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.

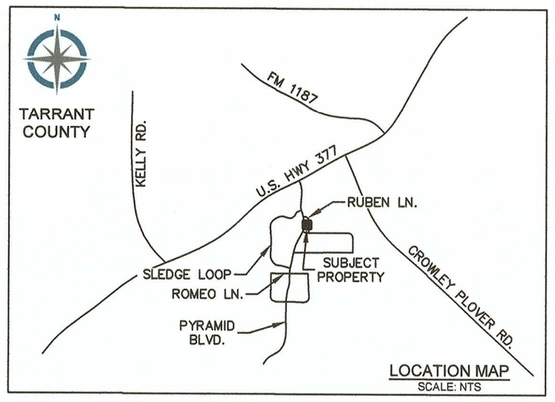
With a net acreage of .9742 and .9927, less than the 1.0-acre net requirement for properties to be served by private on-site sewage facilities (OSSF), a letter from Tarrant County Public Health approving the OSSF site-specific design and a letter from the property owner requesting variance of the Tarrant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



GENERAL PLAT NOTES:

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 parts of its respective systems without the necessity at any time of procuring the permission of anyone.

CONSTRUCTION PROHIBITS 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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED:

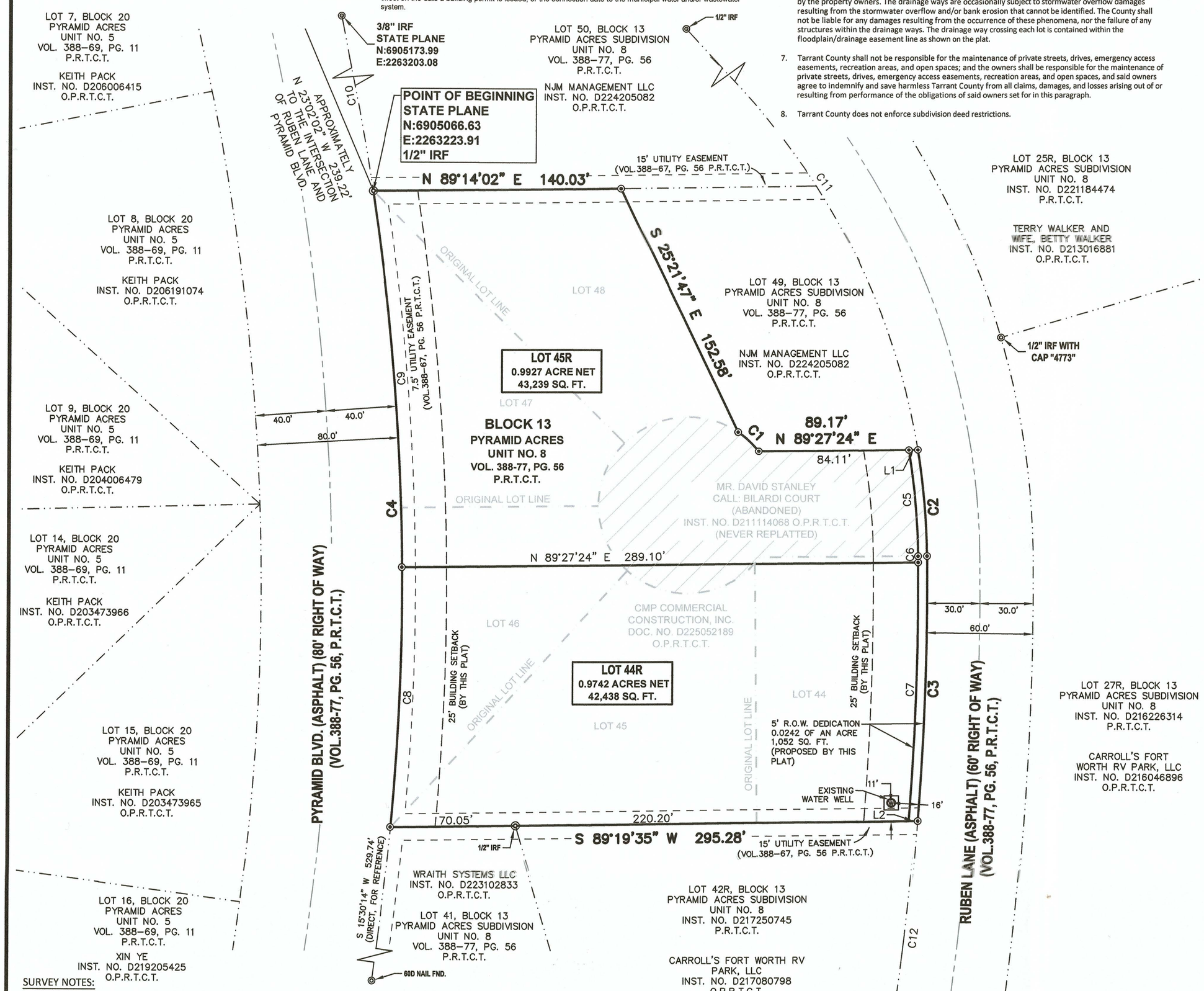
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

