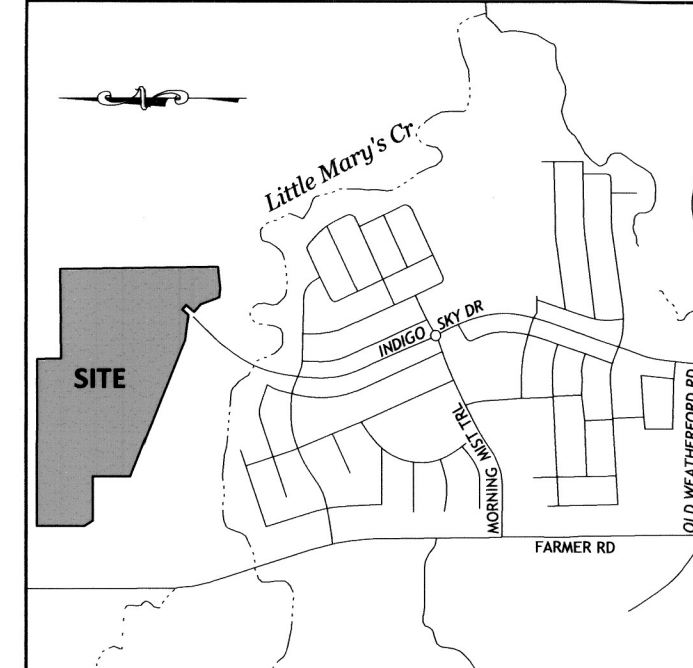
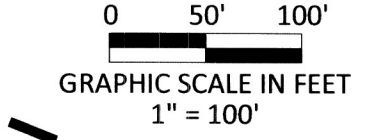
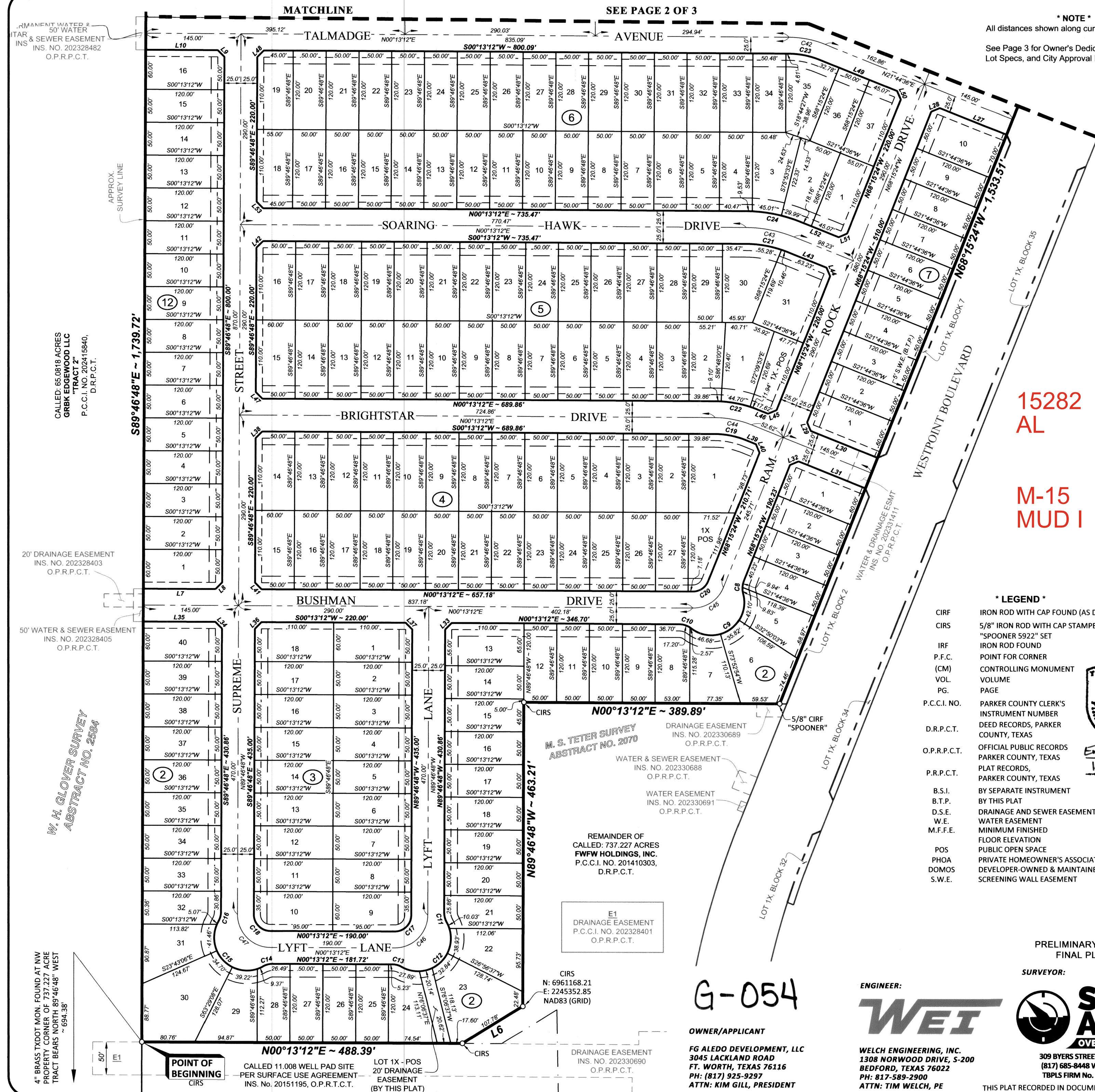




CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	560.00'	406.25'	S19°52'21"W	397.40'	C25	125.00'	46.96'	S10°58'54"W	46.68'
C2	550.00'	170.00'	S40°29'25"E	169.32'	C26	175.00'	65.74'	N10°58'54"E	65.35'
C3	50.00'	212.40'	N89°56'16"W	85.08'	C27	500.00'	362.72'	S19°52'21"W	354.82'
C4	30.50'	38.44'	N04°20'49"W	35.95'	C28	280.00'	170.74'	N66°48'52"W	168.11'
C5	500.00'	77.59'	N44°53'59"W	77.51'	C29	125.00'	50.61'	N10°08'43"E	50.26'
C6	230.00'	187.88'	N72°44'49"W	182.70'	C30	30.50'	24.71'	N44°57'01"E	24.04'
C7	280.00'	136.31'	N82°12'09"W	134.96'	C31	50.00'	238.09'	N68°15'24"W	68.94'
C8	30.50'	19.77'	N86°49'51"W	19.43'	C32	30.50'	24.71'	S01°27'50"E	24.04'
C9	50.00'	124.59'	N34°01'06"W	94.77'	C33	175.00'	70.85'	S10°08'43"W	70.36'
C10	30.50'	19.77'	N18°47'38"E	19.43'	C34	230.00'	99.88'	N80°41'51"W	99.10'
C11	30.50'	15.64'	S75°31'43"W	15.47'	C35	175.00'	65.74'	N10°58'54"E	65.35'
C12	50.00'	129.82'	N44°46'48"W	96.31'	C36	530.00'	384.48'	N19°52'21"E	376.11'
C13	30.50'	15.64'	N14°54'41"E	15.47'	C37	525.00'	162.27'	N40°29'25"W	161.63'
C14	30.50'	15.64'	N14°28'17"W	15.47'	C38	255.00'	208.30'	N72°44'49"W	202.56'
C15	50.00'	129.82'	N45°13'12"E	96.31'	C39	150.00'	60.73'	S10°08'43"W	60.31'
C16	30.50'	15.64'	S75°05'19"E	15.47'	C40	255.00'	124.13'	S82°12'09"E	122.91'
C17	25.00'	39.27'	N44°46'48"W	35.36'	C41	150.00'	56.35'	N10°58'54"E	56.02'
C18	25.00'	39.27'	N45°13'12"E	35.36'	C42	150.00'	56.35'	N10°58'54"E	56.02'
C19	125.00'	46.96'	S10°58'54"W	46.68'	C43	200.00'	75.13'	N10°58'54"E	74.69'
C20	25.00'	29.88'	N34°01'06"W	28.13'	C44	50.00'	56.35'	S34°01'06"E	56.26'
C21	175.00'	65.74'	S10°58'54"W	65.35'	C45	50.00'	59.76'	S44°46'48"E	70.71'
C22	175.00'	65.74'	N10°58'54"E	65.35'	C46	50.00'	78.54'	S44°46'48"E	70.71'
C23	125.00'	46.96'	S10°58'54"W	46.68'	C47	50.00'	78.54'	S45°13'12"W	70.71'
C24	225.00'	84.52'	N10°58'54"E	84.03'					

