



DEVELOPMENT TABLE

Total Acreage	-	15.217 Acres
Total number of residential lots	-	79
Smallest residential lot	-	6,060 SF
Total ROW Dedication	-	146,186 SF (3.425 Ac)
Density	-	5.19 lots per acre

ABBREVIATIONS:

U.E. = Utility Easement
 B.L. = Building Line
 D.R.P.C.T. = Deed Records of Parker County, Texas
 W.W.M.E. = Wall and Wall Maintenance Easement
 PHOA-DOS = Private Home Owners Association/Developer Owned and Maintained Open Space

YORK WORTH
 TRUE DEPARTMENT
 Captain R. Zahary
 2/11/21



MILLER
 SURVEYING, INC.
 Professional Precision
 430 Mid Cities Blvd - Hurst, Texas 76054
 817-577-8552 • TxFSL No. 10100400
 millersurvey.net

20907.001.006.00

ACCT NO: 15282
 SCH DIST: AL

LINE	BEARING	DISTANCE
L1	S 01°12'29" E	145.00'
L2	S 01°12'29" E	145.00'
L3	S 07°06'11" E	145.00'
L4	N 82°53'49" E	138.68'
L5	S 07°06'11" E	150.00'
L6	N 37°53'49" E	14.14'
L7	S 52°06'11" E	14.14'
L8	S 52°06'11" E	14.14'
L9	S 37°53'49" W	14.14'
L10	N 37°53'49" E	14.14'
L11	S 52°06'11" E	14.14'
L12	N 52°06'11" W	14.14'
L13	S 37°53'49" W	14.14'
L14	S 46°12'29" E	14.14'
L15	N 43°47'31" E	14.14'

Curve	Arc	Radius	Central Angle	Chord	Ch. Dist.
C-1	140.95'	1370.00'	5°53'41"	S 85°50'40" W	140.89'
C-2	39.66'	350.00'	6°29'32"	N 86°08'35" E	39.64'

○ = 1/2" "MILLER 5665" capped steel rod set
 ● = 1/2" "MILLER 5665" capped steel rod found

OWNER/APPLICANT
 Wilbow-Morningstar Development Corporation
 5307 E. Mockingbird Lane Suite 900
 Dallas Texas 75206
 Attn: Jennifer Rabon 817-235-5270

The Final Plat of
 Lots 1 thru 10, Block 62; Lots 1 and 2, Block 63; Lots 1 & 2 and Lots 18 thru
 34, Block 64; Lots 1 thru 17, Block 65; Lots 4 thru 8, Block 68; Lots 2 thru 9,
 Block 72 and Lots 1 thru 18, Block 73

MORNINGSTAR

An Addition to
 PARKER COUNTY, TEXAS
 Consisting of 79 lots and being 15.217 acres of land out of the
 P. J. McClary Survey, Abstract No. 907
 Prepared in October 2017

E-1444 SHEET ONE OF TWO

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