

DEVELOPMENT TABLE

Total Acreage	18.188 Acres
Total number of residential lots	87
Smallest residential lot	6,080 SF
Total ROW Dedication	186,470 SF (4.28 Ac)
Density	4.78 lots per acre

ABBREVIATIONS:

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

Min FF Block 62

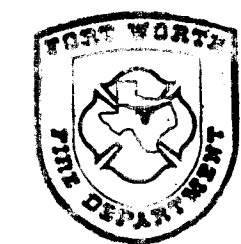
Lot	Min. FF
24	911.0
25	906.0
26	906.0
28	905.5
29	905.5
30	905.5
31	902.5
32	902.5
33	897.5
34	891.5
35	891.5
36	891.5
37	884.2
38	884.2
41	881.0
42	877.8
43	877.8
44	877.8
45	877.8
46	877.8
47	877.8
53	877.8
54	885.8
55	885.8

20907.001.006.00

ACCT NO: 15282
SCH DIST: AL

LINE	BEARING	DISTANCE
L-1	S 71°18'36" W	25.00'
L-2	S 70°29'33" W	15.00'
L-3	N 19°30'23" W	160.55'
L-4	S 07°06'11" E	145.00'
L-5	S 18°41'24" E	181.44'
L-6	N 88°47'31" E	15.00'
L-7	S 88°47'31" W	185.62'
L-8	N 82°53'49" E	151.50'
L-9	S 01°12'29" E	190.00'
L-10	S 01°12'29" E	195.82'
L-11	S 52°06'11" E	14.14'
L-12	N 37°53'49" E	14.14'
L-13	N 30°08'11" E	13.17'
L-14	N 60°33'40" W	14.89'
L-15	N 38°02'16" E	12.65'
L-16	S 50°40'33" E	15.20'
L-17	N 46°12'29" W	14.14'
L-18	N 43°47'31" E	14.14'
L-19	N 46°12'29" W	14.14'
L-20	S 43°47'31" W	14.14'

Curve	Arc	Radius	Central Angle	Chord	Ch. Dist.
C-1	50.56'	250.00'	11°35'13"	N 77°06'13" E	50.47'
C-2	33.86'	50.00'	38°47'52"	S 77°42'15" E	33.21'
C-3	33.86'	50.00'	38°47'52"	S 38°54'23" E	33.21'
C-4	61.02'	200.00'	17°28'54"	N 09°56'56" W	60.79'
C-5	171.30'	1665.00'	5°53'41"	S 85°50'40" W	171.23'



OWNER/APPLICANT
Wilbow-Morningstar Development Corporation
5307 E. Mockingbird Lane Suite 900
Dallas Texas 75206
Attn: Jennifer Rabon 817-235-5270

The Final Plat of
Lots 11 thru 58, Block 62; Lots 3 thru 23, Block 63; Lots 3 thru 17, Block 64;
and Lots 1 thru 3, Block 68

MORNINGSTAR

An Addition to
PARKER COUNTY, TEXAS
Consisting of 87 lots and being 18.188 acres of land out of the
P. J. McClary Survey, Abstract No. 907
Prepared in October 2017

SHEET ONE OF TWO

E-702

3-31-2021

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