



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER <#CourtOrderNumber#>

PAGE 1 OF 17

DATE: 6/17/2025

**SUBJECT: CONSIDERATION OF A REQUEST FOR VARIANCE FROM THE
TARRANT COUNTY REGULATION OF COMMUNICATION FACILITY
STRUCTURES**

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioner Court consider a request for variance from the Tarrant County Regulation of Communication Facility Structures relating to the required 300-foot setback from a residential subdivision established by Section 4.1 of the regulations.

BACKGROUND

Section 4.1 of the Tarrant County Regulation of Communication Facility Structures prohibits the construction of communication facility structures within 300 feet of a residential subdivision. To comply with this regulation, applicants must submit a plat or map showing the proposed location of the facility and any nearby residential subdivisions within the 300-foot radius or the height of the structure, whichever is greater.

In this case, the applicant submitted a map showing the proposed structure would be +/- 30 feet from a residential subdivision boundary, which requires consideration of a variance by the Commissioners Court.

The applicant's letter states that the proposed structure will be 125 feet tall and located 300 feet from the nearest actual residential structure within the residential subdivision. Additionally, the contractor has made contact with the closest neighbor and has acquired a signed notification letter.

Apart from this variance request, the applicant has submitted a complete application package, which has been reviewed by Transportation Services and determined to be in compliance with all other regulations.

A copy of the application package is attached for consideration.

FISCAL IMPACT

There is no fiscal impact associated with this item.

SUBMITTED BY	Transportation Services	PREPARED BY:	Sarah VanTassel
		APPROVED BY:	Scott Hall

Cell Phone Tower Permit

Supplemental Submission Information

Tarrant County
Department of Transportation
200 Taylor Street, Ste. 305
Fort Worth, TX 76196
(817)884-1153 office

Section 5 - - CONTENTS OF AN APPLICATION FOR PERMIT

5.1

- A. Hemphill Towers, LLC is proposing to construct a Communications Tower Site at 14405 Hwy 287 & 81 on property owned by Glenn Albritton. We have obtained a lease and intend to construct a 125' Monopole tower and 3,600 sq. ft. compound capable of supporting up to four (4) wireless communications installations. The construction of the facility is slated for August 2025 and should take approximately 90 days.
- B. FAA Determination of No Hazard Attached
- C. Google Earth Maps are attached depicting the 300' radius from tower and location of nearest Subdivision
 - a. Ring only affects one LL (Gino Gallego) who has signed a letter of acknowledgement
- D. Signed Survey with 300' Radius
 - a. Affected Property listed as Travis & Toni Pirotte but has since been sold to Gino Gallegos (Tarrant Appraisal District Form from 5-16-25 attached)
- E. Hemphill Tower's Construction Contact
 - a. Matt Kline
Engineering Manager
Hemphill Towers, LLC
1305 N Louisville Ave, Tulsa OK 74115
Office: 918-884-7756
Cell: 901-371-1399
Matt.kline@hemphill.com
- F. Application Attached
- G. Payment – Please let me know for payment options

Regards

Shaun Hemsted
Director of Site Development / Agent for Hemphill Towers, LLC
3311 109th Street
Urbandale, IA 50322
Cell. 515-707-0137

INSTALLATION/REPLACEMENT OF CELL TOWERS WITHIN TARRANT COUNTY JURISDICTION

Precinct #: 4 (Four) **Permit #:** _____

Date: 5/19/2025 **Fee Collected:** _____

Firm Name: Hemphill Towers, LLC

Contact Person: Shaun Hemsted - GSS, Inc. - Agent for Hemphill Towers

Address: 3311 109th Street, Urbandale, IA 50322

Phone: 515-707-0137 **Fax:** _____

Proposed Start Date: 8-15-2025

Proposed Location: 14405 Hwy 287 & 81

Description of Proposed Work: Installation of a 125' Monopole tower with a Fenced Lease area compound of about 3,600 Sq. Ft.

