



COMMISSIONERS COURT
COMMUNICATION

COURT ORDER NUMBER <#CourtOrderNumber#>

PAGE 1 OF 11

DATE: 1/28/2025

SUBJECT: **CONSIDERATION OF FINAL PLAT AND CONSTRUCTION BOND – WYLDEWOOD – 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 Lots 1-8, Wyldewood, an addition to Tarrant County, Texas, being 9.991 acres of land situated in the J.T. Gilliland Survey, Abstract No. 610, Tarrant County, Texas. It is also requested that the Commissioners Court consider acceptance of the Construction Bond for the construction phase of the Wyldewood Subdivision.

BACKGROUND

The subdivision was released from the City of Fort Worth extraterritorial jurisdiction (ETJ). The ETJ Release is attached and was approved by the City of Fort Worth on July 15, 2024, Tracking No. BAX-24-054.

There is no FEMA-designated floodplain associated with this plat.

By this plat, right-of-way for Wyldewood Circle is dedicated to the public.

A location map of this subdivision in Precinct 1 is attached.

The Takings Impact Assessment (TIA) Waiver for this plat is attached.

The Construction Bond for the roadway paving and drainage improvements associated with this plat is attached.

The Final Plat and Construction Bond have been reviewed by Tarrant County Transportation Services and have successfully met the standards contained in the Tarrant County Development Regulations and Engineering Standards Manuals.

FISCAL IMPACT

There is no fiscal impact to the General Fund associated with this item.

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

State of Texas
County of Tarrant

Whereas BT Builders, LLC, being the sole owner of that certain 9.991 acre tract, situated in the J.T. GILLILAND SURVEY, ABSTRACT No. 610, Tarrant County, Texas, and being comprised of all of that certain tract described in instrument to BT Builders, LLC, recorded in Clerk's File No. D22416031 of the Official Public Records of Tarrant County, Texas, (O.P.R.T.C.T.), said 9.991 acre tract being more particularly described by metes and bounds as follows:

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

BEGINNING at a MagNail in asphalt set in the centerline of Ben Day Murrin N. Road, (60 feet wide, Vol. 7077, Pg. 429, O.P.R.T.C.T.), for the northeast corner of that certain called 10.48 acre tract described in instrument to Sharon Eckels, recorded under Document Number D208464613, O.P.R.T.C.T., being the southeast corner of said 9.991 acre tract and the herein described tract, from which a MagNail in asphalt found for the southeast corner of the remainder of said 10.48 acre tract bears S 00°38'28" E, 352.91 feet;

THENCE S 89°42'42" W, with the south line of said 9.991 acre tract, the north line of said 10.48 acre tract, at 30.00 feet pass a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the west right-of-way of said Ben Day Murrin N. Road, in all a total distance of 648.78 feet, to a 5/8" iron rod found in the east line of that certain called 10.02 acre tract described in instrument to Billy Ray Brammer, recorded in Volume 7053, Page 2167, O.P.R.T.C.T., for the northwest corner of said 10.48 acre tract, being the southwest corner of said 9.991 acre tract and the herein described tract;

THENCE N 00°38'46" W, with the west line of said 9.991 acre tract, at 623.66 feet pass a 1/2" iron rod found for the northeast corner of that certain called 9.99 acre tract described in instrument to Janie & Simon Rico, recorded in Volume 13136, Page 13, being the southeast corner of Hencken Ranch Road, (30' Public Access Easement, Vol. 12037, Pg. 1656 & Vol. 10927, Pg 1738, O.P.R.T.C.T.), at 653.66 feet pass a 1/2" iron rod found for the northeast corner of said Hencken Ranch Road, being the southeast corner of Lot 13, Block 3, Hencken Ranch Estates, plat of said subdivision recorded under Document Number D215241136, of the Plat Records of Tarrant County, Texas, in all a total distance of 670.82 feet, to a 5/8" iron rod found in the east line of said Lot 13, for the southwest corner of that certain called 2.00 acre tract described in instrument to Timothy & Erica Howell, recorded under Document Number D207093284, O.P.R.T.C.T., being the northwest corner of said 9.991 acre tract and the herein described tract;

