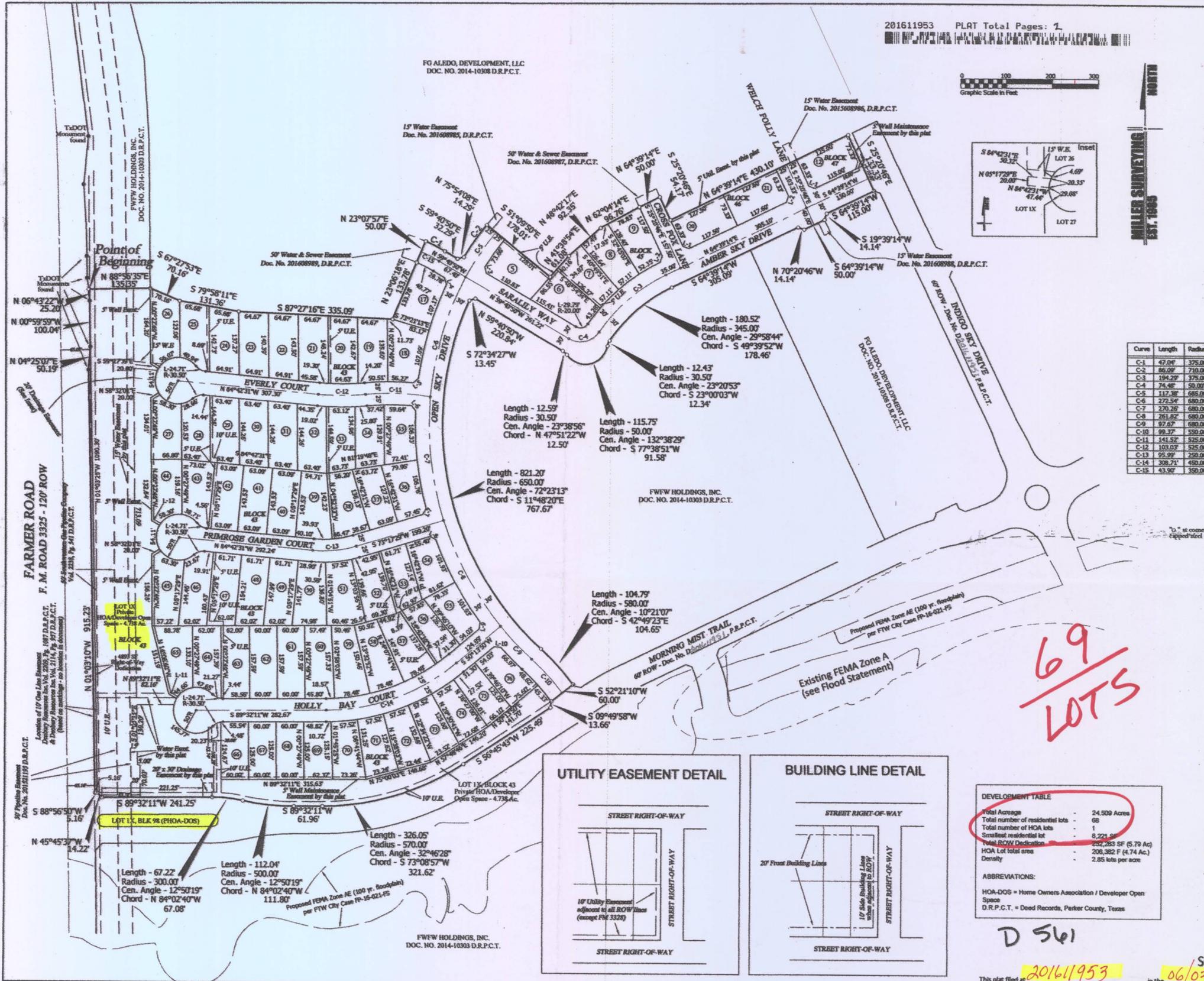


MILLER SURVEYING EST. 1965



| Curve | Length | Radius | Cent. Angle | Chord |
|-------|---------|---------|-------------|----------------------|
| C-1 | 47.04' | 375.00' | 07°11'13" | S 63°16'26"E 47.01' |
| C-2 | 86.09' | 710.00' | 06°56'51" | N 39°21'45"E 86.04' |
| C-3 | 194.27' | 375.00' | 29°41'08" | S 49°48'07"W 192.17' |
| C-4 | 74.48' | 50.00' | 85°21'04" | S 77°38'38"W 67.76' |
| C-5 | 112.36' | 665.00' | 09°49'05" | N 33°35'38"E 112.32' |
| C-6 | 272.54' | 680.00' | 22°57'49" | S 16°32'27"W 270.72' |
| C-7 | 220.26' | 680.00' | 22°46'17" | S 06°19'26"E 268.46' |
| C-8 | 261.82' | 660.00' | 22°03'37" | S 28°44'22"E 260.20' |
| C-9 | 97.67' | 690.00' | 08°13'46" | S 43°33'04"E 97.59' |
| C-10 | 99.37' | 350.00' | 10°21'07" | S 42°49'22"E 99.24' |
| C-11 | 141.52' | 525.00' | 13°20'40" | N 89°13'49"W 141.09' |
| C-12 | 103.03' | 525.00' | 11°14'38" | S 89°40'10"W 102.86' |
| C-13 | 95.99' | 250.00' | 22°00'00" | S 84°17'29"W 95.46' |
| C-14 | 308.71' | 450.00' | 39°18'21" | S 69°53'00"W 302.69' |
| C-15 | 43.92' | 350.00' | 07°11'13" | N 63°16'26"W 43.87' |

| | |
|------|---------------------|
