



- NOTES:**
- 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.
  - 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.
  - Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per City Development Design Standards.
  - 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, re-construction, 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.
  - The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and EMF Panther Island, LLC does 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 EMF Panther Island, LLC set forth in this paragraph.
  - No construction shall be planned 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(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) foot above the floodplain base flood elevation resulting from ultimate development of the watershed.
  - 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 drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent 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 those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.
  - Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.
  - 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.
  - 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.
  - 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.
  - 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.
  - Private Pressure Reducing Valves will be required. Water pressures exceed 80 p.s.i.
  - All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
  - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0190L for Tarrant County, Texas and incorporated areas, dated March 21, 2019 this property is located within Zone X (shaded), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood." If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater 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.

**LEGEND**

Δ = CENTRAL ANGLE  
P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
IRFC = IRON ROD W/CAP FOUND  
ST. = STREET  
SWM = STORM WATER MANAGEMENT  
D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS  
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

LINE TABLE		LINE TABLE	
NO.	BEARING LENGTH	NO.	BEARING LENGTH
L1	S30°02'16"W 16.70'	L21	N59°58'03"E 14.12'
L2	N59°57'44"E 5.00'	L22	N30°01'57"W 1.83'
L3	N59°57'44"E 5.00'	L23	N59°56'58"E 37.91'
L4	S59°57'41"W 5.00'	L24	N59°58'03"E 28.60'
L5	N59°57'44"E 5.00'	L25	N30°01'57"W 12.05'
L6	S59°57'44"W 5.00'	L26	N59°44'09"E 30.92'
L7	N59°57'44"E 5.00'	L27	N30°01'59"W 8.00'
L8	S30°02'16"E 16.05'	L28	N59°58'01"E 6.01'
L9	N67°56'40"W 37.87'	L29	N30°01'57"W 6.32'
L10	S67°56'40"E 44.40'	L30	N59°57'43"E 18.38'
L11	N59°52'24"E 83.56'	L31	N30°01'57"W 7.62'
L12	N30°01'57"W 12.11'	L32	N59°51'04"E 13.46'
L13	N59°58'03"E 24.11'	L33	N30°01'55"W 23.04'
L14	N30°01'42"W 4.93'	L34	N59°58'03"E 69.32'
L15	S69°22'03"E 1.63'	L35	N30°01'57"W 5.00'
L16	N30°01'55"W 13.57'	L36	N59°58'03"E 45.32'
L17	N59°58'09"E 24.11'	L37	N30°01'57"W 5.50'
L18	N30°02'22"W 12.95'	L38	N59°58'03"E 16.87'
L19	N59°58'03"E 30.40'	L39	N30°01'57"W 5.50'
L20	N29°59'47"W 5.93'	L40	N59°58'03"E 21.37'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	40°44'52"	53.11'	37.77'	N40°59'28"E	36.98'

**STATE OF TEXAS** §  
**COUNTY OF TARRANT** §

KNOW all men by these presents that EMF Panther Island, LLC and Tarrant Regional Water District, are the owners of the following described property:

**BEING** a tract of land situated in the A. Gouenant Survey, Abstract No. 582, City of Fort Worth, Tarrant County, Texas and being all of Lot 1R, Block 5, North Fort Worth Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Instrument No. D218033702, Official Public Records of Tarrant County, Texas, and being part of a 2.1877 acre and 1.0466 acre tract of land described in Special Warranty Deed to Encore Olympus Panther Island, LLC, (now known as EMF Panther Island, LLC, per Certificate of Amendment to the Certificate of Formation of Encore Olympus Panther Island, LLC, dated May 16, 2017) recorded in Document No. D217061508, Official Public Records, Tarrant County, Texas; part of a 3.446 acre tract of land described in Special Warranty Deed to Tarrant Regional Water District, recorded in Instrument No. D214078713, Official Public Records of Tarrant County, Texas; part of a tract of land described in Special Warranty Deed to Tarrant Regional Water District, recorded in Instrument No. D216230152, Official Public Records of Tarrant County, Texas; and a 0.0172 acre portion of NW Fourth Street (a 57-foot wide right-of-way) abandoned by Ordinance No. \_\_\_\_\_, recorded in Instrument No. D\_\_\_\_\_, Official Public Records of Tarrant County, Texas and being more particularly described as follows:

