

H. T. & B. RR CO.
SURVEY
ABSTRACT NO. 1727

FD. RR SPIKE
APPROX. SURVEY LINE

FARM ROAD 3325
(VARIABLE WIDTH R.O.W.)
STATE OF TEXAS, VOL. 1690, PG. 365, D.R.P.C.T.

H. T. & B. RR CO.
SURVEY
ABSTRACT NO. 646

FD. TXDOT
ALUMINUM
CAP

POINT OF
BEGINNING

M.S. TETER SURVEY
ABSTRACT NO. 2070

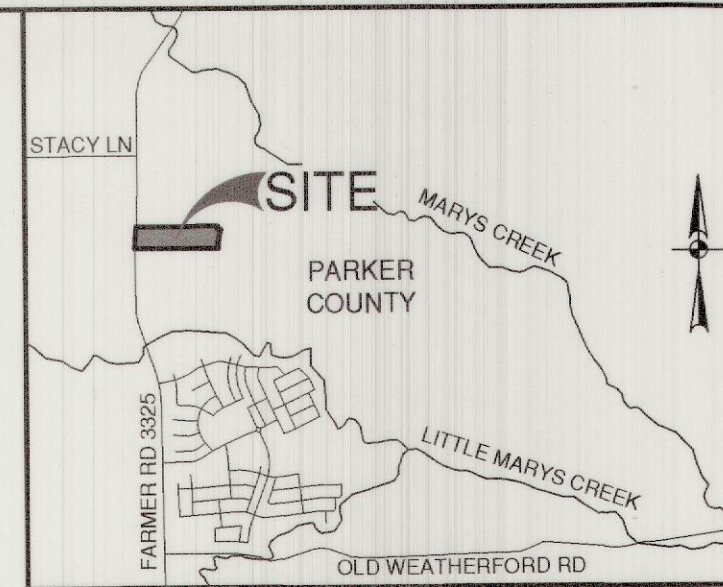
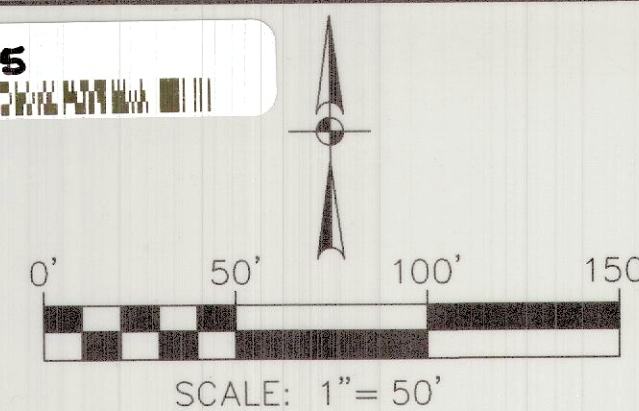
W.H. GLOVER
SURVEY
ABSTRACT NO. 2584

W.H. GLOVER
SURVEY
ABSTRACT NO. 2584

22584.003.001.00
20927.002.003.00 SP 0.02 Ac
22584.003.000.00 SP 28.207 Ac
CREEK EAST, UFA LTD.
(CALLED 514.00 ACRES)
INST. NO. 202043711
O.P.R.P.C.T.

RICHARD HIGHSMITH
SURVEY
ABSTRACT NO. 629

202604676 PLAT Total Pages: 5



LOCATION MAP
NOT-TO-SCALE

LEGEND

O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS	BOUNDARY LINE
D.R.P.C.T.	DEED RECORDS, PARKER COUNTY, TEXAS	BUILDING SETBACK LINE
INST. NO.	INSTRUMENT NUMBER	CENTERLINE
UE	UTILITY EASEMENT	EASEMENT LINE
(PD)	PAPE DAWSON	SURVEY ABSTRACT LINE
IR	IRON ROD	1 BLOCK NUMBER
BSL	BUILDING SETBACK LINE	FOUND 1/2" IRON ROD WITH CAP STAMPED "PAPE DAWSON" (UNLESS NOTED OTHERWISE)
HOA	HOMEOWNERS ASSOCIATION	SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" (UNLESS NOTED OTHERWISE)
ROW	RIGHT-OF-WAY	STREET NAME CHANGE
ESMT	EASEMENT	
VOL	VOLUME	
PG.	PAGE(S)	
FD.	FOUND	
RR	RAILROAD	
SF.	SQUARE FEET	

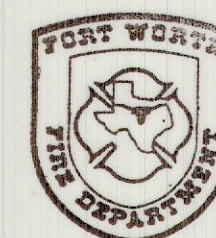
HOA LOTS THIS SHEET

- | | |
|---|---|
| 1 | LOT 1X, BLOCK 1 2.075 ACRES
PRIVATE HOA/ DEVELOPER OWNED
AND MAINTAINED OPEN SPACE |
| 7 | LOT 1X, BLOCK 11 0.865 ACRES
PRIVATE HOA/ DEVELOPER OWNED
AND MAINTAINED OPEN SPACE |

EXISTING EASEMENTS

- | | | | |
|---|--|---|---|
| 1 | 20' GAS EASEMENT
DENBURY RESOURCES, INC.
VOL. 2114 PG. 951, O.P.R.P.C.T. | 5 | 20' GAS EASEMENT
SOUTHWESTERN GAS PIPELINE
VOL. 2680, PG. 1115 O.P.R.P.C.T. |
| 2 | 50' GAS EASEMENT
SOUTHWESTERN GAS PIPELINE, LLC.
VOL. 2194, PG. 1280, O.P.R.P.C.T. | 6 | WATER LINE #3
BKV BARNETT, LLC.
INST. NO. 202403525, O.P.R.P.C.T. |
| 3 | 50' GAS EASEMENT
CROSSTEX NORTH TEXAS GATHERING, LP.
VOL. 2666, PG. 1373, O.P.R.P.C.T. | | |
| 4 | SITE #1
SOUTHWESTERN GAS PIPELINE, INC.
VOL. 2680, PG. 1115, O.P.R.P.C.T. | | |

15284
AL



Eng. D. Hood
2/19/2026

OWNER/DEVELOPER:

GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE,
SUITE 300W
PLANO, TEXAS 75024
TEL: (469) 573-6755
CONTACT: AARON GUTHRIE

ENGINEER:

PAPE-DAWSON, LLC.
TEL: (871) 870-3668
CONTACT: KEVIN MURPHY, P.E.

