

20907.001.011.00

Line	Bearing	Distance
L-1	N 85°17'48" E	19.09'
L-2	N 39°49'45" E	12.83'
L-3	S 48°40'18" E	14.66'

Curve	Arc	Radius	Central Angle	Chord Bearing	Chord Dist.
C-1	584.88'	2045.00'	16°23'13"	S 86°30'36" E	582.89'
C-2	85.19'	250.00'	19°31'23"	S 88°04'41" E	84.77'
C-3	40.22'	50.00'	46°05'00"	N 04°28'17" W	39.14'
C-4	40.22'	50.00'	46°05'00"	N 41°36'44" E	39.14'
C-5	174.67'	800.00'	12°30'36"	S 01°42'02" E	174.32'
C-6	273.07'	800.00'	19°33'27"	S 17°44'04" E	271.75'

DEVELOPMENT TABLE	
Total Acreage	7.390 Acres
Total number of buildable lots	31
Smallest Residential lot	6310 SF
Total ROW Dedication	67279 SF (1,545 Ac)
Density	4.19 lots per acre
PHOA-DOS = Private Home Owners Association/Developer Owned & Maintained Open Space	
W.M.E. = Wall & Wall Maintenance Easement	
U.E. = Utility Easement	
B.L. = Building Line	
MFF = Minimum Finished Floor	
P.R.P.C.T. = Plat Records, Parker County, Texas	

15282
AL
M-15



Lt. J. G. Sims Jr
11-10-2022



AMENDING PLAT
MORNINGSTAR
 LOTS 1 THRU 7, BLOCK 75; LOTS 1 THRU 14, BLOCK 76;
 AND LOTS 1 THRU 10, BLOCK 77
 AN ADDITION TO PARKER COUNTY, TEXAS
 BEING 7.390 ACRES OUT OF THE P. J. MCCLARY SURVEY, ABSTRACT NO. 907

