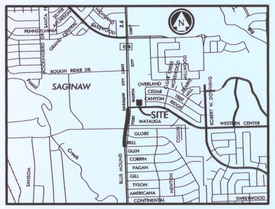


VICINITY MAP
N.T.S.

BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THE 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

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

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 I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF THE SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

UTILITY EASEMENTS

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, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITH THE NECESSITY AT ANY TIME OF PRODURING THE PERMISSION OF ANYONE.

SITE DRAINAGE STUDY

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.

FLOODPLAIN RESTRICTION.

NO CONSTRUCTION SHALL BE ALLOWED 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, WILL 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) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

1. WATER AND SEWER TO SERVE THIS SUBDIVISION WILL BE CITY OF FORT WORTH WATER AND SEWER.

By graphic scale the subject property appears to lie in Zone X, not shaded, (area determined to outside 500-year floodplain) according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Map No.484C0180K, Eff September 25, 2009.

MAINTENANCE: FLOOD -PLAIN / DRAINAGE WAY

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 THESE 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.

BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD '83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.

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 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 FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE DITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THEPERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

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.

● DENOTES A 5/8" I.R. WITH YELLOW CAP STAMPED A.N.A. SET.

○ DENOTES A 5/8" I.R. WITH YELLOW CAP STAMPED A.N.A. FOUND

NOTES:

1. "PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS 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 TRANSPORT 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.

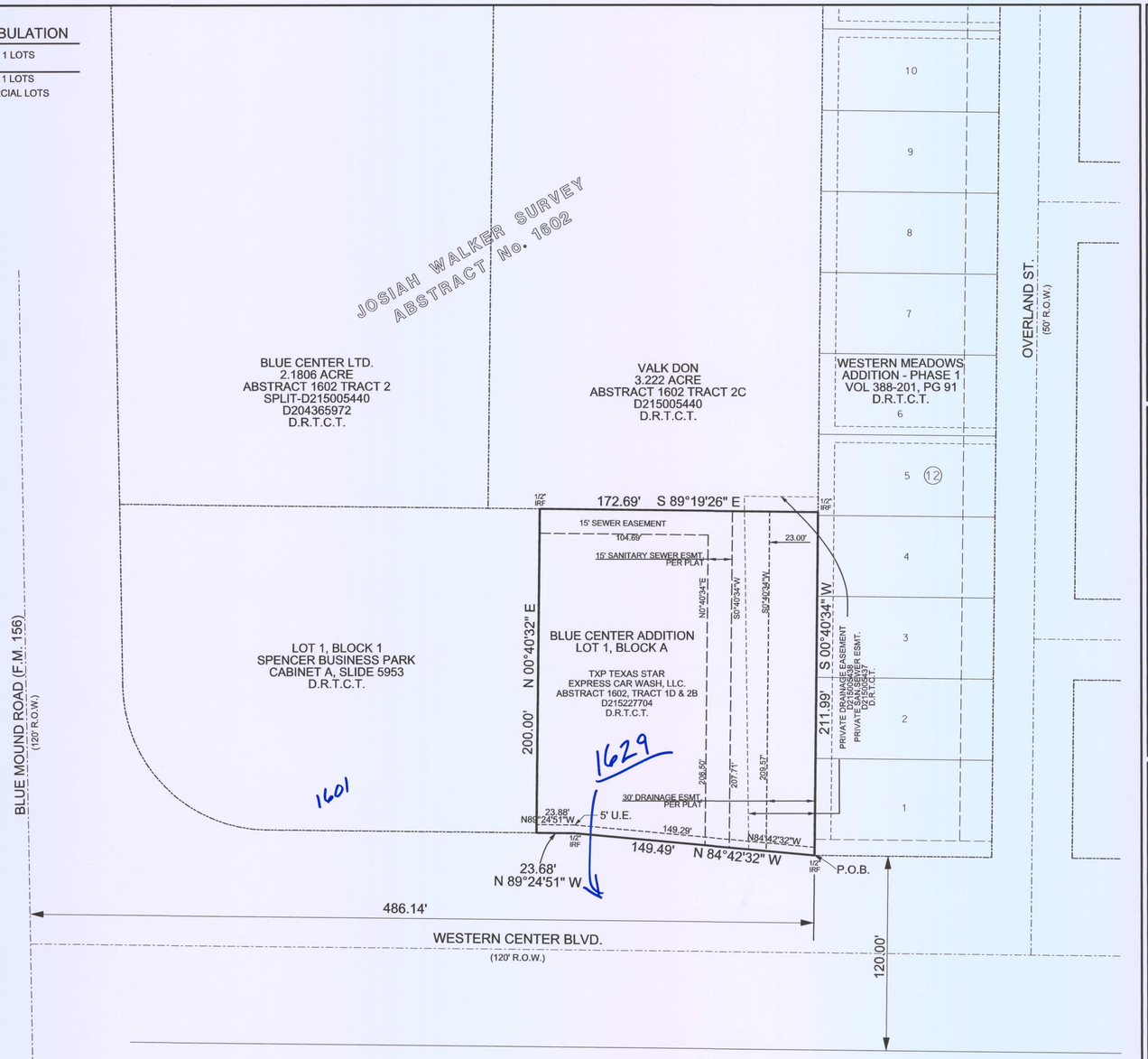
PARKWAY PERMIT:

"PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE -IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT"

LOT TABULATION

BLOCK 1	1 LOTS
TOTAL	1 LOTS

1 COMMERCIAL LOTS



CERTIFICATION

I, EDWARD K. KHALIL, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN JULY, 2015 AND THAT ALL CORNERS ARE AS SHOWN.

