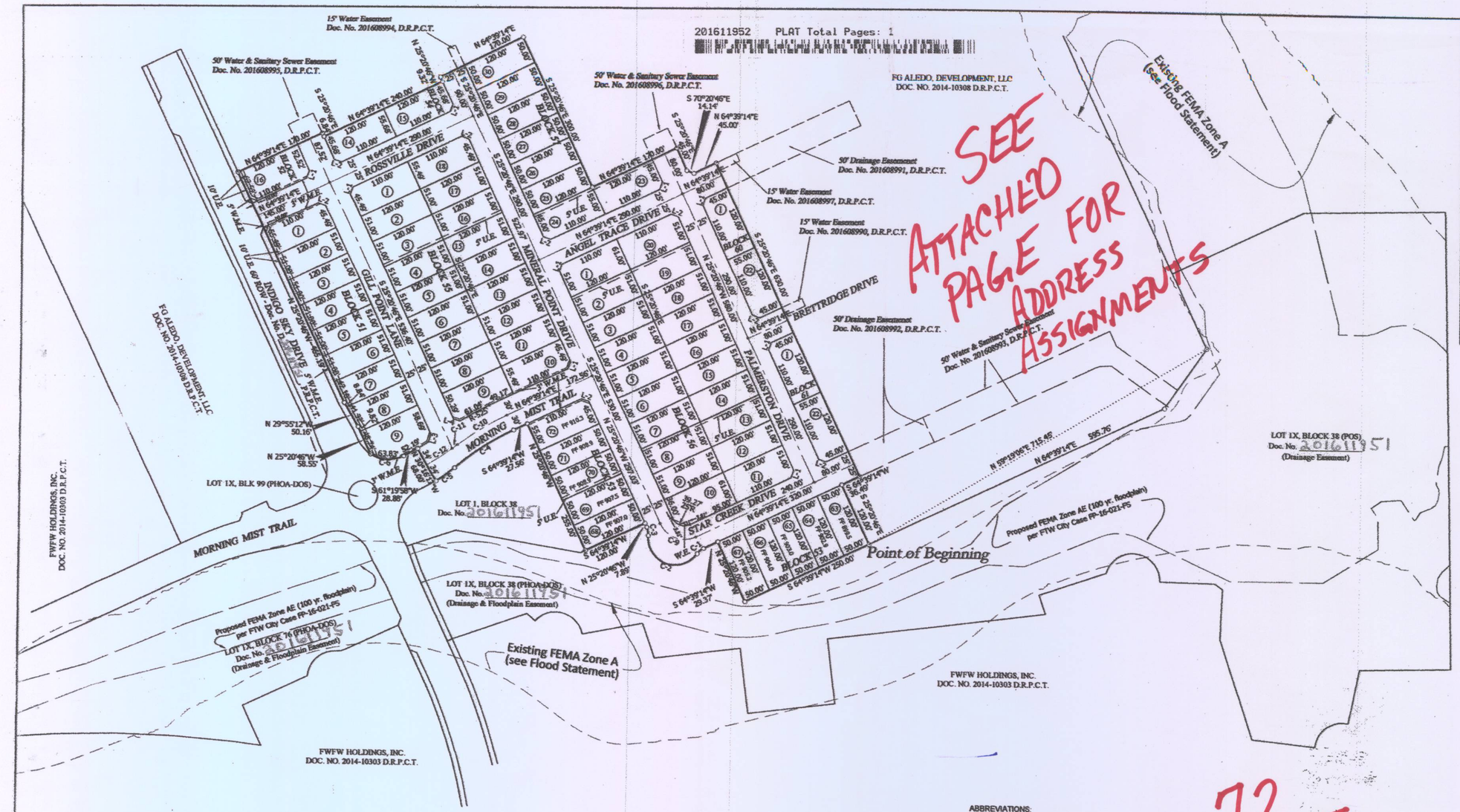
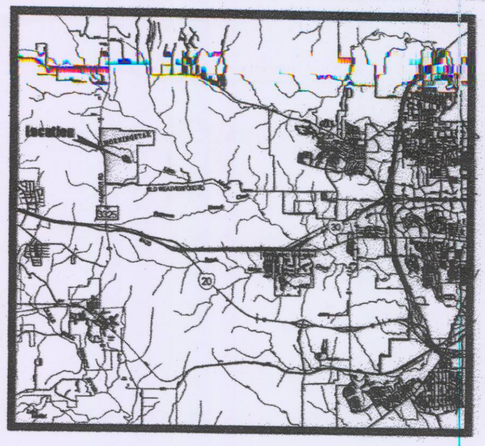
201611952 PLAT Total Pages: 1





