



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



ZC-25-123

Aerial Photo Map



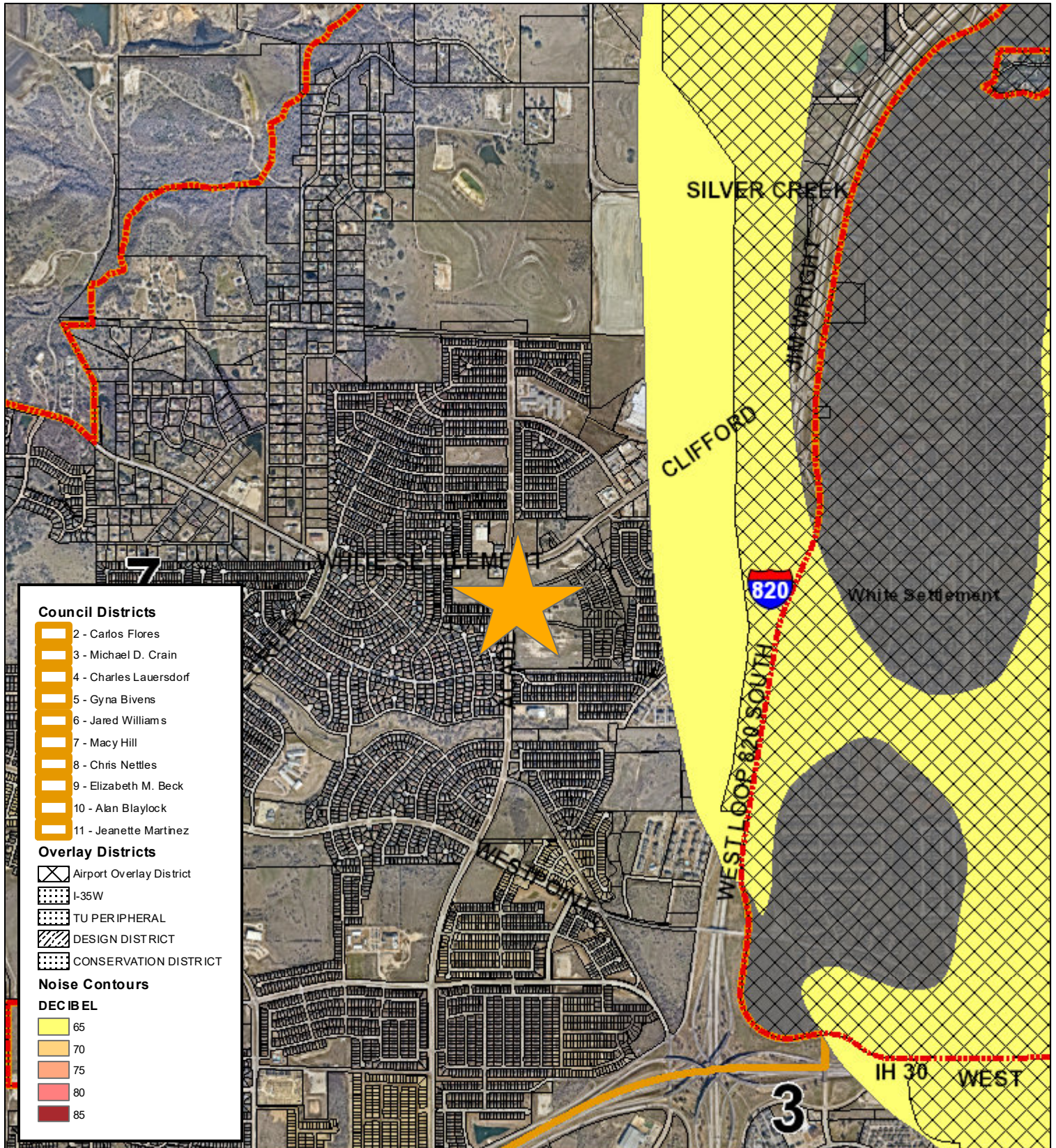
0 112.5 225 450 Feet





ZC-25-123

Area Map



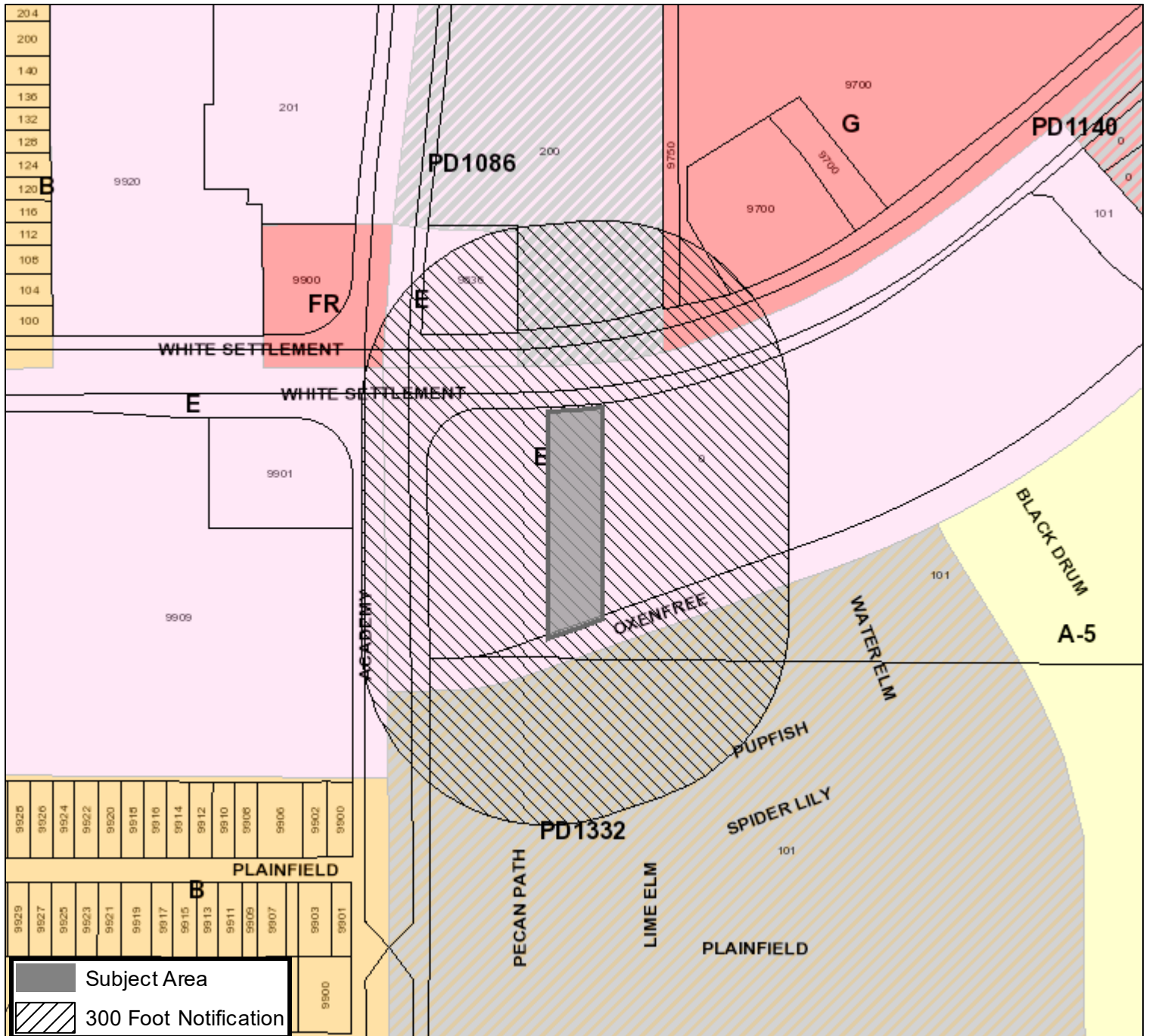
0 1,000 2,000 4,000 Feet



ZC-25-123

Area Zoning Map

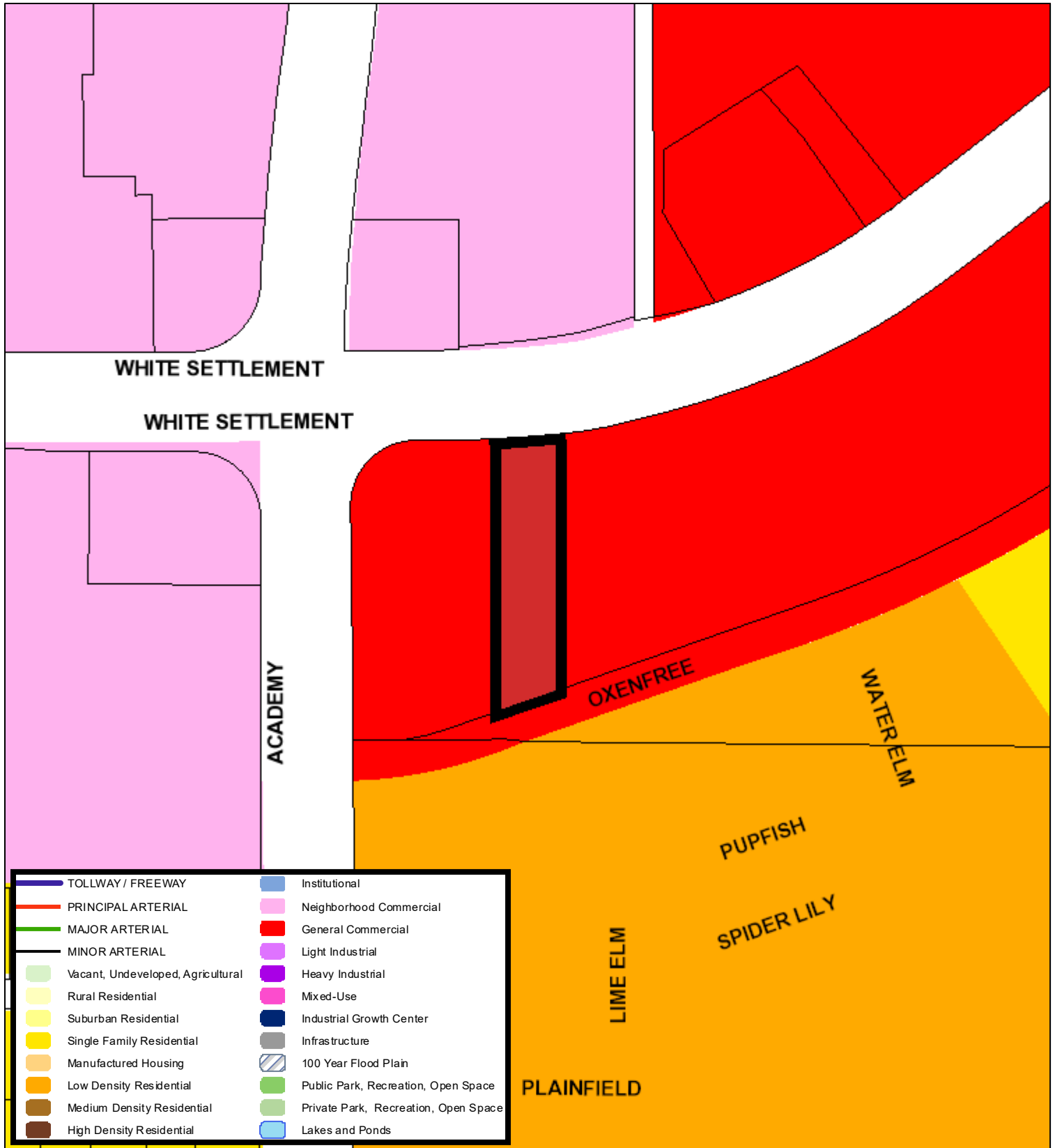
Applicant: SP Capstone Group LLC/Bowman Ramon Design Group
Address: 9800 block White Settlement Road
Zoning From: E
Zoning To: Add CUP for car wash with development waivers for accessory structures in front of the building
Acres: 0.71
Mapsc: Text
Sector/District: Far West
Commission Date: 8/13/2025
Contact: 817-392-8190