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 is issued, or the connection date to the municipal water and/or wastewater system.

TARRANT COUNTY STANDARD PLAT NOTES:

1. Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Subdivision and Land Use Regulations and the Tarrant County Fire Code.
2. Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.
3. All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility. All drainage easements that are adjacent and parallel to the right-of-way of dedicated public roadways will be maintained by Tarrant County as approved by Tarrant County Transportation Services.
4. The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
5. Tarrant County is not responsible for confirming or ensuring the availability of groundwater.
6. Any 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 adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The homeowners 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 County shall have the right of entry for the purposes of inspecting maintenance work by the property owners. The drainage ways are occasionally subject to stormwater overflow damages resulting from the stormwater overflow and/or bank erosion that cannot be identified. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.
7. Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set for in this paragraph.
8. Tarrant County does not enforce subdivision deed restrictions.
9. Land owners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities.
10. Any public utility, including the County, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easement or right-of-way shown on the plat (or filed by a separate instrument that is associated with said property); and any public utility, including the County, shall have the right at all times an ingress and egress to and from 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. Property owners shall maintain easements. The County can remove trees or any other improvement(s) and does not have the responsibility to replace them.
11. Tarrant County requires a minimum lot size of 1.0 acre (net) for properties that are not served by a public water system, and that will be served by private on-site sewage facilities (OSSF). For lots that are less than 1.0 acre (net), landowners shall submit a formal request for a variance of the Tarrant County Development Regulations relating to lot size and a written authorization from Tarrant County Public Health confirming that it has no objections with the processing of the plat. The approval of this plat does not guarantee that any lot is suitable for an OSSF.
12. Tarrant County does not enforce building setbacks more than the County's minimum requirements - 25 feet from ROW for County maintained roads and 50 feet from ROW for State Highways. (TLGC § 233.031-233.032).



SURVEY NOTES:

1. ALL LOT CORNERS MARKED WITH A 1/2" IRON ROD WITH YELLOW CAP MARKED (DATAPOINT #10194585) UNLESS OTHERWISE NOTED.
2. ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD 88.
3. ALL DIMENSIONS SHOWN HEREIN ARE GROUND SCALE TO GROUND USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.000132, AND ARE BASED UPON AN ON THE GROUND SURVEY PERFORMED MARCH, 2025.
4. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 48439C0385K, EFFECTIVE DATE SEPTEMBER 25, 2009, THIS PROPERTY APPEARS TO LIE IN ZONE 'X' AND IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN.
5. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
6. ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.
7. SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES.
8. THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 44, 45, 46, AND 48, BLOCK 13 AND THE ORIGINAL BILARDI COURT (ABANDONED), PYRAMID ACRES SUBDIVISION, UNIT NO. 8, INTO TWO LOTS SHOWN HEREON.
9. · WATER IS TO BE SERVED BY PRIVATE WELL WATER.
   · SEWER TO BE SERVED BY A PRIVATE INDIVIDUAL DISPOSAL SYSTEM.

