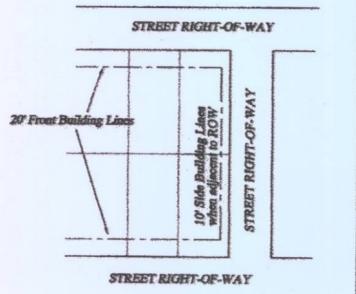


1490-084-1  
FB14-094-1

D-559

201611951 PLAT Total Pages: 1

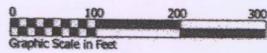
**BUILDING LINE DETAIL**



**DEVELOPMENT TABLE**

Total Acreage	47.781 Acres
Total number of residential lots	0
Total number of PHOA-DOS lots	21
Smallest residential lot	N/A
Total ROW Dedication	422,967 SF (9.710 Ac)
HOA Lot total area	38.071 Ac
Density	N/A

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

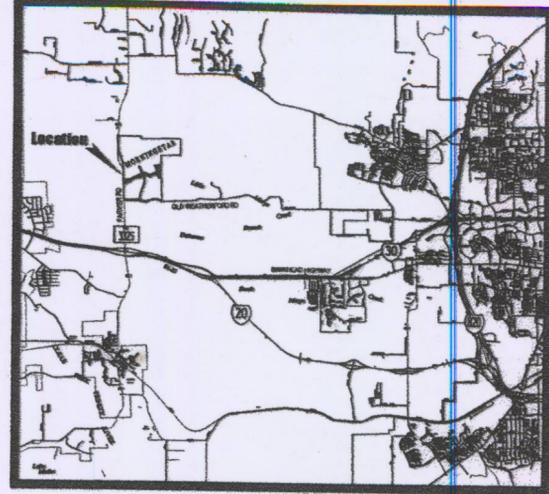


MILLER SURVEYING  
EST. 1965

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

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

**MILLER**  
**Surveying, Inc.**  
 Commercial • Residential • Municipal  
 430 Mid Cities Blvd. 817-577-1052  
 Hunt, Texas 70054 Tel.# No. 10100400  
 MillerSurvey.net



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

21  
LOTS  
(HOA)

TOTAL BR'S  
ALL PLATS  
33

FP14-094



The Final Plat of  
 MORNING MIST TRAIL AND INDIGO SKY DRIVE, AND LOT 1, BLOCK 38, LOT 1X, BLOCK 38, LOT 1X, BLOCK 47, LOT 1X, BLOCK 50, LOT 1X, BLOCK 51, LOT 1X, BLOCK 52, LOT 1X, BLOCK 62, LOT 1X, BLOCK 70, LOT 1X, BLOCK 73, LOT 1X, BLOCK 75, LOT 1X, BLOCK 76, LOT 1X, BLOCK 81, LOT 1X, BLOCK 82, LOT 1X, BLOCK 83, LOT 1X, BLOCK 84, LOT 1X, BLOCK 86, LOT 1X, BLOCK 88, LOT 1X, BLOCK 92, LOT 1X, BLOCK 94, LOT 1X, BLOCK 98, AND LOT 1X, BLOCK 99

# MORNINGSTAR

an addition to  
**PARKER COUNTY, TEXAS**  
 Consisting of 21 lots and being 47.781 acres of land out of the  
 P. J. McClary Survey, Abstract No. 907

Prepared in October 2015

SHEET ONE OF FIVE

Phase 1, Spine Road  
 City Case No. FP-14-094  
 (Preliminary plat case no. FP-03-04  
 Job No. 13121 • Plot File 13121 Spine Pl

30' Pipeline Easement  
Doc. No. 201521195 D.R.P.C.T.

Location of 10' Gas Line Easement  
Denbury Resources Inc. Vol. 2209, Pg. 1087 D.R.P.C.T.  
& Denbury Resources Inc. Vol. 2114, Pg. 957 D.R.P.C.T.  
(based on recordings - no location in document)

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

50' Water, Sewer & Drainage Easement  
201610494 D.R.P.C.T.

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

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

50' Sanitary Easement  
Doc. No. 201608926 D.R.P.C.T.

50' Water, Sewer & Drainage Easement  
201610497 D.R.P.C.T.

