

FORT WORTH
 City Plan Commission
 City of Fort Worth, Texas

This plat is valid if recorded within 90 days after date of approval

Plat Approval Date: 1-16-25

By: Ronald R. Borne Chairman
 By: Derek R. Hill Secretary

COMMISSIONERS COURT
 TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: _____

BY: CLERK OF COMMISSIONERS COURT
 TRANSPORTATION SERVICES DEPARTMENT

NOTE:
 CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

TARRANT COUNTY:

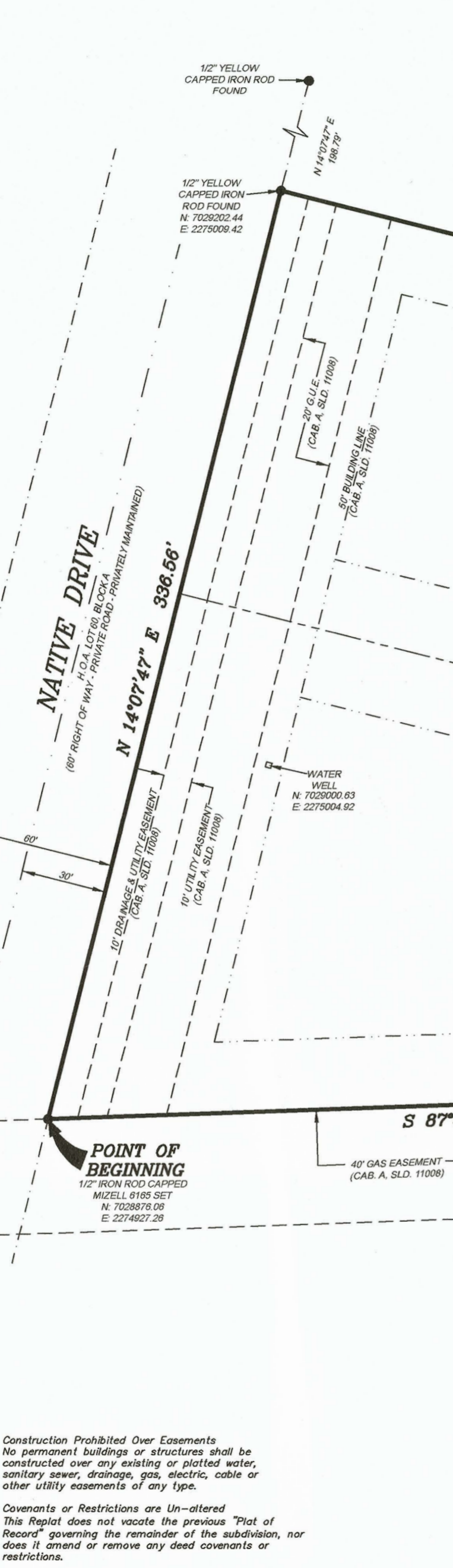
- Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Subdivision and Land Use Regulations and the Tarrant County Fire Code.
- Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public rights-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 Trinity 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 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 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); on any public utility, including the County, shall have the right at all times to 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 of any prior 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.
- 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.

TEXAS GEOSPATIAL
 LAND SURVEYING, LLC
 P.O. BOX 2598
 GLEN ROSE, TX 76043
 OFFICE: 817-441-6189
 STEPHEN@TXGEO.COM
 TBPELS FIRM NO. 10083300