☒ **NEW COMMUNICATION FACILITY**

Height: 125' **Distance to Nearest Residential Subdivision:** 30'

☐ **EXTENSION OF EXISTING COMMUNICATION FACILITY**

Existing Height: _____ **Proposed Height:** _____
Distance to Nearest Residential Subdivision: _____

☐ **REPLACEMENT OF EXISTING COMMUNICATION FACILITY**

Existing Height: _____ **Proposed Height:** _____
Distance to Nearest Residential Subdivision: _____
Distance Between Existing and Proposed Towers: _____
Proposed Date to Remove Existing Facility: _____
(Must be within 14 days of erecting new facility.)

☐ **OTHER** _____

Submission must include a plat or map with the proposed location of the communication facility in relation to the residential subdivision sealed by a Registered Professional Land Surveyor. The plat or map must include a radius of 300 feet from the base of the center of the proposed structure extending to the boundary of the subdivision. The plat or map must include the maximum height of the structure. Please provide State Plane North American Datum (NAD 83 x,y coordinates) of the center of the structure.

The submission must also include all necessary FCC and/or FAA permits.

Contact Joseph Jackson at (817) 884-1153, 24 hours prior to working in County jurisdiction.

Transportation Services Department



Signature of Firm Name Representative

Shaun Hemsted - GSS, Inc
Printed Name of Firm Name Representative

STAFF USE:

- ☐ Location Map Attached
- ☐ 300' Radius Shown on Aerial
- ☐ Proposed Structure 300' or more from Existing Residential Subdivision
- ☐ Proposed Extension Less than 10'
- ☐ Distance between proposed & existing structure less than 50 feet

Does this permit require a Court Variance? Yes _____ No _____

Tarrant County
Transportation Services Department
200 Taylor Street, Ste. 305
Fort Worth, TX 76196
(817)884-1153 office
(817)884-1178 fax



REGULATION OF COMMUNICATION FACILITY STRUCTURES

Section 1 - - Definitions

For purposes of this regulation, passed pursuant to Subchapter E of Chapter 240 of the Texas Local Government Code, the following definitions apply throughout this regulation.

1.1 "Residential subdivision" means a subdivision:

- (A) for which a plat is recorded in the county real property records;
- (B) in which the majority of the lots are subject to deed restrictions limiting the lots to residential use; and
- (C) that includes at least five (5) lots that have existing residential structures.

1.2 "Communication facility structure" means:

- (A) antenna support structures for mobile and wireless telecommunication facilities, whip antennas, panel antennas, microwave dishes, or receive-only satellite dishes;
- (B) cell enhancers and related equipment for wireless transmission from a sender to one or more receivers for mobile telephones, mobile radio systems facilities, commercial radio service, or other services or receivers; and
- (C) a monopole tower, a steel lattice tower, or any other communication tower supporting mobile and wireless telecommunication facilities.

Section 2 - - APPLICABILITY

- 2.1** These regulations apply in the unincorporated area of Tarrant County, Texas.
- 2.2** The following are not considered a “construction of a communication facility structure” and these regulations do not apply to:
- (A) existing communication facilities or other structures used for the purpose of co-location, provided the height is not increased by more than ten (10) feet;
 - (B) a communication facility structure built to replace an existing communication facility structure if:
 - (1) the replacement communication facility structure is constructed within 50 feet of the existing communication facility structure;
 - (2) the replacement communication facility structure is no higher than and constructed for the same purpose as the existing communication facility structure; and
 - (3) the existing communication facility structure is removed not later than the 14th day after the date the replacement communication facility begins operations.

OR

- (C) a communications antenna, antenna facility, or antenna tower or support structure located in a residential area that is used by an amateur radio operator exclusively for amateur radio communications or public safety services.

Section 3 - - AUTHORITY OF COUNTY TO REGULATE

- 3.01** Tarrant County, Texas adopts these regulations in order to regulate the location of communication facility structures in the unincorporated areas by requiring permits or variance permits for the construction of a communication facility structure.