LEGEND

- SUBJECT TRACT BOUNDARY
- NEW LOT LINE
- ORIGINAL LOT LINES
- ADJOINER LOT LINES
- EXISTING EASEMENT
- BUILDING SETBACK LINES
- CENTERLINE ROAD

- (W) EXISTING WATER WELL
- ◎ FOUND MONUMENT
- □ FOUND FENCE POST
- ◉ SET 1/2" CAPPED IRON ROD UNLESS OTHERWISE NOTED
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- I.R.F. IRON ROD FOUND

NOTE: LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	16.04'	15.97'	S 46°48'32" E	18°22'33"
C2	400.62'	60.38'	60.34'	S 04°59'20" E	8°38'08"
C3	1770.30'	149.99'	149.97'	S 01°48'44" W	4°51'16"
C4	1479.26'	360.59'	359.74'	N 01°49'15" W	13°57'59"
C5	395.62'	60.40'	60.34'	N 05°02'42" W	05°02'42"
C6	1765.30'	3.56'	3.56'	N 00°33'26" W	0°06'56"
C7	1765.30'	146.43'	146.39'	N 01°52'37" E	4°45'10"
C8	1479.26'	147.16'	147.12'	N 02°18'44" E	5°42'00"
C9	1479.26'	213.42'	213.27'	N 04°40'15" W	8°15'59"
C10	1479.26'	109.40'	109.38'	N 10°55'22" W	4°14'14"
C11	400.62'	426.94'	407.07'	N 39°50'12" W	61°41'36"
C12	1770.30'	150.98'	150.98'	S 06°41'01" W	4°53'16"

LINE	BEARING	DISTANCE
L1	N 89°27'24" E	5.06'
L2	S 89°19'35" W	5.02'

STATE OF TEXAS
COUNTY OF TARRANT

That CMP Commercial Construction, Inc. acting herein by and through its duly authorized officer(s) hereby designate the herein described property as Lot 44R and Lot 45R, Block 13, Pyramid Acres Subdivision, Unit No. 8, an addition to Tarrant County, Texas, in person or through a duly authorized agent, dedicates the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed. All parties with an interest in the title of this property have joined in any dedication. Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

OWNER: CMP COMMERCIAL CONSTRUCTION, INC.
CHARLES M. PETERS (MANAGING MEMBER)
1150 MARTIN LUTHER KING FWY
FORT WORTH, TX 76104

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared CHARLES M. PETERS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and the capacity therein stated.

Given under my hand and seal of office this 18th day of July 2025.

NOTARY PUBLIC

JOSE DE JESUS FISCAL
Notary Public, State of Texas
Comm. Expires 09-22-2025
Notary ID 133346912

LAND USE TABLE

LOT TYPE: COMMERCIAL
TOTAL LOTS: 2

LOT 44R
GROSS AREA: 0.9910 ACRE, 43,170 SQ. FT.
ROW DEDICATION: 0.0168 ACRE, 732 SQ. FT.
NET AREA: 0.9742 ACRE, 42,438 SQ. FT.

LOT 45R
GROSS AREA: 1.000 ACRE, 43,558 SQ. FT.
ROW DEDICATION: 0.0073 ACRE, 320 SQ. FT.
NET AREA: 0.9927 ACRE, 43,238 SQ. FT.

LEGAL DESCRIPTION

BEING a **1.9910 acre** tract of land situated in the J.B. ROBINSON SURVEY, ABSTRACT 1350, Tarrant County, Texas, being all of lots 44, 45, 46, 47, and 48, block 13 of Pyramid Acres, Unit No. 8, as set forth on the map or plat recorded in Volume 388-77, Page 56, Plat Records, Tarrant county, Texas, (P.R.T.C.T.) and being all of a called 1.998 acre tract of land described in deed to CMP Commercial Construction, Inc. as recorded in County Clerk's Instrument Number D225052189, Official Public Records, Tarrant County, (O.P.R.T.C.T.) and also being all of the original Bilardi Court as vacated, abandoned, and conveyed to Mr. David Stanley in an order recorded in County Clerk's Instrument Number D211114068, (O.P.R.T.C.T.) said 1.9910 acre tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of said lot 48, same being the southwest corner of lot 50, from which a 3/8-inch iron rod found for reference on the west line of lot 50 at the intersection of Pyramid Boulevard (80-foot wide right-of-way) and Ruben Lane (60-foot wide right-of-way) bears along a curve to the left with a radius of 1,479.26 feet, a chord bearing of N 10°55'22" W, and a chord distance of 109.38 feet for reference;