FINAL PLAT OF MORNINGSTAR NORTH

LOTS 1-24, 1X BLOCK 1, LOTS 1-17 BLOCK 2, LOTS
1-26, 1X BLOCK 3, LOTS 1-52, 1X BLOCK 4, LOTS 1-12,
1X BLOCK 5, LOTS 1-16, 1X BLOCK 6, LOTS 1-10, 1X
BLOCK 7, LOT 1X BLOCK 11

BEING 34.647 ACRES OF LAND SITUATED IN THE
H. T. & B. RR CO. SURVEY, ABSTRACT NO. 646,
W.H. GLOVER SURVEY, ABSTRACT NO. 2584,
J.D. MORRIS SURVEY, ABSTRACT NO. 927
RICHARD HIGHSMITH SURVEY, ABSTRACT NO. 629
FORT WORTH ETJ, PARKER COUNTY, TEXAS.

157 RESIDENTIAL LOTS
7 COMMON AREA LOTS

PAPE-DAWSON

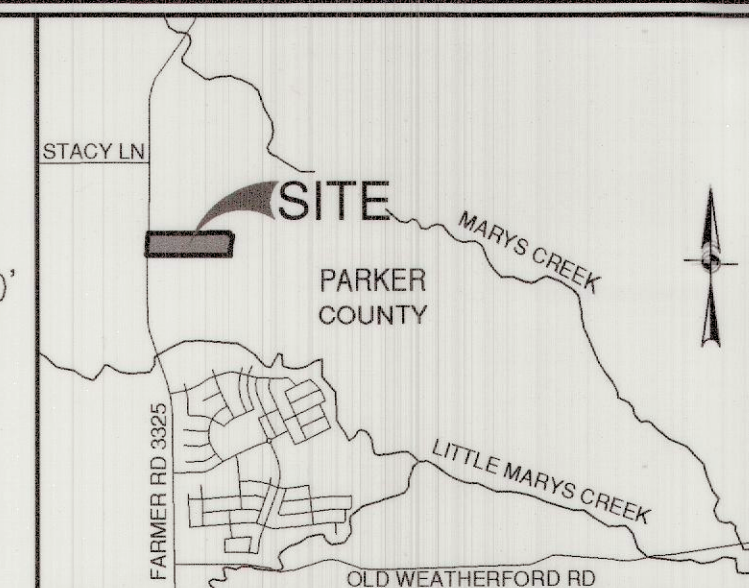
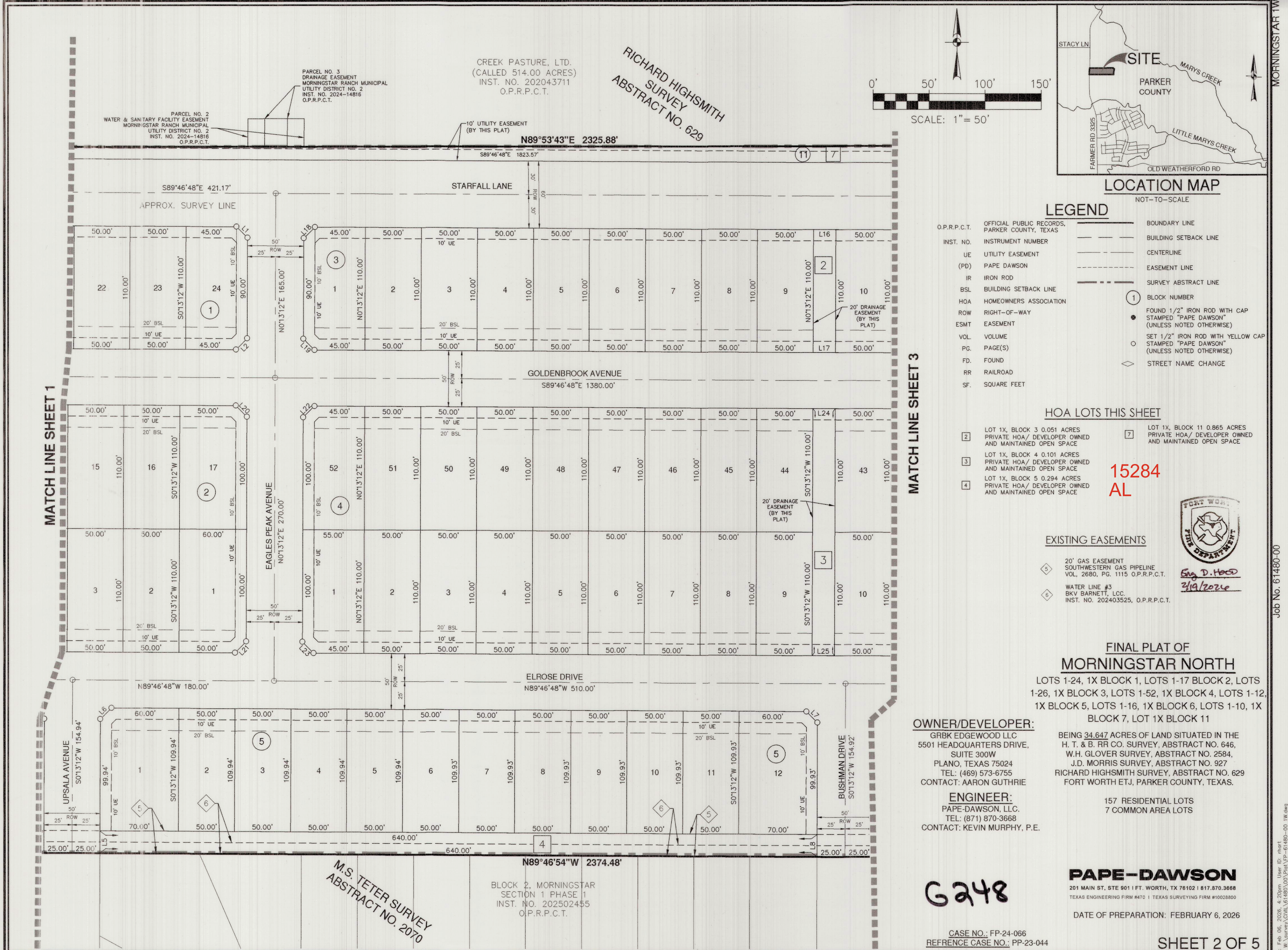
201 MAIN ST, STE 901 | FT. WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: FEBRUARY 6, 2026

