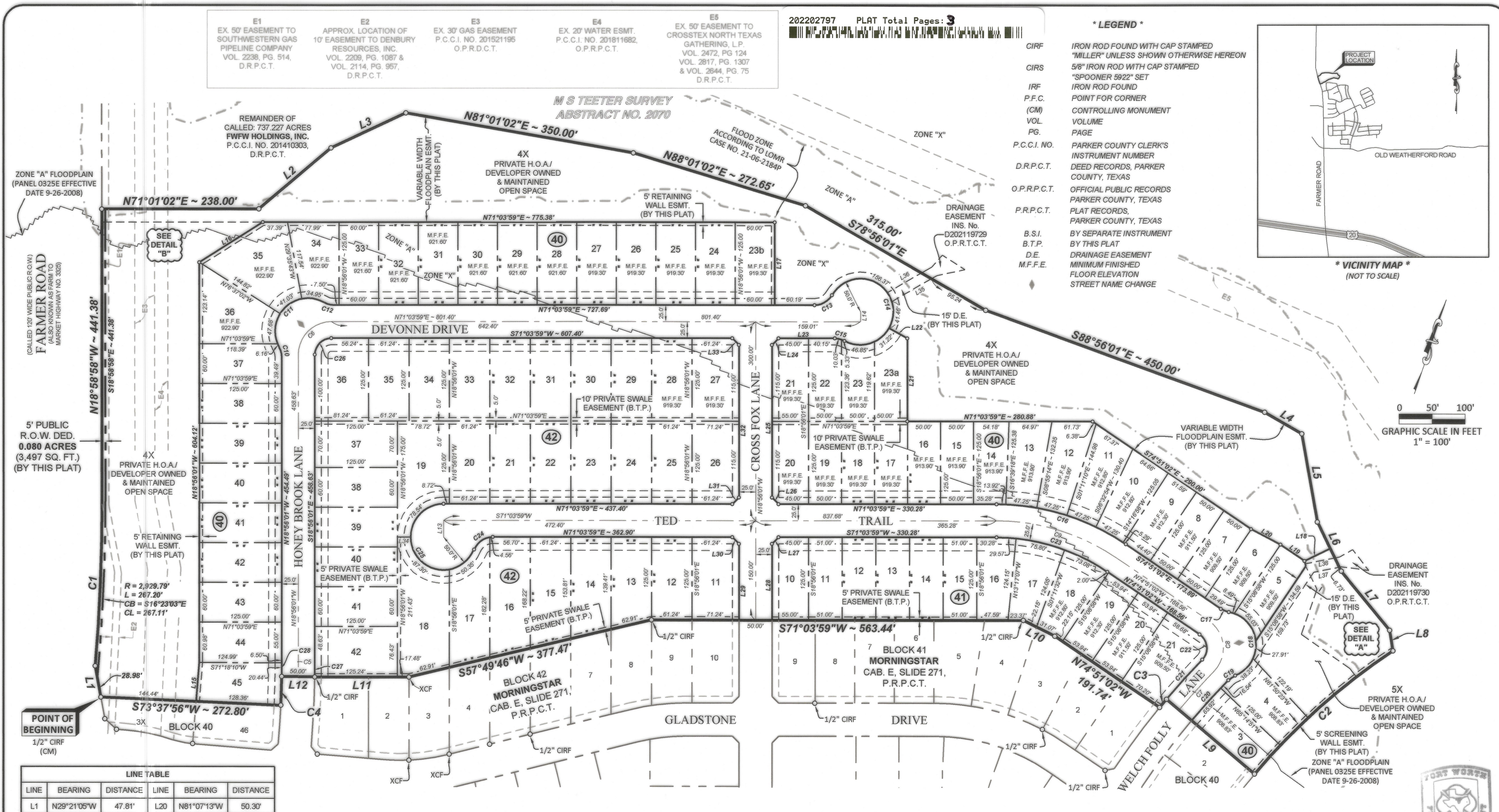
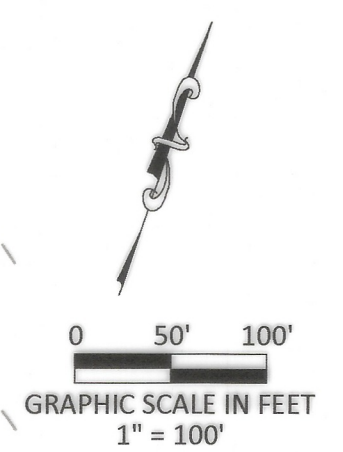
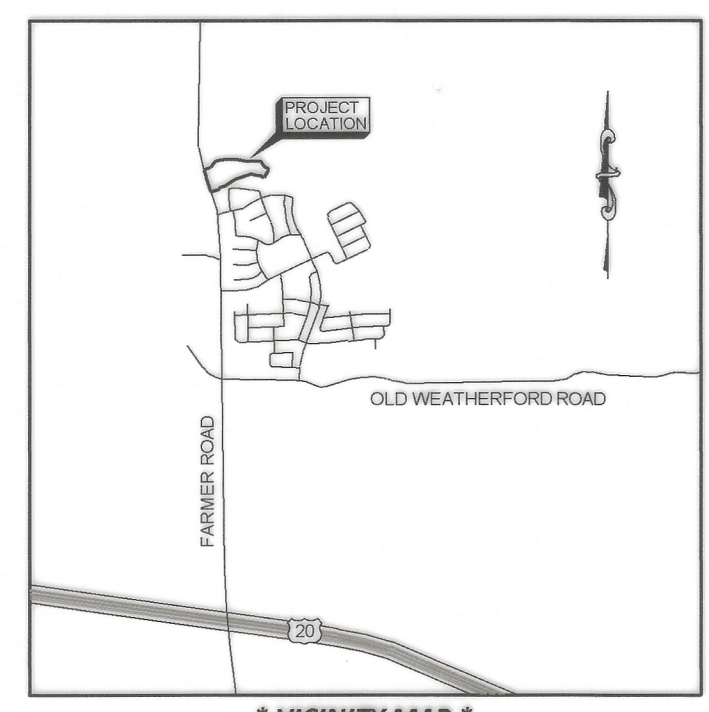


