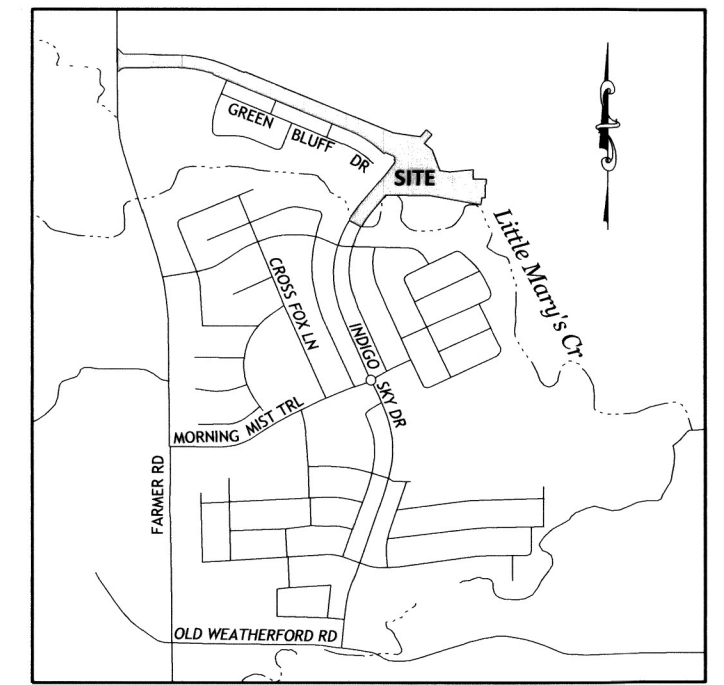


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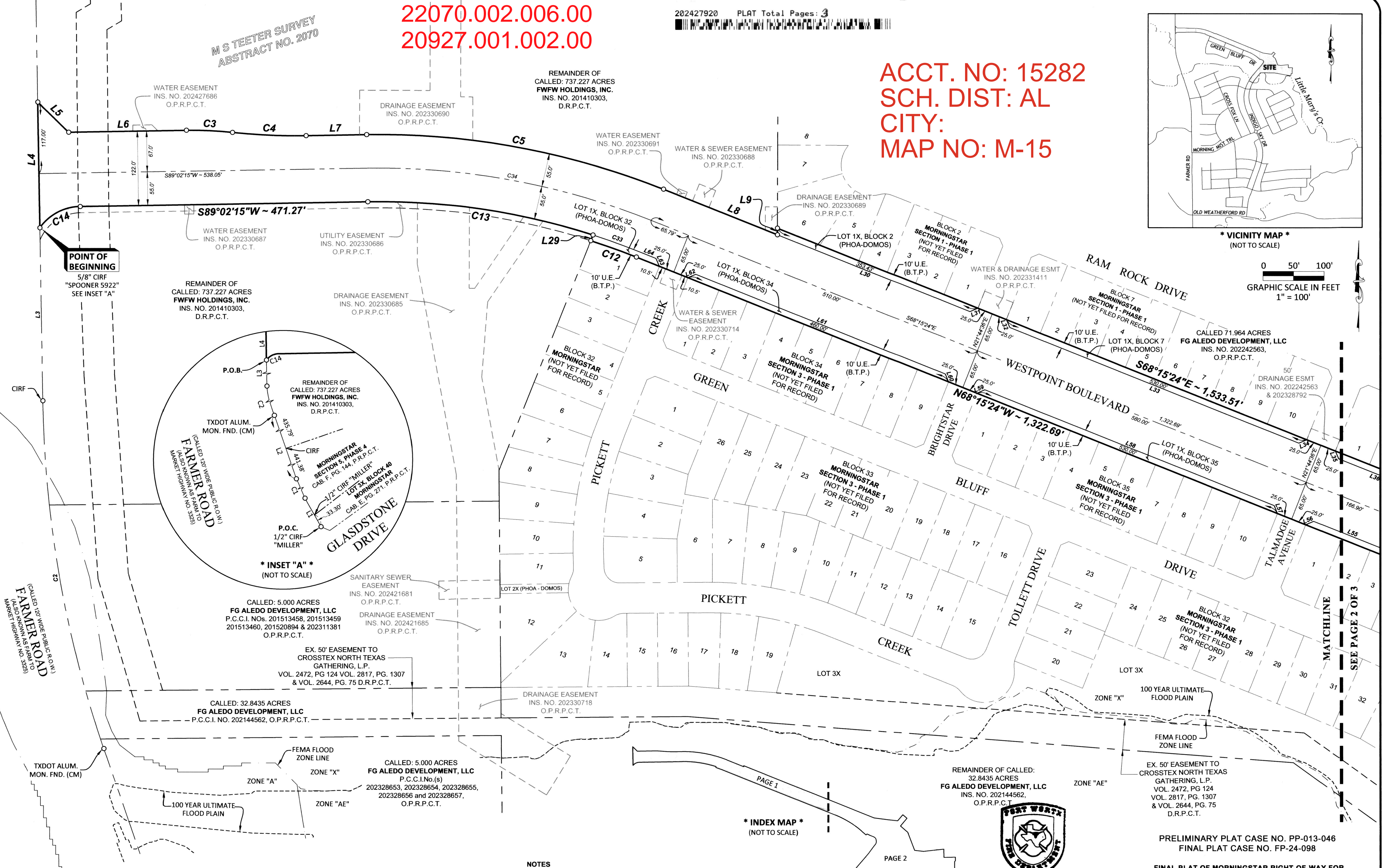
202427920 PLAT Total Pages: 3

