



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER 145188  
PAGE 1 OF 5  
DATE: 5/6/2025

**SUBJECT: CONSIDERATION OF FINAL PLAT – BELLA FLORA PHASE VIII –  
PRECINCT 1**

**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 22R and 23R, Block 27, Bella Flora Phase VIII, an addition to Tarrant County, Texas; being 2.124 acres of land, a replat of Lots 22 and 23, Block 27, Bella Flora Phase VIII, an addition to Tarrant County, Texas, as recorded in D220249571, 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 1 is attached.

Submitted for consideration in the action item prior to this item, the plat applicants requested a variance from the Tarrant County Development Regulations relating to the requirement to obtain a certification of groundwater availability. If the variance request was approved, Tarrant County Transportation Services recommends the approval of the final plat.

**FISCAL IMPACT**

There is no fiscal impact associated with this item.

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

State of Texas  
County of Tarrant

Whereas Jeffrey & Debra Mills and Terry & Donna George, being the owners of that certain 2.124 acre tract as described in Document Numbers D22216418 and D22208703, of the Official Public Records of Tarrant County, Texas, and being all of Lots 22 and 23, Block 27, of Bella Flora, plat of said subdivision recorded under Document Number D220249571, of the Plat Records of Tarrant County, Texas, said 2.124 acre tract being more particularly described as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid)

BEGINNING at a 1/2" iron rod found in the southeasterly right-of-way of Bella Italia Drive, (60 foot wide private R.O.W.) for the north corner of Lot 21, of said Block 27, being the west corner of said Lot 22 and the herein described tract:

THENCE N 47°17'19" E, with the southeasterly right-of-way of said Bella Italia Drive, at 156.10 feet pass a 1/2" capped iron rod found for the north corner of said Lot 22, the west corner of said Lot 23, in all a total distance of 302.65 feet, to a 1/2" capped iron rod found for the west corner of Lot 24, of said Block 27, being the north corner of said Lot 23 and the herein described tract:

THENCE S 42°42'41" E, 331.65 feet, to a 1/2" capped iron rod found in the northwest line of Lot 17, of said Block 27, for the south corner of said Lot 24, being the east corner of said Lot 23 and the herein described tract:

THENCE S 57°00'49" W, at 146.65 feet pass a 1/2" capped iron rod found in the northwest line of Lot 18 of said Block 27, for the south corner of said Lot 23, being the east corner of said Lot 22, in all a total distance of 307.06 feet to a 1/2" capped iron rod found in the northwest line of Lot 19 of said Block 27, for the east corner of said Lot 22, being the south corner of said Lot 22, and the herein described tract:

THENCE N 42°42'41" W, 279.79 feet, to the POINT OF BEGINNING, and containing 2.124 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Tarrant County Development and Land Use Regulations.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966  
Texas Surveying & Engineering, Inc.  
104 S. Walnut St. Weatherford, TX 76086  
weatherford@tse.com - 817-594-0400  
Project ID: AHS583-3P  
Field Date: March 4, 2024  
Revised Date: March 24, 2025



Now, Therefore, Know All Men By These Presents:

That Jeffrey Mills, Debra Mills, Terry George and Donna George, do(es) hereby adopt this plat designating the herein above described property as Lots 22R and 23R, Block 27, Bella Flora, an addition to Tarrant County, Texas, and do(es) hereby dedicate the easements shown thereon. All parties with an interest in the title of this property have joined in this dedication. Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth and Tarrant County, Texas.

Witness, my hand, this 23 day of march 2025.

By: [Signatures of Debra Mills, Terry George, Donna George]

State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jeffrey Mills, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 24 day of march 2025.

[Signature of Jaime Godi]

JAIME GODI  
Notary Public, State of Texas  
Comm. Expires 11-02-2027  
Notary ID 134630773

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Debra Mills, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 24 day of march 2025.

[Signature of Jaime Godi]

JAIME GODI  
Notary Public, State of Texas  
Comm. Expires 11-02-2027  
Notary ID 134630773

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Terry George, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 25 day of march 2025.

[Signature of Jaime Godi]

JAIME GODI  
Notary Public, State of Texas  
Comm. Expires 11-02-2027  
Notary ID 134630773

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Donna George, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 25 day of march 2025.

