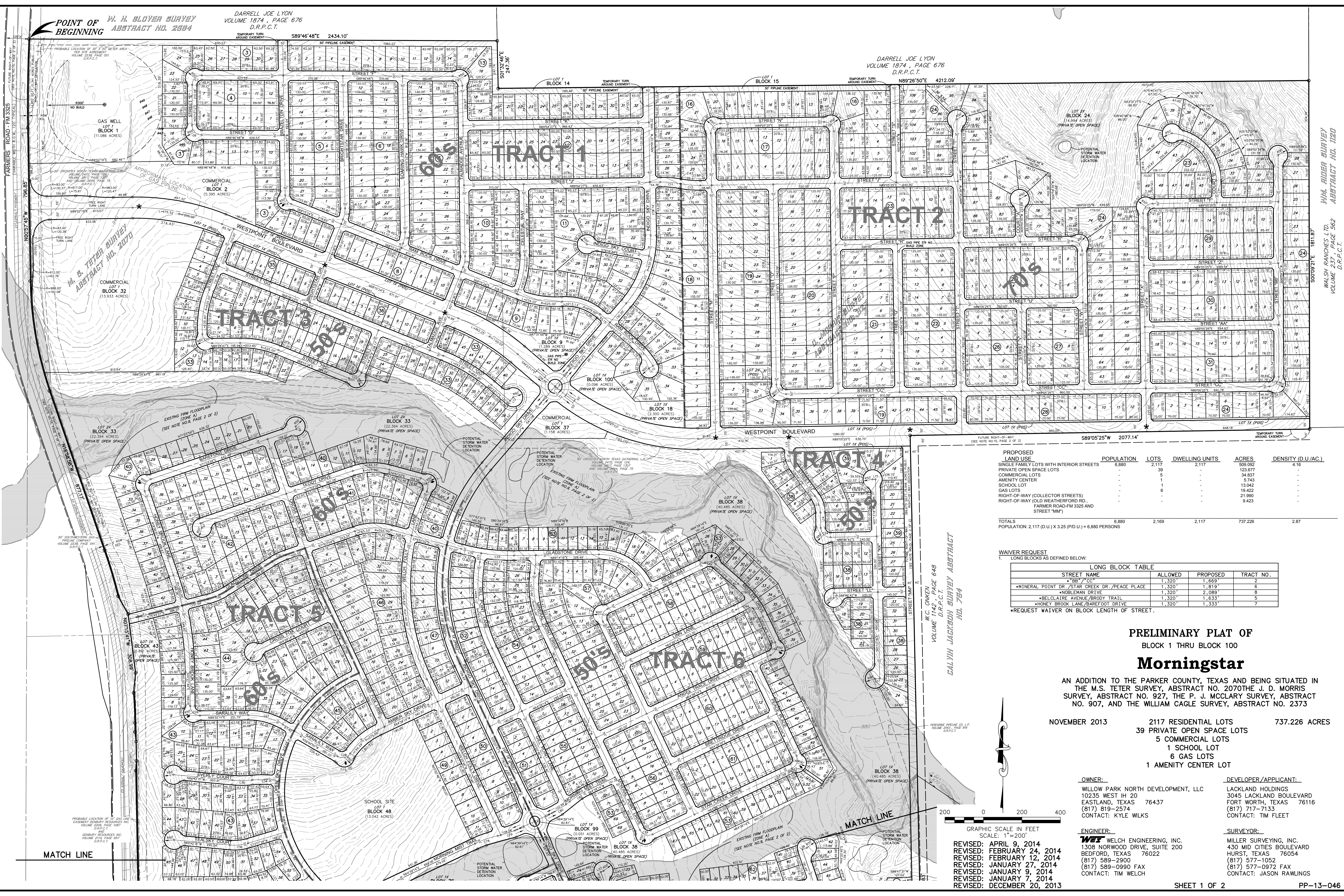


POINT OF BEGINNING  
W. H. BLOVER SURVEY  
ABSTRACT NO. 2394

DARRELL JOE LYON  
VOLUME 1874, PAGE 676  
D.R.P.C.T.

DARRELL JOE LYON  
VOLUME 1874, PAGE 676  
D.R.P.C.T.

WALSH RANCHES LTD.  
VOLUME 237, PAGE 562  
D.R.P.C.T.