E1 EX. 50' EASEMENT TO SOUTHWESTERN GAS PIPELINE COMPANY VOL. 2238, PG. 514, D.R.P.C.T.
 E2 APPROX. LOCATION OF 10' EASEMENT TO DENBURY RESOURCES, INC. VOL. 2209, PG. 1087 & VOL. 2114, PG. 957, D.R.P.C.T.
 E3 EX. 30' GAS EASEMENT P.C.C.I. NO. 201521195 O.P.R.D.C.T.
 E4 EX. 20' WATER ESMT. P.C.C.I. NO. 201811682 O.P.R.P.C.T.
 E5 EX. 50' EASEMENT TO CROSSTEX NORTH TEXAS GATHERING, L.P. VOL. 2472, PG. 124 VOL. 2817, PG. 1307 & VOL. 2644, PG. 75 D.R.P.C.T.

202202797 PLAT Total Pages: 3

*** LEGEND ***

- CIRF IRON ROD FOUND WITH CAP STAMPED "MILLER" UNLESS SHOWN OTHERWISE HEREON
- CIRS 5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" SET
- IRF IRON ROD FOUND
- P.F.C. POINT FOR CORNER
- (CM) CONTROLLING MONUMENT
- VOL VOLUME
- PG. PAGE
- P.C.C.I. NO. PARKER COUNTY CLERK'S INSTRUMENT NUMBER
- D.R.P.C.T. DEED RECORDS, PARKER COUNTY, TEXAS
- O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS
- P.R.P.C.T. PLAT RECORDS, PARKER COUNTY, TEXAS
- B.S.I. BY SEPARATE INSTRUMENT
- B.T.P. BY THIS PLAT
- D.E. DRAINAGE EASEMENT
- M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
- STREET NAME CHANGE



POINT OF BEGINNING
1/2" CIRF (CM)

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N29°21'05"W	47.81'	L20	N81°07'13"W	50.30'
L2	N31°01'02"E	143.00'	L21	N18°56'01"W	125.00'
L3	N46°01'02"E	125.00'	L22	S79°32'09"E	31.49'
L4	S78°56'01"E	65.00'	L23	S71°03'59"W	85.15'
L5	S28°56'01"E	135.00'	L24	S26°03'59"W	14.14'
L6	S44°56'01"E	82.59'	L25	S18°56'01"E	230.00'
L7	S58°30'14"E	115.13'	L26	S63°56'01"E	14.14'
L8	S28°02'40"E	31.43'	L27	S26°03'59"W	14.14'
L9	N68°38'05"W	175.00'	L28	S18°56'01"E	115.00'
L10	N82°41'53"W	53.22'	L29	N18°56'01"W	115.00'
L11	S71°03'59"W	142.72'	L30	N63°56'01"W	14.14'
L12	S72°02'48"W	50.00'	L31	N26°03'59"E	14.14'
L13	S18°56'01"E	25.00'	L32	N18°56'01"W	230.00'
L14	N18°56'01"W	15.00'	L33	N63°56'01"W	14.14'
L15	N14°15'33"W	58.97'	L34	N71°03'59"E	20.00'
L16	N38°55'08"E	113.69'	L35	N41°03'59"E	69.06'
L17	S18°56'01"E	125.00'	L36	S41°03'59"W	59.55'
L18	S45°03'59"W	43.10'	L37	N60°08'58"E	39.47'
L19	N74°51'02"W	44.20'	L38	S60°08'58"W	45.72'

