



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER 145377

PAGE 1 OF 7

DATE: 6/3/2025

**SUBJECT: CONSIDERATION OF FINAL PLAT – NORTHAM ACRES – PRECINCT 4**

**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 1 and 2, Block 1, Northam Acres, an addition to Tarrant County, Texas; being 2.9321 acres of land situated in the S.A. & M.G. Railroad Company Survey, Abstract No. 1482, Tarrant County, Texas.

**BACKGROUND**

The subdivision is located within the City of Azle Extra-Territorial Jurisdiction (ETJ) and has been approved and signed by the City of Azle.

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

A location map of this subdivision in Precinct 4 is attached.

The Takings Impact Assessment (TIA) Waivers for this plat are attached.

Water will be supplied by individual on-site water wells.

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

Submitted for consideration in the action item prior to this item, the plat applicant 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

- Tarrant County  
Standard Plat Notes
1. Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Development Regulations Manual, 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 sting 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. 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 Homeowners 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 damage 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, drive, 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 the performance of the obligations of said owners set for in this paragraph.
  8. Tarrant County does not enforce subdivision deed restrictions.
  9. Landowners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to concluding 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).

Two lots in one phase minimum lot size is 1.0005 acres, maximum lot size is 1.8274 acres.

Water is provided by individual water wells. Septic will be provided by individual on site sewer facilities.

According to Map No. 48439C0135K dated September 26, 2008 of the National Flood Insurance Program Map, flood insurance rate map of Tarrant County, Texas and incorporated areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Property is located within the Extraterritorial Jurisdiction of the City of Azle.

Utility Easements

Any public utility shall have the right to move and keep moved all part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the 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.

Unless noted otherwise all property corners are 5/8" iron rod set marked "AWARD SUR RPLS 5606"

The purpose of the plat is create 2 platted lots from one unplatted tract of land.

All parties with an interest in the Title of this property have joined in any dedication.

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, John Northam and wife, Stephanie Northam are the owners of a tract of land out of the S.A.&M.G. RAILROAD COMPANY SURVEY, No. 4, Abstract No. 1482 situated about 13.8 miles North 57° West of the courthouse in Fort Worth, the county seat for Tarrant County, Texas; embracing all of Tract 2, being a called 2.93 acre tract of land described in the deed to John Northam and wife, Stephanie Northam as recorded in Document No. D215092591 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at 3" steel fence post (whose Northing is 6999948.84 and whose Easting is 2264439.53) for the common west corner of said Tract 2 and Tract 3, being a called 1.39 acre tract as recorded in said Document No. D215092591 and being in the easterly right-of-way line of Rider Road, having an ostensible 60 foot right-of-way;

THENCE North 22°17'28" East, along the westerly line of said Tract 2 and said Rider Road, a distance of 652.75 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the northwest corner of said Tract 2 at the intersection of said easterly line of Rider Road and the south line of Scotland Avenue, having an ostensible 60 foot right-of-way;

THENCE North 86°36'11" East, along the north line of said 2.93 acre tract and said Scotland Avenue, a distance of 109.89 feet to a 1/2" iron rod found for the northeast corner of said 2.93 acre tract and being in the west line of a called 5.831 acre tract of land described in the deed to Artemio Rodriguez and Esperanza Del Alto as recorded in Document No. 208436495 of said Official Public Records;

THENCE South 0°36'27" West, along the common line of said 2.93 acre tract and said 5.831 acre tract, a distance of 563.59 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the common east corner of said 2.93 acre tract and said Tract 3;

THENCE generally westerly along the common line of said Tract 2 and 3 the following:

North 89°23'33" West, a distance of 212.64 feet to a 1/2" iron rod found;  
South 55°57'13" West, a distance of 108.76 feet to a 3" metal fence post;  
North 76°26'24" West, a distance of 49.96 feet to the POINT OF BEGINNING and containing

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that John Northam and wife, Stephanie Northam do hereby adopt this plat designating the herein above described real property as

**LOTS 1 and 2, BLOCK 1  
NORTHAM ACRES**

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

Executed this the 16<sup>th</sup> day of May, 2025.

By: John Northam  
John Northam

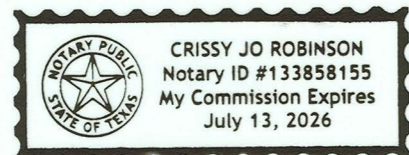
Stephanie Northam  
Stephanie Northam

STATES OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared John Northam 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 states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16<sup>th</sup> day of May, 2025.

Crissy Jo Robinson  
Notary Public State of Texas

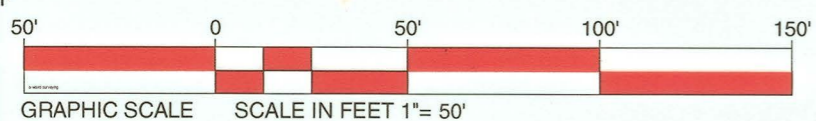
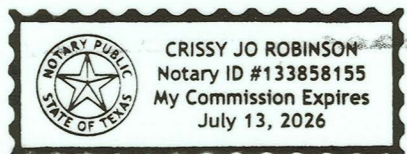


STATES OF TEXAS §  
COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16<sup>th</sup> day of May, 2025.