FARMER ROAD  
F.M. ROAD 3325

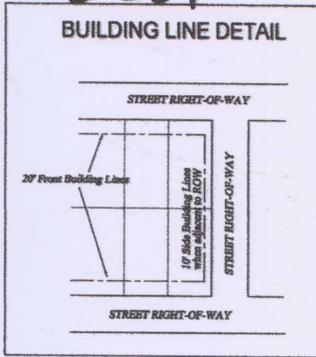
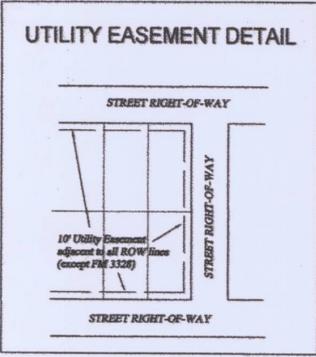
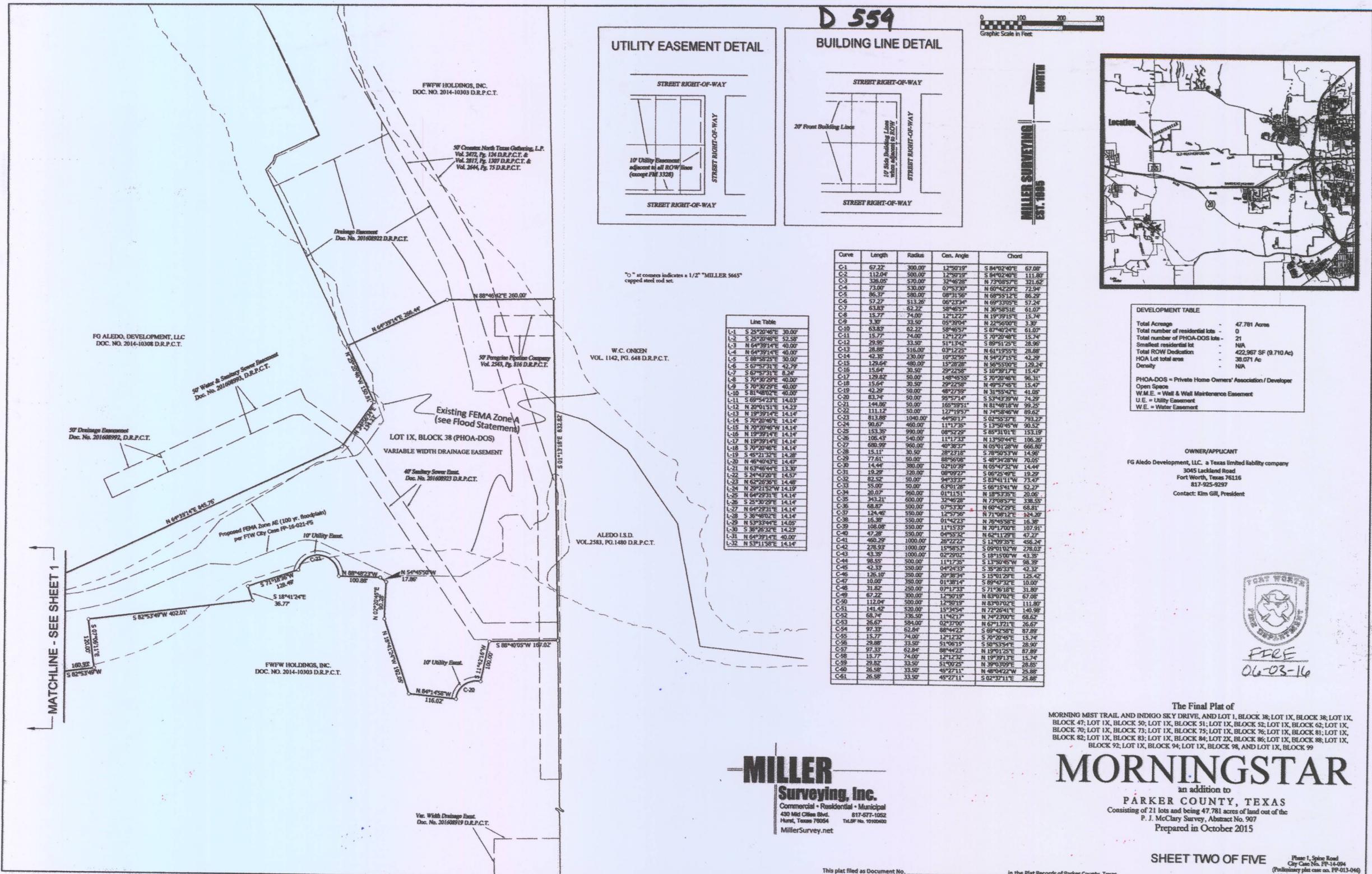
MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 3

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

This plat filed as Document No. 201611951 on 06/03/16 in the Plat Records of Parker County, Texas