THENCE N 89°14'02" E, along the north line of said lot 48 and the south line for said lot 50, a distance of **140.03 feet** to 1/2-inch iron rod with yellow cap stamped (DATAPOINT #10194585) set at the northeast corner of said lot 48, same being the northwest corner of lot 49;

THENCE S 25°21'47" E, along the east line of said lot 48 and the west line of said lot 49, a distance of **152.58 feet** to a 1/2-inch iron rod with yellow cap stamped (DATAPOINT #10194585) set at the southeast corner of said lot 48, same being the westernmost southwest corner of lot 49 in the north right-of-way line of said Bilardi Court as vacated, abandoned, and conveyed to Mr. David Stanley, at the beginning of a curve to the right having a radius of **50.00 feet;**

THENCE along said curve to the right, along the north right-of-way line of said Bilardi Court, an arc length of **16.04 feet** (chord bearing is **S 46°48'32" E**, a chord distance of **15.97 feet**) to a 1/2-inch iron rod with yellow cap stamped (DATAPOINT #10194585) set at the intersection of the north right-of-way line of said Bilardi Court, at the southernmost southwest corner of said lot 49;

THENCE N89°27'24" E, along the north right-of-way line of said Bilardi Court (abandoned), a distance of **89.17 feet** to a 1/2-inch iron rod with yellow cap stamped (DATAPOINT #10194585) set on the west right-of-way line of said Ruben Lane, at the beginning of a curve to the right having a radius of **400.62 feet**;

THENCE along said curve to the right, along the west right-of-way line of Ruben Lane, an arc length of **60.38 feet** (chord bearing is **S 04°59'20" E**, a chord distance of **60.34 feet**) to a 1/2-inch iron rod with yellow cap stamped (DATAPOINT #10194585) set at the intersection of the south right-of-way line of Bilardi Court (abandoned) and the west right-of-way line of Ruben Lane, at the northeast corner of said lot 44, at the beginning of a curve to the right having a radius of **1,770.30 feet**;

THENCE along said curve to the right, the east line of said lot 44, and the west right-of-way line of Ruben Lane, an arc length of **149.99 feet** (chord bearing is **S 01°48'44" W**, a chord distance of **149.97 feet**) to a 1/2-inch iron rod with yellow cap stamped (DATAPOINT #10194585) set at the southeast corner of said lot 44, same being the northeast corner of lot 42r, block 13, Pyramid Acres Unit No. 8, as recorded in County Clerk's Instrument Number D217250745, (P.R.T.C.T.), from which a 3/8-inch iron rod found for reference at the southeast corner of said lot 42r, block 13, bears along a curve to the right with a radius of 1,770.30 feet, a chord bearing of S 06°41'01" W, and a chord distance of 150.98 feet for reference;

THENCE S 89°19'35" W, along the south line of said lots 44 and 45, at a distance of 225.19 feet passing a 1/2-inch iron rod found the northwest corner of said lot 42r, block 13, same being the northeast corner of lot 41, block 13, continuing a total distance of **295.28 feet** to a 1/2-inch iron rod with yellow cap stamped (DATAPOINT #10194585) set in the east right-of-way line of Pyramid Boulevard, at the southwest corner of lot 45, at the northwest corner of said lot 41, and at the beginning of a curve to the left having a radius of **1,479.26 feet**, from which a 60d nail found for reference at the southwest corner of said lot 41, block 13, bears S 15°30'14" W, and a distance of 529.74 feet for reference;

thence along said curve to the left, with the west line of said lots 46 and 47 and the east right-of-way line of Pyramid Boulevard, an arc length of **360.59 feet** (whose chord bearing is **N 01°49'15" W**, a chord distance of **359.74 feet**) to the point of **POINT OF BEGINNING** of the herein described tract, containing **86,729 Square Feet** or **1.9910 acres** of land, more or less.