- * LEGEND *
- CIRF IRON ROD WITH CAP FOUND (AS DESCRIBED)
 - 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
 - POS. PUBLIC OPEN SPACE
 - PHOA. PRIVATE HOMEOWNER'S ASSOCIATION
 - DOMOS. DEVELOPER-OWNED & MAINTAINED OPEN SPACE
 - S.W.E. SCREENING WALL EASEMENT



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N83°25'30"W	98.61'	L25	S21°44'36"W	14.14'	L49	S21°44'36"W	127.88'
L2	N49°20'43"W	105.00'	L26	S21°44'36"W	110.00'	L50	S66°44'36"W	14.14'
L3	N40°39'17"E	110.00'	L27	N21°44'36"E	110.00'	L51	N23°15'24"W	14.14'
L4	N49°20'43"W	60.00'	L28	N23°15'24"W	14.14'	L52	N21°44'36"E	63.23'
L5	S40°39'17"W	85.86'	L29	S66°44'36"W	14.14'	L53	N45°13'12"E	14.14'
L6	N31°34'27"W	107.78'	L30	S21°44'36"W	110.00'	L54	S45°09'59"E	14.05'
L7	S00°13'12"W	110.00'	L31	N21°44'36"E	110.00'	L55	S66°44'36"W	14.14'
L8	S44°46'48"E	14.14'	L32	N23°15'24"W	14.14'	L56	N23°15'24"W	14.14'
L9	N45°13'12"E	14.14'	L33	N44°46'48"W	14.14'	L57	N44°50'01"E	14.24'
L10	N00°13'12"E	110.00'	L34	N45°13'12"E	14.14'	L58	S45°43'53"E	14.19'
L11	S45°09'59"E	14.05'	L35	N00°13'12"E	110.00'	L59	S40°39'17"W	133.14'
L12	N44°16'07"E	14.10'	L36	S44°46'48"E	14.14'	L60	S85°39'17"W	14.14'
L13	N00°54'35"W	110.00'	L37	S45°13'12"W	14.14'	L61	N49°20'43"W	26.77'
L14	S45°54'35"E	14.14'	L38	S44°46'48"E	14.14'	L62	N43°22'47"W	14.88'
L15	N89°05'25"E	110.00'	L39	S21°44'36"W	17.62'	L63	N01°27'09"W	59.75'
L16	S89°05'25"W	110.00'	L40	S66°44'36"W	14.14'	L64	S01°27'09"E	59.73'
L17	S44°05'25"W	14.14'	L41	N45°13'12"E	14.14'	L65	S42°04'54"W	14.50'
L18	S40°39'17"W	133.14'	L42	S44°46'48"E	14.14'	L66	N23°15'24"W	14.14'
L19	S04°20'43"E	14.14'	L43	S21°44'36"W	63.23'	L67	N44°50'01"E	14.24'
L20	S49°20'43"E	117.43'	L44	S66°44'36"W	14.14'	L68	S45°43'53"E	14.19'
L21	N49°20'43"W	117.43'	L45	N23°15'24"W	14.14'	L69	N44°16'07"E	14.10'
L22	S85°39'17"W	14.14'	L46	N21°44'36"E	17.62'	L70	N45°09'59"W	14.05'
L23	N04°20'43"W	14.14'	L47	N45°13'12"E	14.14'	L71	N44°50'01"E	14.24'
L24	N49°20'43"W	26.77'	L48	S44°46'48"E	14.14'	L72	N58°21'52"E	25.00'