THENCE N 89°42'42" E, with the north line of said 4.017 acre tract, the south line of said 2.00 acre tract, at 618.84 feet pass a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the west right-of-way of said Ben Day Murrin N. Road, in all a total distance of 648.84 feet to a punch hole in asphalt found for the southeast corner of said 2.00 acre tract, being the northeast corner of said 9.991 acre tract and the herein described tract;

THENCE S 00°38'28" E, 670.82 feet, with the centerline of said Ben Day Murrin N. Road, to the POINT OF BEGINNING, and containing 9.991 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That 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 as "set" were properly placed under my personal supervision, in accordance with Tarrant County Development and Land Use Regulations.

Zachariah R. Savory
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S. Walnut St. Weatherford, TX 76086
weatherfordtxsurveying.com • 817-594-0400
Project ID: AN06069-P
Field Date: March 22, 2024
Revised Date: January 8, 2024



Now, Therefore, Know All Men By These Presents:

that BT Builders, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-8, Wyldewood, an addition in Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon. 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.

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

Witness, my hand, this the 13th day of January, 2025.

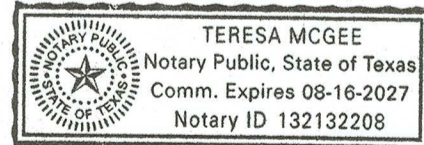
By: *David Blacklock*
BT Builders, LLC
David Blacklock (Managing Member)

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 *David Blacklock*, 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 13th day of January, 2025.

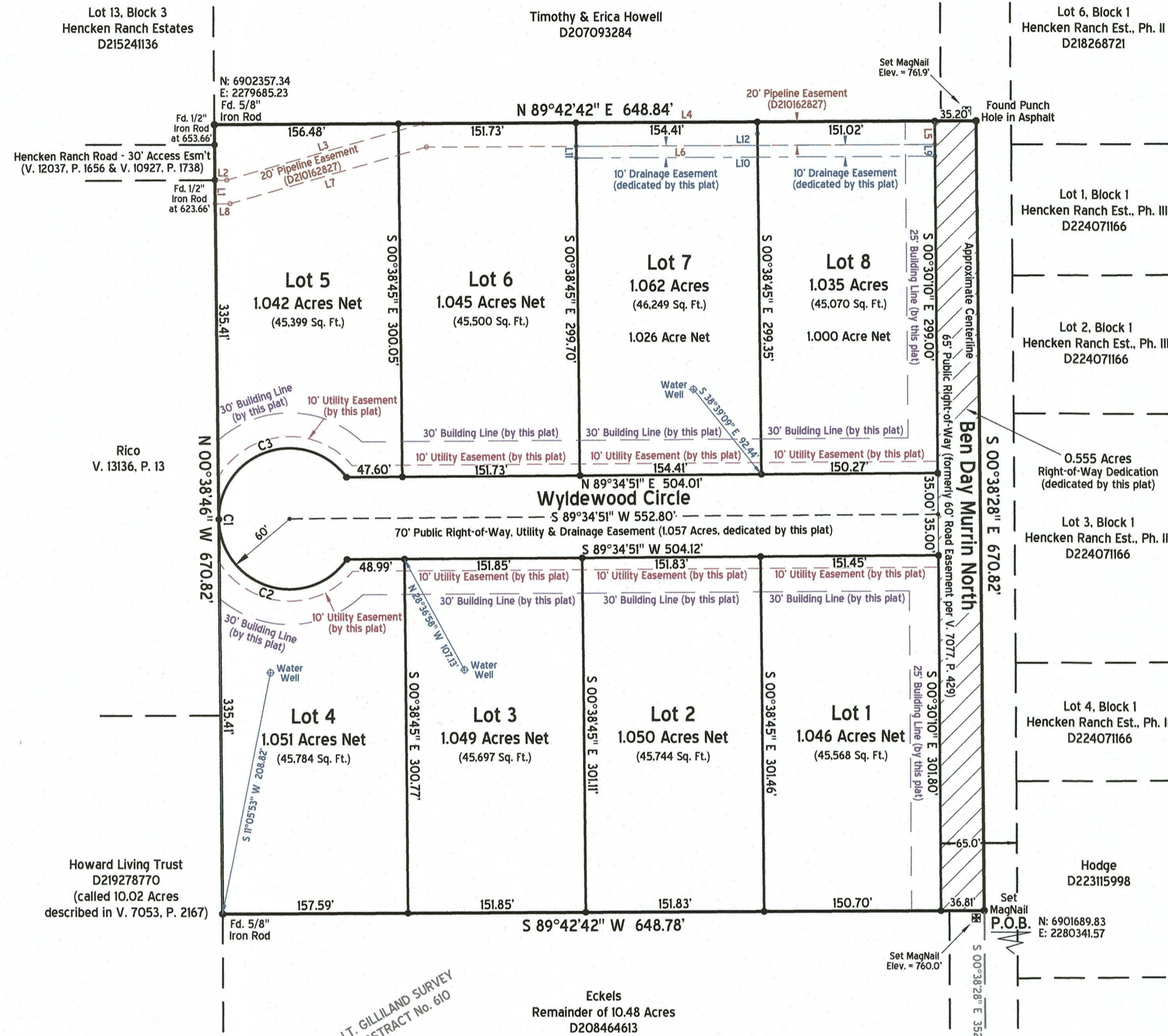
Teresa Mcgee
Notary Public in and for the State of Texas



CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	60.00'	302.25'	N 00°25'09" W	70.00'
C2	60.00'	151.13'	S 72°34'36" E	114.23'
C3	60.00'	151.13'	S 71°44'17" W	114.23'

LINE	BEARING	DISTANCE
L1	N 00°38'46" W	20.00'
L2	N 89°59'57" E	10.06'
L3	N 73°56'28" E	173.69'
L4	N 89°42'44" E	436.14'
L5	S 00°30'10" E	20.00'
L6	S 89°42'42" W	433.44'
L7	S 73°56'28" W	173.74'
L8	S 89°59'57" W	12.66'

LINE	BEARING	DISTANCE
L9	S 00°30'10" E	10.00'
L10	S 89°42'42" W	305.36'
L11	N 00°38'45" W	10.00'
L12	N 89°42'42" E	305.38'



Land Use Table	
Total Gross Acreage:	9.991 Acres
Number of Residential Lots:	8
Number of Non-Residential Lots:	N/A
Non-Residential Acreage:	N/A
Residential Acreage:	8.379 Acres
Private Park Acreage:	N/A
Public Park Acreage:	N/A
Street and Alley Acreage:	1.612 Acres

TCP-24-004

COMMISSIONERS' COURT
TARRANT COUNTY, TEXAS

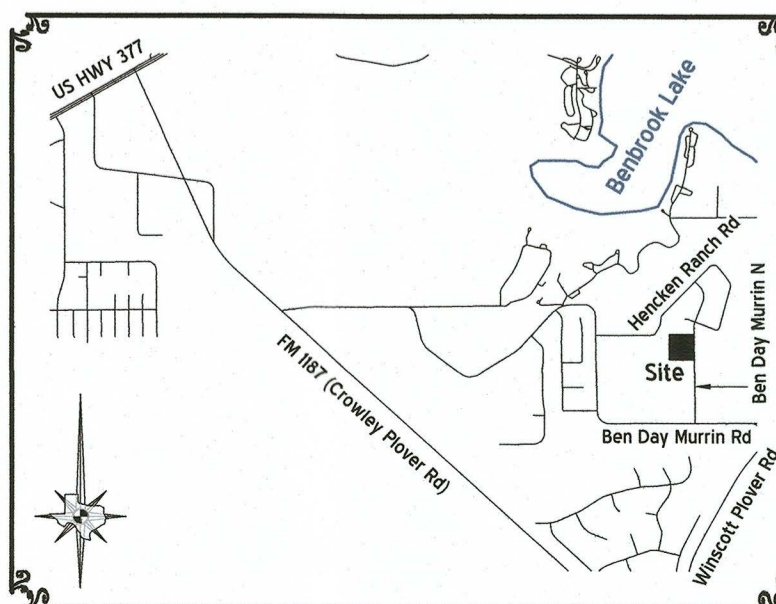
PLAT APPROVAL DATE:

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.

