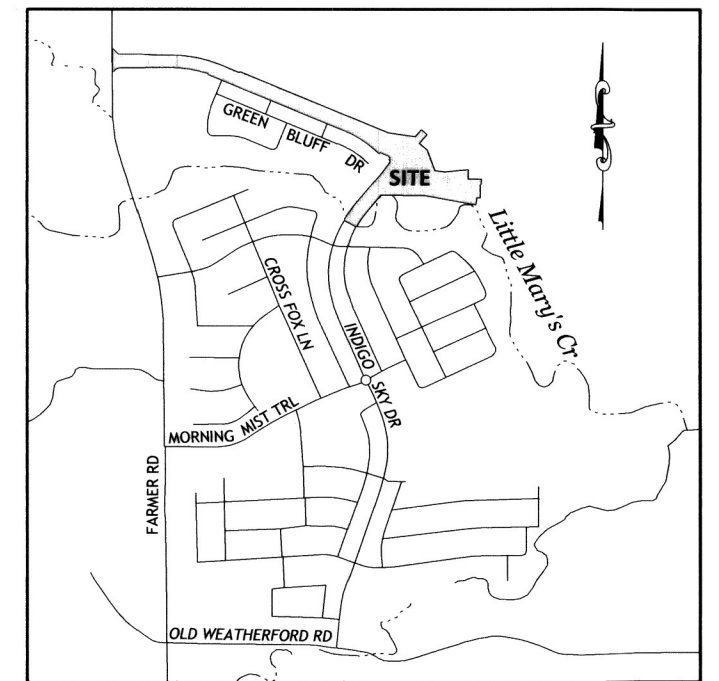
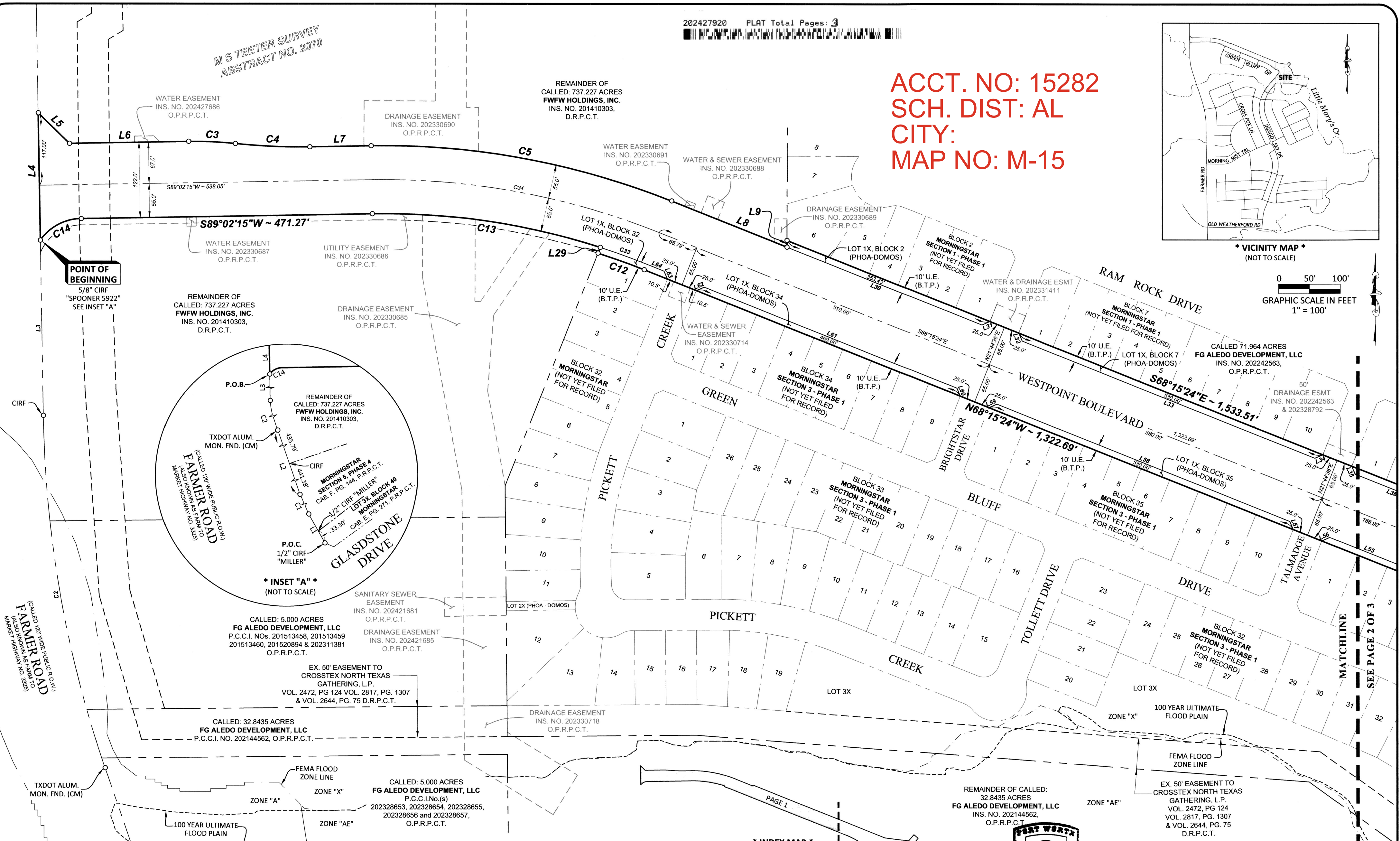