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	2,924.79'	248.61'	N16°33'45"W	248.53'	C15	30.50'	15.36'	S85°29'52"W	15.20'
C2	990.00'	281.12'	S29°30'00"W	280.17'	C16	350.00'	208.20'	N88°06'29"E	205.15'
C3	1,165.00'	16.12'	S20°58'08"W	16.12'	C17	30.50'	12.89'	S86°57'28"E	12.79'
C4	1,575.00'	43.59'	N17°09'38"W	43.59'	C18	50.00'	129.66'	S24°46'39"E	96.26'
C5	1,600.00'	27.37'	N18°26'37"W	27.37'	C19	30.50'	12.73'	S37°33'22"W	12.63'
C6	50.00'	78.54'	N26°03'59"E	70.71'	C20	1,115.00'	82.45'	S23°29'01"W	82.43'
C7	1,140.00'	78.66'	S23°20'31"W	78.66'	C21	1,165.00'	80.39'	N23°20'31"E	80.37'
C8	50.00'	87.41'	N24°45'57"W	76.70'	C22	25.00'	43.71'	N24°45'57"W	38.35'
C9	325.00'	193.33'	N88°06'29"E	190.49'	C23	300.00'	178.46'	S88°06'29"W	175.84'
C10	30.50'	15.64'	N33°37'30"W	15.47'	C24	30.50'	36.06'	S37°11'55"W	33.99'
C11	50.00'	129.82'	N26°03'59"E	96.31'	C25	50.00'	216.19'	N52°48'04"W	83.03'
C12	30.50'	15.64'	N85°45'28"E	15.47'	C26	25.00'	39.27'	S26°03'59"W	35.36'
C13	30.50'	31.83'	N41°10'09"E	30.41'	C27	1,625.00'	27.80'	S18°26'37"E	27.80'
C14	50.00'	234.45'	S34°23'57"E	71.53'	C28	1,575.00'	26.94'	N18°26'37"W	26.94'

- LOT SPECS**
- 60-FOOT: LOTS 3,4,23B-45, BLOCK 40; LOT 21, BLOCK 41; LOTS 11-42, BLOCK 42
 - 50-FOOT: LOTS 5-23A, BLOCK 40; LOTS 10-20, BLOCK 41

DEVELOPMENT TABLE SECTION 5 - PHASE 4

- TOTAL AREA (27.648 ACRES)
- NUMBER OF RESIDENTIAL LOTS (89 LOTS)
- NUMBER OF OPEN SPACE: (2 LOTS)
- SMALLEST RESIDENTIAL LOT (6,250 SQ. FT.)
- TOTAL ROW DEDICATION (4,015 ACRES - 174,874 SQ. FT.)
- HOA LOT TOTAL AREA (7,949 ACRES - 346,245 SQ. FT.)
- DENSITY 3.26 LOTS PER ACRE

NOTES
 All distances along curves shown hereon are arc lengths.
 See page 2 for Lot Detail Index and Details "A" & "B".
 See page 3 for Owner's Certificate and Dedication, Surveyor's Statement, and General Notes.

OWNER/APPLICANT

FWFW HOLDINGS, INC. & FG ALEDO DEVELOPMENT, LLC
 3045 LACKLAND ROAD
 FT. WORTH, TEXAS 76116
 PH: (817) 925-9297
 ATTN: KIM GILL, PRESIDENT

FINAL PLAT OF

MORNINGSTAR
 BEING 27.648 ACRE TRACT OF LAND LOCATED IN THE M.S. TETER SURVEY, ABSTRACT No. 2070, PARKER COUNTY, TEXAS SECTION 5 - PHASE 4 89 RESIDENTIAL LOTS 2 COMMON OPEN SPACE LOTS 27.648 ACRES
 PRELIMINARY PLAT CASE NO. PP-013-046
 FINAL PLAT CASE NO. FP 21-155
 JANUARY ~ 2022