CASE NO.: FP-24-066
REFERENCE CASE NO.: PP-23-044

SHEET 1 OF 5

G248



LEGEND	
O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
UE	UTILITY EASEMENT
(PD)	PAPE DAWSON
IR	IRON ROD
BSL	BUILDING SETBACK LINE
HOA	HOMEOWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
ESMT	EASEMENT
VOL.	VOLUME
PG.	PAGE(S)
FD.	FOUND
RR	RAILROAD
SF.	SQUARE FEET
BOUNDARY LINE	
BUILDING SETBACK LINE	
CENTERLINE	
EASEMENT LINE	
SURVEY ABSTRACT LINE	
1	BLOCK NUMBER
●	FOUND 1/2" IRON ROD WITH CAP STAMPED "PAPE DAWSON" (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" (UNLESS NOTED OTHERWISE)
◇	STREET NAME CHANGE

HOA LOTS THIS SHEET	
2	LOT 1X, BLOCK 3 0.051 ACRES PRIVATE HOA / DEVELOPER OWNED AND MAINTAINED OPEN SPACE
3	LOT 1X, BLOCK 4 0.101 ACRES PRIVATE HOA / DEVELOPER OWNED AND MAINTAINED OPEN SPACE
4	LOT 1X, BLOCK 5 0.294 ACRES PRIVATE HOA / DEVELOPER OWNED AND MAINTAINED OPEN SPACE
7	LOT 1X, BLOCK 11 0.865 ACRES PRIVATE HOA / DEVELOPER OWNED AND MAINTAINED OPEN SPACE

EXISTING EASEMENTS

◇ 20' GAS EASEMENT SOUTHWESTERN GAS PIPELINE VOL. 2680, PG. 1115 O.P.R.P.C.T.

◇ WATER LINE #3 BKV BARNETT, LCC. INST. NO. 202403525, O.P.R.P.C.T.

Fort Worth
PLANNING DEPARTMENT
Eng. D. Hood
3/19/2024

FINAL PLAT OF MORNINGSTAR NORTH

LOTS 1-24, 1X BLOCK 1, LOTS 1-17 BLOCK 2, LOTS 1-26, 1X BLOCK 3, LOTS 1-52, 1X BLOCK 4, LOTS 1-12, 1X BLOCK 5, LOTS 1-16, 1X BLOCK 6, LOTS 1-10, 1X BLOCK 7, LOT 1X BLOCK 11

OWNER/DEVELOPER:
GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024
TEL: (469) 573-6755
CONTACT: AARON GUTHRIE

ENGINEER:
PAPE-DAWSON, LLC.
TEL: (871) 870-3668
CONTACT: KEVIN MURPHY, P.E.

BEING 34.647 ACRES OF LAND SITUATED IN THE H. T. & B. RR CO. SURVEY, ABSTRACT NO. 646, W.H. GLOVER SURVEY, ABSTRACT NO. 2584, J.D. MORRIS SURVEY, ABSTRACT NO. 927 RICHARD HIGHSMITH SURVEY, ABSTRACT NO. 629 FORT WORTH ETJ, PARKER COUNTY, TEXAS.

157 RESIDENTIAL LOTS
7 COMMON AREA LOTS

PAPE-DAWSON
201 MAIN ST. STE 901 | FT. WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: FEBRUARY 6, 2026

G248

CASE NO.: FP-24-066
REFERENCE CASE NO.: PP-23-044

SHEET 2 OF 5

RICHARD HIGHSMITH
SURVEY
ABSTRACT NO. 629

PARCEL NO. F4
DRAINAGE EASEMENT
MORNINGSTAR RANCH MUNICIPAL
UTILITY DISTRICT NO. 2
INST. NO. 2024-14816
O.P.R.P.C.T.

CREEK PASTURE, LTD.
(CALLED 514.00 ACRES)
INST. NO. 202043711
O.P.R.P.C.T.

N89°53'43"E 2325.88'

APPROX. SURVEY LINE

S89°46'48"E 1823.57'

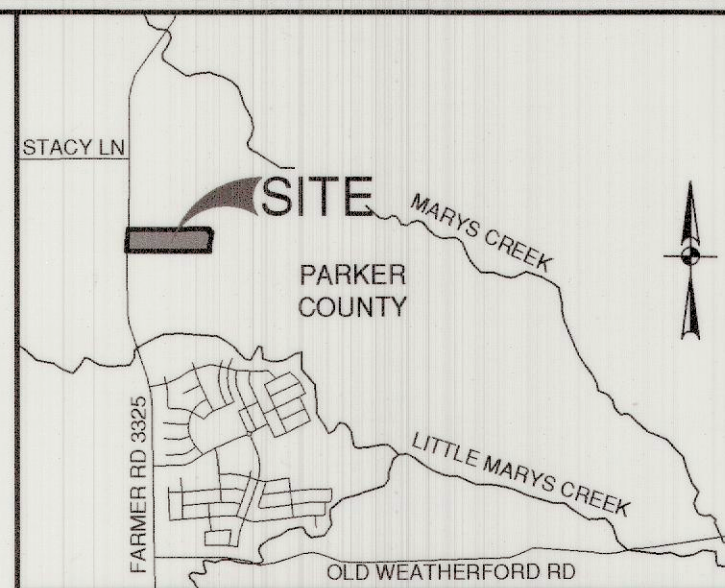
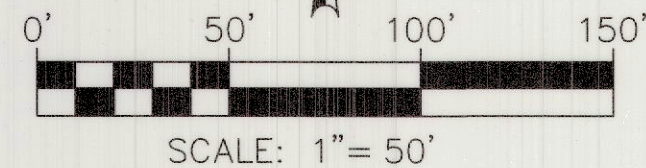
S89°46'48"E 1934.89'

S89°46'48"E 1823.57'

S89°46'48"E 1380.00'

STARFALL LANE

APPROX. SURVEY LINE



LOCATION MAP

NOT-TO-SCALE

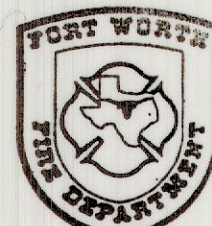
LEGEND

O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS	BOUNDARY LINE
INST. NO.	INSTRUMENT NUMBER	BUILDING SETBACK LINE
UE	UTILITY EASEMENT	CENTERLINE
(PD)	PAPE DAWSON	EASEMENT LINE
IR	IRON ROD	SURVEY ABSTRACT LINE
BSL	BUILDING SETBACK LINE	
HOA	HOMEOWNERS ASSOCIATION	
ROW	RIGHT-OF-WAY	
ESMT	EASEMENT	
VOL.	VOLUME	
PG.	PAGE(S)	
FD.	FOUND	
RR	RAILROAD	
SF.	SQUARE FEET	

1	BLOCK NUMBER
●	FOUND 1/2" IRON ROD WITH CAP STAMPED "PAPE DAWSON" (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" (UNLESS NOTED OTHERWISE)
◇	STREET NAME CHANGE

HOA LOTS THIS SHEET

5	LOT 1X, BLOCK 6 0.376 ACRES PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE	7	LOT 1X, BLOCK 11 0.865 ACRES PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE
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EXISTING EASEMENTS

5	20' GAS EASEMENT SOUTHWESTERN GAS PIPELINE VOL. 2680, PG. 1115 O.P.R.P.C.T.
6	WATER LINE #3 BKV BARNETT, LCC. INST. NO. 202403525, O.P.R.P.C.T.