ACCT. NO: 15282
SCH. DIST: AL
CITY:
MAP NO: M-15



* VICINITY MAP *
(NOT TO SCALE)

0 50' 100'
GRAPHIC SCALE IN FEET
1" = 100'



* LEGEND *

O	5/8" IRON ROD WITH CAP STAMPED	D.R.P.C.T.	DEED RECORDS, PARKER COUNTY, TEXAS
CIRF	"SPOONER 5922" FOUND (UNLESS OTHERWISE NOTED)	O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS
IRF	CAPPED IRON ROD FOUND	P.R.P.C.T.	PLAT RECORDS, PARKER COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING	PHOA	PRIVATE HOMEOWNER'S ASSOCIATION
P.O.C.	POINT OF COMMENCING	DOMOS	DEVELOPER-OWNED & MAINTAINED OPEN SPACE
(CM)	CONTROLLING MONUMENT	B.S.I.	BY SEPARATE INSTRUMENT
VOL.	VOLUME	B.T.P.	BY THIS PLAT
PG.	PAGE	B.L.	BUILDING LINE/SETBACK
INS. NO.	INSTRUMENT NUMBER	S.S.&S.D.E.	SANITARY SEWER & STORM DRAIN EASEMENT
L=XXX.XX'	ARC LENGTH	S.S.E.	SANITARY SEWER EASEMENT
		W.S.E.	WATER AND SEWER EASEMENT
		W.E.	WATER EASEMENT
		S.E.	SIDEWALK EASEMENT

NOTES
All distances along curves shown hereon are arc lengths.
See Page 3 for Owner's Certificate and Dedication, Surveyor's Statement, and General Notes.

10' Utility Easements and 2.5' Sidewalk Easements shown hereon are parallel/perpendicular to the right-of-way except where indicated otherwise.

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

* INDEX MAP *
(NOT TO SCALE)

