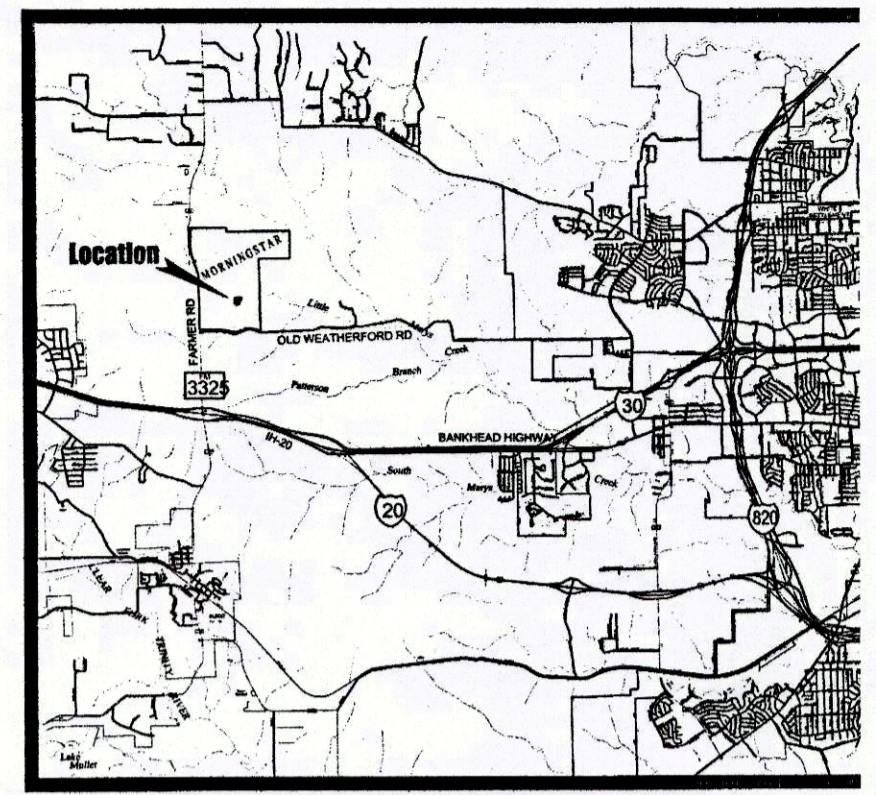
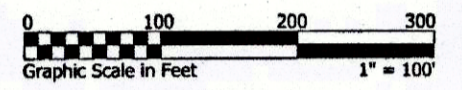


WILBOW-MORNINGSTAR DEVELOPMENT CORPORATION
INST. NO. 2015-26673 D.R.P.C.T.



MILLER SURVEYING
EST. 1985



DEVELOPMENT TABLE

Total Acreage	17.634 Acres
Total number of residential lots	91
Smallest residential lot	6,000 SF
Total ROW Dedication	165,562 (3,801 Ac.)
HOA Lot total area (3 Lots)	32,176 SF (0.739 Ac.)
Density	5.22 lots per acre

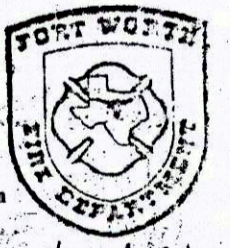
ABBREVIATIONS:

- U.E. = Utility Easement
- B.L. = Building Line
- W.W.M.E. = Wall & Wall Maintenance Easement
- D.R.P.C.T. = Deed Records of Parker County, Texas
- PHOA-DOMOS = Private HOA/Developer Owned and Maintained Open Space
- MFF = Minimum Finished Floor Elevation

"o" at corners indicates a 1/2" MILLER 5665" capped steel rod set.
"•" at corners indicates a 1/2" MILLER 5665" capped steel rod found.

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

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



J. B. Rawlings
11-05-2018

The Final Plat of
Lots 18 thru 32, Block 65; Lots 2 thru 31, Block 66; Lots 2 thru 25, Block 67; Lot 1X
and Lot 2X and Lots 9 thru 14, Block 68; and Lots 1X and 14 thru 29, Block 69

MORNINGSTAR

An Addition to
PARKER COUNTY, TEXAS
Consisting of 92 lots and being 17.634 total acres of land out of the
P. J. McClary Survey, Abstract No. 907
Prepared in September 2016

SHEET ONE OF TWO

20907.001.006.00

Phase 2, Sec
City Case No. FP-1
(Preliminary plat case no. PP-013
Job No. 13121 • Plat File 13121 Sec

FLOOD STATEMENT: The existing flood area (Zone A) shown hereon is based on scaling the surveyed tract onto the FEMA Flood Insurance Rate Map No. 48367C0450E (Rev. 9-26-08). Other than the flood areas shown hereon, no part of said tract lies within the FEMA designated 100 year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