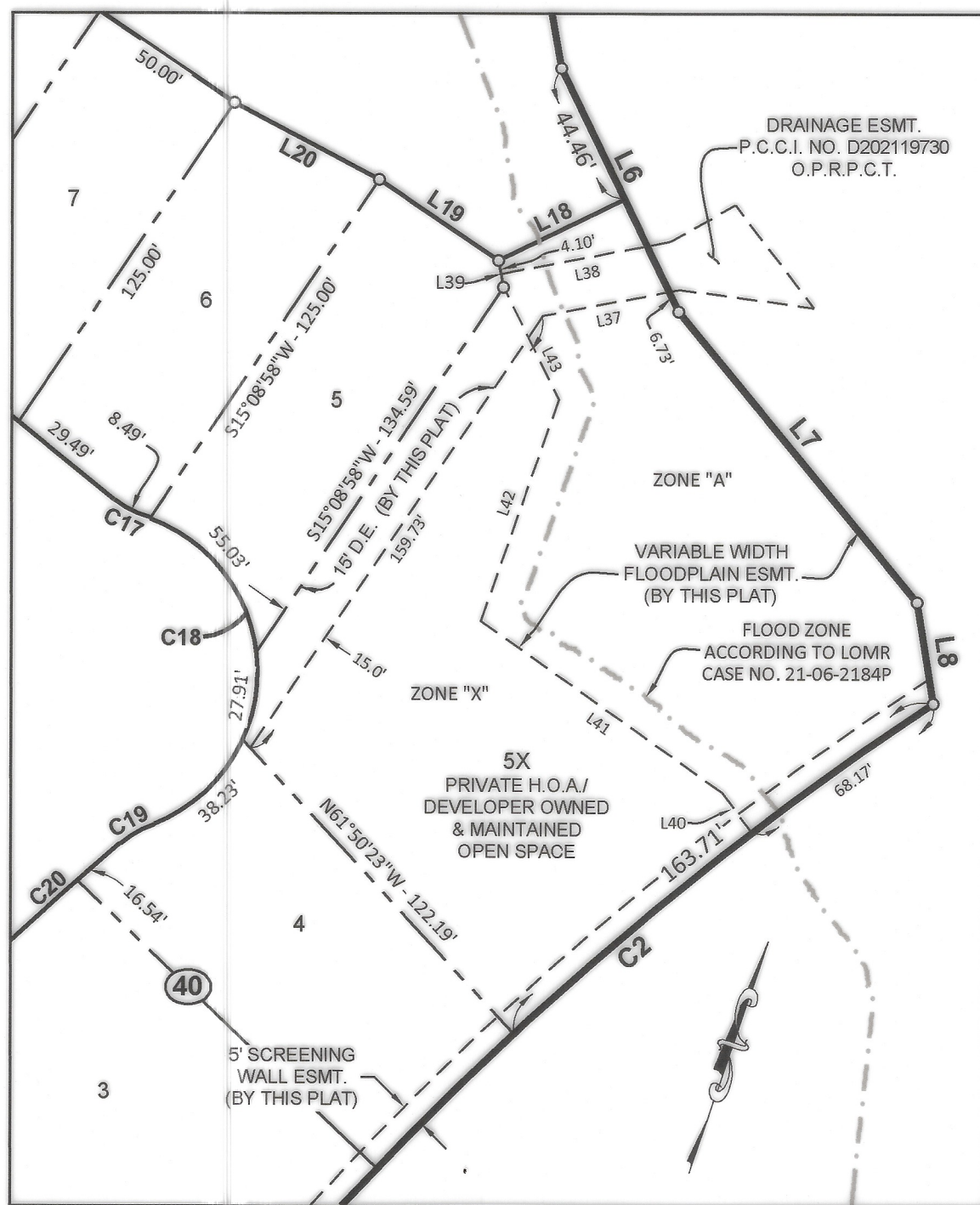
Welch Engineering, Inc.
 1308 NORWOOD DRIVE, SUITE 200
 BEDFORD, TEXAS 76022
 (817) 284-1175 LOCAL
 (817) 589-2900 METRO
 (817) 589-0990 FAX
 ATTN: Keith Harman