Exp. D. Hood
2/19/2026

FINAL PLAT OF MORNINGSTAR NORTH

LOTS 1-24, 1X BLOCK 1, LOTS 1-17 BLOCK 2, LOTS
1-26, 1X BLOCK 3, LOTS 1-52, 1X BLOCK 4, LOTS 1-12,
1X BLOCK 5, LOTS 1-16, 1X BLOCK 6, LOTS 1-10, 1X
BLOCK 7, LOT 1X BLOCK 11

BEING 34.647 ACRES OF LAND SITUATED IN THE
H. T. & B. RR CO. SURVEY, ABSTRACT NO. 646,
W.H. GLOVER SURVEY, ABSTRACT NO. 2584,
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FORT WORTH ETJ, PARKER COUNTY, TEXAS.

157 RESIDENTIAL LOTS
7 COMMON AREA LOTS

OWNER/DEVELOPER:

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CONTACT: AARON GUTHRIE

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15284
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PAPE-DAWSON

201 MAIN ST, STE 901 | FT. WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: FEBRUARY 6, 2026

SHEET 3 OF 5

MATCH LINE SHEET 2

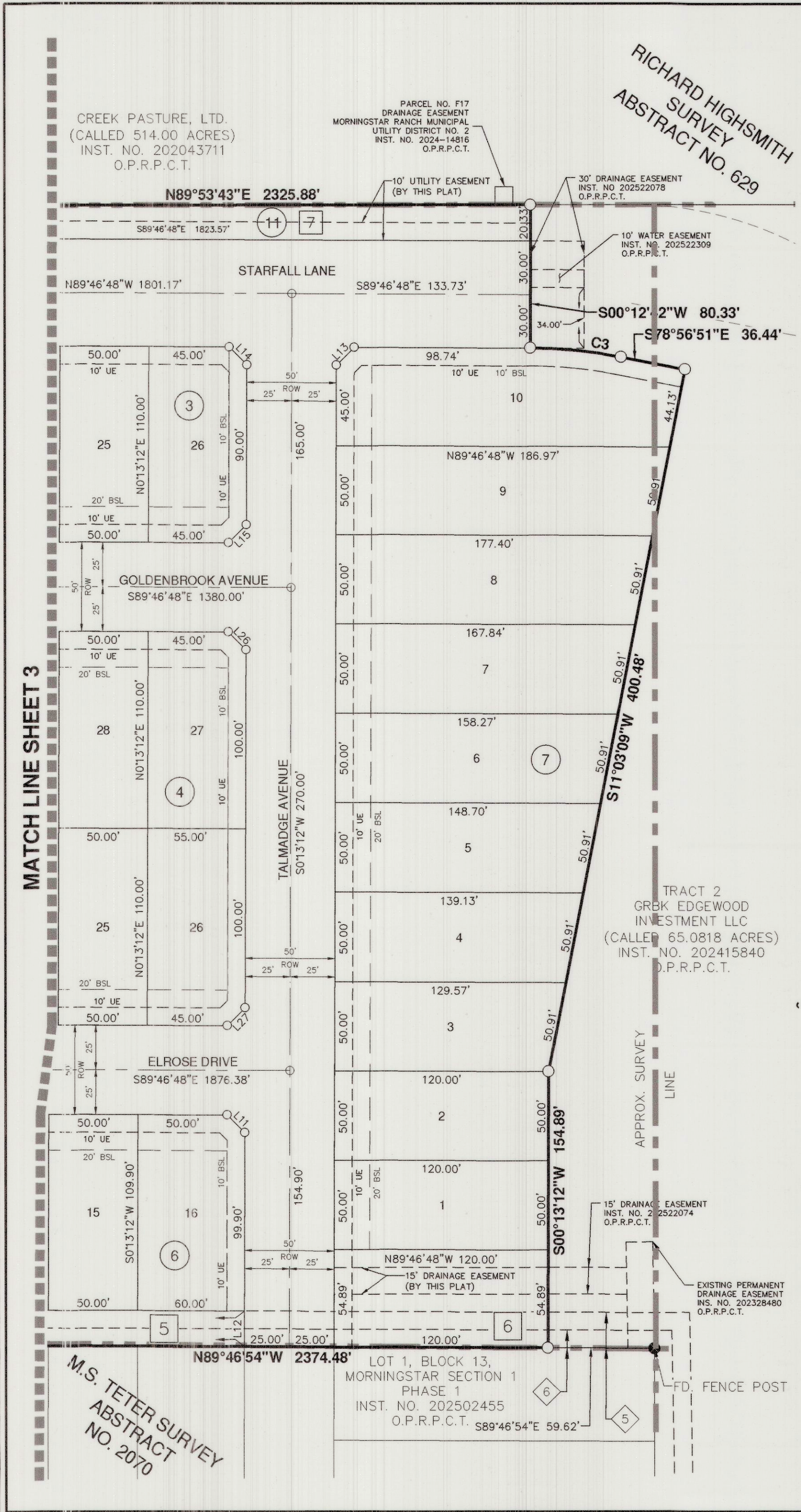
MATCH LINE SHEET 4

M.S. TETER SURVEY
ABSTRACT NO. 2070

BLOCK 12, MORNINGSTAR
SECTION 1 PHASE 1
INST. NO. 202502455
O.P.R.P.C.T.