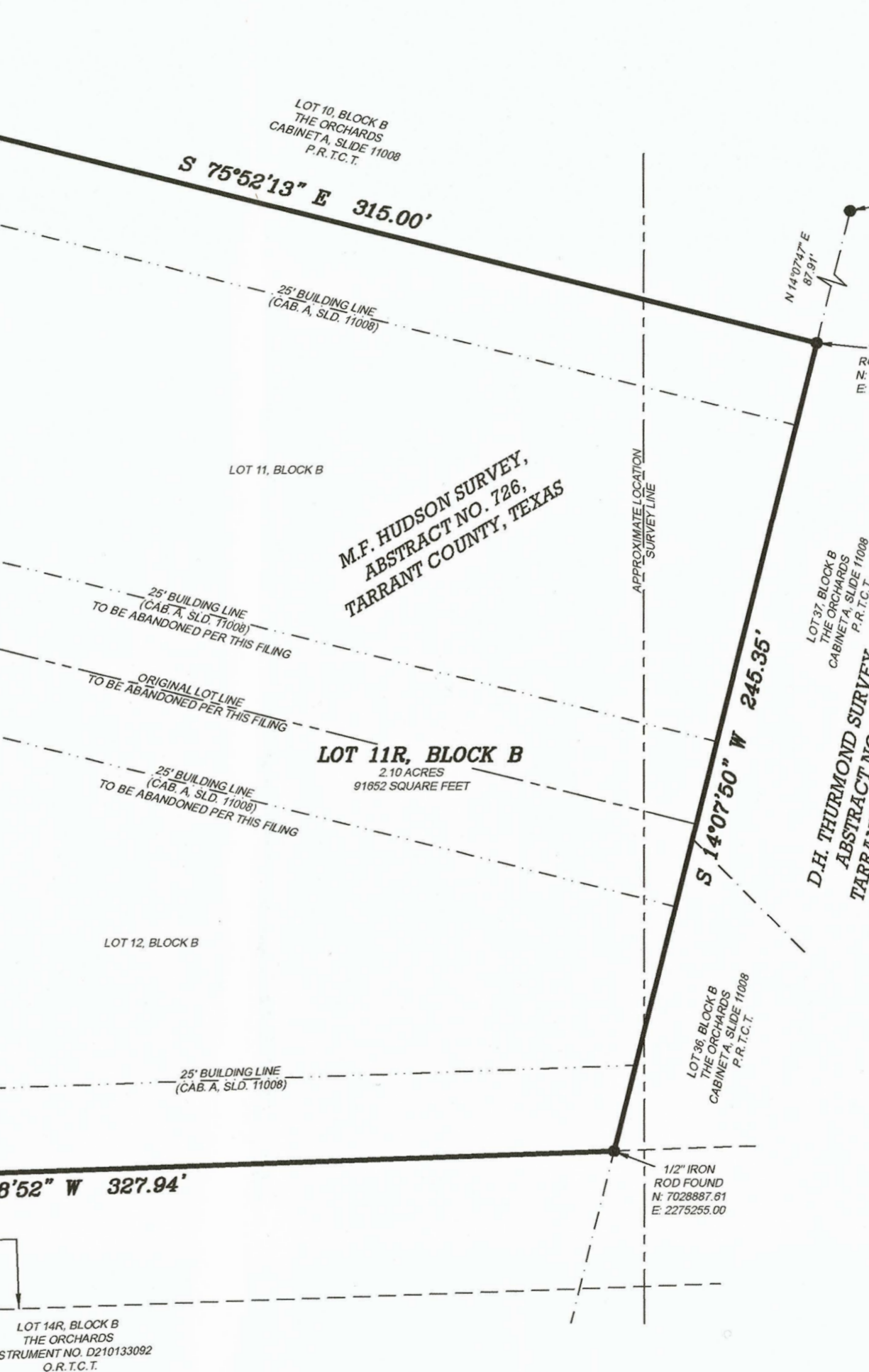
OWNER/DEVELOPER:
 MICHAEL MINDER
 REBECCA MINDER
 11936 NATIVE DRIVE
 FORT WORTH, TX 76179

NOTES:
 P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS.
 O.R.T.C.T. = OFFICIAL RECORDS, TARRANT COUNTY, TEXAS.
 CAB. = CABINET
 SLD. = SLIDE
 H.O.A. = HOME OWNERS ASSOCIATION.