ACCT. NO: 15282
SCH. DIST: AL
CITY:
MAP NO: M-15



* VICINITY MAP *
(NOT TO SCALE)

0 50' 100'
GRAPHIC SCALE IN FEET
1" = 100'



* LEGEND *

O	5/8" IRON ROD WITH CAP STAMPED	D.R.P.C.T.	DEED RECORDS, PARKER COUNTY, TEXAS
CIRF	"SPOONER 5922" FOUND (UNLESS OTHERWISE NOTED)	O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS
IRF	IRON ROD FOUND	P.R.P.C.T.	PLAT RECORDS, PARKER COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING	PHOA	PRIVATE HOMEOWNER'S ASSOCIATION
P.O.C.	POINT OF COMMENCING	DOMOS	DEVELOPER-OWNED & MAINTAINED OPEN SPACE
(CM)	CONTROLLING MONUMENT	B.S.I.	BY SEPARATE INSTRUMENT
VOL.	VOLUME	B.T.P.	BY THIS PLAT
PG.	PAGE	B.L.	BUILDING LINE/SETBACK
INS. NO.	INSTRUMENT NUMBER	S.S.&S.D.E.	SANITARY SEWER & STORM DRAIN EASEMENT
L=XXX.XX'	ARC LENGTH	S.S.E.	SANITARY SEWER EASEMENT
		W.S.E.	WATER AND SEWER EASEMENT
		W.E.	WATER EASEMENT
		S.E.	SIDEWALK EASEMENT

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

10' Utility Easements and 2.5' Sidewalk Easements shown hereon are parallel/perpendicular to the right-of-way except where indicated otherwise.

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

* INDEX MAP *
(NOT TO SCALE)

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: TIM WELCH

SURVEYOR:

