



NORTH

GRAPHIC SCALE: 1" = 30'

**SURVEYOR'S NOTES:**

- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.
- THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48439C01B0L, DATED MARCH 21, 2019, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- DIRECT ACCESS TO FM 156 IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TxDOT.
- SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
- LOTS 2, 3 AND 4 WILL EACH REQUIRE A FINAL GRADING PERMIT AND EXECUTED SWMA FOR DETENTION IN ACCORDANCE WITH THE DRAINAGE STUDY DS-22-0005 AND COMMON PLAN, PRIOR TO BUILDING PERMIT ISSUANCE. SECTION 1.3, 2024 CFW STORMWATER CRITERIA MANUAL.

**UTILITY EASEMENTS**

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER GROWTH OR IMPROVEMENT WHICH IN ANY MANNER 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.

**SIDEWALKS**

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ADDRESS EASEMENTS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

**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.

**WATER/WASTEWATER IMPACT FEES**

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER/WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE RECORDATION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

**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.

**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.

**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 PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

**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 SHOWN ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, 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.

THE VICTORY GROUP, LLC  
INST. NO. D216102528  
O.P.R.T.C.T.

LOT 2  
BLOCK A  
BLUE CENTER ADDITION  
DOC. NO. D220307772 P.R.T.C.T.

DON WALK  
DOC. NO. D215005440, O.P.R.T.C.T.

LOT 4, BLOCK 1  
55,480 SF  
1.274 Acres

LOT 3, BLOCK 1  
30,414 SF  
0.698 Acres

LOT 2, BLOCK 1  
37,421 SF  
0.859 Acres

LOT 1R, BLOCK 1  
50,000 SF  
1.148 Acres

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS BLUE MOUND STONE PARTNERS, L.P. ARE THE OWNERS OF A 3.979 ACRE TRACT OF LAND SITUATED IN THE JOSIAH WALKER SURVEY, ABSTRACT NUMBER 1602, TARRANT COUNTY, TEXAS, BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO BLUE MOUND STONE PARTNERS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER D22200700 OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND ALL OF LOT 1, BLOCK 1 OF SPENCER BUSINESS PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 5953 PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012):

BEGINNING AT A 1/2-INCH REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF BLUE CENTER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D216158829 PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF WESTERN CENTER BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 16 MINUTES 28 SECONDS WEST, WITH A SOUTH LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 167.84 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 25 MINUTES 37 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 45 DEGREES 03 MINUTES 40 SECONDS WEST, 125.92 FEET;

THENCE, IN A NORTHWESTERLY DIRECTION, WITH THE CURVING SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, AN ARC LENGTH OF 138.90 FEET, TO 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF BLUE MOUND ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 00 DEGREES 50 MINUTES 46 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID BLUE MOUND ROAD AND THE WEST LINE OF SAID LOT 1, BLOCK 1 AND THE WEST LINE OF SAID BLUE MOUND STONE TRACT, A DISTANCE OF 635.72 FEET TO A POINT FOR NORTHWEST CORNER OF SAID BLUE MOUND STONE TRACT AND THE SOUTHWEST CORNER OF LOT 2, BLOCK A, BLUE CENTER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D220307772 PLAT RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH AN "X"-CUT FOUND FOR REFERENCE BEARS NORTH 40 DEGREES 07 MINUTES EAST, A DISTANCE OF 0.4 FEET;

THENCE SOUTH 89 DEGREES 16 MINUTES 27 SECONDS EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID BLUE MOUND ROAD, WITH THE NORTH LINE OF SAID BLUE MOUND STONE TRACT AND THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 242.94 FEET TO A 1/2 INCH REBAR FOUND FOR THE NORTHEAST CORNER OF SAID BLUE MOUND STONE TRACT AND AN INTERIOR "ELL" CORNER OF SAID LOT 2;

THENCE SOUTH 00 DEGREES 43 MINUTES 33 SECONDS WEST, WITH THE EAST LINE OF SAID BLUE MOUND STONE TRACT AND A WEST LINE OF SAID LOT 2, A DISTANCE OF 523.00 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF SAID BLUE MOUND STONE TRACT AND A SOUTHWEST CORNER OF SAID LOT 2, SAID POINT LYING ON THE NORTH LINE OF SAID LOT 1, BLOCK 1, FROM WHICH A 1/2-INCH REBAR FOUND FOR REFERENCE BEARS SOUTH 79 DEGREES 09 MINUTES EAST, 0.8 FEET;

THENCE SOUTH 89 DEGREES 16 MINUTES 33 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 1, BLOCK 1, AND A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 32.30 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 AND THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A;

THENCE SOUTH 00 DEGREES 43 MINUTES 28 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 1, BLOCK 1 AND THE WEST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 200.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.979 ACRES OR 173,305 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT BLUE MOUND STONE PARTNERS, L.P. DO HEREBY ADOPT THIS PLAT OF LOTS 1R, 2, 3 AND 4, BLOCK 1, MALOUF BLUEMOUND, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS TO THE CITY OF FORT WORTH, TEXAS.