LAND USE SUMMARY TABLE:
 1 RESIDENTIAL LOT
 TOTAL ACREAGE 2.10



NOTES:
 BEARINGS AND COORDINATES SHOWN ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.
 THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.
 UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 BEFORE DIGGING, TRENCHING, OR EXCAVATING.
 ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 48439C0010-K DATED SEPTEMBER 25, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
 THE SOLE PURPOSE OF AMENDING THIS PLAT IS TO REMOVE THE COMMON LOT LINE AND THE BUILDING LINES AND UTILITY EASEMENTS ASSOCIATED WITH SAID LOT LINE BETWEEN LOT 11, BLOCK B AND LOT 12, BLOCK B, THE ORCHARDS.
 THIS PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.
 ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION.
 THIS PLAT IS IN ACCORDANCE WITH TARRANT COUNTY DEVELOPMENT REGULATIONS.
 WATER IS PROVIDED BY PRIVATE WATER WELL.
 THE COUNTY DOES NOT ENFORCE BUILDING SETBACKS MORE THAN THE COUNTY'S MINIMUM REQUIREMENT OF 25'.



CITY OF FORT WORTH NOTES:

Sidewalks and street lights are required for all public and private streets as per the City of Fort Worth standards.

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 than in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Private Water and Sewer:
 Water to be served by private well water.
 Sewer to be served by private individual disposal system.

STATE OF TEXAS
 REGISTERED
 PROFESSIONAL LAND SURVEYOR
 6165

STEPHEN MIZELL

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREOF.

STEPHEN MIZELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6165
 SURVEYED ON THE GROUND JULY 03, 2024
 REVISED SEPTEMBER 18, 2024 (CITY/COUNTY COMMENTS)
 REVISED DECEMBER 28, 2024 (REV. FLOOD NOTE)

STATE OF TEXAS }
 COUNTY OF TARRANT }

KNOW ALL BY THESE PRESENTS, Michael Minder and Rebecca Minder, are the owners of following described real property, to wit:

Being Lot 11, Block B and Lot 12, Block B, The Orchards, an Addition in Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 1100B, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod capped MIZELL 6165 set for the East line of Native Drive (a private Right-of-Way), for the Southwest corner of said Lot 12, for the Northwest corner of Lot 14R, Block B, The Orchard, an Addition in Tarrant County, Texas, according to the plat recorded in Instrument No. D210133092, Official Records, Tarrant County, Texas;

THENCE N 14°07'47" E, along the common line of said Native Drive and Lot 12, at 190.56 feet passing a 1/2" iron rod found for the Southwest corner of said Lot 11, continuing along the common line of said Native Drive and Lot 12, in all, a distance of 336.56 feet to a 1/2" yellow capped iron rod found for the Northwest corner of said Lot 11, for the Southwest corner of Lot 10, Block B, of said The Orchards (Cabinet A, Slide 1100B), from which, a 1/2" yellow capped iron rod found bears N 14°07'47" E, 198.79 feet;

THENCE S 75°52'13" E, along the common line of said Lots 10 and 11, 315.00 feet to a 1/2" iron rod found for the Northeast corner of said Lot 11, for the West line of Lot 37, Block B, of said The Orchards (Cabinet A, Slide 1100B), from which, a 1/2" iron rod found bears N 14°07'47" E, 87.91 feet;

THENCE S 14°07'50" W, along the common line of said Lots 11 and 37, at 146.00 feet passing a 1/2" yellow capped iron rod found for the Southeast corner of said Lot 11, for the Northeast corner of said Lot 12, continuing along the common line of said Lots 12 and 37, passing the Northwest corner of Lot 36, Block B, of said The Orchards (Cabinet A, Slide 1100B) and the Southwest corner of said Lot 37, continuing along the common line of said Lots 12 and 36, in all, a distance of 245.35 feet to a 1/2" iron rod found for the Southeast corner of said Lot 12, for the Northeast corner of said Lot 14R;

THENCE S 87°58'52" W, along the common line of said Lots 12 and 14R, 327.94 feet to the POINT OF BEGINNING and containing 2.10 acres of land.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Michael Minder and Rebecca Minder, do hereby adopt this plat of the hereinabove described real property as.....

Lot 11R, Block B
 The Orchards
 Tarrant County, Texas.

and do hereby dedicate to the Public's use, the easements shown hereon.

Executed this the 7 day of January, 2025.

Michael Minder
 Michael Minder

Executed this the 7 day of January, 2025.

Rebecca Minder
 Rebecca Minder

STATE OF TEXAS }
 COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Michael Minder, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7 day of January, 2025.