Crissy Jo Robinson  
Notary Public State of Texas



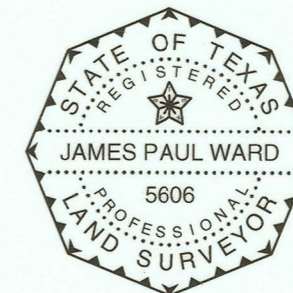
A-WARD PROJECT NO: 2024-1921 RIDER LANE FINAL PLAT

City of Azle  
Approved on 6<sup>th</sup> day of March, 2025  
[Signature]  
Assistant City Manager  
Malinda Nowell  
Planning and Zoning Secretary

**COMMISSIONERS COURT  
TARRANT COUNTY, TEXAS**  
PLAT APPROVAL DATE: \_\_\_\_\_, 2025  
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.

The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground in the month of August, 2023.

[Signature]  
James Paul Ward  
Registered Professional Land Surveyor  
Texas Registration No. 5606



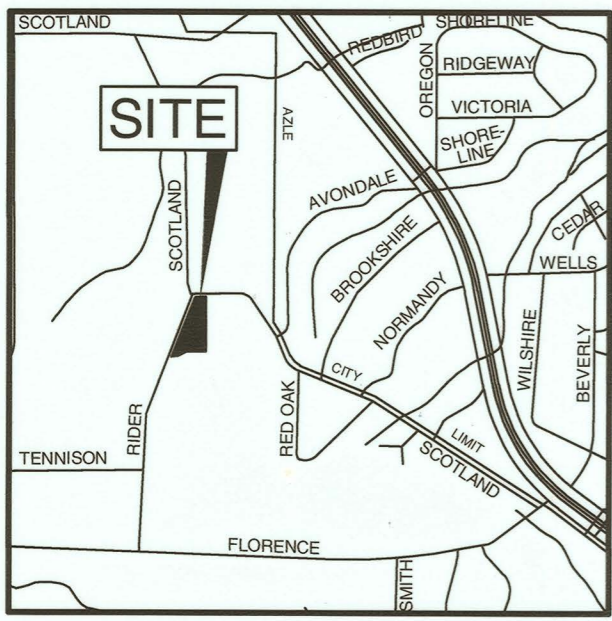
**FINAL PLAT**  
Lots 1 and 2, Block 1  
**NORTHAM ACRES,**  
an addition to Tarrant County Texas and being 2.9321 acres of land out of the S.A.&M.G. RAILROAD COMPANY SURVEY, No. 4, Abstract No. 1482 situated about 13.8 miles North 57° West of the courthouse in Fort Worth, the county seat for Tarrant County, Texas.  
May, 2025

CITY OF AZLE CASE NO. FP-2025-01

Sheet 1 of 2

OWNER/APPLICANT:  
JOHN NORTHAM  
STEPHANIE NORTHAM  
11512 TWINING BRANCH CIRCLE,  
HASLET TX 76052

**A-WARD SURVEYING COMPANY**  
252 WEST MAIN STREET, SUITE F, AZLE TX 76020  
817-33A-WARD (332-9273)  
survey@a-wardsurveying.com TBPLS Firm No. 10194435



LOCATION MAP

LEGEND

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS 5/8" IRON ROD SET MARKED "A-WARD"
- IRR 5/8" IRON ROD RECOVERED MARKED "A-WARD"

--- PROPERTY LINES



\* THE LOCATION OF THE GAS EASEMENT IS 35' NORTHERLY OF PARALLEL TO THE NORTHERLY PIPELINE AS REFERENCED BY UNDERGROUND WARNING SIGNS AND VOLUME 2605, PAGE 459. THERE MAYBE OTHER EASEMENTS OF RECORDED THAT ARE NOT SHOWN HEREON.

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 DOCUMENT OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

**RIGHT OF WAY DEDICATION BY THIS PLAT**  
**0.1060 ACRES**  
**4,616 SQ. FT.**

CALLED 6.972 ACRES  
 JEFFREY EVANS  
 DOCUMENT NO. D216170542

**LOT 1**  
**1.0005 ACRES**  
**43,581 SQ. FT.**

**LOT 2**  
**1.8274 ACRES**  
**79,599 SQ. FT.**

PLACE OF BEGINNING  
 ACCOMPANYING DESCRIPTION

TRACT 3  
 CALLED 1.39 ACRES  
 JOHN NORTHAM AND WIFE, STEPHANIE NORTHAM  
 DOCUMENT NO. D215092591

TRACT 2  
 CALLED 2.93 ACRES  
 JOHN NORTHAM AND WIFE, STEPHANIE NORTHAM  
 DOCUMENT NO. D215092591

CALLED 5.831 ACRES  
 ARTEMIO RODRIGUEZ AND ESPERANZA DEL ALTO  
 DOCUMENT NO. D208436495

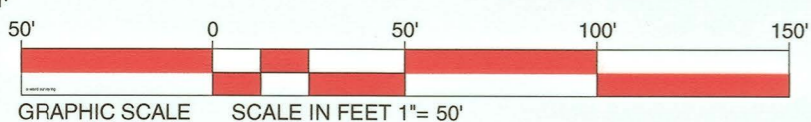
LOT SUMMARY  
 ALL LOTS TO BE RESIDENTIAL