| L-1 | S 70°39'46"E 14.14' |
| L-2 | S 19°39'47"W 14.14' |
| L-3 | N 13°50'11"W 13.93' |
| L-4 | S 16°32'26"E 14.70' |
| L-5 | S 51°38'47"W 14.36' |
| L-6 | S 40°44'59"E 14.51' |
| L-7 | N 39°21'45"E 14.32' |
| L-8 | S 63°23'26"E 14.55' |
| L-9 | S 06°28'28"W 14.44' |
| L-10 | S 85°28'49"E 14.44' |
| L-11 | S 59°50'10"E 20.00' |
| L-12 | S 59°27'39"E 20.00' |

OWNER/APPLICANT
 FG Aldeo Development, LLC, a Texas limited liability company
 3043 Lackland Road
 Fort Worth, Texas 76116
 817-925-9297
 Contact: Kim Gill, President

"D" at corners indicates a 1/2" MILLER 5665 capped steel rod.

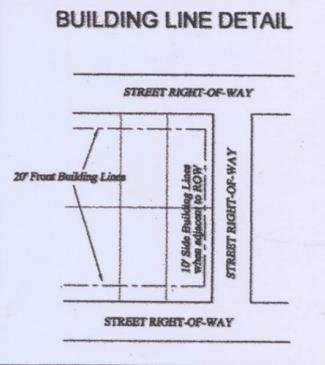
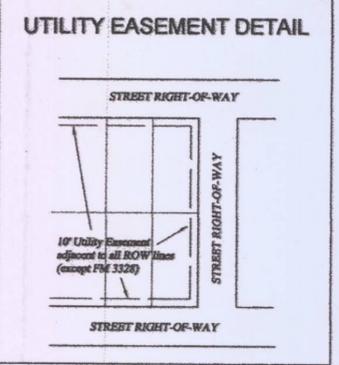
69
LOTS

MILLER
 Surveying, Inc.
 Commercial - Residential - Municipal
 430 Mid Cities Blvd. 817-577-1052
 Hurst, Texas 76054 Tel. Fax No. 10100400
 MillerSurvey.net



FPIA-081

The Final Plat of
Lot IX and Lots 17 thru 76, Block 43; Lots 5 thru 9, Block 45;
Lots 20 thru 21, Block 46; and Lot 12, Block 47
MORNINGSTAR
 an addition to
PARKER COUNTY, TEXAS
 Consisting of 69 lots and being 24.509 acres of land out of the
 P. J. McClary Survey, Abstract No. 907
 Prepared in October 2015