Section 4 - - LOCATION OF COMMUNICATION FACILITY STRUCTURE

- 4.1** Commissioners Court of Tarrant County, Texas prohibits the construction of a communication facility structure within 300 feet of a residential subdivision.

- 4.2 Commissioners Court of Tarrant County, Texas prohibits the construction of a communication facility structure within the distance of the length of the height of the communication facility structure from a residential subdivision if the communication facility structure is longer/higher than 300 feet.
- 4.3 The Director of Transportation Services may not grant a permit in violation of this Section.
- 4.4 All measurements must occur in a straight line from the location of the base of the communication facility structure tower to the boundary of the residential subdivision.

Section 5 - - CONTENTS OF AN APPLICATION FOR PERMIT

- 5.1 Prior to construction commencing, the person proposing to construct the communication facility structure must file with Director of Transportation Services, the following:
- (A) a statement informing the County that the construction is proposed and providing the date on or after which the construction is proposed to begin;
 - (B) copies of any necessary permits from the Federal Communications Commission or Federal Aviation Administration;
 - (C) a plat or map of the specific proposed location of the communication facility structure showing the location of any residential subdivision within a distance of 300 feet or the length of the height of the communication facility structure, whichever is greater;
 - (D) the contact name, correct phone number and address of the entity primarily responsible for the construction; and
 - (E) an application for a permit to construct a new communication facility structure, to expand an existing communication facility structure in the manner not governed by the exemption described in Section 2 of these Regulations, or a request seeking a variance from these regulations, must also include a check or money order in the amount of \$50.00 payable to Tarrant County, Texas.
- 5.2 With regard to the plat or map, a licensed surveyor shall prepare the plat or map and certify that no residential subdivisions are within the proscribed distance. In the event that a residential subdivision is within 300 feet of the communication facility structure or within the distance of the length of the height of the communication facility structure, the surveyor shall certify the precise distance between the residential subdivision and the communication facility structure.

Section 6 - - VARIANCES

- 6.1** The Director of Transportation Services may not grant a variance.
- 6.2** A person who desires to construct or increase the height of a communication facility structure in violation of these regulations may apply to the Commissioners Court of Tarrant County, Texas for a variance from the regulation by first filing the request for variance with the Director of Transportation Services.
- 6.3** The request for variance must be filed with the Commissioners Court Secretary within ten (10) days of the denial of the application for permit or request for variance by the Director of Transportation Services.
- 6.4** The Commissioners Court may allow a variance from a regulation if the Commissioners Court find that:
- (A) a literal application or enforcement of the regulation would result in practical difficulty or unnecessary hardship; and
 - (B) the granting of the relief would:
 - (1) result in substantial justice being done;
 - (2) not be contrary to the public interest; and
 - (3) be in accordance with the spirit of the regulation and this subchapter.
- 6.5** On the date of filing the request for variance, the applicant must post an outdoor sign on the location of the proposed communication facility structure visible from the residential subdivision and printed in the following form:
- (A) “An Application for communication facility structure is pending for this property”;
 - (B) the name and business address of the applicant;
 - (C) the sign must be at least 24 inches by 36 inches in size and the lettering must be at least two (2) inches in size; and
 - (D) the sign must be in English and Spanish.
- 6.6** In the event that the Commissioners Court makes the appropriate findings, it shall order the Director of Transportation Services to issue a variance permit for the location.

Section 7 - - OFFENSES

7.01 It is an offense under state law for the owner of a communication facility structure, for the operator of a communication facility structure, for the constructor of a communication facility structure, or for the landowner on which a communication facility structure is located to allow the construction of a communication facility structure governed by these regulations without a valid permit issued by the Director of Transportation Services. Such an offense is punishable as a Class C misdemeanor.