PROPOSED LAND USE	POPULATION	LOTS	DWELLING UNITS	ACRES	DENSITY (D.U./AC.)
SINGLE FAMILY LOTS WITH INTERIOR STREETS	6,880	2,117	2,117	508.992	4.16
PRIVATE OPEN SPACE LOTS	-	39	-	34.837	-
COMMERCIAL LOTS	-	5	-	5.743	-
AMENITY CENTER	-	1	-	13.042	-
SCHOOL LOT	-	6	-	19.422	-
GAS LOTS	-	-	-	21.990	-
RIGHT-OF-WAY (COLLECTOR STREETS)	-	-	-	9.423	-
RIGHT-OF-WAY (OLD WEATHERFORD RD., FARMER ROAD-FM 3325 AND STREET "MM")	-	-	-	-	-
<b>TOTALS</b>	<b>6,880</b>	<b>2,169</b>	<b>2,117</b>	<b>737.226</b>	<b>2.87</b>

WAIVER REQUEST

1. LONG BLOCKS AS DEFINED BELOW:

LONG BLOCK TABLE			
STREET NAME	ALLOWED	PROPOSED	TRACT NO.
*"BB" "CC"	1,320'	1,669'	2
*MINERAL POINT DR / STAR CREEK DR / PEACE PLACE	1,320'	1,819'	6
*HOBLEMAN DRIVE	1,320'	2,089'	8
*BELLAIRE AVENUE / BRODY TRAIL	1,320'	1,633'	5
*HONEY BROOK LANE / BAREFOOT DRIVE	1,320'	1,333'	7

\*REQUEST WAIVER ON BLOCK LENGTH OF STREET.

**PRELIMINARY PLAT OF**  
BLOCK 1 THRU BLOCK 100  
**Morningstar**

AN ADDITION TO THE PARKER COUNTY, TEXAS AND BEING SITUATED IN THE M.S. TETER SURVEY, ABSTRACT NO. 2070/ THE J. D. MORRIS SURVEY, ABSTRACT NO. 927, THE P. J. MCCLARY SURVEY, ABSTRACT NO. 907, AND THE WILLIAM CAGLE SURVEY, ABSTRACT NO. 2373

NOVEMBER 2013

2117 RESIDENTIAL LOTS  
39 PRIVATE OPEN SPACE LOTS  
5 COMMERCIAL LOTS  
1 SCHOOL LOT  
6 GAS LOTS  
1 AMENITY CENTER LOT

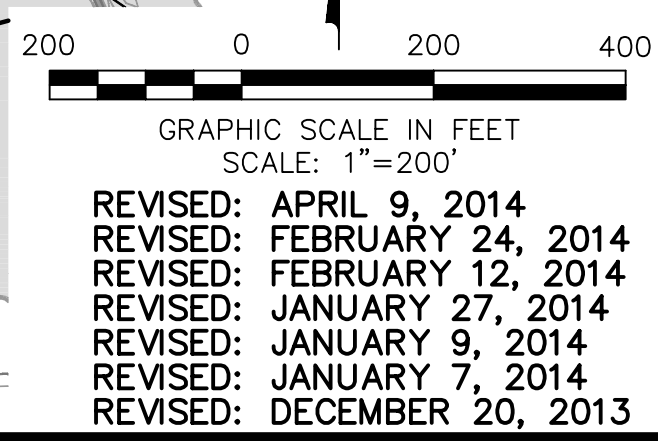
737.226 ACRES

**OWNER:**  
WILLOW PARK NORTH DEVELOPMENT, LLC  
10235 WEST IH 20  
EASTLAND, TEXAS 76437  
(817) 819-2574  
CONTACT: KYLE WILKS

**DEVELOPER/APPLICANT:**  
LACKLAND HOLDINGS  
3045 LACKLAND BOULEVARD  
FORT WORTH, TEXAS 76116  
(817) 717-7133  
CONTACT: TIM FLEET

**ENGINEER:**  
WELCH ENGINEERING, INC.  
1308 NORWOOD DRIVE, SUITE 200  
BEDFORD, TEXAS 76022  
(817) 589-2900  
(817) 577-1052  
CONTACT: TIM WELCH

