



COMMISSIONERS COURT
COMMUNICATION

COURT ORDER NUMBER 145376
PAGE 1 OF 6
DATE: 6/3/2025

SUBJECT: CONSIDER REQUEST FOR VARIANCE FROM THE TARRANT COUNTY DEVELOPMENT REGULATIONS – NORTHAM ACRES – PRECINCT 4

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider granting a variance from the Tarrant County Development Regulations relating to the certification of groundwater availability requirement for the Northam Acres subdivision located in Precinct 4.

BACKGROUND

Per TLGC 232.0032, the Tarrant County Development Regulations require that final plats comprised of subdivided lots using on-site water wells submit a certification of groundwater availability prepared by a licensed Engineer or Geoscientist. The plat applicant has requested a variance from the requirement to obtain a certification of groundwater availability referenced in the Tarrant County Development Regulations.

The requested variance supports the proposed plat consisting of two (2) lots. Lot 1 is 1.0005 acres in size and will require a water well to supply water to the lot. Lot 2 is 1.8274 acres in size and uses an established water well to supply water to the lot.

The purpose for platting is to subdivide one unplatted residential lot into two platted residential lots.

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

Apart from this variance request, the proposed plat has been reviewed by Tarrant County Transportation Services and has successfully met all other standards contained in the Tarrant County Development Regulations.

A copy of the variance request from the applicant is attached.

A copy of the Request for Variance Approval, acknowledged by Commissioner Manny Ramirez, Precinct 4, is attached.

FISCAL IMPACT

There is no fiscal impact associated with this item.

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

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; embraintg 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 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 16th day of May, 2025.

By: John Northam
John Northam

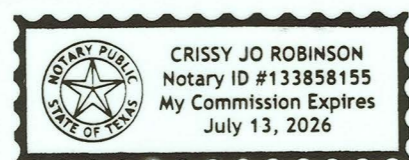
Stephanie Northam
Stephanie Northam

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 16th day of May, 2025.

Crissy Jo Robinson
Notary Public State of Texas

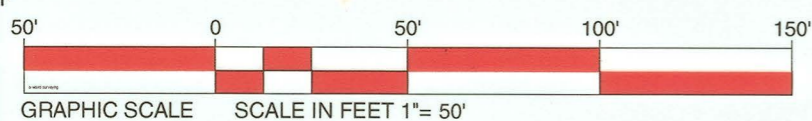
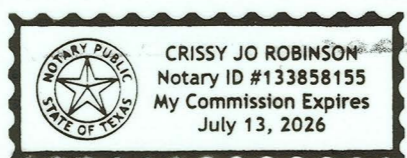


STATES OF TEXAS §
COUNTY OF TARRANT §

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 16th day of May, 2025.

Crissy Jo Robinson
Notary Public State of Texas



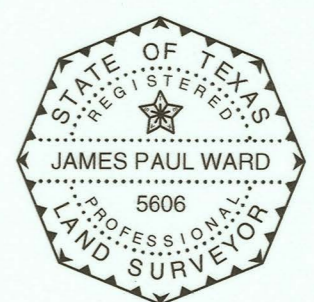
A-WARD PROJECT NO: 2024-1921 RIDER LANE FINAL PLAT

City of Azle
Approved on 6th 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



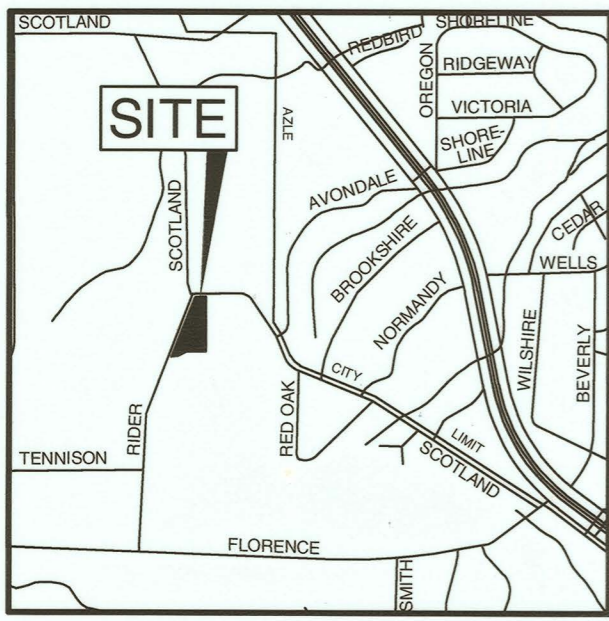
FINAL PLAT
Lots 1 and 2, Block 1
NORTHAM ACRES,
an addition to Tarrant County Texas and being 2.9321 acres of land out of the S.A.&M.G. RAILROAD COMPANY SURVEY, No. 4, Abstract No. 1482 situated about 13.8 miles North 57° West of the courthouse in Fort Worth, the county seat for Tarrant County, Texas.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





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.