Vicinity Map (1" = 5,000')



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 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 for 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 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.
- 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.
- Water services to be provided by private water wells. Sanitary sewer services to be provided by private on-site septic facilities.
- Per Tracking No. BAX-24-054, this property was released by petition from the Extraterritorial Jurisdiction of the City of Fort Worth.
- Tarrant County does not enforce building setbacks exceeding the minimum requirement of 25 feet.

Surveyor's Notes:

- No abstract of title or title commitment was provided to this surveyor. Record research performed 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.
- Currently this tract appears to be located within the following area:
Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.
according to the F.I.R.M. Community Panel 48439C0405K, 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, 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.
- Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.
- At time of plat, this property does not lie within any Extraterritorial Jurisdiction or Limits of any city or town.
- All corners are C.I.R.S. (1/2" Capped Iron Rod Set with orange plastic caps stamped "Texas Surveying"), unless otherwise noted.
- P.O.B. = Point of Beginning
- O.P.R.T.C.T. = Official Public Records, Tarrant County, Texas
- P.R.T.C.T. = Plat Records, Tarrant County, Texas

Final Plat
Lots 1-8
Wyldewood

an addition in Tarrant County, Texas

Being a 9.991 acre tract of land situated in the
J.T. Gilliland Survey, Abstract No. 610,
Tarrant County, Texas

January 2025

TEXAS
SURVEYING &
ENGINEERING

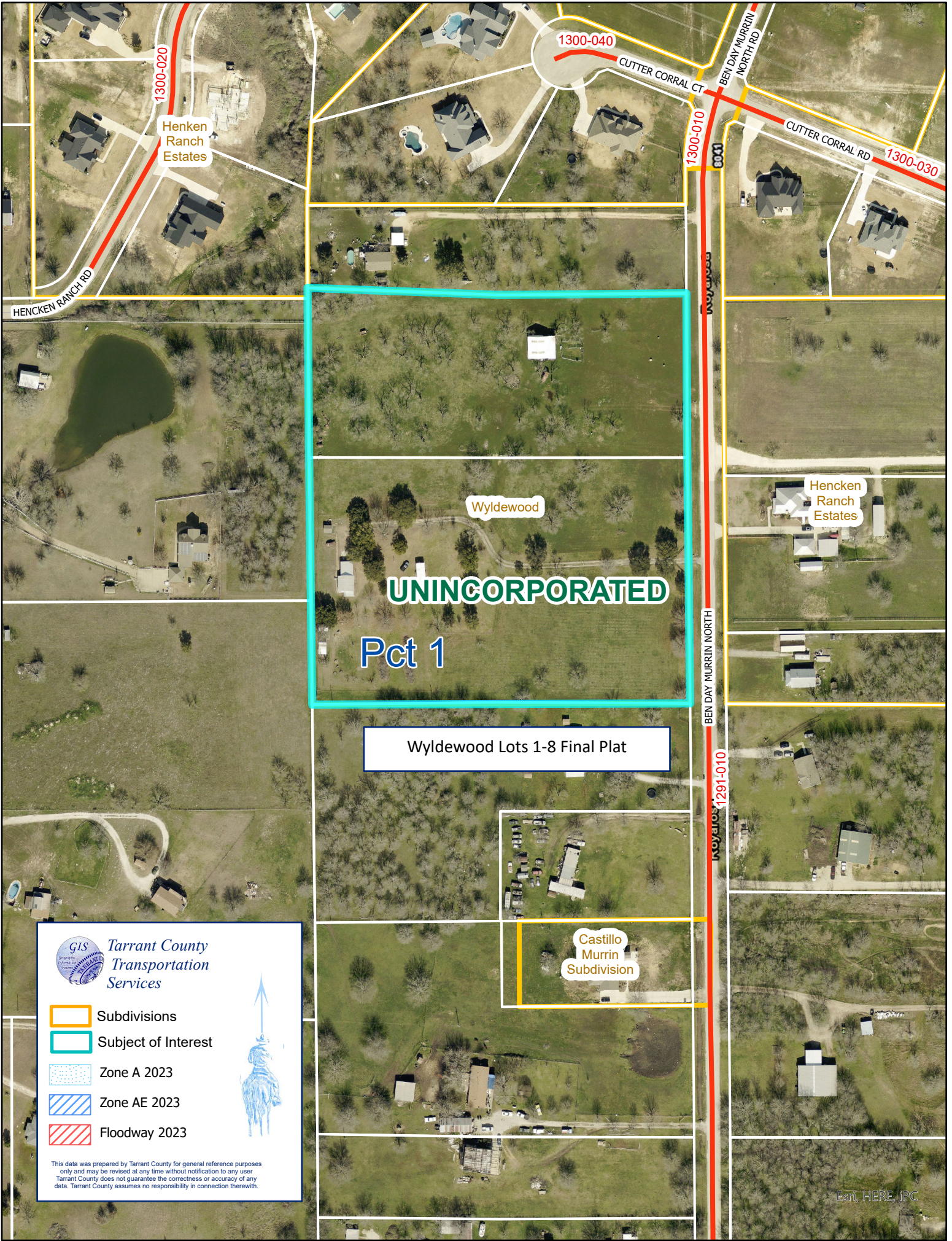
WEATHERFORD - MINERAL WELLS - ALEDO, INC.
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S. Walnut St
Weatherford, TX 76086
817-594-0400
weatherfordtxsurveying.com

