

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT §

WHEREAS, VECERA JULIA SCHWIND & MIGUEL G. ALONSO and NANCY E. ALONSO are the sole owners of a 130,653 square foot (2.9994 acres) tract of land situated in the Jose Gill Survey, Abstract No. 568, City of Crowley, Tarrant County, Texas, being all of a tract of land described in General Warranty Deed to Miguel G. Alonso and Nancy E. Alonso, recorded in Instrument Number D217114940, Official Public Records, Tarrant County, Texas, being a remnant portion of a called 3.0 acre tract of land described in a Warranty Deed to Jimmy A. Vecera and wife, Julia M. Vecera, recorded in Volume 388-4347, Page 459, Deed Records, Tarrant County, Texas, being all of Lot 1 and 2, Block 1, Vecera Addition, to the City of Crowley, according to the plat recorded in Instrument Number D216009370, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a iron pipe found in the north right-of-way line of Clark Road (a 60 foot right-of-way), for the southwest corner of a tract of land described in a General Warranty Deed with Vendor's Line in favor of Third Party to James E. Johnson and Kay L. Johnson, recorded in Volume 12919, page 405, Deed Records, Tarrant County, Texas, and the southeast corner of said Lot 1, Block 1, said Vecera Addition;

THENCE South 89°41'37" West, along the common line between said Clark Road and Block 1, said Vecera Addition, passing at a distance of 293.33 feet a found 1/2" iron rod with red plastic cap stamped "CSI SURVEYING" found for the southwest corner of said Lot 1, Block 1, Vecera Addition, and the southeast corner of said Lot 2, Block 1, said Vecera Addition, and continuing for a total distance of 440.28 feet to a point for the southeast corner of Lot 4, Block 2, Clark Addition, an addition to the City of Crowley, according to the plat recorded in Volume 388-162, Page 92, Plat Records, Tarrant County, Texas, and the southwest corner of said Lot 2, Block 1, Vecera Addition, from which a found 1/2" iron rod bears South 50°28'33" East, a distance of 0.37 feet;

THENCE North 00°48'23" West, along the common line between said Lot 4, Block 2 and said Lot 2, Block 1, a distance of 296.92 feet to a 1/2" iron stamped "RLG INC" set in the south line of Lot 1, Block 1, Seena Ranch & Farm, an addition to the City of Crowley, according to the plat recorded in Instrument Number D206199402, Official Public Records, Tarrant County, Texas, for the northeast corner of said Lot 4, Block 2, and the northwest corner of said Lot 2, Block 1;

THENCE North 89°41'37" East, along the common line between said Lot 1, Block 1, Seena Ranch & Farm, and said Block 1, Vecera Addition, passing at a distance of 146.48 feet a found 1/2" iron with yellow plastic cap (illegible) for the northwest corner of said Lot 1, Block 1, Vecera Addition, and the northeast corner of Lot 2, Block 1, said Vecera Addition, and continuing for a total distance of 439.81 feet to a 1/2" iron rod found for the northwest corner of said James E. Johnson and Kay L. Johnson Tract, and the northeast corner of said Lot 1, Block 1, Vecera Addition;

THENCE South 00°53'50" East, along the common line of said James E. Johnson and Kay L. Johnson Tract and said Lot 1, Block 1, Vecera Addition, a distance of 296.92 feet to the POINT OF BEGINNING containing 130,653 square feet or 2.9994 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Vecera Julia Schwind, does hereby adopt this plat designating the herein above described property as VECERA ADDITION, Block 1, an addition to the City of Euless, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, said desication being free and clear of all liens and encumbrances, except as shown herein, Miguel G. Alonso and Nancy E. Alonso, do hereby bind themselves, their successors and assigns to forever warrant and defend all and singular the above described whomsoever lawfully claiming or to claim the same or any part thereof. No permanent buildings or structures shall be constructed over and existing or platted easement of any type. Any fencing, trees, shrubs, or other improvements may only be placed in or over any existing or platted easement of any type with the authorization of the City of Euless or easement holder(s). The City of Euless, at the owner's expense, and any easement holder, shall have the right to move and keep removed all or part of any fence, tree, shrub, or other improvements or growths 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 the City of Euless and any easement holder 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.

WITNESS, my hand this the 20th day of December, 2025.

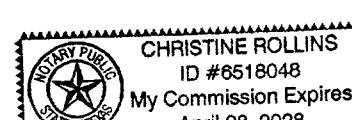
By: Julia Schwind Vecera by Jimmy Vecer POA
VECERA JULIA SCHWIND - OWNER LOT 1

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 Vecera Julia Schwind, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of December, 2025.