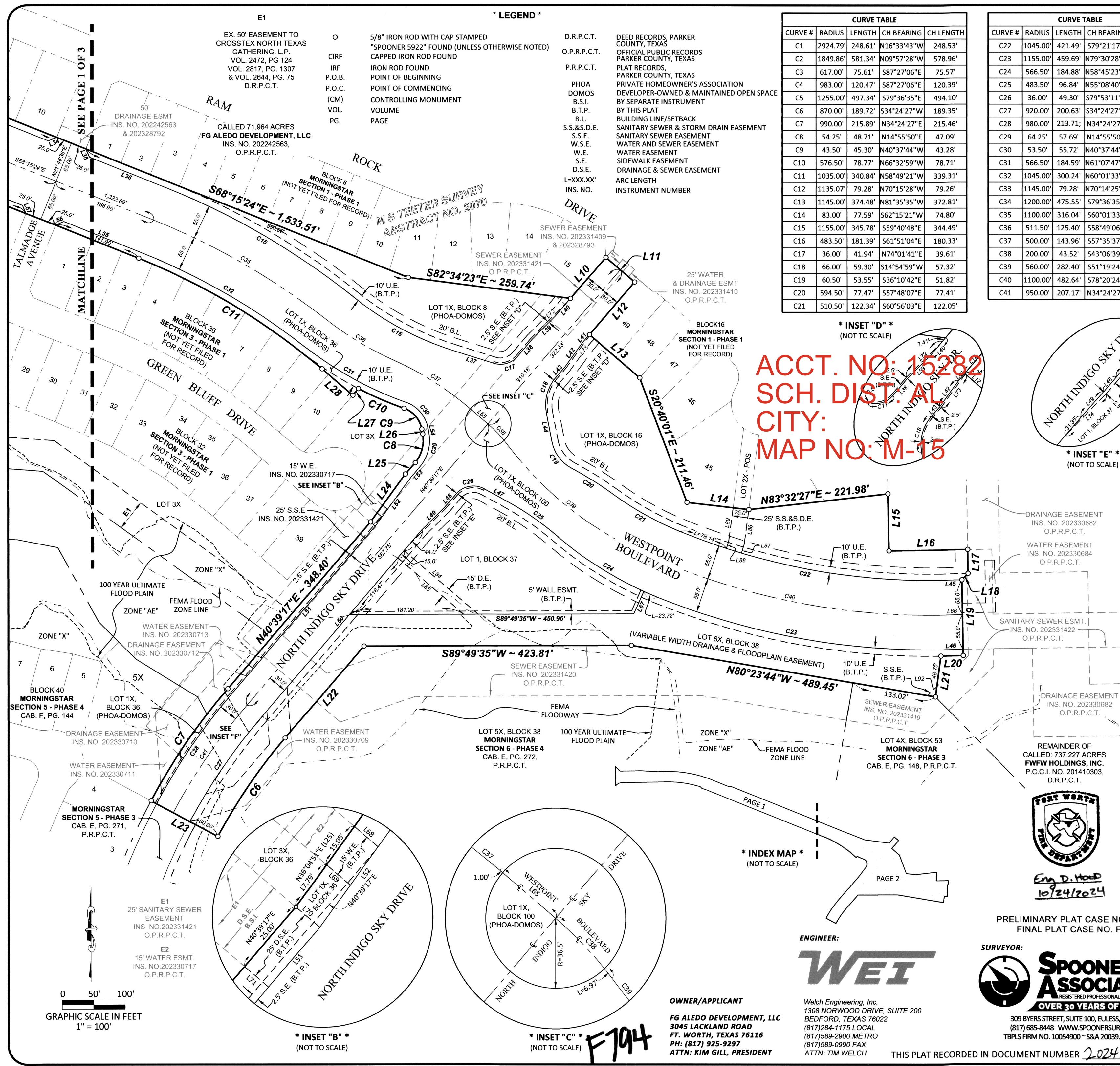
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 ~ S&A 20039.WP - 10/23/2024

THIS PLAT RECORDED IN DOCUMENT NUMBER 202427920 DATE 10/25/24

PRELIMINARY PLAT CASE NO. PP-013-046
FINAL PLAT CASE NO. FP-24-098

FINAL PLAT OF MORNINGSTAR RIGHT-OF-WAY FOR
WESTPOINT BOULEVARD; NORTH INDIGO SKY DRIVE;
LOT 1X, BLOCK 2; LOT 1X, BLOCK 7; LOT 1X, BLOCK 8;
LOT 1X, BLOCK 16; LOT 1X, BLOCK 32; LOT 1X, BLOCK 34;
LOT 1X, BLOCK 35; LOT 1X, BLOCK 36; LOT 1, BLOCK 37;
LOT 6X, BLOCK 38; LOT 1X, BLOCK 100
MORNINGSTAR
BEING 17.6684 ACRE TRACT OF LAND LOCATED
IN THE M.S. TETER SURVEY, ABSTRACT No. 2070,
PARKER COUNTY, TEXAS
1 COMMERCIAL LOT &
10 COMMON OPEN SPACE LOTS
17.6684 ACRES
OCTOBER - 2024 PAGE 1 OF 3