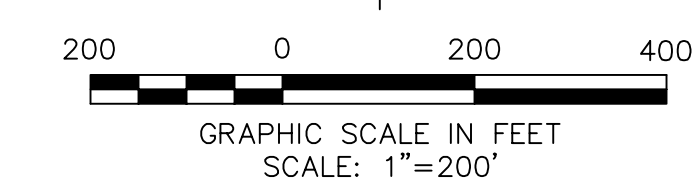
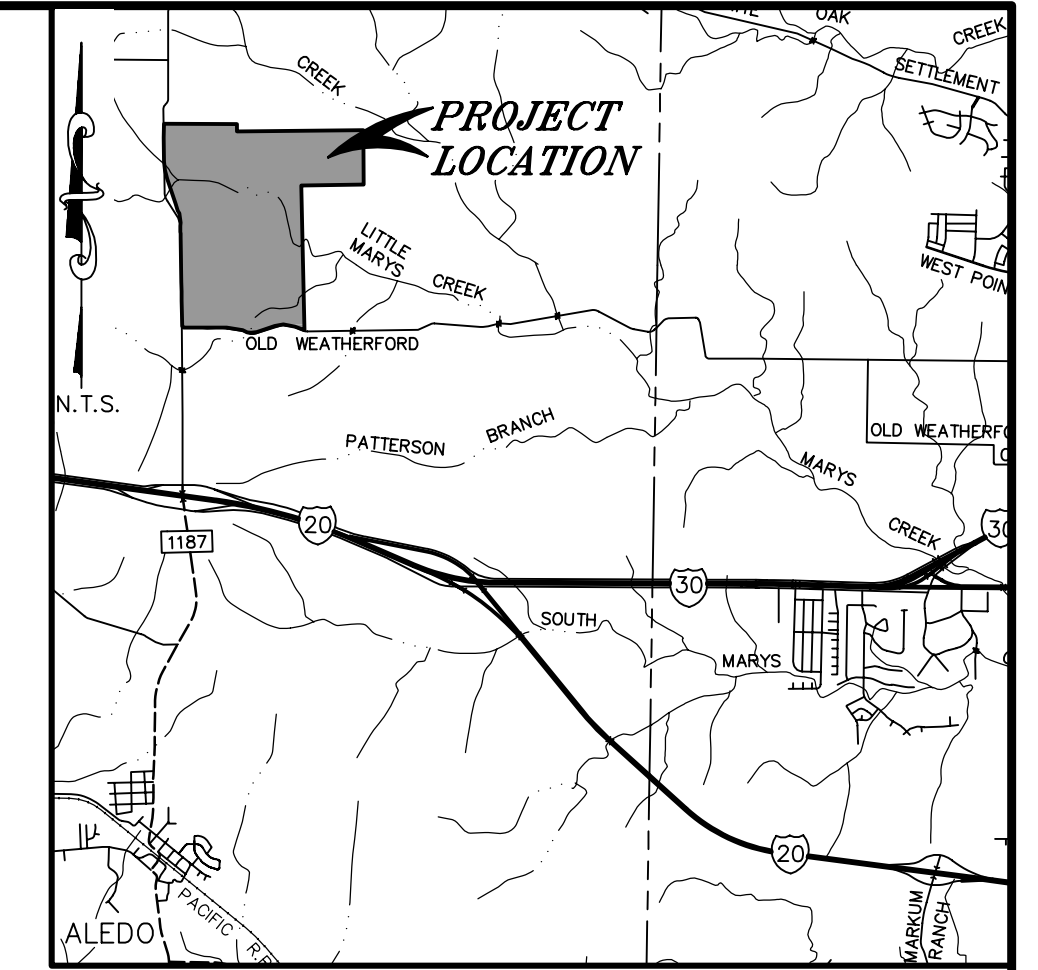
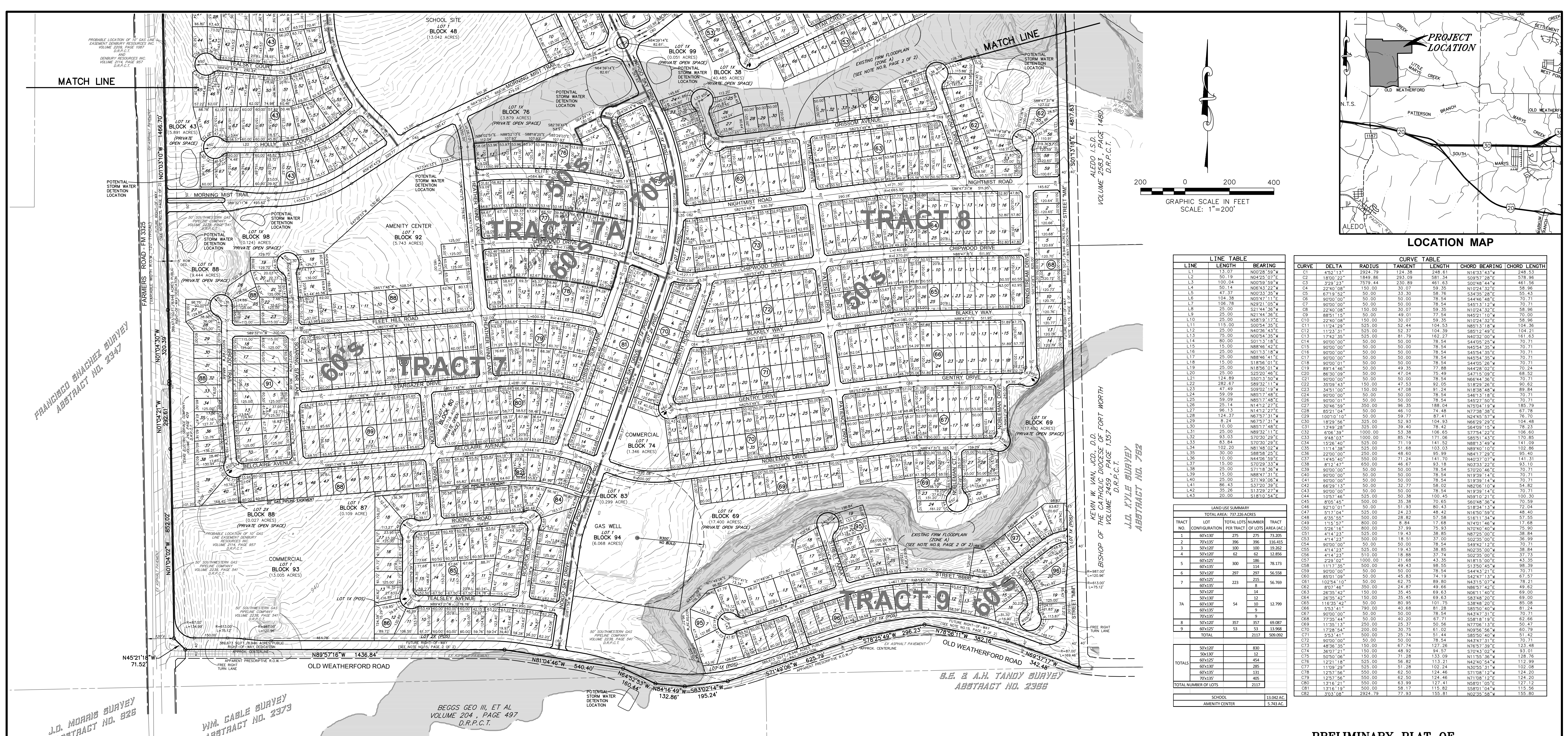
**SURVEYOR:**  
MILLER SURVEYING, INC.  
430 MID CITIES BOULEVARD  
HURST, TEXAS 76054  
(817) 577-1052  
(817) 577-0972 FAX  
CONTACT: JASON RAWLINGS