PRELIMINARY PLAT CASE NO. PP-013-046
FINAL PLAT CASE NO. FP-24-097

SURVEYOR:



WELCH ENGINEERING, INC.
1308 NORWOOD DRIVE, S-200
BEDFORD, TEXAS 76022
PH: 817-589-2900
ATTN: TIM WELCH, PE



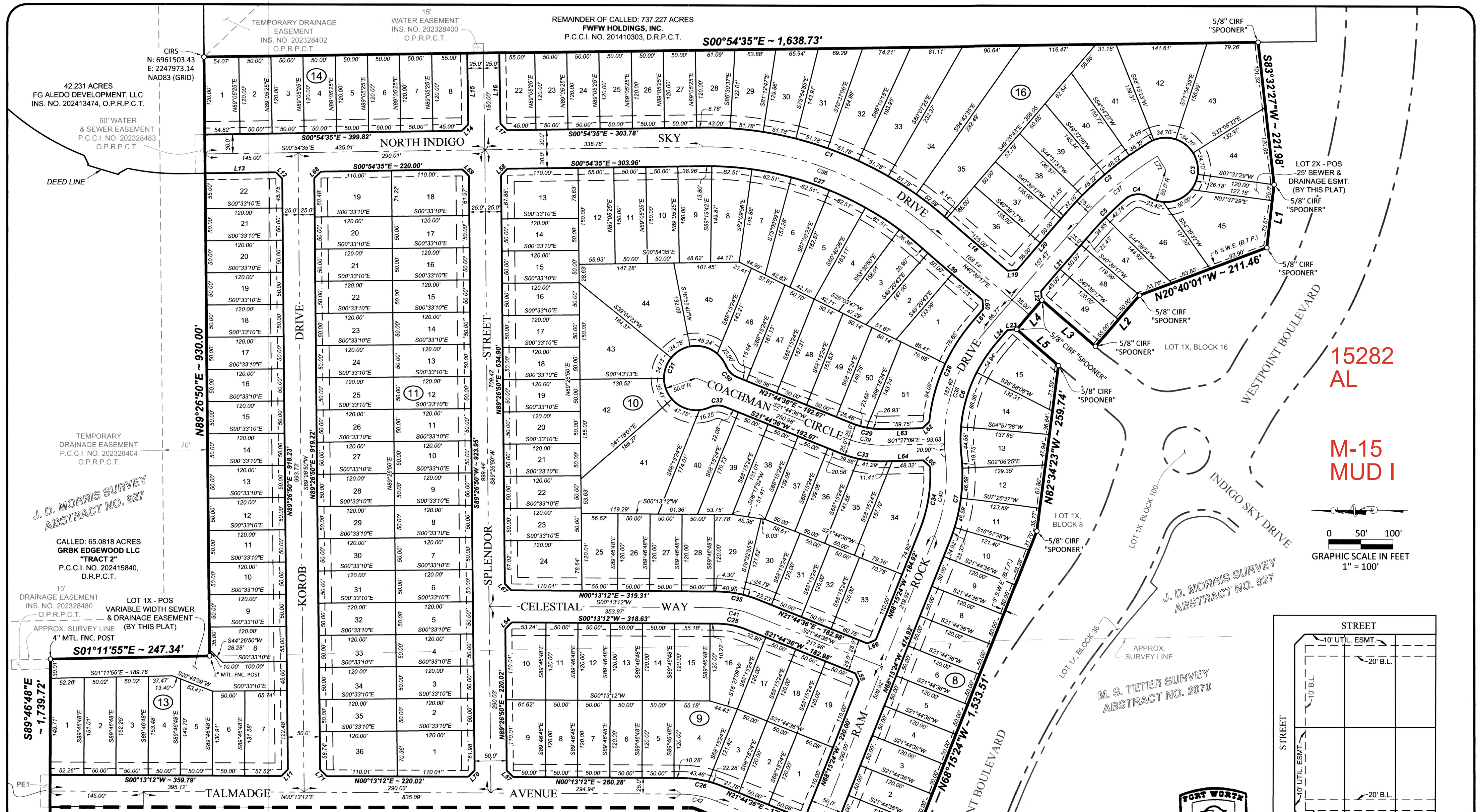
THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____