STATE OF TEXAS
COUNTY OF TARRANT

That I, STUART L. WARNOCK, do hereby certify that this plat was prepared from a survey made on the ground under my supervision and is in accordance with the Texas Engineering and Land Practice Act and Rules Concerning Practice and Licensure and the Tarrant County Development Regulations Manual.

Datapoint Surveying & Mapping

STUART L WARNOCK July 14, 2025
STUART L WARNOCK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6579

STATE OF TEXAS
REGISTERED
STUART L. WARNOCK
6579
PROFESSIONAL LAND SURVEYOR

FORT WORTH FIRE DEPARTMENT

Eng. D. Hood
7/24/2025

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: 7/24/25

By: _____ Chairman

By: _____ Secretary

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: _____

BY: _____
□CLERK OF COMMISSIONERS COURT
□TRANSPORTATION SERVICES DEPARTMENT

NOTE:
CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

STATE OF TEXAS
COUNTY OF TARRANT

This Plat recorded in Document Number_____
Date _____".





SCALE: 1" = 50'

OWNER:
CMP COMMERCIAL CONSTRUCTION, INC.
1150 MARTIN LUTHER KING FWY
FORT WORTH, TX 76104
PHONE:817-899-6890
EMAIL: Pete@cmp2013.com

FINAL PLAT
LOT 44R AND LOT 45R, BLOCK 13
PYRAMID ACRES SUBDIVISION, UNIT NO. 8

BEING A RE-PLAT OF ALL OF LOTS 44, 45, 46, 47, AND 48, BLOCK 18 OF PYRAMID ACRES SUBDIVISION, UNIT NO. 8, AN ADDITION TO TARRANT COUNTY, TEXAS, AND ALSO BEING ALL OF ABANDONED BILARDI COURT, SITUATED IN THE J.B. ROBINSON SURVEY, ABSTRACT NO. 1350, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-77, PAGE 56 OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS

PLAT PREPARED: APRIL 15, 2025
PLATE REVISED: JULY 9, 2025

DATAPOINT
ENGINEERING • LAND SURVEYING • GIS • UAS

12400 Network Blvd. - Suite 130
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585

DRAWN BY: JDF	DATE: 4/15/2025	REV.
CHECKED BY: SLW	DATE: 4/15/2025	0
PROJECT # 25-03-5310		SHEET 1 OF 1

FS-25-105

Z:\2025\02-FORT WORTH\02-PLATTING\25-03-5310_5271 Pyramid Blvd, Fort Worth, TX 76126\01-BASE\TXNC4202_25-03-5310_5271 Pyramid Blvd, Fort Worth, TX 76126 - RE-PLAT.dwg


Ruben Ln
Pyramid Acres
Pct. 2
1275-742
1275-270
1275-010
Pyramid Acres Unit 8
Replat - Lots 44R & 45R Blk13
Ruben Ln
Pyramid Acres
Pyramid Blvd
1275-741
Pyramid Acres Unit No 8
Pyramid Acres
1275-775
1275-271
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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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-right 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.

Owner

CHARLES M. PETERS
Printed Name

Owner

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.

LAURA REYES
Notary Public, State of Texas
Comm. Expires 08-29-2026
Notary ID 129939067

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 5304horizonal 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

0007901 BILARDI CT
0.31 ACRES

REQUESTED BY
JOSE DEJESUS FISCAL

1600 CONNOR WAY
LANTANA TX 76226

PROPERTY OWNER
CMP COMMERCIAL CONSTRUCTION INC

PO BOX 1655
FORT WORTH TX 76101

YEAR	TAX UNIT	AMOUNT DUE
2024	Tarrant County	$0.00
2024	JPS HEALTH NETWORK	$0.00
2024	TARRANT COUNTY COLLEGE	$0.00
2024	EMERGENCY SERVICE DISTRICT #1	$0.00
2024	FORT WORTH ISD	$0.00
	TOTAL	$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 Gomalw Deputy

