



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER 145790

PAGE 1 OF 11

DATE: 8/19/2025

**SUBJECT: CONSIDERATION OF FINAL PLAT – PYRAMID ACRES, UNIT 8 –
PRECINCT 2**

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider for recording in the Plat Records of Tarrant County, Texas, the Final Plat of Lots 44R and 45R, Block 13, Pyramid Acres, Unit 8, an addition to Tarrant County, Texas; being 1.991 acres of land, a replat of Lots 44-48, Block 13, Pyramid Acres, Unit 8, an addition to Tarrant County, Texas, as recorded in Vol. 388-77, Page 56, Plat Records, Tarrant County, Texas.

BACKGROUND

The subdivision is located within the City of Fort Worth Extraterritorial Jurisdiction (ETJ). The plat is attached and has been approved and signed by the City of Fort Worth.

There is no Federal Emergency Management Agency-designated floodplain associated with this plat.

A location map of this subdivision in Precinct 2 is attached.

The Takings Impact Assessment (TIA) Waiver for this plat is attached.

With a net acreage of .9742 and .9927, less than the 1.0-acre net requirement for properties to be served by private on-site sewage facilities (OSSF), a letter from Tarrant County Public Health approving the OSSF site-specific design and a letter from the property owner requesting variance of the Tarrant County Development Regulations relating to lot size are attached.

The final plat has been reviewed by Tarrant County Transportation Services and has successfully met the standards contained in the Tarrant County Development Regulations.

FISCAL IMPACT

There is no fiscal impact associated with this item.

SUBMITTED BY	Transportation Services	PREPARED BY:	Nicole Benoit
		APPROVED BY:	Joseph Jackson



Pyramid Acres Unit 8
 Replat - Lots 44R & 45R Blk13

GIS Tarrant County Transportation Services

-  Subdivisions
-  Subject of Interest
-  Zone A 2023
-  Zone AE 2023
-  Floodway 2023



This data was prepared by Tarrant County for general reference purposes only and may be revised at any time without notification to any user. Tarrant County does not guarantee the correctness or accuracy of any data. Tarrant County assumes no responsibility in connection therewith.

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Tarrant County | Plat Application Form and Checklist

200 Taylor Street, Suite 305 | Fort Worth, TX 76196 | 817-884-1250 | www.tarrantcountytx.gov

Takings Impact Assessment (TIA) Waiver (See Section 2.03.B.7. of the Development Regulations Manual for applicability)

WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)

Under the Private Real Property Rights Preservation Act

Comes now CHARLES M. PETERS owner(s) of the property, located in Pct. 6, described as 5271 PYRAMID BLVD (Property Address or Legal Description) located in Tarrant County, Texas.

I(we) have been informed and understand that I(we) have certain rights, as an owner of private real property, under Chapter 2007 of the Texas Government Code, the Private Real Property Rights Preservation Act ("PRPRPA"), effective September 1, 1997.

I(we) understand that county governments are required to expressly consider or assess whether their governmental actions may result in "takings" of private property. I(we) further understand that the PRPRPA also provides a remedy for an owner of a legal or equitable interest in private real property to seek a judicial determination of whether a governmental action constitutes a "taking" and, if so, to ask for invalidation of the governmental action if the county fails to pay the damages assessed.

I(we) further understand that a "taking" is any county action that affects an owner's private real property whether in whole or in part, temporarily or permanently. Any county action, ordinance or regulation that affects an owner's rights as owner of the property, that would otherwise exist in the absence of any action by the county, is actionable. If the action of the county would reduce the value of an owner's private real property by 25 percent or more, I(we) understand that the county is required to prepare a "Takings Impact Assessment" (TIA). If such TIA prepared, the county is required to provide at least 30 days' notice of its intent to engage in any such proposed actions. The notice must be published in a newspaper of general circulation in Tarrant County, and it must include a reasonably specific summary of the TIA.

