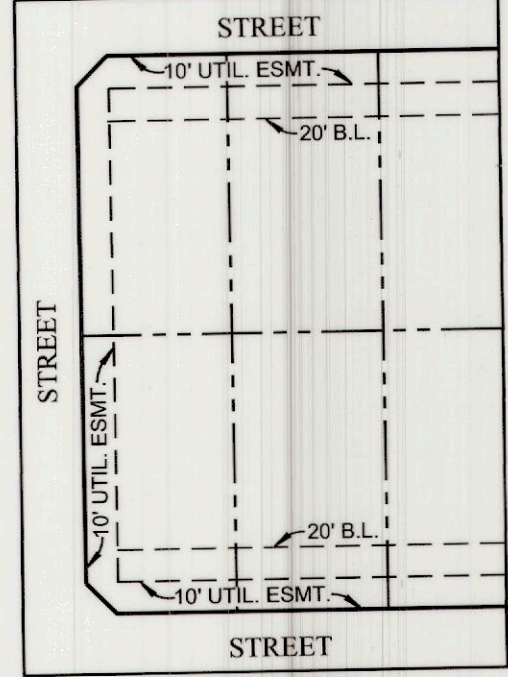
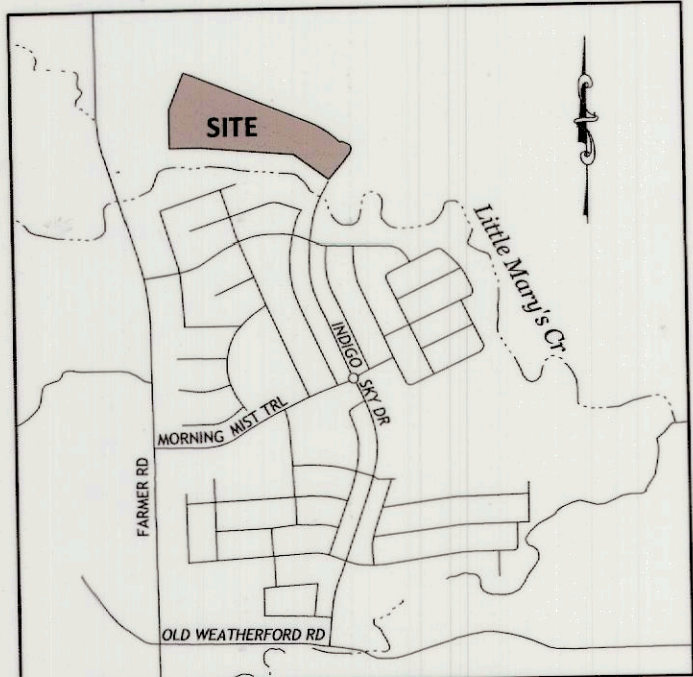
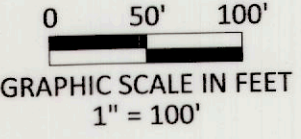
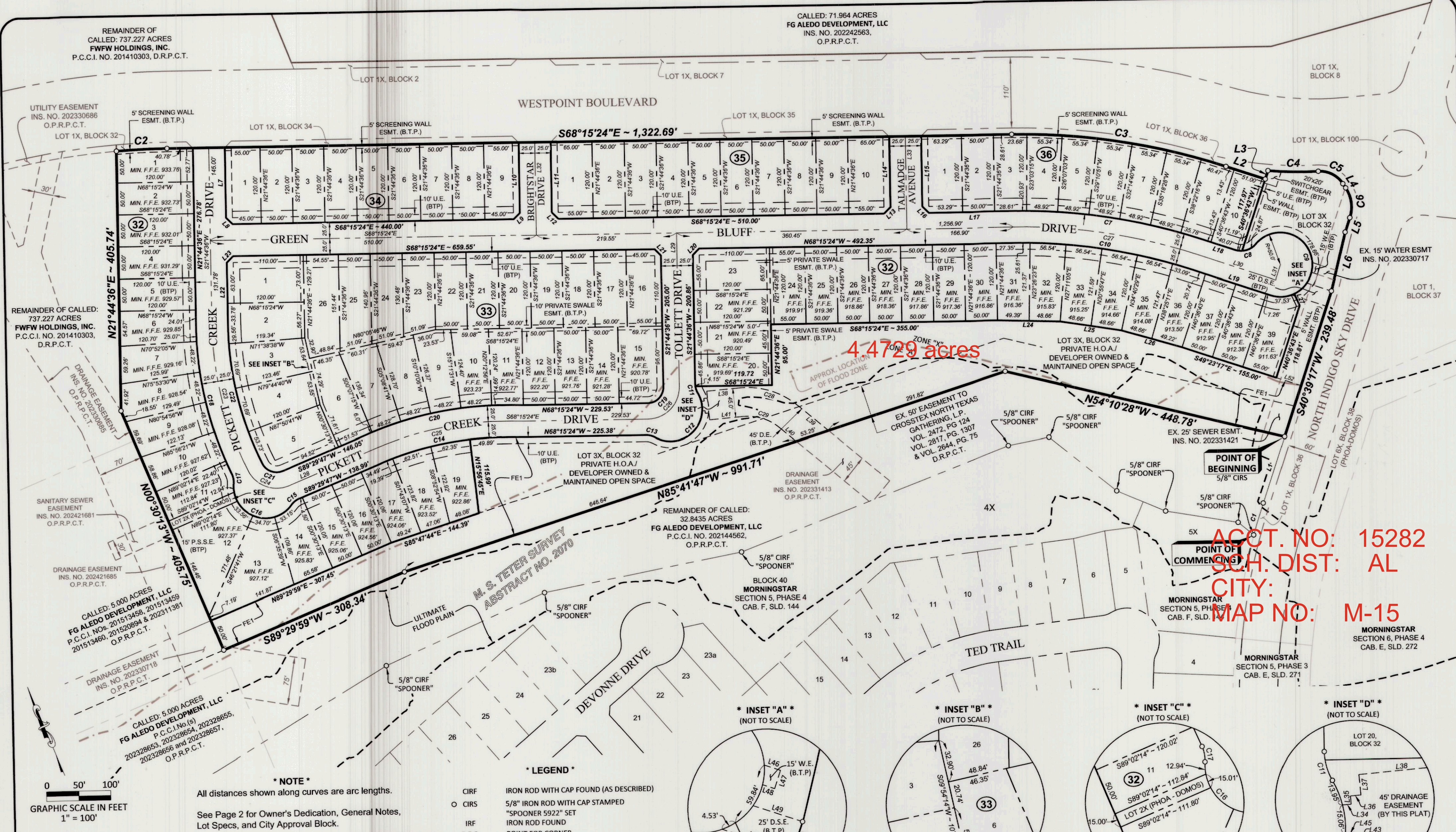