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

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.WP - 10/23/2024

THIS PLAT RECORDED IN DOCUMENT NUMBER 202427920 DATE 10/25/24

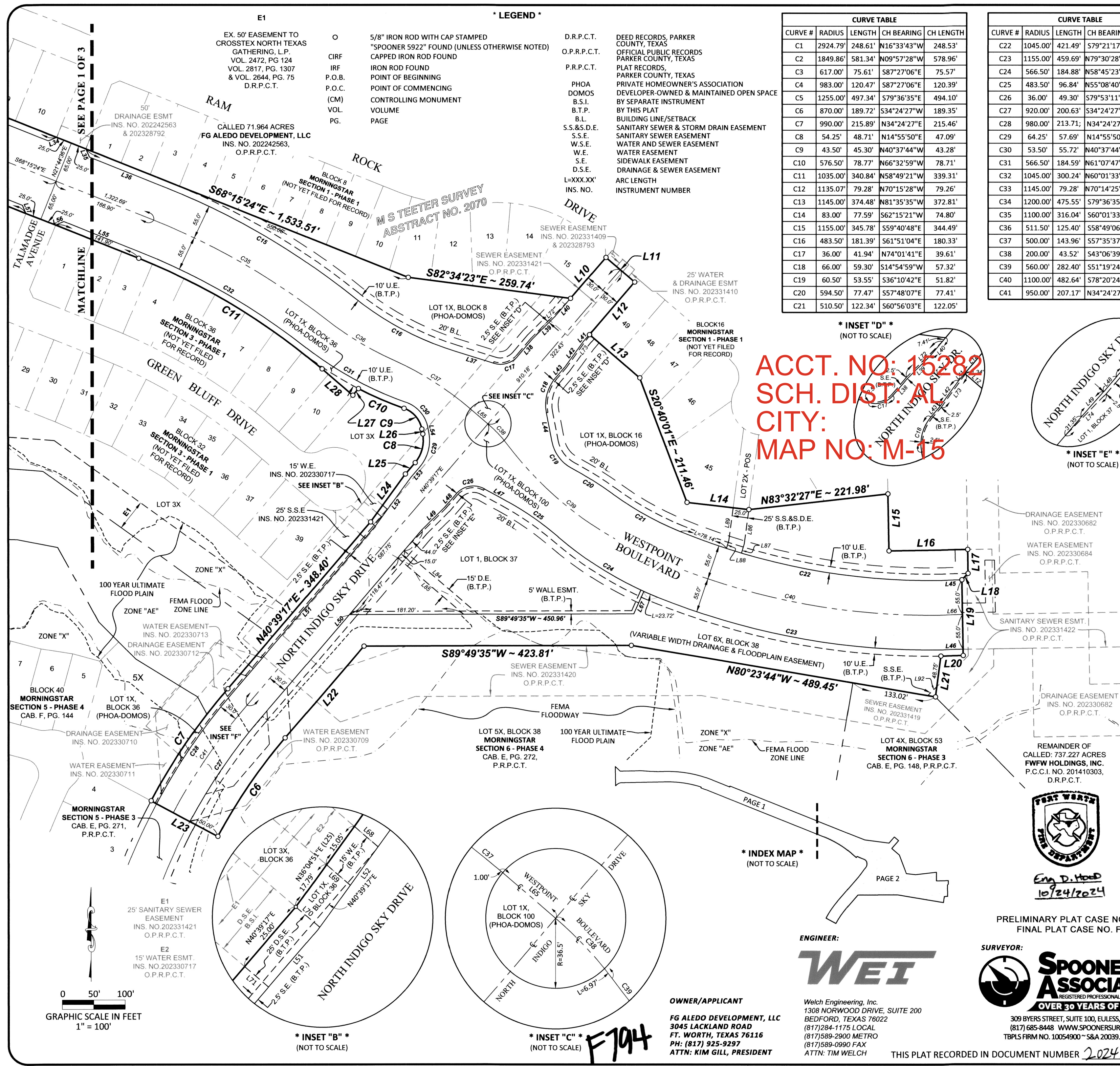
PRELIMINARY PLAT CASE NO. PP-013-046
FINAL PLAT CASE NO. FP-24-098

FINAL PLAT OF MORNINGSTAR RIGHT-OF-WAY FOR
WESTPOINT BOULEVARD; NORTH INDIGO SKY DRIVE;
LOT 1X, BLOCK 2; LOT 1X, BLOCK 7; LOT 1X, BLOCK 8;
LOT 1X, BLOCK 16; LOT 1X, BLOCK 32; LOT 1X, BLOCK 34;
LOT 1X, BLOCK 35; LOT 1X, BLOCK 36; LOT 1, BLOCK 37;
LOT 6X, BLOCK 38; LOT 1X, BLOCK 100

MORNINGSTAR

BEING 17.6684 ACRE TRACT OF LAND LOCATED
IN THE M.S. TETER SURVEY, ABSTRACT No. 2070,
PARKER COUNTY, TEXAS
1 COMMERCIAL LOT &
10 COMMON OPEN SPACE LOTS
17.6684 ACRES

OCTOBER - 2024 PAGE 1 OF 3



* LEGEND *

- EX. 50' EASEMENT TO CROSSTEX NORTH TEXAS GATHERING, L.P. VOL. 2472, PG. 124 VOL. 2817, PG. 1307 & VOL. 2644, PG. 75 D.R.P.C.T.

O
CIRF
IRF
P.O.B.
P.O.C.
(CM)
VOL.
PG.

5/8" IRON ROD WITH CAP STAMPED
"SPOONER 5922" FOUND (UNLESS OTHERWISE NOTED)
CAPPED IRON ROD FOUND
IRON ROD FOUND
POINT OF BEGINNING
POINT OF COMMENCING
CONTROLLING MONUMENT
VOLUME
PAGE
- D.R.P.C.T.
O.P.R.P.C.T.
P.R.P.C.T.
PHOA
DOMOS
B.S.I.
B.T.P.
B.L.
S.S.&S.D.E.
S.S.E.
W.S.E.
W.E.
S.E.
D.S.E.
L=XXX.XX'
INS. NO.

