

* OWNER'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF PARKER §

WHEREAS FG ALEDO DEVELOPMENT, LLC, is the sole owner of a 17.6684 acre tract of land located in the M.S. Teeter Survey, Parker County, Texas, said 17.6684 acre tract being all of that certain tract of land conveyed to FG ALEDO DEVELOPMENT, LLC, (hereinafter referred to as FG Aledo tract) by deed thereof filed for record in Instrument No. 202235709, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), said 17.6684 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with a cap stamped "MILLER" found on the west property line of a called 737.227 acre tract of land conveyed to FWFW Holdings, Inc., by deed thereof filed for record in Instrument No. 201410303, O.P.R.P.C.T., and being at the northerly end of a corner clip at the intersection of 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) with the north right-of-way line of Gladstone Drive (being a 50 feet wide public right-of-way, as shown on and dedicated by the plat of Morningstar Section 5 - Phase 3, being an Addition to the said County and State, filed for record in Cabinet E, Page 271, Plat Records, Parker County, Texas (P.R.P.C.T.);

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

North 29°21'05" West, at a distance of 33.30 feet passing a 1/2" iron rod with a cap stamped "MILLER" found at the west lot corner of Lot 3X, Block 40 of said Morningstar Section 5, Phase 3, and continuing in all a total distance of 81.10 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found (hereinafter referred to as an iron rod found) 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

North 18°58'58" West, at a distance of 441.38 feet passing an iron rod found at the most westerly northwest corner of Morningstar Section 5 - Phase 4, being an addition to the said City and State, according to the plat thereof filed for record in Cabinet F, Page 144, P.R.P.C.T., and continuing in all a total distance of 877.17 feet to a Texas Department of Transportation aluminum monument found at the beginning of a curve to the right having a radius of 1,849.86 feet;

With said curve to the right, an arc length of 581.34 feet, and across a chord which bears North 09°57'28" West, a chord length of 578.96 feet to an iron rod

North 00°57'45" West, 283.96 feet to an iron rod found at the most westerly southwest property corner of the said FG Aledo tract, and being at the POINT OF BEGINNING of the herein described tract of land;

THENCE North 00°57'45" West, along the west property line of the said FG Aledo tract and along the said right-of-way line, 205.70 feet to a 5/8 inch iron rod found;

THENCE departing the said west property line and the said east right-of-way line, along the northerly and easterly property lines of the said FG Aledo tract the following courses and distances

South 45°57'45" East, 70.71 feet to an iron rod found:

North 89°02'15" East, 193.00 feet to an iron rod found at the beginning of a curve to the right having a radius of 617.00 feet

With said curve to the right, an arc length of 75.61 feet, and across a chord which bears South 87°27'06" East, a chord length of 75.57 feet to an iron rod found at the beginning of a tangent curve to the left having a radius of 983.00 feet;

With said curve to the left, an arc length of 120.47 feet, and across a chord which bears South 87°27'06" East, a chord length of 120.39 feet to an iron rod

North 89°02'15" East, 99.45 feet to an iron rod found at the beginning of a curve to the right having a radius of 1,255.00 feet;

With said curve to the right, an arc length of 497.34 feet, and across a chord which bears South 79°36'35" East, a chord length of 494.10 feet to an iron rod

South 68°15'24" East, 201.30 feet to an iron rod found:

North 00°13'12" East, 10.75 feet to an iron rod found:

South 68°15'24" East, 1,533.51 feet to an iron rod found:

South 82°34'23" East, 259.74 feet to an iron rod found;

North 40°39'17" East, 85.86 feet to an iron rod found; South 49°20'43" East, 60.00 feet to an iron rod found:

South 40°39'17" West, 110.00 feet to an iron rod found;

South 49°20'43" East, 105.00 feet to an iron rod found:

South 22°40'01" East, 211.46 feet to an iron rod found;

South 83°25'30" East, 98.61 feet to an iron rod found;

North 83°32'27" East, 221.98 feet to an iron rod found;

South 00°54'35" East, 90.37 feet to an iron rod found;

North 89°05'25" East, 125.00 feet to an iron rod found;

FILED AND RECORDED

10/25/2024 12:49 PM Fee: 120.00 Lila Deakle, County Clerk <u>Park</u>er County, TX

South 00°54'35" East, 38.05 feet to an iron rod found; South 44°05'25" West 14 14 feet to an iron rod found:

South 00°54'35" East, 120.00 feet to an iron rod found; South 89°05'25" West, 35.32 feet to an iron rod found;

South 07°33'00" West, 65.30 feet to an iron rod found at a southeast property corner of the said FG Aledo tract, same being the most northerly northeast lot corner of Lot 4X, Block 53, Morningstar Section 6, Phase 3, being an Addition to the said County and State according to the plat thereof filed for record in Cabinet E, Page 148, P.R.P.C.T.;

THENCE North 80°23'44" West, along a south property line of the said FG Aledo tract and along the north lot line of said Lot 4X, at a distance of 133.02 feet passing the northwest lot corner of said Lot 4X, same being the northeast lot corner of Lot 5X, Block 38, Morningstar Section 6, Phase 4, being an Addition to the said County and State, according to the plat thereof filed for record in Cabinet E, Page 272, P.R.P.C.T., and continuing along the said south property line and along the northerly lot lines of said Lot 5X, in all a total distance of 489.45 feet to an iron rod found at a north lot corner of said Lot 5X;

THENCE continuing along the said south property line and along the said northerly lot lines of Lot 5X the following courses and distances:

South 89°49'35" West, 423.81 feet to an iron rod found:

South 40°39'17" West, 191.88 feet to an iron rod found at the beginning of a curve to the left having a radius of 870.00 feet;

