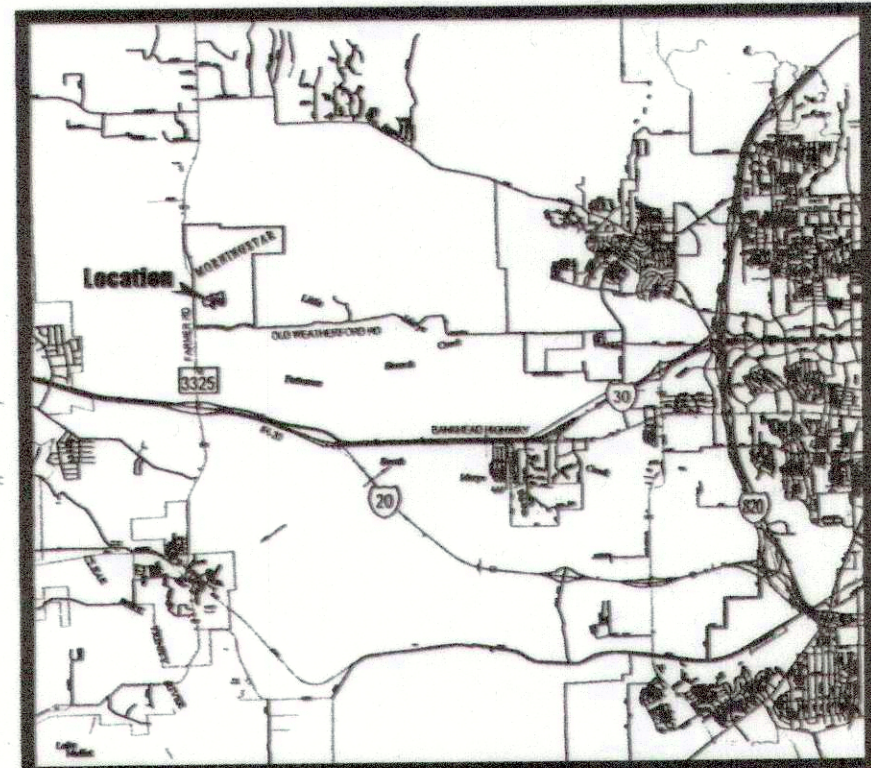


FWF HOLDINGS, INC.
DOC. NO. 2014-10303 D.R.P.C.T.



Curve	Length	Radius	Cent. Angle	Chord
C-1	7.07	775.00	00°31'22"	S 04°17'34"W 7.07
C-2	180.00	960.00	10°44'35"	S 09°59'33"W 179.74
C-3	20.07	960.00	01°11'51"	S 18°53'35"W 20.06
C-4	606.87	1735.00	20°02'27"	S 84°40'59"E 603.78
C-5	17.68	800.00	01°15'57"	S 74°01'46"E 17.68
C-6	75.93	800.00	05°28'16"	S 70°40'40"E 75.93
C-7	48.42	525.00	05°17'04"	N 16°50'59"E 48.40
C-8	134.79	800.00	09°39'12"	N 09°22'51"E 134.63

L-1	N 19°29'31"E	20.78
L-2	N 40°17'48"E	14.14
L-3	S 49°42'12"E	14.14
L-4	N 59°21'33"E	14.00
L-5	S 30°25'33"E	14.23
L-6	N 61°33'17"E	13.59
L-7	S 28°42'46"E	14.71

PUBLIC STREETS DEDICATED BY THIS PLAT:
HEATHER WIND (825 ft)
CHIPWOOD DRIVE (841 ft)
CHRISTEL SUN LANE (325 ft)

DEVELOPMENT TABLE

Total Acreage	6,850 Acres
Total number of residential lots	25 Residential
Smallest residential lot	6,973 SF
Total ROW Dedication	93,508 SF (2.147 Ac)
HOA Lot total area	N/A
Density	3.64 lots per acre