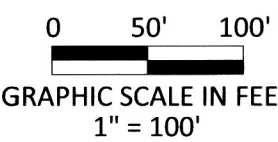
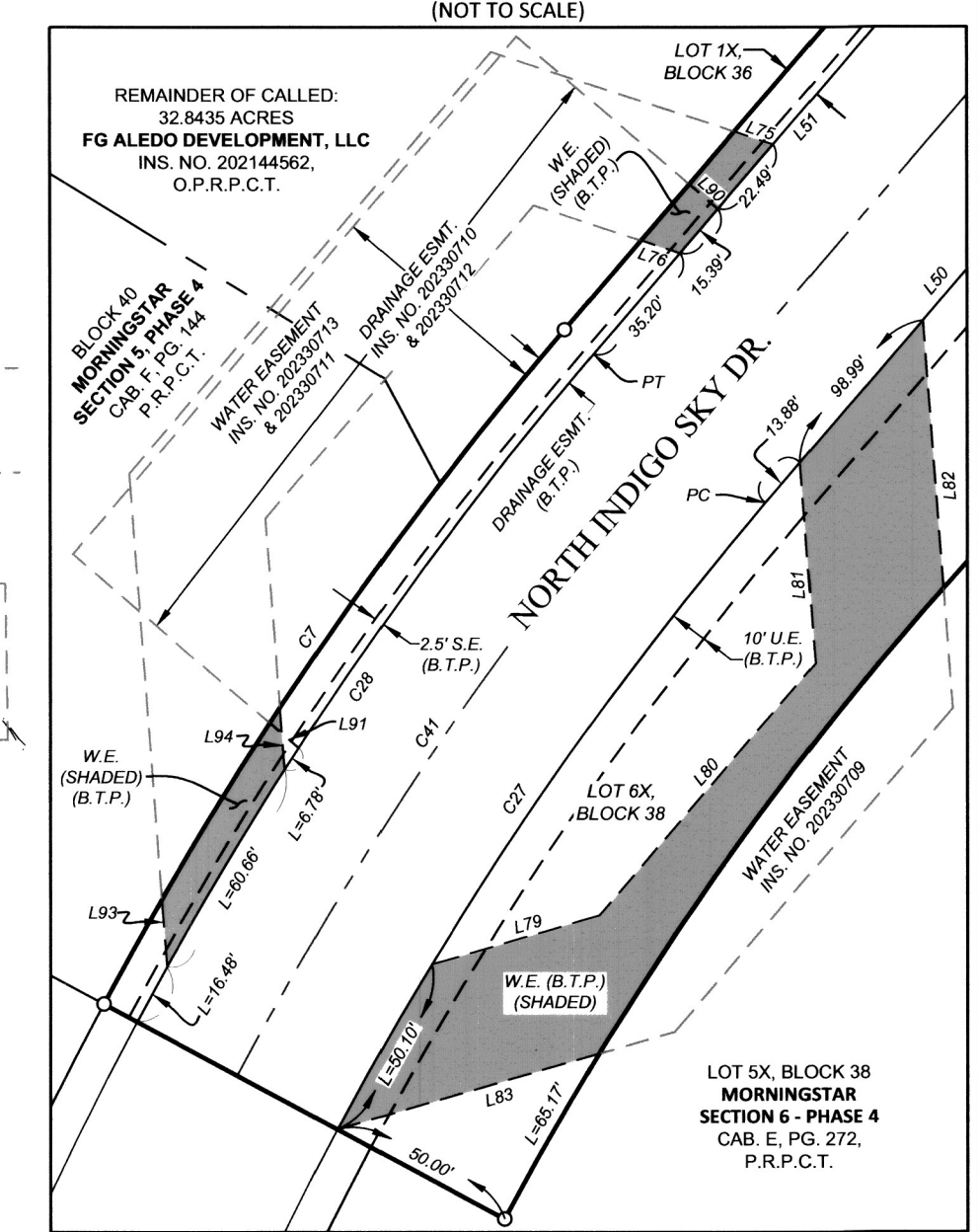
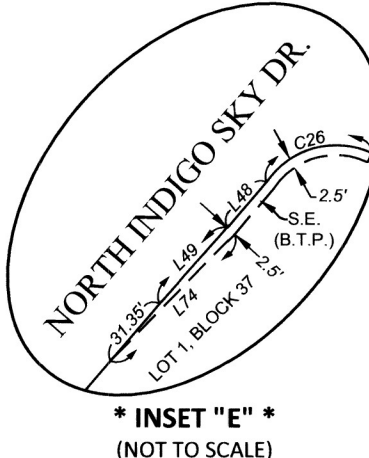
DEED RECORDS, PARKER COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS
PARKER COUNTY, TEXAS
PLAT RECORDS,
PARKER COUNTY, TEXAS
PRIVATE HOMEOWNER'S ASSOCIATION
DEVELOPER-OWNED & MAINTAINED OPEN SPACE
BY SEPARATE INSTRUMENT
BY THIS PLAT
BUILDING LINE/SETBACK
SANITARY SEWER & STORM DRAIN EASEMENT
SANITARY SEWER EASEMENT
WATER AND SEWER EASEMENT
WATER EASEMENT
SIDEWALK EASEMENT
DRAINAGE & SEWER EASEMENT
ARC LENGTH
INSTRUMENT NUMBER

