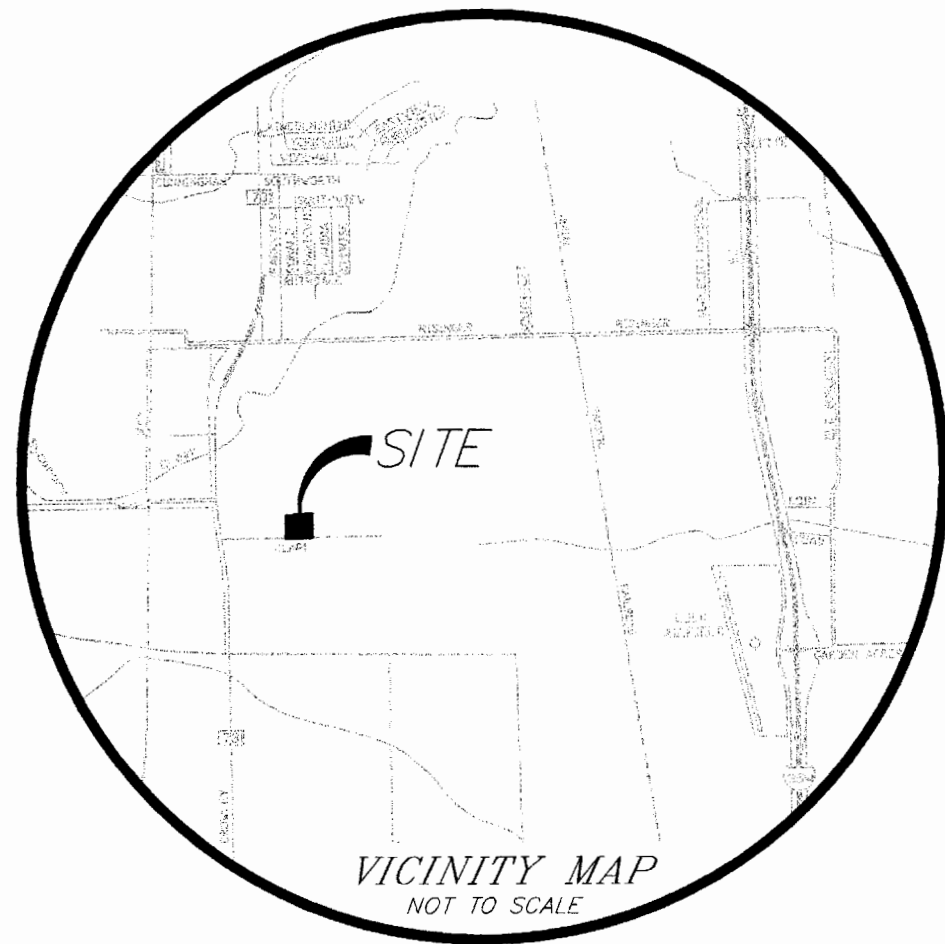
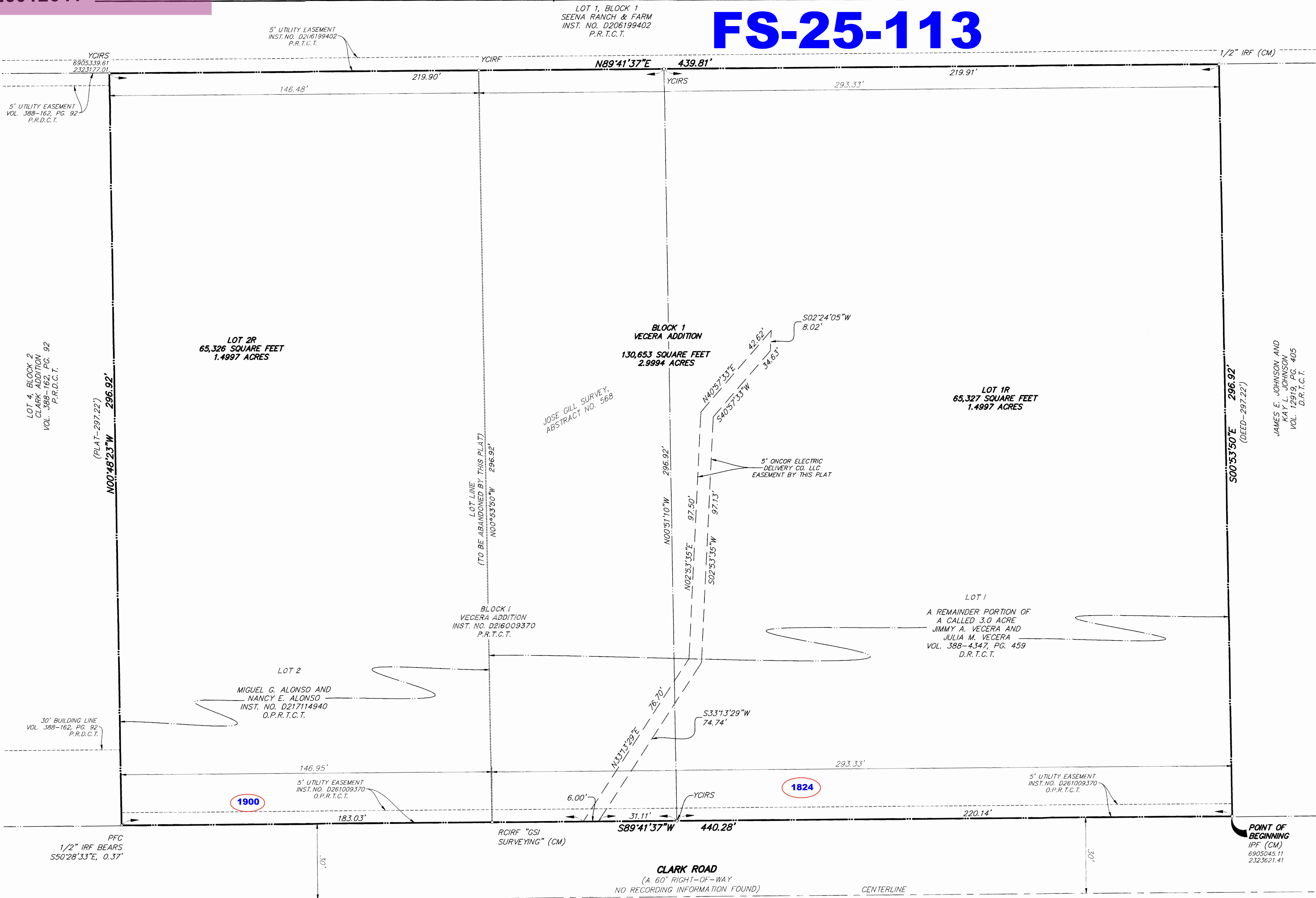
