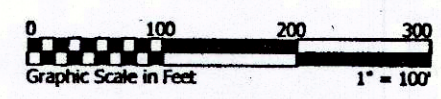
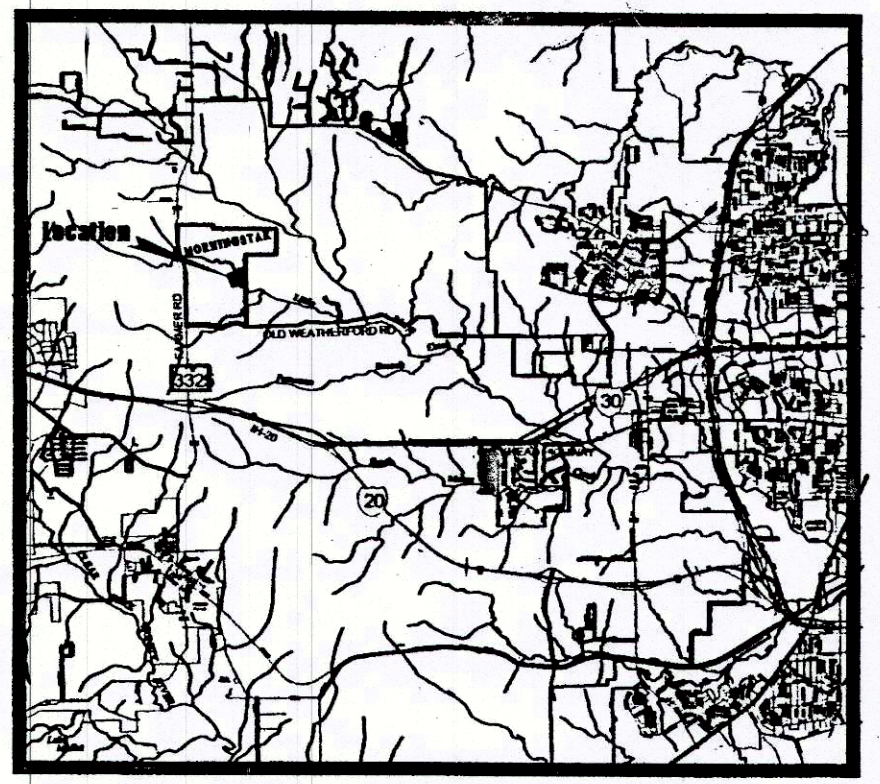


201710714 PLAT Total Pages: 1

Curve	Length	Radius	Cent. Angle	Chord
C-1	39.27	50.00'	45°00'00"	N 42°09'14"E 38.27
C-2	39.27	50.00'	45°00'00"	N 02°50'46"W 38.27
C-3	39.27	50.00'	45°00'00"	N 42°09'14"E 38.27
C-4	39.27	50.00'	45°00'00"	N 02°50'46"W 38.27

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

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



DEVELOPMENT TABLE

Total Acreage	-	18.294 Acres
Total number of buildable lots	-	79
Smallest buildable lot	-	6,000 SF
Total ROW Dedication	-	123,280 SF (2.830 Ac)
Density	-	4.37 lots per acre
HOA (2 lots)	-	187,495 SF (4.304 Ac)

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
D.E. = Drainage Easement
MFF = Minimum Finished Floor
D.R.T.C.T. = Deed Records, Tarrant County, Texas
P.R.T.C.T. = Plat Records, Tarrant County, Texas
D.R.P.C.T. = Deed Records, Parker County, Texas
P.R.P.C.T. = Plat Records, Parker County, Texas

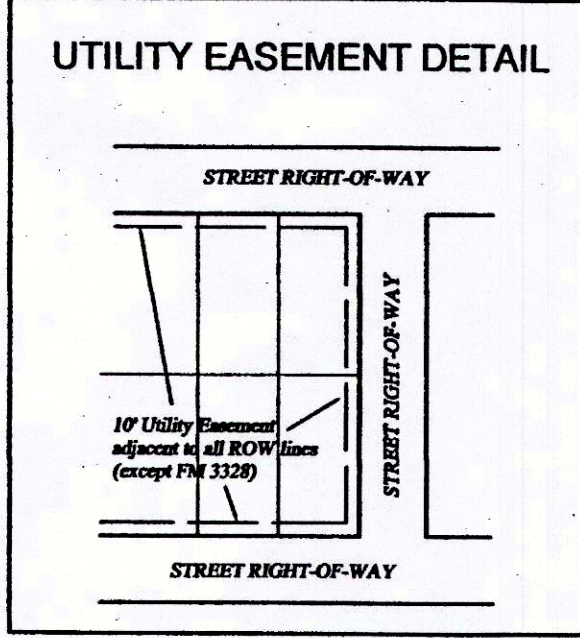
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: 5/15/2011

Donald Wilson
CHAIRMAN

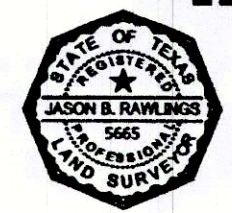
Dana Burdette
SECRETARY



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.

Jason B. Rawlings
R. P. L. S. 5665

Date: 5-3-17



MILLER
Surveying, Inc.

Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 Td.SF No. 10100400
MillerSurvey.net

The Final Plat of
Lot 2X, Block 38; Lots 1X & 37 thru 62, Block 53; Lots 2 thru 14, Block 59;
Lots 2 thru 21, Block 60; and Lots 2 thru 21, Block 61

MORNINGSTAR

Consisting of 79 residential lots and 2 open space lots and being 18.294 acres of land out of the
P. J. McClary Survey, Abstract No. 907 and the J. Morris Survey, Abstract No. 927
PARKER COUNTY, TEXAS
Prepared in May of 2017

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

70907.001.000.00
ALL IN MUD 1

D 718

SHEET ONE OF TWO