MORNINGSTAR

BEING A 71.964 ACRE TRACT OF LAND LOCATED IN THE M.S. TETER SURVEY, ABSTRACT No. 2070 AND THE J.D. MORRIS SURVEY, ABSTRACT No. 927, PARKER COUNTY, TEXAS
358 RESIDENTIAL LOTS & 5 COMMON OPEN SPACE LOTS
71.964 ACRES

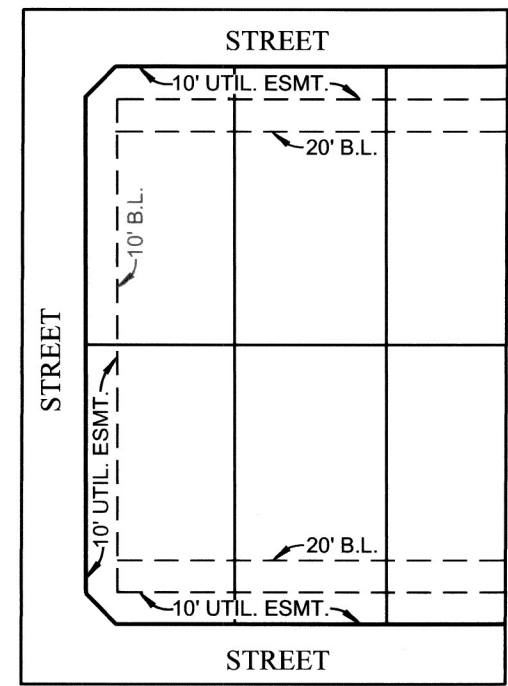
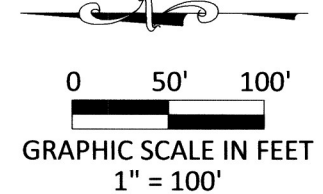
JANUARY 2025

PAGE 1 OF 3

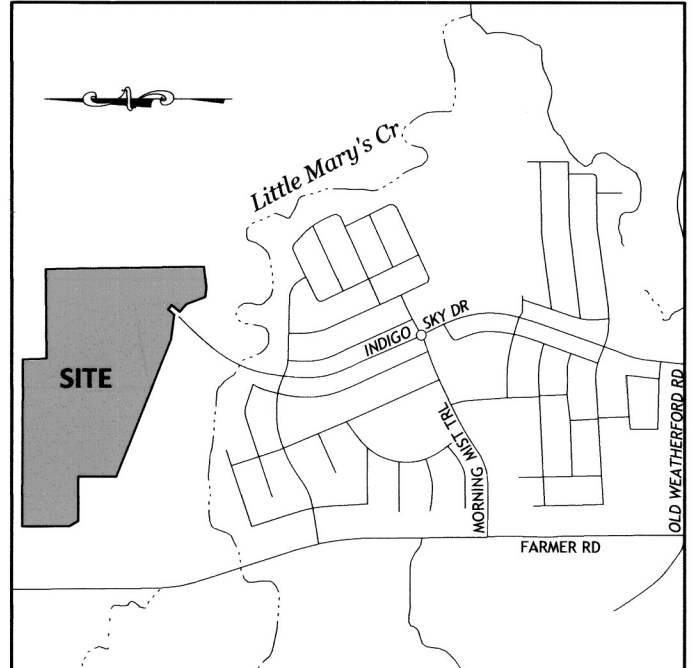


15282
AL

M-15
MUD I



* LOT DETAIL *
(NOT TO SCALE)



* VICINITY MAP *
(NOT TO SCALE)

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

* NOTE *
All distances shown along curves are arc lengths.

