

STATE OF TEXAS  
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS That Patricia Randle and Fran McCarthy, acting by and through the undersigned, it's duly authorized agent, are the owners of the following real property, to wit:

Being a portion of Lot 8 & 9, Block 1, R.M. PAGE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 63, Page 142, Plat Records, Tarrant County, Texas and Lot 8-R, Block 1, R.M. PAGE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 388-149, Page 39, Plat Records, Tarrant County, Texas and being further described, as follows:

Beginning at a capped "Brittain and Crawford" 1/2" iron found at the southeast corner of said Lot 8 in the north line of Page Street and the west line of Lipscomb Street;

THENCE WEST, along the north line of said Page Street, 217.00 feet to a capped "Brittain and Crawford" 1/2" iron found in the east line of Alston Avenue;

THENCE NORTH, along the east line of said Alston Avenue, 80.00 feet to a capped "Brittain and Crawford" 1/2" iron found;

THENCE EAST, 217.00 feet to a 1/2" iron found in the west line of said Lipscomb Street;

THENCE SOUTH, along the west line of said Lipscomb Avenue, 80.00 feet to the POINT OF BEGINNING and containing 0.399 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Patricia Randle and Fran McCarthy, acting by and through the undersigned, it's duly authorized agent, does hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lots 8-R-1 & 8-R-2, Block 1  
R.M. Page  
City of Fort Worth  
Tarrant County, Texas

and does hereby dedicate to the public's use forever the streets and easements shown hereon.

Executed this the 8th day of June, 2010

Patricia Randle  
Patricia Randle  
Fran McCarthy  
Fran McCarthy

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day appeared personally, Patricia Randle, known to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 8th day of June, 2010.

DESIREE MICHELLE LEWIS  
Notary Public, Tarrant County, Texas  
MY COMMISSION EXPIRES January 16, 2013

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day appeared personally, Fran McCarthy, known to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.

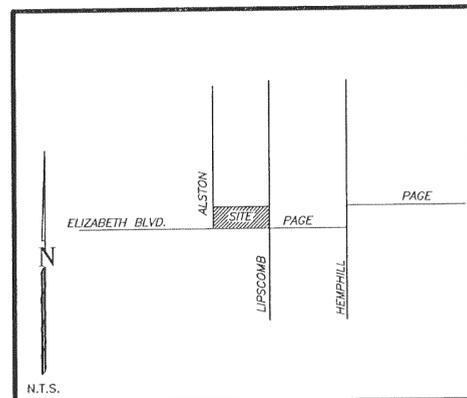
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 8th day of June, 2010.

DESIREE MICHELLE LEWIS  
Notary Public, Tarrant County, Texas  
MY COMMISSION EXPIRES January 16, 2013

FINAL PLAT  
Lots 8-R-1 & 8-R-2,  
Block 1  
R.M. PAGE ADDITION  
City of Fort Worth,  
Tarrant County, Texas,  
Being a replat of a  
portion of Lots 8, 9. &  
8-R Block 1,  
R.M. PAGE ADDITION,  
City of Fort Worth,  
Tarrant County, Texas.

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS  
This Plat is valid only if  
recorded within (90) ninety  
days after date of approval.  
Plat Approved Date: 6/11/2010  
By: [Signature]  
Chairman  
Dana Burch [Signature]  
Secretary

OWNER/DEVELOPER  
Frances McCarthy  
1208 West Magnolia Ave.  
Fort Worth, Texas 76104  
PHONE: 817-233-4040



Utility Easements  
Any public franchised 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 of any time of procuring the permission of anyone.

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 filing 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 of said ordinance, and becomes effective 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 is 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 necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director stating awareness that a Site Drainage Study will be required before any permits 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, storm drain, street lights, sidewalks, or paving improvements; and approval is 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.

Floodplain/Drainage 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 drainageways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainageways. Property owners shall keep the 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 these phenomena, nor the failure of any structure(s) within the drainageways.

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".

