

DEVELOPMENT TABLE

Total Acreage	-	26.160 Acres
Total number of residential lots	-	91
Smallest residential lot	-	7,500 SF
Total ROW dedication	-	233,699 SF (5.37 Ac)
HOA Lot total area	-	137,411 SF (3.15 Ac)
Density	-	3.48 lots per acre

ABBREVIATIONS:

U.E. = Utility Easement
 D.R.P.C.T. = Deed Records of Parker County, Texas
 PHOA-DOS = Private Home Owners Association/Developer
 Open Space

L-1	N 49°17'48"E	14.14'
L-2	S 49°42'12"E	14.14'
L-3	N 62°56'03"E	14.52'
L-4	S 27°12'51"E	13.71'
L-5	N 58°30'29"E	14.77'
L-6	S 29°16'31"E	13.96'
L-7	N 51°50'12"E	14.47'
L-8	S 37°18'36"E	14.02'

Curve	Length	Radius	Con. Angle	Chord
C-1	281.06	1115.00'	14°26'34"	S 87°38'55"E 280.32'
C-2	92.36	550.00'	09°37'18"	S 75°26'59"E 92.25'
C-3	57.58	500.00'	06°35'55"	S 16°11'34"W 57.55'
C-4	93.86	815.00'	06°35'55"	N 73°48'26"W 93.81'
C-5	250.30	815.00'	17°35'48"	N 85°54'18"W 249.32'
C-6	37.10	50.00'	42°30'34"	N 21°31'56"E 36.25'
C-7	37.10	50.00'	42°30'34"	N 64°02'31"E 36.25'
C-8	44.90	50.00'	51°27'05"	S 68°58'40"E 43.41'
C-9	44.90	50.00'	51°27'05"	S 17°31'25"E 43.41'
C-10	39.37	50.00'	45°06'57"	S 22°16'50"E 38.36'
C-11	39.37	50.00'	45°06'57"	S 67°23'47"E 38.36'
C-12	217.36	1990.00'	06°15'30"	S 86°49'31"E 217.25'
C-13	65.83	1990.00'	01°53'44"	S 82°44'54"E 65.83'

OWNER/APPLICANT
 Wilbur-Morningstar Development Corporation
 4131 N. Central Expressway
 Suite 990, LB 13
 Dallas, TX 75204
 Jennifer Rabon
 972.865.1343

Blk 79, 80, 81, 82, 88, 89, 90 MUDZ
Blk 84, 85, 86 MUD1



"0" at corners indicates a 1/2" MILLER 5665 capped steel rod set.

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.



MILLER
 Surveying, Inc.
 Commercial • Residential • Municipal
 430 Mid Cities Blvd. 817-577-1052
 Hurst, Texas 76054 TXLSF No. 10100400
 MillerSurvey.net

15282

The Final Plat of
 Lots 8 thru 13, Block 79; Lots 1 thru 17, Block 80; Lots 8 thru 14, Block 81; Lots 1 thru 10, Block 82; Lots 1 thru 7 and Lot 8X, Block 84; Lots 1 thru 15, Block 85; Lots 1 thru 20 and Lot IX, Block 86; Lot I, Block 88; Lots 1 & 16, Block 89; and Lots 21 thru 26, Block 90

MORNINGSTAR

An Addition to
 PARKER COUNTY, TEXAS
 Consisting of 93 lots and being 26.160 acres of land out of the
 P. J. McClary Survey, Abstract No. 907
 Prepared in June 2016