GRAPHIC SCALE IN FEET  
SCALE: 1"=200'

REVISED: APRIL 9, 2014  
REVISED: FEBRUARY 24, 2014  
REVISED: FEBRUARY 12, 2014  
REVISED: JANUARY 27, 2014  
REVISED: JANUARY 9, 2014  
REVISED: JANUARY 7, 2014  
REVISED: DECEMBER 20, 2013





**LINE TABLE**

LINE	LENGTH	BEARING
L1	15.07	N02°25'58"W
L2	50.19	N04°25'07"E
L3	100.14	N00°29'59"W
L4	50.14	N00°43'22"E
L5	47.37	N00°33'35"W
L6	104.38	N02°41'05"E
L7	106.76	N02°21'01"E
L8	25.00	S21°44'36"W
L9	25.00	N21°44'36"E
L10	25.00	N58°19'17"E
L11	115.00	S00°34'35"E
L12	25.00	N40°26'43"E
L13	75.00	N00°34'55"W
L14	80.00	S01°13'18"E
L15	115.00	N00°46'42"E
L16	25.00	N01°13'18"W
L17	25.00	N88°46'41"E
L18	115.00	N00°34'55"W
L19	25.00	N18°36'01"E
L20	25.00	S22°20'48"E
L21	124.89	S50°13'50"W
L22	282.67	S89°32'11"W
L23	47.49	S09°03'19"W
L24	59.09	N85°17'48"E
L25	59.09	N80°17'48"E
L26	25.14	N14°12'27"E
L27	96.13	N14°12'27"E
L28	124.37	N67°27'31"W
L29	13.24	N67°27'31"W
L30	10.00	N85°17'48"E
L31	13.49	S28°12'11"E
L32	93.03	S03°30'28"E
L33	83.84	S70°30'28"E
L34	103.20	N81°48'02"W
L35	30.00	S88°58'25"E
L36	10.00	N44°38'59"E
L37	15.00	S70°22'53"W
L38	25.00	S71°18'56"W
L39	15.00	N88°47'31"E
L40	25.00	S71°18'56"W
L41	86.43	S37°20'39"E
L42	35.26	S13°24'27"W
L43	20.00	S18°10'54"E