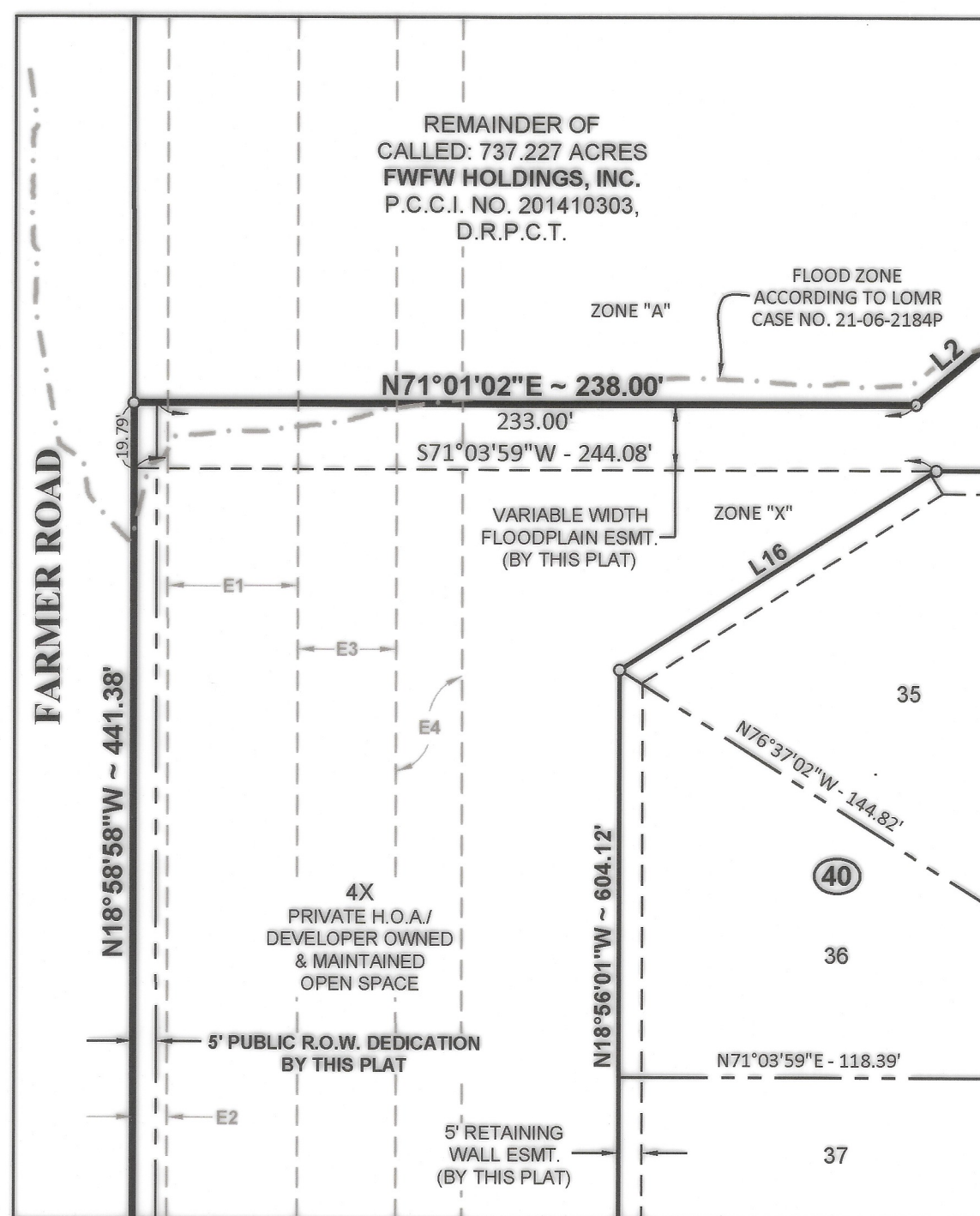
SPOONERS & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
 OVER 30 YEARS OF SERVICE
 300 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
 (817) 885-8448 WWW.SPOONERSURVEYORS.COM
 TPLS FIRM NO. 10054600 - S&A 20039.54p

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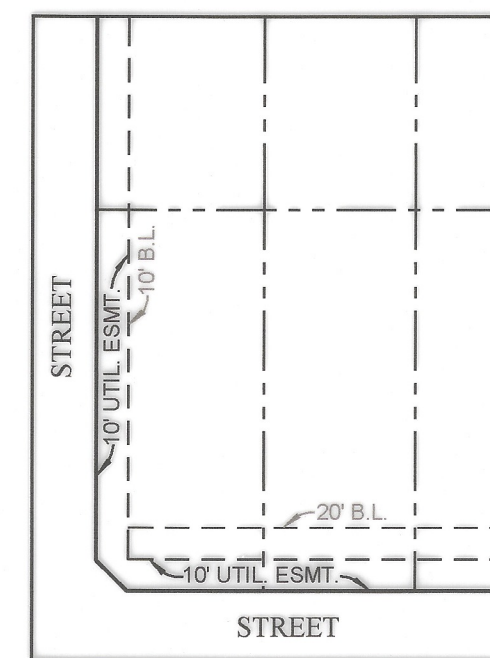