5-400-1

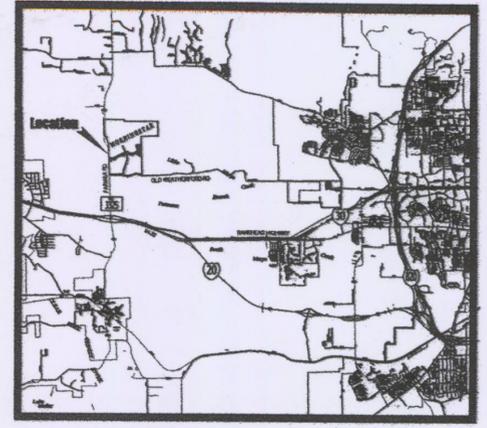


Curve	Length	Radius	Con. Angle	Chord
C-1	67.22	300.00	12°20'19"	S 84°02'40"E 67.08'
C-2	112.04	500.00	12°20'19"	S 84°02'40"E 111.80'
C-3	338.65	570.00	13°46'28"	N 73°05'17"E 331.62'
C-4	73.00	530.00	07°53'30"	N 60°42'22"E 72.54'
C-5	86.37	580.00	08°31'56"	N 68°55'12"E 86.29'
C-6	57.27	513.26	06°23'34"	N 69°33'05"E 57.24'
C-7	63.83	62.27	58°46'57"	N 28°58'51"E 63.67'
C-8	15.77	74.00	12°12'32"	N 19°39'13"E 15.74'
C-9	3.30	33.50	05°30'04"	N 22°50'00"E 3.30'
C-10	63.83	62.27	58°46'57"	S 74°02'40"E 61.07'
C-11	15.77	74.00	12°12'32"	S 84°02'40"E 15.74'
C-12	29.95	33.50	51°13'42"	S 69°41'25"E 28.90'
C-13	28.88	516.00	03°12'23"	N 61°19'55"E 28.88'
C-14	42.35	230.00	10°32'36"	N 54°27'15"E 42.29'
C-15	126.64	480.00	13°20'38"	N 64°53'25"E 125.24'
C-16	15.64	30.50	29°22'28"	S 10°39'13"E 15.47'
C-17	129.82	50.00	148°45'55"	S 70°20'46"E 96.31'
C-18	15.64	30.50	29°22'28"	N 49°37'45"E 15.47'
C-19	42.35	50.00	48°22'29"	N 31°45'42"E 41.05'
C-20	83.74	50.00	99°57'14"	S 10°39'13"E 74.29'
C-21	144.86	50.00	165°59'51"	N 81°46'18"W 99.25'
C-22	111.12	50.00	127°19'57"	N 74°58'46"W 89.62'
C-23	813.88	1340.00	44°56'17"	S 02°55'37"E 793.27'
C-24	90.67	460.00	11°17'35"	S 13°04'00"W 90.57'
C-25	153.36	990.00	08°52'29"	S 85°31'01"E 153.19'
C-26	106.43	540.00	11°17'33"	N 13°50'44"E 106.26'
C-27	680.99	960.00	48°56'27"	N 05°01'28"W 666.80'
C-28	15.11	30.50	29°22'28"	S 10°39'13"E 14.98'
C-29	77.61	50.00	88°56'08"	S 48°34'28"W 70.05'
C-30	14.44	380.00	02°10'39"	N 05°43'32"W 14.44'
C-31	19.29	330.00	08°09'27"	S 06°25'49"E 19.29'
C-32	82.52	50.00	94°25'22"	S 04°41'11"W 73.47'
C-33	55.00	50.00	63°01'28"	S 66°15'41"W 52.27'
C-34	20.07	960.00	01°11'51"	N 18°53'38"E 20.06'
C-35	343.21	600.00	32°46'28"	N 73°08'57"E 338.53'
C-36	68.07	600.00	02°53'22"	N 02°11'25"E 68.01'
C-37	124.46	590.00	12°57'36"	N 71°08'12"E 124.20'
C-38	16.38	590.00	01°42'23"	N 78°45'58"E 16.38'
C-39	108.08	590.00	11°15'33"	N 70°17'00"E 107.91'
C-40	47.26	590.00	04°24'33"	N 02°11'25"E 47.27'
C-41	460.29	1000.00	26°22'22"	S 12°09'35"E 458.24'
C-42	278.93	1000.00	15°58'53"	S 09°01'02"W 278.03'
C-43	43.35	1000.00	02°29'02"	S 18°15'00"W 43.35'
C-44	98.93	500.00	11°17'35"	S 13°04'00"W 98.38'
C-45	42.35	590.00	04°24'33"	S 35°26'33"E 42.32'
C-46	126.10	390.00	20°38'34"	S 15°01'29"E 125.42'
C-47	10.00	390.00	01°38'14"	S 89°49'22"E 10.00'
C-48	31.82	290.00	07°11'25"	S 71°08'12"E 31.86'
C-49	67.22	300.00	12°20'19"	N 63°07'02"E 67.08'
C-50	112.04	500.00	12°20'19"	N 63°07'02"E 111.80'
C-51	141.42	520.00	15°34'54"	N 72°26'41"E 140.98'
C-52	68.74	335.50	11°42'17"	N 69°23'00"E 68.62'
C-53	26.67	584.00	02°37'00"	N 67°11'21"E 26.67'
C-54	97.33	62.84	88°44'23"	S 69°42'58"E 87.89'
C-55	15.77	74.00	12°12'32"	S 70°20'46"E 15.74'
C-56	29.88	33.50	51°06'15"	S 50°55'54"E 28.90'
C-57	97.33	62.84	88°44'23"	N 10°41'25"E 87.89'
C-58	15.77	74.00	12°12'32"	N 19°39'13"E 15.74'
C-59	29.88	33.50	51°06'25"	N 39°03'09"E 28.83'
C-60	26.58	33.50	49°27'11"	N 48°04'22"W 26.88'
C-61	26.58	33.50	49°27'11"	S 02°39'11"E 26.88'

### Line Table

L-1	S 25°20'46"E	30.00'
L-2	S 25°20'46"E	52.58'
L-3	N 64°39'14"E	40.00'
L-4	N 64°39'14"E	40.00'
L-5	S 88°38'25"E	30.00'
L-6	S 67°57'21"E	42.79'
L-7	S 67°57'21"E	12.44'
L-8	S 70°20'46"E	40.00'
L-9	S 70°20'46"E	40.00'
L-10	S 81°48'02"E	40.00'
L-11	S 69°54'23"E	14.03'
L-12	N 20°01'51"E	14.23'
L-13	N 19°39'14"E	14.14'
L-14	S 70°20'46"E	14.14'
L-15	N 70°20'46"W	14.14'
L-16	N 19°39'14"E	14.14'
L-17	N 19°39'14"E	14.14'
L-18	S 70°20'46"E	14.14'
L-19	S 48°21'32"E	14.28'
L-20	N 48°46'37"E	14.47'
L-21	N 63°46'44"E	13.30'
L-22	S 24°43'20"E	14.57'
L-23	N 62°26'26"E	14.48'
L-24	N 28°21'52"W	14.19'
L-25	N 64°29'31"E	14.14'
L-26	S 25°20'29"E	14.14'
L-27	N 64°29'31"E	14.14'
L-28	S 35°40'02"E	14.14'
L-29	N 53°33'44"E	14.05'
L-30	S 38°26'32"E	14.23'
L-31	N 64°39'14"E	40.00'
L-32	N 53°11'58"E	14.14'

"O" at corners indicates a 1/2" MILLER 5665 capped steel end sec.



### DEVELOPMENT TABLE

Total Acreage	47.781 Acres
Total number of residential lots	0
Total number of PHOA-DOS lots	21
Smallest residential lot	N/A
Total ROW Dedication	422,967 SF (9.710 Ac)
HOA Lot total area	38,071 Ac
Density	N/A

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

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



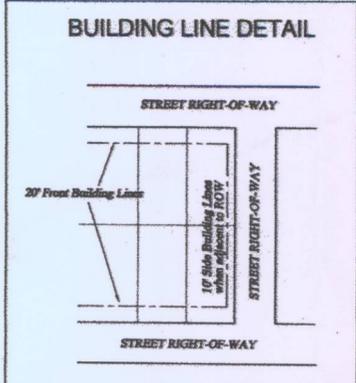
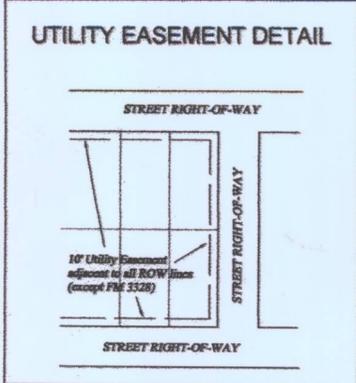
**MILLER**  
 Surveying, Inc.  
 Commercial • Residential • Municipal  
 400 Mid Cities Blvd. 817-877-1052  
 Hurst, Texas 76054 Tel.# No. 1017602  
 MillerSurvey.net