G248

CASE NO.: FP-24-066
REFERENCE CASE NO.: PP-23-044



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	7582.37'	1°25'51"	N1°33'07"E	189.34'	189.34'
C2	7699.44'	0°54'59"	N4°11'44"E	123.13'	123.13'
C3	270.00'	10°49'54"	S84°21'48"E	50.97'	51.04'
C4	199.93'	9°56'59"	N85°14'48"E	34.68'	34.72'
C5	247.96'	12°02'27"	N85°14'48"E	52.01'	52.11'
C6	200.00'	17°01'50"	S81°42'17"W	59.23'	59.45'
C7	49.12'	74°29'54"	S36°42'17"W	59.46'	63.87'
C8	50.21'	89°30'39"	S44°46'48"E	70.71'	78.45'
C9	30.50'	24°20'58"	N11°57'17"W	12.86'	12.96'
C10	50.00'	121°40'06"	N36°42'17"E	87.32'	106.18'
C11	30.50'	24°20'58"	N85°21'51"E	12.86'	12.96'
C12	30.50'	20°41'43"	S79°52'21"W	10.96'	11.02'
C13	50.00'	110°41'43"	S55°07'39"E	82.26'	96.60'
C14	270.00'	9°56'47"	N85°14'48"E	46.81'	46.87'
C15	330.00'	9°56'47"	S85°14'48"W	57.22'	57.29'
C16	88.00'	47°32'19"	S66°27'03"W	70.94'	73.01'
C17	311.50'	9°56'47"	N85°14'48"E	54.01'	54.08'
C18	270.00'	7°41'32"	S86°22'26"W	36.22'	36.25'
C19	25.21'	89°31'50"	S44°46'48"E	35.51'	39.39'
C20	25.00'	36°29'05"	S18°27'44"W	15.65'	15.92'

LOT AREA		LOT AREA		LOT AREA		LOT AREA	
LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
BLK 1 LT 1	0.138 AC.	BLK 1 LT 21	0.126 AC.	BLK 2 LT 17	0.150 AC.	BLK 3 LT 20	0.126 AC.
BLK 1 LT 2	0.126 AC.	BLK 1 LT 22	0.126 AC.	BLK 3 LT 1	0.137 AC.	BLK 3 LT 21	0.126 AC.
BLK 1 LT 3	0.126 AC.	BLK 1 LT 23	0.126 AC.	BLK 3 LT 2	0.126 AC.	BLK 3 LT 22	0.126 AC.
BLK 1 LT 4	0.126 AC.	BLK 1 LT 24	0.137 AC.	BLK 3 LT 3	0.126 AC.	BLK 3 LT 23	0.126 AC.
BLK 1 LT 5	0.126 AC.	BLK 2 LT 1	0.150 AC.	BLK 3 LT 4	0.126 AC.	BLK 3 LT 24	0.126 AC.
BLK 1 LT 6	0.136 AC.	BLK 2 LT 2	0.126 AC.	BLK 3 LT 5	0.126 AC.	BLK 3 LT 25	0.126 AC.
BLK 1 LT 7	0.228 AC.	BLK 2 LT 3	0.126 AC.	BLK 3 LT 6	0.126 AC.	BLK 3 LT 26	0.137 AC.
BLK 1 LT 8	0.304 AC.	BLK 2 LT 4	0.126 AC.	BLK 3 LT 7	0.126 AC.	BLK 4 LT 1	0.138 AC.
BLK 1 LT 9	0.139 AC.	BLK 2 LT 5	0.126 AC.	BLK 3 LT 8	0.126 AC.	BLK 4 LT 2	0.126 AC.
BLK 1 LT 10	0.133 AC.	BLK 2 LT 6	0.126 AC.	BLK 3 LT 9	0.126 AC.	BLK 4 LT 3	0.126 AC.
BLK 1 LT 11	0.134 AC.	BLK 2 LT 7	0.139 AC.	BLK 3 LT 10	0.126 AC.	BLK 4 LT 4	0.126 AC.
BLK 1 LT 12	0.132 AC.	BLK 2 LT 8	0.193 AC.	BLK 3 LT 11	0.126 AC.	BLK 4 LT 5	0.126 AC.
BLK 1 LT 13	0.268 AC.	BLK 2 LT 9	0.157 AC.	BLK 3 LT 12	0.126 AC.	BLK 4 LT 6	0.126 AC.
BLK 1 LT 14	0.196 AC.	BLK 2 LT 10	0.245 AC.	BLK 3 LT 13	0.126 AC.	BLK 4 LT 7	0.126 AC.
BLK 1 LT 15	0.150 AC.	BLK 2 LT 11	0.138 AC.	BLK 3 LT 14	0.126 AC.	BLK 4 LT 8	0.126 AC.
BLK 1 LT 16	0.145 AC.	BLK 2 LT 12	0.126 AC.	BLK 3 LT 15	0.126 AC.	BLK 4 LT 9	0.126 AC.
BLK 1 LT 17	0.153 AC.	BLK 2 LT 13	0.126 AC.	BLK 3 LT 16	0.126 AC.	BLK 4 LT 10	0.126 AC.
BLK 1 LT 18	0.133 AC.	BLK 2 LT 14	0.126 AC.	BLK 3 LT 17	0.126 AC.	BLK 4 LT 11	0.126 AC.
BLK 1 LT 19	0.126 AC.	BLK 2 LT 15	0.126 AC.	BLK 3 LT 18	0.126 AC.	BLK 4 LT 12	0.126 AC.
BLK 1 LT 20	0.126 AC.	BLK 2 LT 16	0.126 AC.	BLK 3 LT 19	0.126 AC.	BLK 4 LT 13	0.126 AC.