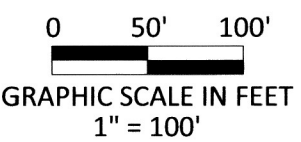
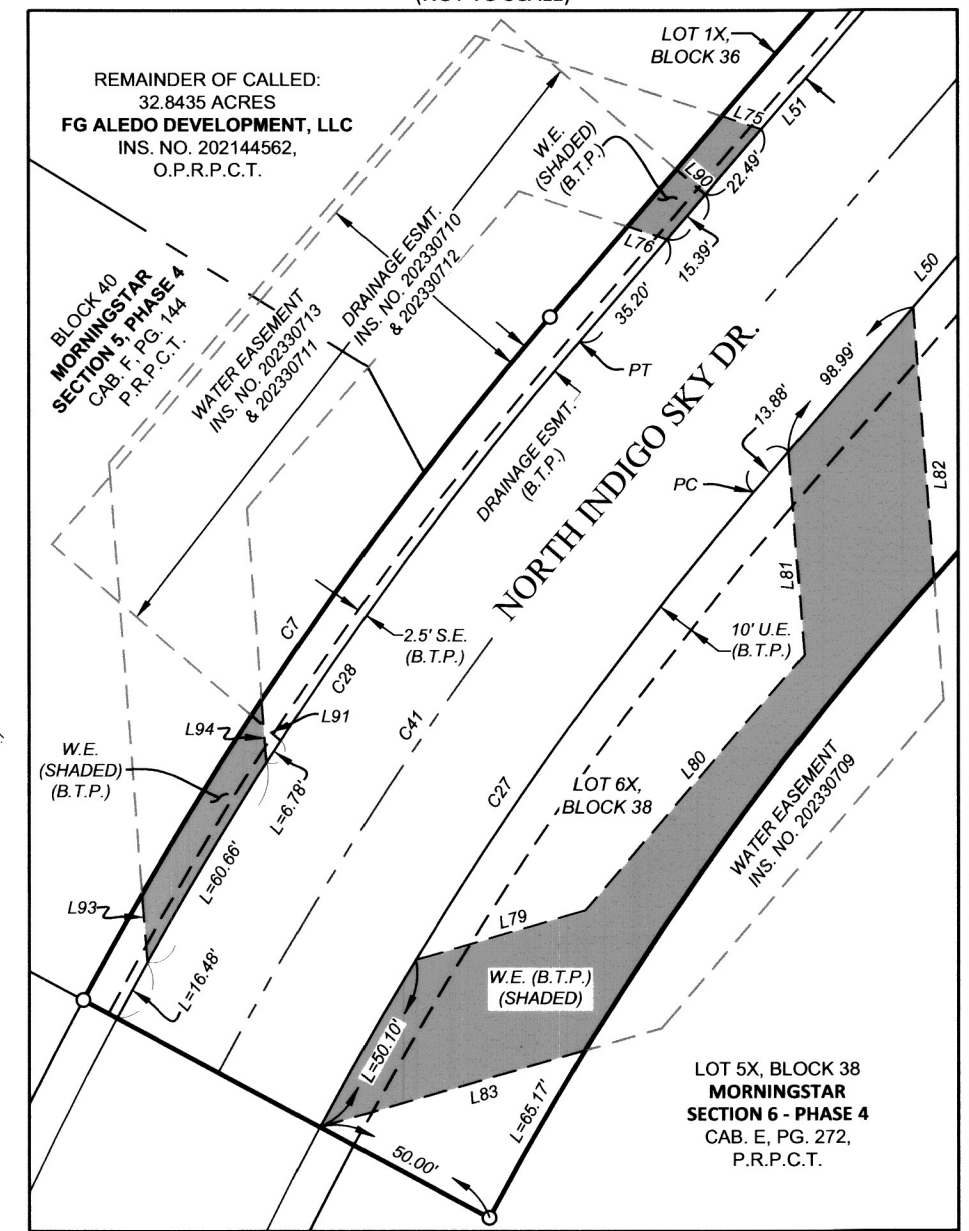
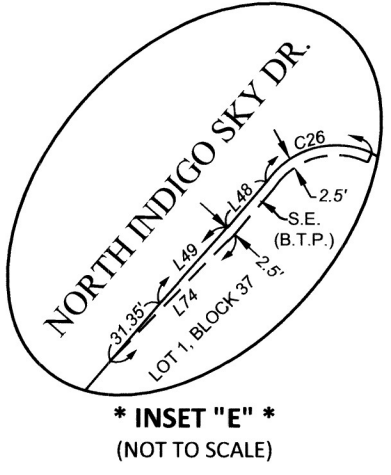
CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	2924.79'	248.61'	N16°33'43"W	248.53'
C2	1849.86'	581.34'	N09°57'28"W	75.57'
C3	617.00'	75.61'	S87°27'06"E	75.97'
C4	983.00'	120.47'	S87°27'06"E	120.39'
C5	1255.00'	497.34'	S79°36'35"E	499.10'
C6	870.00'	189.72'	S34°24'27"W	189.35'
C7	990.00'	215.89'	N34°24'27"E	215.46'
C8	54.25'	48.71'	N14°55'50"E	47.09'
C9	43.50'	45.30'	N40°37'44"W	43.28'
C10	576.50'	78.77'	N66°32'59"W	78.71'
C11	1035.00'	340.84'	N58°49'21"W	339.31'
C12	1135.07'	79.28'	N70°15'28"W	79.26'
C13	1145.00'	374.48'	N81°35'35"W	372.81'
C14	83.00'	77.59'	S62°15'21"W	74.40'
C15	1155.00'	345.78'	S59°40'48"E	78.87'
C16	483.50'	181.39'	S61°51'04"E	180.33'
C17	36.00'	41.94'	N74°01'41"E	39.61'
C18	66.00'	59.30'	S14°54'59"W	57.32'
C19	60.50'	53.55'	S36°10'42"E	51.82'
C20	594.50'	77.47'	S57°48'07"E	77.41'
C21	510.50'	122.34'	S60°56'03"E	122.05'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C22	1045.00'	421.49'	S79°21'17"E	418.64'
C23	1155.00'	459.69'	N79°30'28"W	456.66'
C24	566.50'	184.88'	N58°45'23"W	184.06'
C25	483.50'	96.84'	N55°08'40"W	96.67'
C26	36.00'	49.30'	S79°53'11"W	45.54'
C27	920.00'	200.63'	S34°24'27"W	200.23'
C28	980.00'	213.71'	N34°24'27"E	213.29'
C29	64.25'	57.69'	N14°55'50"E	55.77'
C30	53.50'	55.72'	N40°37'44"W	53.23'
C31	566.50'	184.59'	N61°07'47"W	183.77'
C32	1045.00'	300.24'	N60°01'33"W	299.21'
