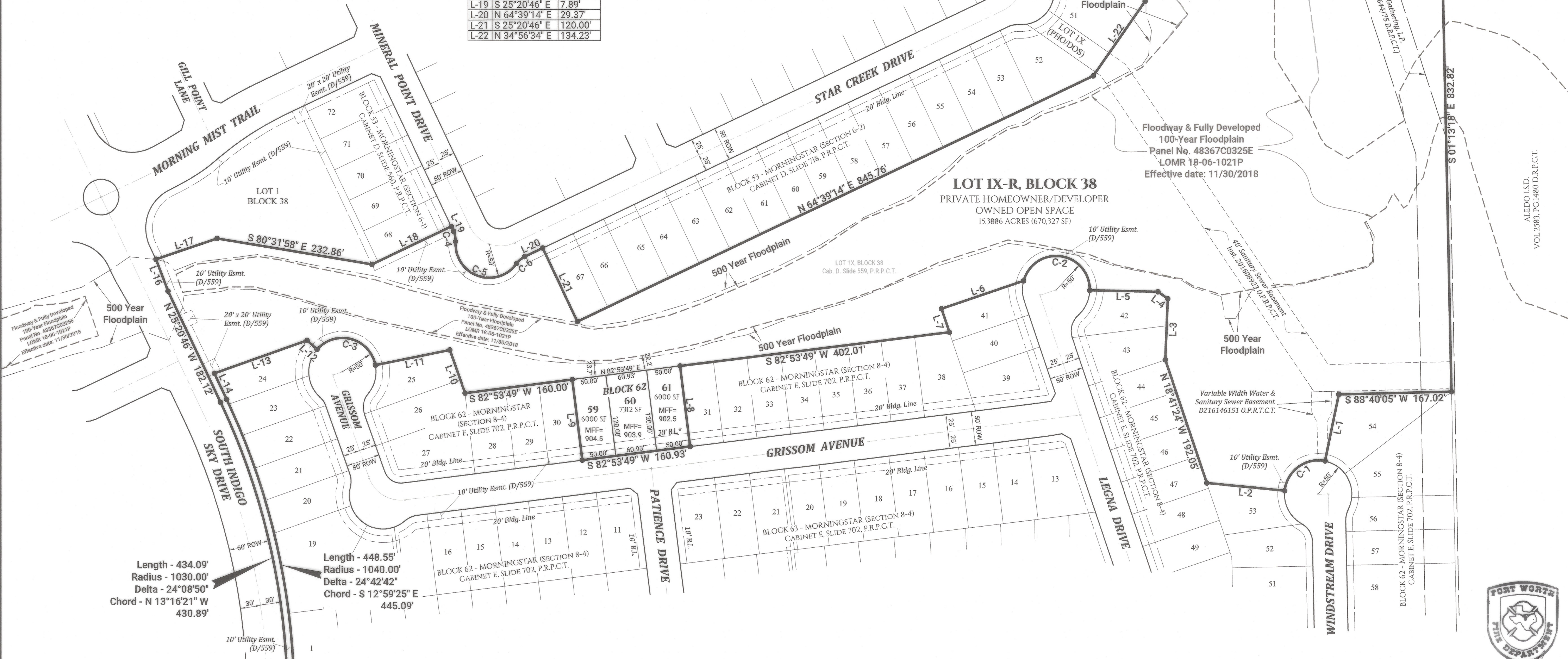


202237991 PLAT Total Pages: 2

Line	Bearing	Distance
L-1	S 11°42'16" W	100.00'
L-2	N 84°14'58" W	116.02'
L-3	N 02°20'45" E	90.28'
L-4	N 54°45'50" W	17.86'
L-5	N 88°48'23" W	100.88'
L-6	S 71°18'36" W	128.49'
L-7	S 18°41'24" E	36.77'
L-8	S 07°06'11" E	120.00'
L-9	N 07°06'11" W	120.00'
L-10	N 19°30'27" W	67.77'
L-11	S 78°41'12" W	112.20'
L-12	N 48°38'45" W	20.00'
L-13	S 70°29'33" W	145.66'
L-14	S 25°20'46" E	42.79'
L-15	N 45°21'32" W	14.28'
L-16	N 20°46'20" W	50.16'
L-17	N 71°18'48" E	95.47'
L-18	N 64°39'14" E	130.00'
L-19	S 25°20'46" E	7.89'
L-20	N 64°39'14" E	29.37'
L-21	S 25°20'46" E	120.00'
L-22	N 34°56'34" E	134.23'

Curve	Arc	Radius	Central Angle	Chord Brg.	Chord Dist.
C-1	83.74'	50.00'	95°57'14"	S 53°43'39" W	74.29'
C-2	144.86'	50.00'	165°59'51"	N 81°48'18" W	99.25'
C-3	111.12'	50.00'	127°19'57"	N 74°58'46" W	89.62'
C-4	15.64'	30.50'	29°22'58"	S 10°39'17" E	15.47'
C-5	129.82'	50.00'	148°45'55"	S 70°20'46" E	96.31'
C-6	15.64'	30.50'	29°22'58"	N 49°57'45" E	15.47'

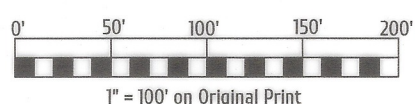


Length - 434.09'
 Radius - 1030.00'
 Delta - 24°08'50"
 Chord - N 13°16'21" W
 430.89'

Length - 448.55'
 Radius - 1040.00'
 Delta - 24°42'42"
 Chord - S 12°59'25" E
 445.09'

