

VICINITY MAP N.T.S.

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNERS CERTIFICATION

WHEREAS RUTH & RANDALL, LLC IS THE OWNER OF TRACT OF LAND SITUATED IN THE BRITTON D. ALFORD SURVEY, ABSTRACT NO. 37 IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS DESCRIBED IN DEEDS TO RUTH & RANDALL, LLC, AS RECORDED IN INSTRUMENT NO. D22409061, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) SAME BEING ALL OF LOT 7F, BLOCK 7 OF RIVERCREST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-O, PAGE 73 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "PROLINE" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 7F AND THE SOUTHEAST CORNER OF LOT 7J-4, BLOCK 7 OF RIVERCREST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-27, PAGE 55, P.R.T.C.T. AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF SLATE STREET;

OWNERS DEDICATION

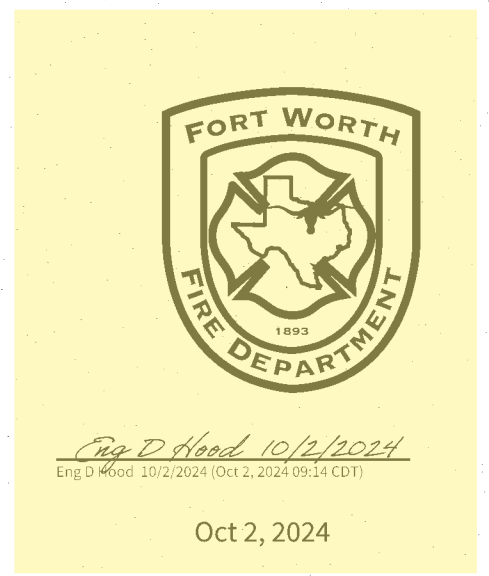
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT RUTH & RANDALL, LLC DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 7FR1 AND LOT 7FR2, BLOCK 7 OF RIVERCREST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON TO THE PUBLICS USE UNLESS OTHERWISE NOTED AND DO HEREBY ADOPT THIS FINAL PLAT.

EXECUTED THIS 22nd DAY OF September 2024.

BY: [Signature]
NAME: Jay McKeever
TITLE: Member

STATE OF TEXAS
COUNTY OF Tarrant
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED OF Jay McKeever, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23rd DAY OF September, 2024.
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
4-21-2026
DEBRA RUE NICHOLS
Notary Public
STATE OF TEXAS
Notary ID # 12549405
My Comm. Exp. April 21, 2028

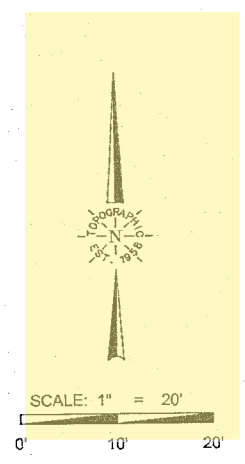
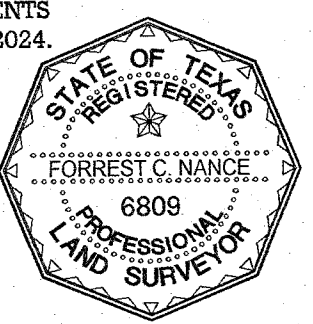


FS-24-182

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: Oct 2, 2024
By: [Signature] Chairman
By: [Signature] Secretary

CERTIFICATION: THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 16, 2024.

[Signature]
FORREST C. NANCE, R.P.L.S. NO. 6809



LAND USE TABLE
LOT NO. GROSS SQ. FT. NET SQ. FT. R.O.W. DEDICATION LOT USE TYPE
LOT 7FR1 4,305 4,305 N/A RESIDENTIAL
LOT 7FR2 3,778 3,778 N/A RESIDENTIAL

LEGEND
SUBJECT PROPERTY LINE
ADJOINER LINE
EASEMENT
IRON ROD FOUND (IRF) (AS NOTED)
1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"

LINE TABLE
NO. BEARING LENGTH
L1 S89°56'08"E 12.40'
L2 N00°14'28"E 25.24'
L3 S88°45'34"E 40.23'
L4 S00°14'28"W 25.12'
L5 S89°56'08"E 17.43'
L6 N89°56'08"W 40.23'

REDBUD LANE
(50' R.O.W.)
VOLUME 388-O, PAGE 73
P.R.T.C.T.

