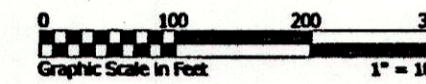
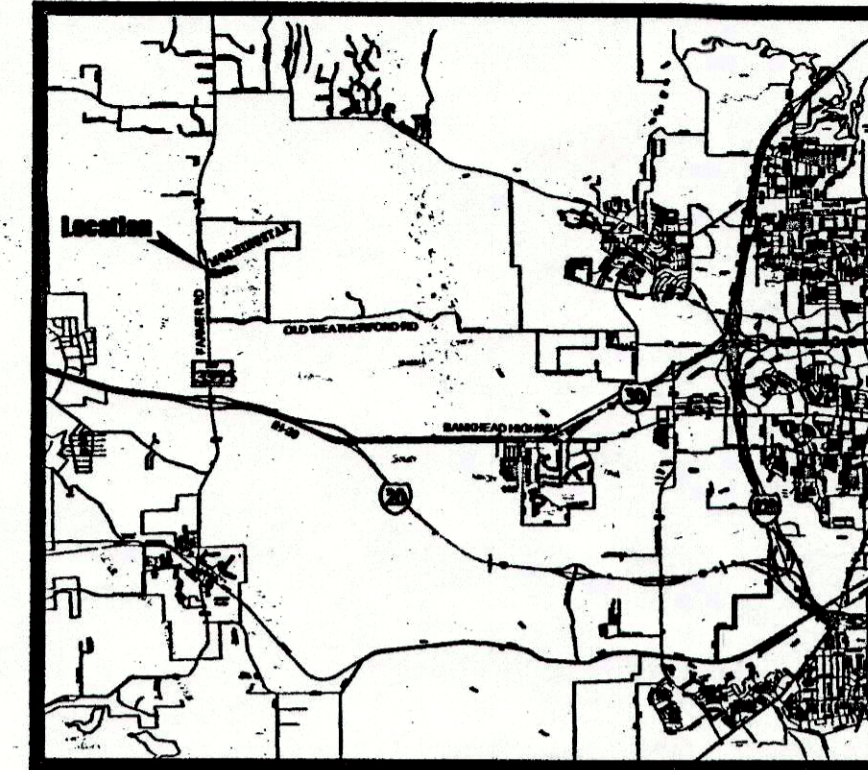


Curve	Length	Radius	Cent. Angle	Chord
C-1	86.09	710.00	06°56'51"	S 35°21'45"W 86.04
C-2	47.07	375.00	07°11'31"	N 63°16'35"W 47.04
C-3	9.77	1600.00	00°21'00"	S 00°38'19"E 9.77
C-4	39.27	50.00	45°00'00"	S 22°57'49"E 38.27
C-5	39.27	50.00	45°00'00"	S 67°57'50"E 38.27
C-6	144.14	350.00	23°35'46"	S 78°29'56"E 143.12
C-7	343.68	685.00	28°44'47"	N 53°12'34"E 340.08
C-8	209.37	1140.00	10°31'09"	S 20°02'12"E 209.07

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



DEVELOPMENT TABLE

Total Acreage	-	11.637 Acres
Total number of buildable lots	-	41
Smallest buildable lot	-	7,500 SF
Total ROW Dedication	-	80,256 SF (1.842 Ac)
HOA Lot total area	-	43,659 F (1.002 Ac.)
Density	-	3.52 lots per acre

ABBREVIATIONS:
 PHOA-DOS = Private Home Owners Association / Developer
 Open Space
 D.R.P.C.T. = Deed Records, Parker County, Texas
 U.E. = Utility Easement
 B.L. = Building Line
 W.E. = Water Easement

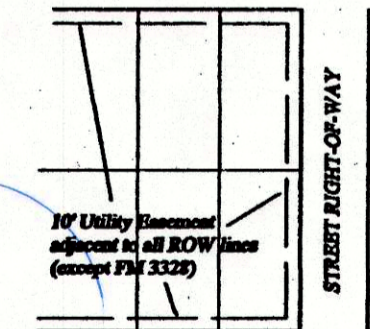


J.B. GRMAYS
 6/22/17

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

UTILITY EASEMENT DETAIL

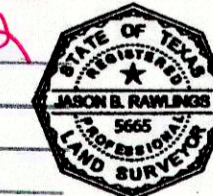
STREET RIGHT-OF-WAY



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 7-5-17
 Jason B. Rawlings Date
 R. L. S5665

ACCT. NO.: 15282
 SCH. DIST.: AL
 CITY: M-15
 MAP NO.: M-15



The Final Plat of
 Lot 2X & Lots 6 thru 16, Block 43; Lots 29 thru 41, Block 44;
 Lots 1 thru 4, Block 45; Lots 14 thru 19 & 22 thru 25, Block 46; and Lots 9 thru 11, Block 47

MORNINGSTAR

Consisting of 41 residential lots and 1 common open space lot
 and being 11.637 acres of land out of the
 P. J. McClary Survey, Abstract No. 907
 PARKER COUNTY, TEXAS
 Prepared in June 2017

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

SHEET ONE OF TWO

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

201716376.001.000.00

D 744