C33	1145.00'	79.28'	N70°14'25"W	79.26'
C34	1200.00'	475.55'	S79°36'35"E	472.44'
C35	1100.00'	316.04'	S60°01'33"E	314.96'
C36	511.50'	125.40'	S58°49'06"E	125.09'
C37	500.00'	143.96'	S57°35'37"E	143.46'
C38	200.00'	43.52'	S43°06'39"E	43.44'
C39	560.00'	282.40'	S51°19'24"E	279.42'
C40	1100.00'	482.64'	S78°20'24"E	478.78'
C41	950.00'	207.17'	N34°24'27"E	206.76'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N29°21'05"W	81.10'
L2	N18°58'58"W	87.17'
L3	N00°57'45"W	283.96'
L4	N00°57'45"W	205.70'
L5	S45°57'45"E	70.71'
L6	N89°02'15"E	193.00'
L7	N89°02'15"E	99.45'
L8	S68°15'24"E	201.30'
L9	N00°13'12"E	10.75'
L10	N40°39'17"E	85.86'
L11	S49°20'43"E	60.00'
L12	S40°39'17"W	110.00'
L13	S49°20'43"E	105.00'
L14	S83°25'30"E	98.61'
L15	S00°54'35"E	90.37'
L16	N89°05'25"E	125.00'
L17	S00°54'35"E	38.05'
L18	S44°05'25"W	14.14'
L19	S00°54'35"E	120.00'
L20	S89°05'25"W	35.32'
L21	S07°33'00"W	65.30'
L22	S40°39'17"W	191.88'
L23	N61°50'23"W	120.00'
L24	N36°04'51"E	94.05'
L25	N40°39'17"E	23.69'
L26	N10°47'37"W	8.03'
L27	S40°36'43"W	13.92'
L28	N49°23'17"W	64.43'
L29	N21°44'36"E	10.02'
L30	S68°15'24"E	339.48'
L31	N66°44'36"E	14.14'
L32	S23°15'24"E	14.14'
L33	S68°15'24"E	510.00'
L34	N66°44'36"E	14.14'
L35	S23°15'24"E	14.14'
L36	S68°15'24"E	131.90'
L37	S72°35'56"E	64.69'
L38	N40°39'17"E	35.86'
L39	N45°13'43"E	50.16'
L40	N40°39'17"E	38.76'
L41	S40°39'17"W	14.61'
L42	S36°04'51"W	50.16'
L43	S40°39'17"W	22.28'
L44	S10°49'19"E	46.93'