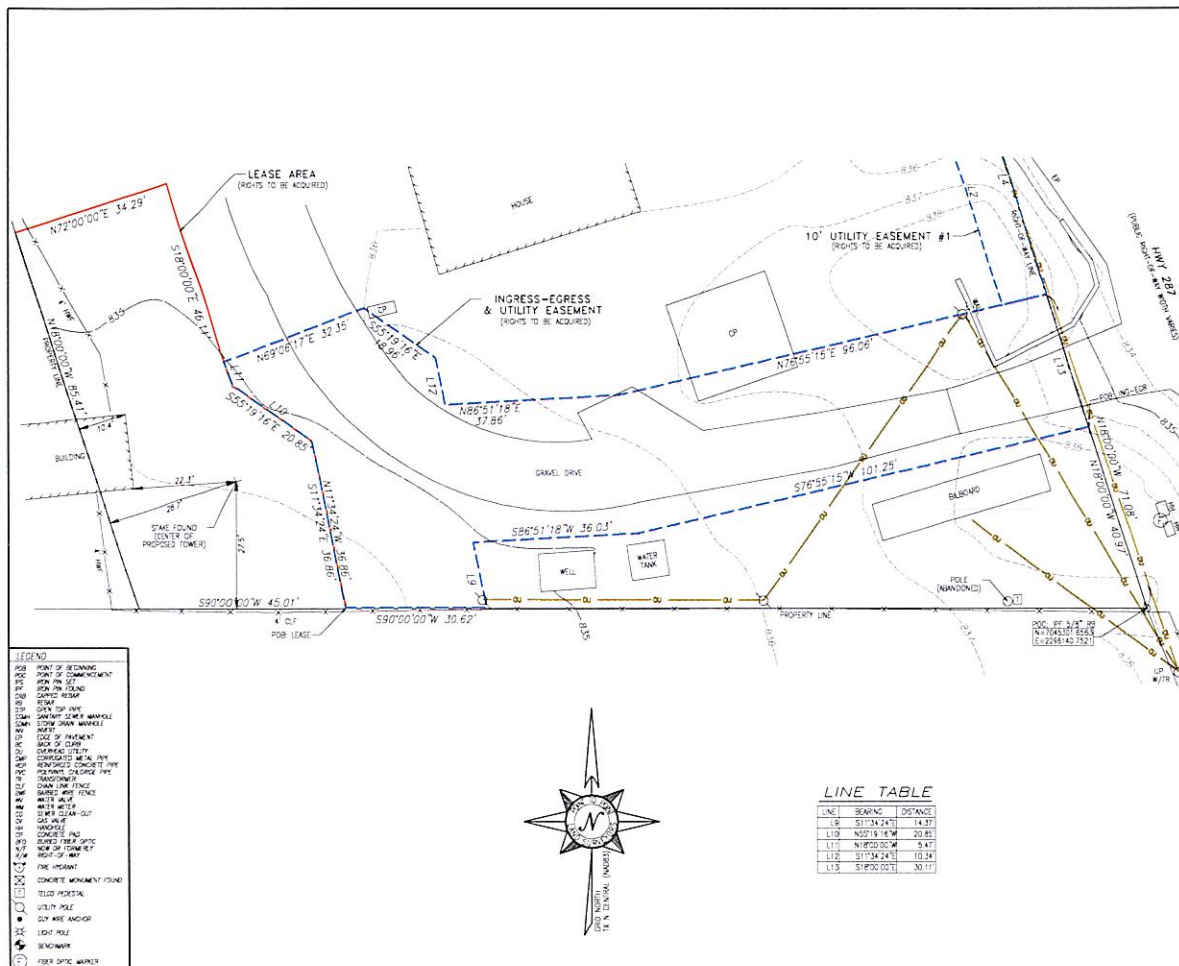
Section 8 - - INJUNCTION

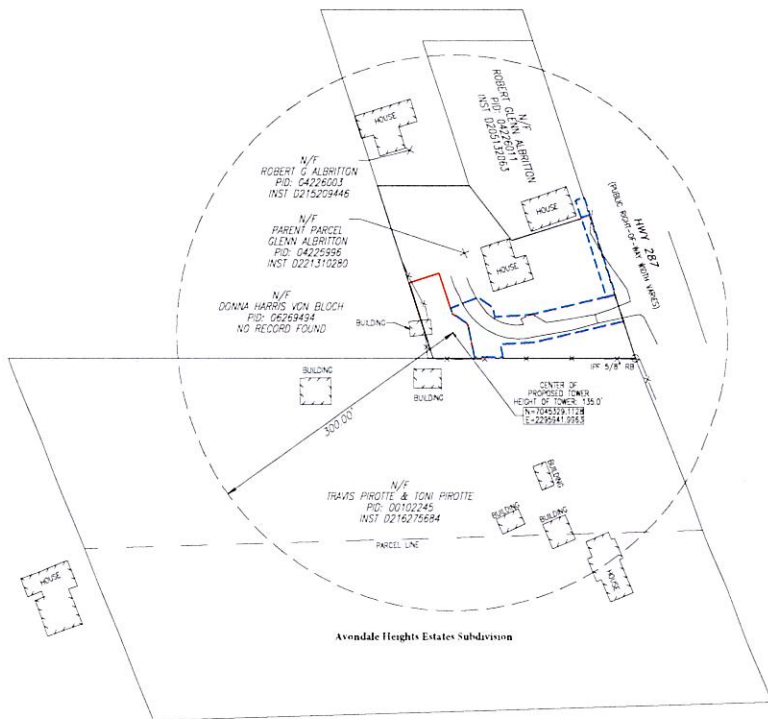
8.01 Commissioners Court may request the Tarrant County Criminal District Attorney to enjoin the violation or threatened violation of these regulations.

Section 9 - - EFFECTIVE DATE OF REGULATION

This Regulation of Communication Facility Structures takes effect on July 5, 2005.

Court Order_____, 07/05/2005





- [illegible]

SURVEYOR'S NOTE

BUILDINGS SHOWN OUTSIDE OF THE SURVEYED AREA SHOWN ON SHEET 2 ARE NOT FIELD LOCATED. APPROXIMATE LOCATION OBTAINED USING PHOTOGRAMMETRY.



I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT. I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

DATE: 05/12/2025
JUSTIN KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6588

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

• SPECIFIC PURPOSE SURVEY PREPARED BY:



100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



HEMPHILL 1305 N. LOUISVILLE AVENUE
TULSA, OK 74115

BUFFALO RIDGE
SITE NO. 1857
T & P RR CO # 23 SURVEY, ABSTRACT 1575
TARRANT COUNTY, TEXAS

TOWER SETBACK VIEW



NO.	DATE	REVISION	DRAWN BY: MK	SHEET:
1	3/4/25	TITLE	CHECKED BY: JK	3
2	3/11/25	LAYOUT SHEET	APPROVED: D. MILLER	