DEVELOPMENT TABLE

| | |
|----------------------------------|-----------------------|
| Total Acreage | 24.509 Acres |
| Total number of residential lots | 69 |
| Total number of HOA lots | 1 |
| Smallest residential lot | 8,221 SF |
| Total ROW Dedication | 242,263 SF (5.79 Ac.) |
| HOA Lot total area | 206,382 SF (4.74 Ac.) |
| Density | 2.85 lots per acre |

ABBREVIATIONS:
 HOA-DOS = Home Owners Association / Developer Open Space
 D.R.P.C.T. = Deed Records, Parker County, Texas

D 561

This plat filed at 2016/11/953 in the 06/03/16 Records of Parker County, Texas

SHEET ONE OF TWO

Section 5 - Phase 1
 City Case No. FP-14-081
 (Preliminary plat case no. FP-013-046)
 Job No. 13121 - Plot File 13121 Sec 5-1

E-180-4197

FG ALEDO, DEVELOPMENT, LLC
 DOC. NO. 2014-10308 D.R.P.C.T.

FWF HOLDINGS, INC.
 DOC. NO. 2014-10303 D.R.P.C.T.

STATE OF TEXAS

COUNTY OF PARKER

Whereas FG Alado Development, LLC is the sole owner of a tract of land out of M. S. Teter Survey, Abstract No. 2078, the I. D. Morris Survey, Abstract No. 927, and the P. J. McClary Survey, Abstract No. 907, and situated in Parker County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in October 2014, said tract being a portion of the same tract of land described in the deed to FG Alado Development, LLC, recorded as Document No. 2014-10308 in the Deed Records of Parker County, Texas, and being a portion of the same tract of land described in the deed to PFWW Holdings, Inc., recorded as Document No. 2014-10303 in said Records and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set in the westerly boundary line of said PFWW tract, said rod being in the easterly right-of-way line of Farmer Road (FM Hwy. 3825) from which a TxDOT monument found for the northwest corner of said PFWW tract bears North 08 degrees 41 minutes 26 seconds West at 3669.52 feet;

Thence North 88 degrees 56 minutes 35 seconds East a distance of 135.35 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 67 degrees 27 minutes 53 seconds East a distance of 70.16 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 79 degrees 58 minutes 11 seconds East a distance of 131.36 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 87 degrees 27 minutes 16 seconds East a distance of 335.09 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 23 degrees 06 minutes 18 seconds East a distance of 133.78 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 23 degrees 07 minutes 57 seconds East a distance of 50.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 375.00 feet and whose chord bears South 63 degrees 16 minutes 26 seconds East at 47.01 feet;

Thence easterly with said curve through a central angle of 07 degrees 11 minutes 13 seconds and an arc length of 47.04 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 59 degrees 40 minutes 50 seconds East a distance of 52.29 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 75 degrees 54 minutes 08 seconds East a distance of 14.29 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 710.00 feet and whose chord bears North 35 degrees 21 minutes 45 seconds East at 85.04 feet;

Thence northeasterly with said curve through a central angle of 06 degrees 56 minutes 51 seconds and an arc length of 85.09 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 51 degrees 09 minutes 50 seconds East a distance of 178.01 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 41 degrees 38 minutes 54 seconds East a distance of 61.08 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 48 degrees 42 minutes 17 seconds East a distance of 92.35 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 62 degrees 04 minutes 14 seconds East a distance of 96.76 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 64 degrees 39 minutes 14 seconds East a distance of 50.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 25 degrees 20 minutes 46 seconds East a distance of 54.17 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 64 degrees 39 minutes 14 seconds East a distance of 430.10 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 25 degrees 20 minutes 46 seconds East, passing at 79.33 feet a 1/2 inch "MILLER 5665" capped steel rod set in the easterly right-of-way line of Indigo Sky Way and continuing therewith a total distance of 133.33 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 64 degrees 39 minutes 14 seconds West, departing said right-of-way line, a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 19 degrees 39 minutes 14 seconds West a distance of 14.14 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 64 degrees 39 minutes 14 seconds West a distance of 50.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 70 degrees 20 minutes 46 seconds West a distance of 14.14 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 04 degrees 39 minutes 14 seconds West, passing at 115.00 feet a 1/2 inch "MILLER 5665" capped steel rod set for an inner corner of said FG tract and continuing with the southerly boundary line therewith a total distance of 305.09 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 345.00 feet and whose chord bears South 49 degrees 39 minutes 52 seconds West at 178.46 feet;