See Page 3 for Owner's Dedication, General Notes, Lot Specs, and City Approval Block.

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, S-200
BEDFORD, TEXAS 76022
PH: 817-589-2900
ATTN: TIM WELCH, PE

SURVEYOR:
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 50 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 ~ S&A 20039.1-1/8/25

FINAL PLAT OF
LOT 1X & LOTS 1-40, BLOCK 2
LOTS 1-18, BLOCK 3; LOT 1X & LOTS 1-27, BLOCK 4
LOT 1X & LOTS 1-31, BLOCK 5; LOTS 1-37, BLOCK 6
LOTS 1-10, BLOCK 7; LOTS 1-15, BLOCK 8
LOTS 1-19, BLOCK 9; LOTS 1-51, BLOCK 10
LOTS 1-36, BLOCK 11; LOTS 1-16, BLOCK 12
LOT 1X & LOTS 1-22, BLOCK 13; LOTS 1-8, BLOCK 14
LOT 2X & LOTS 22-49, BLOCK 16
MORNINGSTAR
BEING A 71.964 ACRE TRACT OF LAND LOCATED
IN THE M.S. TETER SURVEY, ABSTRACT No. 2070
AND THE J.D. MORRIS SURVEY, ABSTRACT No. 927,
PARKER COUNTY, TEXAS
358 RESIDENTIAL LOTS & 5 COMMON OPEN SPACE LOTS
71.964 ACRES
JANUARY 2025

* OWNER'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF PARKER §

WHEREAS FG Aledo Development, LLC, is the sole owner of a 71.964 acre tract of land located in the M.S. Teeter Survey, Abstract No. 2070 and the J.D. Morris Survey, Abstract No. 927, Parker County, Texas, said 71.964 acre tract being all of that same tract of land conveyed to FG Aledo Development, LLC, by deed thereof filed for record in Instrument Number (Ins. No.) 202242563, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), said 71.964 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a cap stamped "SPOONER 5922" found (hereinafter referred to as an iron rod found) at the northwest property corner of the said 71.964 acre tract, said beginning point being on the south property line of a called 65.0818 tract of land identified as "TRACT 2" and being conveyed to GRBK Edgewood LLC, by deed thereof filed for record in Ins. No. 202415840, O.P.R.P.C.T., from said beginning point, a 4-inch brass Texas Department of Transportation monument found on the east right-of-way line of Farmer Road, same being the southwest property corner of the said 65.0818 acre tract, bears North 89°46'48" West, a distance of 694.38 feet;

THENCE along the common lines of the said 71.964 acre tract and the said 65.0818 acre tract the following courses and distances:

South 89°46'48" East, a distance of 1,739.72 feet to a 4-inch metal fence post found;

South 01°11'55" East, a distance of 247.34 feet to a 2-inch metal fence post found;

North 89°26'50" East, passing at a distance of 750.00 feet the southeast property corner of the said 65.0818 acre tract, same being the southwest property corner of a called 42.231 acre tract of land conveyed to FG Aledo Development, LLC by deed recorded in Ins. No. 202413474, O.P.R.P.C.T., continuing along the said north property line of the 71.964 acre tract and along the south property line of the said 42.231 acre tract in all a total distance of 930.00 feet to an iron rod set at the most easterly northeast property corner of the said 71.964 acre tract;