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

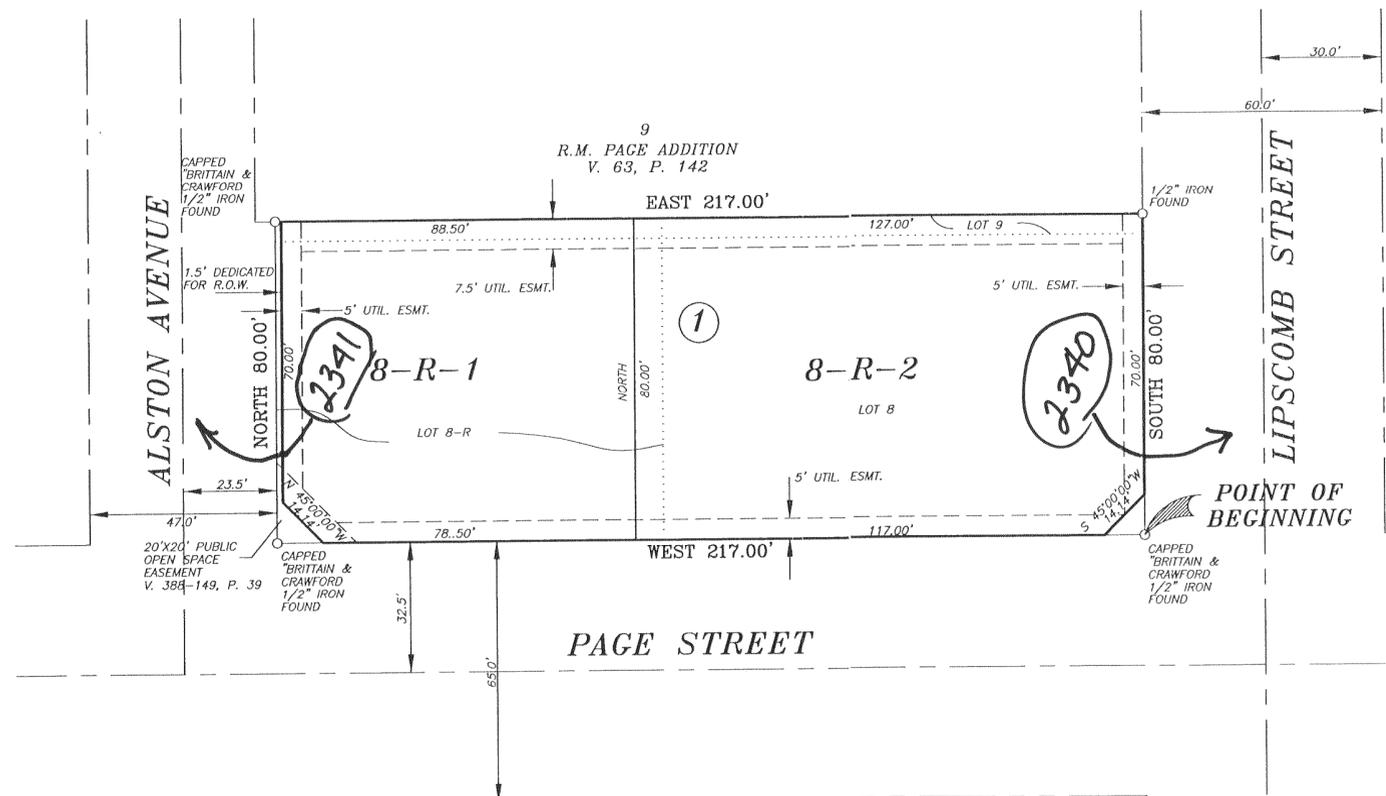
Transportation Impact Fees  
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon schedule 1 of the impact fee ordinance in effect as of the date of this 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.

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.

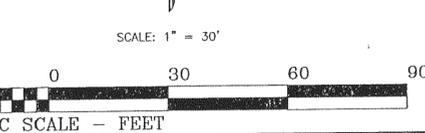
Private Maintenance Note  
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages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

According to the Federal Insurance Administration Flood Insurance Rate map Community Panel Number 484 39C 0305 K Effective September 25, 2009 this property does not lie within a 100 year flood hazard area.

1/2" irons set at all corners.  
Compliance with the City of Fort Worth ordinance # 18615-05-2009 for urban forestry.



TEVENS  
LAND  
SURVEYING  
7300-B WEATHERFORD HWY.  
FORT WORTH, TEXAS 76116  
(817) 696-9775 (817) 696-9780 FAX



I, hereby certify that this plat was prepared from an actual on the ground survey, made under my supervision.  
[Signature]  
ANDREW E. STEVENS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5395  
APRIL 28, 2010



LT. ABC  
6-10-2010

FS NO. 010-053 Document No. 201040120 Date 6/11/2010