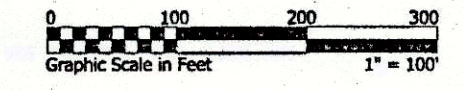


MILLER SURVEYING
EST. 1988



Curve	Arc	Radius	Chord
C-1	37.00'	500.00'	S 02°35'00"E 36.99'
C-2	39.27'	50.00'	S 2°12'12"E 38.27'
C-3	37.74'	510.00'	S 02°35'00"E 37.73'
C-4	38.85'	525.00'	S 02°35'00"E 38.84'
C-5	38.85'	525.00'	N 87°25'00"E 38.84'
C-6	500.50'	1415.00'	S 84°34'13"E 497.89'
C-7	39.27'	50.00'	S 72°12'12"E 38.27'

DEVELOPMENT TABLE	
Total Acreage	24.420 Ac & 4.795 Ac
Total number of residential lots	112
Smallest residential lot	7,500 SF
Total ROW Dedication	252,338 (5,793 Ac.)
HOA Lot total area	103,554 SF (2,377 Ac.)
Density	4.58 lots per acre

ABBREVIATIONS:
 U.E. = Utility Easement
 B.L. = Building Line
 W.W.M.E. = Wall & Wall Maintenance Easement
 D.R.P.C.T. = Deed Records of Parker County, Texas
 PHOA-DOS = Private HOA/Developer Owned and Maintained Open Space
 MFF = Minimum Finished Floor Elevation

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.

OWNER/APPLICANT
 Willow-Morningstar Development Corporation
 4131 N. Central Expressway
 Suite 900, LB 13
 Dallas, TX 75204
 Jennifer Rabon
 972.865.1343

201900546 PLAT Total Pages: 2

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

This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, have planned 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.
JBR 12-13-18
 Jason B. Rawlings Date
 R. P. L. 5665



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



The Final Plat of
 Lots 10 thru 17, Block 78; Lots 1 thru 7, Block 79; Lots 3 thru 7, Block 81; Lots 2 thru 41 and Lots 2X and 3X, Block 88; Lots 2 thru 15, Block 89; and Lots 11 thru 20, Block 90; and Lots 1 thru 18, Block 91

MORNINGSTAR

An Addition to
 PARKER COUNTY, TEXAS
 Consisting of 114 lots and being 29.216 total acres of land out of the
 P. J. McClary Survey, Abstract No. 907
 Prepared in September 2016

SHEET ONE OF TWO

ACCT. NO.: 15282
 SCH. DIST.: AL
 CITY: M-15
 MAP NO.: MUD2

E 209 (E-231 replaces this plat)

20907.001.003.10

Phase 2, Section 7
 City Case No. FP-15-140
 (Preliminary plat case no. PP-013-046)
 Job No. 13121 • Plot File 13121 Sec 7-2