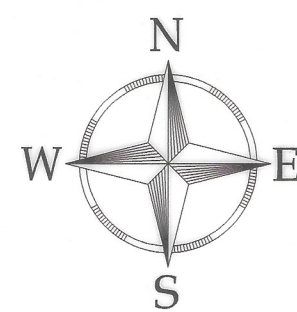


Land Use

Residential	14.152 Acres
Open Space	3.472 Acres
Right-of-way	6.082 Acres
<b>Total</b>	<b>23.706 Acres</b>

202147765 PLAT Total Pages: 2

B.B.B. & C.R.R. Company Survey  
 Abstract Number 145  
 Truman R. Nolan Trust  
 Vol. 242, Pg. 1469  
 C.R.P.C.T.



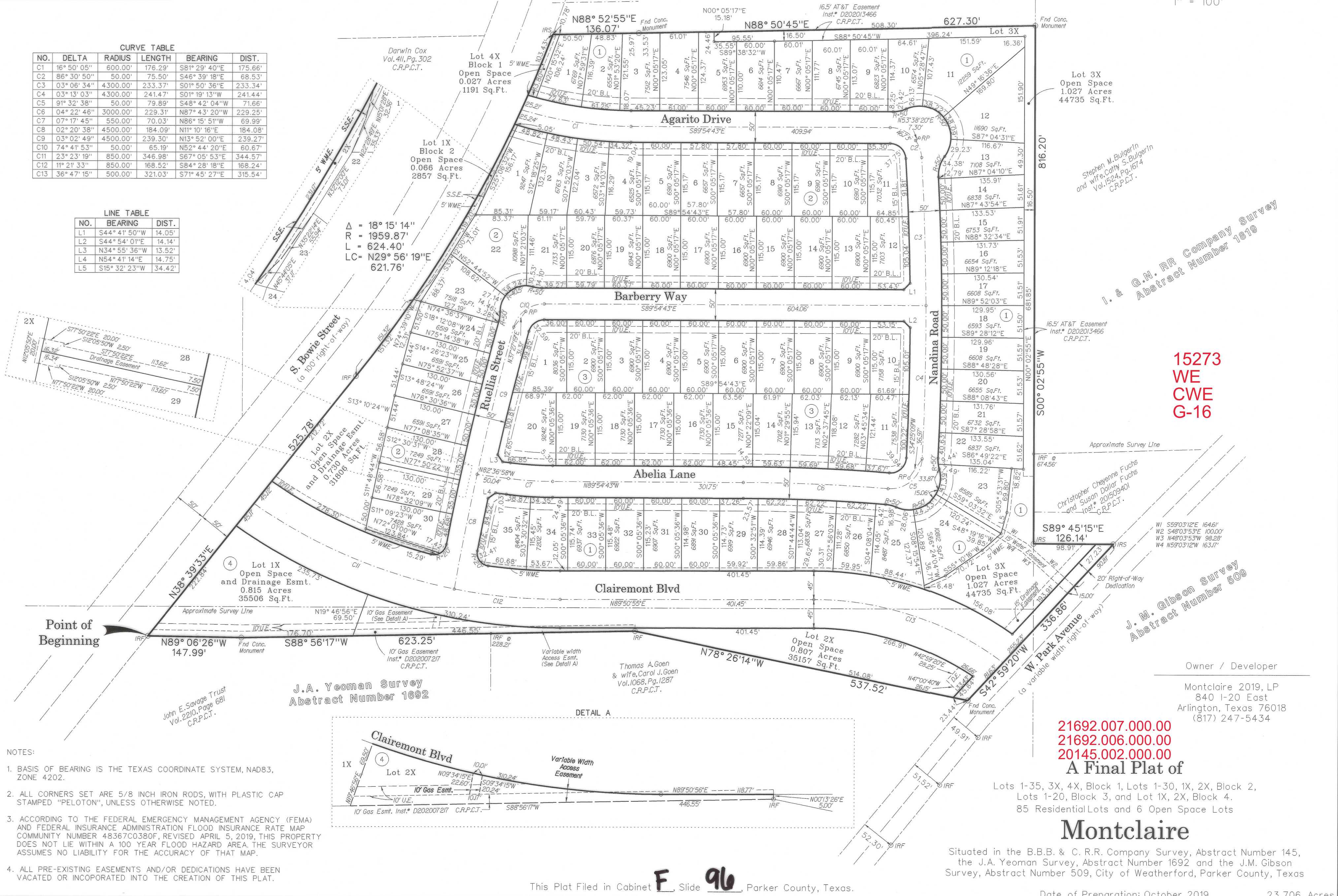
**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	16° 50' 05"	600.00'	176.29'	S81° 29' 40"E	175.66'
C2	86° 30' 50"	50.00'	75.50'	S46° 39' 18"E	68.53'
C3	03° 06' 34"	4300.00'	233.37'	S01° 50' 36"E	233.34'
C4	03° 13' 03"	4300.00'	241.47'	S01° 19' 13"W	241.44'
C5	91° 32' 38"	50.00'	79.89'	S48° 42' 04"W	71.66'
C6	04° 22' 46"	3000.00'	229.31'	N87° 43' 20"W	229.25'
C7	07° 17' 45"	550.00'	70.03'	N86° 15' 51"W	69.99'
C8	02° 20' 38"	4500.00'	184.09'	N11° 10' 16"E	184.08'
C9	03° 02' 49"	4500.00'	239.30'	N13° 52' 00"E	239.27'
C10	74° 41' 53"	50.00'	65.19'	N52° 44' 20"E	60.67'
C11	23° 23' 19"	850.00'	346.98'	S67° 05' 53"E	344.57'
C12	11° 21' 33"	850.00'	168.52'	S84° 28' 18"E	168.24'
C13	36° 47' 15"	500.00'	321.03'	S71° 45' 27"E	315.54'