[Signature of Jaime Godi]

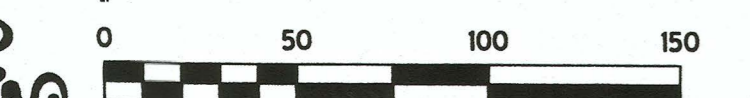
JAIME GODI  
Notary Public, State of Texas  
Comm. Expires 11-02-2027  
Notary ID 134630773

Surveyor:  
Zachariah R. Savory, R.P.L.S.  
104 S. Walnut St  
Weatherford, TX 76086  
weatherford@tse.com

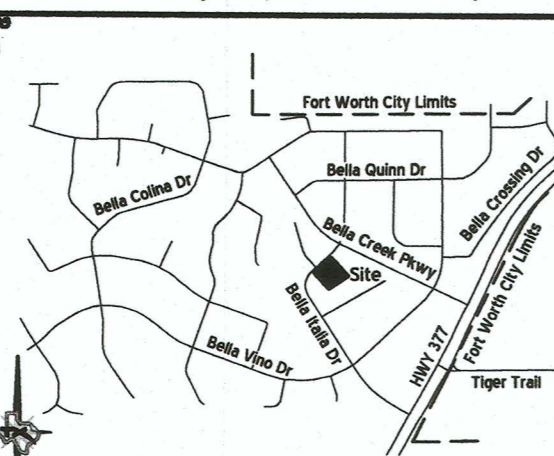
Owner(s):  
Terry & Donna George  
12268 Bella Italia Dr.  
Fort Worth, TX 76126

Jeffery & Debra Mills  
12276 Bella Italia Dr  
Fort Worth, TX 76126

1" = 50'



Vicinity Map (not to scale)



RESERVED FOR  
TARRANT COUNTY CLERK

This Plat Recorded in  
Doc. No. \_\_\_\_\_  
Date \_\_\_\_\_

Land Use Table

Total Gross Acreage:	2.124 Acres
Number of Residential Lots:	2
Number of Non-Residential Lots:	N/A
Non-Residential Acreage:	N/A
Residential Acreage:	2.124 Acres
Private Park Acreage:	N/A
Public Park Acreage:	N/A
Right-of-Way Dedication:	N/A

City of Fort Worth Case No. FS-24-012



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: 3-27-25  
[Signatures of Commission Members]



LT-Thornley  
3-27-25

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.

City of Fort Worth 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 ways 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 their respective systems without the necessity at any time of procuring the permission of anyone.

Site Drainage Study:  
A site drainage study showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a site drainage study will be required before any permit is issued. The current owner will inform each buyer of the same.

Private Common Areas and Facilities:  
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation / clubhouse / exercise / buildings and facilities. The land owners and subsequent owners of the lots and parcels in the subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivisions 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.

Construction Prohibited Over Easements:  
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

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.

Private Maintenance:  
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces, and drainage facilities, and owners agree to indemnify and save harmless the City of Fort Worth, from claims, damages, and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Water and Sewer Services:  
Water to be served by private well water. Sanitary sewer is to be served by private individual disposal system.

Tarrant County Notes:

- 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.
- Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public right-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.
- 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.
- The siting and construction of water wells shall be subject to the regulations of the Northern Tarrant Groundwater Conservation District.
- Tarrant County is not responsible for confirming or ensuring the availability of groundwater.
- 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 home owners shall keep the adjacent drainage ways traversing their property clear 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 storm water overflow damages resulting from the storm water 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.
- 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 forth in this paragraph.
- Tarrant County does not enforce subdivision deed restrictions.
- 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.
- 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 on any other improvement(s) and does not have the responsibility to replace them.
- 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) and not served by a public water system, 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.
- Tarrant County does not enforce building setbacks exceeding the minimum requirement of 25 feet.

Surveyor's Notes:

- Currently this tract appears to be located within the following area(s):  
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
- According to Flood Insurance Rate Map (FIRM) No. 48439C0270K, dated September 25, 2009; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983 (2011) Epoch 2010.00 for the continuous U.S. Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).
  - Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
  - Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).
  - No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
  - C.I.R.S. = set 1/2" capped iron rod, with plastic cap stamped "TEXAS SURVEYING INC"

