

FP-25-090

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 date 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.

TRANSPORTATION IMPACT FEES

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 I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

SIDEWALKS

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

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.

PARKWAY PERMIT

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

PRIVATE MAINTENANCE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

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.

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.

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.

IMPACT FEE STATEMENT

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 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.

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 of the same.

FLOODPLAIN RESTRICTION

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, shall be prepared and submitted by the party(s) 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.

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE

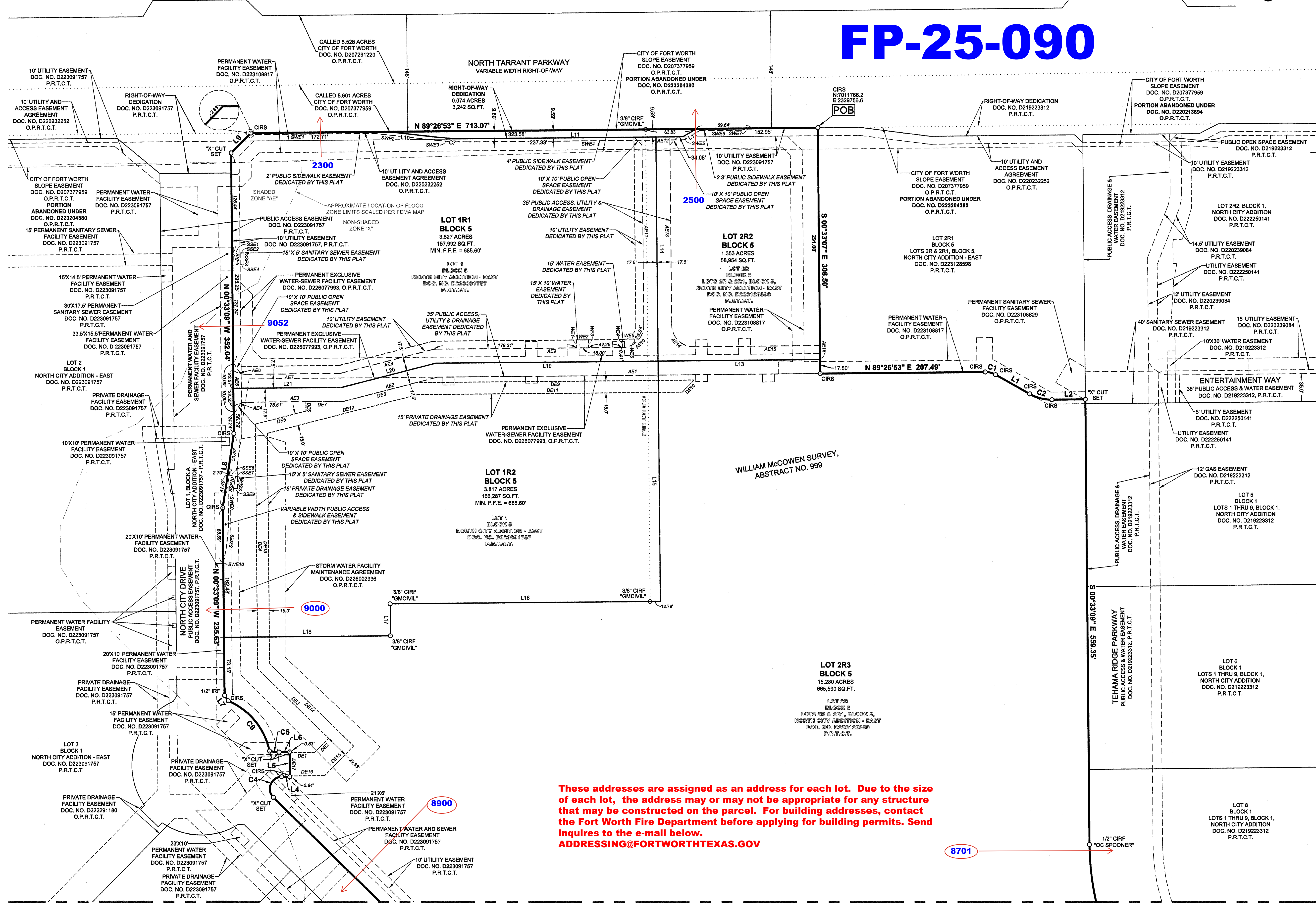
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible 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.

PUBLIC OPEN SPACE EASEMENT (P.O.S.E.)