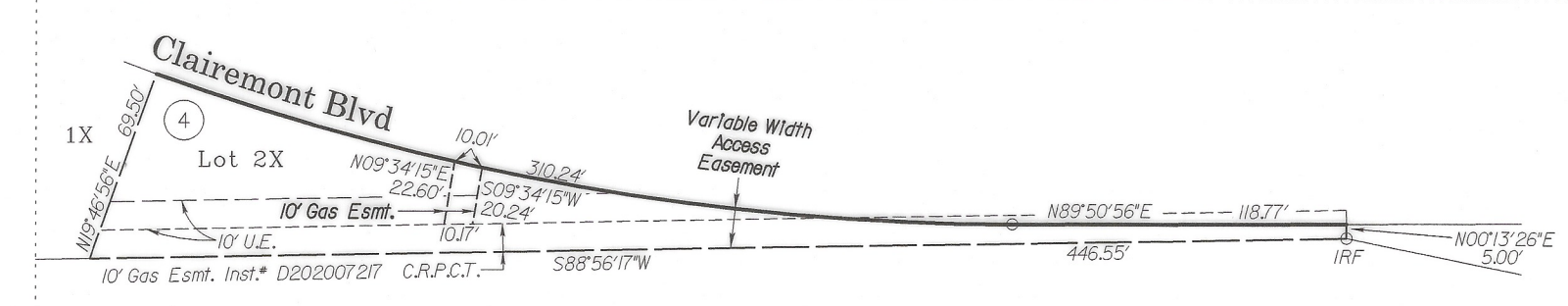
**LINE TABLE**

NO.	BEARING	DIST.
L1	S44° 41' 50"W	14.05'
L2	S44° 54' 01"E	14.14'
L3	N34° 55' 36"W	13.52'
L4	N54° 41' 14"E	14.75'
L5	S15° 32' 23"W	34.42'

Δ = 18° 15' 14"  
 R = 1959.87'  
 L = 624.40'  
 LC = N29° 56' 19"E  
 621.76'



**15273  
 WE  
 CWE  
 G-16**



- NOTES:
1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
  2. ALL CORNERS SET ARE 5/8 INCH IRON RODS, WITH PLASTIC CAP STAMPED "PELTON", UNLESS OTHERWISE NOTED.
  3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 48367C0380F, REVISED APRIL 5, 2019, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
  4. ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

**21692.007.000.00  
 21692.006.000.00  
 20145.002.000.00**  
**A Final Plat of**

**Montclair**

Situated in the B.B.B. & C. R.R. Company Survey, Abstract Number 145, the J.A. Yeoman Survey, Abstract Number 1692 and the J.M. Gibson Survey, Abstract Number 509, City of Weatherford, Parker County, Texas

<b>JOB #:</b>	ALN18002
<b>DRAWN BY:</b>	D. Freeman
<b>CHECKED BY:</b>	T. Bridges
<b>DATE:</b>	10-18-19
<b>REVISIONS:</b>	

**A Final Plat of**  
**Montclair**  
 Lots 1-35, 3X, 4X, Block 1, Lots 1-30, 1X, 2X, Block 2, Lots 1-20, Block 3, and Lot 1X, 2X, Block 4.  
 Situated in the B.B.B. & C.R.R. Company Survey, Abstract Number 145, the J.A. Yeoman Survey, Abstract Number 1692 and the J.M. Gibson Survey, Abstract Number 509, City of Weatherford, Parker County, Texas