SHEET ONE OF TWO

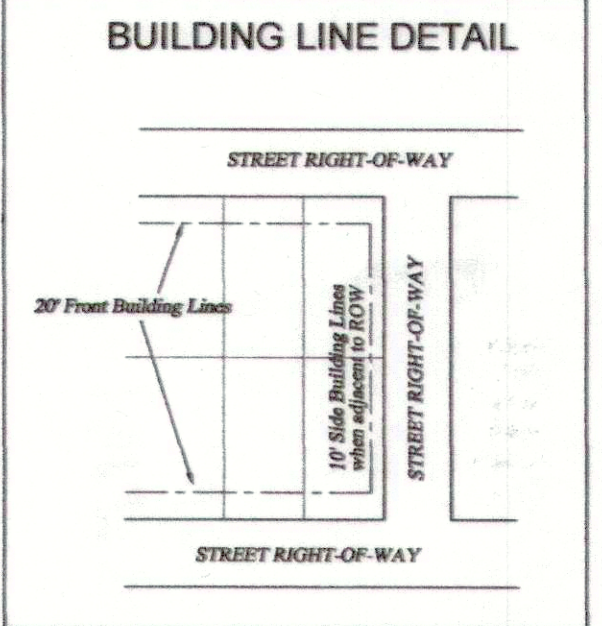
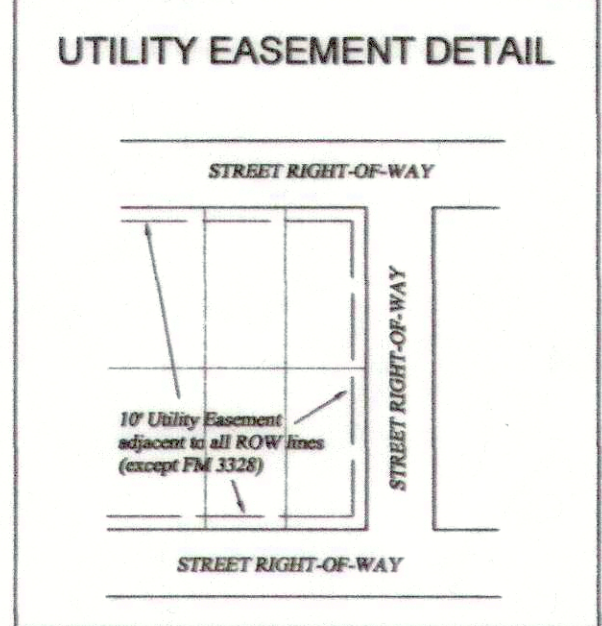
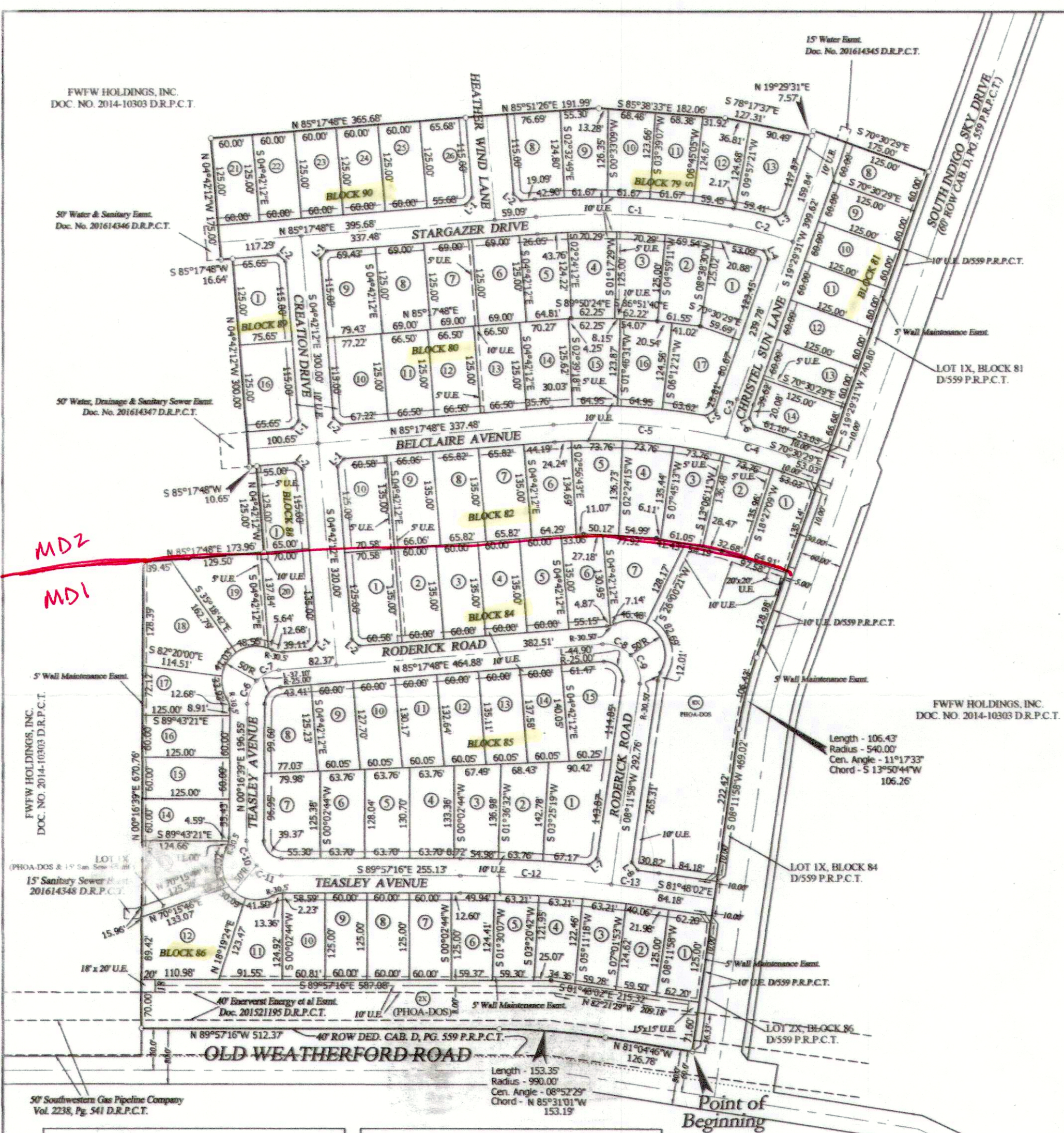
Phase 1, Section 7
 City Case No. FP-14-087
 (Preliminary plat case no. PP-03-046)
 Job No. 13121 • Plat File 13121 Sec

D579

This plat filed as Document No. _____

in the Plat Records of Parker County, Texas

20907.001.005.00



CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN
 MARKET (M) DAYS AFTER DATE OF APPROVAL.
 PLAT APPROVAL DATE: *7/29/2016*
Donald R. Brown
 CHAIRMAN
Mary Elliott
 SECRETARY

FWW HOLDINGS, INC.
 DOC. NO. 2014-10303 D.R.P.C.T.

50' Water & Sanitary Eas.
 Doc. No. 201614346 D.R.P.C.T.

50' Water, Drainage & Sanitary Sewer Eas.
 Doc. No. 201614347 D.R.P.C.T.

FWW HOLDINGS, INC.
 DOC. NO. 2014-10303 D.R.P.C.T.

PHOA-DOS & 15' Sanitary Sewer Eas.
 201614348 D.R.P.C.T.

40' Intersect Energy et al Eas.
 Doc. 201521195 D.R.P.C.T.

50' Southwestern Gas Pipeline Company
 Vol. 2238, Pg. 541 D.R.P.C.T.

FWW HOLDINGS, INC.
 DOC. NO. 2014-10303 D.R.P.C.T.

Point of Beginning