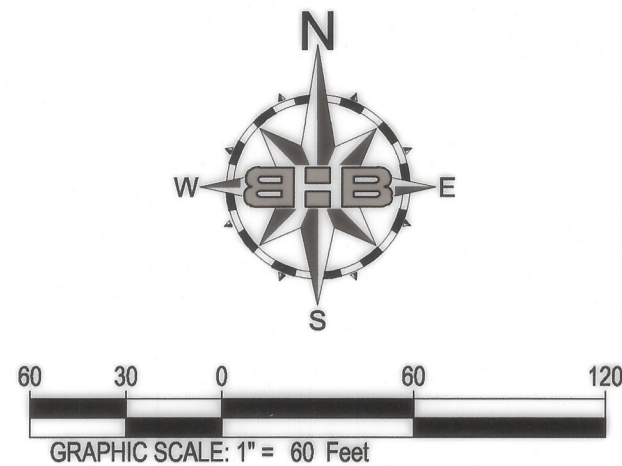
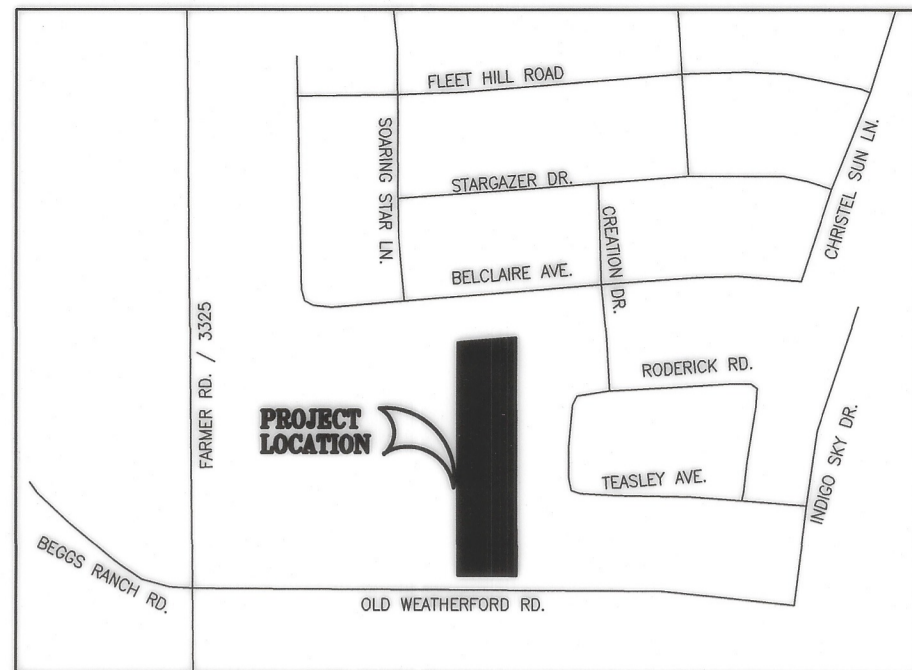


202117547 PLAT Total Pages: 2

**LEGEND**

- BL.....Building Line
- CIRS.....5/8 Inch Capped Iron Rod Marked "BHB" Set
- DUE.....Drainage and Utility Easement
- D.R.P.C.T.....Deed Records Parker County, Texas
- FFE.....Finished Floor Elevation
- IRF.....Iron Rod Found
- O.P.R.P.C.T.....Official Public Records, Parker County, Texas
- PFC.....Point for Corner
- POB.....Point of Beginning
- P.R.P.C.T.....Plat Records Parker County, Texas
- UE.....Utility Easement



VICINITY MAP - NOT TO SCALE  
PARKER COUNTY, TEXAS

**GENERAL NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. This survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property.
3. This plat does not alter or remove any existing easements that affect this property and may not be shown.
4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
5. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
6. Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".

**FLOOD ZONE NOTE**

A portion of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per (FIRM), Flood Insurance Rate Map, Community-Panel No. 48367C0450E, Effective Date: September 26, 2008.