Owner:
BT Builders, LLC
8038 Hencken Ranch Rd
Fort Worth, TX 76126

1" = 100'

RESERVED FOR
TARRANT COUNTY
CLERK STICKER



Hencken Ranch Estates

1300-040

1300-010

1300-030

Wyldewood


UNINCORPORATED






Pct 1



Hencken Ranch Estates

Wyldewood Lots 1-8 Final Plat

Castillo Murrin Subdivision


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.



Tarrant County | Plat Application Form and Checklist

100 E Weatherford Street, Suite 401 | Fort Worth, TX 76196 | 817-884-1250 | www.tarrantcountytx.gov

Takings Impact Assessment (TIA) Waiver (See Section 2.03.B.7. of the Development Regulations Manual for applicability)

I (we) have been informed that I (we) have certain rights under a law that went into effect September 1, 1997, for county governments in Texas called The Private Real Property Rights Preservation Act, which is codified in Chapter 2007 of the Government Code of Texas.

I (we) understand county governments are now required to expressly consider or assess whether their governmental actions may result in "takings" of private property. I (we) further understand that the act 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 my 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 my private real property by 25 percent or more, I(we) understand that the County is required to do a study called a "Takings Impact Assessment" (TIA). If such TIA is done, 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) understand that any action is void if such an assessment is not prepared and that, as the owner of the land affected by a county action for which a TIA should be prepared, I(we) have the right for 180 days after I(we) know or should have known about the "taking" to bring a suit against the County. If I(we) chose 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.

In consideration of expediting and shortening the approval process for the platting of the above-described property so that my property may be placed on the market for sale as soon as possible, and understanding that I(we) have the aforementioned rights and possibly others, I(we) hereby freely and voluntarily waive these rights and any and all other rights that I(we) may have under the Private Real Property Right Preservation Act, and I(we) may have under the Private Real Property Right Preservation Act, and I(we) specifically request the Tarrant County Commissioners Court to proceed to consider and approve the final plat on the above-described property.

[Signature]
Owner's Signature

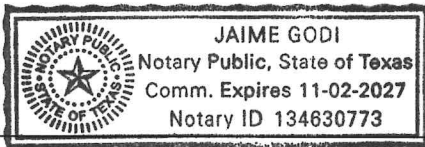
10/17/24
Date

David Blacklock
Owner's Printed Name

Pinnacle Bank
Holder of Equitable Interest

State of Texas
County of Parker

BEFORE ME, the undersigned authority appeared David Blacklock, who swore on their oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.