NOVEMBER 2022

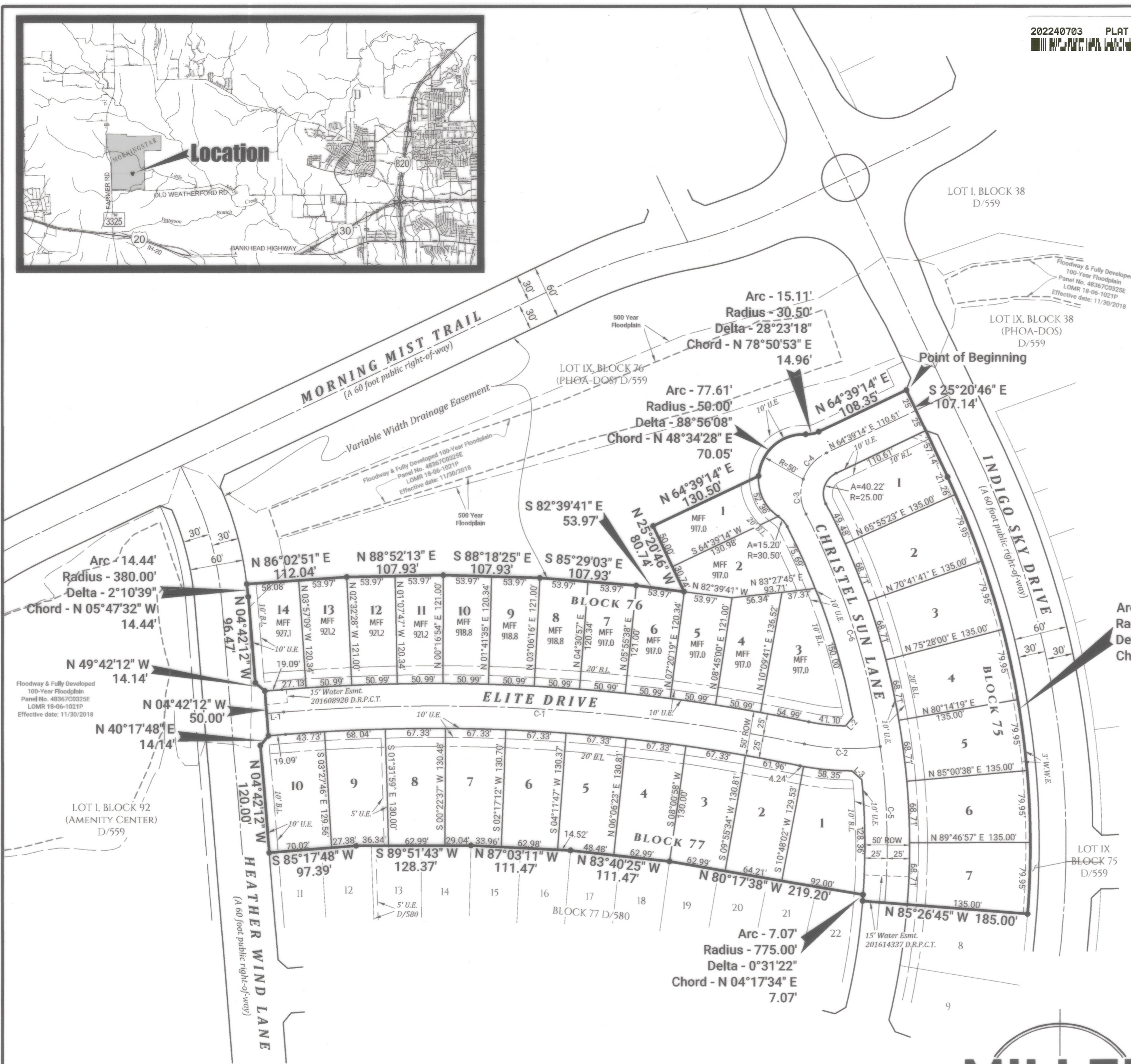
FTW CITY CASE FP-21-159

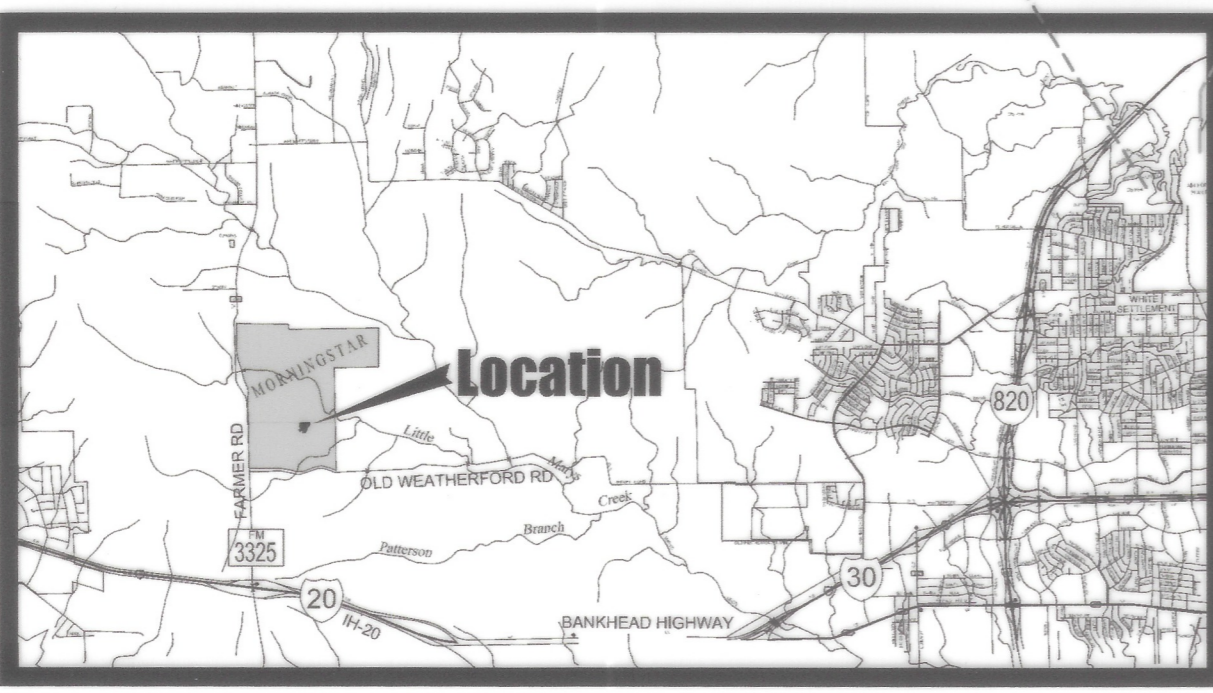
PLAT SHEET 1 OF 2

Job No. 13121 • Plot File 13121 Sec 10-1

F315

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





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.

