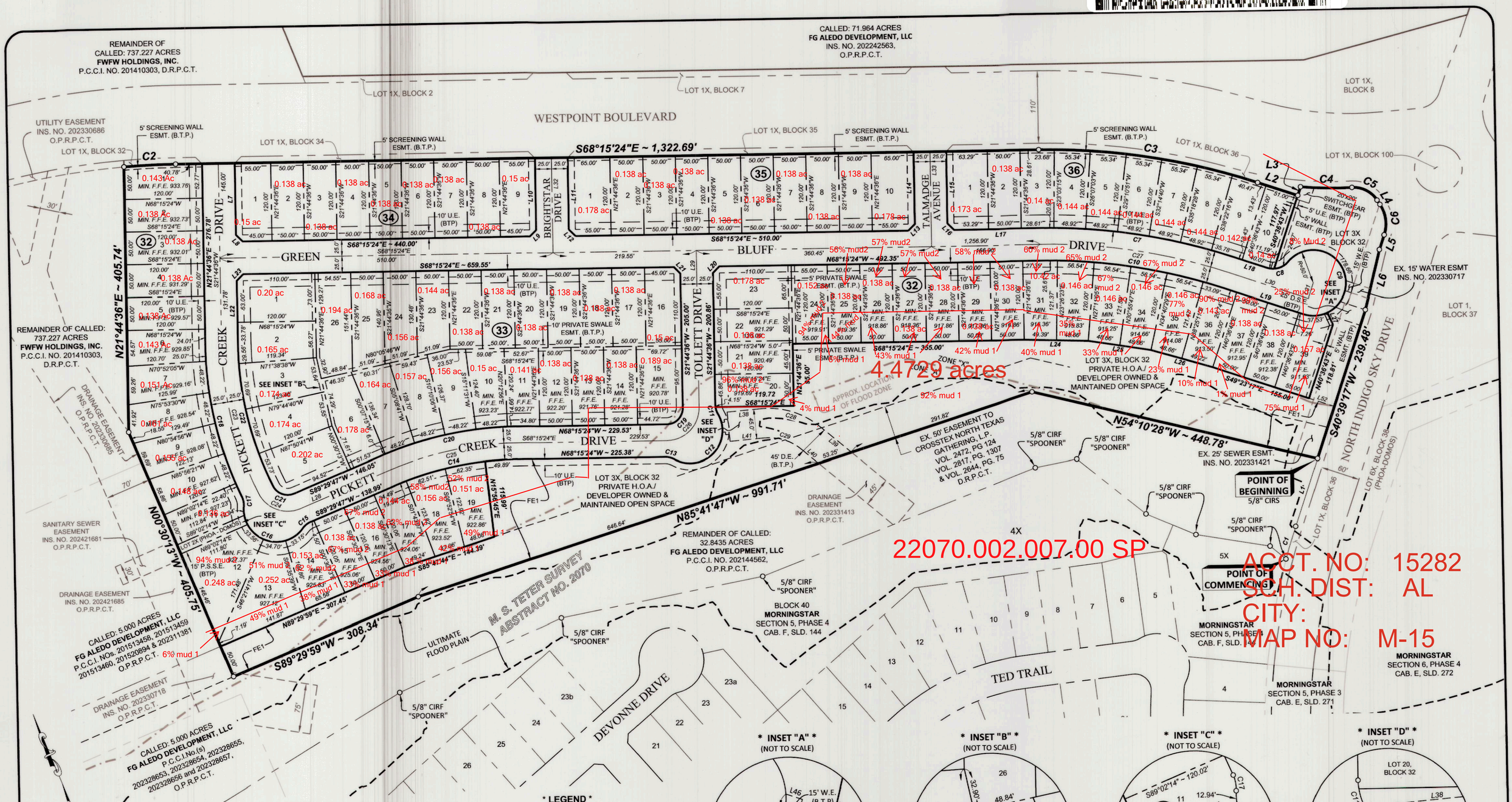
202428680 PLAT Total Pages: 2



*** NOTE ***

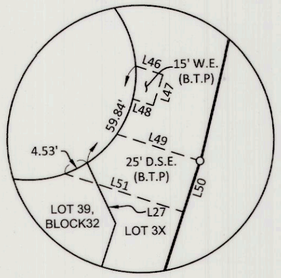
All distances shown along curves are arc lengths.

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

*** INSET "A" ***
(NOT TO SCALE)



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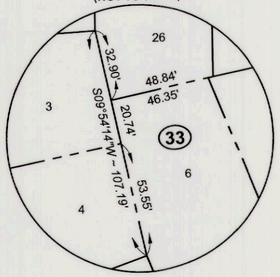
(NOT TO SCALE)



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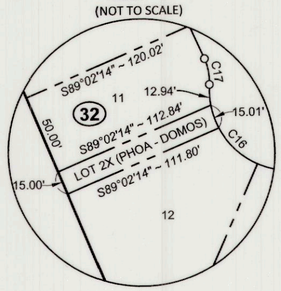
(NOT TO SCALE)



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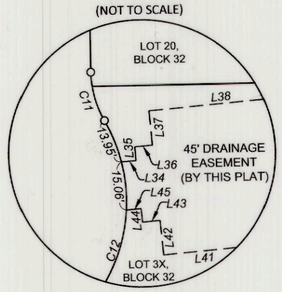
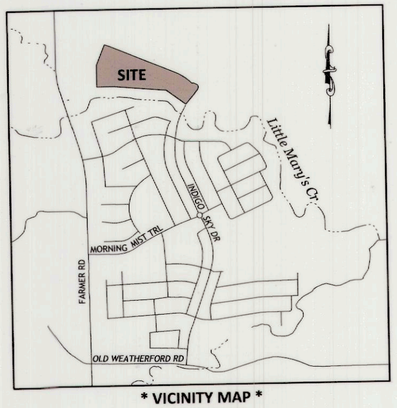
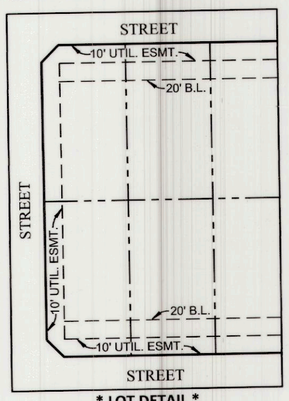
(NOT TO SCALE)



*** VICINITY MAP ***
(NOT TO SCALE)



*** LOT DETAIL ***
(NOT TO SCALE)



FORT WORTH FIRE DEPARTMENT

Lt. Thornton
11-1-24

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

ENGINEER:
WEI
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

G-006

SURVEYOR:
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 20039.31 10/31/2024

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE_____.

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