15282.038.001.10 THE PURPOSE OF THIS PLAT IS TO DIVIDE EXISTING LOT IX, BLOCK 38, INTO FOUR (4) TOTAL LOTS.

15282
 AL
 M-15



DEVELOPMENT TABLE	
Total Acreage	15.832 Acres
Total number of buildable lots	3
Smallest Residential lot	6000 SF
Total ROW Dedication	0
Density	5.27 lots per acre

PHOA-DOS = Private Home Owners Association/Developer Owned & Maintained Open Space
 U.E. = Utility Easement
 B.L. = Building Line
 MFF = Minimum Finished Floor
 P.R.P.C.T. = Plat Records, Parker County, Texas

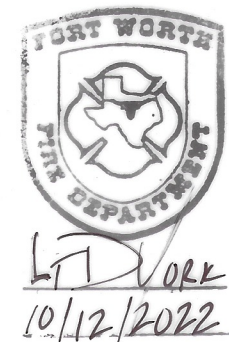
OWNER/APPLICANT
 FG ALEDO DEVELOPMENT, LLC.
 3045 LACKLAND ROAD
 FORT WORTH, TEXAS 76116
 817-925-9297
 CONTACT: KIM GILL, PRESIDENT

MILLER
 SURVEYING, INC
 Professional Precision.
 8504 Precinct Line Rd. Ste. 180
 Colleyville TX 76034 • 817-577-1052
 millersurvey.net
 TdLSF No. 10100400



FINAL PLAT
MORNINGSTAR
 LOT IX-R, BLOCK 38 AND LOTS 59 THRU 61, BLOCK 62
 BEING AN AMENDMENT OF LOT IX, BLOCK 38, MORNINGSTAR,
 AN ADDITION TO PARKER COUNTY, TEXAS ACCORDING TO THE PLAT
 THEREOF RECORDED IN CABINET D, SLIDE 559 OF THE PLAT RECORDS OF
 PARKER COUNTY, TEXAS
 BEING 15.832 ACRES OUT OF THE P. J. MCCLARY SURVEY, ABSTRACT NO. 907

AUGUST 2022



NOTES PER CITY OF FORT WORTH:

Water Sewer Impact Fee: 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 date 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 of the same.

Sidewalks: Sidewalks 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 times 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 drainageways 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 flood 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.

Transportation Impact Fees: The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Water/Sewer Extensions: No water/sewer in side or back of lots per Subdivision Ordinance.

Water/Sewer Ownership: All water and sanitary sewer lines and associated appurtenances located within street right-of-way dedications, easements, and dedicated HOA areas are the ownership of the City of Fort Worth and shall be maintained by the City.

Parkway Improvements: Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway it.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202237991
10/20/2022 08:54 AM
Fee: \$0.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

DEVELOPMENT TABLE	
Total Acreage	- 15.832 Acres
Total number of buildable lots	- 3
Smallest Residential lot	- 6000 SF
Total ROW Dedication	- 0
Density	- 5.27 lots per acre
PHOA-DOS = Private Home Owners Association/Developer Owned & Maintained Open Space	
U.E. = Utility Easement	
B.L. = Building Line	
MFF = Minimum Finished Floor	
P.R.P.C.T. = Plat Records, Parker County, Texas	

F 356

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

PLAT APPROVAL DATE: *10/13/2022*

BY: *Ronald R. Boren*
CHAIRMAN

BY: *J. Hall* *10/13/2022*
SECRETARY

STATE OF TEXAS
COUNTY OF PARKER

Whereas FG Aledo Development, LLC is the sole owner of a tract of land out of the P. J. McClary Survey, Abstract No. 907, and situated in Parker County, Texas, said tract being all of Lot 1X, Block 38, Morningstar, an Addition to Parker County, Texas according to the Plat thereof recorded in Cabinet D, Slide 559 of the Plat Records of Parker County, Texas;

TO BE KNOWN AS:

LOT 1X-R, BLOCK 38, AND LOTS 59 THRU 61, BLOCK 62

MORNINGSTAR

An addition to Parker County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon except those created by separate instrument shown hereon.

Executed this the 14th day of SEPT., 2022.

MANAGER
FG ALEDO DEVELOPMENT, LLC
Owner

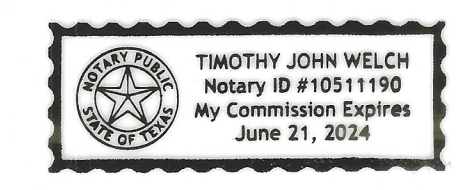
By: *Kim Gill*
Kim Gill
President, FFW Holdings, Inc.

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 purposes and consideration therein expressed and in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this 14th day of SEPT., 2022.

Timothy John Welch
Notary Public in and for the State of Texas
My commission expires: 6-21-24



THE PURPOSE OF THIS AMENDING PLAT IS TO DIVIDE EXISTING LOT 1X, BLOCK 38, INTO FOUR (4) TOTAL LOTS.

OWNER/APPLICANT
FG ALEDO DEVELOPMENT, LLC.
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
817-925-9297
CONTACT: KIM GILL, PRESIDENT

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.

September 14, 2022

Jason B. Rawlings
TX RPLS 5665



MILLER
SURVEYING, INC

Professional Precision.

8504 Precinct Line Rd. Ste. 180
Colleyville TX 76034 • 817-577-1052
millersurvey.net
TXLSF No. 10100400

FINAL PLAT
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SEPTEMBER 2022