Thence southwesterly with said curve through a central angle of 29 degrees 58 minutes 44 seconds and an arc length of 180.52 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 30.50 feet and whose chord bears South 23 degrees 00 minutes 08 seconds West at 12.34 feet;

Thence southwesterly with said curve through a central angle of 23 degrees 20 minutes 53 seconds and an arc length of 12.43 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 30.00 feet and whose chord bears South 77 degrees 38 minutes 51 seconds West at 91.38 feet;

Thence westerly with said curve through a central angle of 132 degrees 38 minutes 29 seconds and an arc length of 115.75 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 30.50 feet and whose chord bears North 47 degrees 51 minutes 22 seconds West at 12.50 feet;

Thence northwesterly with said curve through a central angle of 23 degrees 38 minutes 56 seconds and an arc length of 12.59 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 59 degrees 40 minutes 50 seconds West a distance of 220.84 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 72 degrees 34 minutes 27 seconds West a distance of 13.45 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 650.00 feet and whose chord bears South 11 degrees 48 minutes 20 seconds East at 767.67 feet;

Thence southerly with said curve through a central angle of 72 degrees 23 minutes 13 seconds and an arc length of 821.20 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 580.00 feet and whose chord bears South 42 degrees 49 minutes 23 seconds West at 104.65 feet;

Thence southeasterly with said curve through a central angle of 10 degrees 21 minutes 07 seconds and an arc length of 104.79 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve, said rod being in the northerly right-of-way line of Morning Mist Trail;

Thence South 52 degrees 21 minutes 10 seconds West with said northerly right-of-way line a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 09 degrees 49 minutes 58 seconds West continuing with said northerly right-of-way line a distance of 13.66 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 56 degrees 45 minutes 43 seconds West continuing with said northerly right-of-way line a distance of 225.49 feet to the beginning of a curve to the left with a radius of 570.00 feet and whose chord bears South 73 degrees 08 minutes 57 seconds West at 321.62 feet;

Thence westerly, continuing with said northerly right-of-way line and with said curve through a central angle of 32 degrees 46 minutes 28 seconds and an arc length of 526.05 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 09 degrees 32 minutes 11 seconds West continuing with said northerly right-of-way line a distance of 61.96 feet to the beginning of a curve to the left with a radius of 500.00 feet and whose chord bears North 84 degrees 02 minutes 40 seconds West at 111.80 feet;

Thence westerly, continuing with said northerly right-of-way line and with said curve through a central angle of 12 degrees 50 minutes 19 seconds and an arc length of 67.22 feet;

Thence South 89 degrees 32 minutes 11 seconds West continuing with said northerly right-of-way line a distance of 241.25 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 45 degrees 45 minutes 37 seconds West continuing with said northerly right-of-way line a distance of 14.22 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 88 degrees 56 minutes 50 seconds West continuing with said northerly right-of-way line a distance of 5.16 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the easterly right-of-way line of said Farmer Road;

Thence North 01 degrees 09 minutes 30 seconds West with said easterly right-of-way line a distance of 915.23 feet to a TxDOT monument found;

Thence North 04 degrees 25 minutes 07 seconds East continuing with said easterly right-of-way line a distance of 50.19 feet to a TxDOT monument found;

Thence North 00 degrees 39 minutes 59 seconds West continuing with said easterly right-of-way line a distance of 100.04 feet to a TxDOT monument found;

Thence North 06 degrees 43 minutes 22 seconds West continuing with said easterly right-of-way line a distance of 25.20 feet to the point of beginning and containing 24,509 acres of land, more or less;

TO BE KNOWN AS:

Lot 1X and Lots 17 thru 76, Block 43; Lots 5 thru 9, Block 45; Lots 20 thru 21, Block 46; and Lot 12, Block 47

MORNINGSTAR

An addition to Morningstar Ranch Municipal Utility District Number One and Morningstar Ranch Municipal Utility District Number Two, Parker County, Texas and do hereby dedicate to the public use forever the streets and easements as shown hereon except those created by separate instrument shown hereon.