ZC-25-123

Future Land Use



175 87.5 0 175 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Created: 7/17/2025 9:13:01 AM



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER SP Capstone Group, LLC

Mailing Address 4940 North Tarrant Parkway City, State, Zip Fort Worth, TX 76244

Phone 281.221.6025 Email smit@blazinghospitality.com

APPLICANT Bowman Ramon Design Group - Justen Cassidy (Architect)

Mailing Address 3104 East Camelback Road - Suite 2699 City, State, Zip Phoenix, AZ 85016

Phone 724.462.9614 Email justen@brdgpllc.com

AGENT / OTHER CONTACT Bowman Ramon Design Group - Justen Cassidy

Mailing Address 3104 East Camelback Road - Suite 2699 City, State, Zip Phoenix, AZ 85016

Phone 724-462-9614 Email justen@brdgpllc.com

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): SEC of White Settlement Road & Academy Boulevard - Lot 2R

Total Rezoning Acreage: .710 ☒ I certify that an exhibit map showing the entire area to be rezoned is attached.

Note: This application is requesting a CUP only, not a rezone.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

☐ YES - PLATTED

Subdivision, Block, and Lot (list all): _____

Is rezoning proposed for the entire platted area? ☐ Yes ☐ No Total Platted Area: _____ acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

☒ NO – NOT PLATTED

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Note: A final plat has been submitted by Bowman Engineering.

Total Area Described by Metes and Bounds: .710 acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<div><input type="checkbox"/> Rezoning from one standard zoning district to another</div> <div><input type="checkbox"/> Rezoning to Planned Development (PD) District</div> <div><input checked="" type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay</div> <div><input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP</div>	<div><input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers)</div> <div><input type="checkbox"/> Amending a previously approved PD or CUP site plan</div> <div>Existing PD or CUP Number: _____</div> <div>Previous Zoning Case Number: _____</div>

DEVELOPMENT INFORMATION

Current Zoning District(s): East Neighborhood Commercial Proposed Zoning District(s): East Neighborhood Commercial

Current Use of Property: Vacant Land

Proposed Use of Property: Commercial Car Wash (Beach Club Car Wash)

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

- ☐ Site Plan Included (completed site plan is attached to this application)
- ☐ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- ☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: East Neighborhood Commercial

Additional Use Proposed with CUP: Commercial Car Wash

Are Development Standards or Waivers being requested? ☐ Yes ☒ No If yes, please list below:

☒ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The purpose of this application is to request a Conditional Use Permit for the subject site situated at the southwest corner of White Settlement and Academy Boulevard. The proposed site is currently part of a larger parcel, and Bowman Engineering has submitted a final plat to the City of Fort Worth. At this time, the status of that approval and recording with Tarrant County is unknown.

The site is currently undeveloped, and, is zoned 'E - Neighborhood Commercial'. It has been noted by City of Fort Worth Planning and Development Staff that the "E" District does not permit a car wash use without a Conditional Use Permit.

The site can be described as part of the Thomas O. Moody Survey, Abstract Number 1069, Tarrant County, Texas being all of lot 2R in Block G according to the plat of Oxenfree at West Oak Commercial (not recorded at time of application), which is out of and a portion of Lot 1, Block G of Oxenfree at West Oak. The site is 0.71 acres and is currently vacant land.

The proposed project will be an automatic (read: drive-thru) commercial car wash with a self-service vacuum amenity (12 positions), and the site can accommodate 13 cars in the queuing lane. Access to the site will be from a shared access drive to the north and west (private drives).

The Land Owner will be providing all utilities to the parcel, and constructing any necessary frontage improvements, as a part of a larger effort to prepare this and adjacent parcels for build-out.

Information on adjacent properties are as follows:

- Lot 1R to the west - Zone "E" and will be developed by others.
- Lot 3R to the east - Zone "E" and will be developed by others.

To the north is White Settlement Road, and to the West is Academy Boulevard.

ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case? ☐ Yes ☒ No If yes, please explain:

2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? ☐ Yes ☒ No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. Have you contacted the relevant Council Member to discuss your proposal? ☒ Yes ☐ No [Click to find your Council District.](#)

4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? ☒ Yes ☐ No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) ☐ Sí ☒ No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. The following items are required with your application. Please confirm submittal by checking each item below.

- ☒ Completed copy of Zoning Change Application with original signatures (pages 2-6)
- ☒ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- ☒ A copy of the recorded plat or certified metes and bounds description (page 2)
- ☒ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- ☒ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - ☒ Site Plan meeting requirements of attached checklist (pages 7-8)
 - ☒ A list of all waiver requests with specific ordinance references

After reviewing the base and enhanced Zoning requirements for car washes, it is not anticipated the proposed development will require any waiver requests. Of course, as the Planning Department reviews the plans, if any become apparent, we will work to address site plan changes, or, request the waiver.

