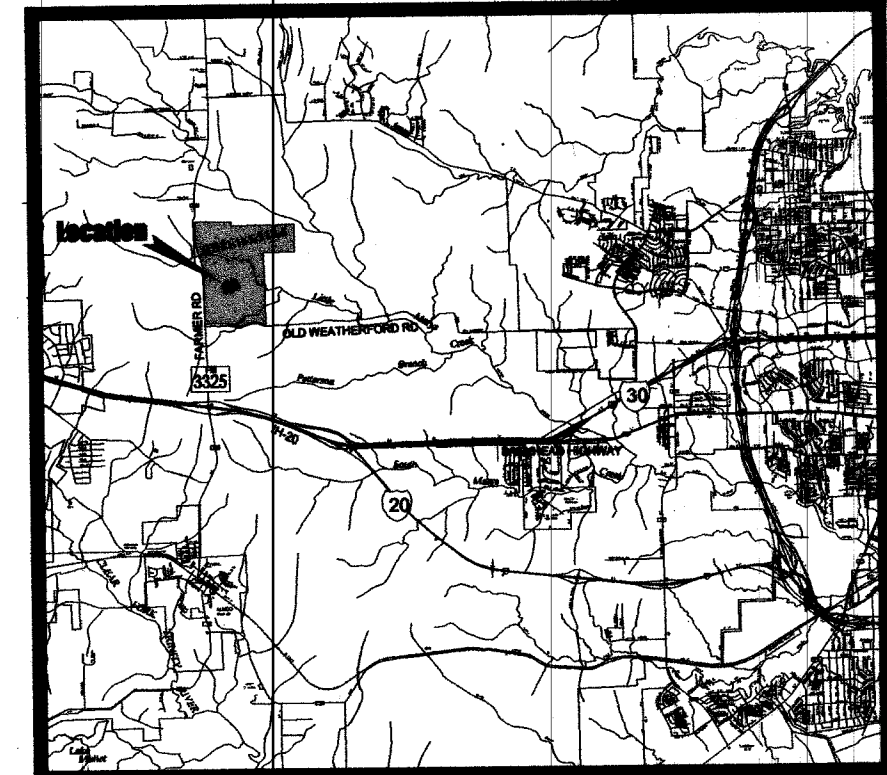


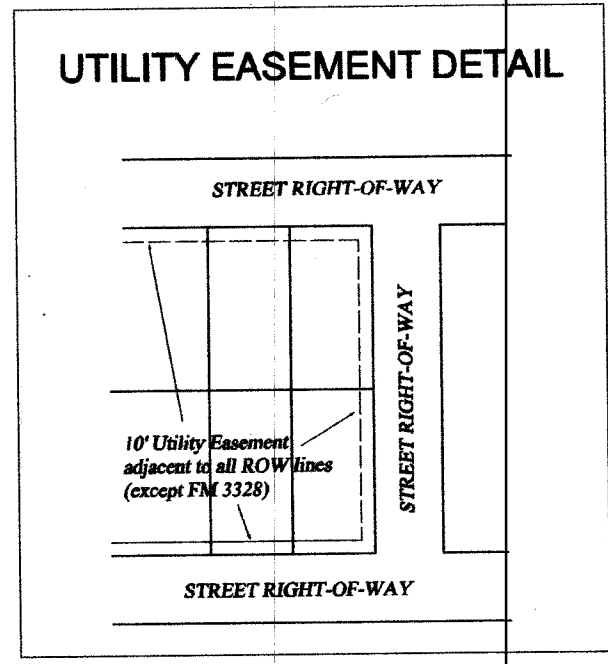
Line	Bearing	Distance	Curve Arc	Radius	Central Angle	Chord Brg.	Chord Dist.
L-1	N 79° 30' 00" W	14.56	C-1	105.81	10° 48' 30"	N 42° 35' 43" W	109.25
L-2	N 72° 32' 27" E	13.49	C-2	124.59	30.30	S 47° 51' 21" E	124.50
L-3	N 70° 04' 12" E	14.14	C-3	119.79	30.00	S 77° 51' 21" E	121.50
L-4	N 64° 39' 14" E	305.10	C-4	174.74	30.00	N 23° 00' 00" E	172.34
L-5	N 19° 39' 14" E	174.14	C-5	63.88	62.22	S 34° 58' 51" W	61.07
L-6	N 12° 39' 14" E	175.00	C-6	177.29	516.00	S 69° 33' 08" W	177.24
L-7	S 20° 48' 20" E	30.10	C-7	165.37	580.00	S 68° 39' 12" W	165.29
L-8	S 24° 00' 00" E	155.74	C-8	73.00	1530.00	S 69° 42' 29" W	172.94
L-9	N 00° 00' 00" E	172.44					
L-10	N 23° 00' 00" E	172.34					
L-11	N 42° 35' 43" W	109.25					
L-12	S 47° 51' 21" E	124.50					
L-13	S 77° 51' 21" E	121.50					
L-14	S 34° 58' 51" W	61.07					
L-15	S 69° 33' 08" W	177.24					
L-16	S 68° 39' 12" W	165.29					
L-17	S 69° 42' 29" W	172.94					

FG ALEDO, DEVELOPMENT, LLC
DOC. NO. 2014-10308 D.R.P.C.T.

FG ALEDO, DEVELOPMENT, LLC
DOC. NO. 2014-10308 D.R.P.C.T.



"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.



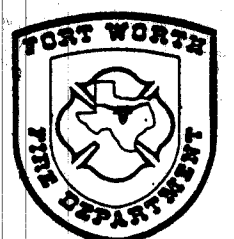
DEVELOPMENT TABLE	
Total Acreage	17.822 Acres
Total number of buildable lots	83 residential & 1 HOA Open Space Lot
Smallest Residential lot	7725 SF
Total ROW Dedication	104027 SF (2.388 Ac)
Density	4.86 lots per acre
PHOADOS (1 lot)	25,296 SF (0.581 Ac)

Note: All boundary corners are marked with 1/2" MILLER 5665" capped steel rods unless noted otherwise.

HOA* = Private Home Owners Association/Developer Owned & Maintained Open Space
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

ACCT NO: 15282
SCH DIST: AL

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



G. B. R. Mays
01/20/2021

20907.001.010.00

The Final Plat of
Lots 1X and 1 thru 70, Block 49 and Lots 1 thru 13, Block 50

MORNINGSTAR

Consisting of 83 residential lots and 1 open space lot and being 17.822 acres of land out of the
P. J. McClary Survey, Abstract No. 907 and the J. Morris Survey, Abstract No. 927
PARKER COUNTY, TEXAS
Surveyed in April of 2019

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, RPLS
1/14/21
STATE OF TEXAS
JASON B. RAWLINGS
5665
REGISTERED PROFESSIONAL LAND SURVEYOR



SHEET ONE OF TWO

202103025 PLAT Total Pages: 2

This plat filed as Document No. _____ In the Plat Records of Parker County, Texas

Section 5 - Phase 5
City Case No. FP-19-041
(Preliminary plat case no. PP-013-046)
Job No. 13121 • Plat File 13121 Sec 5-5

E-648