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	2924.79'	248.61'	N16°33'43"W	248.53'
C2	1849.86'	581.34'	N09°57'28"W	578.96'
C3	617.00'	75.61'	S87°27'06"E	75.57'
C4	983.00'	120.47'	S87°27'06"E	120.39'
C5	1255.00'	497.34'	S79°36'35"E	494.10'
C6	870.00'	189.72'	S34°24'27"W	189.35'
C7	990.00'	215.89'	N34°24'27"E	215.46'
C8	54.25'	48.71'	N14°55'50"E	47.09'
C9	43.50'	45.30'	N40°37'44"W	43.28'
C10	576.50'	78.77'	N66°32'59"W	78.71'
C11	1035.00'	340.84'	N58°49'21"W	339.31'
C12	1135.07'	79.28'	N70°15'28"W	79.26'
C13	1145.00'	374.48'	N81°35'35"W	372.81'
C14	83.00'	77.59'	S62°15'21"W	74.80'
C15	1155.00'	345.78'	S59°40'48"E	344.49'
C16	483.50'	181.39'	S61°51'04"E	180.33'
C17	36.00'	41.94'	N74°01'41"E	39.61'
C18	66.00'	59.30'	S14°54'59"W	57.32'
C19	60.50'	53.55'	S36°10'42"E	51.82'
C20	594.50'	77.47'	S57°48'07"E	77.41'
C21	510.50'	122.34'	S60°56'03"E	122.05'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C22	1045.00'	421.49'	S79°21'17"E	418.64'
C23	1155.00'	459.69'	N79°30'28"W	456.66'
C24	566.50'	184.88'	N58°45'23"W	184.06'
C25	483.50'	96.84'	N55°08'40"W	96.67'
C26	36.00'	49.30'	S79°53'11"W	45.54'
C27	920.00'	200.63'	S34°24'27"W	200.23'
C28	980.00'	213.71'	N34°24'27"E	213.29'
C29	64.25'	57.69'	N14°55'50"E	55.77'
C30	53.50'	55.72'	N40°37'44"W	53.23'
C31	566.50'	184.59'	N61°07'47"W	183.77'
C32	1045.00'	300.24'	N60°01'33"W	299.21'
C33	1145.00'	79.28'	N70°14'25"W	79.26'
C34	1200.00'	475.55'	S79°36'35"E	472.44'
C35	1100.00'	316.04'	S60°01'33"E	314.96'
C36	511.50'	125.40'	S58°49'06"E	125.09'
C37	500.00'	143.96'	S57°35'37"E	143.46'
C38	200.00'	43.52'	S43°06'39"E	43.44'
C39	560.00'	282.40'	S51°19'24"E	279.42'
C40	1100.00'	482.64'	S78°20'24"E	478.78'
C41	950.00'	207.17'	N34°24'27"E	206.76'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N29°21'05"W	81.10'	L47	N60°52'55"W	43.17'
L2	N18°58'58"W	877.17'	L48	S40°39'17"W	27.69'
L3	N00°57'45"W	283.96'	L49	S45°13'43"W	50.62'
L4	N00°57'45"W	205.70'	L50	S40°39'17"W	392.69'
L5	S45°57'45"E	70.71'	L51	N40°39'17"E	348.80'
L6	N89°02'15"E	193.00'	L52	N36°04'51"E	94.01'
L7	N89°02'15"E	99.45'	L53	N40°39'17"E	23.25'
L8	S68°15'24"E	201.30'	L54	N10°47'37"W	8.03'
L9	N00°13'12"E	10.75'	L55	N68°15'24"W	131.90'
L10	N40°39'17"E	85.86'	L56	S66°44'36"W	14.14'
L11	S49°20'43"E	60.00'	L57	N23°15'24"W	14.14'
L12	S40°39'17"W	110.00'	L58	N68°15'24"W	510.00'
L13	S49°20'43"E	105.00'	L59	S66°44'36"W	14.14'
L14	S83°25'30"E	98.61'	L60	N23°15'24"W	14.14'
L15	S00°54'35"E	90.37'	L61	N68°15'24"W	440.00'
L16	N89°05'25"E	125.00'	L62	S66°44'36"W	14.14'
L17	S00°54'35"E	38.05'	L63	N23°15'24"W	14.14'
L18	S44°05'25"W	14.14'	L64	N68°15'24"W	30.78'
L19	S00°54'35"E	120.00'	L65	S49°20'43"E	37.50'
L20	S89°05'25"W	35.32'	L66	N89°05'25"E	35.32'
L21	S07°33'00"W	65.30'	L67	S24°17'36"W	38.97'
L22	S40°39'17"W	191.88'	L68	N49°23'17"W	10.03'
L23	N61°50'23"W	120.00'	L69	N49°23'17"W	10.03'
L24	N36°04'51"E	94.05'	L70	N49°23'17"W	6.51'
L25	N40°39'17"E	23.69'	L71	S49°20'43"E	10.00'
L26	N10°47'37"W	8.03'	L72	N45°13'43"E	81.51'
L27	S40°36'43"W	13.92'	L73	S36°04'51"W	64.72'
L28	N49°23'17"W	64.43'	L74	S45°13'43"W	81.51'
L29	N21°44'36"E	10.02'	L75	S71°50'43"E	10.82'
L30	S68°15'24"E	339.48'	L76	N71°50'43"W	10.82'
L31	N66°44'36"E	14.14'	L79	N73°44'52"E	46.18'
L32	S23°15'24"E	14.14'	L80	N40°39'17"E	87.55'
L33	S68°15'24"E	510.00'	L81	N04°20'43"W	53.03'
L34	N66°44'36"E	14.14'	L82	S04°20'43"E	70.71'
L35	S23°15'24"E	14.14'	L83	S73°53'49"W	71.84'
L36	S68°15'24"E	131.90'	L84	S49°20'43"E	154.47'
L37	S72°35'56"E	64.69'	L85	N49°23'43"W	137.11'
L38	N40°39'17"E	35.86'	L86	S07°37'29"W	54.79'
L39	N45°13'43"E	50.16'	L87	S16°52'18"W	15.39'
L40	N40°39'17"E	38.76'	L88	N16°52'18"E	13.21'
L41	S40°39'17"W	14.61'	L89	N07°37'29"E	52.31'
L42	S36°04'51"W	50.16'	L90	S49°20'43"E	10.00'
L43	S40°39'17"W	22.28'	L91	N49°20'43"W	10.09'
L44	S10°49'19"E	46.93'	L92	N45°42'00"E	20.47'
L45	N89°05'25"E	35.32'	L93	S04°20'43"E	17.93'
L46	S89°05'25"W	35.32'	L94	S04°20'43"E	16.47'