The Final Plat of  
 MORNING MIST TRAIL AND INDIGO SKY DRIVE AND LOT 1, BLOCK 38; LOT IX, BLOCK 38; LOT IX, BLOCK 47; LOT IX, BLOCK 50; LOT IX, BLOCK 51; LOT IX, BLOCK 52; LOT IX, BLOCK 62; LOT IX, BLOCK 70; LOT IX, BLOCK 73; LOT IX, BLOCK 75; LOT IX, BLOCK 76; LOT IX, BLOCK 81; LOT IX, BLOCK 82; LOT IX, BLOCK 83; LOT IX, BLOCK 84; LOT 2X, BLOCK 86; LOT IX, BLOCK 88; LOT IX, BLOCK 92; LOT IX, BLOCK 94; LOT IX, BLOCK 98, AND LOT IX, BLOCK 99

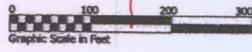
**MORNINGSTAR**  
 an addition to  
 PARKER COUNTY, TEXAS  
 Consisting of 21 lots and being 47.781 acres of land out of the  
 P. J. McClary Survey, Abstract No. 907  
 Prepared in October 2015

SHEET TWO OF FIVE  
 This plat filed as Document No. \_\_\_\_\_ in the Plat Records of Parker County, Texas  
 Job No. 13121 • Plot File 13121 Spine Plat

D-554



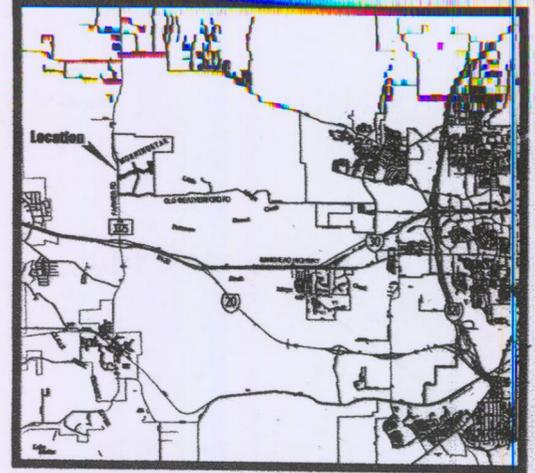
MILLER SURVEYING EST. 1965



**DEVELOPMENT TABLE**

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Total ROW Dedication	422,967 SF @ 0.710 Ac
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PHOA-DOS = Private Home Owners' Association / Developer  
 Open Space  
 W.M.E. = Wall & Wall Maintenance Easement  
 U.E. = Utility Easement  
 W.E. = Water Easement



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

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

**OWNER/APPLICANT**  
 FG Aledo Development, L.L.C. a Texas limited liability company  
 3045 Lackland Road  
 Fort Worth, Texas 76116  
 817-925-9297  
 Contact: Kim Gill, President

**MILLER**  
**Surveying, Inc.**  
 Commercial • Residential • Municipal  
 430 Mid Cities Blvd. 817-577-1052  
 Hurst, Texas 76054 Tel.# 817-1010040  
 MillerSurvey.net



