

FS-25-033

LEGEND
--- PROPERTY LINE
--- EASEMENT LINE
(CM) --- CONTROLLING MONUMENT
(D.R.T.C.T.) --- DEED RECORDS, TARRANT COUNTY, TEXAS
(P.R.T.C.T.) --- PLAT RECORDS, TARRANT COUNTY, TEXAS
● CORNER FOUND

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:

CHAIRMAN

BY:

SECRETARY

Owners Certificate

Whereas Katie's Express Car Wash LLC., is the owner of a tract or parcel of land situated in the City of Fort Worth, Tarrant County, Texas, being part of a tract conveyed by Katie's Express Car Wash LLC., by deed recorded as D202075243, Deed Records, Tarrant County, Texas, and all of Lot 3 and of Lot 6 and part of Lot 5, Jim Mikes Subdivision, an addition to the City of Fort Worth, according to the plat recorded in Volume 388-39, Page 86, Plat Records, Tarrant County, Texas, being more particularly described as follows: Beginning at a 1/2" iron rod set for corner in the southerly line of Jacksboro Highway (140' right-of-way), being the northwest corner of said Katie's Express Car Wash LLC. tract and northwest corner of said Lot 3; Beginning at a 1/2" iron rod set for corner in the southerly line of said Jacksboro Highway and northerly line of said Lot 3 a distance of 419.20 feet to a 1/2" iron rod set for corner in the southerly line of said Jacksboro Highway, being the northeasterly corner of said Katie's Express Car Wash LLC. tract and the northeast corner of said Lot 1; Thence South 00°03'05" West with the east line of said Lot 1, passing the southeast corner of said Lot 3 and the northeast corner of Lot 4 of said addition continuing in all a distance of 145.00 feet to a 1/2" iron rod set for corner, being the southeast corner of said Katie's Express Car Wash LLC. tract; Thence North 73°47'55" West with a south line of said Katie's Express Car Wash LLC. tract a distance of 87.89 feet to a 1/2" iron rod set for corner, being a inside ell corner of said Katie's Express Car Wash LLC. tract; Thence South 02°59'21" West with a east line of said Katie's Express Car Wash LLC. tract a distance of 60.73 feet to a 1/2" iron rod set for corner in the common line between said Lot 4 and said Lot 5 of said addition, being the most southerly southeast corner of said Katie's Express Car Wash LLC. tract, southeast corner of said Lot 3 and northeast corner of Lot 5; Thence North 70°26'55" West with the common line between said Lot 5 and said Lot 3 a distance of 225.72 feet to a 1/2" iron rod set for corner in the westerly line of a 40' drainage easement, being the northeast corner of this tract; Thence South 24°44'07" West with the westerly line of said drainage easement a distance of 83.44 feet to a 1/2" iron rod set for corner in the common line between said Lot 5 and said Lot 6, being the southwest corner of said Katie's Express Car Wash LLC. tract; Thence South 00°03'05" West with the common line between said Lot 5 and said Lot 6 a distance of 154.39 feet to a 1/2" iron rod found for corner in the north line of Ohio Garden Road, being the southeast corner of said Lot 6 and the southwest corner of said Lot 5; Thence North 89°56'55" West with the north common line line of said Ohio Garden Road and the south line of said Lot 6 a distance of 60.00 feet to a 1/2" iron rod set for corner in the north line of said Ohio Garden Road, being the southwest corner of said Lot 6; Thence North 00°03'05" East with the west common line line of said Lot 6 a distance of 476.00 feet to the POINT OF BEGINNING and containing 2.18 acres of land, more or less, as surveyed on the ground January, 2025 by Tucker Surveyors.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That We, Katie's Express Car Wash LLC., do hereby adopt this final plat as Lot 1R-1 and Lot 3R-1, Jim Mikes Subdivision, an addition to Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and right-of-way shown herein.

WITNESS MY HAND AT TARRANT COUNTY, TEXAS, this the 11th day of September 2026.

Katie's Express Car Wash LLC.
Robert Patrie - President

State of Texas
County of Tarrant
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Robert Patrie, known to me to be the person whose name is subscribed to the foregoing Instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of September 2026.

Rose Buchanan
Notary Public

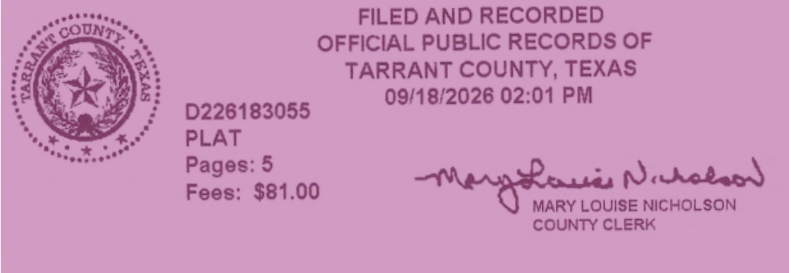
State of Texas
County of Tarrant
THAT, I, Donnie L. Tucker, do hereby certify that I prepared this plat from actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Fort Worth, Tarrant County, Texas and in accordance with Tarrant County Development Regulations.