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



* INDEX MAP *
(NOT TO SCALE)

* INSET "B" *
(NOT TO SCALE)

* INSET "C" *
(NOT TO SCALE)

F794

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

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 ~ SBA 20039 WP 10/23/2024

PRELIMINARY PLAT CASE NO. PP-013-046
FINAL PLAT CASE NO. FP-24-098

THIS PLAT RECORDED IN DOCUMENT NUMBER 202427920 DATE 10/25/24

FINAL PLAT OF MORNINGSTAR RIGHT-OF-WAY FOR
WESTPOINT BOULEVARD; NORTH INDIGO SKY DRIVE;
LOT 1X, BLOCK 2; LOT 1X, BLOCK 7; LOT 1X, BLOCK 8;
LOT 1X, BLOCK 16; LOT 1X, BLOCK 32; LOT 1X, BLOCK 34;
LOT 1X, BLOCK 35; LOT 1X, BLOCK 36; LOT 1, BLOCK 37;
LOT 6X, BLOCK 38; LOT 1X, BLOCK 100

MORNINGSTAR
BEING 17.6684 ACRE TRACT OF LAND LOCATED
IN THE M.S. TETER SURVEY, ABSTRACT No. 2070,
PARKER COUNTY, TEXAS
1 COMMERCIAL LOT &
10 COMMON OPEN SPACE LOTS
17.6684 ACRES
OCTOBER ~ 2024

PAGE 2 OF 3

* OWNER'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF PARKER §

WHEREAS FG ALEDO DEVELOPMENT, LLC, is the sole owner of a 17.6684 acre tract of land located in the M.S. Teaster Survey, Parker County, Texas, said 17.6684 acre tract being all of that certain tract of land conveyed to FG ALEDO DEVELOPMENT, LLC, (hereinafter referred to as FG Aledo tract) by deed thereof filed for record in Instrument No. 202235709, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), said 17.6684 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with a cap stamped "MILLER" found on the west property line of a called 737.227 acre tract of land conveyed to FFWF Holdings, Inc., by deed thereof filed for record in Instrument No. 201410303, O.P.R.P.C.T., and being at the northerly end of a corner clip at the intersection of the east right-of-way line of Farmer Road (being a variable width public right-of-way also known as Farm To Market Highway No. 3325) with the north right-of-way line of Gladstone Drive (being a 50 feet wide public right-of-way, as shown on and dedicated by the plat of Morningstar Section 5 - Phase 3, being an Addition to the said County and State, filed for record in Cabinet E, Page 271, Plat Records, Parker County, Texas (P.R.P.C.T.);

THENCE along the said west property line and along the said east right-of-way line the following courses and distances:

North 29°21'05" West, at a distance of 33.30 feet passing a 1/2" iron rod with a cap stamped "MILLER" found at the west lot corner of Lot 3X, Block 40 of said Morningstar Section 5, Phase 3, and continuing in all a total distance of 81.10 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found (hereinafter referred to as an iron rod found) at the beginning of a non-tangent curve to the left having a radius of 2,924.79 feet;

Along said curve to the left, an arc length of 248.61 feet and across a chord which bears North 16°33'43" West, a chord length of 248.53 feet to an iron rod found;

North 18°58'58" West, at a distance of 441.38 feet passing an iron rod found at the most westerly northwest corner of Morningstar Section 5 - Phase 4, being an addition to the said City and State, according to the plat thereof filed for record in Cabinet F, Page 144, P.R.P.C.T., and continuing in all a total distance of 877.17 feet to a Texas Department of Transportation aluminum monument found at the beginning of a curve to the right having a radius of 1,849.86 feet;

With said curve to the right, an arc length of 581.34 feet, and across a chord which bears North 09°57'28" West, a chord length of 578.96 feet to an iron rod found;

North 00°57'45" West, 283.96 feet to an iron rod found at the most westerly southwest property corner of the said FG Aledo tract, and being at the POINT OF BEGINNING of the herein described tract of land;

THENCE North 00°57'45" West, along the west property line of the said FG Aledo tract and along the said right-of-way line, 205.70 feet to a 5/8 inch iron rod found;

THENCE departing the said west property line and the said east right-of-way line, along the northerly and easterly property lines of the said FG Aledo tract the following courses and distances:

South 45°57'45" East, 70.71 feet to an iron rod found;

North 89°02'15" East, 193.00 feet to an iron rod found at the beginning of a curve to the right having a radius of 617.00 feet;