FIRE  
 016-03-160

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

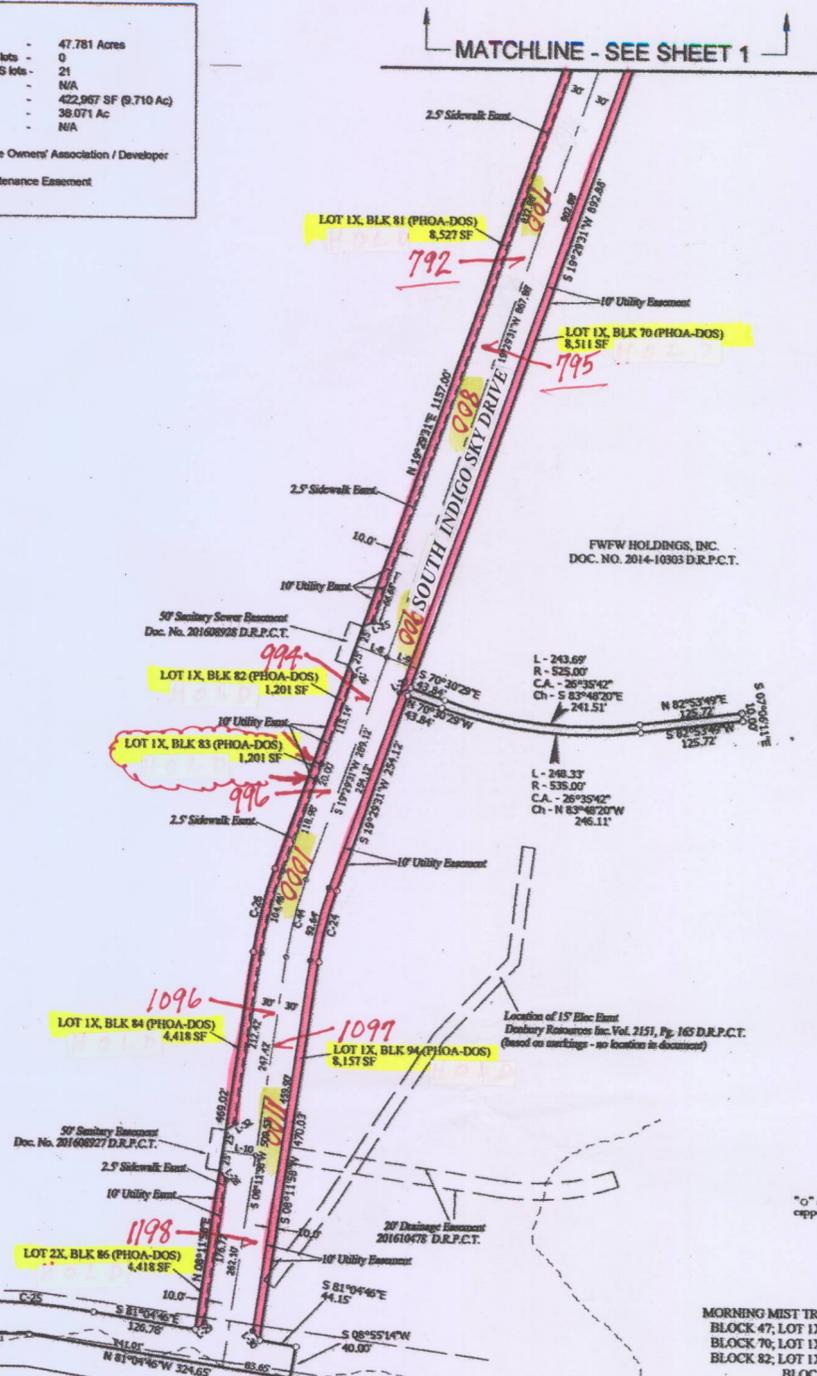
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 MORNING MIST TRAIL AND INDIGO SKY DRIVE, AND LOT 1, BLOCK 38; LOT 1X, BLOCK 38; LOT 1X, BLOCK 47; LOT 1X, BLOCK 50; LOT 1X, BLOCK 51; LOT 1X, BLOCK 52; LOT 1X, BLOCK 62; LOT 1X, BLOCK 70; LOT 1X, BLOCK 73; LOT 1X, BLOCK 75; LOT 1X, BLOCK 76; LOT 1X, BLOCK 81; LOT 1X, BLOCK 82; LOT 1X, BLOCK 83; LOT 1X, BLOCK 84; LOT 2X, BLOCK 86; LOT 1X, BLOCK 88; LOT 1X, BLOCK 92; LOT 1X, BLOCK 94; LOT 1X, BLOCK 98, AND LOT 1X, BLOCK 99

**MORNINGSTAR**

an addition to  
**PARKER COUNTY, TEXAS**  
 Consisting of 21 lots and being 47.781 acres of land out of the  
 P. J. McClary Survey, Abstract No. 907  
 Prepared in October 2015

SHEET THREE OF FIVE

Figure 1, Spine Road  
 City Case No. FP-14-094  
 (Preliminary plat case no. FP-013-046)  
 Job No. 13121 • Plot File 13121 Spine Plat



-044-3

STATE OF TEXAS

COUNTY OF PARKER

Whereas FG Aledo Development, LLC is the 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 a portion of the same tract of land described in the deed to FFW 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 FFW tract from which a TxDOT monument found for the most westerly southwest corner thereof bears South 01 degrees 03 minutes 51 seconds East at 1553.05 feet, said rod being in the easterly right-of-way line of Farmer Road (FM 3325);

Thence North 01 degrees 03 minutes 10 seconds West with said westerly boundary line and said easterly right-of-way line a distance of 481.50 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 88 degrees 56 minutes 50 seconds East a distance of 5.16 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 45 degrees 45 minutes 37 seconds East a distance of 32.32 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 89 degrees 32 minutes 11 seconds East a distance of 236.25 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 900.00 feet and whose chord bears South 84 degrees 02 minutes 40 seconds East at 67.06 feet;

Thence easterly with said curve through a central angle of 12 degrees 50 minutes 19 seconds and an arc length of 67.22 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 500.00 feet and whose chord bears South 84 degrees 02 minutes 40 seconds East at 111.80 feet;

Thence easterly with said curve through a central angle of 12 degrees 50 minutes 19 seconds and an arc length of 112.04 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 89 degrees 32 minutes 11 seconds East a distance of 61.96 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 570.00 feet and whose chord bears North 73 degrees 08 minutes 57 seconds East at 321.62 feet;

Thence easterly 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 North 56 degrees 45 minutes 43 seconds East a distance of 225.49 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 09 degrees 49 minutes 58 seconds East a distance of 13.66 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 52 degrees 21 minutes 10 seconds East a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 37 degrees 25 minutes 08 seconds East a distance of 4.62 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 79 degrees 58 minutes 03 seconds East a distance of 14.56 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 56 degrees 45 minutes 43 seconds East a distance of 15.17 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 530.00 feet and whose chord bears North 60 degrees 42 minutes 29 seconds East at 72.94 feet;

Thence northeasterly with said curve through a central angle of 07 degrees 53 minutes 30 seconds and an arc length of 79.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 64 degrees 39 minutes 14 seconds East a distance of 680.35 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 North 68 degrees 55 minutes 12 seconds East at 86.29 feet;

Thence northeasterly with said curve through a central angle of 08 degrees 31 minutes 56 seconds and an arc length of 86.37 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 24 degrees 10 minutes 01 seconds East a distance of 12.99 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 25 degrees 20 minutes 46 seconds West a distance of 3.11 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 12.54 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 66 degrees 01 minutes 48 seconds East a distance of 15.17 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 514.36 feet and whose chord bears North 68 degrees 45 minutes 17 seconds East at 71.56 feet;

Thence northeasterly with said curve through a central angle of 07 degrees 58 minutes 39 seconds and an arc length of 71.62 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 33.50 feet and whose chord bears North 39 degrees 09 minutes 53 seconds East at 28.96 feet;

Thence northeasterly with said curve through a central angle of 51 degrees 13 minutes 42 seconds and an arc length of 29.95 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 74.00 feet and whose chord bears North 19 degrees 39 minutes 15 seconds East at 15.74 feet;