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

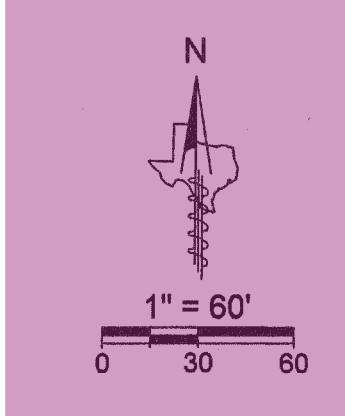
This replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.



These addresses are assigned as an address for each lot. Due to the size of each lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquiries to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV

LEGEND	
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	= DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
MIN. F.F.E.	= MINIMUM FINISHED FLOOR ELEVATION

- GENERAL PLAT NOTES**
- This property is located in Non-shaded Zone "X" and "Zone AE" according to the F.E.M.A. Flood Insurance Rate Map dated March 21, 2016 as shown on Map Number 48439C0215L.
 - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202).
 - 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/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.



FORT WORTH FIRE DEPARTMENT

117 D. Upshur #533
06/30/2026

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
NTP35, LP
Contact: Steve McKeever
P.O. Box 628
Fort Worth, TX 76101
(817) 236-6100

ENGINEER
Claymore Engineering
Contact: Deng Torres
3231 Harwood Road
Bedford, TX 76021
(817) 281-0572

CITY CASE No: FP-25-090

FINAL PLAT
NORTH CITY ADDITION - EAST
LOTS 1R1, 1R2, 2R2, & 2R3, BLOCK 5
24.152 ACRES

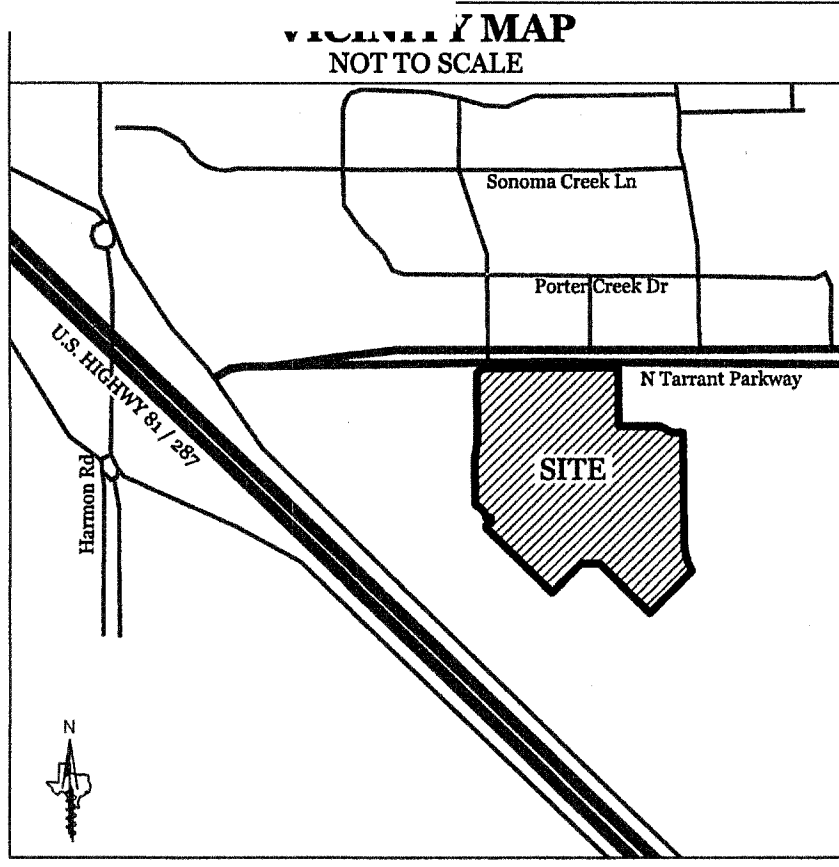
A REPLAT OF ALL OF LOT 1, BLOCK 5, NORTH CITY ADDITION - EAST, RECORDED IN DOCUMENT NO. D223091757, P.R.T.C.T. AND ALL OF LOT 2R, BLOCK 5, NORTH CITY ADDITION - EAST, RECORDED IN DOCUMENT NO. D223128598, P.R.T.C.T. WILLIAM MCCOWEN SURVEY, ABSTRACT NO. 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

THIS PLAT FILED IN DOCUMENT NUMBER _____ DATE _____

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

EAGLE SURVEYING

JOB NUMBER	2504.035-03
DATE	06/11/2026
REVISION	
DRAWN BY	DJJ/MMF



WATER / WASTEWATER IMPACT FEES

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The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways.