0 100 200 300
Graphic Scale in Feet

NORTH

MILLER SURVEYING EST. 1985

DEVELOPMENT TABLE

Total Acreage	-	14.651 Acres
Total number of residential lots	-	72
Smallest residential lot	-	8,221 SF
Total ROW Dedication	-	252,283 SF (5.79 Ac)
Density	-	2.85 lots per acre

Note: All boundary corners are marked with 1/2" "MILLER 5665" capped steel rods unless noted otherwise.

W.M.E. = Wall & Wall Maintenance Easement.
U.E. = Utility Easement
W.E. = Water Easement
PHOA-DOS = Private Home Owners Association / Developer Open Space
D.R.P.C.T. = Deed Records, Parker County, Texas

ABBREVIATIONS:

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

72 LOTS

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

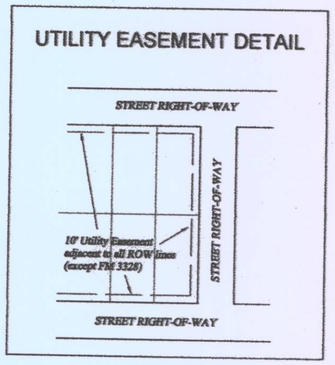
FP14-082

FIRE
06-03-16

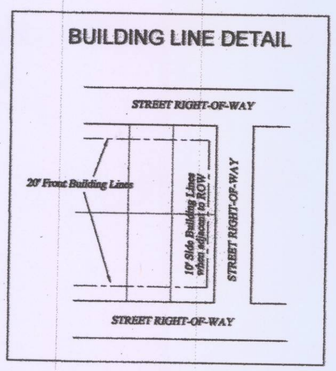
L-1 N 19°39'14"E 14.14'
L-2 S 70°20'46"E 14.14'
L-3 N 15°37'07"E 15.10'
L-4 S 73°57'00"E 13.23'

Curve	Length	Radius	Cen. Angle	Chord
C-1	15.64'	30.50'	29°22'58"	S 49°57'45"W 15.47'
C-2	129.82'	50.00'	148°45'55"	N 70°20'46"W 96.31'
C-3	15.64'	30.50'	29°22'58"	N 10°39'17"W 15.47'
C-4	129.64'	480.00'	15°28'28"	S 56°55'00"W 129.24'
C-5	42.35'	230.00'	10°32'57"	S 54°27'15"W 42.29'
C-6	63.83'	62.22'	58°46'57"	N 87°40'24"W 61.07'
C-7	29.95'	33.50'	51°13'42"	N 89°51'25"W 28.96'
C-8	19.07'	88.54'	12°20'28"	N 70°54'54"W 19.03'
C-9	78.54'	50.00'	90°00'00"	S 70°20'46"E 70.71'
C-10	106.54'	510.00'	11°58'06"	S 58°40'10"W 106.34'
C-11	11.91'	550.00'	01°14'25"	S 53°18'18"W 11.91'
C-12	55.71'	550.00'	05°48'12"	S 56°49'37"W 55.68'

UTILITY EASEMENT DETAIL



BUILDING LINE DETAIL



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

D-560 ?