Thence northeasterly with said curve through a central angle of 12 degrees 12 minutes 27 seconds and an arc length of 15.77 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 33.50 feet and whose chord bears North 22 degrees 56 minutes 00 seconds East at 3.30 feet;

Thence northeasterly with said curve through a central angle of 05 degrees 39 minutes 04 seconds and an arc length of 3.30 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 20 degrees 46 minutes 20 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 713.03 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 64 degrees 39 minutes 14 seconds East a distance of 80.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 25 degrees 20 minutes 46 seconds East a distance of 713.03 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

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

Thence South 25 degrees 20 minutes 46 seconds East a distance of 58.55 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 33.50 feet and whose chord bears South 73 degrees 37 minutes 29 seconds East at 3.30 feet;

Thence southeasterly with said curve through a central angle of 05 degrees 39 minutes 04 seconds and an arc length of 3.30 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 74.00 feet and whose chord bears South 70 degrees 20 minutes 48 seconds East at 15.74 feet;

Thence southeasterly with said curve through a central angle of 12 degrees 12 minutes 27 seconds and an arc length of 15.77 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 33.50 feet and whose chord bears South 89 degrees 51 minutes 25 seconds East at 28.96 feet;

Thence southeasterly with said curve through a central angle of 51 degrees 13 minutes 42 seconds and an arc length of 29.95 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 516.00 feet and whose chord bears North 62 degrees 07 minutes 44 seconds East at 43.22 feet;

Thence northeasterly with said curve through a central angle of 04 degrees 48 minutes 01 seconds and an arc length of 43.23 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 30 degrees 16 minutes 17 seconds East a distance of 68.00 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 230.00 feet and whose chord bears North 54 degrees 27 minutes 15 seconds East at 42.29 feet;

Thence northeasterly with said curve through a central angle of 10 degrees 32 minutes 56 seconds and an arc length of 42.95 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 480.00 feet and whose chord bears North 56 degrees 55 minutes 00 seconds East at 129.24 feet;

Thence northeasterly 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 end of said curve;

Thence North 64 degrees 39 minutes 14 seconds East a distance of 27.56 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

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

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

Thence South 25 degrees 20 minutes 46 seconds East a distance of 7.89 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 10 degrees 39 minutes 17 seconds East at 15.47 feet;

D-554

Thence southerly 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 left with a radius of 50.00 feet and whose chord bears South 70 degrees 20 minutes 46 seconds East at 96.31 feet;

Thence southeasterly 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 right with a radius of 30.50 feet and whose chord bears North 49 degrees 57 minutes 45 seconds East at 15.47 feet;

Thence northeasterly 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;

Thence North 64 degrees 39 minutes 14 seconds East a distance of 53.99 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 a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 64 degrees 39 minutes 14 seconds East a distance of 841.32 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 34 degrees 56 minutes 34 seconds East a distance of 111.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 25 degrees 20 minutes 46 seconds West a distance of 162.33 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 64 degrees 39 minutes 14 seconds East a distance of 266.44 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 88 degrees 46 minutes 42 seconds East a distance of 260.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the easterly boundary line of said FFW tract;

Thence South 01 degrees 13 minutes 18 seconds East with said easterly boundary line a distance of 832.82 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 88 degrees 40 minutes 05 seconds West a distance of 167.02 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 11 degrees 42 minutes 16 seconds West a distance of 100.00 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 50.00 feet and whose chord bears South 53 degrees 49 minutes 39 seconds West at 74.29 feet;

Thence southeasterly with said curve through a central angle of 95 degrees 57 minutes 14 seconds and an arc length of 83.74 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 84 degrees 14 minutes 58 seconds West a distance of 116.02 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 18 degrees 41 minutes 24 seconds West a distance of 192.05 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 02 degrees 20 minutes 45 seconds East a distance of 90.28 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 54 degrees 45 minutes 50 seconds West a distance of 45.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 88 degrees 48 minutes 23 seconds West a distance of 100.88 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 50.00 feet and whose chord bears North 81 degrees 48 minutes 18 seconds West at 99.25 feet;

Thence westerly with said curve through a central angle of 165 degrees 59 minutes 51 seconds and an arc length of 144.86 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 71 degrees 18 minutes 36 seconds West a distance of 128.49 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 18 degrees 41 minutes 24 seconds East a distance of 36.77 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 82 degrees 53 minutes 49 seconds West a distance of 402.01 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 07 degrees 06 minutes 11 seconds East a distance of 120.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 82 degrees 53 minutes 49 seconds West a distance of 160.93 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 07 degrees 06 minutes 11 seconds West a distance of 120.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 82 degrees 53 minutes 49 seconds West a distance of 160.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 19 degrees 30 minutes 27 seconds West a distance of 67.71 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 78 degrees 41 minutes 12 seconds West a distance of 112.20 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 50.00 feet and whose chord bears North 74 degrees 58 minutes 46 seconds West at 89.62 feet;

Thence northwesterly with said curve through a central angle of 127 degrees 19 minutes 57 seconds and an arc length of 111.12 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 48 degrees 38 minutes 45 seconds West a distance of 20.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 70 degrees 29 minutes 33 seconds West a distance of 145.66 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 25 degrees 20 minutes 46 seconds East a distance of 42.79 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 1040.00 feet and whose chord bears South 02 degrees 55 minutes 37 seconds East at 793.27 feet;

Thence southeasterly with said curve through a central angle of 44 degrees 50 minutes 17 seconds and an arc length of 813.88 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 19 degrees 29 minutes 31 seconds West a distance of 892.88 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 70 degrees 30 minutes 29 seconds East a distance of 43.84 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 525.00 feet and whose chord bears South 83 degrees 48 minutes 20 seconds East at 241.51 feet;