L45	N89°05'25"E	35.32'
L46	S89°05'25"W	35.32'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	N60°52'55"W	43.17'
L48	S40°39'17"W	27.69'
L49	S45°13'43"W	50.62'
L50	S40°39'17"W	392.69'
L51	N40°39'17"E	348.80'
L52	N36°04'51"E	94.01'
L53	N40°39'17"E	23.25'
L54	N10°47'37"W	8.03'
L55	N68°15'24"W	131.90'
L56	S66°44'36"W	14.14'
L57	N23°15'24"W	14.14'
L58	N68°15'24"W	510.00'
L59	S66°44'36"W	14.14'
L60	N23°15'24"W	14.14'
L61	N68°15'24"W	440.00'
L62	S66°44'36"W	14.14'
L63	N23°15'24"W	14.14'
L64	N68°15'24"W	30.78'
L65	S49°20'43"E	37.50'
L66	N89°05'25"E	35.32'
L67	S24°17'36"W	38.97'
L68	N49°23'17"W	10.03'
L69	N49°23'17"W	10.03'
L70	N49°23'17"W	6.51'
L71	S49°20'43"E	10.00'
L72	N45°13'43"E	81.51'
L73	S36°04'51"W	64.72'
L74	S45°13'43"W	81.51'
L75	S71°50'43"E	10.82'
L76	N71°50'43"W	10.82'
L77	N73°44'52"E	46.18'
L78	N40°39'17"E	87.55'
L79	N04°20'43"W	53.03'
L80	N04°20'43"E	70.71'
L81	S73°53'49"W	71.84'
L84	S49°20'43"E	154.47'
L85	N49°20'43"W	137.11'
L86	S07°37'29"W	54.79'
L87	S16°52'18"W	15.39'
L88	N16°52'18"E	13.21'
L89	N07°37'29"E	52.31'
L90	S49°20'43"E	10.00'
L91	N49°20'43"W	10.09'
L92	N45°42'00"E	20.47'
L93	S04°20'43"E	17.93'
L94	S04°20'43"E	16.47'

ACCT. NO: 15282
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MAP NO: M-15



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FG ALEDO DEVELOPMENT, LLC
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OCTOBER ~ 2024 PAGE 2 OF 3

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