**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	180°00'00"	1849.86	293.09	581.34	S09°57'28"E	578.96
C2	372°27'00"	150.00	230.89	481.63	S00°48'44"W	461.56
C3	72°00'00"	150.00	30.07	59.35	N10°24'32"E	58.96
C4	67°19'52"	50.00	33.30	58.76	S34°35'28"E	55.43
C5	90°00'00"	50.00	50.00	78.54	S44°48'48"E	70.71
C6	90°00'00"	50.00	50.00	78.54	S45°11'24"E	70.71
C7	224°00'08"	150.00	30.07	59.35	N10°24'32"E	58.96
C8	88°01'08"	150.00	30.07	59.35	N10°24'32"E	58.96
C9	117°24'29"	525.00	52.44	104.53	N80°13'18"W	104.36
C10	174°23'35"	525.00	81.79	162.27	N40°32'00"W	161.63
C11	90°00'00"	50.00	50.00	78.54	S44°35'25"W	70.71
C12	90°00'00"	50.00	50.00	78.54	S45°04'35"E	70.71
C13	90°00'00"	50.00	50.00	78.54	S45°34'35"E	70.71
C14	90°00'00"	50.00	50.00	78.54	S45°54'35"E	70.71
C15	90°00'00"	50.00	50.00	78.54	S46°14'35"E	70.71
C16	90°00'00"	50.00	50.00	78.54	S46°34'35"E	70.71
C17	90°00'00"	50.00	50.00	78.54	S46°54'35"E	70.71
C18	90°00'00"	50.00	50.00	78.54	S47°14'35"E	70.71
C19	89°14'46"	50.00	49.35	77.88	N44°28'02"E	70.74
C20	86°30'00"	50.00	47.84	75.49	S47°15'09"E	68.52
C21	90°00'00"	50.00	50.00	78.54	N68°19'36"E	70.71
C22	130°49'43"	150.00	47.33	92.05	S18°29'26"E	90.62
C23	104°58'00"	350.00	36.35	72.08	N18°48'00"E	89.84
C24	90°00'00"	50.00	50.00	78.54	S46°13'18"E	70.71
C25	90°00'00"	50.00	50.00	78.54	S46°27'31"E	70.71
C26	90°00'00"	50.00	50.00	78.54	S46°41'44"E	70.71
C27	104°58'00"	350.00	36.35	72.08	N18°48'00"E	89.84
C28	85°21'04"	50.00	46.10	74.48	N77°38'38"E	67.78
C29	100°10'10"	50.00	59.77	87.41	N24°45'57"W	76.70
C30	182°00'00"	325.00	32.93	104.93	N04°45'27"E	104.48
C31	134°49'28"	325.00	39.40	78.42	S68°09'12"E	78.23
C32	67°00'00"	1000.00	85.38	106.65	S77°24'22"E	76.60
C33	245°23'00"	1000.00	85.74	171.06	S88°51'43"E	170.85
C34	152°40'00"	525.00	71.19	141.52	N88°13'49"W	141.09
C35	111°43'36"	525.00	31.68	103.03	N89°40'10"E	102.96
C36	222°00'00"	250.00	48.60	95.99	N84°17'29"E	95.40
C37	144°45'40"	550.00	71.24	141.70	N40°37'07"E	141.31
C38	81°47'47"	650.00	46.67	93.18	N03°33'22"E	93.10
C39	90°00'00"	50.00	50.00	78.54	S70°20'46"E	70.71
C40	90°00'00"	50.00	50.00	78.54	N19°39'14"E	70.71
C41	90°00'00"	50.00	50.00	78.54	S19°39'14"E	70.71
C42	66°29'13"	50.00	32.77	58.02	N82°06'10"W	54.82
C43	90°00'00"	50.00	50.00	78.54	N19°39'14"E	70.71
C44	192°49'46"	500.00	50.38	100.49	N80°10'21"E	100.30
C45	83°05'43"	500.00	35.38	70.65	S60°48'36"W	70.59
C46	62°10'30"	50.00	51.83	80.43	S18°34'13"W	72.04
C47	92°10'00"	525.00	24.23	48.42	N18°50'59"E	48.40
C48	63°55'55"	500.00	28.82	57.58	S16°11'34"W	57.55
C49	115°19'44"	50.00	8.84	17.68	N18°50'59"E	17.68
C50	52°8'16"	800.00	37.99	75.93	N70°40'40"W	75.90
C51	41°42'23"	525.00	19.43	38.85	N87°25'00"E	38.84
C52	115°19'44"	50.00	8.84	17.68	N18°50'59"E	17.68
C53	90°00'00"	50.00	50.00	78.54	S49°42'12"E	70.71
C54	414°23'00"	525.00	19.43	38.85	N87°25'00"E	38.84
C55	67°19'52"	50.00	33.30	58.76	S34°35'28"E	55.43
C56	414°23'00"	525.00	19.43	38.85	N87°25'00"E	38.84
C57	229°02'00"	1000.00	21.68	43.35	N18°15'00"E	43.35
C58	117°24'29"	500.00	49.43	98.85	S17°30'45"W	98.39
C59	90°00'00"	50.00	50.00	78.54	S44°48'48"E	70.71
C60	83°01'09"	50.00	45.83	74.19	S42°47'13"W	67.57
C61	110°00'00"	50.00	50.00	78.54	N43°15'07"E	78.21
C62	80°37'46"	350.00	24.87	49.66	N86°52'42"E	49.62
C63	283°42'42"	150.00	35.45	69.63	N06°11'40"E	69.00
C64	283°42'42"	150.00	35.45	69.63	S83°48'20"E	69.00
C65	116°35'42"	50.00	80.95	101.75	S38°48'20"E	85.08
C66	52°47'41"	790.00	40.68	81.28	S85°50'40"W	81.24
C67	90°00'00"	50.00	50.00	78.54	N43°47'31"E	70.71
C68	77°35'44"	50.00	40.20	67.71	S58°18'19"E	62.66
C69	117°15'13"	250.00	25.37	50.56	N77°06'13"E	50.47
C70	122°54'20"	250.00	25.73	61.02	N09°56'56"W	60.79
C71	52°47'41"	500.00	25.74	51.44	S85°50'40"W	51.42
C72	90°00'00"	50.00	50.00	78.54	N43°47'31"E	70.71
C73	160°00'00"	150.00	67.74	127.26	N42°40'54"W	123.48
C74	160°00'00"	150.00	48.92	94.57	S70°43'02"W	93.01
C75	160°00'00"	150.00	67.74	127.26	N42°40'54"W	123.48
C76	122°18'18"	525.00	56.82	113.21	N22°40'54"W	112.99
C77	110°29'29"	525.00	51.28	102.24	N30°55'31"W	102.08
C78	129°27'56"	550.00	62.50	124.46	S80°12'24"E	124.76
C79	129°27'56"	550.00	62.50	124.46	N17°08'12"E	124.20
C80	131°16'21"	550.00	63.99	127.41	N58°01'00"E	127.12
C81	131°16'21"	550.00	63.99	127.41	S58°01'00"E	127.12
C82	303°08'00"	2924.79	77.93	155.81	N02°35'58"W	155.80

**LAND USE SUMMARY**

TRACT NO.	CONFIGURATION	TOTAL PER TRACT	TOTAL LOTS NUMBER	TRACT AREA (AC)
1	60x130	275	275	73,200
2	70x135	396	396	116,415
3	50x120	300	300	60,000
4	50x120	62	62	13,856
5	60x125	300	186	78,173
6	60x135	297	215	56,558
7	60x125	223	8	56,769
7A	60x130	54	10	12,799
8	70x135	9	9	0
9	60x125	357	357	69,087
TOTAL		53	53	13,968
TOTAL		2117	2117	500,092