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): Smit Shah

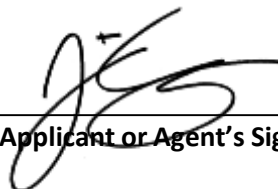
Owner's Name (Printed): Smit Shah

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) Justen Cassidy, R.A. - Ramon Design Group ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY: Thomas O. Moody Survey, Abstract Number 1069, Tarrant County, Texas being all of lot 2R in Block G according to the plat of Oxenfree at West Oak Commercial (CERTIFIED LEGAL DESCRIPTION)

Smit Shah
Owner's Signature (of the above referenced property)

Smit Shah
Owner's Name (Printed)


Applicant or Agent's Signature
Justen Cassidy, R.A. - Ramon Design Group
Applicant or Agent's Name (Printed)



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- ☒ Site Address and Legal Description
- ☒ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☒ Date of preparation or revision, as applicable
- ☒ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☒ Vicinity map, north arrow, and scale
- ☒ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☒ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- ☒ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☒ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☒ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☒ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☒ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☒ Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☒ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ~~☐ For Multifamily Site Plans – Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.~~

General Notes:

The following notes should be included on all site plans:

- ☒ This project will comply with [Section 6.301, Landscaping](#).
 - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
- ☒ This project will comply with [Section 6.302, Urban Forestry](#).
- ☒ All signage will conform to [Article 4, Signs](#).
- ☒ All provided lighting will conform to the Lighting Code.
- ~~☐ For multifamily projects in CR, C, or D districts, also include the following note:~~
- ~~☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.~~

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.

ACADEMY BLVD

WHITE SETTLEMENT RD

ADJACENT LAND USE:
VACANT LAND
TYPE "E" NEIGHBORHOOD
COMMERCIAL

ADJACENT LAND USE:
VACANT LAND
TYPE "E" NEIGHBORHOOD
COMMERCIAL

SIGNATURE - DIRECTOR OF DEVELOPMENT SERVICES

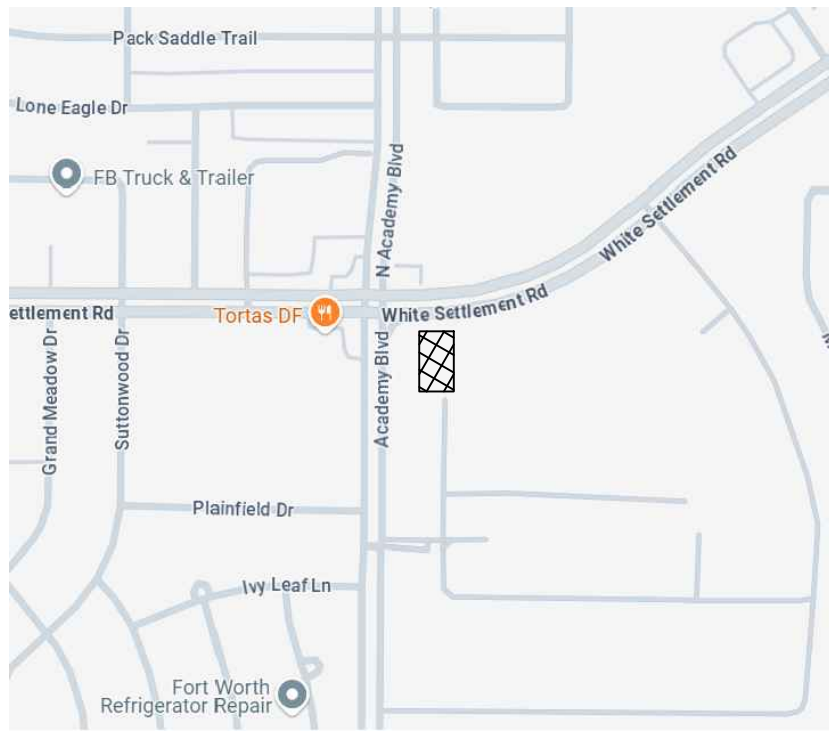
DATE

SITE PLAN

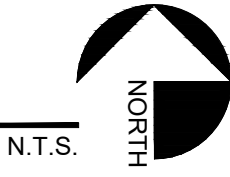
SCALE: 1" = 20'-0"



WHITE SETTLEMENT ROAD
BEACH CLUB CAR WASH
ZONING CASE NO. PDC-25-0028



VICINITY MAP
FORT WORTH, TEXAS



SITE DATA

LEGAL DESCRIPTION:	THOMAS O. MOODY SURVEY, ABSTRACT NO. 1069, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
SITE SIZE:	0.71 ACRES	30,911 SQ. FT.
CURRENT USE:	VACANT LAND	
BUILDING SIZE:	1,980 SQ. FT.	
MAX. HT. ALLOWED:	1-STORY, 24'-10" HEIGHT	3-STORY, 45 FEET
PROPOSED USE:	CAR WASH WITH SELF-SERVICE VACUUM AMMENITY, CAR WASH BUILDING CONSTRUCTION, MASONRY, GLAZING, POLYCAR- BONATE TRANSLUCENT PANELS, METAL TRIM & PRE-FINISHED METAL PANEL PRODUCTS	
VACUUM BAYS:	11 BAYS AT 10' x 20' EACH	1 BAY AT 14' x 20'
QUEUING LANES:	ACCOMMODATES 13 CARS	
PARKING REQUIRED:	8 SPACES	(4 SPACES PER 1,000 SQ. FT.)
PARKING PROVIDED:	8 STANDARD SPACES	1 ACCESSIBLE SPACE 9 SPACES TOTAL
LANDSCAPE REQUIRED:	10% (3,091 SQ. FT.)	2,895 SQ. FT. @ FRONT
LANDSCAPE PROVIDED:	25% (7,953 SQ. FT.)	3,725 SQ. FT. @ FRONT

