



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER _____

PAGE 1 OF 5

DATE: 11/19/2024

**SUBJECT: CONSIDERATION OF FINAL PLAT – BELLA FLORA ADDITION, PHASE
9 – PRECINCT 1**

***** 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 18R, Block 34, Bella Flora Addition, Phase 9, an addition to Tarrant County, Texas, being 2.12 acres of land, a Replat of Lots 18 and 19, Block 34, Bella Flora Addition, Phase 9, an addition to Tarrant County, Texas, as recorded in D221115287, Plat Records, Tarrant County, Texas.

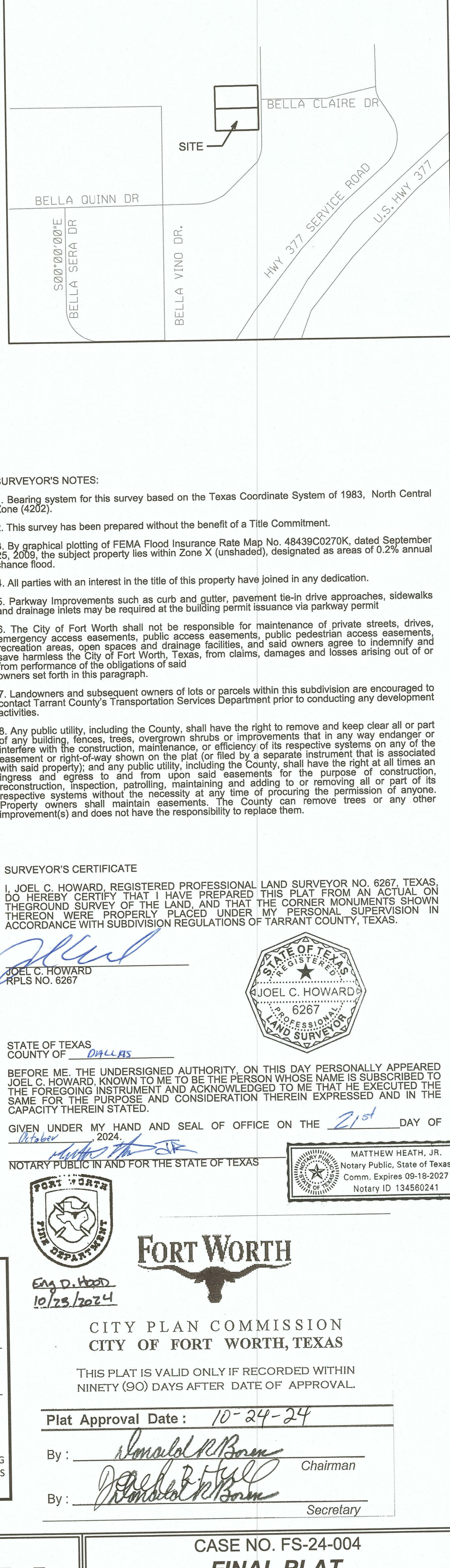
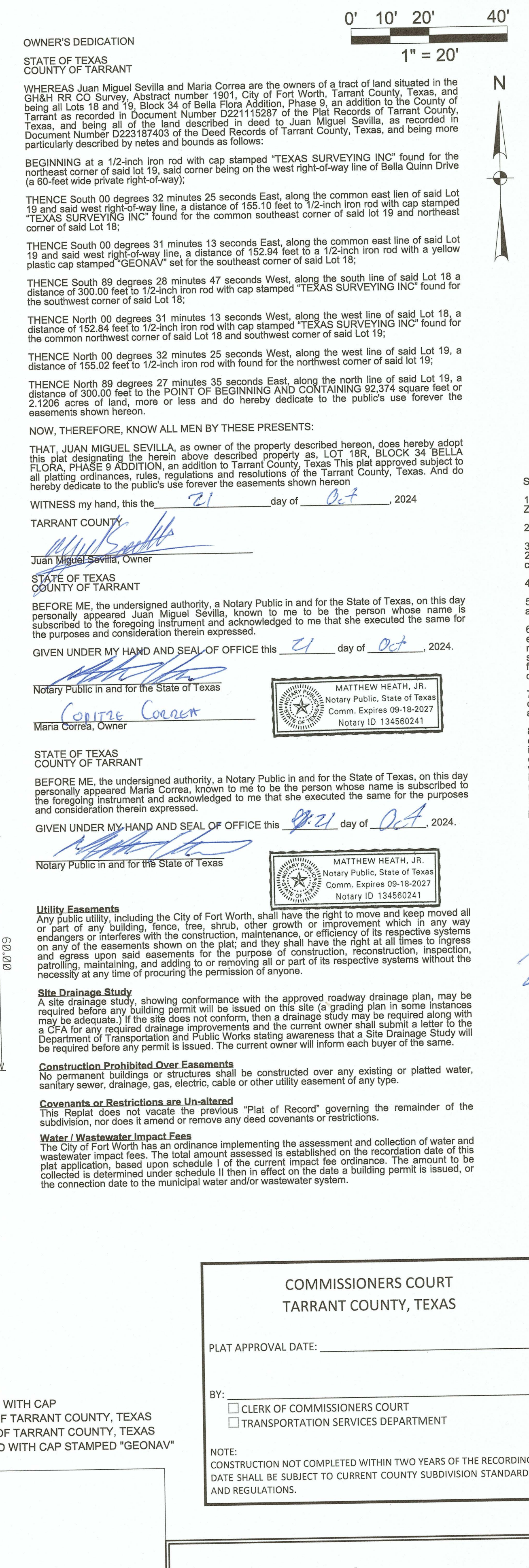
BACKGROUND