EDWARD K. KHALIL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5951
DATE SIGNED: 6-22-16

STATE OF TEXAS REGISTERED EDWARD K. KHALIL 5951 PROFESSIONAL LAND SURVEYOR

FORT WORTH PEER DEPARTMENT
JAM 06-23-16

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after the date of approval.

Plat Approval Date: 7/15/2016

BY: _____ CHAIRMAN

BY: _____ SECRETARY

OWNER/DEVELOPER

TXP TEXAS STAR
EXPRESS CARWASH, L.L.C.
8620 BRYSON LANE
FORT WORTH, TX 76179

ENGINEER/SURVEYOR

A.N.A. CONSULTANTS, L.L.C.

5000 THOMPSON ROAD
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955
F.R.N.1009080

FINAL PLAT

BLUE CENTER ADDITION
LOT 1, BLOCK A

BEING A 0.813 ACRE TRACT
OF LAND
SITUATED IN THE JOSIAH WALKER SURVEY
ABSTRACT NO. 1602
CITY OF FORT WORTH, TARRANT COUNTY TEXAS

PREPARED MAY 2016
DOCUMENT NO: D216158829 DATE: 07/18/2016

FS15-143

0 40 80 120
GRAPHIC SCALE IN FEET
1" = 40'

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
Thompson Road Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBPE Firm No.: 20
TBPLS Firm No.: 10090800

NO.	REVISION DESCRIPTIONS:	DATE:

DRAWING DATE:	DRAWN BY:	CHECKED BY:	SUBMITTAL NO.:
05-12-2016	OFN	MNA	

TEXAS STAR EXPRESS CARWASH
BLUE CENTER ADDITION LOT 1, BLOCK A
WESTERN CENTER BLVD.

A.N.A. PROJECT NO.: 15-0420
CASE NO.: FS-15-143 PP-16-002
SHEET No.: P-1

$TIME$
$DATE$
$FILE$

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OWNER'S CERTIFICATE / DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS TXP TEXAS STAR EXPRESS CAR WASH, LLC, IS THE SOLE OWNER OF A 0.813 ACRE TRACT OF LAND SITUATED IN JOSIAH WALKER SURVEY, ABSTRACT NO. 1602, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING SAME TRACT AS DESCRIBED IN DEED TO TXP TEXAS STAR EXPRESS CAR WASH, LLC, RECORDED IN DOCUMENT NUMBER D215227704, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND for THE SOUTHWEST CORNER OF LOT 1, BLOCK 12 OF WESTERN MEADOWS ADDITION, PHASE I, AS RECORDED IN VOLUME 388-201, PAGE 91, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF SAID 0.813 ACRE TRACT, BEING IN THE NORTH LINE OF WESTERN CENTER BOULEVARD (120 FOOT RIGHT-OF-WAY).

THENCE NORTH 84 DEGREES 42 MINUTES 32 SECONDS WEST WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WESTERN CENTER BOULEVARD, A DISTANCE OF 149.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE NORTH 89 DEGREES 24 MINUTES 51 SECONDS WEST CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WESTERN CENTER BOULEVARD, A DISTANCE OF 23.68 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, SPENCER BUSINESS PARK AS RECORDED IN CABINET A, SLIDE 5953, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 00 DEGREE 40 MINUTES 32 SECONDS EAST, 200.00 FEET WITH THE EAST LINE OF SAID LOT 1, SPENCER BUSINESS PARK, TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, SPENCER BUSINESS PARK;

THENCE SOUTH 89 DEGREES 19 MINUTES 26 SECONDS EAST, 172.69 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT IN THE WEST LINE OF SAID BLOCK 12;

THENCE SOUTH 00 DEGREE 40 MINUTES 34 SECONDS WEST WITH THE WEST LINE OF SAID BLOCK 12, WESTERN MEADOWS ADDITION PHASE I, A DISTANCE OF 211.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 35,427 SQUARE FEET OR 0.813 ACRES OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT: TXP TEXAS STAR EXPRESS CAR WASH, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED TRACT TO BE KNOWN AS LOT 1, BLOCK A, BLUE CENTER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 22 DAY OF JUNE 2016.

Janet Lepp - Managing Member

TXP TEXAS STAR EXPRESS CAR WASH, LLC,

A.N.A. Consultants, L.L.C.
5000 Thompson Terrace
Colleyville, TX 76034

REVISION: 10-27-14

STATE OF TEXAS

COUNTY OF ~~DALLAS~~ TARRANT TS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JANET LYNAM, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22 DAY OF JUNE 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 2-14-2016

NOTARY PUBLIC STATE OF TEXAS
TIMOTHY E SPITZMUELLER
My Commission Expires
February 14, 2019

1-43-1