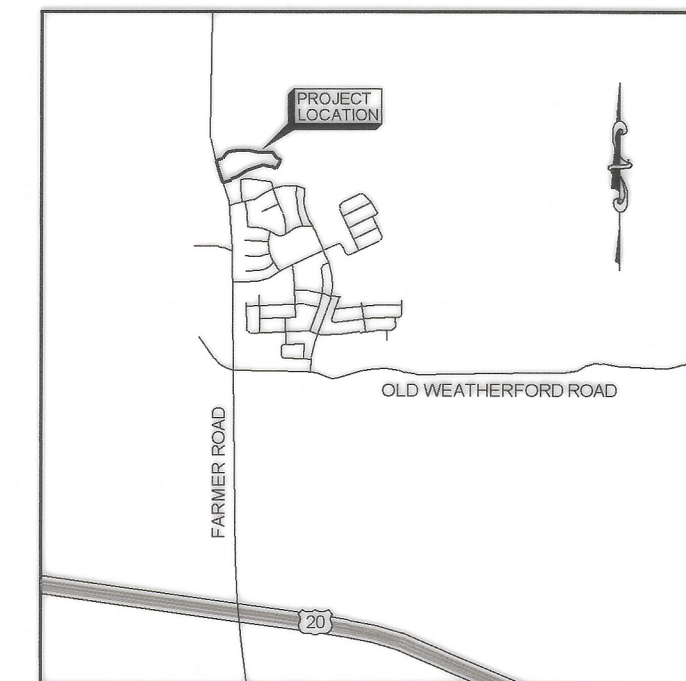
* DETAIL "A" *
(NOT TO SCALE)



* DETAIL "B" *
(NOT TO SCALE)



* LOT DETAIL *
(NOT TO SCALE)



* VICINITY MAP *
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N31°01'02"E	143.00'
L16	N38°55'08"E	113.69'
L17	S18°56'01"E	125.00'
L18	S45°03'59"W	43.10'
L19	N74°51'02"W	44.20'
L20	N81°07'13"W	50.30'
L37	N60°08'58"E	39.47'
L38	S60°08'58"W	45.72'
L39	S30°08'46"E	8.17'
L40	N55°43'54"W	15.36'
L41	N73°44'07"W	90.64'
L42	N00°22'23"E	71.84'
L43	N45°26'35"W	38.27'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C17	30.50'	12.89'	S86°57'28"E	12.79'
C18	50.00'	129.66'	S24°46'39"E	96.26'
C19	30.50'	12.73'	S37°33'22"W	12.63'
C20	1,115.00'	82.45'	S23°29'01"W	82.43'

E1
EX. 50' EASEMENT TO SOUTHWESTERN GAS PIPELINE COMPANY VOL. 2238, PG. 514, D.R.P.C.T.

E2
APPROX. LOCATION OF 10' EASEMENT TO DENBURY RESOURCES, INC. VOL. 2209, PG. 1087 & VOL. 2114, PG. 957, D.R.P.C.T.

E3
EX. 30' GAS EASEMENT P.C.C.I. NO. 201521195 O.P.R.D.C.T.

E4
EX. 20' WATER ESMT. P.C.C.I. NO. 201811682, O.P.R.P.C.T.

NOTES
All distances along curves shown hereon are arc lengths. See Page 3 for Owner's Certificate and Dedication, Surveyor's Statement, General Notes, and Lot Detail Indexes.



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OWNER/APPLICANT
FWFW HOLDINGS, INC. & FG ALEDO DEVELOPMENT, LLC
3045 LACKLAND ROAD
FT. WORTH, TEXAS 76116
PH: (817) 925-9297
ATTN: KIM GILL, PRESIDENT

ENGINEER:
WEI
Welch Engineering, Inc.
1308 NORWOOD DRIVE, SUITE 200
BEDFORD, TEXAS 76022
(817) 284-1175 LOCAL
(817) 589-2900 METRO
(817) 589-0990 FAX
ATTN: Keith Harman

SURVEYOR:
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 865-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 ~ S&A 20039.54p

FINAL PLAT OF
MORNINGSTAR
BEING 27.648 ACRE TRACT OF LAND
LOCATED IN THE M.S. TETER SURVEY,
ABSTRACT No. 2070,
PARKER COUNTY, TEXAS
SECTION 5 - PHASE 4
89 RESIDENTIAL LOTS
2 COMMON OPEN SPACE LOTS
27.648 ACRES
PRELIMINARY PLAT CASE NO. PP-013-046
FINAL PLAT CASE NO. FP 21-155
JANUARY ~ 2022

