

* OWNER'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF PARKER §

WHEREAS FG ALEDO DEVELOPMENT, LLC, is the sole owner of a 22.7153 acre tract of land located in the M.S. Teter Survey, Abstract No. 2070, Parker County, Texas, said 22.7153 acre tract being a portion of a called 32.8435 acre tract of land conveyed to FG ALEDO DEVELOPMENT, LLC, by deed thereof filed for record in Instrument No. 202144562, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), said 22.7153 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the east lot corner of Lot 5X, Block 40, Morningstar Section 5 Phase 4, being an Addition to Parker County, Texas, according to the plat thereof filed for record in Cabinet F, Slide 144, Plat Records, Parker County, Texas, same being a south property corner of the said 32.8435 acre tract, said commencing point being at the beginning of a curve to the right having a radius of 990.00 feet;

THENCE along a southeast property line of the said 32.8435 acre tract, with said curve to the right, an arc length of 52.18 feet, and across a chord which bears North 39°08'41", a chord length of 52.18 feet;

THENCE North 40°39'17" East, continuing along the said southeast property line, 108.92 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 POINT OF BEGINNING of the herein described tract of land;

THENCE departing the said southeast property line, over and across the said 32.8435 acre tract the following courses and distances;

North 54°10'28" West, 448.78 feet to an iron rod set;

North 85°41'47" West, 991.71 feet to an iron rod set;

South 89°29'59" West, 308.34 feet to an iron rod set;

North 00°30'13" West, at a distance of 50.00 feet passing an interior northwest property corner of the said 32.8435 acre tract, and continuing along a west property line of the said 32.8435 acre tract, 405.75 feet to an iron rod set at a west property corner of the said 32.8435 acre tract;

THENCE along the northwest, northeast, and southeast property lines of the said 32.8435 acre tract the following courses and distances:

North 21°44'36" East, 405.74 feet to an iron rod set at the beginning of a non-tangent curve to the right having a radius of 1,135.07 feet;

With said curve to the right, an arc length of 79.28 feet and across a chord which bears South 70°15'28" East, a chord length of 79.26 feet;

South 68°15'24" East, 1,322.69 feet to the beginning of a curve to the right having a radius of 1,035.00 feet;

Along said curve to the right, an arc length of 340.84 feet and across a chord which bears South 58°49'21" East, a chord length of 339.31 feet;

South 49°23'17" East, 64.43 feet;

North 40°36'43" East, 13.92 feet to the beginning of a non-tangent curve to the left having a radius of 576.50 feet;

Along said curve to the left, an arc length of 78.77 feet and across a chord which bears South 66°32'59" East, a chord length of 78.71 feet to the beginning of a curve to the right having a radius of 43.50 feet;

Along said curve to the right, an arc length of 45.30 feet and across a chord which bears South 40°37'44" East, a chord length of 43.28 feet;

South 10°47'37" East, 8.03 feet to the beginning of a curve to the right having a radius of 54.25 feet;

Along said curve to the right, an arc length of 48.71 feet and across a chord which bears South 14°55'50" West, a chord length of 47.09 feet;

South 40°39'17" West, 23.69 feet;

South 36°04'51" West, 94.05 feet;

South 40°39'17" West, 239.48 feet to the POINT OF BEGINNING.

The herein above described tract of land contains a computed area of 22.7153 acres (989,480 square feet) of land, more or less.

* 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.
- 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, 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 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.
- All distances shown along curves are arc lengths.
- All building setback lines established by this plat are 20' wide unless otherwise noted.
- 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.

TO BE KNOWN AS

LOT 2X & LOT 3X, LOTS 1-39, BLOCK 32; LOTS 1-26, BLOCK 33; LOTS 1-9, BLOCK 34; LOTS 1-10, BLOCK 35; and LOTS 1-10, BLOCK 36,

MORNINGSTAR

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

Executed this the 31 day of OCT, 2024.

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 31 day of October, 2024.

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.
Texas Registration No. 5922

10/31/24

Date

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 31 day of October, 2024.

Notary Public, State of Texas

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	990.00	52.18'	N39°08'41"E	52.18'
C2	1,135.07	79.28'	S70°15'28"E	79.26'
C3	1,035.00	340.84'	S58°49'21"E	339.31'
C4	576.50	78.77'	S66°32'59"E	78.71'
C5	43.50	45.30'	S40°37'44"E	43.28'
C6	54.25	48.71'	S14°55'50"W	47.09'
C7	915.00	301.33'	S58°49'21"E	299.97'
C8	30.50	36.06'	S83°15'21"E	33.99'
C9	50.00	216.19'	S06°44'39"W	83.03'
C10	865.00	284.86'	N58°49'21"W	283.58'
C11	30.50	15.64'	S07°03'07"W	15.47'
C12	50.00	129.82'	S66°44'36"W	96.31'
C13	30.50	15.64'	N53°33'56"W	15.47'
C14	500.00	194.14'	N79°22'49"W	192.92'
C15	30.50	16.44'	S74°03'06"W	16.24'
C16	50.00	129.45'	N47°13'20"W	96.21'
C17	30.50	16.10'	N11°49'33"E	15.91'
C18	550.00	240.37'	N09°13'24"E	238.46'
C19	25.00	39.27'	S66°44'36"W	35.36'
C20	550.00	213.56'	N79°22'49"W	212.22'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C21	25.00	37.74'	N47°15'10"W	34.26'
C22	500.00	224.66'	N08°52'15"E	222.78'
C23	525.00	235.90'	S08°52'16"W	233.92'
C24	50.00	75.49'	S47°15'09"E	68.52'
C25	525.00	203.85'	S79°22'49"E	202.57'
C26	50.00	78.54'	N66°44'36"E	70.71'
C27	890.00	293.09'	S58°49'21"E	291.77'
C28	122.50	96.21'	S50°31'26"E	93.76'
C29	77.50	60.87'	N50°31'26"W	59.32'

