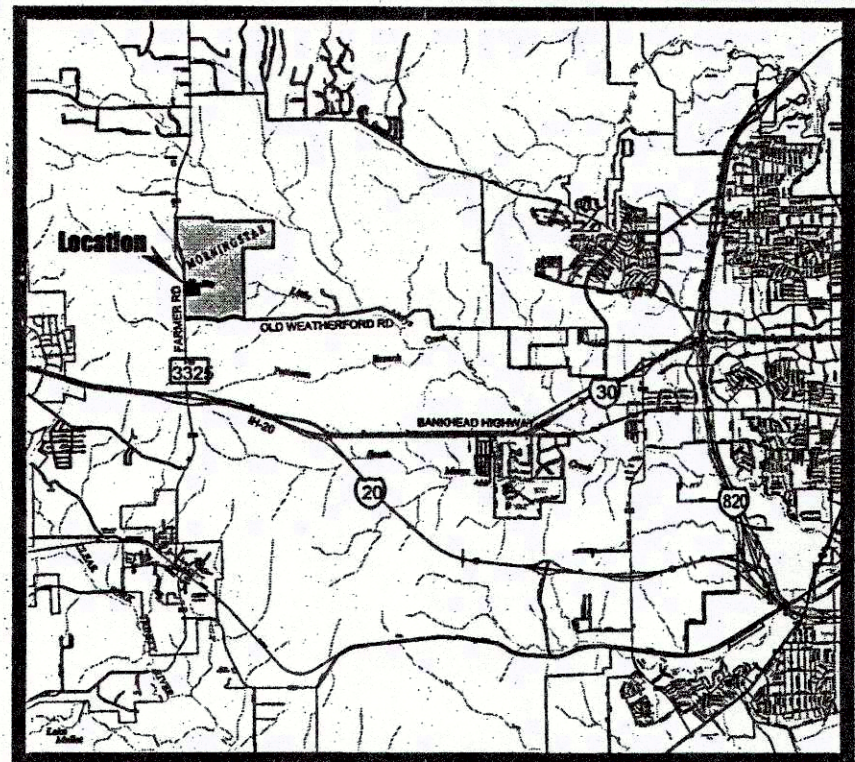
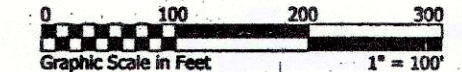


201902969 PLAT Total Pages: 1  
 LOT 1, BLOCK 92  
 (HOA Amenities Center)  
 Private HOA/Developer Open Space  
 CAB. D. PAGE 559, P.R.P.C.T.

- L-1 S 04°42'12\"/>



MILLER SURVEYING EST. 1985



Curve	Arc	Radius	Chord
C-1	37.00'	500.00'	S 02°35'00\"/>
C-2	39.27'	50.00'	S 27°12'12\"/>
C-3	37.74'	510.00'	S 02°35'00\"/>
C-4	38.85'	525.00'	S 02°35'00\"/>
C-5	38.85'	525.00'	N 87°25'00\"/>
C-6	500.50'	1415.00'	S 84°34'13\"/>
C-7	39.27'	50.00'	S 72°12'12\"/>

**DEVELOPMENT TABLE**

Total Acreage	24.420 Ac & 4.795 Ac
Total number of residential lots	112
Smallest residential lot	7,500 SF
Total ROW Dedication	252,338 (5,793 Ac.)
HOA Lot total area	103,554 SF (2,377 Ac.)
Density	4.58 lots per acre

**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. 483570325E (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.

**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-DOS = Private HOA/Developer Owned and Maintained Open Space  
 MFF = Minimum Finished Floor Elevation

**OWNER/APPLICANT**  
 Willow-Morningstar Development Corporation  
 4131 N. Central Expressway  
 Suite 990, LB 13  
 Dallas, TX 75294  
 Jennifer Rabon  
 972.865.1343

**PURPOSE STATEMENT:** The purpose of this correction plat is to correct the callouts of the lots in Block 90. The original plat, recorded in Cabinet E, Slide 209 of the Plat Records of Parker County, Texas, stated in its title block and dedication statement as dedicating "LOTS 1 THRU 20, BLOCK 90" whereas it was intended to state and to dedicate "LOTS 1 THRU 20, BLOCK 90". No lot dimensions or lot corner locations are affected by this correction plat.

This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, have plotted 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 TX.S.F. No. 1010000  
 MillerSurvey.net

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

ACCT. NO.: 15282  
 CH. DIST.: AL  
 TY: M-15  
 AP NO.:  
 Jason B. Rawlings  
 R.P.L.S. 5665  
 Date: 1-16-19



**Correction Plat**  
 Lots 10 thru 17, Block 78; Lots 1 thru 7, Block 79; Lots 3 thru 7, Block 81; Lots 2 thru 41 and Lots 2X and 3X, Block 83; Lots 2 thru 15, Block 89; Lots 1 thru 20, Block 90; and Lots 1 thru 18, Block 91

# MORNINGSTAR

An Addition to  
**PARKER COUNTY, TEXAS**  
 Consisting of 114 lots and being 29.216 total acres of land out of the  
 P. J. McClary Survey, Abstract No. 907  
 Prepared in January 2019

**SHEET ONE OF TWO**  
 Phase 2, Section 7  
 City Case No. FP-16-140  
 (Preliminary plat case no. PP-013-046)  
 Job No. 13121 • Plot File 13121 Sec 7-2 Correction

E-231 replaces 209

20907.001.003.10