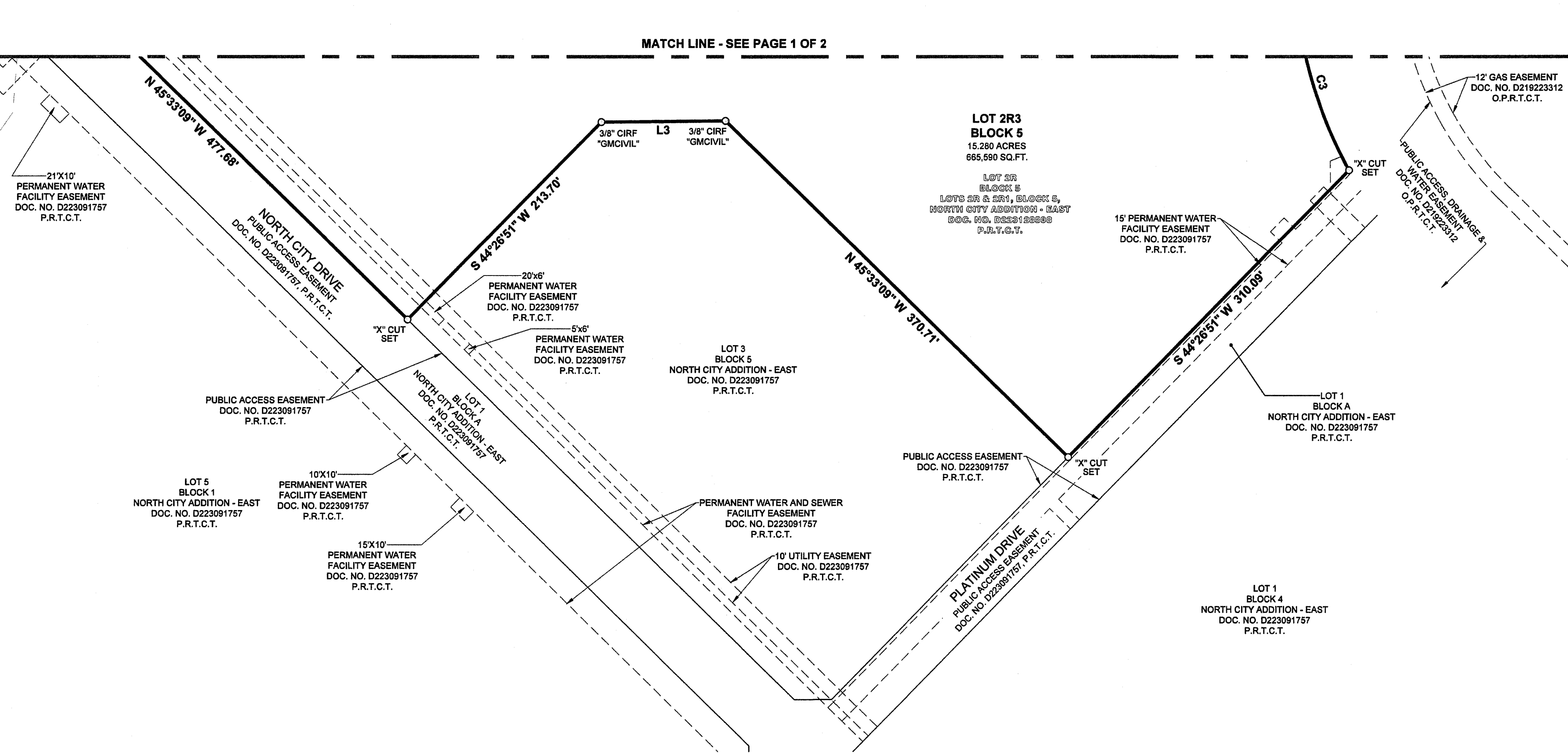
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COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Job information and Eagle Surveying, LLC contact details including address, phone, and website.



LINE TABLE with columns for LINE, BEARING, and DISTANCE. Includes lines L1 through L21.

LINE TABLE with columns for LINE, BEARING, and DISTANCE. Includes lines DE1 through DE17.

LINE TABLE with columns for LINE, BEARING, and DISTANCE. Includes lines SWE1 through SWE8 and SSE1 through SSE10.

LINE TABLE with columns for LINE, BEARING, and DISTANCE. Includes lines WE1 through WE6 and SSE1 through SSE10.

LINE TABLE with columns for LINE, BEARING, and DISTANCE. Includes lines AE1 through AE16.

CURVE TABLE with columns for CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, and CHORD LENGTH. Includes curves C1 through C7.

CURVE TABLE with columns for CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, and CHORD LENGTH. Includes curves AE4 through AE14.