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.

P.R.V. Required: P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

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, shall be prepared and submitted by the party(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

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.

Access to Indigo Sky: Direct Access from single/duplex residential drives onto Indigo Sky Drive is prohibited.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
 202240703
 11/17/2022 08:57 AM
 Fee: 80.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

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, and surveyed by Miller Surveying, Inc. of Hurst, Texas in October 2022, said tract being a portion of the same tract of land described in the deed to FG Aledo Development, LLC, recorded as Document No. 2016-11950 in the Deed Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set for the southeast corner of Lot 1X, Block 76, 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 and also being in the westerly right-of-way line of Indigo Sky Drive;

Thence South 25 degrees 20 minutes 46 seconds East with said right-of-way line a distance of 107.14 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 960.00 feet and whose chord bears South 10 degrees 23 minutes 46 seconds East at 495.32 feet;

Thence southerly with said right-of-way line and said curve through a central angle of 29 degrees 54 minutes 02 seconds and an arc length of 500.99 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 85 degrees 26 minutes 45 seconds West a distance of 185.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 775.00 feet and whose chord bears North 04 degrees 17 minutes 34 seconds East at 7.07 feet;

Thence northerly with said curve through a central angle of 00 degrees 31 minutes 22 seconds and an arc length of 7.07 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 80 degrees 17 minutes 38 seconds West a distance of 219.20 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 83 degrees 40 minutes 25 seconds West a distance of 111.47 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 87 degrees 03 minutes 11 seconds West a distance of 111.47 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 51 minutes 43 seconds West a distance of 128.37 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 85 degrees 17 minutes 48 seconds West a distance of 97.39 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the easterly right-of-way line of Heather Wind Lane;

Thence North 04 degrees 42 minutes 12 seconds West with said easterly right-of-way line a distance of 120.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 40 degrees 17 minutes 48 seconds East continuing with said easterly right-of-way line a distance of 14.14 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 04 degrees 42 minutes 12 seconds West continuing with said easterly right-of-way line a distance of 50.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 49 degrees 42 minutes 12 seconds West continuing with said easterly right-of-way line a distance of 14.14 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 04 degrees 42 minutes 12 seconds West continuing with said easterly right-of-way line a distance of 96.47 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 380.00 feet and whose chord bears North 05 degrees 47 minutes 32 seconds West at 14.44 feet;

Thence northerly continuing with said easterly right-of-way line and said curve through a central angle of 02 degrees 10 minutes 39 seconds and an arc length of 14.44 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence easterly with the southerly boundary line of said Lot 1X along the following calls:

North 86 degrees 02 minutes 51 seconds East a distance of 112.04 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

North 88 degrees 52 minutes 13 seconds East a distance of 107.93 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

South 88 degrees 18 minutes 25 seconds East a distance of 107.93 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

South 85 degrees 29 minutes 03 seconds East a distance of 107.93 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

South 82 degrees 39 minutes 41 seconds East a distance of 53.97 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

North 25 degrees 20 minutes 46 seconds West a distance of 80.74 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

North 64 degrees 39 minutes 14 seconds East a distance of 130.50 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 50.00 feet and a whose chord bears North 78 degrees 50 minutes 53 seconds East at 14.96 feet;

Easterly with said curve through a central angle of 88 degrees 56 minutes 08 seconds and an arc length of 77.61 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 30.50 feet and whose chord bears North 78 degrees 50 minutes 53 seconds East at 14.96 feet;

