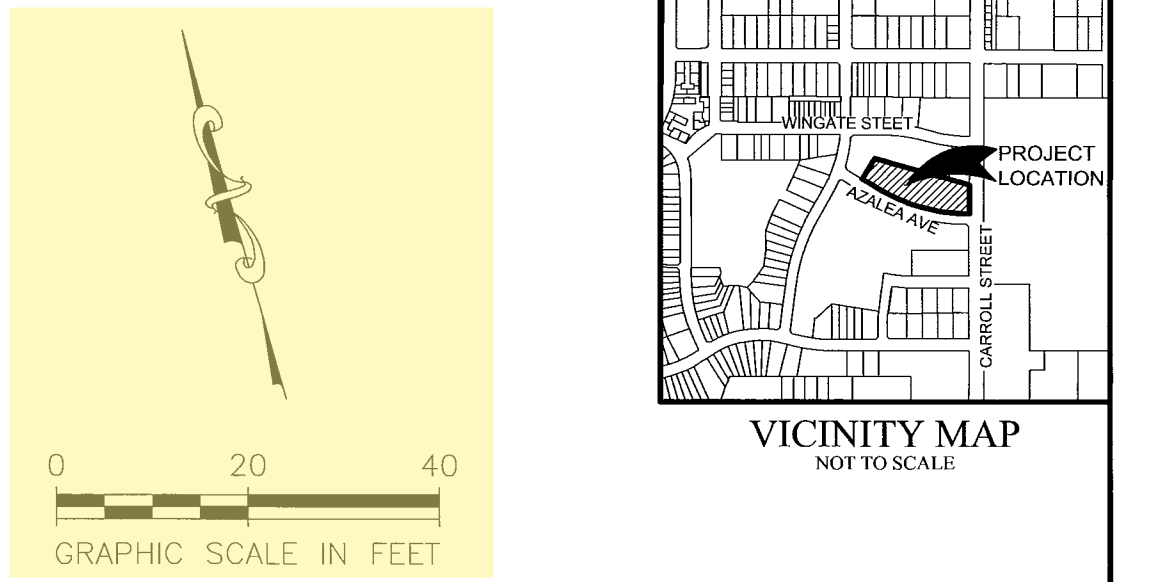
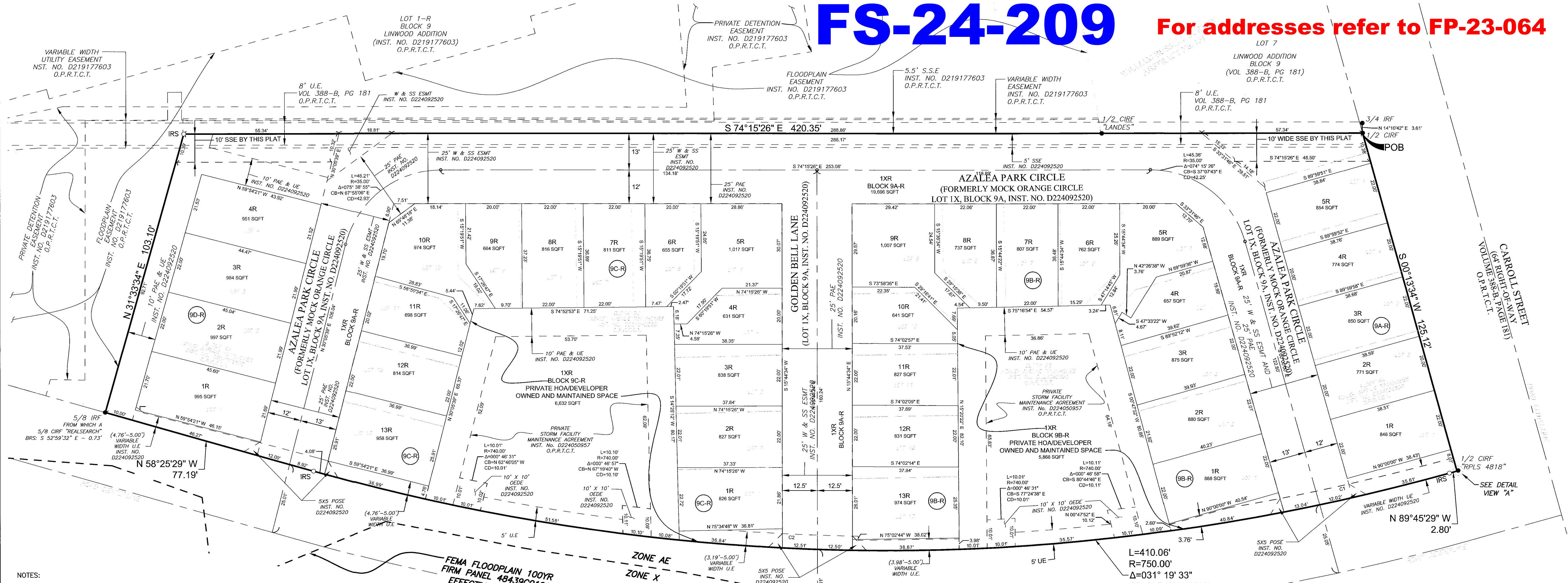