With said curve to the left, an arc length of 189.72 feet, and across a chord which bears South 34°24'27" West, a chord length of 189.35 feet to an iron rod

North 61°50'23" West, at a distance of 40.00 feet passing a north lot corner of said Lot 5X, same being the most easterly northeast corner of aforesaid Morningstar Section 5 - Phase 3, and continuing along a northeast line of said Morningstar Section 5 - Phase 3, in all a total distance of 120.00 feet to an iron rod found at a north corner of said Morningstar Section 5 - Phase 3, same being the most southerly west property corner of the said FG Aledo tract, and being at the beginning of a non-tangent curve to the right having a radius of 990.00 feet;

THENCE along the westerly and southerly property lines of the said FG Aledo tract the following courses and distances:

With said curve to the right, an arc length of 215.89 feet, and across a chord which bears North 34°24'27" East, a chord length of 215.46 to an iron rod found;

North 40°39'17" East, 348.40 feet to an iron rod found:

North 36°04'51" East, 94.05 feet to an iron rod found

North 40°39'17" East, 23.69 feet to an iron rod found at the beginning of a curve to the left having a radius of 54.25 feet;

With said curve to the left, an arc length of 48.71 feet, and across a chord which bears North 14°55'50" East, a chord length of 47.09 feet to an iron rod found;

North 10°47'37" West, 8.03 feet to an iron rod found at the beginning of a curve to the left having a radius of 43.50 feet;

With said curve to the left, an arc length of 45.30 feet, and across a chord which bears North 40°37'44" West, a chord length of 43.28 feet to an iron rod found at the beginning of a curve to the right having a radius of 576.50 feet:

With said curve to the right, an arc length of 78.77 feet, and across a chord which bears North 66°32'59" West, a chord length of 78.71 feet to an iron rod

South 40°36'43" West, 13.92 feet to an iron rod found:

North 49°23'17" West, 64.43 feet to an iron rod found at the beginning of a curve to the left having a radius of 1,035.00 feet;

With said curve to the left, an arc length of 340.84 feet, and across a chord which bears North 58°49'21" West, a chord length of 339.31 feet to an iron

North 68°15'24" West, 1,322.69 feet to an iron rod found at the beginning of a curve to the left having a radius of 1,135.07 feet;

North 21°44'36" East, 10.02 feet to an iron rod set at the beginning of a non-tangent curve to the left having a radius of 1,145.00 feet;

With said curve to the left, an arc length of 79.28 feet, and across a chord which bears North 70°15′28" West, a chord length of 79.26 feet to an iron rod

With said curve to the left, an arc length of 374.48 feet, and across a chord which bears North 81°35'35" West, a chord length of 372.81 feet to an iron

South 89°02'15" West, 471.27 feet to an iron rod set at the beginning of a curve to the left having a radius of 83.00 feet;

The herein above described tract of land contains a computed area of 17.6684 acres (769,637 square feet) of land, more or less.

With said curve to the left, an arc length of 77.59 feet, and across a chord which bears South 62°15'21" West, a chord length of 74.80 feet to the POINT

TO BE KNOWN AS

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

An Addition to the Morningstar Ranch Municipal Utility District No. 1 & Morningstar Ranch Municipal Utility District No. 2 of Parker County, Texas and do hereby dedicate to the Morningstar Ranch Municipal Utility District No. 1 and Morningstar Ranch Municipal Utility District No. 2 of Parker County forever the easements and rights-of-way as

FG ALEDO DEVELOPMENT, LLC

STATE OF TEXAS §

COUNTY OF TARRANT §

ACCT. NO: 15282 SCH. DIST: AL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 24 day of October, 2024.



RYAN MARQUIS HENDERSON Notary Public, State of Texas Comm. Expires 12-09-2026 Notary ID 13409912-5

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.

Texas Registration No. 5922





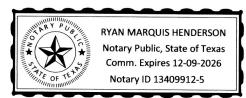
10/24/2024

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 day of other, 2024.



ENGINEER:



BEDFORD, TEXAS 76022 (817)284-1175 LOCAL (817)589-2900 METRO (817)589-0990 FAX ATTN: TIM WELCH

SURVEYOR:



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039 (817) 685-8448 WWW.SPOONERSURVEYORS.COM

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 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.

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.

Pressure Reducing Valves (P.R.V.)

Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

Water/Sewer Extensions:

* GENERAL NOTES * The bearings shown hereon are based on the found monumentation

of Morningstar, as shown on the Correction Plat thereof filed for

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

record in Cabinet E, Page 271, Plat Records, Parker County, Texas. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, 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), as shown on Map No. 48367C0325E; map revised September 26, 2008, for Parker County and incorporated areas. 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, nants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner &
- 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 created by this
- 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.
- 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 permit.

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

DEVELOPMENT TABLE

WESTPOINT BOULEVARD

TOTAL ROW DEDICATION (11.2359 ACRES - 489,436 SQ. FT.)

PRELIMINARY PLAT CASE NO. PP-013-046

FINAL PLAT CASE NO. FP-24-098

CITY PLAN COMMISSION

CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90)

HOA LOT TOTAL AREA (5.1843 ACRES - 225,828 SQ. FT.)

COMMERCIAL LOT AREA: (1.2482 ACRES - 54,373 SQ. FT.)

• TOTAL AREA (17.6684 ACRES - 769,637 SQ. FT.)

NUMBER OF OPEN SPACE: (10 LOTS)

NUMBER OF COMMERCIAL: (1 LOT)

DAYS AFTER DATE OF APPROVAL.

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 3 OF 3



OWNER/APPLICANT

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

1308 NORWOOD DRIVE, SUITE 200

TBPLS FIRM NO. 10054900 ~ S&A 20039.WP 10/23/2024 THIS PLAT RECORDED IN DOCUMENT NUMBER 202427920 DATE