With said curve to the right, an arc length of 75.61 feet, and across a chord which bears South 87°27'06" East, a chord length of 75.57 feet to an iron rod found at the beginning of a tangent curve to the left having a radius of 983.00 feet;

With said curve to the left, an arc length of 120.47 feet, and across a chord which bears South 87°27'06" East, a chord length of 120.39 feet to an iron rod found;

North 89°02'15" East, 99.45 feet to an iron rod found at the beginning of a curve to the right having a radius of 1,255.00 feet;

With said curve to the right, an arc length of 497.34 feet, and across a chord which bears South 79°36'35" East, a chord length of 494.10 feet to an iron rod found;

South 68°15'24" East, 201.30 feet to an iron rod found;

North 00°13'12" East, 10.75 feet to an iron rod found;

South 68°15'24" East, 1,533.51 feet to an iron rod found;

South 82°34'23" East, 259.74 feet to an iron rod found;

North 40°39'17" East, 85.86 feet to an iron rod found;

South 49°20'43" East, 60.00 feet to an iron rod found;

South 40°39'17" West, 110.00 feet to an iron rod found;

South 49°20'43" East, 105.00 feet to an iron rod found;

South 22°40'01" East, 211.46 feet to an iron rod found;

South 83°25'30" East, 98.61 feet to an iron rod found;

North 83°32'27" East, 221.98 feet to an iron rod found;

South 00°54'35" East, 90.37 feet to an iron rod found;

North 89°05'25" East, 125.00 feet to an iron rod found;

South 00°54'35" East, 38.05 feet to an iron rod found;

South 44°05'25" West, 14.14 feet to an iron rod found;

South 00°54'35" East, 120.00 feet to an iron rod found;

South 89°05'25" West, 35.32 feet to an iron rod found;

South 07°33'00" West, 65.30 feet to an iron rod found at a southeast property corner of the said FG Aledo tract, same being the most northerly northeast lot corner of Lot 4X, Block 53, Morningstar Section 6, Phase 3, being an Addition to the said County and State according to the plat thereof filed for record in Cabinet E, Page 148, P.R.P.C.T.;

THENCE North 80°23'44" West, along a south property line of the said FG Aledo tract and along the north lot line of said Lot 4X, at a distance of 133.02 feet passing the northwest lot corner of said Lot 4X, same being the northeast lot corner of Lot 5X, Block 38, Morningstar Section 6, Phase 4, being an Addition to the said County and State, according to the plat thereof filed for record in Cabinet E, Page 272, P.R.P.C.T., and continuing along the said south property line and along the northerly lot lines of said Lot 5X, in all a total distance of 489.45 feet to an iron rod found at a north lot corner of said Lot 5X;

THENCE continuing along the said south property line and along the said northerly lot lines of Lot 5X the following courses and distances:

South 89°49'35" West, 423.81 feet to an iron rod found;

South 40°39'17" West, 191.88 feet to an iron rod found at the beginning of a curve to the left having a radius of 870.00 feet;

With said curve to the left, an arc length of 189.72 feet, and across a chord which bears South 34°24'27" West, a chord length of 189.35 feet to an iron rod found;

North 61°50'23" West, at a distance of 40.00 feet passing a north lot corner of said Lot 5X, same being the most easterly northeast corner of aforesaid Morningstar Section 5 - Phase 3, and continuing along a northeast line of said Morningstar Section 5 - Phase 3, in all a total distance of 120.00 feet to an iron rod found at a north corner of said Morningstar Section 5 - Phase 3, same being the most southerly west property corner of the said FG Aledo tract, and being at the beginning of a non-tangent curve to the right having a radius of 990.00 feet;

THENCE along the westerly and southerly property lines of the said FG Aledo tract the following courses and distances:

With said curve to the right, an arc length of 215.89 feet, and across a chord which bears North 34°24'27" East, a chord length of 215.46 to an iron rod found;

North 40°39'17" East, 348.40 feet to an iron rod found;

North 36°04'51" East, 94.05 feet to an iron rod found;

North 40°39'17" East, 23.69 feet to an iron rod found at the beginning of a curve to the left having a radius of 54.25 feet;

With said curve to the left, an arc length of 48.71 feet, and across a chord which bears North 14°55'50" East, a chord length of 47.09 feet to an iron rod found;

North 10°47'37" West, 8.03 feet to an iron rod found at the beginning of a curve to the left having a radius of 43.50 feet;

With said curve to the left, an arc length of 45.30 feet, and across a chord which bears North 40°37'44" West, a chord length of 43.28 feet to an iron rod found at the beginning of a curve to the right having a radius of 576.50 feet;

With said curve to the right, an arc length of 78.77 feet, and across a chord which bears North 66°32'59" West, a chord length of 78.71 feet to an iron rod found;

South 40°36'43" West, 13.92 feet to an iron rod found;

North 49°23'17" West, 64.43 feet to an iron rod found at the beginning of a curve to the left having a radius of 1,035.00 feet;

With said curve to the left, an arc length of 340.84 feet, and across a chord which bears North 58°49'21" West, a chord length of 339.31 feet to an iron rod found;