Personalized Seal

[Signature]
Notary Public's Signature

11-2-27
Notary's Expiration Date

CONSTRUCTION BOND

STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

THAT we, BT Builders LLC of Fort Worth, Texas, as Principal, and Insurers Indemnity Company as Surety, whose address is P.O. Box 32577, Waco, TX 76703-4200, are held and firmly bound unto the County of Tarrant, State of Texas, as Obligee, through its County Judge, or his successor in office, in the sum of two hundred fifty eight thousand three hundred sixty three and 00/100 Dollars (\$258,363.00), for the payment of which well and truly be made, we bind ourselves, and each of us, our heirs executors, administrators, successors and assigns, jointly and severally, by these presents.

WHEREAS, the said Principal desires to sub-divide and plat a certain tract of land located outside the limits of an incorporated city or town in Tarrant County, Texas, said subdivision to be known as Wyldewood Circle Subdivision, more fully described as 8134 Ben Day Murrin N, Fort Worth, TX 76126 (provide legal description - e.g. survey and abstract or lot and block); and

WHEREAS, the said Principal is required by Section 3.02 of the *Tarrant County Development Regulations Manual* to file a bond with the Tarrant County Commissioners Court in the amount of 100% of the estimated construction cost of constructing the roads and streets in and drainage requirements for any subdivision sought to be platted by the Principal.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH that the Principal, who owns the tract of land to be subdivided under the name of Wyldewood Circle Subdivision, must construct the roads and streets in and the drainage requirements for such subdivision in accordance with the specifications contained in the *Tarrant County Development Regulations Manual and the Tarrant County Engineering Standards Manual*. This bond shall remain in full force and in effect until all the roads and streets in and the drainage requirements for such subdivision have been constructed and completed by the Principal and approved by the Tarrant County Transportation Services Department, and until this Construction Bond has been released by a Court Order from the Tarrant County Commissioners Court.

No right of action shall accrue on this bond to or for the future use of any person or corporation other than the Commissioners Court herein named or successors of Commissioners Court.

IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals this 7th day of January, 20 25.

PRINCIPAL

[Signature]
By: BT Builders LLC
Address: 8038 Hencken Ranch, Fort Worth, TX 76126

SURETY

[Signature]
By: Insurers Indemnity Company
Address: P.O. Box 32577, Waco, TX 76703-4200

**POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY
Waco, Texas**

KNOW ALL PERSONS BY THESE PRESENTS:

Number: CNB-44409-00

That INSURORS INDEMNITY COMPANY, Waco, Texas, organized and existing under the laws of the State of Texas, and authorized and licensed to do business in the State of Texas and the United States of America, does hereby make, constitute and appoint

K. Hunter Harris of the City of Granbury, State of TX

as Attorney in Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, all of the following classes of document, to-wit:

Indemnity, Surety and Undertakings that may be desired by contract, or may be given in any action or proceeding in any court of law or equity; Indemnity in all cases where indemnity may be lawfully given and with full power and authority to execute consents and waivers to modify or change or extend any bond or document executed for this Company.

INSURORS INDEMNITY COMPANY

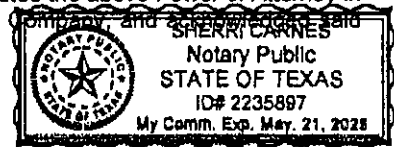
Attest: Tammy Tieperman
Tammy Tieperman, Secretary

By: Dave E. Talbert
Dave E. Talbert, President

State of Texas
County of McLennan

On the 11th day of November, 2014, before me a Notary Public in the State of Texas, personally appeared Dave E. Talbert and Tammy Tieperman, who being by me duly sworn, acknowledged that they executed the above Power of Attorney in their capacities as President, and Corporate Secretary, respectively, of Insurors Indemnity Company, and said Power of Attorney to be the voluntary act and deed of the Company.

Sherril Carnes
Notary Public, State of Texas



Insurors Indemnity Company certifies that this Power of Attorney is granted under and by authority of the following resolutions of the Company adopted by the Board of Directors on November 11, 2014:

RESOLVED, that all bonds, undertakings, contracts or other obligations may be executed in the name of the Company by persons appointed as Attorney in Fact pursuant to a Power of Attorney issued in accordance with these Resolutions. Said Power of Attorney shall be executed in the name and on behalf of the Company either by the Chairman and CEO or the President, under their respective designation. The signature of such officer and the seal of the Company may be affixed by facsimile to any Power of Attorney, and, unless subsequently revoked and subject to any limitation set forth therein, any such Power of Attorney or certificate bearing such facsimile signature and seal shall be valid and binding upon the Company and any such power so executed and certified by facsimile signature and seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is validly attached.