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

1. PROPERTY LINE
2. EASEMENT LINE
3. 6" CONCRETE CURB
4. 6' TALL CMU REFUSE ENCLOSURE
5. VACUUM EQUIPMENT / SHADE CANOPY
6. NEW PROTOTYPE CAR WASH BUILDING
7. ENCLOSURE FOR VACUUM BAY MOTOR AND ASSOCIATED EQUIPMENT
8. 6'-0" WIDE CONCRETE SIDEWALK
9. 5'-0" WIDE CONCRETE SIDEWALK
10. BAIL OUT LANE
11. MONUMENT SIGN
12. FIRE LANE
13. SIDEWALK EASEMENT
14. CONCRETE PAVING
15. GRASS TURF LANDSCAPING
16. BICYCLE PARKING
17. NEW FIRE HYDRANT
18. 4'-0" ROOF OVERHANG
19. UNDERGROUND OIL/SAND INTERCEPTOR
20. MENU BOARD SIGNAGE (SEPARATE REVIEW AND APPROVAL REQUIRED)
21. NO SIDE SETBACK REQUIRED
22. ACCESSIBLE RAMP
23. ENTRY BAR

SITE PLAN NOTES

1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS.
5. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
6. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
7. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
8. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE CITY OF FORT WORTH PUBLIC WORKS DEPARTMENT.
9. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE LOCAL PLUMBING CODE.

SCALE: AS NOTED
DRAWN BY: DW, GB
DATE: 05.29.25

PROJECT NUMBER: 25-025

#	DATE:	DESCRIPTION:
1	05.29.2025	1ST CUP APPLICATION
2	07.03.2025	1ST CUP SUBMITTAL



PROJECT: **BEACH CLUB EXPRESS WASH
PROTOTYPE**
SEC WHITE SETTLEMENT RD & ACADEMY BLVD - LOT 2
FORT WORTH, TX 76108
SHEET TITLE: **SITE PLAN**

The Office of
Robert C. Stickles, Architect

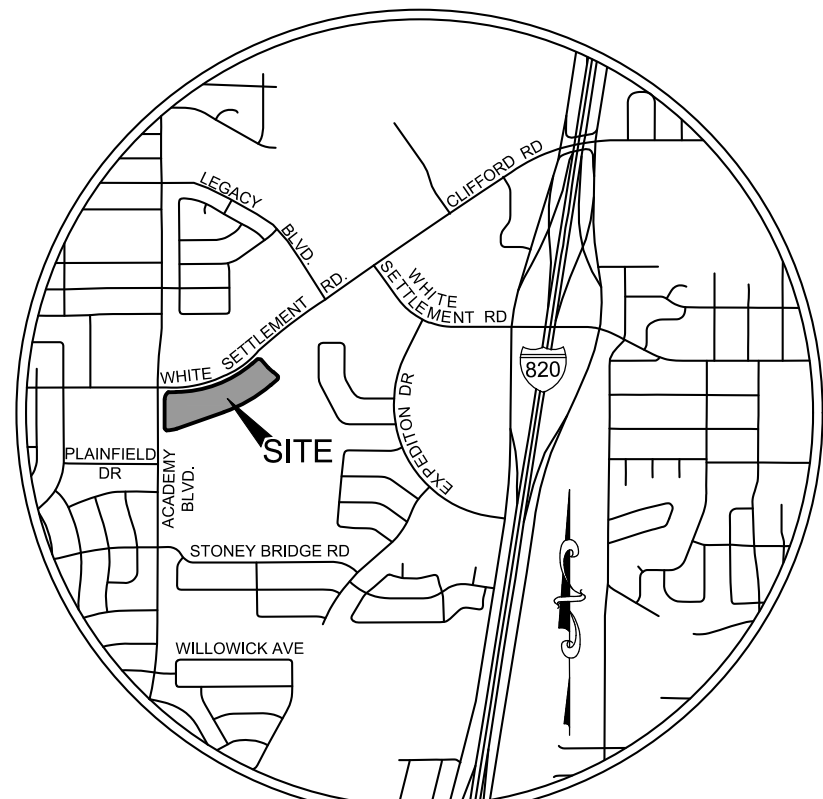


3104 E CAMELBACK RD. #2699
PHOENIX, ARIZONA 85016
TEL. 724.462.9614
PROGRAM MANAGER

SITE PLAN

SHEET NO.:

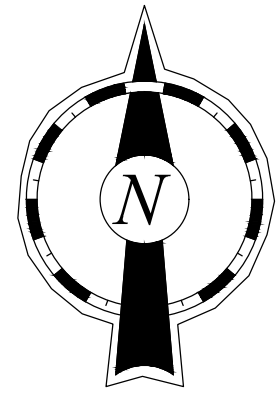
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VICINITY MAP
"NTS"

NOTES

1. BEARINGS SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE 4202. DISTANCES REPORTED HAVE BEEN SCALED BY APPLYING A SURFACE COMBINATION FACTOR OF 1.00012.
2. AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS, PER MAP NUMBER 484390016 K, DATED SEPTEMBER 25, 2009, THE SUBJECT TRACT IS LOCATED IN AREA WITH REDUCED FLOOD RISK DUE TO LEAVE AND CLASSIFIED AS ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. THIS PROPERTY IS CLASSIFIED AS ZONING DISTRICT "E" (NEIGHBORHOOD COMMERCIAL), ACCORDING TO THE CITY OF FORT WORTH ZONING & ANNEXATION MAP.
4. 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 PERMITS.
5. THE PURPOSE OF THIS PLAT IS TO CRETE FIVE COMMERCIAL LOTS FOR DEVELOPMENT.
6. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.
7. 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 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.
8. SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.