I(we) further understand that any action is void if such an assessment is not prepared and that, as the owner(s) of the land affected by a county action for which a TIA should be prepared, I(we) have the right to bring a suit against the county within 180 days after I(we) know or should have known about the "taking". If I(we) should choose to bring such a suit, I(we) would be awarded reasonable and necessary attorney's fees, costs of court, and even damages, especially if the action of the county had reduced the value of my land by 25 percent or more. I(we) could also have the county action declared void.

I(we) further understand that current public right-of-way extends 210.39 feet, parallel and adjacent to RUBEN LANE a county road, and to meet the requirements included in the Tarrant County Development Regulations, an additional 5 feet of right-of-way will be dedicated upon approval of the requested plat. I(we) also understand that the rights outlined above as well as others, under the PRPRPA, may apply to the _____ feet of right-of-way dedication, as documented on the plat.

In consideration of expediting and shortening the approval process for the platting of the above-described property, I(we), as the owner(s), hereby freely and voluntarily waive these rights, as well as any and all other rights that I(we) may have as the owner(s) related to the PRPRPA for the above-described right-of-way dedication. I(we) specifically request the Tarrant County Commissioners Court to proceed to consider and approve the final plat on the above-described property.

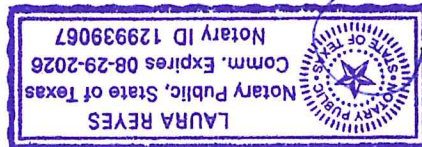
This Waiver is signed on the 6th day of June, 2025.

Charles M. Peters
Owner
CHARLES M. PETERS
Printed Name

[Signature]
Owner
[Signature]
Printed Name

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority appeared Charles M. Peters who swore on his oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.



[Signature]
Notary Public in and for the State of Texas

Surveyor's Verification Letter



Public Health

W. BRIAN BYRD, M.D., Local Health Authority & Health Director

CATHERINE A. COLQUITT, M.D., Medical Director

June 24, 2025

CMP Commercial Construction, Inc.
c/o Datapoint Engineering, Mr. Stuart Warnock
12450 Network Blvd, Ste. 155
San Antonio, Texas 78249

RE: FS-25-105; Pyramid Acres Subdivision Unit No. 8; Lots 44R and 45R, Block 13

Dear CMP Commercial Construction:


I have reviewed the material submitted for the referenced property. The following conditions are to be noted:

- 1) City Sewer service is currently not available to this property.
- 2) No On-Site Sewage Facility (OSSF) may be constructed without prior approval of this office.
- 3) Soil conditions in the area may require an alternative system.
- 4) Any new water well must comply with the Northern Trinity Groundwater Conservation District's 5304 horizontal and vertical separation requirements, which were not included as a part of this review.
- 5) This review is based primarily on the lot's size, because this lot is being sold as speculative property and does not have a proposed development plan.
- 6) Future buyers should be aware that adequate space must be reserved for the future On-Site Sewage Facility (OSSF) so that an appropriately sized system will be able to meet all the state's minimum standards.
- 7) Based on the information provided by CMP Commercial Construction, the proposed subdivision of land will be acceptable to this office. Should there be any problems with the existing On-Site Sewage Facility (OSSF), or if the provided location is incorrect, a new OSSF meeting current standards shall be required.

Although both lots are just below the 1.0 acre net minimum Tarrant County requires for platted lots, the proposed sized lots constitutes an overall improvement for development.

We have no objections to the continued processing of this plat. If you have any questions, please feel free to contact me.

Sincerely,


Ekpen Okoruwa, D.R. 32662, R.S. 4856
Environmental Health Division
Tarrant County Public Health

cc: City of Fort Worth- Development Services



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcountytx.gov
In God We Trust

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00002272725
AD NUMBER: 33200 13 44
CERTIFICATE NO : 143329033

DATE : 7/31/2025 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY
RICK D. BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
PYRAMID ACRES SUBDIVISION BLOC
K 13 LOT 44

REQUESTED BY
JOSE DEJESUS FISCAL

0007901 BILARDI CT
0.31 ACRES

1600 CONNOR WAY
LANTANA TX 76226

PROPERTY OWNER
CMP COMMERCIAL CONSTRUCTION INC

PO BOX 1655
FORT WORTH TX 76101

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2024 entries for Tarrant County, JPS HEALTH NETWORK, TARRANT COUNTY COLLEGE, EMERGENCY SERVICE DISTRICT #1, FORT WORTH ISD, and a TOTAL row showing \$0.00.