NO.	BEARING	DIST
L1	S89°50'05"E	135.42'
L2	N89°34'19"W	39.52'
L3	S0°00'00"E	3.47'
L4	N90°00'00"W	17.00'
L5	N0°00'00"E	17.00'
L6	N90°00'00"E	17.00'
L7	S0°00'00"E	3.53'
L8	S89°34'19"E	39.57'
L9	N90°00'00"W	40.34'
L10	S0°00'00"E	3.47'
L11	N90°00'00"W	17.00'
L12	N0°00'00"E	17.00'
L13	N90°00'00"E	17.00'
L14	S0°00'00"E	3.53'
L15	N90°00'00"E	50.39'
L16	S89°50'05"E	29.58'
L17	N89°56'33"W	25.00'
L18	N0°17'18"E	55.00'
L19	S89°42'41"E	25.00'
L20	S0°17'19"W	54.90'

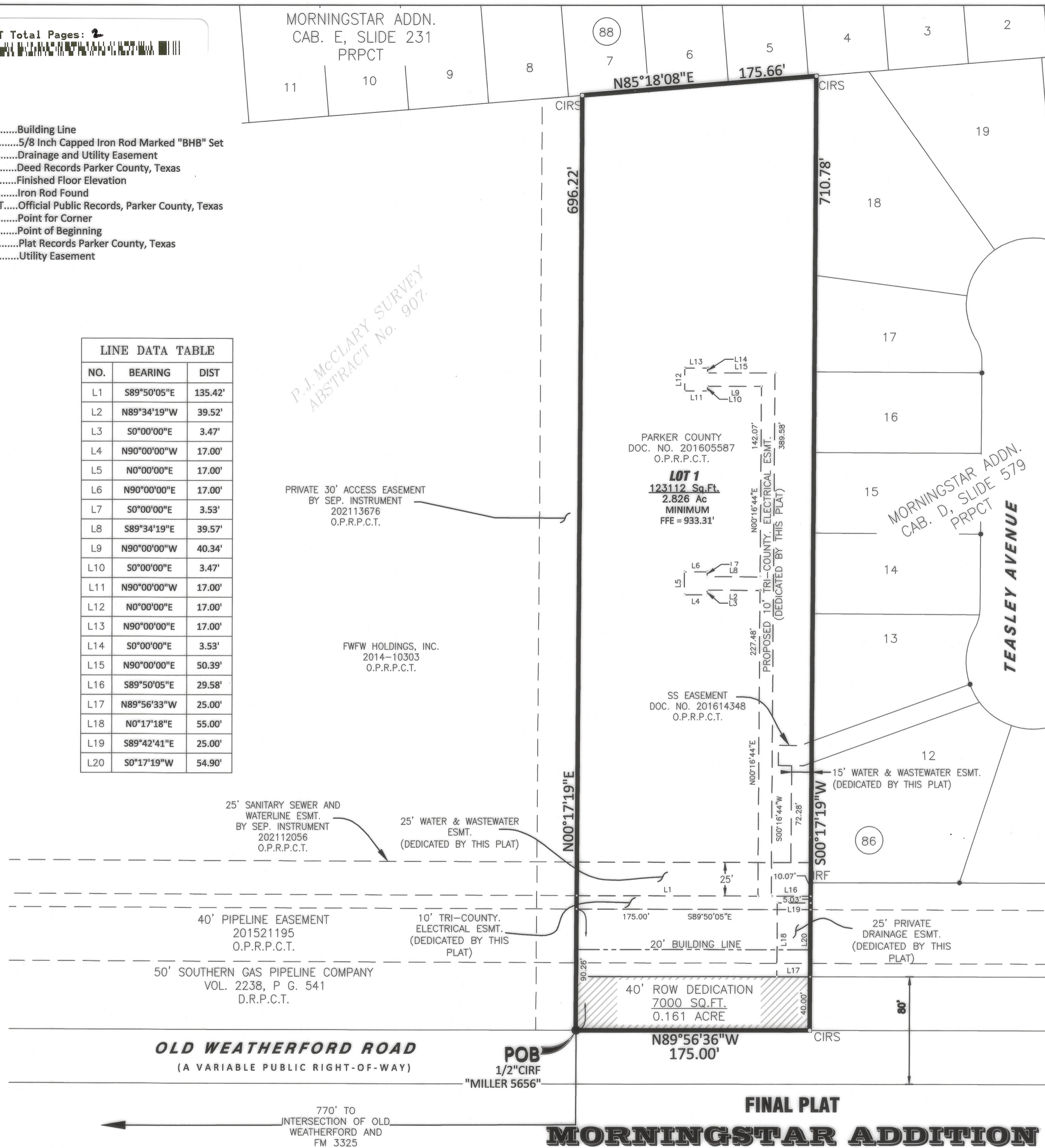
20907.001.007.00

**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: April 30, 2021

By: Ronald R. Brown Chairman  
By: Mary Elliotts Secretary



**DEVELOPMENT TABLE:**

TOTAL ACREAGE	=	2.826 ACRES
TOTAL NUMBER OF COMMERCIAL LOTS	=	1
TOTAL ROW DEDICATION	=	0.161 ACRES
TOTAL NET ACREAGE	=	2.665 ACRES

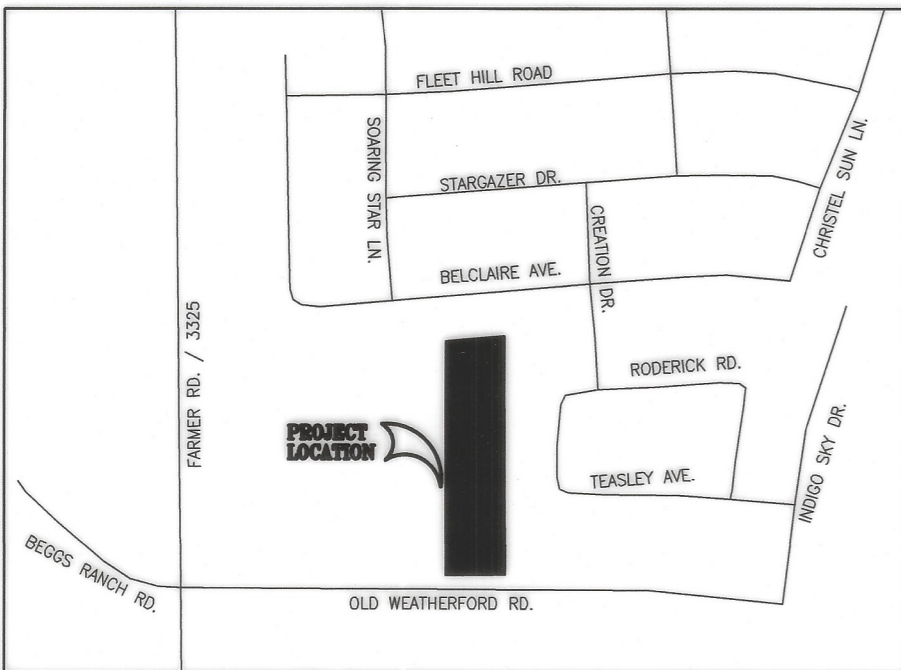
E-740

**FINAL PLAT**  
**MORNINGSTAR ADDITION**

**LOT 1, BLOCK 93**  
A 2.826 ACRE ADDITION TO PARKER COUNTY, TEXAS  
SITUATED IN THE P.J. McLARY SURVEY, ABSTRACT NO. 907  
PARKER COUNTY, TEXAS

APRIL 2021  
SHEET 1 OF 2

This Plat Recorded in Document Number \_\_\_\_\_ Date \_\_\_\_\_



VICINITY MAP - NOT TO SCALE  
PARKER COUNTY, TEXAS

**GENERAL NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. This survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property.
3. This plat does not alter or remove any existing easements that affect this property and may not be shown.
4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
5. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
6. Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".

**SURVEY DESCRIPTION  
STATE OF TEXAS  
COUNTY OF PARKER**

**BEING** a 2.826 acre tract of land situated in the P.J. McClary Survey, Abstract No. 907, Parker County, Texas and being a portion of a tract of land described in the deed to Parker County, as recorded in Instrument No. 201605587, Official Public Records, Parker County, Texas (OPRPT) and being more particularly described by metes and bounds as follows (Basic of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00. Distances shown are U.S. Survey feet displayed in surface values):

**BEGINNING** at a 1/2-inch capped iron rod found "Miller 5666, for the southwest corner of said Parker County tract and being in the north right-of-way line of Old Weatherford Road, same being the southeast corner of a tract of land described to FFW Holdings, Inc., as recorded in 2014-10303 (OPRPT);