THENCE South 00°54'35" East, along the east property line of the said 71.964 acre tract, a distance of 1,638.73 feet to an iron rod found at the most easterly southeast property corner of the said 71.964 acre tract, same being a northeast corner of the plat of Morningstar - Westpoint Boulevard, being an addition to Parker County according to the plat thereof filed for record in Ins. No. 202427920, O.P.R.P.C.T.;

THENCE along the south property lines of the said 71.964 and along the north lot lines of said plat of Morningstar Westpoint Boulevard, the following courses and distances:

South 83°32'27" West, a distance of 221.98 feet to an iron rod found;

North 83°25'30" West, a distance of 98.61 feet to an iron rod found;

North 20°40'01" West, a distance of 211.46 feet to an iron rod found;

North 49°20'43" West, a distance of 105.00 feet to an iron rod found;

North 40°39'17" East, a distance of 110.00 feet to an iron rod found;

North 49°20'43" West, a distance of 60.00 feet to an iron rod found;

South 40°39'17" West, a distance of 85.86 feet to an iron rod found;

North 82°34'23" West, a distance of 259.74 feet to an iron rod found;

North 68°15'24" West, a distance of 1,533.51 feet to an iron rod found at the southwest property corner of the said 71.964 acre tract

THENCE departing the said north lot lines of plat of Morningstar Westpoint Boulevard and along the west property lines of the said 71.964 acre tract the following courses and distances:

North 00°13'12" East, a distance of 389.89 feet to an iron rod found;

North 89°46'48" West, a distance of 463.21 feet to an iron rod found;

North 31°34'27" West, a distance of 107.78 feet to an iron rod found;

North 00°13'12" East, a distance of 488.39 feet to the POINT OF BEGINNING.

The herein above described tract of land contains a computed area of 71.964 acres (3,134,756 square feet) of land, more or less.

* GENERAL NOTES *

- The bearings shown hereon are based on the found monumentation of Morningstar, as shown on the Correction Plat thereof filed for record in Cabinet E, Page 271, Plat Records, Parker County, Texas.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "A Shaded" (No Base Flood Elevations determined) and Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 48367C0325E; map revised September 26, 2008, for Parker County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "A Shaded" or Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared without the benefit of a copy of a Commitment for Title Insurance prepared by a Title Company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- All property corners are monument with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- 10' utility easements accompany all rights-of-way created by this plat.
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- All distances shown along curves are arc lengths.
- Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

TO BE KNOWN AS:

LOT 1X & LOTS 1-40, BLOCK 2; LOTS 1-18, BLOCK 3; LOT 1X & LOTS 1-27, BLOCK 4; LOT 1X & LOTS 1-31, BLOCK 5; LOTS 1-37, BLOCK 6; LOTS 1-10, BLOCK 7; LOTS 1-15, BLOCK 8; LOTS 1-19, BLOCK 9; LOTS 1-51, BLOCK 10; LOTS 1-36, BLOCK 11; LOTS 1-16, BLOCK 12; LOT 1X & LOTS 1-22, BLOCK 13; LOTS 1-8, BLOCK 14; LOT 2X & LOTS 22-49, BLOCK 16

MORNINGSTAR

An addition to the Morningstar Ranch Municipal Utility District No. 1 and Morningstar Ranch Municipal Utility District No. 2 of Parker County, Texas and do hereby dedicate to the Morningstar Ranch Municipal Utility District No. 1 and Morningstar Ranch Municipal Utility District No. 2 of Parker County forever the easements and rights-of-way as shown hereon.

Executed this the 23 day of JAN, 2025.

FG ALEDO DEVELOPMENT, LLC

Kim Gill, Resident

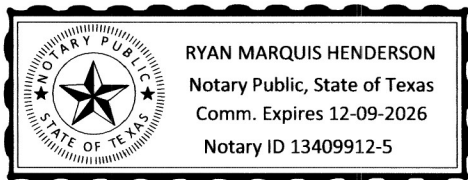
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared KIM GILL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 23 day of JANUARY, 2025.