Executed this the 3 day of June, 2016

FG Alado Development, LLC

By: Kim Gill, President, FG Alado Development, LLC

STATE OF TEXAS

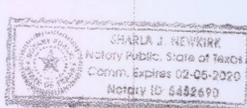
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kim Gill, 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 purposes and consideration therein expressed and in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this 3rd day of June, 2016

Notary Public in and for the State of Texas

My commission expires: 02-05-2020



NOTES PER CITY OF FORT WORTH:

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.

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.

Site Drainage Study: A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

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".

Flood Plain/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 conditions, 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 occurrence of those phenomena, nor 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.

Water Sewer Impact Fee: The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed will be 100% assessable amount per the City Council approved Development agreement.

Floodplain Restrictions: 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 floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

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 security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/dishouse/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.

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.

P.R.V. Required: Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

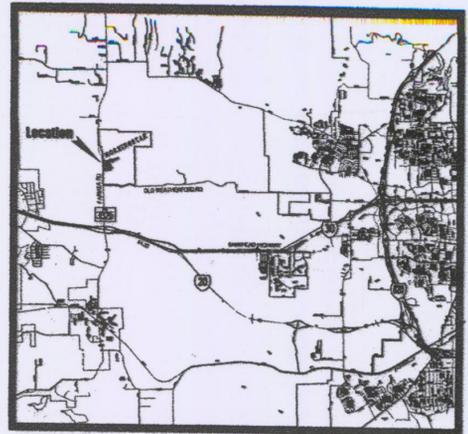
Residential Access: Direct access from single/duplex residential drives onto Morning Mist Trail and Indigo Sky Drive are prohibited.

This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey with me and those under my supervision.

Jason B. Rawlings Date 6-2-16 R. F. L. S. 5665



D 561



FLOOD STATEMENT: The existing flood area (Zone A) shown hereon is based on scaling the surveyed tract onto the FEMA Flood Insurance Rate Map No. 48367-0325E (Rev. 9-28-08). Other than the flood areas shown hereon, no part of said tract lies within the FEMA designated 100 year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

PHOA-DOS = Private Home Owners' Association / Developer Open Space
W.M.E. = Water & Wastewater Maintenance Easement
U.E. = Utility Easement
W.E. = Water Easement

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeane Brunson
201611953
06/03/2016 01:49 PM
Fee: 80.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

DEVELOPMENT TABLE

| | |
|----------------------------------|----------------------|
| Total Acreage | 24,509 Acres |
| Total number of residential lots | 68 |
| Total number of HOA lots | 1 |
| Smallest residential lot | 6,221 SF |
| Total RCW Dedication | 252,283 SF (5.79 Ac) |
| HOA Lot total area | 208,362 SF (4.74 Ac) |
| Density | 2.05 lots per acre |

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: 6/3/2016
Chairman: [Signature]
Secretary: [Signature]

OWNER/APPLICANT
FG Alado Development, LLC, a Texas limited liability company
3045 Lackland Road
Fort Worth, Texas 76116
817-925-9297
Contact: Kim Gill, President



The Final Plat of
Lot 1X and Lots 17 thru 76, Block 43; Lots 5 thru 9, Block 45;
Lots 20 thru 21, Block 46; and Lot 12, Block 47
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an addition to
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Prepared in October 2015

SHEET TWO OF TWO

Section 5 - Phase 1
City Case No. FP-14-081
(Preliminary plat case no. FP-013-046)
Job No. 13121 • Plat File 13121 Sec 5-1

This plat filed at _____ in the _____ Records of Parker County, Texas



FARMER ROAD
F. M. ROAD 3325 - 120' ROW

Location of 10' Gas Line Easement
Dunbury Resources Inc. Vol. 2209, Pg. 1087 D.R.P.C.T.
& Dunbury Resources Inc. Vol. 2114, Pg. 997 D.R.P.C.T.
(based on markings - no location in document)

30' Pipeline Easement
Doc. No. 201521199 D.R.P.C.T.

Point of Beginning

50' Water & Sewer Easement
Doc. No. 201608989, D.R.P.C.T.

Easement
87, D.R.P.C.T.

15' Water Easement
Doc. No. 2015608986, D.R.P.C.T.

EG ALDO, DSR, INC.
DOC. NO. 2014-10901