Christine Rollins
Notary Public in and for the State of Texas

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 Miguel G. Alonso and Nancy E. Alonso, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of December, 2025.

Christine Rollins
Notary Public in and for the State of Texas

CHRISTINE ROLLINS
ID #5618048
My Commission Expires
April 28, 2028

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 Miguel G. Alonso and Nancy E. Alonso, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of December, 2025.

Christine Rollins
Notary Public in and for the State of Texas

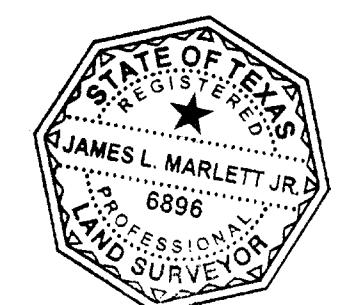
CHRISTINE ROLLINS
ID #5618048
My Commission Expires
April 28, 2028

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, James L. Marlett Jr., a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

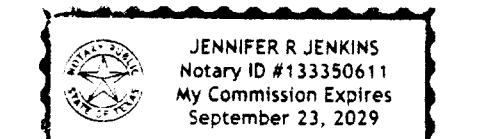
James L. Marlett Jr.
James L. Marlett Jr.
Registered Professional Land Surveyor No. 6896
Date: 11/11/2025

STATE OF TEXAS
COUNTY OF TARRANT DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAMES L. MARLETT JR., of Euless, TX, known to me to be the person and officer 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 OFFICE, this 11/11 day of November, 2025.

Jennifer R. Jenkins
Notary Public in and for the State of Texas



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Miguel G. Alonso and Nancy E. Alonso, does hereby adopt this plat designating the herein above described property as VECERA ADDITION, Block 1, an addition to the City of Euless, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, said desication being free and clear of all liens and encumbrances, except as shown herein, Miguel G. Alonso and Nancy E. Alonso, do hereby bind themselves, their successors and assigns to forever warrant and defend all and singular the above described whomsoever lawfully claiming or to claim the same or any part thereof. No permanent buildings or structures shall be constructed over and existing or platted easement of any type. Any fencing, trees, shrubs, or other improvements may only be placed in or over any existing or platted easement of any type with the authorization of the City of Euless or easement holder(s). The City of Euless, at the owner's expense, and any easement holder, shall have the right to move and keep removed all or part of any fence, tree, shrub, or other improvements or growths 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 the City of Euless and any easement holder 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.

WITNESS, my hand this the 20th day of December, 2025.

By: Miguel G. Alonso
MIGUEL G. ALONSO - OWNER LOT 2

By: Nancy E. Alonso
NANCY E. ALONSO - OWNER LOT 2

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 Miguel G. Alonso and Nancy E. Alonso, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of December, 2025.

Christine Rollins
Notary Public in and for the State of Texas

CHRISTINE ROLLINS
ID #5618048
My Commission Expires
April 28, 2028

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 Miguel G. Alonso and Nancy E. Alonso, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of December, 2025.

Christine Rollins
Notary Public in and for the State of Texas

CHRISTINE ROLLINS
ID #5618048
My Commission Expires
April 28, 2028

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.

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.

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 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

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, SATISFACTORILY 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.

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 SEWER TO BE SERVICED BY ON SITE PRIVATE SEPTIC SYSTEM.

P.R.V. REQUIRED

PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED WHERE WATER PRESSURE EXCEEDS 80 P.S.I.

THE PROPOSED PLATTED LOTS DO NOT COMPLY WITH THE REQUIREMENT OF 200' OF FRONTAGE FROM RURAL STREET DESIGN STANDARDS.

REPLAT

OF

LOT 1R & 2R, BLOCK 1

VECERA ADDITION

BEING A REPLAT

OF

LOT 1 AND 2, BLOCK 1

VECERA ADDITION

AN ADDITION TO THE CITY OF FORT WORTH,

TARRANT COUNTY, TEXAS

AS RECORDED IN INST. NO. D216009370, O.P.R.T.C.T.

GILL SURVEY, ABSTRACT NO. 459

CITY OF CROWLEY, TARRANT COUNTY, TEXAS

CASE NO. FS-25-113

SCALE: 1" = 20'

DATE: 03-26-2025

SURVEYOR: RAYMOND L. COODSON JR., INC.

12001 N. CENTRAL EXPRESSWAY, STE 300

DALLAS, TX 75243

214-739-8100

rlg@rlginc.com

TX PE REC #F-493

TBPELS REC #100341-00

SHEET 2 OF 2

28,676W

2521.006PP DWG NO. 2521.006PP

2521.006