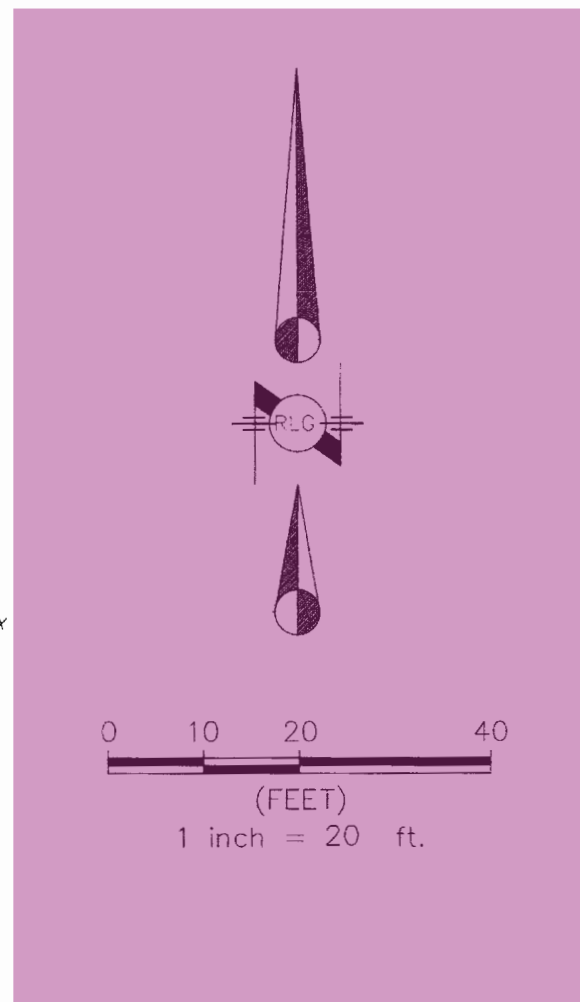


FS-25-113



LEGEND		
	OVERHEAD POWER	
	FENCE LINE	
	PROPERTY LINE	
	EASEMENT LINE	
	BUILDING	
	ASPHALT	
	CONCRETE	
	EXISTING CONTOUR LINE	
	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC." SET	
	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1\"/>	1" FOUND
	IRON ROD FOUND	
	MAIL NAL SET	
	MAIL CUP	
	PK NAL SET / FOUND	
	CONTROLLING MOVEMENT	
	PLAT RECORDS, TARRANT COUNTY, TX	
	DEED RECORDS, TARRANT COUNTY, TX	
	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TX	
	INSTRUMENT NUMBER	
	VOLUME	
	ROLL BOOK	
	CREPE WHISTLE	
	TREE	
	MAIL BOX	
	WATER METER	
	IRRIGATION BOX	
	CLEAN OUT	
	FLAG POLE	



CASE NUMBER: FS-25-113

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:	01/22/2026
By:	<i>Charles Casey</i> Chairman
By:	<i>Jim</i> Secretary

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'

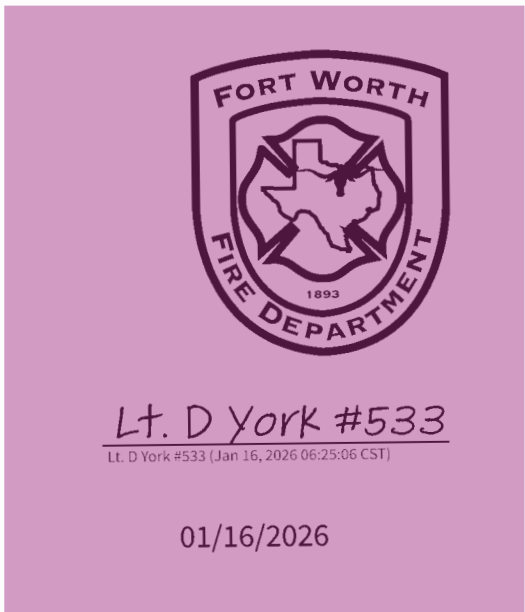
DATE: 03-26-2025

GENERAL NOTES:

- Basis of Bearings: Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing AllTerra Virtual Reference Network. Coordinates shown hereon are surface values. The project combined scale factor from ground to grid is 0.999880014.
- Controlling Monuments: As Shown
- The purpose of this replat is to move the interior lot line of the Vecera Addition.
- 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 withholdings of utilities and building permits.
- The City will not maintain any interior drainage systems that originate within this private development.
- Within mutual emergency access, drainage, and utility easements (firelanes) the roadway surface, subgrade, markings and signage shall be maintained at all times to allow for clear passage of emergency vehicles. Clear passage shall include both horizontal and vertical widths according to clearances established by the Fire Marshal's policy statement.
- The subject tract is depicted within Zone X on the Flood Insurance Rate Map, Map No. 48439C0430L, dated March 21, 2019. Zone X is defined thereon as "Areas determined to be outside the 0.2% annual chance floodplain".

The location of the flood zone lines shown, if any, were determined by scaling from said FEMA Map. The actual location as determined by elevation contours may differ. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor or Raymond L. Goodson Jr., Inc. as a result of flooding.

This plat recorded in Document Number _____, Date _____.



OWNER (Lot 1):
VECERA JULIA SCHWIND
1824 CLARK ROAD
CROWLEY, TX 76036
214-335-0021
mnmconcepts1@gmail.com

OWNER (Lot 2):
MIGUEL G ALONSO and
NANCY E. ALONSO
1900 CLARK ROAD
CROWLEY, TX 76036
214-335-0021
mnmconcepts1@gmail.com

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rig@riginc.com
TX PE REG #F-493
TBPELS REG #100341-00

RECORDED	INST#	-	JOB NO.	2521.006	E-FILE	2521.006PP	DWG NO.	28,676W
----------	-------	---	---------	----------	--------	------------	---------	---------

SHEET 1 OF 2

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, an 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 "GSI 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°45'23" 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 "RLC 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 desiccation being free and clear of all liens and encumbrances, except as shown herein, **Vecera Julia Schwind**, 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 Vecera 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



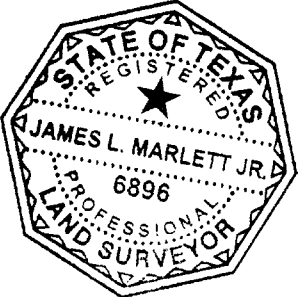
SURVEYOR'S CERTIFICATE

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

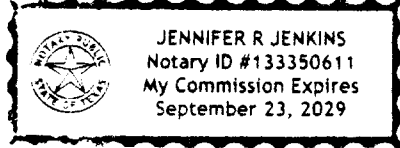


STATE OF TEXAS
COUNTY OF TARRANT DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **James L. Marlett Jr.** of **Dallas, 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 the 11th day of November, 2025.

Joseph 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 desiccation 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

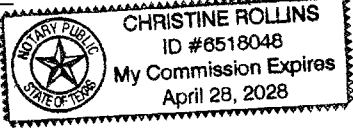
By: Nancy E. Alonso
NANCY E. ALONSO - OWNER LOT 2

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



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 1 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 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.

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.

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.

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.

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.

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.

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

OWNER (Lot 1):
VECERA JULIA SCHWIND
1824 CLARK ROAD
CROWLEY, TX 76036
214-335-0021
mmnconcepts1@gmail.com

OWNER (Lot 2):
MIGUEL G ALONSO and
NANCY E. ALONSO
1900 CLARK ROAD
CROWLEY, TX 76036
214-335-0021
C/O NAME

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-6100
rlg@rlgtnc.com
TX PE REG #P-493
TBPELS REG #100341-00

RECORDED	INST#	-	JOB NO.	2521.006	E-FILE	2521.006PP	DWG NO.	28,676W
----------	-------	---	---------	----------	--------	------------	---------	---------

This plat recorded in Document Number _____ Date _____