Easterly with said curve through a central angle of 28 minutes 23 minutes 18 seconds and an arc length of 15.11 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 64 degrees 39 minutes 14 seconds East continuing with said southerly boundary line a distance of 108.35 feet to the point of beginning and containing 7.390 acres of land, more or less;

TO BE KNOWN AS:

Lots 1 thru 7, Block 75; Lots 1 thru 14, Block 76; Lots 1 thru 10, Block 77; and Lot 1, Block 92,

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 8 day of NOV, 2022

FG Aledo Development, LLC

By: *Kim Gill* KTFW Investment, Inc. Sole Manager

BY: Kim Gill, President

STATE OF TEXAS

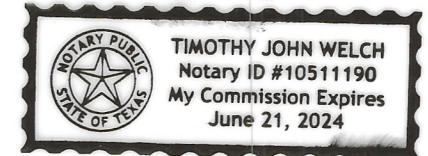
COUNTY OF TARRANT

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.

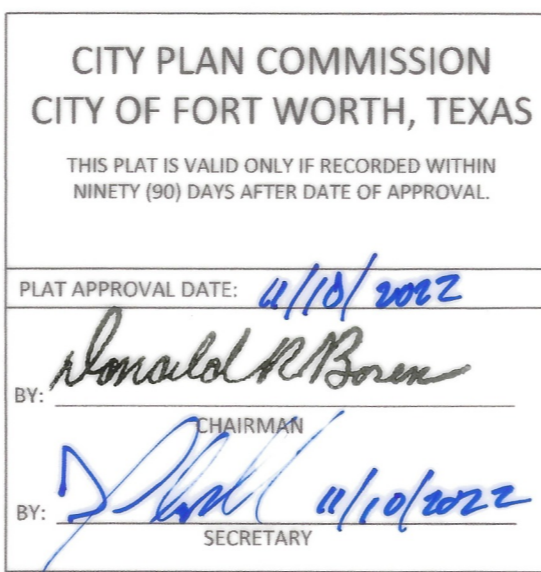
Given under my hand and seal of office this 8th day of NOV, 2022

Timothy John Welch
 Notary Public in and for the State of Texas

My commission expires: 6-21-24

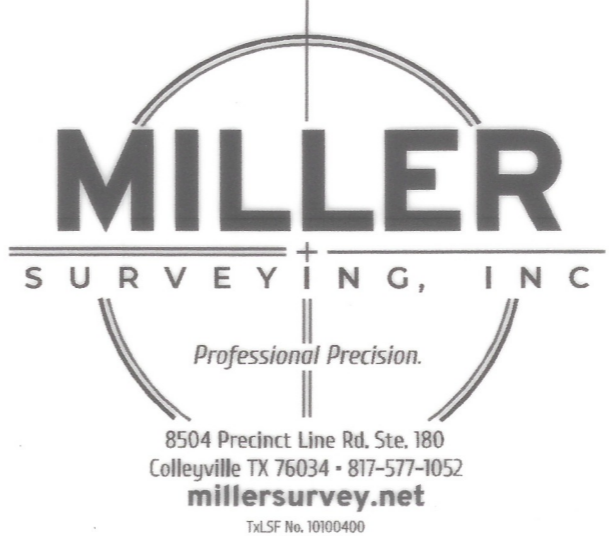
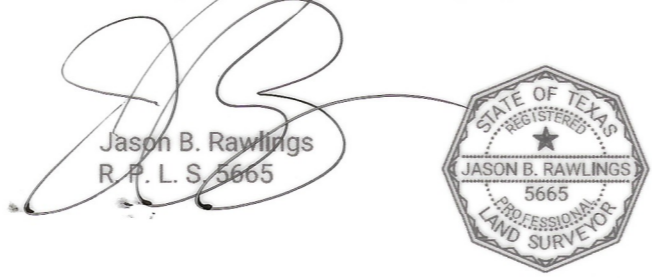


L.J. G. Sims Jr.
11-10-2022



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.



F315

AMENDING PLAT
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 AND LOTS 1 THRU 10, BLOCK 77
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PLAT SHEET 2 OF 2

Job No. 13121 • Plot File 13121 Sec 10-1