**BEGINNING** at a cut "X" in concrete found at the northernmost corner of said 0.0172 acre tract at the intersection of the southwest right-of-way line of North Main St. (a 100-foot wide right-of-way) and the southeast right-of-way line of NW Fourth Street (a 57-foot wide right-of-way);

**THENCE** with said southwest right-of-way line of North Main St., South 30°04'36" East, at a distance of 3.00 feet, passing a 5/8" iron rod with plastic cap stamped "Transystems" found at the northernmost corner of said Lot 1R, Block 5, continuing with said southwest right-of-way line in all a total distance of 603.00 feet to a 5/8" iron rod with plastic cap stamped "Transystems" found at the easternmost corner of said Lot 1R, Block 5;

**THENCE** departing said southwest right-of-way line of North Main St. and with the southeast line of said 1.0466 acre tract, South 59°58'03" West, at a distance of 250.41 feet, passing a 5/8" iron rod with plastic cap stamped "Transystems" found at the southernmost corner of said Lot 1R, Block 5;

**THENCE** with the southwest line of said Lot 1R, Block 5, North 30°02'16" West, a distance of 600.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner in said southeast right-of-way line at the westernmost corner of said Lot 1R, Block 5;

**THENCE** with said southeast right-of-way line of NW Fourth Street, North 59°58'03" East, a distance of 26.00 feet to a cotton spindle found at the southernmost corner of said 0.0172 acre tract;

**THENCE** departing said southeast right-of-way line and with the southwest line of said 0.0172 acre tract, North 30°02'16" West, a distance of 3.00 feet to a "X" cut in concrete found at the westernmost corner of said 0.0172 acre tract;

**THENCE** with the northwest line of said 0.0172 acre tract, North 59°58'03" East, a distance of 250.00 feet to the **POINT OF BEGINNING** and containing 3.8217 acres or 166,472 square feet of land known as:

**LOT 1RA, LOT 2, LOT 3 AND LOT 4, BLOCK 5, NORTH FORT WORTH ADDITION**

An addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements as shown hereon, except those easements and rights-of-way created or dedicated by separate instrument as shown hereon.

An Addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon.

EXECUTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

EMF PANTHER ISLAND, LLC  
a Delaware limited liability company

By: EMF Panther Island, LP  
Its: Sole Member

By: EMF Panther Island GP, LLC  
Its: General Partner

By: Encore Multi-Family, LLC  
Its: Manager

By:  
Name: Patrick J. Barber  
Title: Authorized Signatory

**STATE OF TEXAS** §  
**COUNTY OF DALLAS** §

**STATE OF TEXAS** §  
**COUNTY OF TARRANT** §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Patrick J. Barber, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Notary Public in and for the State of Texas

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared R. Steve Christian, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

**KNOW ALL MEN BY THESE PRESENTS:**

I, David J. De Weirdt, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

**DAVID J. DE WEIRDT**  
Registered Professional Land Surveyor No. 5066  
Kimley-Horn and Associates, Inc.  
13455 Noel Road  
Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
(972) 770-1300

Date \_\_\_\_\_

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

**STATE OF TEXAS** §  
**COUNTY OF DALLAS** §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared David J. De Weirdt, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public of Texas

**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: \_\_\_\_\_

By: \_\_\_\_\_  
Chairman

By: \_\_\_\_\_  
Secretary

**CASE NO. FS-\_\_-\_\_**

**FINAL PLAT**  
**LOT 1RA, LOT 2, LOT 3 AND LOT 4,**  
**BLOCK 5**  
**NORTH FORT WORTH ADDITION**  
**LOT 1R, BLOCK 5**  
**OF NORTH FORT WORTH ADDITION**  
**RECORDED IN INSTRUMENT NO. D218033702**  
**BEING 3.8217 ACRES OUT OF**  
**A. GOUENANT SURVEY, ABSTRACT NO. 582**  
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DJD	MAY 2020	064427406	1 OF 1