Thence easterly with said curve through a central angle of 26 degrees 35 minutes 42 seconds and an arc length of 243.69 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 07 degrees 06 minutes 11 seconds East a distance of 10.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 82 degrees 53 minutes 49 seconds East a distance of 125.72 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 07 degrees 06 minutes 11 seconds East a distance of 10.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 82 degrees 53 minutes 49 seconds West a distance of 125.72 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 535.00 feet and whose chord bears North 83 degrees 48 minutes 20 seconds West at 246.11 feet;

Thence westerly with said curve through a central angle of 26 degrees 35 minutes 42 seconds and an arc length of 248.33 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 70 degrees 30 minutes 29 seconds West a distance of 43.84 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 19 degrees 29 minutes 31 seconds West a distance of 254.12 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 460.00 feet and whose chord bears South 13 degrees 50 minutes 45 seconds West at 90.52 feet;

Thence southerly with said curve through a central angle of 11 degrees 17 minutes 35 seconds and an arc length of 90.67 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 08 degrees 11 minutes 58 seconds West a distance of 470.03 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

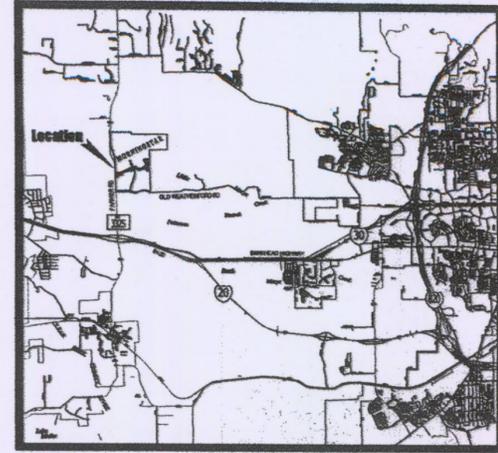
Thence South 81 degrees 04 minutes 46 seconds East a distance of 44.15 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 08 degrees 55 minutes 14 seconds West a distance of 40.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the southerly boundary line of said FFW tract, said rod being in the northerly right-of-way line of Old Weatherford Road;

Thence North 81 degrees 04 minutes 46 seconds West with said southerly boundary line and said northerly right-of-way line a distance of 324.65 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 89 degrees 57 minutes 16 seconds West continuing with said southerly boundary line and said northerly right-of-way line a distance of 586.09 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 00 degrees 02 minutes 44 seconds East a distance of 40.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;



Thence South 89 degrees 57 minutes 16 seconds East a distance of 532.37 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 990.00 feet and whose chord bears South 85 degrees 31 minutes 01 seconds East at 153.19 feet;

Thence southeasterly with said curve through a central angle of 08 degrees 52 minutes 29 seconds and an arc length of 153.35 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 81 degrees 04 minutes 46 seconds East a distance of 126.78 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 08 degrees 11 minutes 58 seconds East a distance of 469.02 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 540.00 feet and whose chord bears North 13 degrees 50 minutes 44 seconds East at 106.26 feet;

DEVELOPMENT TABLE	
Total Acreage	47.781 Acres
Total number of residential lots	0
Total number of PHOA-DOS lots	21
Smallest residential lot	N/A
Total ROW Dedication	422,967 SF (9.710 Ac)
HOA Lot total area	38,071 Ac
Density	N/A
PHOA-DOS = Private Home Owners' Association / Developer	
Open Space	
W.M.E. = Well & Well Maintenance Easement	
U.E. = Utility Easement	
W.E. = Water Easement	

FILE  
06-03-16

The Final Plat of  
MORNINGSTAR  
an addition to  
PARKER COUNTY, TEXAS  
Consisting of 21 lots and being 47.781 acres of land out of the  
P. J. McClary Survey, Abstract No. 907  
Prepared in October 2015

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SHEET FOUR OF FIVE  
Job No. 13121 • Plot File 13121 Spine F

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

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 work by me and those under my supervision.  
Jason B. Rawlings Date  
R. P. L. S. 5665

**MILLER**  
Surveying, Inc.  
Commercial • Residential • Municipal  
430 Mid Cities Blvd. Hurst, Texas 76104  
817-577-9052  
MillerSurvey.net

This plat filed as Document No. \_\_\_\_\_ in the Plat Records of Parker County, Texas

D-559

Thence northerly with said curve through a central angle of 11 degrees 17 minutes 33 seconds and an arc length of 106.43 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 19 degrees 29 minutes 31 seconds East a distance of 1157.00 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 960.00 feet and whose chord bears North 48 degrees 53 minutes 35 seconds East at 20.06 feet;

Thence northerly with said curve through a central angle of 01 degrees 11 minutes 51 seconds and an arc length of 20.07 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 67 degrees 57 minutes 31 seconds West a distance of 4.59 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 22 degrees 02 minutes 29 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 left with a radius of 960.00 feet and whose chord bears North 05 degrees 01 minutes 28 seconds East at 666.80 feet;

Thence northerly with said curve through a central angle of 40 degrees 36 minutes 37 seconds and an arc length of 680.99 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 107.14 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 64 degrees 39 minutes 14 seconds West a distance of 108.35 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 30.50 feet and whose chord bears South 78 degrees 50 minutes 53 seconds West at 14.95 feet;

Thence southwesterly with said curve through a central angle of 28 degrees 23 minutes 07 seconds and an arc length of 15.11 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 960.00 feet and whose chord bears North 05 degrees 01 minutes 28 seconds East at 70.05 feet;

Thence southwesterly with said curve through a central angle of 88 degrees 56 minutes 26 seconds and an arc length of 77.61 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 64 degrees 39 minutes 14 seconds West a distance of 130.50 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 25 degrees 20 minutes 46 seconds East a distance of 80.74 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 82 degrees 39 minutes 41 seconds West a distance of 53.97 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 85 degrees 29 minutes 03 seconds West a distance of 107.93 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 88 degrees 18 minutes 25 seconds West a distance of 107.93 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 88 degrees 52 minutes 13 seconds West a distance of 107.93 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 86 degrees 02 minutes 51 seconds West a distance of 112.04 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 380.00 feet and whose chord bears South 05 degrees 47 minutes 32 seconds East at 14.44 feet;