LOT AREA		LOT AREA		LOT AREA		LOT AREA	
LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
BLK 4 LT 14	0.126 AC.	BLK 4 LT 34	0.126 AC.	BLK 5 LT 2	0.126 AC.	BLK 6 LT 10	0.126 AC.
BLK 4 LT 15	0.126 AC.	BLK 4 LT 35	0.126 AC.	BLK 5 LT 3	0.126 AC.	BLK 6 LT 11	0.126 AC.
BLK 4 LT 16	0.126 AC.	BLK 4 LT 36	0.126 AC.	BLK 5 LT 4	0.126 AC.	BLK 6 LT 12	0.126 AC.
BLK 4 LT 17	0.126 AC.	BLK 4 LT 37	0.126 AC.	BLK 5 LT 5	0.126 AC.	BLK 6 LT 13	0.126 AC.
BLK 4 LT 18	0.126 AC.	BLK 4 LT 38	0.126 AC.	BLK 5 LT 6	0.126 AC.	BLK 6 LT 14	0.126 AC.
BLK 4 LT 19	0.126 AC.	BLK 4 LT 39	0.126 AC.	BLK 5 LT 7	0.126 AC.	BLK 6 LT 15	0.126 AC.
BLK 4 LT 20	0.126 AC.	BLK 4 LT 40	0.126 AC.	BLK 5 LT 8	0.126 AC.	BLK 6 LT 16	0.150 AC.
BLK 4 LT 21	0.126 AC.	BLK 4 LT 41	0.126 AC.	BLK 5 LT 9	0.126 AC.	BLK 7 LT 1	0.138 AC.
BLK 4 LT 22	0.126 AC.	BLK 4 LT 42	0.126 AC.	BLK 5 LT 10	0.126 AC.	BLK 7 LT 2	0.138 AC.
BLK 4 LT 23	0.126 AC.	BLK 4 LT 43	0.126 AC.	BLK 5 LT 11	0.126 AC.	BLK 7 LT 3	0.143 AC.
BLK 4 LT 24	0.126 AC.	BLK 4 LT 44	0.126 AC.	BLK 5 LT 12	0.176 AC.	BLK 7 LT 4	0.154 AC.
BLK 4 LT 25	0.126 AC.	BLK 4 LT 45	0.126 AC.	BLK 6 LT 1	0.150 AC.	BLK 7 LT 5	0.165 AC.
BLK 4 LT 26	0.138 AC.	BLK 4 LT 46	0.126 AC.	BLK 6 LT 2	0.126 AC.	BLK 7 LT 6	0.176 AC.
BLK 4 LT 27	0.138 AC.	BLK 4 LT 47	0.126 AC.	BLK 6 LT 3	0.126 AC.	BLK 7 LT 7	0.187 AC.
BLK 4 LT 28	0.126 AC.	BLK 4 LT 48	0.126 AC.	BLK 6 LT 4	0.126 AC.	BLK 7 LT 8	0.198 AC.
BLK 4 LT 29	0.126 AC.	BLK 4 LT 49	0.126 AC.	BLK 6 LT 5	0.126 AC.	BLK 7 LT 9	0.209 AC.
BLK 4 LT 30	0.126 AC.	BLK 4 LT 50	0.126 AC.	BLK 6 LT 6	0.126 AC.	BLK 7 LT 10	0.233 AC.
BLK 4 LT 31	0.126 AC.	BLK 4 LT 51	0.126 AC.	BLK 6 LT 7	0.126 AC.		
BLK 4 LT 32	0.126 AC.	BLK 4 LT 52	0.138 AC.	BLK 6 LT 8	0.126 AC.		
BLK 4 LT 33	0.126 AC.	BLK 5 LT 1	0.176 AC.	BLK 6 LT 9	0.126 AC.		

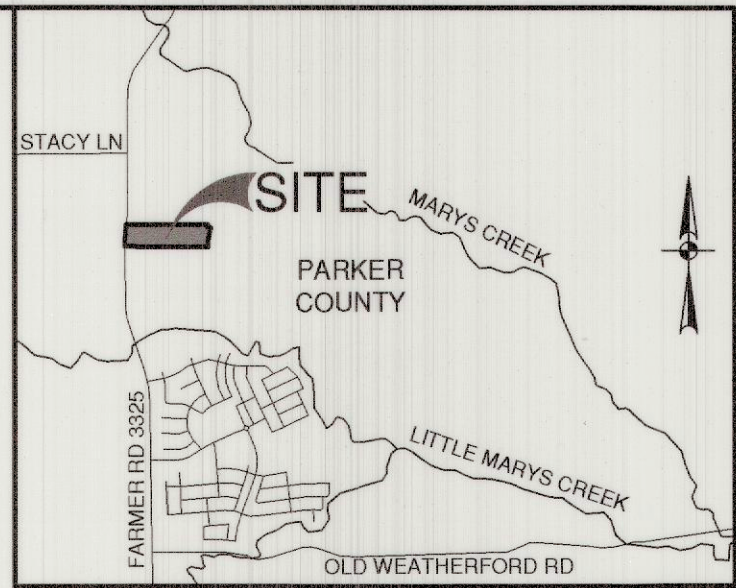
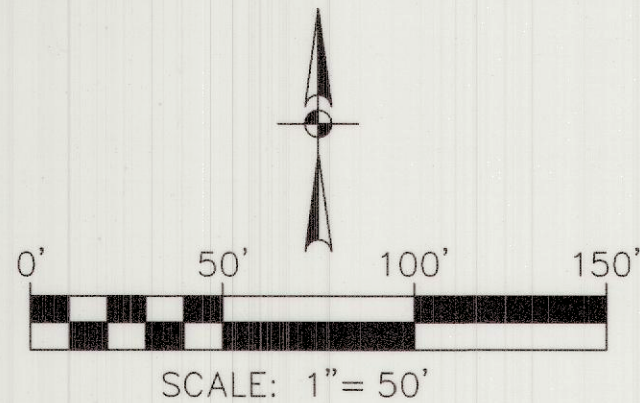
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N44°46'48"W	14.14'
L2	N45°13'12"E	14.14'
L3	S44°46'48"E	14.14'
L4	S0°13'12"W	20.00'
L5	N0°13'12"E	20.00'
L6	N45°13'12"E	14.14'
L7	S44°46'48"E	14.14'
L8	S0°13'12"W	20.00'
L9	N0°13'12"E	20.00'
L10	N45°13'12"E	14.14'
L11	S44°46'48"E	14.14'
L12	S0°13'12"W	20.00'
L13	N45°13'12"E	14.14'
L14	S44°46'48"E	14.14'

LINE TABLE		
LINE #	BEARING	LENGTH
L15	S45°13'12"W	14.14'
L16	N89°46'48"W	20.00'
L17	N89°46'48"W	20.00'
L18	N45°13'12"E	14.14'
L19	S44°46'48"E	14.14'
L20	S44°46'48"E	14.14'
L21	N45°13'12"E	14.14'
L22	N45°13'12"E	14.14'
L23	S44°46'48"E	14.14'
L24	S89°46'48"E	20.00'
L25	S89°46'48"E	20.00'
L26	S44°46'48"E	14.14'
L27	S45°13'12"W	14.14'
L28	N89°46'48"W	5.09'

LOT AREA	
LOT	AREA
BLK 1 LT 1X	2.075 AC.
BLK 3 LT 1X	0.051 AC.
BLK 4 LT 1X	0.101 AC.
BLK 5 LT 1X	0.294 AC.
BLK 6 LT 1X	0.376 AC.
BLK 7 LT 1X	0.151 AC.
BLK 11 LT 1X	0.865 AC.