TAX ASSESSOR-COLLECTOR
TARRANT COUNTY, TEXAS

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 : 00002272733
AD NUMBER: 33200 13 45
CERTIFICATE NO : 143329020

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 45

0007925 BILARDI CT
0.45 ACRES

REQUESTED BY
JOSE DEJESUS FISCAL

1600 CONNOR WAY
LANTANA TX 76226

PROPERTY OWNER
CMP COMMERCIAL CONSTRUCTION INC

PO BOX 1655
FORT WORTH TX 76101

YEAR	TAX UNIT	AMOUNT DUE
2024	Tarrant County	$0.00
2024	JPS HEALTH NETWORK	$0.00
2024	TARRANT COUNTY COLLEGE	$0.00
2024	EMERGENCY SERVICE DISTRICT #1	$0.00
2024	FORT WORTH ISD	$0.00
	TOTAL	$0.00

ISSUED TO : JOSE DEJESUS FISCAL
ACCOUNT NUMBER: 00002272733
TOTAL CERTIFIED TAX: $0.00

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Lena Gamalo Deputy

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TARRANT COUNTY, TEXAS

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taxoffice@tarrantcountytx.gov
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

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

REQUESTED BY
JOSE DEJESUS FISCAL

1600 CONNOR WAY
LANTANA TX 76226

PROPERTY DESCRIPTION
PYRAMID ACRES SUBDIVISION BLOC
K 13 LOT 46

0005271 PYRAMID BLVD
0.27 ACRES

PROPERTY OWNER
CMP COMMERCIAL CONSTRUCTION INC

PO BOX 1655
FORT WORTH TX 76101

YEAR	TAX UNIT	AMOUNT DUE
2024	Tarrant County	$0.00
2024	JPS HEALTH NETWORK	$0.00
2024	TARRANT COUNTY COLLEGE	$0.00
2024	EMERGENCY SERVICE DISTRICT #1	$0.00
2024	FORT WORTH ISD	$0.00
	TOTAL	$0.00

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

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Lena Gonzales Deputy

TAX ASSESSOR-COLLECTOR
TARRANT COUNTY, TEXAS

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 : 00002272768
AD NUMBER: 33200 13 47
CERTIFICATE NO : 143329006

DATE : 7/31/2025
FEE : $10.00

COLLECTING AGENCY

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

REQUESTED BY

JOSE DEJESUS FISCAL

1600 CONNOR WAY
LANTANA TX 76226

PROPERTY DESCRIPTION

PYRAMID ACRES SUBDIVISION BLOC
K 13 LOT 47

0007930 BILARDI CT
0.28 ACRES

PROPERTY OWNER

CMP COMMERCIAL CONSTRUCTION INC

PO BOX 1655
FORT WORTH TX 76101

YEAR	TAX UNIT	AMOUNT DUE
2024	Tarrant County	$0.00
2024	JPS HEALTH NETWORK	$0.00
2024	TARRANT COUNTY COLLEGE	$0.00
2024	EMERGENCY SERVICE DISTRICT #1	$0.00
2024	FORT WORTH ISD	$0.00
	TOTAL	$0.00

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

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Ana Gonzalez Deputy

TAX ASSESSOR-COLLECTOR
TARRANT COUNTY, TEXAS

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 : 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

0007920 BILARDI CT
0.34 ACRES

REQUESTED BY
JOSE DEJESUS FISCAL

1600 CONNOR WAY
LANTANA TX 76226

PROPERTY OWNER
CMP COMMERCIAL CONSTRUCTION INC

PO BOX 1655
FORT WORTH TX 76101

YEAR	TAX UNIT	AMOUNT DUE
2024	Tarrant County	$0.00
2024	JPS HEALTH NETWORK	$0.00
2024	TARRANT COUNTY COLLEGE	$0.00
2024	EMERGENCY SERVICE DISTRICT #1	$0.00
2024	FORT WORTH ISD	$0.00
	TOTAL	$0.00

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

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Lena Gonzales Deputy

TAX ASSESSOR-COLLECTOR
TARRANT COUNTY, TEXAS