ISSUED TO : JOSE DEJESUS FISCAL
ACCOUNT NUMBER: 00002272725
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Lena Gamalw Deputy





TARRANT COUNTY TAX OFFICE

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taxoffice@tarrantcountytx.gov
In God We Trust

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00002272733
AD NUMBER: 33200 13 45
CERTIFICATE NO : 143329020

DATE : 7/31/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RICK D. BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

PYRAMID ACRES SUBDIVISION BLOC
K 13 LOT 45

0007925 BILARDI CT
0.45 ACRES

REQUESTED BY

JOSE DEJESUS FISCAL

PROPERTY OWNER

CMP COMMERCIAL CONSTRUCTION INC

1600 CONNOR WAY
LANTANA TX 76226

PO BOX 1655
FORT WORTH TX 76101

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ISSUED TO : JOSE DEJESUS FISCAL
ACCOUNT NUMBER: 00002272733
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Signature of Lena Gamale, Deputy





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In God We Trust

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00002272741
AD NUMBER: 33200 13 46
CERTIFICATE NO : 143329015

DATE : 7/31/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RICK D. BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

PYRAMID ACRES SUBDIVISION BLOC
K 13 LOT 46

0005271 PYRAMID BLVD
0.27 ACRES

REQUESTED BY

JOSE DEJESUS FISCAL

PROPERTY OWNER

CMP COMMERCIAL CONSTRUCTION INC

1600 CONNOR WAY
LANTANA TX 76226

PO BOX 1655
FORT WORTH TX 76101

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include Tarrant County, JPS HEALTH NETWORK, TARRANT COUNTY COLLEGE, EMERGENCY SERVICE DISTRICT #1, FORT WORTH ISD, and a TOTAL row.

ISSUED TO : JOSE DEJESUS FISCAL
ACCOUNT NUMBER: 00002272741
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

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Lena Gamala Deputy





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taxoffice@tarrantcountytexas.gov
In God We Trust

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00002272768
AD NUMBER: 33200 13 47
CERTIFICATE NO : 143329006

DATE : 7/31/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RICK D. BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

PYRAMID ACRES SUBDIVISION BLOC
K 13 LOT 47

0007930 BILARDI CT
0.28 ACRES

REQUESTED BY

JOSE DEJESUS FISCAL

PROPERTY OWNER

CMP COMMERCIAL CONSTRUCTION INC

1600 CONNOR WAY
LANTANA TX 76226

PO BOX 1655
FORT WORTH TX 76101

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2024 taxes for Tarrant County, JPS HEALTH NETWORK, TARRANT COUNTY COLLEGE, EMERGENCY SERVICE DISTRICT #1, FORT WORTH ISD, and a TOTAL row showing \$0.00.

ISSUED TO : JOSE DEJESUS FISCAL
ACCOUNT NUMBER: 00002272768
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

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[Signature] Deputy





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taxoffice@tarrantcountytexas.gov
In God We Trust

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00002272776
AD NUMBER: 33200 13 48
CERTIFICATE NO : 143329010

DATE : 7/31/2025 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

RICK D. BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

PYRAMID ACRES SUBDIVISION BLOC
K 13 LOT 48

REQUESTED BY

JOSE DEJESUS FISCAL

0007920 BILARDI CT
0.34 ACRES

PROPERTY OWNER

CMP COMMERCIAL CONSTRUCTION INC

1600 CONNOR WAY
LANTANA TX 76226

PO BOX 1655
FORT WORTH TX 76101

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2024 taxes for Tarrant County, JPS HEALTH NETWORK, TARRANT COUNTY COLLEGE, EMERGENCY SERVICE DISTRICT #1, FORT WORTH ISD, and a TOTAL row showing \$0.00.

ISSUED TO : JOSE DEJESUS FISCAL
ACCOUNT NUMBER: 00002272776
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

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Lena Gamala Deputy