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 is no Federal Emergency Management Agency designated floodplain associated with this plat.
3. A location map of this subdivision in Precinct 1 is attached.
4. The final plat has been reviewed by Tarrant County Transportation Services and has successfully met the standards contained in the current Tarrant County Development Regulations.

FISCAL IMPACT

There is no fiscal impact associated with this item.

SUBMITTED BY	Transportation Services	PREPARED BY: APPROVED BY:	Nicole Benoit Joseph Jackson
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Tarrant County Standard Plat Notes

9. Landowners 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 obstructions that interfere with the easement or right-of-way shown on the plat (or efficiency of its respective systems) on any of the easement or right-of-way shown on the plat (or efficiency by a separate instrument that is associated with the easement). The County, including the County, shall have the right to enter and regress and to from upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of the easement system. The County may remove trees or other vegetation on any portion of the plat if such removal is necessary for the maintenance of the easement system. Property owners shall maintain easements. The County can remove trees or other vegetation if anyone. Property owners do not have the responsibility to replace them.

11. Tarrant County requires a minimum lot width of 1.0 acre (net) for properties that are not served by a public water system, and that will be served by wastewater facilities (CSFR). For properties that are 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 affidavit signed by the applicant stating that the applicant has no intent to develop the parcel. The approval of this plat does not guarantee that any lot is suitable for an OSSF.

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006
SCALE 1"=20' (972) 243-2409 PROJECT NUMBER: 3264
TBPLS FIRM NO. 10194205

DATED: NOVEMBER 14, 2023 DRAWN BY: JCH

REVISED: NOVEMBER 19, 2024
REVISED: MARCH 03, 2024
REVISED: OCTOBER 15, 2024

CASE NO. FS-24-004

FINAL PLAT
LOT 18R, BLOCK 34
ELLA FLORA ADDITION,
PHASE 9
BEING A REPLAT
OF
LOTS 18 AND 19, BLOCK 34 ,
BELLA FLORA ADDITION,
PHASE 9
AN ADDITION TO
TARRANT COUNTY, TEXAS
RECORDED IN DOCUMENT NO.
D221115287, P.R.T.C.T.

CITY OF FT. WORTH, TARRANT COUNTY, TEXAS
CHALMERS SURVEY, TRACT NUMBER 1801

FORT WORTH

Veale Ranch MUD
Development #2

Bella Flora
Addition

Bella Flora Addition
Replat Lots 18 and 19 Block 34

BELLA CLAIRE DR

Bella Flora

BELLA DIO
DR

Bella Flora

BELLA QUINN DR

Pct 1

BELLA CROSSING DR

FORT
WORTH ETJ

HWY 377 S

BEARBROOK HWY



Tarrant County
Transportation
Services

- Subdivisions
- Subject of Interest
- Zone
- Zone
- Floodway

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.

Maxar, Microsoft



TARRANT COUNTY TAX OFFICE

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

WENDY BURGESS
PCC, CTO, PCAC, CSTA
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042786221
AD NUMBER: 2120C 34 19
CERTIFICATE NO : 127689166

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

SEVILLA JUAN MIGUEL AND CORREA
MARIA

4708 BARWICK DR
FORT WORTH TX 76132

DATE : 10/1/2024

PAGE 1 OF 1

FEE : \$10.00

PROPERTY DESCRIPTION

BELLA FLORA BLOCK 34 LOT 19

0012525 BELLA QUINN DR
1.0679 ACRES

PROPERTY OWNER

SEVILLA JUAN MIGUEL AND CORREA
MARIA

4708 BARWICK DR
FORT WORTH TX 76132

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 : SEVILLA JUAN MIGUEL AND CORREA MARIA
ACCOUNT NUMBER: 00042786221
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 J. Jemery Deputy





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taxoffice@tarrantcountytx.gov
In God We Trust

WENDY BURGESS
PCC, CTOP, PCAC, CSTA
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042786213
AD NUMBER: 2120C 34 18
CERTIFICATE NO : 127689103

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

SEVILLA JUAN MIGUEL AND CORREA
MARIA

4708 BARWICK DR
FORT WORTH TX 76132

DATE : 10/1/2024
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

BELLA FLORA BLOCK 34 LOT 18

0012521 BELLA QUINN DR
1.0529 ACRES

PROPERTY OWNER

SEVILLA JUAN MIGUEL AND CORREA
MARIA

4708 BARWICK DR
FORT WORTH TX 76132

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 : SEVILLA JUAN MIGUEL AND CORREA MARIA
ACCOUNT NUMBER: 00042786213
TOTAL CERTIFIED TAX: \$0.00

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

Patricia Jimenez Deputy