LINE TABLE		
LINE #	BEARING	LENGTH
L29	S0°13'12"W	10.00'
L30	N89°46'48"W	15.09'
L31	N85°20'45"W	2.91'
L32	S0°13'12"W	10.00'

BLOCK AREA	
BLOCK	AREA
BLK 1	5.737 AC.
BLK 2	2.436 AC.
BLK 3	3.354 AC.
BLK 4	6.713 AC.
BLK 5	1.907 AC.
BLK 6	2.443 AC.
BLK 7	1.893 AC.
BLK 11	0.865 AC.



LOCATION MAP

NOT-TO-SCALE

LEGEND

O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS	BOUNDARY LINE
INST. NO.	INSTRUMENT NUMBER	BUILDING SETBACK LINE
UE	UTILITY EASEMENT	CENTERLINE
(PD)	PAPE DAWSON	EASEMENT LINE
IR	IRON ROD	SURVEY ABSTRACT LINE
BSL	BUILDING SETBACK LINE	1 BLOCK NUMBER
HOA	HOMEOWNERS ASSOCIATION	FOUND 1/2" IRON ROD WITH CAP STAMPED "PAPE DAWSON" (UNLESS NOTED OTHERWISE)
ROW	RIGHT-OF-WAY	SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" (UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	STREET NAME CHANGE
VOL.	VOLUME	
PG.	PAGE(S)	
FD.	FOUND	
RR	RAILROAD	
SF.	SQUARE FEET	

HOA LOTS THIS SHEET

5	LOT 1X, BLOCK 6 0.376 ACRES PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE	7	LOT 1X, BLOCK 11 0.865 ACRES PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE
6	LOT 1X, BLOCK 7 0.151 ACRES PRIVATE HOA/ DEVELOPER OWNED AND MAINTAINED OPEN SPACE		

EXISTING EASEMENTS

5	20' GAS EASEMENT SOUTHWESTERN GAS PIPELINE VOL. 2680, PG. 1115 O.P.R.P.C.T.
6	WATER LINE #3 BKV BARNETT, LLC. INST. NO. 202403525, O.P.R.P.C.T.



Eng. D. Hood
2/19/2024

FINAL PLAT OF MORNINGSTAR NORTH

LOTS 1-24, 1X BLOCK 1, LOTS 1-17 BLOCK 2, LOTS 1-26, 1X BLOCK 3, LOTS 1-52, 1X BLOCK 4, LOTS 1-12, 1X BLOCK 5, LOTS 1-16, 1X BLOCK 6, LOTS 1-10, 1X BLOCK 7, LOT 1X BLOCK 11

OWNER/DEVELOPER:

GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024
TEL: (469) 573-6755
CONTACT: AARON GUTHRIE

ENGINEER:

PAPE-DAWSON, LLC.
TEL: (871) 870-3668
CONTACT: KEVIN MURPHY, P.E.

BEING 34.647 ACRES OF LAND SITUATED IN THE H. T. & B. RR CO. SURVEY, ABSTRACT NO. 646, W.H. GLOVER SURVEY, ABSTRACT NO. 2584, J.D. MORRIS SURVEY, ABSTRACT NO. 927 RICHARD HIGHSMITH SURVEY, ABSTRACT NO. 629 FORT WORTH ETJ, PARKER COUNTY, TEXAS.

157 RESIDENTIAL LOTS
7 COMMON AREA LOTS

PAPE-DAWSON

201 MAIN ST, STE 901 | FT. WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: FEBRUARY 6, 2026

CASE NO.: FP-24-066
REFERENCE CASE NO.: PP-23-044

SHEET 4 OF 5

G248

OWNER'S ACKNOWLEDGE AND DEDICATION

STATE OF TEXAS X
COUNTY OF PARKER X

WHEREAS GRBK EDGEWOOD LLC, BEING THE OWNER OF A CERTAIN 34.642 ACRE SITUATED IN THE W.H. GLOVER SURVEY, ABSTRACT NUMBER 2584, THE RICHARD HIGHSMITH SURVEY, ABSTRACT NUMBER 629, THE J.D. MORRIS SURVEY, ABSTRACT NUMBER 927, AND THE H.T. & B. RR CO. SURVEY, ABSTRACT NUMBER 846, PARKER COUNTY, TEXAS, AND BEING A PORTION OF TRACT 2 AS DESCRIBED IN A SPECIAL WARRANTY DEED TO GRBK EDGEWOOD LLC, RECORDED UNDER INSTRUMENT NUMBER 202415840, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, (O.P.R.P.C.T.), AND HEREINAFTER REFERRED TO AS "MORNINGSTAR NORTH," AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND TXDOT RIGHT-OF-WAY MONUMENT WITH ALUMINUM CAP ON THE EAST RIGHT-OF-WAY LINE OF FARM ROAD 3325, AND BEING THE SOUTHWEST CORNER OF SAID TRACT 2, AND ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FVFW HOLDING, INC., AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 201410303, O.P.R.P.C.T., AND ALSO, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 7592.37 FEET, A CENTRAL ANGLE 01 DEGREES 25 MINUTES 51 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 33 MINUTES 07 SECONDS EAST, 189.34 FEET;

THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 189.34 FEET, AND COINCIDENT WITH SAID EAST RIGHT-OF-WAY, TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

THENCE, NORTH 04 DEGREES 39 MINUTES 15 SECONDS EAST, A DISTANCE OF 315.95 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "PAPE DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 7699.44 FEET, A CENTRAL ANGLE 00 DEGREES 54 MINUTES 59 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 11 MINUTES 46 SECONDS EAST, 123.13 FEET;

THENCE, ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 123.13 FEET TO A SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" AND ALSO BEING THE NORTHWEST CORNER OF SAID TRACT 2, AND BEING THE SOUTHWEST CORNER OF A CALLED 5.4 ACRE TRACT OF LAND CONVEYED TO CREEK PASTURE, LTD., AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 202043711, O.P.R.P.C.T., FROM WHICH A FOUND RAILROAD SPIKE IN THE EAST RIGHT-OF-WAY LINE OF SAID FARM ROAD, BEARS SOUTH 89 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 14.91 FEET;

THENCE, DEPARTING THE AFORESAID CORNER AND EAST RIGHT-OF-WAY LINE, ALONG THE SOUTH LINE OF SAID 514 ACRES, AND ALSO BEING THE NORTH LINE OF SAID TRACT 2, NORTH 88 DEGREES 53 MINUTES 43 SECONDS EAST, A DISTANCE OF 2325.88 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "PAPE DAWSON";