*** NOTE ***
All distances shown along curves are arc lengths.
See Page 2 for Owner's Dedication, General Notes, Lot Specs, and City Approval Block.

- * LEGEND ***
- CIRF IRON ROD WITH CAP FOUND (AS DESCRIBED)
 - O CIRS 5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" SET
 - IRF IRON ROD FOUND
 - P.F.C. POINT FOR CORNER
 - (CM) CONTROLLING MONUMENT
 - VOL. VOLUME
 - PG. PAGE
 - P.C.C.I. NO. PARKER COUNTY CLERK'S INSTRUMENT NUMBER
 - D.R.P.C.T. DEED RECORDS, PARKER COUNTY, TEXAS
 - O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
 - P.R.P.C.T. PLAT RECORDS, PARKER COUNTY, TEXAS
 - B.S.I. BY SEPARATE INSTRUMENT
 - B.T.P. BY THIS PLAT
 - D.S.E. DRAINAGE AND SEWER EASEMENT
 - W.E. WATER EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
 - PHOA PRIVATE HOMEOWNER'S ASSOCIATION
 - DOMOS DEVELOPER-OWNED & MAINTAINED OPEN SPACE
 - FE1 VARIABLE WIDTH FLOODPLAIN EASEMENT ESTABLISHED BY THIS PLAT
 - P.S.S.E. PERMANENT SANITARY SEWER EASEMENT



OWNER/APPLICANT
FG ALEDO DEVELOPMENT, LLC
3045 LACKLAND ROAD
FT. WORTH, TEXAS 76116
PH: (817) 925-9297
ATTN: KIM GILL, PRESIDENT

ENGINEER:
WET
Welch Engineering, Inc.
1308 NORWOOD DRIVE, SUITE 200
BEDFORD, TEXAS 76022
(817) 284-1175 LOCAL
(817) 589-2900 METRO
(817) 589-0990 FAX
ATTN: Tim Welch, PE

PRELIMINARY PLAT CASE NO. PP-013-046
FINAL PLAT CASE NO. FP-24-084

SURVEYOR:
G-006
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 - S&A 2003.31 10/31/2024

FINAL PLAT OF
LOT 2X & LOT 3X, LOTS 1-39, BLOCK 32
LOTS 1-26, BLOCK 33; LOTS 1-9, BLOCK 34
LOTS 1-10, BLOCK 35; LOTS 1-10, BLOCK 36
MORNINGSTAR
BEING A 22.7153 ACRE TRACT OF LAND
LOCATED IN THE M.S. TETER SURVEY,
ABSTRACT No. 2070,
PARKER COUNTY, TEXAS
SECTION 3 - PHASE 1
94 RESIDENTIAL LOTS
2 COMMON OPEN SPACE LOTS
22.7153 ACRES
OCTOBER ~ 2024

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