C1	84.44	0	00°25'15"				42.22			3°22'07" E	84.44
C2	544.51	0	08°05'29"		3855.7				N 7	79°32'09" E	544.06
C3	607.16	1	18°24'22"		1890.0	0	306.22		N 84°41'36" E		604.55
C4	199.11	2	5°55'42"		440.00		101.29	1	S 73°08'22" E		197.42
C5	162.91	2	5°55'42"		360.00				N 73°08'22" W		161.53
C6	581.46		8°24'22"		1810.0				S 84°41'36" W		578.96
C7	555.81	0	8°05'29"		3935.7	5	278.37		S 79°32'09" W		555.35
C8	1403.23	0	7°02'27"		11419.	14	702.50		S 8	80°03'32" W	1402.35
		•		Cl		VE	TABLI	E			
]	CV#	L			RA	DIUS	Т		LC D	LC
	ŀ	C1	182.49	00	54'57"		415.27	91.2	5	N 75°23'31" E	182.49
	ŀ	C2	172.18	<u> </u>	47'28"		5.00	86.8		N 66°27'15" E	171.41
	ŀ	C3	181.83		50'10"		0.00	91.9		N 67°28'36" E	180.83
	ł	C4	209.87		01'28"		00.00	105.		N 83°54'25" E	209.48
	ŀ	C5	149.40	L	33'36"		00.00	74.8		N 85°38'21" E	149.26
	ŀ	C6	145.41		43'47"		415.83	72.7		N 81°43'27" E	145.41
		C7	197.54		43'36"		0.00	102.		N 18°46'57" E	193.99
	ŀ	C8	217.09		34'44"		3.19	102.		N 30°21'23" E	216.51
	ľ	C9	460.34		21'28"		0.00	270.		N 14°36'43" W	427.87
		C10		<u> </u>	30'22"		0.00	188.		N 24°02'16" W	331.36
	ľ	C11			5°36'58"		0.00	268.		N 49°05'33" W	320.74
	ŀ	C12		<u> </u>	58'58"		00.00	239.		N 88°54'33" W	466.60
		C13			30'14"		00.00	564.		S 88°49'49" W	1085.89
	ľ	C14	-	<u> </u>	01'37"		0.00	149.		S 87°05'31" W	290.58
			537.26		12'11"		0.00	276.		S 83°41'53" W	529.32
	ľ	C16		<u> </u>	3°17'49"		0.00	463.		S 04°56'53" W	440.02
		C17			26'03"		0.00	71.6		S 36°59'00" E	134.95
	ľ		576.60	<u> </u>	02'13"		00.00	296.		S 00°56'15" E	568.65
	ľ		355.28	40°	42'42"		0.00	185.		S 04°46'29" E	347.85
	ľ	C20	116.44	22°	14'21"	30	0.00	58.9	6	S 14°00'40" E	115.71
	ľ	C21			45'09"		5.00	89.1		S 14°56'24" E	173.51
	ľ	C22		03°	55'38"		00.00	68.5	7	N 14°04'07" W	137.06
	ľ	C23			42'35"		00.00	64.7		N 17°53'14" W	129.47
	ľ	C24	349.72	20°	02'16"	10	00.00	176.	67	N 09°43'24" W	347.94
	ľ	C25	364.16	69°	32'55"	30	0.00	208.		S 65°12'31" E	342.21
	ľ	C26	310.31	59°	15'54"	30	0.00	170.	65	S 60°04'01" E	296.66
	ľ	C27		73°	13'00"	20	0.00	148.	58	N 53°41'32" E	238.54
		C28			08'17"		00.00	159.		N 26°09'11" E	315.25
	ľ	C29	564.58	92°	25'25"	35	0.00	365.	13	N 81°26'02" E	505.33
	ľ	C30	78.89	36°	09'34"	12	5.00	40.8	1	S 71°37'29" E	77.58
		C31	131.89	60°	27'20"	12	5.00	72.8	3	N 60°04'04" E	125.86
	ľ	C32	51.60	59°	07'46"	50	.00	28.3	6	N 61°11'01" E	49.34
	ľ	C33	49.42	28°	18'47"	10	0.00	25.2	2	N 17°27'44" E	48.91
	ľ	C34	317.29	72°	43'06"	25	0.00	184.	04	N 39°39'54" E	296.42
	ľ	C35	741.45	84°	57'50"	50	0.00	457.	87	N 06°33'20" W	675.36
	ľ	C36	372.03	17°	45'47"	12	00.00	187.	52	N 40°09'21" W	370.54
	ľ	C37	167.81	80°	07'24"	12	0.00	100.	91	N 30°23'51" W	154.47
	ľ	C38	172.02	12°	19'12"	80	0.00	86.3	4	N 76°37'09" W	171.69
	Ī	C39	196.07	18°	43'25"	60	0.00	98.9	2	S 22°19'03" E	195.20
	ľ	C40	98.57	56°	28'37"	10	0.00	53.7	1	S 59°55'04" E	94.63
	ľ	C41	173.94	06°	26'53"	15	45.60	87.0	6	S 84°55'55" E	173.85
		C42	230.15	52°	44'50"	25	0.00	123.	96	N 22°04'17" W	222.11
		C43	110.41	31°	37'52"	20	0.00	56.6	5	N 32°37'46" W	109.02
	Ī	C44	198.83	11°	32'32"	10	00.00	99.7	4	S 22°19'03" E	198.50
	ľ	C45	91.27	06°	09'07"	85	0.00	45.6	8	N 71°45'24" E	91.22
	ľ	C46	263 31	159	05'12"	10	00.00	122	12	N 82°22'33" E	262.55