ABBREVIATIONS:
U.E. = Utility Easement
D.R.P.C.T. = Deed Records of Parker County, Texas
W.W.M.E. = Wall and Wall Maintenance Easement
P.H.O.A.-D.O.S. = Private Home Owners Association/Developer Open Space

AGET. NO.: 15232
SCH. DIST.: AL
CITY: M-23
MAP NO.: 11-23

All MUD2

12/18/16
p.1/2/4

The Final Plat of
Lots 8 thru 9, Block 75; Lots 11 thru 22, Block 77; Lots 1 thru 9,
Block 78; and Lots 1 and 2, Block 81,
MORNINGSTAR
An addition to Parker County, Texas
Consisting of 25 lots and being 6,850 acres of land out of the
P. J. McClary Survey, Abstract No. 907
PARKER COUNTY, TEXAS
Prepared in June 2016



Fire
7-29-16

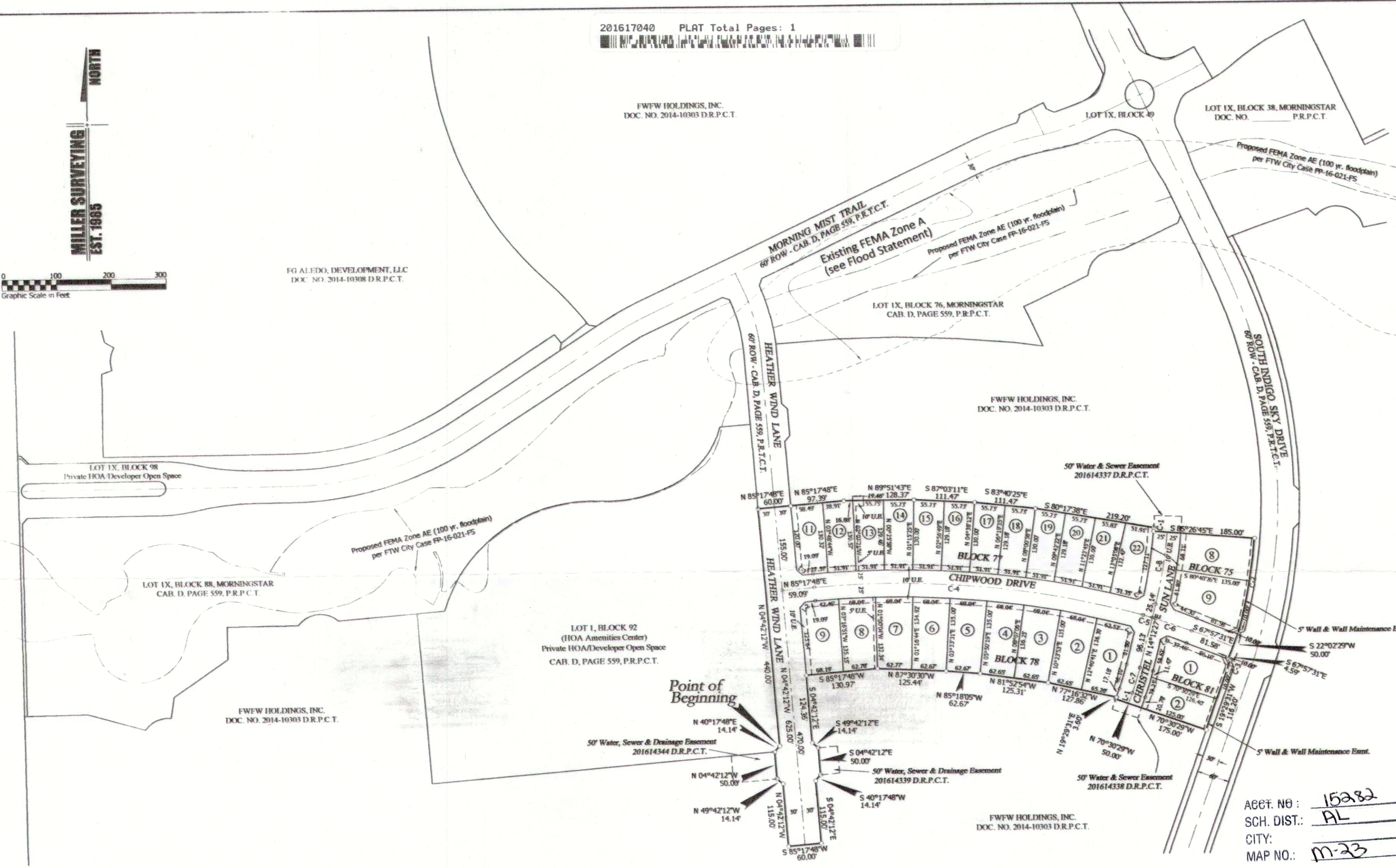
SHEET ONE OF TWO