THENCE, DEPARTING THE AFORESAID SOUTH LINE, OVER AND ACROSS SAID TRACT 2 FOR THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 12 MINUTES 42 SECONDS WEST, A DISTANCE OF 80.33 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "PAPE DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE 10 DEGREES 49 MINUTES 54 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES 21 MINUTES 48 SECONDS EAST, 50.97 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 51.04 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "PAPE DAWSON";

SOUTH 78 DEGREES 56 MINUTES 51 SECONDS EAST, A DISTANCE OF 36.44 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "PAPE DAWSON";

SOUTH 11 DEGREES 03 MINUTES 09 SECONDS WEST, A DISTANCE OF 400.48 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "PAPE DAWSON";

SOUTH 00 DEGREES 13 MINUTES 12 SECONDS WEST, A DISTANCE OF 154.89 TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FROM WHICH A FENCE POST BEARS SOUTH 89 DEGREES 46 MINUTES 54 SECONDS EAST, 59.62 FEET, AND BEING A SOUTHWEST CORNER FOR SAID TRACT 2, AND ALSO, A BEING A NORTHEAST CORNER FOR TRACT OF LAND CONVEYED TO FG ALEDO DEVELOPMENT, LLC., AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 202242563, O.P.R.P.C.T.;

THENCE, DEPARTING AFORESAID CORNER, ALONG SAID SOUTH LINE, NORTH 89 DEGREES 46 MINUTES 54 SECONDS WEST, A DISTANCE OF 2347.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.642 ACRES OR 1,509,006 SQUARE FEET OF LAND, MORE OR LESS, AND BEING PREPARED UNDER JOB NUMBER 61480-00 BY PAPE-DAWSON CONSULTING ENGINEERS, LLC.

GENERAL NOTES

- THE ENTIRETY OF THE SUBJECT TRACT IS LOCATED IN ZONE "X" DETERMINED TO BE IN OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48367C0325E, EFFECTIVE DATE SEPTEMBER 26, 2008. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING ONLY. PAPE-DAWSON DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- 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 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. 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.
- THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
- A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.
- 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, WILL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. 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.
- 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 DRAINAGEWAYS 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.
- NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
- 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.
- SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".
- PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- 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 GATED SECURITY ENTRANCES; RECREATION AREAS, 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 OWNERS 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.
- PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.
- SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
- WATER FOR MORNINGSTAR NORTH IS PROVIDED BY MORNINGSTAR RANCH MUD 2 OF PARKER COUNTY

SURVEYOR'S NOTES

- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202), DISTANCES SHOWN HEREON ARE SURFACE. THE COORDINATES SHOWN HEREON ARE GRID. APPLY THE SCALE FACTOR OF 1.000120 TO CONVERT TO SURFACE COORDINATES.
- UPON COMPLETION OF CONSTRUCTION, ALL LOT CORNERS WILL BE 1/2-INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON". BLOCK CORNERS WILL BE 1/2-INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, A MAG NAIL WITH ALUMINUM WASHER STAMPED "PAPE-DAWSON" WILL BE SET.

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202604676
02/20/2026 01:32 PM
Fee: 148.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

STATE OF TEXAS X
COUNTY OF PARKER X

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT GRBK EDGEWOOD LLC DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBE PROPERTY AS MORNINGSTAR NORTH LOTS 1-24, 1X BLOCK 1, LOTS 1-17 BLOCK 2, LOTS 1-26, 1X BLOCK 3, LOTS 1-52, 1X BLOCK 4, LOTS 1-12, 1X BLOCK 5, LOTS 1-16, 1X BLOCK 6, LOTS 1-10, 1X BLOCK 7, LOT 1X BLOCK 11, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS 12 DAY OF Feb. 20 26

GRBK EDGEWOOD LLC

Authorized Signer

TITLE

DOES HEREBY DEDICATE THE SAME TO BE KNOWN AS MORNINGSTAR NORTH, AN ADDITION TO PARKER COUNTY, TEXAS AND DOES HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY AND UTILITY EASEMENTS SHOWN HEREON.

STATE OF TEXAS X
COUNTY OF Collin X

GRBK EDGEWOOD LLC AS OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, DEDICATES FOREVER ALL PUBLIC STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, PLACES, AND PUBLIC UTILITIES THEREON SHOWN FOR THE PURPOSES OF CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS X
COUNTY OF Tarrant X

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Brian Hummich 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12 DAY OF February 2026

Kristy Lyn Chandler
Notary ID #129770238
My Commission Expires April 1, 2026

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF ACCEPTANCE BY THE COMMISSIONER'S COURT:

STATE OF TEXAS X
COUNTY OF PARKER X

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THIS THE DAY OF

PAT DEEN, COUNTY JUDGE

GEORGE CONLEY
COMMISSIONER PRECINCT #1

JACOB HOLT
COMMISSIONER PRECINCT #2

LARRY WALDEN
COMMISSIONER PRECINCT #3

MIKE HALE
COMMISSIONER PRECINCT #4

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ELLIOTT PAT BUSBY, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS.

ELLIOTT PAT BUSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5561
FIRM REGISTRATION NO. 10028800
PAPE-DAWSON ENGINEERS
201 MAIN STREET, SUITE 901
FORT WORTH, TEXAS 76102
TELE. (817) 870-3668
EMAIL: EBUSBY@PAPE-DAWSON.COM

CERTIFICATION DATE:



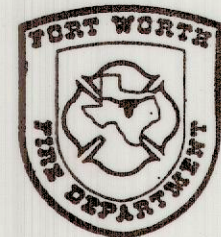
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

PLAT APPROVAL DATE: 2/19/2026

BY: CHY CHAIRMAN

BY: SECRETARY



Eng. D. Hood
2/19/2026

15284
AL

FINAL PLAT OF
MORNINGSTAR NORTH

LOTS 1-24, 1X BLOCK 1, LOTS 1-17 BLOCK 2, LOTS 1-26, 1X BLOCK 3, LOTS 1-52, 1X BLOCK 4, LOTS 1-12, 1X BLOCK 5, LOTS 1-16, 1X BLOCK 6, LOTS 1-10, 1X BLOCK 7, LOT 1X BLOCK 11

OWNER/DEVELOPER:

GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE,
SUITE 300W
PLANO, TEXAS 75024
TEL: (469) 573-6755
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ENGINEER:

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157 RESIDENTIAL LOTS
7 COMMON AREA LOTS

PAPE-DAWSON

201 MAIN ST, STE 901 | FT. WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: FEBRUARY 6, 2026

CASE NO.: FP-24-066
REFERENCE CASE NO.: PP-23-044

SHEET 5 OF 5