60 30 0 60 120
SCALE: 1" = 60'

LEGEND

- POINT FOR CORNER
- MONUMENT FOUND (AS NOTED)

LINE TABLE

- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENTS
- SURVEY ABSTRACT LINE

ABBREVIATION

- CIRF CAPPED IRON ROD FOUND (AS NOTED)
- IRF IRON ROD FOUND
- D.R.T.C.T. DEED RECORD OF TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- PFC POINT FOR CORNER
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- (C.M) CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAY AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE:

By: _____
Chairman

By: _____
Chairman

FINAL PLAT

LOT 1R, 2R, 3R, 4R, 5R AND 6R, BLOCK G
OXENFREE AT WEST OAK COMMERCIAL
8.666 ACRES

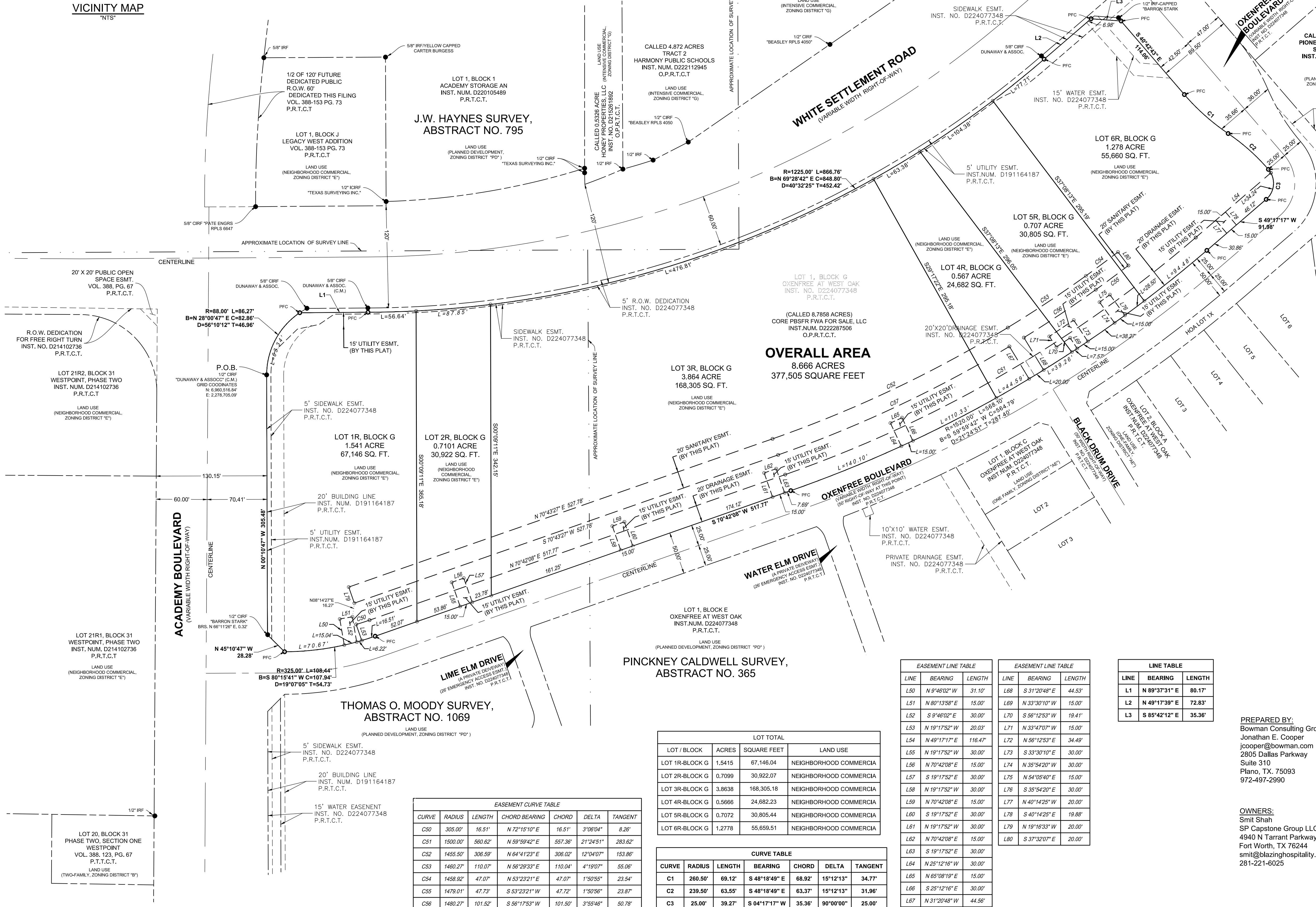
BEING A REPLAT OF ALL OF LOT 1, BLOCK G OF OXENFREE AT WEST OAK ADDITION,
AN ADDITION TO THE CITY OF FORTH WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN INSTRUMENT NO. D224077348 P.R.T.C.T.

(REF. CASE NO.: PP-25-005)

Bowman

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TBPELS #10120600

DRAWN BY: AC DATE: 03/19/2025 SHEET 1 OF 2



OVERALL AREA
8.666 ACRES
377,505 SQUARE FEET

PINCKNEY CALDWELL SURVEY,
ABSTRACT NO. 365

THOMAS O. MOODY SURVEY,
ABSTRACT NO. 1069

PINCKNEY CALDWELL SURVEY,
ABSTRACT NO. 365

EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C50	305.00'	16.51'	N 72°15'10" E	16.51'	3°06'04"	8.26'
C51	1500.00'	560.62'	N 59°59'42" E	567.36'	21°24'51"	283.62'
C52	1455.50'	306.59'	N 64°41'23" E	306.02'	12°04'07"	153.86'
C53	1480.27'	110.07'	N 56°29'33" E	110.04'	4°19'07"	55.06'
C54	1458.82'	47.07'	N 53°23'21" W	47.07'	1°50'55"	23.54'
C55	1479.01'	47.73'	S 53°23'21" W	47.72'	1°50'56"	23.87'
C56	1480.27'	101.52'	S 56°17'53" W	101.50'	3°55'46"	50.78'
C57	1475.50'	300.85'	S 64°52'58" W	300.33'	11°40'57"	150.95'