* OWNER'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF PARKER §

WHEREAS FFWF HOLDINGS, INC. and FG ALEDO DEVELOPMENT, LLC are the sole owners of a 27.648 acre tract of land located in the M.S. Teeter Survey, Parker County, Texas, said 27.648 acre tract of land being a portion of the remainder of a called 737.227 acre tract of land conveyed to FFWF HOLDINGS, INC., by deed thereof filed for record in Parker County Clerk's Instrument No. 201410303, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), said 27.648 acre tract of land also being a portion of a called 138.278 acre tract of land conveyed to FG ALEDO DEVELOPMENT, LLC, by deed thereof filed for record in Parker County Clerk's Instrument No. 201410308, O.P.R.P.C.T., said 27.648 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "MILLER" found (Controlling Monument - hereinafter referred to as a "Miller iron found") on the west property line of the said 737.227 acre tract, same being the east right-of-way line of Farmer Road (being a variable width public right-of-way also known as Farm to Market Highway No. 3325), said iron rod found also being at the northwest block corner of Block 40, MorningStar, being an Addition to Parker County, Texas, according to the plat thereof filed for record in Cabinet E, Page 271, Plat Records, Parker County, Texas;

THENCE along the said west property line and the said east right-of-way line the following courses and distances:

North 29°21'05" West, a distance of 47.81 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the beginning of a non-tangent curve to the left having a radius of 2,924.79 feet;

Along said curve to the left, an arc length of 248.61 feet, and across a chord which bears North 16°33'43" West, a chord length of 248.53 feet to an iron rod set;

North 18°58'58" West, a distance of 441.38 feet to an iron rod set;

THENCE departing the said property line and the said right-of-way line, over and across the said 737.227 acre tract the following courses and distances:

North 71°01'02" East, a distance of 238.00 feet to an iron rod set;

North 31°01'02" East, a distance of 143.00 feet to an iron rod set;

North 46°01'02" East, a distance of 125.00 feet to an iron rod set;

North 81°01'02" East, a distance of 350.00 feet to an iron rod set;

North 88°01'02" East, a distance of 272.65 feet to an iron rod set;

South 78°56'01" East, a distance of 315.00 feet to an iron rod set;

South 88°56'01" East, a distance of 450.00 feet to an iron rod set;

South 78°56'01" East, a distance of 65.00 feet to an iron rod set;

South 28°56'01" East, a distance of 135.00 feet to an iron rod set;

South 44°56'01" East, a distance of 82.59 feet to an iron rod set;

South 58°30'14" East, a distance of 115.13 feet to an iron rod set;

South 28°02'40" East, a distance of 31.43 feet to an iron rod set at the beginning of a non-tangent curve to the left having a radius of 990.00 feet;

Along said curve to the left, an arc length of 163.71 feet passing a northeast property line of the aforesaid 138.278 acre tract, and continuing over and across the said 138.278 acre tract in all a total arc length of 281.12 feet, and across a chord which bears South 29°30'00" West, a chord length of 280.17 feet to an iron rod set at the northeast lot corner of Lot 2, Block 40, of the aforesaid Morningstar;

THENCE over and across the said 737.227 and 138.278 acre tracts, and along the northerly - northwesterly line of said Morningstar the following courses and distances:

North 68°38'05" West, a distance of 175.00 feet to an iron rod set at the beginning of a non-tangent curve to the left having a radius of 1,165.00 feet;

Along said curve to the left, an arc length of 16.12 feet, and across a chord which bears South 20°58'08" West, a chord length of 16.12 feet to an iron rod set;

North 74°51'02" West, a distance of 191.74 feet to an iron rod set;

North 82°41'53" West, a distance of 53.22 feet to a Miller iron found (Controlling Monument);

South 71°03'59" West, a distance of 563.44 feet to a Miller iron found (Controlling Monument);

South 57°49'46" West, a distance of 377.47 feet to an "X" cut in concrete found;

South 71°03'59" West, at a distance of 125.24 feet passing a Miller iron found (Controlling Monument), and continuing in all a total distance of 142.72 feet;

South 72°02'48" West, a distance of 50.00 feet to an iron rod set at the beginning of a non-tangent curve to the right having a radius of 1,575.00 feet;

Along said curve to the right, an arc length of 43.59 feet, and across a chord which bears South 17°09'38" East, a chord length of 43.59 feet to a Miller iron found (Controlling Monument);

South 73°37'56" West, a distance of 272.80 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 27.648 acres (1,204,348 square feet) of land, more or less.

TO BE KNOWN AS

MORNING STAR SECTION 5 - PHASE 4

An addition to the Morningstar Ranch Municipal Utility District No. 1 of Parker County, Texas and do hereby dedicate to the Morningstar Ranch Municipal Utility District No. 1 of Parker County forever the easements and rights-of-way as shown hereon.

