



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

DEVELOPMENT TABLE

Total Acreage	-	22.640 Acres
Total number of residential lots	-	75
Smallest residential lot	-	6,000 SF
Total ROW Dedication	-	116,544 SF (2.675 Ac)
Density	-	3.31 lots per acre
HOA (1 lots)	-	8,624 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



Lt. McNeil
 02-02-2019

ACCT. NO.: 15282
 SCH. DIST.: HL
 CITY: M15
 MAP NO.: M102

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
 R. P. L.S. 5665
 Date: 3-29-19



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

The Final Plat of
 LOT 5X, BLOCK 38; LOTS 1 THRU 15, BLOCK 52; LOTS 1 THRU 19, BLOCK 53;
 LOTS 1 THRU 13 AND LOTS 16 THRU 27, BLOCK 54; AND LOTS 1 THRU 8 &
 LOTS 31 THRU 38, BLOCK 57

MORNINGSTAR

Consisting of 75 residential lots and 1 open space lot and being 22.640 acres of land out of the
 M. S. Teter Survey, Abstract No. 2070, 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 Aledo Development, LLC, a Texas limited liability company
 3045 Lackland Road
 Fort Worth, Texas 76116
 817-925-9297
 Contact: Kim Gill, President

Curve	Arc	Radius	Central Angle	Chord	Ch. Dist
C-1	93.20'	650.00'	8°12'47"	N 03°33'22" E 93.10'	93.10'
C-2	273.65'	475.00'	33°00'32"	S 08°50'30" E 269.90'	269.90'
C-3	459.10'	765.00'	34°23'05"	S 08°09'14" E 452.25'	452.25'
C-4	202.25'	275.00'	42°08'19"	N 69°41'34" W 197.70'	197.70'
C-5	171.05'	1000.00'	9°48'03"	S 85°51'43" E 170.85'	170.85'
C-6	106.65'	1000.00'	6°06'39"	S 77°54'22" E 106.60'	106.60'

LINE	BEARING	DISTANCE
L1	S 09°02'19" W	47.49'
L2	S 74°51'02" E	36.96'

E-272

This plat filed as Document No. _____

- 20907.001.003.00 - 12.516
 20927.001.001.00 - 5.753
 22670.002.000.00 - 4.371
 22.64

SHEET ONE OF TWO