**PELTON**  
 LAND SOLUTIONS  
 9800 HILLWOOD PARKWAY, SUITE 250  
 FORT WORTH, TEXAS 76117 PH.# 817-562-3350

**Owner / Developer**  
 Montclair 2019, LP  
 840 I-20 East  
 Arlington, Texas 76018  
 (817) 247-5434

**1**

**PAGE # 1 of 2**



TBPLS Firm Rec No. 10177700  
Copyright © 2021 Peloton Land Solutions, Inc.  
12:10:19 PM  
8/18/2021  
\$MODEL NAME\$  
G:\JOBS\AL18002 - Wtblrfd - Bowie - Tr Master Dev - Survey\AL18002 - opt.dwg

WHEREAS, MONTCLAIRE 2019, LP IS THE OWNER OF A TRACT OF LAND SITUATED IN THE B.B.B. & C. R.R. COMPANY SURVEY, ABSTRACT NUMBER 145, THE J.A. YEOMAN SURVEY, ABSTRACT NUMBER 1692 AND THE J.M. GIBSON SURVEY, ABSTRACT NUMBER 509, PARKER COUNTY, TEXAS AND BEING THAT TRACT OF LAND DESCRIBED BY DEED TO MONTCLAIRE 2019, LP RECORDED IN INSTRUMENT NUMBER 202006127, COUNTY RECORDS, PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD WITH NO CAP FOUND AT THE SOUTHWEST CORNER OF SAID MONTCLAIRE TRACT, BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO JOHN E. SAVAGE TRUST, RECORDED IN VOLUME 2210, PAGE 681, SAID COUNTY RECORDS AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SOUTH BOWIE STREET (A 100 FOOT RIGHT-OF-WAY);

THENCE N 38° 39' 33" E, 525.78 FEET, WITH THE WEST LINE OF SAID MONTCLAIRE TRACT AND SAID EAST RIGHT-OF-WAY LINE, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HARLAN 2074" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID COMMON LINE AND CURVE TO THE LEFT, AN ARC DISTANCE OF 624.40 FEET, THROUGH A CENTRAL ANGLE OF 18° 15' 14", HAVING A RADIUS OF 1959.87 FEET, THE LONG CHORD WHICH BEARS N 29° 56' 19" E, 621.76 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE NORTHWEST CORNER OF SAID MONTCLAIRE TRACT, BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO TRUMAN R. NOLAN TRUST, RECORDED IN VOLUME 2421, PAGE 1469, SAID COUNTY RECORDS;

THENCE N 88° 52' 55" E, 136.07 FEET, DEPARTING SAID COMMON LINE, WITH THE NORTH LINE OF SAID MONTCLAIRE TRACT AND THE SOUTH LINE OF SAID NOLAN TRACT, TO A CONCRETE MONUMENT FOUND;

THENCE N 88° 50' 45" E, 627.30 FEET, CONTINUING WITH SAID COMMON LINE TO A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID MONTCLAIRE TRACT, BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO STEPHEN M. BULGERIN AND WIFE, CATHY S. BULGERIN, RECORDED IN VOLUME 1524, PAGE 1674, SAID COUNTY RECORDS;

THENCE S 00° 02' 55" W, WITH THE EAST LINE OF SAID MONTCLAIRE TRACT AND THE WEST LINE OF SAID STEPHEN M. BULGERIN TRACT, AT 674.56 FEET PASSING A 1/2 INCH IRON ROD WITH NO CAP FOUND AT THE SOUTHWEST CORNER OF SAID STEPHEN M. BULGERIN TRACT, BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO CHRISTOPHER CHEYENNE FUCHS AND SUSAN DOLLAR FUCHS, RECORDED IN INSTRUMENT NUMBER 201509401, SAID COUNTY RECORDS, IN ALL 816.20 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE SOUTHWEST CORNER OF SAID CHRISTOPHER CHEYENNE FUCHS TRACT;

THENCE S 89° 45' 15" E, 126.14 FEET, CONTINUING WITH SAID EAST LINE AND WITH THE SOUTH LINE OF SAID CHRISTOPHER CHEYENNE FUCHS TRACT, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE SOUTHEAST CORNER OF SAID CHRISTOPHER CHEYENNE FUCHS TRACT AND BEING IN THE WEST RIGHT-OF-WAY LINE OF WEST PARK AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 42° 59' 20" W, 336.86 FEET, CONTINUING WITH SAID EAST LINE AND WITH SAID WEST RIGHT-OF-WAY LINE TO A CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF SAID MONTCLAIRE TRACT, BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO THOMAS A. GOEN AND WIFE CAROL J. GOEN, RECORDED IN VOLUME 1068, PAGE 1287, SAID COUNTY RECORDS;

THENCE N 78° 26' 14" W, 537.52 FEET, WITH THE SOUTH LINE OF SAID MONTCLAIRE TRACT AND THE NORTH LINE OF SAID THOMAS A. GOEN TRACT, TO A 1/2 INCH IRON ROD WITH NO CAP FOUND;