Donnie L. Tucker, RPLS 5144

State of Texas
County of Tarrant
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Donnie Tucker, known to me to be the person whose name is subscribed to the foregoing Instrument, and acknowledge to me that she executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of Sept 2026.

Rose Buchanan
Notary Public



FINAL PLAT

OF
Jim Mikes Subdivision
Lot 1R-1 and Lot 3R-1

2.18 ACRES

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

being all of Lots 1, 2-R, 3, and 6 and part of Lot 4 and Lot 5, Jim Mikes Subdivision, an addition to the City of Fort Worth, according to the plat recorded in Volume 388-39, Page 86, Plat Records, Tarrant County, Texas and being part of a 1/2" tract conveyed to the Katie's Car Express Wash LLC, by deed recorded as D222075243, Deed Records, Tarrant County, Texas

DATE: February 2025

SCALE: 1" = 50'

FS-25-033

REVISED: 5/26/2025
REVISED: 10/30/2025
REVISED: 12/17/2025
REVISED: 2/2/2026

FILED: DOCUMENT NUMBER

DATE:

FIRM NO.10194218



SURVEYORS

P.O. Box 1855

Burleson, Texas 76097

Office: 817-295-2999

Fax: 817-295-3311

JOB NO.OHIO GARDEN

These addresses are assigned as an address for each lot. Due to the size of each lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquiries to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV

General Notes

NOTE: BEARINGS PER GPS NAD 83-NORTH CENTRAL ZONE.
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.
NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.
NOTE: NO MIN FE PROVIDED BY CITY OF FORT WORTH GIS AND ACTUAL CONSTRUCTION PLANS FOR THE SITE MAY VARY BUT ARE RELATIVE TO EXISTING GRADE.
NOTE: ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION AND THERE ARE NO LIEN HOLDERS.
NOTE: SEWER IS TO BE BY CITY OF FORT WORTH.
NOTE: WATER BY CITY OF FORT WORTH.
NOTE: SHADED AREA IS THE 100YR FULLY DEVELOPED FLOODPLAIN PER FLOOD STUDY BY MICHAEL PANTELL, TEXAS PE NO.140385. FLOOD STUDY HAS BEEN PROVIDED TO ALL APPROPRIATE CITY OF FORT WORTH DEPARTMENTS.

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, or 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 without the necessity at any time of procuring the permission of anyone.	
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 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 11 then in effect on the date a building permit is 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 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.	
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.	
Flood Plain/Drainage-Way Maintenance	
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.	
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/amenities/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.	
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.	
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.	
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".	
Covenants or Restrictions are Unaltered	
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.	
Parkway Permit	
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.	
Sidewalk and Streetlights	
Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.	
Private PRV's will be required	
water pressure exceeds 80 P.S.I.	

FLOOD EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
A	33.15	S08°59'26"W
B	16.11	S58°17'37"W
C	64.21	S12°45'04"W
D	100.60	S29°03'19"W
D1	61.14	S49°41'45"W
D2	39.14	S13°14'53"W
D3	27.80	S47°43'45"E
D4	26.27	S22°21'05"W
D5	8.21	N62°33'11"W
D6	21.76	S43°54'37"W
D7	9.25	S39°38'56"E
D8	10.09	S39°05'30"W
D9	4.67	N76°05'13"W
E	4.81	S10°49'52"E
F	24.25	S39°36'37"W
G	7.06	S22°53'27"W
H	26.37	S01°25'23"E
I	32.86	S10°28'46"E
J	36.08	S24°16'01"E
K	93.52	S02°04'22"E

Flood Statement

According to the Flood Insurance Rate Map for Tarrant, Texas and Incorporated Areas, Community Panel No.48439C0110-L, effective date March 3, 2019, this property is located in Zone 'X'. (Areas determined to be outside the 0.2% chance floodplain) and in Zone 'A' (Base elevations not determined-As Shaded).

Land Use Table

DEVELOPMENT YIELD	GROSS SITE AREA (ACRES) 184	TOTAL NUMBER LOTS: 2
RESIDENTIAL LOTS: NUMBER 0	TOTAL NUMBER OF DWELLING UNITS: 0	
COMMERCIAL LOTS: NUMBER 2	PRIVATE OPEN SPACE LOTS: 0	
ACREAGE: COMMERCIAL LOTS: 184	INDUSTRIAL LOTS: 0	OPEN SPACE LOTS: 0.00 ROW: 0.0