FS-24-209

For addresses refer to FP-23-064



LEGEND

- POB = POINT OF BEGINNING
- DE = INDICATES DRAINAGE EASEMENT
- PAE = INDICATES PUBLIC ACCESS EASEMENT
- SSE = INDICATES SANITARY SEWER EASEMENT
- POSE = INDICATES PUBLIC OPEN SPACE EASEMENT
- UE = INDICATES UTILITY EASEMENT
- IRF = INDICATES IRON ROD FOUND
- CIRF = INDICATES CAPPED IRON ROD FOUND
- IRS = INDICATES 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

DETAIL VIEW "A" SCALE= 1:1

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	82.33'	745.00'	6°19'55"	N86°49'14"E	82.29'
C2	47.40'	745.00'	3°38'44"	N71°38'45"W	47.40'

- NOTES:
- ALL DISTANCES ALONG ARCS ARE GIVEN AS ARC LENGTHS.
 - BEARINGS BASED ON NAD83 1xNC GPS OBSERVATIONS.
 - ALL CORNERS ARE MARKED WITH A 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED.
 - ALL PRIVATE OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
 - NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT TRACT WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE ARE NOT SHOWN HEREON.
 - P.R.V.'S REQUIRED. PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.
 - 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 1 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
 - 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.
 - THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC PEDESTRIAN 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.
 - 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 MAINTENANCE, OPERATION OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN HEREON, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENT FOR THE PURPOSE OF MAINTAINING, AND ADDING OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
 - NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE COMMUNITY FACILITIES AGREEMENT OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SANITARY SEWER, DRAINAGE IMPROVEMENTS, STREET LIGHTS, SIDEWALKS, SIGNS OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
 - 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.
 - SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS AS PER CITY OF FORT WORTH STANDARDS.
 - A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED. 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 COMMUNITY FACILITIES AGREEMENT 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 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.
 - BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE, PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDINGS(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.
 - FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE. THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED 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.
 - 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 DECKS, 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.

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING A TRACT OF LAND SITUATED IN THE WILLIAM BUSSELL SURVEY, ABSTRACT NO. 151, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF AZALEA AVENUE TOWNHOMES, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON PLAT THEREOF AND RECORDED IN INSTRUMENT NUMBER D224092520, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BASIS OF BEARINGS REFERENCE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 VIA THE TRIMBLE VRS NETWORK FOR NORTH CENTRAL TEXAS, ALL DISTANCES ARE SURFACE DISTANCES).

