



DEVELOPMENT TABLE

Total Acresage	-	25.944 Acres
Total number of buildable lots	-	86
Smallest buildable lot	-	7,500 SF
Total ROW Dedication	-	80,256 SF (1.842 Ac)
HOA Lot total area	-	61,492 SF (1.412 Ac)
Density	-	3.32 lots per acre

P.H.O.A.D.O.M.O.S. = Private HOA/Developer Owned and Maintained Open Space

PURPOSE STATEMENT: The purpose of this correction plat is to correct the callouts of the lots in Block 46 within the dedication and the title block of the original plat. Said original plat, recorded in Cabinet E, Slide 240 of the Plat Records of Parker County, Texas, stated in its title block and dedication statement as dedicating "LOTS 1 THRU 44, BLOCK 44", whereas it was intended to state and to dedicate "LOTS 1 THRU 28 AND LOTS 42 THRU 44, BLOCK 44". Furthermore, said plat stated in its title block and dedication statement as dedicating "LOTS 1 THRU 32, BLOCK 46", whereas it was intended to state and to dedicate "LOTS 1 THRU 13 AND LOTS 26 THRU 32, BLOCK 46".

Lots 29 thru 41, Block 44 and Lots 14 thru 25, Block 46 were not dedicated, nor were they intended to be dedicated by the original plat. No lot dimensions or lot corner locations are affected by this correction plat.

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 3-22-19
P. L. S. 5665



MILLER
Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxD.S.F. No. 1010040
MillerSurvey.net

Correction Plat of
LOT 3X, BLOCK 38; LOTS 1 & 2, 46, 1X, AND 3X, BLOCK 40; LOTS 1 THRU 9, BLOCK 41;
LOTS 1 THRU 10, BLOCK 42; LOTS 1 THRU 5 AND LOT 3X, BLOCK 43; LOTS 1 THRU 28
AND LOTS 42 THRU 44, BLOCK 44; LOTS 1 THRU 13 AND LOTS 26 THRU 32, BLOCK 46;
LOTS 1 THRU 8, AND LOT 2X, BLOCK 47; AND LOT 2X, BLOCK 52

MORNINGSTAR

Consisting of 86 residential lots and 6 common open space lots
and being 25.944 acres of land out of the
P. J. McClary Survey, Abstract No. 907
and the
M. S. Teter Survey, Abstract No. 2070
PARKER COUNTY, TEXAS
Prepared in February 2018



01-02-2019
02-02-2019

Section 5 - Phase 3
City Case No. FP-16-023
(Preliminary plat case no. FP-013-046)

Arc	Radius	Con. Angle	Chord	
C-1 43.59'	1575.00'	01°35'08"	N 17°09'38"W 43.59'	C-1
C-2 16.12'	1185.00'	00°47'33"	N 20°58'08"E 16.12'	C-2
C-3 117.41'	990.00'	06°47'42"	N 24°45'46"E 117.34'	C-3
REMOVED				
C-5 748.78'	910.00'	47°08'41"	S 01°46'26"E 727.83'	C-5
C-6 152.62'	990.00'	08°49'59"	N 20°55'47"W 152.47'	C-6
C-7 32.81'	1115.00'	01°41'10"	N 15°40'12"W 32.81'	C-7
C-8 9.62'	1575.00'	00°21'00"	S 00°38'19"E 9.62'	C-8
C-9 138.88'	1600.00'	04°59'24"	S 15°28'00"E 138.84'	C-9
C-10 339.75'	1600.00'	12°05'59"	S 06°53'48"E 339.11'	C-10
C-11 104.93'	325.00'	18°23'55"	N 66°23'29"E 104.48'	C-11
C-12 78.42'	325.00'	13°48'28"	N 64°09'15"E 78.23'	C-12
C-13 193.33'	325.00'	34°04'59"	N 88°06'28"E 190.49'	C-13
C-14 167.88'	1500.00'	06°24'45"	S 22°08'24"E 167.79'	C-14
C-15 163.58'	1140.00'	08°13'17"	S 17°15'16"W 163.44'	C-15
C-16 556.53'	1140.00'	27°58'16"	S 00°50'30"E 551.02'	C-16
C-17 255.63'	950.00'	15°25'03"	S 20°27'05"W 254.86'	C-17
C-18 631.54'	950.00'	38°05'30"	S 06°18'06"E 619.97'	C-18

201908471 PLAT Total Pages: 3

This plat filed at **E** In the **271** Records of Parker County, Texas

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

SHEET ONE OF TWO

Correcting PCE 240

Job No. 13121 • Plot File 13121 Sec 5-3 Correction