**THENCE** North 00°17'19" East, with the common line of said Parker County tract and said FFW tract, a distance of 696.22 feet to a 5/8-inch capped iron rod marked "BHB INC"(CIRS) set for the northwest corner of said Parker County tract and being on the south line of Morningstar, an addition to Parker County, Texas, as recorded in Cabinet E, Slide 231, Plat Records, Parker County, Texas (PRPCT);

**THENCE** North 85°18'08" East with the common line between said Parker County tract and said Morningstar, a distance of 175.66 feet to a CIRS for the northeast corner of said Parker County tract, and being the northwest corner of Lot 18, Block 86, of Morningstar, an addition to Parker County, Texas, as recorded in Cabinet D, Slide 579 (PRPCT);

**THENCE** South 00°17'19" West, with the common line between Parker County tract and the west line of the aforementioned Morningstar Addition, a distance of 710.78 feet to a CIRS and on the north right-of-way line of Old Weatherford Road;

**THENCE** North 89°56'36" West, with the common line between said Parker County tract and north right-of-way line of said Old Weatherford Road, a distance of 175.00 feet to the **POINT OF BEGINNING** and containing 123,112 Square Feet or 2.826 Acres of Land.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS §**

That, Parker County, being the sole owners of the above described parcel, does hereby adopt the herein above described property as **Lot 1, Block 93, MORNINGSTAR ADDITION**, an addition to Parker County, Texas and does dedicate to the public use the streets and easements as shown.

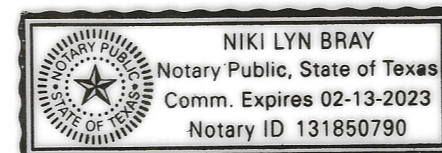
Pat Deen  
County Judge

STATE OF TEXAS §  
COUNTY OF Parker §

Before me, the undersigned, a Notary Public for the State of Texas, appeared \_\_\_\_\_ known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28 day of April 2021.

Niki Lyn Bray  
Notary Public



**SURVEYOR'S CERTIFICATION**

This is to certify that I, Toby G. Stock, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents the survey made by me or under my direction and supervision.

Toby G. Stock  
State of Texas Registered Professional Land Surveyor  
RPLS No. 6412  
APRIL 28, 2021

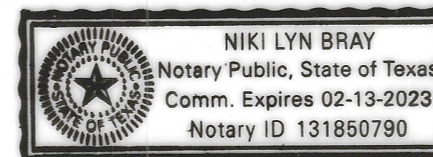


STATE OF TEXAS §  
COUNTY OF Parker §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Toby G. Stock known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28 day of April 2021.

Niki Lyn Bray  
Notary Public



**NOTES PER CITY OF FORT WORTH:**

**UTILITY EASEMENTS:**

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

**SIDEWALKS:** SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREET, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

**FLOODPLAIN RESTRICTION:**

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

**FLOODPLAIN/DRAINAGE-WAY MAINTENANCE:**

THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

**PRIVATE COMMON AREAS AND FACILITIES:**

THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATE SECURITY ENTRANCES; RECREATION AREA, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/EXERCISE BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNER'S ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACE AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

**CONSTRUCTION PROHIBITED OVER EASEMENTS:**

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

**BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE:**

PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.

**WATER / WASTEWATER IMPACT FEES**

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

**DEVELOPMENT TABLE:**

TOTAL ACREAGE	=	2.826 ACRES
TOTAL NUMBER OF COMMERCIAL LOTS	=	1
TOTAL ROW DEDICATION	=	0.161 ACRES
TOTAL NET ACREAGE	=	2.665 ACRES



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

202117547  
05/04/2021 01:48 PM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT



OWNER:  
PARKER COUNTY  
ONE COURTHOUSE SQUARE  
WEATHERFORD, TEXAS 76086  
817-598-6148

**E-740**

**FINAL PLAT  
MORNINGSTAR ADDITION**

**LOT 1, BLOCK 93**

**A 2.826 ACRE ADDITION TO PARKER COUNTY, TEXAS  
SITUATED IN THE P.J. McCLARY SURVEY, ABSTRACT NO. 907**

**PARKER COUNTY, TEXAS**

**APRIL 2021**

**SHEET 2 OF 2**

**This Plat Recorded in Document Number \_\_\_\_\_ Date \_\_\_\_\_**