BEGINNING AT 1/2-INCH CAPPED IRON ROD FOUND FOR THE COMMON NORTHEAST CORNER OF SAID AZALEA AVENUE TOWNHOMES AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 9, LINWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON PLAT THEREOF AND RECORDED IN VOLUME 388-B, PAGE 181, O.P.R.T.C.T., ALSO BEING IN THE WEST RIGHT-OF-WAY LINE OF CARROLL STREET (A 64 FOOT RIGHT-OF-WAY), FROM WHICH A 3/4-INCH IRON ROD FOUND BEARS NORTH 14°10'42" EAST, A DISTANCE OF 3.61 FEET;

THENCE SOUTH 00°13'34" WEST, WITH THE COMMON EAST LINE OF SAID AZALEA AVENUE TOWNHOMES AND THE WEST RIGHT-OF-WAY LINE OF SAID CARROLL STREET, A DISTANCE OF 125.12 FEET TO THE SOUTHEAST CORNER OF AZALEA AVENUE TOWNHOMES AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID CARROLL STREET AND THE NORTH RIGHT-OF-WAY LINE OF AZALEA AVENUE (A 50 FOOT RIGHT-OF-WAY), FROM WHICH A 1/2-INCH CAPPED IRON ROD MARKED "RPLS 4818" BEARS NORTH 78°24'34" EAST, A DISTANCE OF 0.44 FEET;

THENCE WITH THE COMMON SOUTH LINE OF SAID AZALEA AVENUE TOWNHOMES AND THE NORTH RIGHT-OF-WAY LINE OF SAID AZALEA AVENUE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°45'29" WEST, A DISTANCE OF 2.80 FEET TO A 5/8-INCH CAPPED IRON ROD MARKED "SHIELD ENGINEERING" SET FOR THE PC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET;

WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 31°19'33", A CHORD BEARING AND DISTANCE OF NORTH 74°06'30" WEST, A DISTANCE OF 404.97 FEET, AN ARC DISTANCE OF 410.06 FEET TO A 5/8-INCH CAPPED IRON ROD MARKED "SHIELD ENGINEERING" SET;

NORTH 58°25'29" WEST, A DISTANCE OF 77.19 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE COMMON SOUTHWEST CORNER OF SAID AZALEA AVENUE TOWNHOMES AND THE WESTERLY SOUTHWEST CORNER OF LOT 1-R, BLOCK 9, LINWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON PLAT THEREOF AND RECORDED IN INSTRUMENT NO. D219177603, (O.P.R.T.C.T.), FROM WHICH A 5/8-INCH CAPPED IRON ROD MARKED "REALSEARCH FOUND BEARS SOUTH 52°59'32" EAST, A DISTANCE OF 0.73 FEET;

THENCE NORTH 31°33'34" EAST, WITH THE COMMON WEST LINE OF SAID AZALEA AVENUE TOWNHOMES AND THE SOUTHERLY EAST LINE OF SAID LOT 1-R, A DISTANCE OF 103.10 FEET TO A 5/8-INCH CAPPED IRON ROD MARKED "SHIELD ENGINEERING" SET FOR COMMON THE NORTHWEST CORNER OF SAID AZALEA AVENUE TOWNHOMES AND THE REINTRACT CORNER OF SAID LOT 1-R;

THENCE SOUTH 74°15'26" EAST, WITH THE COMMON NORTH LINE OF SAID AZALEA AVENUE TOWNHOMES AND THE EASTERLY SOUTH LINE OF SAID LOT 1-R AT 327.05 FEET PASS A 1/2-INCH CAPPED IRON ROD MARKED "LANDES" FOUND FOR THE SOUTHWEST CORNER OF THE SAID LOT 7 AND CONTINUING A TOTAL DISTANCE OF 420.35 FEET TO THE POINT OF BEGINNING, CONTAINING 61,524 SQUARE FEET OR 1.412 ACRES OF LAND MORE OR LESS.

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, THE PARCEL DESCRIBED HEREIN LIES WITHIN ZONE "AE" AS DELINEATED ON THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP, NO. 48439C0190L, REVISED MARCH 21, 2019, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "AE" IS DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED." THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS OR HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR ANY OTHER SOURCE.