WITNESS MY HAND THIS THE 2<sup>nd</sup> DAY OF July, 2025

AUTHORIZED SIGNATORY

Steve Conroy VP

PRINTED NAME / TITLE

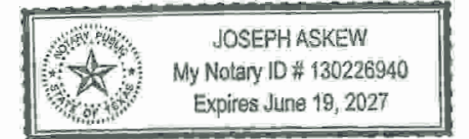
DATE

STATE OF TEXAS §  
COUNTY OF Dallas §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Steve Conroy, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1<sup>st</sup> DAY OF July, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

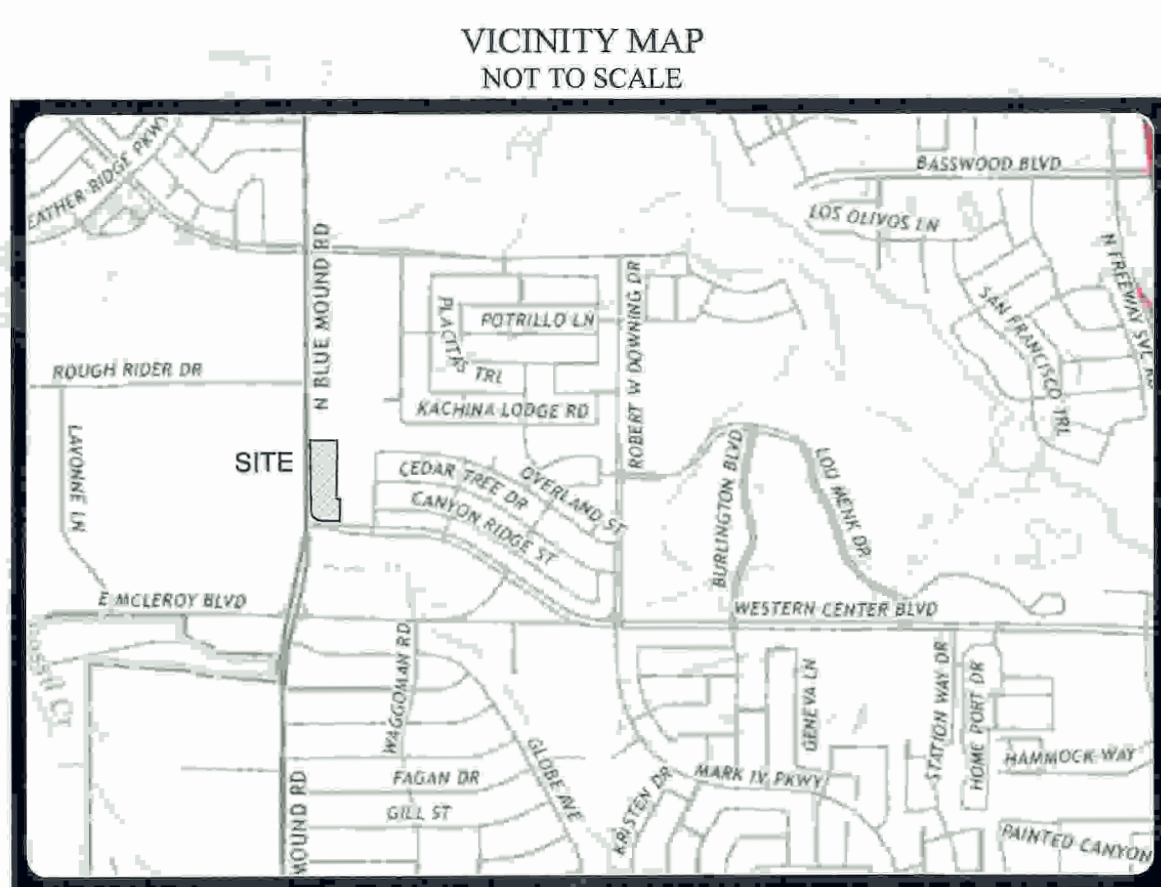


**LEGEND OF ABBREVIATIONS**

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT
- P.O.B. POINT OF BEGINNING
- SF SQUARE FEET
- CABINETS

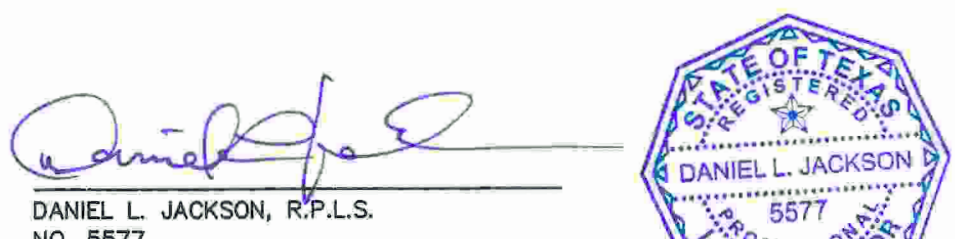
CURVE CHART						
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD	
AC1	20.00'	88°27'57"	30.88'	S 45°04'04" E	27.90'	
AC2	20.00'	89°59'09"	31.41'	S 44°09'29" W	28.28'	
AC3	25.00'	71°11'33"	31.33'	N 67°16'28" W	3.13'	
AC4	25.00'	10°18'54"	4.50'	N 83°59'37" E	4.49'	
AC5	20.00'	90°00'59"	31.42'	S 45°50'27" E	28.29'	
AC6	20.00'	11°17'03"	3.94'	S 04°48'26" W	3.93'	
AC7	44.00'	11°17'28"	8.67'	S 04°48'15" W	8.86'	
AC8	20.00'	91°33'55"	31.98'	S 44°56'34" W	28.67'	
AC9	20.00'	90°00'00"	31.42'	S 44°16'29" E	28.28'	
AC10	74.50'	88°26'44"	115.00'	S 45°03'45" E	103.92'	
AC11	10.00'	90°01'22"	15.71'	S 44°16'26" E	14.14'	
AC12	30.50'	88°26'44"	77.96'	N 45°03'44" W	70.44'	
AC13	20.00'	10°31'46"	3.68'	N 04°25'25" E	3.67'	
AC14	44.00'	10°31'23"	8.08'	N 04°25'36" E	8.07'	

LINE TABLE		
LINE	BEARING	DISTANCE
A1	S 89°18'03" E	20.13'
A2	S 00°50'05" E	195.33'
A3	S 89°09'04" W	16.42'
A4	S 00°50'46" E	30.60'
A5	S 89°09'04" E	15.06'
A6	S 00°50'05" E	191.02'
A7	S 10°26'58" W	24.49'
A8	S 00°50'50" E	21.69'