Notary Public, State of Texas



STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision.

Surveyed on the ground during the month of June, 2021.

Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922
Date 1/23/25



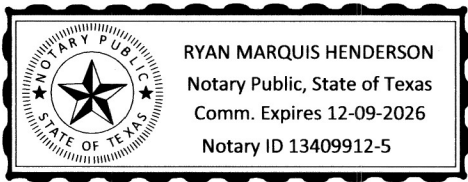
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 23 day of JANUARY, 2025.

Notary Public, State of Texas



LOT SPECS

- 60-FOOT: LOT 1, BLOCK 4; LOT 31, BLOCK 5; LOT 10, BLOCK 7; LOT 15, BLOCK 8; LOTS 1, 13, 24, 33, 34, 51, BLOCK 10; LOTS 1, 18, 19, 36, BLOCK 11; LOTS 45-46, BLOCK 16
- 50-FOOT: LOTS 1-40, BLOCK 2; LOTS 1-18, BLOCK 3; LOTS 2-27, BLOCK 4; LOTS 1-30, BLOCK 5; LOTS 1-37, BLOCK 6; LOTS 1-9, BLOCK 7; LOTS 1-14, BLOCK 8; LOTS 1-19, BLOCK 9; LOTS 2-12, 14-23, 25-32, 35-50, BLOCK 10; LOTS 2-17, 20-35, BLOCK 11; LOTS 1-16, BLOCK 12; LOTS 1-22, BLOCK 13; LOTS 1-8, BLOCK 14; LOTS 22-44, 47-49, BLOCK 16

DEVELOPMENT TABLE
SECTION 1 - PHASE 1

- TOTAL AREA (71.964 ACRES - 3,134,756 SQ. FT.)
- NUMBER OF RESIDENTIAL LOTS (358 LOTS)
- NUMBER OF OPEN SPACE LOTS: (5 LOTS)
- SMALLEST RESIDENTIAL LOT (6,000 SQ. FT.)
- TOTAL ROW DEDICATION (14,957 ACRES - 651,545 SQ. FT.)
- HOA LOT TOTAL AREA 0.687 ACRES - 29,941 SQ. FT.)
- DENSITY 5.04 LOTS PER ACRE

G-054

PRELIMINARY PLAT CASE NO. PP-013-046
FINAL PLAT CASE NO. FP-24-097

ENGINEER:

WELCH ENGINEERING, INC.
1308 NORWOOD DRIVE, S-200
BEDFORD, TEXAS 76022
PH: (817) 589-2900
ATTN: TIM WELCH, PE

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 20039.1 - 1/8/25

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____ JANUARY ~ 2025 PAGE 3 OF 3



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

PLAT APPROVED DATE 1-29-25

BY: Ronald R. Brown CHAIRMAN

BY: Josh R. Huff SECRETARY

FINAL PLAT OF

LOT 1X & LOTS 1-40, BLOCK 2
LOTS 1-18, BLOCK 3; LOT 1X & LOTS 1-27, BLOCK 4
LOT 1X & LOTS 1-31, BLOCK 5; LOTS 1-37, BLOCK 6
LOTS 1-10, BLOCK 7; LOTS 1-15, BLOCK 8
LOTS 1-19, BLOCK 9; LOTS 1-51, BLOCK 10
LOTS 1-36, BLOCK 11; LOTS 1-16, BLOCK 12
LOT 1X & LOTS 1-22, BLOCK 13; LOTS 1-8, BLOCK 14
LOT 2X & LOTS 22-49, BLOCK 16

MORNINGSTAR

BEING A 71.964 ACRE TRACT OF LAND LOCATED IN THE M.S. TETER SURVEY, ABSTRACT No. 2070 AND THE J.D. MORRIS SURVEY. ABSTRACT No. 927, PARKER COUNTY, TEXAS
358 RESIDENTIAL LOTS & 5 COMMON OPEN SPACE LOTS
71.964 ACRES