North 68°15'24" West, 1,322.69 feet to an iron rod found at the beginning of a curve to the left having a radius of 1,135.07 feet;

With said curve to the left, an arc length of 79.28 feet, and across a chord which bears North 70°15'28" West, a chord length of 79.26 feet to an iron rod found;

North 21°44'36" East, 10.02 feet to an iron rod set at the beginning of a non-tangent curve to the left having a radius of 1,145.00 feet;

With said curve to the left, an arc length of 374.48 feet, and across a chord which bears North 81°35'35" West, a chord length of 372.81 feet to an iron rod set;

South 89°02'15" West, 471.27 feet to an iron rod set at the beginning of a curve to the left having a radius of 83.00 feet;

With said curve to the left, an arc length of 77.59 feet, and across a chord which bears South 62°15'21" West, a chord length of 74.80 feet to the POINT OF BEGINNING.

The herein above described tract of land contains a computed area of 17.6684 acres (769,637 square feet) of land, more or less.

TO BE KNOWN AS

WESTPOINT BOULEVARD; NORTH INDIGO SKY DRIVE; LOT 1X, BLOCK 2; LOT 1X, BLOCK 7; LOT 1X, BLOCK 8; LOT 1X, BLOCK 16; LOT 1X, BLOCK 32; LOT 1X, BLOCK 34; LOT 1X, BLOCK 35; LOT 1X, BLOCK 36; LOT 1, BLOCK 37; LOT 6X, BLOCK 38; LOT 1X, BLOCK 100,

MORNINGSTAR

An Addition to the Morningstar Ranch Municipal Utility District No. 1 & 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 24 day of OCT, 2024.

FG ALEDO DEVELOPMENT, LLC

Kim Gill, President

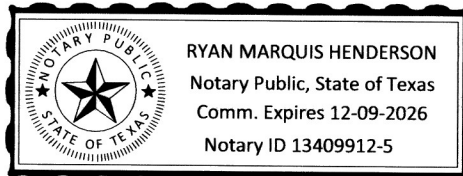
STATE OF TEXAS §

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 24 day of October, 2024.

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



ENG. D. HOOD
10/24/2024

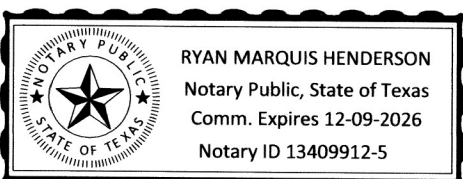
STATE OF TEXAS §

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 24 day of October, 2024.

Notary Public, State of Texas



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 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 the connection date to the municipal water and/or wastewater system.

Building Permits

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.

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 part of its respective systems without the necessity at any time of procuring the permission of anyone.

Site Drainage Study

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 same.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

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 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.

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all time 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.

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.

Pressure Reducing Valves (P.R.V.)

Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

Water/Sewer Extensions:

No water/sewer inside or back of lots per Subdivision Ordinance.

* 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. 4836/CD325E; 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.

- 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.

DEVELOPMENT TABLE
WESTPOINT BOULEVARD

- TOTAL AREA (17.6684 ACRES - 769,637 SQ. FT.)
- NUMBER OF OPEN SPACE: (10 LOTS)
- NUMBER OF COMMERCIAL: (1 LOT)
- TOTAL ROW DEDICATION (11.2359 ACRES - 489,436 SQ. FT.)
- HOA LOT TOTAL AREA (5.1843 ACRES - 225,828 SQ. FT.)
- COMMERCIAL LOT AREA: (1.2482 ACRES - 54,373 SQ. FT.)

PRELIMINARY PLAT CASE NO. PP-013-046
FINAL PLAT CASE NO. FP-24-098



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 10-24-24

BY: Samuel R. Brown CHAIRMAN

BY: Derek R. Hill SECRETARY

FINAL PLAT OF MORNINGSTAR RIGHT-OF-WAY FOR
WESTPOINT BOULEVARD; NORTH INDIGO SKY DRIVE;
LOT 1X, BLOCK 2; LOT 1X, BLOCK 7; LOT 1X, BLOCK 8;
LOT 1X, BLOCK 16; LOT 1X, BLOCK 32; LOT 1X, BLOCK 34;
LOT 1X, BLOCK 35; LOT 1X, BLOCK 36; LOT 1, BLOCK 37;
LOT 6X, BLOCK 38; LOT 1X, BLOCK 100

MORNINGSTAR

BEING 17.6684 ACRE TRACT OF LAND LOCATED
IN THE M.S. TETER SURVEY, ABSTRACT No. 2070,
PARKER COUNTY, TEXAS

1 COMMERCIAL LOT &
10 COMMON OPEN SPACE LOTS

17.6684 ACRES

OCTOBER ~ 2024

PAGE 3 OF 3

ENGINEER:



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

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.VP 10/23/2024

THIS PLAT RECORDED IN DOCUMENT NUMBER 202427920 DATE 10/25/24

OWNER/APPLICANT

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

F794