The Final Plat of
Lots 1 thru 9, Block 51; Lot 16, Block 52; Lots 63 thru 72, Block 53;
Lots 14 and 15, Block 54; Lots 1 thru 18, Block 55; Lots 1 thru 20, Block 56;
Lots 23 thru 30, Block 57; Lots 1 and 22, Block 60; and Lots 1 and 22, Block 61

MORNINGSTAR

an addition to
PARKER COUNTY, TEXAS
Consisting of 72 lots and being 14.649 acres of land out of the
P. J. McClary Survey, Abstract No. 907
Prepared in October 2015

SHEET ONE OF TWO

This plat filed as Document No. 201611952 06/03/16 in the Plat Records of Tarrant County, Texas

Section 6 - Phase 1
City Case No. FP-14-082
(Preliminary plat case no. PP-013-046)
Job No. 13121 • Plot File 13121 Sec 6-1

1-580-1914

D-560

STATE OF TEXAS

COUNTY OF TARRANT

Whereas Whereas FG Aledo Development, LLC is sole owner of a tract of land out of 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 Aledo Development, LLC, recorded as Document No. 2014-10308 in the Deed Records of Parker County, Texas, 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 southeasterly boundary line of said FG tract from which a 1/2 inch "MILLER 5665" capped steel rod set for the most easterly corner thereof bears North 59 degrees 19 minutes 06 seconds East at 715.45 feet;

Thence westerly with the southerly boundary line of said FG tract along the following calls:

South 64 degrees 39 minutes 14 seconds West a distance of 250.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

North 25 degrees 20 minutes 46 seconds West a distance of 120.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

South 64 degrees 39 minutes 14 seconds West a distance of 29.37 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 49 degrees 57 minutes 45 seconds West at 15.47 feet;

Westerly with said curve through a central angle of 29 degrees 22 minutes 58 seconds and an arc length of 15.64 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 50.00 feet and whose chord bears North 70 degrees 20 minutes 46 seconds West at 96.31 feet;

Northwesterly with said curve through a central angle of 148 degrees 45 minutes 55 seconds and an arc length of 129.82 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 10 degrees 39 minutes 17 seconds West at 15.47 feet;

Northerly with said curve through a central angle of 29 degrees 22 minutes 58 seconds and an arc length of 15.64 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

North 25 degrees 20 minutes 46 seconds West a distance of 7.89 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

South 64 degrees 39 minutes 14 seconds West a distance of 120.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

North 25 degrees 20 minutes 46 seconds West a distance of 255.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

South 64 degrees 39 minutes 14 seconds West a distance of 27.56 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 480.00 feet and whose chord bears South 56 degrees 55 minutes 00 seconds West at 129.24 feet;

Westerly with said curve through a central angle of 15 degrees 28 minutes 28 seconds and an arc length of 129.64 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 230.00 feet and whose chord bears South 54 degrees 27 minutes 15 seconds West at 42.29 feet;

Westerly with said curve through a central angle of 10 degrees 32 minutes 57 seconds and an arc length of 42.35 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve, said rod being in the southeasterly right-of-way line of Morning Mist Trail;

Thence North 30 degrees 16 minutes 17 seconds West, departing said southeasterly boundary line a distance of 68.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the northerly right-of-way line of said road;

Thence South 61 degrees 19 minutes 58 seconds West with said northerly right-of-way line a distance of 28.89 feet to the beginning of a curve to the right with a radius of 62.22 feet and whose chord bears North 87 degrees 40 minutes 24 seconds West at 61.07 feet;