A9	N 89°16'29" W	12.92'
A10	S 00°50'46" E	40.02'
A11	S 89°16'29" W	14.03'
A12	S 00°41'33" E	7.34'
A13	S 89°17'07" E	32.74'
A14	S 00°43'32" W	3.81'
A15	S 89°16'29" W	24.00'
A16	N 00°43'32" E	37.79'
A17	N 89°15'51" W	66.74'
A18	N 00°50'28" W	109.88'
A19	N 09°41'18" E	27.11'
A20	N 00°50'05" E	487.92'



STATE OF TEXAS §  
COUNTY OF DENTON §

THIS IS TO CERTIFY THAT I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

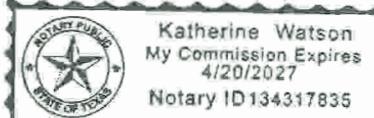


STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1 DAY OF July, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CITY CASE NO: FP-23-141

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
07/07/2025 03:02 PM

D22512801  
PLAT  
Page: 3  
Fees: \$73.00



MARY LOUISE RICHOLSON  
COUNTY CLERK

ENGINEER  
CLAYMOORE ENGINEERING  
1903 Central Drive, Suite 406  
Bedford, Texas 76021

OWNER/DEVELOPER  
BLUE MOUND STONE  
PARTNERS, LP  
4143 Maple Avenue, Suite 325  
Dallas, Texas 75219

**WINDROSE**  
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: SS DATE: 02/09/2024 CHECKED BY: DLJ JOB NO.: D56745

Point of Contact:  
Luke Jackson  
214.217.2544  
luke.jackson@windrosecservices.com

**FINAL PLAT**  
**MALOUF BLUEMOUND**  
**LOTS 1R, 2, 3 AND 4,**  
**BLOCK 1**  
BEING 3.979 ACRES  
SPENCER BUSINESS PARK, AN ADDITION TO THE  
CITY OF FORT WORTH  
SITUATED IN THE JOSIAH WALKER SURVEY,  
ABSTRACT NUMBER 1602  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
PREPARED ON: 01/09/2024

LAND USE TABLE	
Lot 1R, Block 1:	1.148 Acres Commercial
Lot 2, Block 1:	0.859 Acres Commercial
Lot 3, Block 1:	0.698 Acres Commercial
Lot 4, Block 1:	1.274 Acres Commercial