CURVE TABLE with columns for CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, and CHORD LENGTH. Includes curves SWE3 through SWE10.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF DENTON. I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground.

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, 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 purposes and considerations therein expressed and in the capacity therein stated.

Notary Public seal for Matthew Raabe, R.P.L.S. # 6402, State of Texas, County of Denton.

GENERAL PLAT NOTES

- 1. This property is located in Non-shaded Zone "X" and "Zone AE" according to the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019 as shown on Map Number 4849C0215L.
2. The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202).
3. 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/or withholding of utilities and building permits.
4. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

LAND USE TABLE: Gross acreage = 24.152 acres, Net acreage = 24.078 acres, ROW Dedication = 0.074 acres, Lot Use Type = Commercial.

CITY CASE No: FP-25-090. FORT WORTH 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: 06/30/2026.

Notary seal for Richard W. Spicer, Jr., My Commission Expires November 04, 2025, Notary ID 15937364.

SURVEYOR: Eagle Surveying, LLC, Contact: David Jett, 222 S. Elm Street, Suite: 200, Denton, TX 76201, (940) 222-3009. OWNER: NTP35, LP, Contact: Steve McKeever, P.O. Box 628, Fort Worth, TX 76101, (817) 236-6100. ENGINEER: Claymore Engineering, Contact: Deng Torres, 3231 Harwood Road, Bedford, TX 76021, (817) 281-0572.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS COUNTY OF TARRANT. WHEREAS, NTP35 LP, is the owner of a 24.152 acre tract of land out of the William McCowen Survey, Abstract No. 999, situated in the City of Fort Worth, Tarrant County, Texas, being all of Lot 1, Block 5 of North City Addition - East, a subdivision of record in Document Number D223091757 of the Plat Records of Tarrant County, Texas, and all of Lot 2R, Block 5 of said Lots 2R & 2R1, Block 5, North City Addition - East, a subdivision of record in Document Number D223128598 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the south right-of-way line of North Tarrant Parkway (variable width right-of-way), being the northwest corner of Lot 2R1, Block 5 of said Lots 2R & 2R1, Block 5, North City Addition - East, and being the northernmost northeast corner of said Lot 2R; THENCE, S00°33'07"E, leaving the south right-of-way line of North Tarrant Parkway, along the west line of said Lot 2R1, being the common northernmost east line of said Lot 2R, a distance of 308.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the southwest corner of said Lot 2R, being an interior ell corner of said Lot 2R; THENCE, along the south line of said Lot 2R1, being the common easternmost north line of said Lot 2R, the following five (5) courses and distances: 1. N89°26'53"E, a distance of 207.49 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set; 2. Along a tangent curve to the right, having a radius of 26.00 feet, a chord bearing of S75°33'07"E, a chord length of 13.46 feet, a delta angle of 30°00'00", an arc length of 13.61 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set; 3. S60°33'07"E, a distance of 49.11 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set; 4. Along a tangent curve to the left, having a radius of 56.00 feet, a chord bearing of S75°33'07"E, a chord length of 28.99 feet, a delta angle of 30°00'00", an arc length of 29.32 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set; 5. N89°26'53"E, a distance of 41.98 feet to an "X" cut set in the west line of Lot 2R2, Block 1, North City Addition, a subdivision of record in Document Number D222250141 of said Plat Records, being the southeast corner of said Lot 2R1, and being the easternmost northeast corner of said Lot 2R; THENCE, along the southernmost east line of said Lot 2R, in part being the common west line of said Lot 2R2, Block 1, North City Addition, and in part being the common west lines of Lots 5, 6, and 8, Block 1 of Lots 1 Thru 9, Block 1, North City Addition, a subdivision of record in Document Number D219223312 of said Plat Records, the following two (2) courses and distances: 1. S00°33'09"E, a distance of 559.35 feet to a 1/2 inch iron rod with orange plastic cap stamped "SPOONER" found; 2. Along a tangent curve to the left, having a radius of 340.00 feet, a chord bearing of S14°37'36"E, a chord length of 165.36 feet, a delta angle of 28°08'53", an arc length of 167.03 feet to an "X" cut set at the easternmost north corner of Lot 1, Block A of said North City Addition - East, being the east corner of said Lot 2R; THENCE, N89°26'53"E, leaving the west line of said Lot 8, along