**AMENITY CENTER**

SCHOOL	AMENITY CENTER
13,022 AC	5,743 AC

**DESCRIPTION**

Being a tract of land out of M. S. Teter Survey, Abstract No. 2070, the J. D. Morris Survey, Abstract No. 927, the P. J. McClary Survey, Abstract No. 907, and the William Cagle Survey, Abstract No. 2373 and situated in Parker County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November 2013, said tract being the same tract of land described in the deed to Willow Park North Development LLC, recorded as Document No. 794656 in the Deed Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a TxDOT monument found for the northwest corner of said Willow Park tract, said monument being in the easterly right-of-way line of Farmer Road (FIR Road No. 3325);

Thence South 89 degrees 46 minutes 46 seconds East with the northerly boundary line of said Willow Park tract a distance of 2434.10 feet to a 6 inch metal fence post for an angle point in said northerly boundary line;

Thence South 01 degrees 11 minutes 55 seconds East continuing with said northerly boundary line a distance of 247.34 feet to a 3 inch metal fence post for an angle point thereon;

Thence North 89 degrees 26 minutes 50 seconds East continuing with said northerly boundary line a distance of 4213.59 feet to a cross fence post for the northeast corner of said Willow Park tract;

Thence South 00 degrees 09 minutes 21 seconds East with the easterly boundary line of said Willow Park tract a distance of 1811.87 feet to a cross fence post for the most easterly southeast corner thereof;

Thence South 89 degrees 05 minutes 25 seconds West with the southerly boundary line of said Willow Park tract a distance of 2077.14 feet to a cross fence post for an inner corner thereon;

Thence South 01 degrees 13 minutes 18 seconds East with the easterly boundary line of said Willow Park tract a distance of 4817.83 feet to a cross fence post for the most southerly southeast corner of said Willow Park tract, said post being in the northerly right-of-way line of Old Weatherford Road;

Thence westerly with the southerly boundary line of said Willow Park tract and with said northerly right-of-way line the following calls:

North 69 degrees 37 minutes 17 seconds West a distance of 342.48 feet to a 5/8 inch capped steel rod found;

North 78 degrees 56 minutes 11 seconds West a distance of 382.16 feet to a 5/8 inch capped steel rod found;

South 78 degrees 25 minutes 49 seconds West a distance of 296.23 feet to a 5/8 inch capped steel rod found;

South 71 degrees 49 minutes 06 seconds West a distance of 625.79 feet to a 5/8 inch capped steel rod found;

North 83 degrees 02 minutes 14 seconds West a distance of 195.24 feet to a 5/8 inch capped steel rod found;

North 84 degrees 16 minutes 49 seconds West a distance of 132.86 feet to a 5/8 inch capped steel rod found;

North 64 degrees 52 minutes 53 seconds West a distance of 160.44 feet to a 5/8 inch capped steel rod found;

North 81 degrees 04 minutes 46 seconds West a distance of 540.40 feet to a TxDOT monument found;

North 89 degrees 57 minutes 16 seconds West a distance of 1436.84 feet to a TxDOT monument found for the southeast end of a corner clip for said northerly right-of-way line and said easterly right-of-way line;

Thence North 45 degrees 21 minutes 18 seconds West with said corner clip a distance of 71.52 feet to a TxDOT monument found for the northwest end thereof;

Thence North 01 degrees 04 minutes 02 seconds West a distance of 852.02 feet to a 1/2 inch capped steel rod found;

North 01 degrees 04 minutes 21 seconds West a distance of 292.61 feet to a TxDOT monument found;

North 00 degrees 28 minutes 59 seconds West a distance of 13.07 feet to a 1/2 inch steel rod found;

North 01 degrees 04 minutes 30 seconds West a distance of 320.39 feet to a 5/8 inch capped steel rod found;

North 03 degrees 03 minutes 10 seconds West a distance of 1466.70 feet to a TxDOT monument found;

North 04 degrees 25 minutes 07 seconds East a distance of 50.19 feet to a TxDOT monument found;

North 00 degrees 59 minutes 59 seconds West a distance of 100.04 feet to a TxDOT monument found;

North 06 degrees 43 minutes 22 seconds West a distance of 50.14 feet to a TxDOT monument found;