Thence northwesterly with said northerly right-of-way line and with said curve through a central angle of 58 degrees 46 minutes 57 seconds and an arc length of 63.83 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 25 degrees 20 minutes 46 seconds West a distance of 58.55 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 29 degrees 55 minutes 12 seconds West a distance of 50.16 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 25 degrees 20 minutes 46 seconds West a distance of 465.19 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 64 degrees 39 minutes 14 seconds East a distance of 170.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 25 degrees 20 minutes 46 seconds East a distance of 6.84 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 64 degrees 39 minutes 14 seconds East a distance of 240.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 25 degrees 20 minutes 46 seconds West a distance of 9.32 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 64 degrees 39 minutes 14 seconds East a distance of 170.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 25 degrees 20 minutes 46 seconds East a distance of 300.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 64 degrees 39 minutes 14 seconds East a distance of 170.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 25 degrees 20 minutes 46 seconds East a distance of 45.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

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

Thence North 64 degrees 39 minutes 14 seconds East a distance of 45.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 25 degrees 20 minutes 46 seconds East a distance of 630.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 64 degrees 39 minutes 14 seconds West a distance of 36.49 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 25 degrees 20 minutes 46 seconds East a distance of 120.00 feet to the point of beginning and containing 14.642 acres of land, more or less;

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. 48367C0325E (Rev. 9-26-08). 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.

TO BE KNOWN AS:

Lots 1 thru 9, Block 51; Lot 16, Block 52; Lots 63 thru 72, Block 53; Lots 14 and 15, Block 54; Lots 1 thru 18, Block 55; Lots 1 thru 20, Block 56; Lots 23 thru 30, Block 57; Lots 1 and 22, Block 60; and Lots 1 and 22, Block 61

MORNINGSTAR

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

Executed this the 3 day of June, 2016.

FG Aledo Development, LLC

By: _____
Kim Gill
President, FG Aledo 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.

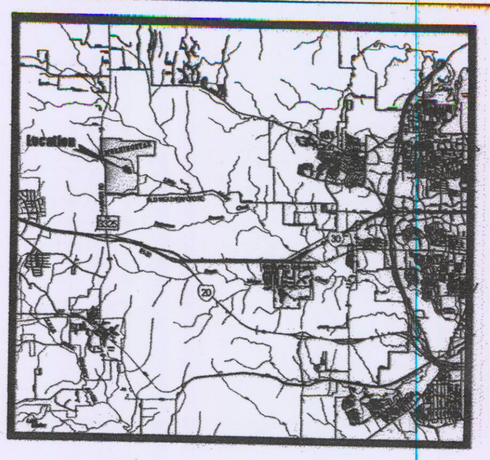
Given under my hand and seal of office this 3rd day of June, 2016.

Sharla J. Newkirk
Notary Public in and for the State of Texas

My commission expires: 02-05-2020

SHARLA J. NEWKIRK
Notary Public, State of Texas
Comm. Expires 02-05-2020
Notary ID 8482690

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeane Brunson
201611952
06/03/2016 01:48 PM
Fee: 80.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT



NOTES PER CITY OF FORT WORTH:

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.

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 drainageways 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.

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(s) 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 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 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.

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.

DEVELOPMENT TABLE

Total Acreage	-	14.651 Acres
Total number of residential lots	-	72
Smallest residential lot	-	8,221 SF
Total ROW Dedication	-	252,283 SF (5.79 Ac)
Density	-	2.85 lots per acre

Note: All boundary corners are marked with 1/2" "MILLER 5665" capped steel rods unless noted otherwise.

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

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: 6/2/2016
CHAIRMAN
BY: _____ SECRETARY

FORT WORTH FIRE DEPARTMENT
FIRE
06-03-16

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

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

STATE OF TEXAS REGISTERED JASON B. RAWLINGS 5665 PROFESSIONAL LAND SURVEYOR

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

The Final Plat of
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SHEET TWO OF TWO