RESOLVED, that Attorneys in Fact shall have the power and authority, subject to the terms and limitations of the Power of Attorney issued to them, to execute and deliver on behalf of the Company and to attach the seal of the Company to any and all bonds and undertakings, and any such instrument executed by such Attorneys in Fact shall be binding upon the Company as if signed by an Executive Officer and sealed and attested to by the Secretary or Assistant Secretary of the Company.

I, Tammy Tieperman, Secretary of Insurors Indemnity Company, do hereby certify that the foregoing is a true excerpt from the Resolutions of the said Company as adopted by its Board of Directors on November 11, 2014, and that this Resolution is in full force and effect. I certify that the foregoing Power of Attorney is in full force and effect and has not been revoked.

In Witness Whereof, I have set my hand and the seal of INSURORS INDEMNITY COMPANY on this 7th day of January, 2025.

Tammy Tieperman
Tammy Tieperman, Secretary

NOTE: IF YOU HAVE ANY QUESTION REGARDING THE VALIDITY OR WORDING OF THIS POWER OF ATTORNEY, PLEASE CALL 800 933 7444 OR WRITE TO US AT P. O. BOX 32577, WACO, TEXAS 76703 OR EMAIL US AT BONDDEPT@INSURORSINDEMNITY.COM.

IMPORTANT NOTICE - AVISO IMPORTANTE

To obtain information or make a complaint:

You may call Insurors Indemnity Company's toll-free telephone number for information or to make a complaint at:

1-877-816-2800

You may also write to Insurors Indemnity Company at:

P.O. Box 32577
Waco, TX 76703-4200

Or
225 South Fifth Street
Waco, TX 76701

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at

1-800-252-3439

You may write the Texas Department of Insurance at:

Consumer Protection (111-1A)
P.O. Box 149091
Austin, TX 78714-9091
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de Insurors Indemnity Company's para informacion o para someter una queja al

1-877-816-2800

Usted tambien puede escribir a Insurors Indemnity Company:

P.O. Box 32577
Waco, TX 76703-4200

O
225 South Fifth Street
Waco, TX 76701

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

Consumer Protection (111-1A)
P.O. Box 149091
Austin, TX 78714-9091
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concemiente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



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 : 00005301041
AD NUMBER: A 610 1M
CERTIFICATE NO : 141648167

DATE : 1/13/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

GILLILAND, J T SURVEY ABSTRA
CT 610 TRACT 1M 1980 DMH 14 X
60 LB# TRA0052659 DYNASTY

0008134 BEN DAY MURRIN NORTH
5.78 ACRES

REQUESTED BY

BT BUILDERS LLC

8038 HENCKEN RANCH RD
FORT WORTH TX 76126

PROPERTY OWNER

BT BUILDERS LLC

8038 HENCKEN RANCH RD
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, FORT WORTH ISD, and a TOTAL row showing \$0.00.

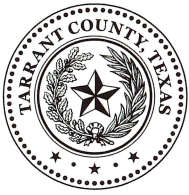
ISSUED TO : BT BUILDERS LLC
ACCOUNT NUMBER: 00005301041
TOTAL CERTIFIED TAX: \$0.00

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





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 : 00005247977
AD NUMBER: A 610 1M01
CERTIFICATE NO : 141648175

DATE : 1/13/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

GILLILAND, J T SURVEY ABSTRA
CT 610 TRACT 1M1

0000000 BEN DAY MURRIN NORTH
3.87 ACRES

REQUESTED BY

BT BUILDERS LLC

PROPERTY OWNER

BT BUILDERS LLC

8038 HENCKEN RANCH RD
FORT WORTH TX 76126

8038 HENCKEN RANCH RD
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, FORT WORTH ISD, and a TOTAL row with \$0.00.

ISSUED TO : BT BUILDERS LLC
ACCOUNT NUMBER: 00005247977
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.

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Patricia Jimenez Deputy