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

OWNER/APPLICANT

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

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 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:

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

LOT SPECS

- 70-FOOT: LOTS 1-5, BLOCK 33
- 80-FOOT: LOTS 1 & 10, BLOCK 35; LOT 1, BLOCK 36
- 50-FOOT: LOTS 1-39, BLOCK 32; LOTS 6-14 & 16-26, BLOCK 33; LOTS 1-9, BLOCK 34; LOTS 2-9, BLOCK 35, LOTS 2-10, BLOCK 36

DEVELOPMENT TABLE
SECTION 3 ~ PHASE 1

- TOTAL AREA (22.7153 ACRES - 989,480 SQ. FT.)
- NUMBER OF RESIDENTIAL LOTS (94 LOTS)
- NUMBER OF OPEN SPACE: (2 LOTS)
- SMALLEST RESIDENTIAL LOT (5,937 SQ. FT.)
- TOTAL ROW DEDICATION (4.0905 ACRES - 178,184 SQ. FT.)
- HOA LOT TOTAL AREA (4.5115 ACRES - 196,523 SQ. FT.)
- DENSITY 4.23 LOTS PER ACRE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N40°39'17"E	108.92'
L2	S49°23'17"E	64.43'
L3	N40°36'43"E	13.92'
L4	S10°47'37"E	8.03'
L5	S40°39'17"W	23.69'
L6	S36°04'51"W	94.05'
L7	S21°44'36"W	110.00'
L8	S23°15'24"E	14.14'
L9	N66°44'36"E	14.14'
L10	N21°44'36"E	110.00'
L11	S21°44'36"W	110.00'
L12	S23°15'24"E	14.14'
L13	N66°44'36"E	14.14'
L14	N21°44'36"E	110.00'
L15	S21°44'36"W	110.00'
L16	S23°15'24"E	14.14'
L17	S68°15'24"E	131.90'
L18	S49°23'17"E	53.50'
L19	N49°23'17"W	127.99'
L20	S66°44'36"W	14.14'
L21	S23°15'24"E	14.14'
L22	N21°44'36"E	96.78'
L23	N66°44'36"E	14.14'
L24	S66°17'41"E	98.06'
L25	S59°04'13"E	97.32'
L26	S51°43'41"E	97.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L27	N02°23'24"W	20.00'
L28	N89°29'47"E	146.05'
L29	N21°44'36"E	240.00'
L30	S49°23'17"E	127.99'
L31	N40°36'43"E	25.00'
L32	S21°44'36"W	145.00'
L33	S21°44'36"W	145.00'
L34	S73°01'26"E	4.53'
L35	N16°58'34"E	4.25'
L36	S73°01'26"E	5.50'
L37	N16°58'34"E	10.75'
L38	S73°01'26"E	52.56'
L39	S28°01'26"E	62.55'
L40	N28°01'26"W	34.08'
L41	N73°01'26"W	52.56'
L42	N16°58'34"E	10.75'
L43	N73°01'26"W	5.50'
L44	N16°58'34"E	4.25'
L45	N73°01'26"W	4.53'
L46	S49°23'17"E	13.29'
L47	S40°36'43"W	15.00'
L48	N49°23'17"W	9.90'
L49	S49°23'17"E	40.67'
L50	S40°39'17"W	25.00'
L51	N49°23'17"W	57.85'
L52	S49°20'43"E	40.66'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202428680
11/01/2024 02:23 PM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

PRELIMINARY PLAT CASE NO. PP-013-046
FINAL PLAT CASE NO. FP-24-084



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 10-31-24

BY: Donald R. Brown CHAIRMAN

BY: Derek R. Huff SECRETARY

FINAL PLAT OF
LOT 2X & LOT 3X, LOTS 1-39, BLOCK 32
LOTS 1-26, BLOCK 33; LOTS 1-9, BLOCK 34
LOTS 1-10, BLOCK 35; LOTS 1-10, BLOCK 36

MORNINGSTAR

BEING A 22.7153 ACRE TRACT OF LAND
LOCATED IN THE M.S. TETER SURVEY,
ABSTRACT NO. 2070,
PARKER COUNTY, TEXAS
SECTION 3 ~ PHASE 1
94 RESIDENTIAL LOTS
2 COMMON OPEN SPACE LOTS
22.7153 ACRES
OCTOBER ~ 2024

ENGINEER:
WET

SURVEYOR:
G-006
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 20039.31 10/31/2024

THIS PLAT RECORDED IN DOCUMENT NUMBER DATE