LOT TOTAL			
LOT / BLOCK	ACRES	SQUARE FEET	LAND USE
LOT 1R-BLOCK G	1.5415	67,146.04	NEIGHBORHOOD COMMERCIAL
LOT 2R-BLOCK G	0.7099	30,922.07	NEIGHBORHOOD COMMERCIAL
LOT 3R-BLOCK G	3.8638	168,305.18	NEIGHBORHOOD COMMERCIAL
LOT 4R-BLOCK G	0.5666	24,682.23	NEIGHBORHOOD COMMERCIAL
LOT 5R-BLOCK G	0.7072	30,805.44	NEIGHBORHOOD COMMERCIAL
LOT 6R-BLOCK G	1.2778	55,659.51	NEIGHBORHOOD COMMERCIAL

CURVE TABLE						
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C1	260.50'	69.12'	S 48°18'49" E	68.92'	15°12'13"	34.77'
C2	239.50'	63.55'	S 48°18'49" E	63.37'	15°12'13"	31.96'
C3	25.00'	39.27'	S 04°17'17" W	35.36'	90°00'00"	25.00'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L68	S 31°20'48" E	44.53'
L69	N 33°30'10" W	15.00'
L70	S 36°12'53" W	19.41'
L71	N 33°47'07" W	15.00'
L72	N 56°12'53" E	34.49'
L73	S 33°30'10" E	30.00'
L74	N 35°54'20" W	30.00'
L75	N 54°05'40" E	15.00'
L76	S 35°54'20" E	30.00'
L77	N 40°14'25" W	19.88'
L78	N 19°16'33" W	20.00'
L79	N 19°16'33" W	20.00'
L80	S 37°32'07" E	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°37'31" E	80.17'
L2	N 49°17'39" E	72.83'
L3	S 85°42'12" E	35.36'

PREPARED BY:
Bowman Consulting Group, Ltd.
Jonathan E. Cooper
jcooper@bowman.com
2805 Dallas Parkway
Suite 310
Plano, TX 75093
972-497-2990

OWNERS:
Smit Shah
SP Capstone Group LLC
4940 N Tarrant Parkway
Fort Worth, TX 76244
smit@blazinghospitality.com
281-221-6025

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE ____/____/____

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS CORE PBSFR FWA FOR SALE, LLC is the owner of a tract of land situated in the Thomas O. Moody Survey, Abstract No. 1069 and the Pinkney Caldwell Survey, Abstract No. 365, City of Fort Worth, Texas, and being all of Lot 1, Block G of Oxenfree at West Oak, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Instrument No. D224077348 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), same tract of land being described in Special Warranty Deed to CORE PBSFR FWY FOR SALE, LLC, recorded in Instrument No. D222287506 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said 8.666 acres tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "DUNAWAY & ASSOC" found at the intersection of the east right-of-way line of Academy Boulevard (a variable width right-of-way) and the south right-of-way line of White Settlement Road (a variable width right-of-way), also being the beginning of a non-tangent curve to the right;

THENCE, Northeasterly, along the arc of said curve to the right having a central angle of 56°10'12", a radius of 88.00 feet, a chord bearing and distance of North 28°00'47" East, 82.86 feet, and an arc length of 86.27 to a point for corner at the end of said curve;

THENCE, along the south right-of-way of said White Settlement Road, and the north line of said Lot 1 the following three (3) calls:

- North 89°37'31" East, a distance of 80.17 feet to point for corner and being the beginning of a non-tangent curve to the left;
- Northeasterly, along the arc of said curve to the left having a central angle of 40°32'25", a radius of 1,225.00 feet, a chord bearing and distance of North 69°28'42" East, 849.80 feet, and an arc length of 886.76 feet to point for corner at the end of said curve;
- North 49°17'39" East, a distance of 72.83 feet to a point corner, and being the northwest corner of a cut-back at the intersection of the south right-of-way line of said White Settlement Road and the southwest right-of-way line of Oxenfree Boulevard (a variable width right-of-way), recorded in Instrument No. D224077348 of said O.P.R.T.C.T.;

THENCE, South 85°42'12" East, along the southeast line of said cut-back, a distance of 35.32 feet to a point for the southeast corner of said cut-back;

THENCE, along the southwest right-of-way line of said Oxenfree Boulevard and the northeast line of said Lot 1 the following three (3) calls:

- South 40°42'43" East, a distance of 114.06 feet to point for corner, and being the beginning of a tangent curve to the left;
- Southeasterly, along the arc of said curve to the left having a central angle of 15°12'13", a radius of 260.50 feet, a chord bearing and distance of South 48°18'49" East, 68.92, and an arc length of 69.12 feet to point of a reverse curve to the right;
- Southeasterly, along the arc of said reverse curve to the right having a central angle of 15°12'13", a radius of 239.50 feet, a chord bearing and distance of South 48°18'49" East, 63.37 feet, and an arc length of 63.55 feet to point for the beginning of a tangent curve to the right at the intersection of the north line of said Oxenfree Boulevard and the south line of said Lot 1;

THENCE, Southwesterly, along the arc of said curve to the right having a central angle of 90°00'00", a radius of 25.00 feet, a chord bearing and distance of South 04°17'17" West, 35.36 feet, and an arc length of 39.27 feet to a point for the of said curve;

THENCE, along the north right-of-way line of said Oxenfree Boulevard and the south line of said Lot 1 the following four (4) calls:

- South 49°17'17" West, a distance of 91.98 feet to a point for the beginning of a tangent curve to the right;
- Southwesterly, along the arc of said curve to the right having a central angle of 21°24'51", a radius of 1,520.00 feet, a chord bearing and distance of South 59°59'42" West, 564.79 feet, and an arc length of 568.10 feet to a point for corner at the end of said curve;
- South 70°42'08" West, a distance of 517.77 feet to a point for the beginning of a tangent curve to the right;
- South 80°15'41" West, a distance of 107.94 feet to a point for the southeast corner of a cut-back at the intersection of the north right-of-way line of said Oxenfree Boulevard and the east right-of-way line of said Academy Boulevard;

THENCE, North 45°10'47" West, along the northwest line of said cut-back, a distance of 28.28 feet to a 1/2-inch iron rod with cap stamped BARRON STARK" found for the northeast corner of said cut-back;

THENCE, North 00°10'47" West, along the east right-of-way line of said Academy Boulevard and the west line of said Lot 1, a distance of 305.48 feet to the POINT OF BEGINNING and containing 8.666 acres (377,505 square feet) of land.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW AND THEREFORE, know all men by these presents that CORE PBSFR FWA FOR SALE, LLC does hereby adopt this plat as OXENFREE AT WEST OAK COMMERCIAL, LOT 1R, 2R, 3R, 4R, 5R AND 6R, BLOCK G, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to public use forever the right-of-way and easements as shown hereon.

EXECUTABLE THIS ____ DAY OF _____, 20____.

CORE PBSFR FWA FOR SALE, LLC

BY:

Smit Shah, Manager for SP Capstone Group LLC

STATE OF TEXAS

COUNTY OF:

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATION

I, Jonathan E. Cooper, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

Dated this the ____ day of _____, 20____.

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

Jonathan E. Cooper
Texas Registered Professional Land Surveyor No. 5369

STATE OF TEXAS

COUNTY OF:

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC in and for the STATE OF TEXAS

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 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 issued, or the connection 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 less. 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.

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.

Building Construction Distance Limitation to an Off Or Gas Well Bore

Pursuant to the Fort Worth City Code, no building(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.

FINAL PLAT
LOT 1R, 2R, 3R, 4R, 5R AND 6R, BLOCK G
OXENFREE AT WEST OAK COMMERCIAL
8.666 ACRES

BEING A REPLAT OF ALL OF LOT 1, BLOCK G OF OXENFREE AT WEST OAK ADDITION,
AN ADDITION TO THE CITY OF FORTH WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN INSTRUMENT NO. D224077348 P.R.T.C.T.

(REF. CASE NO.: PP-25-005)

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OWNERS:
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SP Capstone Group LLC
4940 N Tarrant Parkway
Fort Worth, TX 76244
smit@blazinghospitality.com
281-221-6025

DRAWN BY: AC

DATE: 03/19/2025

SHEET 2 OF 2

5' R.O.W. DEDICATION
INST. NO. D224077348
P.R.T.C.T.

SIDEWALK ESMT.
INST. NO. D224077348
P.R.T.C.T.

PRELIMINARY PLAT
LOT 1R, 2R, 3R, 4R,
5R AND 6R, BLOCK G
OXENFREE AT WEST OAK
COMMERCIAL
(NOT RECORDED)

ABBREVIATION

CIRF	CAPPED IRON ROD FOUND (AS NOTED)
IRF	IRON ROD FOUND
D.R.T.C.T.	DEED RECORD OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
ESMT.	EASEMENT
(C.M)	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET

CALLED 8.7858 ACRES
CORE PBSFR FWA
FOR SALE, LLC
INST.NUM. D222287506
O.P.R.T.C.T.

PROPOSED LOT 2R
0.710 ACRE
(30,906 SQ. FT.)

S00°09'11"E 342.15'

N00°09'11"W 365.18'

S70°42'08"W 92.64'

OXENFREE BOULEVARD
(WIDTH VARIES)

ACADEMY BOULEVARD
(WIDTH VARIES)

S00°10'47"E 305.48'

20' BUILDING LINE
INST. NUM. D191164187
P.R.T.C.T.

5' UTILITY ESMT.
INST.NUM. D191164187
P.R.T.C.T.

20' SANITARY ESMT.
(SEE NOTE 2)

15' UTILITY ESMT.
(SEE NOTE 2)

20' DRAINAGE ESMT.
(SEE NOTE 2)

1/2" CIRF
"BARRON STARK"

Curve Table

NO.	Length	Radius	Delta	Chord	Chord Length
C1	86.27'	88.00	56°10'12"	N28°00'47"E	82.86'
C2	56.64'	1,225.00	2°38'57"	N88°25'26"E	56.64'
C3	87.85'	1,225.00	4°06'31"	N85°02'42"E	87.83'

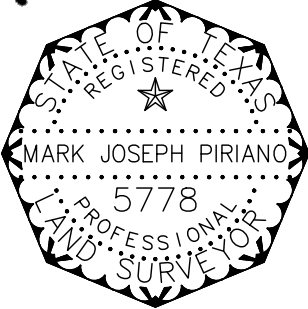
Line Table

No.	Bearing	Length
L1	N89°37'31"E	80.17'
L2	N00°10'40"W	5.00'

NOTES:

1. This survey was performed without the benefit of a title commitment. Easements and restrictions may exist which are not shown hereon; no additional research regarding the existence of easements or restrictions of record has been performed by Bowman. This is an Exhibit, not a boundary survey.
2. These easements are per the plat of Oxenfree at West Oak Commercial (not recorded at the time of this survey).
3. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law.
4. Bearings shown heron are based on the Texas State Plane Coordinate System (NAD 83) North Central Zone 4202.

Handwritten signature of Mark Joseph Piriano



DATE; 05/29/05

SCALE: 1"=60'

SHEET 1 OF 3

EXHIBIT
PROPOSED LOT 2R
0.710 ACRE
THOMAS O. MOODY SURVEY
ABSTRACT NO. 1069
TARRANT COUNTY, TEXAS

Bowman

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