E	BOUNDARY CURVE TABLE											
GT⊦	I D	ELTA ANG	GLE	RADIUS		TANGENT		СН	ORD DIRECTIO	N	CH. L.	
	00)°25'15"		11499.1 3855.75		14 42.22		N 8	3°22'07" E		84.44	
	08	3°05'29"		3855.7	5	272.71		N 79°32'09" E			544.06	
	18	3°24'22"		1890.0	0	306.22		N٤	34°41'36" E		604.55	5
	25	5°55'42"		440.00		101.29		S 7	′3°08'22" E		197.42	
	25	5°55'42"		360.00		82.87		N 73°08'22" W			161.53	
	18	3°24'22"		1810.0	0	293.25	S 8		84°41'36" W		578.96	3
		3°05'29"		3935.7	5	278.37		S 79°32'09" W			555.35	
	07	7°02'27"		11419.	14	702.50		S 8	80°03'32" W		1402.3	35
			CL		VE	TABLI	Ε					
C	:V#	L		\sum	RA	DIUS	Т		LC D		LC	
_ _ _	21	182.49		54'57"	114	415.27	91.2	5	N 75°23'31" E	18	32.49	
_ –	22	172.18	18°	47'28"	52	5.00	86.8	7	N 66°27'15" E		71.41	
- H	23	181.83	<u> </u>	50'10"		0.00	91.9	3	N 67°28'36" E		30.83	
_ _	24	209.87		01'28"		00.00	105.		N 83°54'25" E)9.48	
	25	149.40		33'36"		00.00	74.8		N 85°38'21" E		19.26	
	26	145.41		43'47"		415.83	72.7		N 81°43'27" E		45.41	
	27	197.54		43'36"		0.00	102.		N 18°46'57" E		93.99	
	8	217.09		34'44"		3.19	109.		N 30°21'23" E		16.51	
_ _ _	29	460.34		21'28"		0.00	270.		N 14°36'43" W		27.87	
	210	345.18		30'22"		0.00	188.		N 24°02'16" W		31.36	
	211	372.16		8°36'58"		0.00	268.		N 49°05'33" W		20.74	
	212	470.94		58'58"		00.00	239.		N 88°54'33" W		6.60	
_ –		_		30'14"		00.00	564.		S 88°49'49" W		085.89	
		293.50		01'37"		0.00	149.		S 87°05'31" W		90.58	
	215			12'11"		0.00	276.		S 83°41'53" W		29.32	
	216			3°17'49"		0.00	463.		S 04°56'53" W		40.02	
_ _	217	137.65		26'03" 02'13"		0.00 00.00	71.6		S 36°59'00" E S 00°56'15" E		34.95	
	C18 C19	576.60 355.28		42'42"		0.00	296. 185.		S 04°46'29" E		68.65 17.85	
		116.44		42 42 14'21"		0.00	58.9		S 14°00'40" E		+7.85 15.71	
	220	175.09		45'09"		5.00	89.1		S 14°56'24" E		73.51	
- H	222	137.08		55'38"		00.00	68.5		N 14°04'07" W		37.06	
_ –	23	129.49		42'35"		00.00	64.7		N 17°53'14" W		29.47	
_ ⊢	224	349.72		02'16"		00.00	176.		N 09°43'24" W		17.94	1
	225			32'55"		0.00	208.		S 65°12'31" E		12.21	
- H	226			15'54"		0.00	170.		S 60°04'01" E		96.66	
	227	255.57	73°	13'00"		0.00	148.		N 53°41'32" E		38.54	
	228	316.57	18°	08'17"	10	00.00	159.	62	N 26°09'11" E		15.25	
	229	564.58	92°	25'25"	35	0.00	365.	13	N 81°26'02" E	50)5.33	
	C30	78.89	36°	09'34"	12	5.00	40.8	1	S 71°37'29" E	77	7.58	
	231	131.89	60°	27'20"	12	5.00	72.8	3	N 60°04'04" E	12	25.86	
6	32	51.60	59°	07'46"	50	.00	28.3	6	N 61°11'01" E	49	9.34	
	233	49.42	28°	18'47"	10	0.00	25.2	2	N 17°27'44" E	48	3.91	
	34	317.29	72°	43'06"	250	0.00	184.	04	N 39°39'54" E	29	96.42	
	235	741.45	84°	57'50"	500	0.00	457.	87	N 06°33'20" W	67	75.36	
0	236	372.03	17°	45'47"	120	00.00	187.	52	N 40°09'21" W	37	70.54	
	237	167.81	80°	07'24"	120	0.00	100.	91	N 30°23'51" W	15	54.47	
- H	238	172.02	12°	19'12"		0.00	86.3	4	N 76°37'09" W	17	71.69	
	239	196.07		43'25"		0.00	98.9		S 22°19'03" E	19	95.20	
- H	240	98.57		28'37"		0.00	53.7		S 59°55'04" E		4.63	
	241	173.94		26'53"		45.60	87.0		S 84°55'55" E		73.85	
- H	242	230.15		44'50"		0.00	123.		N 22°04'17" W		22.11	
_ ⊢	243			37'52"		0.00	56.6		N 32°37'46" W)9.02	
- H	244	198.83		32'32"		00.00	99.7		S 22°19'03" E		98.50	
	245			09'07"		0.00	45.6		N 71°45'24" E		1.22	
Ľ	246	263.31	15°	05'12"	10	00.00	132.	42	N 82°22'33" E	26	62.55	J