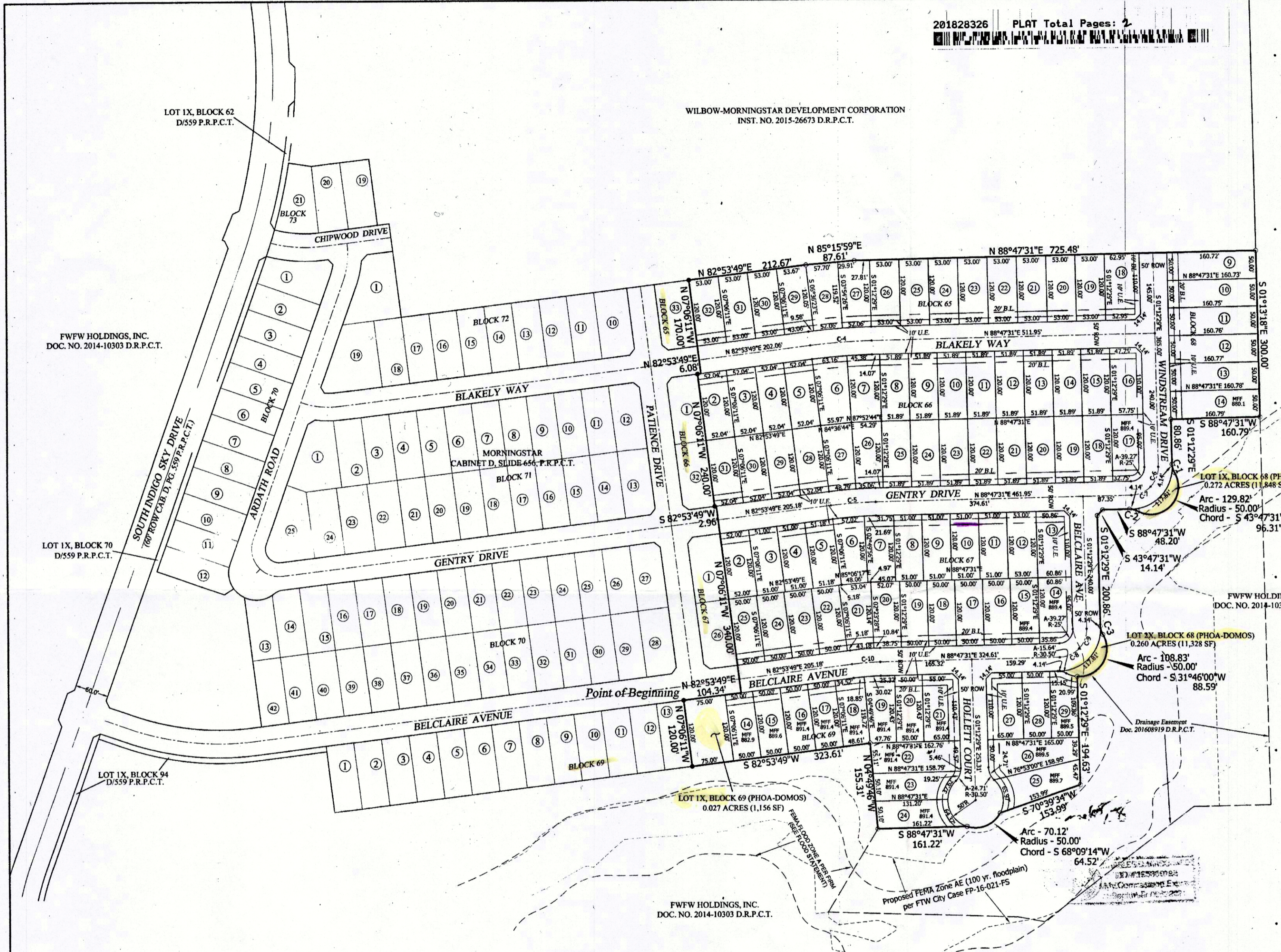
Curve	Arc	Radius	Chord
C-1	15.64'	30.50'	S 15°53'58"E 15.47'
C-2	15.64'	30.50'	N 76°31'00"W 15.47'
C-3	15.64'	30.50'	S 15°53'58"E 15.47'
C-4	111.12'	1080.00'	N 85°50'40"E 111.07'
C-5	81.28'	790.00'	N 85°50'40"E 81.24'
C-6	39.27'	50.00'	S 21°17'31"W 38.27'
C-7	39.27'	50.00'	S 66°17'31"W 38.27'
C-8	39.27'	50.00'	S 21°17'31"W 38.27'
C-9	39.27'	50.00'	S 66°17'31"W 38.27'
C-10	51.44'	500.00'	S 85°50'40"W 51.42'

E 179

MILLER
Surveying, Inc.



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



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

LOT 1X, BLOCK 70
D/559 P.R.P.C.T.

LOT 1X, BLOCK 94
D/559 P.R.P.C.T.

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

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

Drainage Easement
Doc. 20160819 D.R.P.C.T.

Proposed FEMA Zone AE (100 yr. floodplain)
per FTW City Case FP-16-021-FS