the northwest line of said Lot 1, Block A, being the common easternmost southeast line of said Lot 2R, a distance of 310.09 feet to an "X" cut set at the east corner of Lot 3, Block 5 of said North City Addition - East, being the easternmost south corner of said Lot 2R; THENCE, leaving the northwest line of said Lot 1, Block A, along the northeast, north, and northwest lines of said Lot 3, being the common easternmost southwest, south, and westernmost southeast lines of said Lot 2R, the following three (3) courses and distances: 1. N45°33'09"W, a distance of 370.71 feet to a 3/8 inch iron rod with yellow plastic cap stamped "GMCIVIL" found; 2. S89°26'27"W, a distance of 95.82 feet to a 3/8 inch iron rod with yellow plastic cap stamped "GMCIVIL" found; 3. S44°26'51"W, a distance of 213.70 feet to an "X" cut set in the northeast line of said Lot 1, Block A, being the west corner of said Lot 3, and being the westernmost south corner of said Lot 2R; THENCE, along the northeast line of said Lot 1, Block A, being the common southwest line of said Lot 2R, the following eight (8) courses and distances: 1. N45°33'09"W, a distance of 477.68 feet to an "X" cut set; 2. Along a non-tangent curve to the right, having a radius of 15.00 feet, a chord bearing of N21°56'27"E, a chord length of 27.71 feet, a delta angle of 134°58'16", an arc length of 35.34 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set; 3. N89°26'51"E, a distance of 10.34 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set; 4. N00°33'09"W, a distance of 31.00 feet to an "X" cut set; 5. S89°26'51"W, a distance of 13.24 feet to an "X" cut set; 6. Along a tangent curve to the right, having a radius of 49.50 feet, a chord bearing of N63°30'31"W, a chord length of 12.14 feet, a delta angle of 14°05'16", an arc length of 12.17 feet to an "X" cut set; 7. Along a reverse curve to the left, having a radius of 87.50 feet, a chord bearing of N39°29'02"W, a chord length of 81.46 feet, a delta angle of 55°28'55", an arc length of 84.73 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set; 8. N34°42'30"W, a distance of 8.28 feet to a 1/2 inch iron rod found; THENCE, N00°33'09"W, along the east line of said Lot 1, Block A, in part being the common west line of said Lot 2R, and in part being the common west line of said Lot 1, Block 5, a distance of 235.63 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set; THENCE, N08°34'51"E, continuing along the east line of said Lot 1, Block A, being the common west line of said Lot 1, Block 5, a distance of 94.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set; THENCE, N00°33'09"W, continuing along the west line of said Lot 1, Block 5, in part being the common east line of said Lot 1, Block A, a distance of 352.04 feet to an "X" cut set in the south right-of-way line of North Tarrant Parkway, being the westernmost northwest corner of said Lot 1, Block 5; THENCE, along the south right-of-way line of North Tarrant Parkway, in part being the common north line of said Lot 1, Block 5, and in part being the common northernmost north line of said Lot 2R, the following two (2) courses and distances: 1. N44°26'52"E, a distance of 35.36 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northernmost northwest corner of said Lot 1, Block 5; 2. N89°26'53"E, passing at a distance of 496.29 feet a 3/8 inch iron rod with yellow plastic cap stamped "GMCIVIL" found at the northeast corner of said Lot 1, Block 5, being the northernmost northwest corner of said Lot 2R, and continuing a total distance of 713.07 feet to the POINT OF BEGINNING, and containing an area of 24.152 acres (1,052,064 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, NTP35 LP does hereby adopt this plat, designating herein described property as NORTH CITY ADDITION - EAST, LOTS 1R1, 1R2, 2R2, & 2R3, BLOCK 5, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. OWNER: NTP35 LP. BY: Steve McKeever - OWNER, Date: 6-19-26. STATE OF TEXAS COUNTY OF TARRANT. BEFORE ME, the undersigned authority, on this day personally appeared Steve McKeever, 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 purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 19th day of June, 2026. Notary Public in and for the State of Texas. MELISSA M. ANDREWS My Notary ID # 130952780 Expires January 21, 2029. CITY CASE No: FP-25-090. FINAL PLAT NORTH CITY ADDITION - EAST LOTS 1R1, 1R2, 2R2, & 2R3, BLOCK 5 24.152 ACRES. A REPLAT OF ALL OF LOT 1, BLOCK 5, NORTH CITY ADDITION - EAST, RECORDED IN DOCUMENT NO. D223091757, P.R.T.C.T. AND ALL OF LOT 2R, BLOCK 5, NORTH CITY ADDITION - EAST, RECORDED IN DOCUMENT NO. D223128598, P.R.T.C.T. WILLIAM MCCOWEN SURVEY, ABSTRACT NO. 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS. THIS PLAT FILED IN DOCUMENT NUMBER _____, DATE _____. PAGE 2 OF 2