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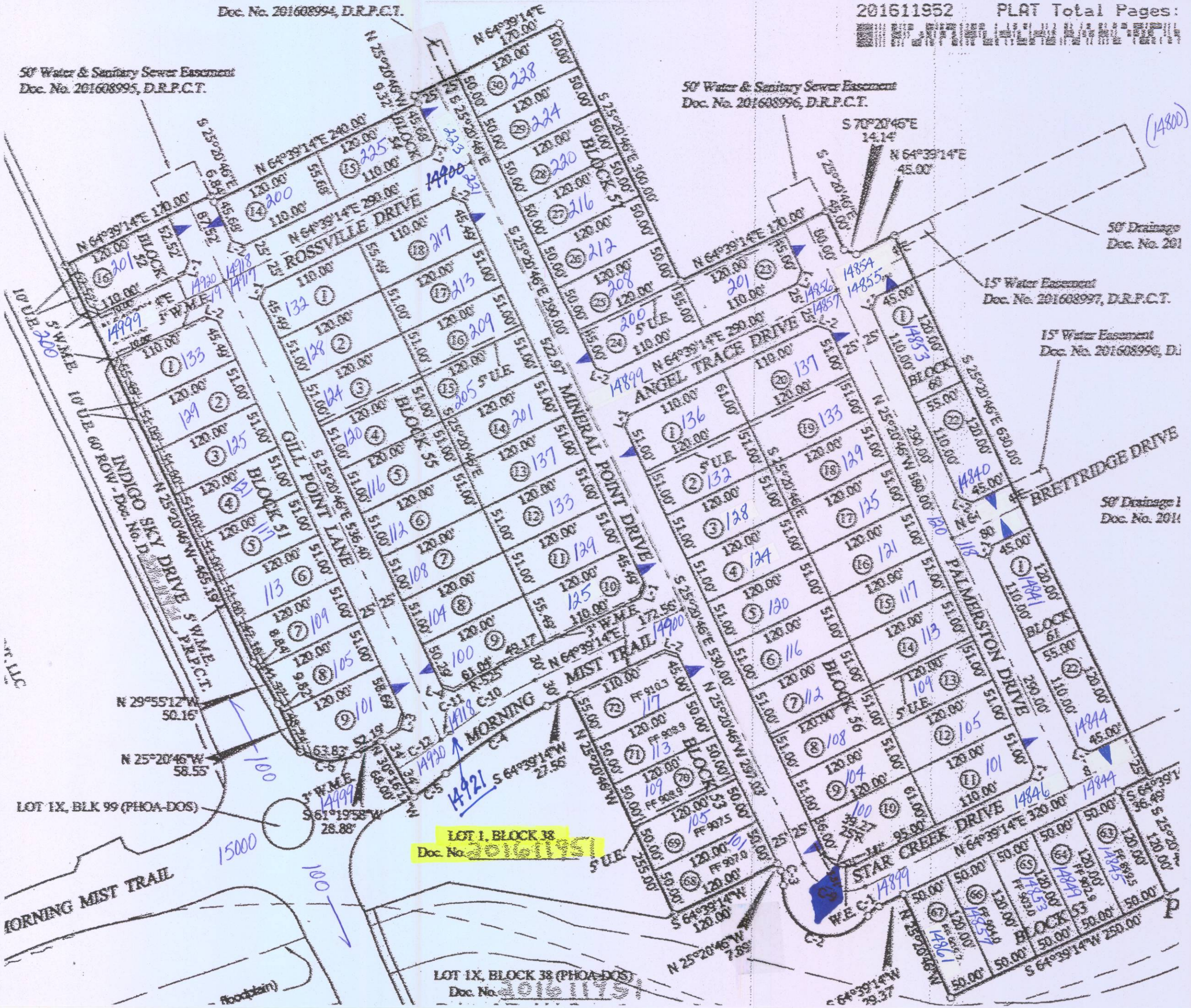
Section 6 - Phase 1
City Case No. FP-14-082
(Preliminary plat case no. PP-013-046)
Job No. 13121 • Plot File 13121 Sec 6

D-280-5

201611952 PLAT Total Pages: