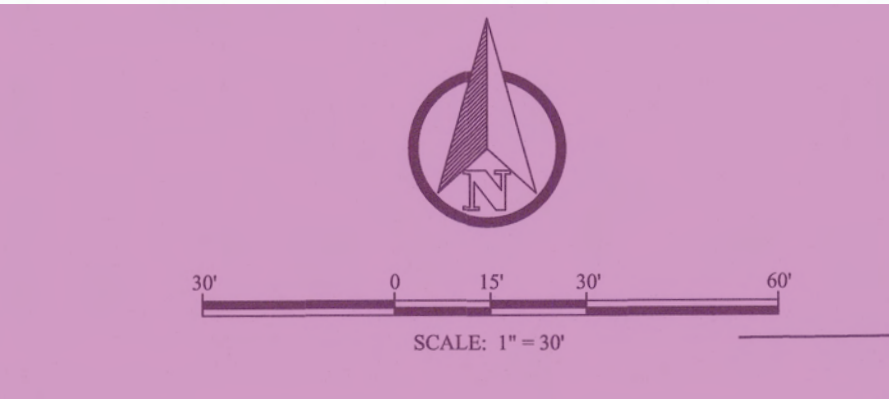
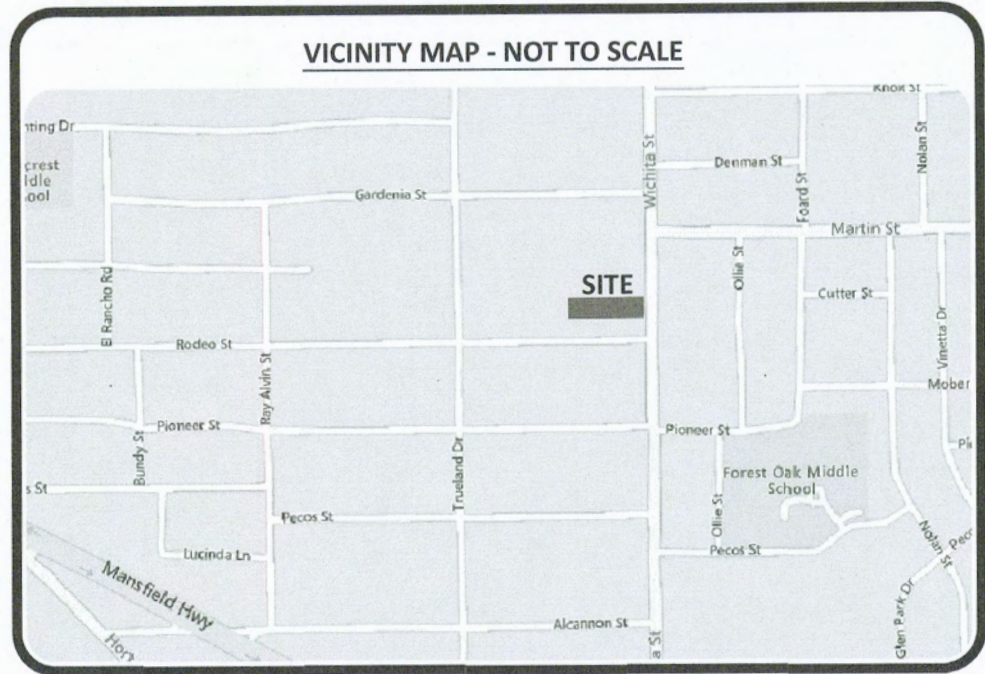




- LEGEND OF ABBREVIATIONS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

PLAT NOTES

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.

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

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.

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 and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

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.

Sidewalks and Streetlights Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.

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 the parkway permit.

Covenants or Restrictions Unaltered 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.

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0310L, with an effective date of March 21, 2019, via scaled map location and graphic plotting.
- This survey was performed without the benefit of a commitment for title insurance, and the surveyor has performed no independent abstract or title search. Therefore, there may exist encumbrances, easements, or other title matters not shown hereon.
- Monuments are found unless specifically designated as set.
- Notice: 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.
- The purpose of this replat is to combine existing Lot 2 and that portion of Wichita Street (formerly known as Jackson Street) described as "Tract No. 4" by official copy of Tarrant County Commissioners Court Order 10221, recorded under Volume 3146, Page 14, (D.R.T.C.T.)

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS VERNON LEON MCCOY TEXAS REVOCABLE LIVING TRUST is the owner of Lot 2 in Block 12 of Trueland Addition, an addition in the City of Fort Worth, Tarrant County, Texas, according to the plat recorded under Volume 711, Page 174, Deed Records, Tarrant County, Texas (D.R.T.C.T.), together with that portion of Jackson Street described as "Tract No. 4" by official copy of Tarrant County Commissioners Court Order 10221, recorded under Volume 3146, Page 14, (D.R.T.C.T.), same being conveyed by deed to Vernon Leon McCoy Texas Revocable Living Trust as recorded under Document Number D224200795, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a MAG nail found in the east line of said "Tract No. 4", same being the apparent west right-of-way of Wichita Street, and being the northeast corner of the herein described tract;

THENCE South 00 degrees 28 minutes 30 seconds East, with the east line of said "Tract No. 4" and the apparent west right-of-way of said Wichita Street, a distance of 100.00 feet to a point from which a 1/2 inch rebar found bears South 36 degrees West, a distance of 1.01 feet;

THENCE South 89 degrees 31 minutes 30 seconds West, through the interior of said "Tract No. 4", passing at a distance of 50.00 feet a 1 inch iron pipe found for the southeast corner of said Lot 2, and continuing for a total distance of 380.00 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") for the southwest corner of said Lot 2;

THENCE North 00 degrees 28 minutes 30 seconds West, with the west line of said Lot 2, a distance of 100.00 feet to a capped rebar set for the northwest corner of said Lot 2;

THENCE North 89 degrees 31 minutes 30 seconds East, with the north line of said Lot 2, passing at a distance of 330.00 feet a point for the northeast corner of said Lot 2, same being in the west line of said "Tract No. 4", from which a 1/2 inch rebar found bears South 51 degrees West, a distance of 0.84 feet, and from which a disturbed 1/2 inch rebar found bears South 28 degrees West, a distance of 0.64 feet, continuing for a total distance of 380.00 feet, returning to the **POINT OF BEGINNING** and enclosing 0.872 acres (38,000 square feet) of land, more or less

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, VERNON LEON MCCOY TEXAS REVOCABLE LIVING TRUST, owner, does hereby adopt this final plat designating the above described property as **LOT 2R, BLOCK 12, TRUELAND ADDITION**, a subdivision in the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use the easements and rights-of-way shown hereon.

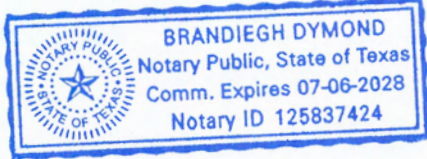
WITNESS my hand this the 4th day of December, 2025

Vernon Leon McCoy
Vernon Leon McCoy Texas Revocable Living Trust - Owner

By: Vernon McCoy
STATE OF TEXAS §
COUNTY OF Tarrant §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on the 4 day of December, 2025 personally appeared Vernon McCoy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Brandiegh Dymond
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision.

Date of Plat/Map: October 27, 2025

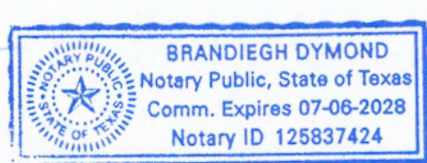
LUCILLE N. GILKEY
DOC.# D217028099,
O.P.R.T.C.T.

John H. Barton III
John H. Barton III, RPLS# 6737

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on the 4 day of December, 2025 personally appeared John H. Barton III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Brandiegh Dymond
Notary Public in and for the State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
12/19/2025 11:18 AM

D225238771
PLAT
Pages: 2
Fees: \$69.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK



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: 12/18/2025

By: *Jim Tidwell*
Chairman

By: *Steph*
Secretary

FINAL PLAT OF
LOT 2R, BLOCK 12, TRUELAND ADDITION

BEING A REPLAT OF LOT 2, BLOCK 12, TRUELAND ADDITION, IN VOLUME 711, PAGE 174, D.R.T.C.T., TOGETHER WITH PART OF "JACKSON STREET" RIGHT-OF-WAY CLOSED BY TARRANT COUNTY COMMISSIONERS COURT ORDER 10221, IN VOLUME 3146, PAGE 14, D.R.T.C.T. BEING 0.872 ACRES IN THE M. WATSON SURVEY, ABSTRACT# 1657 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PREPARED JULY, 2025

LAND USE TABLE	
TOTAL LOT YIELD:	1 LOT
GROSS ACREAGE:	0.872 ACRES
R.O.W. DEDICATION:	0.000 ACRES
NET ACREAGE:	0.872 ACRES

THIS PLAT RECORDED IN DOCUMENT NUMBER DATE

SURVEYOR/PREPARER



BARTON CHAPA
SURVEYING

3601 NE. Loop 820
Fort Worth, Tx 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

OWNER

VERNON LEON MCCOY TEXAS
REVOCABLE LIVING TRUST
2317 Fairway Dr.
Fort Worth, Tx 76119
Contact: Vernon McCoy
Email: mcco4608@yahoo.com

JOB NO. 2025.900.427

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

4826 WICHITA
STREET

FORT WORTH,
TEXAS

SHEET:

VO1

CASE NO.: FS-25-218