Thence southerly with said curve through a central angle of 02 degrees 10 minutes 39 seconds and an arc length of 14.44 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 04 degrees 42 minutes 12 seconds East a distance of 96.47 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 49 degrees 42 minutes 12 seconds East a distance of 14.14 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 04 degrees 42 minutes 12 seconds East a distance of 50.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 40 degrees 17 minutes 48 seconds West a distance of 14.14 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 04 degrees 42 minutes 12 seconds East a distance of 120.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 85 degrees 17 minutes 48 seconds West a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 04 degrees 42 minutes 12 seconds East a distance of 440.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 40 degrees 17 minutes 48 seconds West a distance of 14.14 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 85 degrees 17 minutes 48 seconds West a distance of 628.13 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 04 degrees 42 minutes 12 seconds West a distance of 314.84 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 85 degrees 17 minutes 48 seconds West a distance of 144.65 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 50.00 feet and whose chord bears South 83 degrees 41 minutes 11 seconds West at 73.47 feet;

Thence westerly with said curve through a central angle of 94 degrees 33 minutes 37 seconds and an arc length of 82.52 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 89 degrees 32 minutes 11 seconds West a distance of 129.70 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 27 minutes 49 seconds East a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 55 degrees 12 minutes 45 seconds West a distance of 120.36 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 07 degrees 30 minutes 28 seconds West a distance of 40.02 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 50.00 feet and whose chord bears South 66 degrees 15 minutes 41 seconds West at 52.27 feet;

Thence southwesterly with said curve through a central angle of 63 degrees 01 minutes 28 seconds and an arc length of 55.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 74 degrees 09 minutes 37 seconds West a distance of 108.51 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 88 degrees 56 minutes 50 seconds West a distance of 116.16 feet to the point of beginning and containing 47.781 acres of land, more or less;

TO BE KNOWN AS:

MORNING MIST TRAIL AND INDIGO SKY DRIVE AND LOT 1X, BLOCK 38; LOT 1X, BLOCK 47; LOT 1X, BLOCK 50; LOT 1X, BLOCK 51; LOT 1X, BLOCK 52; LOT 1X, BLOCK 62; LOT 1X, BLOCK 70; LOT 1X, BLOCK 73; LOT 1X, BLOCK 75; LOT 1X, BLOCK 76; LOT 1X, BLOCK 81; LOT 1X, BLOCK 82; LOT 1X, BLOCK 83; LOT 1X, BLOCK 84; LOT 1X, BLOCK 88; LOT 1X, BLOCK 89; LOT 1X, BLOCK 94; LOT 1X, BLOCK 98, AND LOT 1X, BLOCK 99.

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 3 day of June 2016

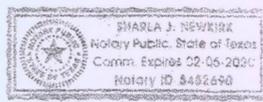
FG Alredo Development, LLC  
By: Kim Gill  
President, FG Alredo Development, LLC

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

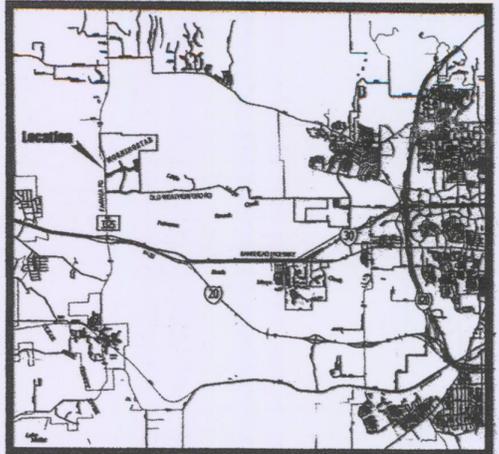


FLOOD STATEMENT: The existing flood area (Zone A) shown hereon is based on scaling the surveyed tract onto the FEMA Flood Insurance Rate Map No. 48367C0325E (Rev. 9-25-08). Other than the flood areas shown hereon, no part of said tract lies within the FEMA designated 100 year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
Jeane Brunson  
201611951  
06/03/2016 01:41 PM  
Fee: 92.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT

**MILLER**  
Surveying, Inc.  
Commercial • Residential • Municipal  
430 Mid Cities Blvd. 817-677-1062  
Hurst, Texas 76054 TALS# No. 0100400  
MillerSurveying.net

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN  
NINETY (90) DAYS AFTER DATE OF APPROVAL.  
6/13/2016  
MORNINGSTAR  
BY: [Signature] CHAIRMAN  
BY: [Signature] SECRETARY



NOTES PER CITY OF FORT WORTH:

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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

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.

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.

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 100-year flood elevation.

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".

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.

DEVELOPMENT TABLE	
Total Acreage	47.781 Acres
Total number of residential lots	0
Total number of PHOA-DOS lots	21
Smallest residential lot	N/A
Total ROW Dedication	422,967 SF (9.710 Ac)
HOA Lot total area	38,071 Ac
Density	N/A
PHOA-DOS = Private Home Owners' Association / Developer	
Open Space	
W.M.E. = Well & Wall Maintenance Easement	
U.E. = Utility Easement	
W.E. = Water Easement	

OWNER/APPLICANT  
FG Alredo 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  
MORNINGSTAR  
an addition to  
PARKER COUNTY, TEXAS  
Consisting of 21 lots and being 47.781 acres of land out of the  
P. J. McClary Survey, Abstract No. 907  
Prepared in October 2015

SHEET FIVE OF FIVE  
Phase 1, Spine Road  
City Case No. FP-14-094  
(Preliminary plat case no. FP-015-046)  
Job No. 13121 • Plot File 13121 Spine Plat