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 APRIL, 2021 AND THAT ALL CORNERS ARE AS SHOWN.

Ed Shall EDWARD K. KHALIL

TEXAS REGISTRATION NO. 5951 DATE SIGNED: 02/21/2025

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

LINE TABLE

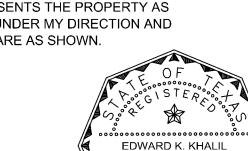
NUMBER	DIRECTION	DISTANCE
L 50	S 89°42'16" E	42.79'
L 51	S 89°42'16" E	42.79'
L 52	S 58°35'36" E	13.77'
L 53	N 36°46'30" E	15.45'
L 54	S02 °39' 15" W	81.35'
L 55	N77°52'03"E	82.45'
L 56	S32°45'54"W	14.17'
L 57		14.19'
L 58	S 13°19'43" E	9.02'
L 59	N 61°50'11"W	15.26'
L 60	S 32°53'41" E	14.14
L 61	N 29°49'48"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

CERTIFICATION

REGISTERED PROFESSIONAL LAND SURVEYOR



5951

THE PURPOSE OF THIS CORRECTED PLAT IS TO CHANGE THE STREET NAME FROM TERROIR DRIVE TO CHABLIS DRIVE

CORRECTED PLAT

MONTRACHET FINAL PLAT OF LOT 1R, 2R & 3R, BLOCK 100 BEING A REPLAT OF LOT 1, BLOCK 100

MONTRACHET

AN ADDITION TO CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN INSTRUMENT NUMBER D220089825 PLAT RECORDS, TARRANT COUNTY, TEXAS BEING 253.64 ACRES OF LAND

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