Suzanne Rogers
 Notary Public State of Texas

STATE OF TEXAS }
 COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Rebecca Minder, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7 day of January, 2025.

Suzanne Rogers
 Notary Public State of Texas

FORT WORTH
 CITY DEPARTMENT

Eng. D. Hood
 1/16/2025

FINAL PLAT
 Lot 11R, Block B,
 THE ORCHARDS,
 AN ADDITION IN TARRANT COUNTY, TEXAS,
 BEING A REPLAT OF LOTS 11 AND 12, BLOCK B, THE
 ORCHARDS, AN ADDITION IN TARRANT COUNTY, TEXAS,
 ACCORDING TO THE PLAT THEREOF RECORDED IN
 CABINET A, SLIDE 1100B, PLAT RECORDS, TARRANT
 COUNTY, TEXAS.

DOCUMENT NO. _____ DATE _____ FS-24-190 24122-2 NLR



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER 144889
PAGE 1 OF 5
DATE: 3/11/2025

SUBJECT: CONSIDERATION OF FINAL PLAT - THE ORCHARDS - PRECINCT 4

***** 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 Lot 11R, Block B, The Orchards, an addition to Tarrant County, Texas; being 2.10 acres of land being a replat of Lots 11 and 12, Block B, The Orchards, an addition to Tarrant County, Texas, as recorded in Cabinet A, Slide 11008, Plat Records, Tarrant County, Texas.

BACKGROUND

1. The subdivision is located within the City of Fort Worth Extra-Territorial Jurisdiction (ETJ). The plat is attached and has been approved and signed by the City of Fort Worth.
2. There are no Federal Emergency Management Agency designated floodplains associated with this plat.
3. A Construction Bond is unwarranted - streets are private and will be maintained by the Homeowners Association.
4. A location of this subdivision in Precinct 4 is attached.
5. The final plat has been reviewed by Tarrant County Transportation Services and has successfully met all 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:	Sarah VanTassel
		APPROVED BY:	Scott Hall



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 : 00041053133
AD NUMBER: 31200H B 11
CERTIFICATE NO : 142250777

DATE : 2/21/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

ORCHARDS, THE BLOCK B LOT 11

REQUESTED BY
MINDER MIKE

12000 NATIVE DR
FORT WORTH TX 76179

0012000 NATIVE DR
1.06 ACRES

PROPERTY OWNER

MINDER MIKE

12000 NATIVE DR
FORT WORTH TX 76179

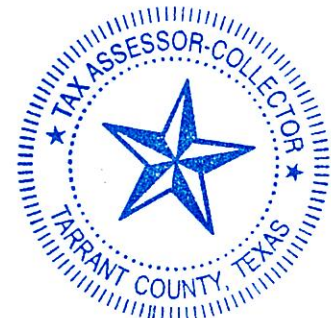
Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include Tarrant County, TARRANT REGIONAL WATER DIST., JPS HEALTH NETWORK, TARRANT COUNTY COLLEGE, EMERGENCY SERVICE DISTRICT #1, EAGLE MOUNTAIN/SAGINAW ISD, and a TOTAL row.

ISSUED TO : MINDER MIKE
ACCOUNT NUMBER: 00041053133
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 Gamah 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 : 00041053141
AD NUMBER: 31200H B 12
CERTIFICATE NO : 142250791

DATE : 2/21/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

ORCHARDS, THE BLOCK B LOT 12

REQUESTED BY

MINDER MICHAEL AND MINDER
REBECCA

0011936 NATIVE DR
1.05 ACRES

PROPERTY OWNER

MINDER MICHAEL AND MINDER
REBECCA

11936 NATIVE DR
FORT WORTH TX 76179

11936 NATIVE DR
FORT WORTH TX 76179

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

ISSUED TO : MINDER MICHAEL AND MINDER REBECCA
ACCOUNT NUMBER: 00041053141
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





Pct 4
UNINCORPORATED

The Orchards

The Orchards Lot 11R Block B

NATIVE DR

11001

6399
PECAN ORCHARD CT


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.