THENCE S 88° 56' 17" W, WITH SAID COMMON LINE, AT 228.21 FEET, PASSING A 3/8 INCH IRON ROD WITH NO CAP FOUND AT THE NORTHWEST CORNER OF SAID THOMAS A. GOEN TRACT, BEING THE NORTHEAST CORNER OF AFOREMENTIONED JOHN E. SAVAGE TRACT, IN ALL 623.25 FEET TO A CONCRETE MONUMENT FOUND;

THENCE N 89° 06' 26" W, 147.99 FEET, CONTINUING WITH SAID SOUTH LINE AND WITH THE NORTH LINE OF SAID JOHN E. SAVAGE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 1,032,640 SQUARE FEET OR 23.706 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MONTCLAIRE 2019, LP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1-35, 3X, 4X, BLOCK 1, LOTS 1-30, 1X, 2X, BLOCK 2, LOTS 1-20, BLOCK 3 AND LOT 1X, 2X, BLOCK 4, MONTCLAIRE, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WEATHERFORD'S USE THEREOF. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.

WITNESS MY HAND, THIS 19 DAY OF August 2021.

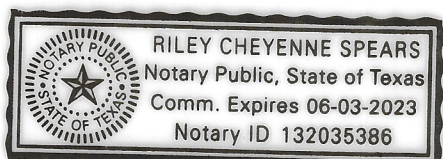
BY: Mark Allen  
MARK ALLEN  
VP OF LAND

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK ALLEN, VP OF LAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19 DAY OF August 2021.

Riley Cheyenne Spears  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY BOARD EXPIRES ON: 6/3/23



### FILED AND RECORDED

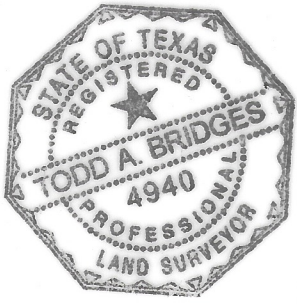
OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202147765  
12/08/2021 11:15 AM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

F96

RECOMMENDED BY:	PLANNING AND ZONING BOARD CITY OF WEATHERFORD, TEXAS
<u>[Signature]</u> SIGNATURE OF CHAIRPERSON	<u>10/19/21</u> DATE OF RECOMMENDATION
APPROVED BY:	CITY COUNCIL CITY OF WEATHERFORD, TEXAS
<u>[Signature]</u> SIGNATURE OF MAYOR	<u>10/19/21</u> DATE OF APPROVAL
ATTEST:	
<u>Malinda Nowell</u> CITY SECRETARY DATE	<u>10/19/21</u>

KNOW ALL MEN BY THESE PRESENTS: THAT I, TODD A. BRIDGES DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

Todd A. Bridges 8-15-21  
TODD A. BRIDGES  
TEXAS REGISTRATION NO. 4940



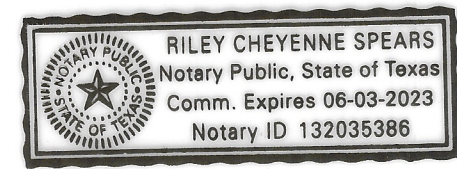
STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD A. BRIDGES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS 10 DAY OF August 2021.

Ry Cheyenne Spears  
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES ON: 6/3/2023



A Final Plat of  
Lots 1-35, 3X, 4X, Block 1, Lots 1-30, 1X, 2X, Block 2,  
Lots 1-20, Block 3, and Lot 1X, 2X, Block 4.  
85 Residential Lots and 6 Open Space Lots

## Montclair

Situated in the B.B.B. & C. R.R. Company Survey, Abstract Number 145, the J.A. Yeoman Survey, Abstract Number 1692 and the J.M. Gibson Survey, Abstract Number 509, City of Weatherford, Parker County, Texas

Date of Preparation: October 2019

23.706 Acres

JOB #:	ALN18002
DRAWN BY:	D. Freeman
CHECKED BY:	T. Bridges
DATE:	10-18-19
REVISIONS:	

A Final Plat of  
Lots 1-35, 3X, 4X, Block 1, Lots 1-30, 1X, 2X, Block 2,  
Lots 1-20, Block 3, and Lot 1X, 2X, Block 4.  
**Montclair**  
Situating in the B.B.B. & C. R.R. Company Survey, Abstract Number 145, the J.A. Yeoman Survey, Abstract Number 1692 and the J.M. Gibson Survey, Abstract Number 509, City of Weatherford, Parker County, Texas

**PELTON**  
LAND SOLUTIONS  
9800 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177 PH.# 817-562-3350