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1 (GROSS AND NET AREA)	1.0005	43,581
LOT 2 (GROSS AND NET AREA)	1.8274	79,599
RIGHT OF WAY DEDICATION	0.1060	4,616

**FINAL PLAT**  
 Lots 1 and 2, Block 1  
**NORTHAM ACRES,**  
 an addition to Tarrant County Texas and being 2.9321 acres of land out of the S.A.&M.G. RAILROAD COMPANY SURVEY, No. 4, Abstract No. 1482 situated about 13.8 miles North 57° West of the courthouse in Fort Worth, the county seat for Tarrant County, Texas.  
 May, 2025

CITY OF AZLE CASE NO. FP-2025-01

Sheet 2 of 2



A-WARD PROJECT NO: 2024-1921 RIDER LANE FINAL PLAT

OWNER/APPLICANT:  
 JOHN NORTHAM  
 STEPHANIE NORTHAM  
 11512 TWINING BRANCH CIRCLE,  
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**A-WARD SURVEYING COMPANY**  
 252 WEST MAIN STREET, SUITE F, AZLE TX 76020  
 817-33A-WARD (332-9273)  
 survey@a-wardsurveying.com TBPLS Firm No. 10194435

Rider Rd






Pct 4  
Rider Rd


Northam Acres  
Lots 1 and 2 Block 1

Rider Rd



Tarrant County  
Transportation  
Services

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



1 Inch = 100 Feet

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.

**WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)**  
Under the Private Real Property Rights Preservation Act

Comes now John Northam and Stephanie Northam owner(s) of the property, located in Pct. 4,  
described as 1521 Rider Road, Azle TX 76020 (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 60 feet, parallel and adjacent to Rider Road, a county road, and to meet the requirements included in the Tarrant County Development Regulations, an additional 3.19 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 3.19 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.

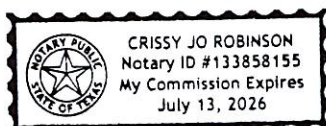
This Waiver is signed on the 16<sup>th</sup> day of May, 2025.

  
Owner  
John Northam  
Printed Name

  
Owner  
Stephanie Northam  
Printed Name

**STATE OF TEXAS**  
**COUNTY OF TARRANT**

**BEFORE ME**, the undersigned authority appeared John & Stephanie Northam who swore on his oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.



  
Notary Public in and for the State of Texas

**WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)**  
Under the Private Real Property Rights Preservation Act

Comes now John Northam and Stephanie Northam owner(s) of the property, located in Pct. 4,  
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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 50 feet, parallel and adjacent to Scotland Avenue, a county road, and to meet the requirements included in the Tarrant County Development Regulations, an additional 19.81 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 19.81 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.

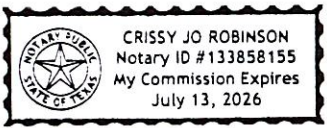
This Waiver is signed on the 16th day of May, 2025.

John Northam  
\_\_\_\_\_  
Owner  
John Northam  
\_\_\_\_\_  
Printed Name

Stephanie Northam  
\_\_\_\_\_  
Owner  
Stephanie Northam  
\_\_\_\_\_  
Printed Name

**STATE OF TEXAS**  
**COUNTY OF TARRANT**

**BEFORE ME**, the undersigned authority appeared John + Stephanie Northam who swore on his oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.



Crissy Jo Robinson  
\_\_\_\_\_  
Notary Public in and for the State of Texas



TARRANT COUNTY TAX OFFICE

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

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00006768636
AD NUMBER: A1482 1H01 01
CERTIFICATE NO : 143139707

DATE : 5/19/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

S A & M G RR CO SURVEY ABSTR
ACT 1482 TRACT 1H1 HS

0001521 RIDER RD
1 ACRES

REQUESTED BY

NORTHAM JOHN AND NORTHAM
STEPHANIE

PROPERTY OWNER

NORTHAM JOHN AND NORTHAM
STEPHANIE

11512 TWINING BRANCH CIR
HASLET TX 76052

11512 TWINING BRANCH CIR
HASLET TX 76052

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

ISSUED TO : NORTHAM JOHN AND NORTHAM STEPHANIE
ACCOUNT NUMBER: 00006768636
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.

Patricia Jimenez Deputy