Phase 2, Section 10
City Case No. PP-15-079
(Preliminary plat case no. PP-013-046)
Job No. 13121 • Plot File 13121 Sec 10-2



FG ALEDO, DEVELOPMENT, LLC
DOC. NO. 2014-10308 D.R.P.C.T.

FARMER ROAD
F. M. ROAD 3325 - 120' ROW



Point of Beginning

50' Water, Sewer & Drainage Easement
201614344 D.R.P.C.T.

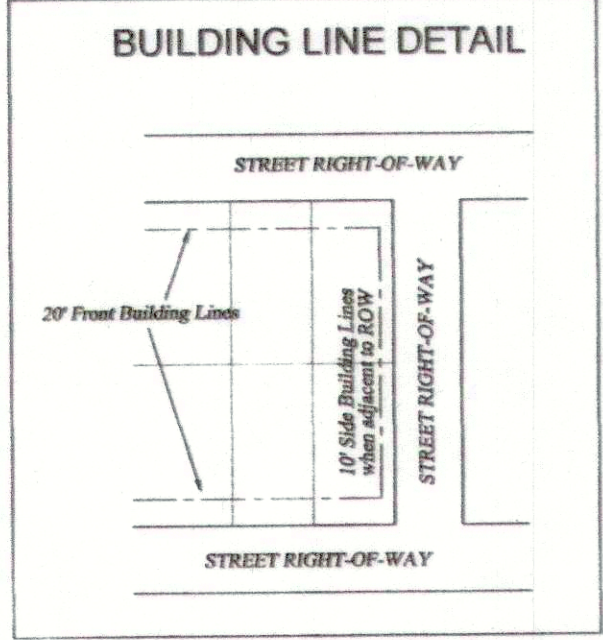
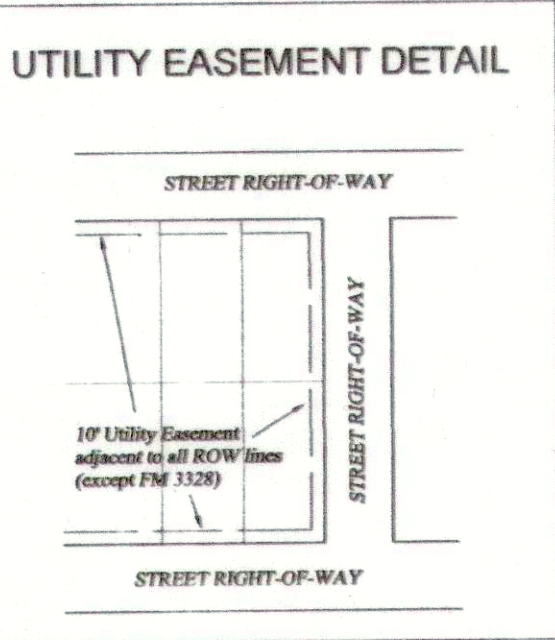
MILLER
Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TOLSON No. 1010400
MillerSurvey.net



"s" 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.

Jason B. Rawlings Date 7-28-16
R.P. L. S. 5665



D-580

This plat filed as Document No. _____ In the Plat Records of Parker County, Texas

20907.001.004.00