S.A.&M.G.R.R. CO SURVEY,
Abstract No. 1482

LOT 2
1.8274 ACRES
79,599 SQ. FT.

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

CALLED 5.259 ACRES
 PAUL W. GOODMAN
 VOLUME 10968, PAGE 1839

CALLED 2.48 ACRES
 EUGENE L. REIMER
 DOCUMENT NO. D210042370

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

LOT SUMMARY
 ALL LOTS TO BE RESIDENTIAL

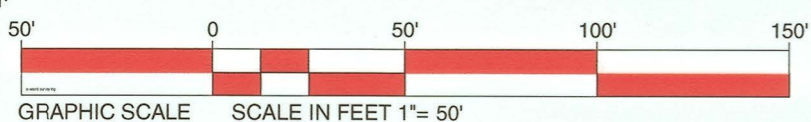
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1 (GROSS AND NET AREA)	1.0005	43,581
LOT 2 (GROSS AND NET AREA)	1.8274	79,599
RIGHT OF WAY DEDICATION	0.1060	4,616

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

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,
 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

May 6, 2025

Tarrant County Commissioners Court
100 East Weatherford
Room 502A
Fort Worth, TX 76196

RE: Northam Acres GAC Variance Request

Dear Commissioners:

My wife and myself own a piece of property located at 1521 Rider Lane, Azle TX. The property is within the ETJ of the City of Azle, and Tarrant County. We are wanting to replat our 2.9321 acres into two separate lots. One of the requirements is for a Groundwater Availability Certificate. Currently there is one water well located on the property. One additional well will be required to service the other Lot. We have included a letter from Hendrick Works, LLC. They have concluded that there is sufficient groundwater available to serve the additional Lot.

We therefore respectfully request a waiver be granted for a Groundwater Availability Certificate.

Please let me know if you have any questions, comments, or concerns regarding these waiver requests for Northam Acres.

Sincerely,

A handwritten signature in black ink, appearing to read "John Darin Northam". The signature is written in a cursive, flowing style.

John Darin Northam



1521 Rider Rd
Azle, TX 76020

In regards to the Final Plat of 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.

It is my professional opinion and past experience with this area, that if this property were divided into smaller tracts meeting the spacing requirements set forth by the Northern Trinity Groundwater Conservation District, that there would be sufficient groundwater available to supply normal residential use. Typical 4" cased PVC wells in the Paluxy aquifer in this area range in depth from 200' to 240' in total depth and produce in excess from 15-20 gallons per minute.

Seth Hendrick

TDLR Drillers license #59583



TARRANT COUNTY TRANSPORTATION SERVICES

200 Taylor Street, Ste. 305 | Fort Worth, TX 76196 | 817-884-1250 | www.tarrantcountytx.gov

REQUEST FOR VARIANCE APPROVAL

PROPERTY INFORMATION

Case #: FP2025-01

Property Address: 1521 Rider Road Precinct: 4

Subdivision Name: Northam Acres Total Acres (net): 2.93

Proposed Use of the Property: Residential Total # of Lots Established: 2

APPLICANT INFORMATION

Property Owner/Agent (Name and Company, if applicable): John & Stephanie Northam

Phone Number: 682-597-4573 Email: dsnortham@me.com

APPLICANT REQUESTS:

The attached letter from Applicant requests approval of variance from the *Tarrant County Development Regulations* requiring:

- Final Plats comprised of subdivided lots using on-site water wells, include a certification of groundwater availability prepared by a licensed Engineer or geoscientist. [TC-DRM § 2.02(C3)]
- All roadways must conform to specifications included within the Engineering Standards Manual. [TC-DRM § 4.05(A), TC-ESM § 3.04 & 3.05]

DEPARTMENT RECOMMENDATION:

The attached final plat has been reviewed by the Tarrant County Transportation Services Department (Department) and has successfully met the standards contained in the *Tarrant County Development Regulations Manual*, with the exception of the variance request(s) listed above. With approval of the variance request(s), the Tarrant County Transportation Services Department recommends the approval of the final plat.

Tarrant County Transportation Services

05/15/2025

Date

COMMISSIONER ACKNOWLEDGEMENT

I have reviewed the attached final plat and variance request as described above. I have no objection to the Commissioners Court's or the Department's approval of the final plat and variance request.

Tarrant County Commissioner, Precinct 4

Date

Following approval of the plat application and variance request, the plat shall be filed in accordance with Section 3.03 of the County's Development Regulations Manual.