DEVELOPMENT YIELD	GROSS SITE AREA (ACRES): 1.412	TOTAL NUMBER LOTS: 38
RESIDENTIAL LOTS: NUMBER 35	TOTAL NUMBER OF DWELLING UNITS: 35	
ACREAGE: SINGLE FAMILY DETACHED 0.676	SINGLE FAMILY ATTACHED 0	TWO FAMILY 0
COMMERCIAL LOTS: NUMBER 0	PRIVATE OPEN SPACE LOTS: NUMBER 3	MULTIFAMILY 0
ACREAGE: COMMERCIAL LOTS 0.000	INDUSTRIAL LOTS 0.000	OPEN SPACE LOTS 0.736
		RIGHT-OF-WAY 0.000

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PANTHER CITY HOLDING COMPANY, LLC, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1R-5R, 1XR, BLOCK 9A-R; LOTS 1R-13R, 1XR, BLOCK 9B-R; LOTS 1R-13R, 1XR, BLOCK 9C-R; LOTS 1R-4R, BLOCK 9D-R; AZALEA AVENUE TOWNHOMES AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, EASEMENTS AND COMMON AREAS SHOWN HEREON.

WITNESS, MY HAND, THIS 19th DAY OF November, 2024.

BY: Teresa Johnson
PANTHER CITY HOLDING COMPANY LLC, a Delaware Limited Liability Company
JAKE PROCTOR, MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAKE PROCTOR, 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 AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF November, 2024.

Teresa Johnson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 2/28/2027

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CODY WATSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY SET UNDER MY PERSONAL SUPERVISION

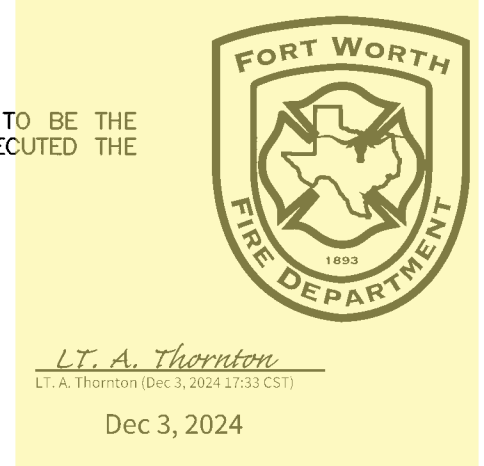
Cody Watson 11/19/24
CODY WATSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7056

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CODY WATSON, 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 AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF November, 2024.

Jill Christine Valenzuela
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6/20/2036



REPLAT STATEMENT:

THE PURPOSE OF THIS AMENDED PLAT IS TO CHANGE THE NAME OF MOCK ORANGE CIRCLE TO AZALEA PARK CIRCLE AND TO ADJUST THE INTERNAL LOT LINES OF BLOCKS 9A, 9B, & 9C AND TO ADD ADDITIONAL WIDTH TO THE SSE IN THE NORTHEAST AND NORTHWEST CORNERS

FINAL PLAT OF
LOTS 1R-5R, 1XR, BLOCK 9A-R; LOTS 1R-13R, 1XR, BLOCK 9B-R;
LOTS 1R-13R, 1XR, BLOCK 9C-R; LOTS 1R-4R, BLOCK 9D-R
AZALEA AVENUE TOWNHOMES
BEING A REPLAT OF LOTS 1-5, 1X, BLOCK 9A; LOTS 1-13, 1X, BLOCK 9B; LOTS 1-13, 1X, BLOCK 9C; LOTS 1-4, BLOCK 9D
AN ADDITION TO
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING 1.412 ACRES OF LAND
SITUATED IN THE WILLIAM BUSSELL SURVEY,
ABSTRACT NO. 151
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



OWNER: PANTHER CITY HOLDING, LLC
DEVELOPER: WEST RIVER HOMES BUILDING, LLC

TBPELS - Engineering #F-11039 - Surveying #10193890
1600 West 7th Street, Suite 400, Fort Worth, TX 76102 · 817.810.0696