North 00 degrees 51 minutes 53 seconds West a distance of 47.37 feet to a TxDOT monument found for the beginning of a curve to the left with a radius of 2924.79 and whose chord bears North 02 degrees 25 minutes 58 seconds West a distance of 155.80 feet;

Northerly with said curve through a central angle of 03 degrees 03 minutes 08 seconds and an arc length of 155.81 feet to a TxDOT monument found;

North 05 degrees 47 minutes 11 seconds East a distance of 104.38 feet to a TxDOT monument found;

North 07 degrees 15 minutes 41 seconds West a distance of 308.99 feet to a TxDOT monument found;

North 29 degrees 21 minutes 05 seconds West a distance of 106.78 feet to a TxDOT monument found for the beginning of a curve to the left with a radius of 2924.79 and whose chord bears North 16 degrees 33 minutes 43 seconds West a distance of 148.53 feet;

Northerly with said curve through a central angle of 04 degrees 52 minutes 13 seconds and an arc length of 248.61 feet to a TxDOT monument found;

North 18 degrees 58 minutes 58 seconds West a distance of 877.17 feet to a TxDOT monument found for a curve to the right with a radius of 1849.86 and whose chord bears North 09 degrees 57 minutes 28 seconds West a distance of 578.96 feet;

Northerly with said curve through a central angle of 18 degrees 00 minutes 22 seconds and an arc length of 581.34 feet to a TxDOT monument found;

North 00 degrees 57 minutes 45 seconds West a distance of 796.85 feet to a TxDOT monument found for the beginning of a curve to the right with a radius of 7579.44 and whose chord bears North 00 degrees 48 minutes 44 seconds East a distance of 461.56 feet;

Thence northerly continuing with said westerly boundary line and said easterly right-of-way line and with said curve through a central angle of 03 degrees 29 minutes 23 seconds and an arc length of 461.63 feet to the point of beginning and containing 737.226 acres of land, more or less.

**GENERAL NOTES:**

- BUILDING SETBACK LINES TO BE ESTABLISHED PER REQUIREMENTS OF THE CITY OF FORT WORTH SUBDIVISION ORDINANCE OR AS SHOWN ON THIS PLAT.
- 10' CORNER CLIPS TO BE PROVIDED AT ALL STREET INTERSECTIONS.
- WATER SERVICE TO BE BY CITY OF FORT WORTH.
- SANITARY SEWER SERVICE TO BE BY CITY OF FORT WORTH.
- BEARING SYSTEM BASED ON DEED RECORDED IN COUNTY CLERK'S FILE NO.D209038015, DEED RECORDS, TARRANT COUNTY, TEXAS.
- MINIMUM LOT SIZE IS 50'x120' OR 6,000 SQ.FT. AVERAGE LOT SIZE AS SHOWN VARIES FROM 50'x120' OR 6,000 SQ.FT. TO 70'x135' OR 9,450 SQ.FT.
- ONCOR TO PROVIDE ELECTRICAL SERVICE TO THE DEVELOPMENT.
- DIRECT ACCESS FROM SINGLE FAMILY/DUPLEX RESIDENTIAL DRIVES onto ARTERIALS (WESTPOINT BOULEVARD, OLD WEATHERFORD ROAD, FARMERS ROAD-FM 3325 AND FUTURE STREET "MM") IS PROHIBITED.
- ACCORDING TO FEMA FIRM MAP NO. 48367C0325E AND FEMA FIRM MAP NO. 48367C0450E, DATED SEPTEMBER 26, 2008, A PORTION OF THIS TRACT LIES WITHIN THE 100 YR FLOOD PLAIN.
- "B.L." IS THE ABBREVIATION FOR BUILDING LINE, "D.E." IS THE ABBREVIATION FOR DRAINAGE EASEMENT, "S.S.E." IS THE ABBREVIATION FOR SANITARY SEWER EASEMENT.
- A 10' UTILITY EASEMENT WILL BE PROVIDED ALONG THE FRONTS OF ALL LOTS.
- (\* ) REQUEST MENIAL OPENING
- LOT 1X OF BLOCKS 98, 99 AND 100 ARE OPEN SPACE LOTS LOCATED WITHIN PUBLIC STREET RIGHT-OF-WAY WITH PROPOSED LANDSCAPE ISLAND AMENITIES, AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ANY LOT DESIGNATED