Executed this the 18 day of January, 2022.

FFWF HOLDINGS, INC.

Kim Gill, President

FG ALEDO DEVELOPMENT, LLC

Kim Gill, President

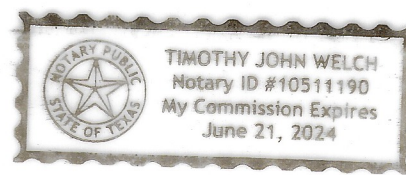
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared KIM GILL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 18th day of January, 2022.

Notary Public, State of Texas



STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision.

Surveyed on the ground during the month of June, 2021.

Eric S. Spooner, R.P.L.S. Date 1-18-22 Texas Registration No. 5922



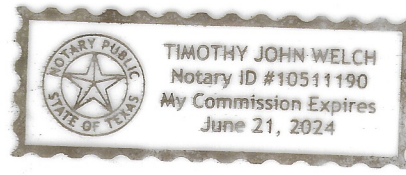
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 18th day of January, 2022.

Notary Public, State of Texas



* GENERAL NOTES *

- The bearings shown hereon are based on the found monumentation of Morningstar, as shown on the Correction Plat thereof filed for record in Cabinet E, Page 271, Plat Records, Parker County, Texas.
The Flood zones shown hereon are based on the proposed LOMR, Case No. 21-06-2184P, provided by Teague Nall and Perkins and from Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only as shown on Map No. 48367C0325E map revised September 26, 2008, Parker County and incorporated areas. This flood statement does not imply that the property and/or structures will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
The subject property appears to be located in Zone "A Shaded" (No Base Flood Elevations determined) and Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or structures located in Zone "A Shaded" or Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
This plat was prepared without the benefit of a copy of a Commitment for Title Insurance prepared by a Title Company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
All property corners are monument with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
10' Utility Easements accompany all Rights-of-Way are created by this plat.
Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.

LOT SPECS

- 60-FOOT: LOTS 3,4,23B-45, BLOCK 40; LOT 21, BLOCK 41; LOTS 11-42, BLOCK 42
50-FOOT: LOTS 5-23A, BLOCK 40; LOTS 10-20, BLOCK 41

DEVELOPMENT TABLE SECTION 5 - PHASE 4

- TOTAL AREA (27.648 ACRES)
NUMBER OF RESIDENTIAL LOTS (89 LOTS)
NUMBER OF OPEN SPACE: (2 LOTS)
SMALLEST RESIDENTIAL LOT (6,250 SQ. FT.)
TOTAL ROW DEDICATION (4.015 ACRES - 174,874 SQ. FT.)
HOA LOT TOTAL AREA (7.949 ACRES - 346,245 SQ. FT.)
DENSITY 3.26 LOTS PER ACRE

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202202797 01/24/2022 08:45 AM Fee: \$4.00 Lila Deakle, County Clerk Parker County, Texas PLAT

OWNER/APPLICANT

FFWF HOLDINGS, INC. & FG ALEDO DEVELOPMENT, LLC 3045 LACKLAND ROAD FT. WORTH, TEXAS 76116 PH: (817) 925-9297 ATTN: KIM GILL, PRESIDENT

ENGINEER:



Welch Engineering, Inc. 1308 NORWOOD DRIVE, SUITE 200 BEDFORD, TEXAS 76022 (817)284-1175 LOCAL (817)589-2900 METRO (817)589-0990 FAX ATTN: Keith Harman

SURVEYOR:



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039 (817) 685-0448 WWW.SPOONERSURVEYORS.COM TBPLS FIRM NO. 10064900 - S&A 20039.54p

F144

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks or paving improvements; and approval is first obtained from the City of Fort Worth.

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer same.

Sidewalks

Sidewalks and street lights are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all time and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Floodplain Restriction

No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base floor elevation resulting from ultimate development of the watershed.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer drainage, gas electric, cable or other utility easement of any type.

Water/Sewer Extensions:

No water/sewer inside or back of lots per Subdivision Ordinance.



CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE January 21, 2022

BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

FINAL PLAT OF

MORNINGSTAR

BEING 27.648 ACRE TRACT OF LAND LOCATED IN THE M.S. TETER SURVEY, ABSTRACT No. 2070, PARKER COUNTY, TEXAS SECTION 5 - PHASE 4 89 RESIDENTIAL LOTS 2 COMMON OPEN SPACE LOTS 27.648 ACRES PRELIMINARY PLAT CASE NO. PP-013-046 FINAL PLAT CASE NO. FP 21-155

JANUARY ~ 2022