Final Plat  
Lots 22R and 23R, Block 27  
Bella Flora

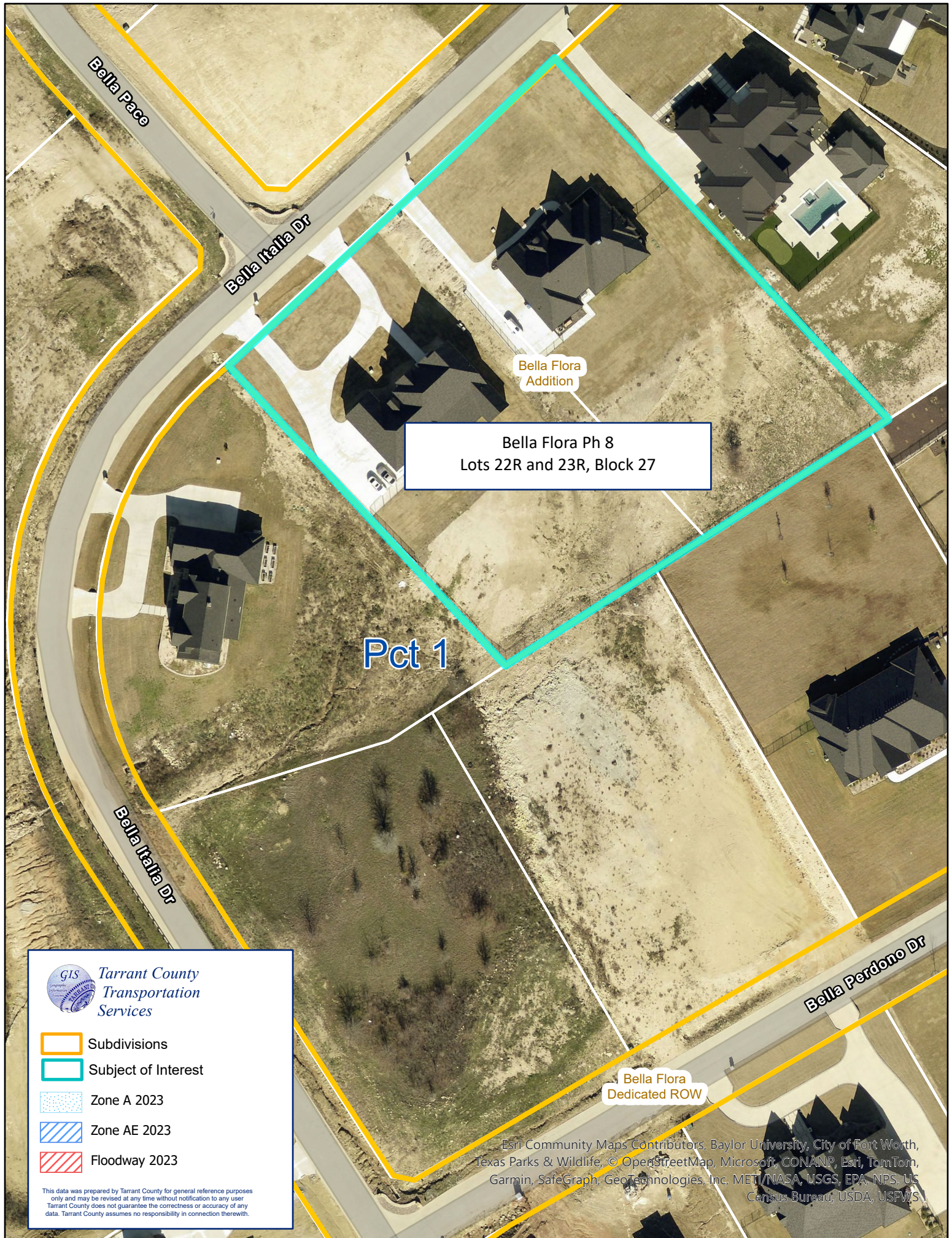
an addition to Tarrant County, Texas  
Being a 2.124 acre replat of all of Lots 22 and 23, Block 27, Bella Flora, an addition to Tarrant County, Texas, according to the plat recorded in D220249571, Plat Records, Tarrant County, Texas

(also known as Bella Flora, Phase VIII)

March 2025

TEXAS  
SURVEYING &  
ENGINEERING

WEATHERFORD - MINERAL WELLS - ALEDO  
SURVEYING FIRM NO. 1010000 - ENGINEERING FIRM NO. F-17586



Bella Flora Ph 8  
 Lots 22R and 23R, Block 27

Bella Flora  
 Addition

Pct 1

Bella Flora  
 Dedicated ROW

 **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.

Esri Community Maps Contributors, Baylor University, City of Fort Worth, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



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 : 00042694475
AD NUMBER: 2120C 27 22
CERTIFICATE NO : 142435063

DATE : 4/1/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

BELLA FLORA BLOCK 27 LOT 22

0012268 BELLA ITALIA DR
1.06 ACRES

REQUESTED BY

TEXAS SURVEYING & ENGINEERING,
INC

PROPERTY OWNER

GEORGE TERRY AND GEORGE DONNA

104 S WALNUT ST
WEATHERFORD TX 76086

12268 BELLA ITALIA DR
FORT WORTH TX 76126

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, and a TOTAL row.

ISSUED TO : TEXAS SURVEYING & ENGINEERING, INC
ACCOUNT NUMBER: 00042694475
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.

[Handwritten signature]

Deputy





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 : 00042694483
AD NUMBER: 2120C 27 23
CERTIFICATE NO : 142435082

DATE : 4/1/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

BELLA FLORA BLOCK 27 LOT 23

0012276 BELLA ITALIA DR
1.06 ACRES

REQUESTED BY

TEXAS SURVEYING & ENGINEERING,
INC

PROPERTY OWNER

MILLS JEFFERY AND MILLS DEBRA

104 S WALNUT
WEATHERFORD TX 76086

12276 BELLA ITALIA
FORT WORTH TX 76126

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, and a TOTAL row.

ISSUED TO : TEXAS SURVEYING & ENGINEERING, INC
ACCOUNT NUMBER: 00042694483
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.

[Signature] Deputy