3	5/12/25	SETBACK SHEET	DATE: FEBRUARY 18, 2025	
			P2P JOB #: 250083X	OF 4

SURVEY NOT VALID WITHOUT ALL SHEETS

LEGAL DESCRIPTION SHEET

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE T & P RR CO. NO. 23 SURVEY, ABSTRACT 1575, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THE LANDS OF GLENN ALBERTSON, AS RECORDED IN INSTRUMENT 0221310280, TARRANT COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8-INCH REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LANDS AND THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 287, SAID REBAR HAVING A TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE VALUE N 7045301.6563 E 229640.7521.

THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 18°00'00" WEST, 43.97 FEET TO A POINT;
THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING, SOUTH 76°55'15" WEST, 101.25 FEET TO A POINT;

THENCE, SOUTH 88°51'18" WEST, 36.03 FEET TO A POINT;
THENCE, SOUTH 11°34'24" EAST, 14.37 FEET TO A POINT ON THE SOUTHERN PROPERTY LINE OF SAID LANDS.

THENCE RUNNING ALONG SAID PROPERTY LINE, SOUTH 90°00'00" WEST, 30.62 FEET TO A POINT ON THE LEASE AREA AND THE TRUE POINT OF BEGINNING.

THENCE, SOUTH 90°00'00" WEST, 43.01 FEET TO A POINT;
THENCE ALONG THE WESTERN PROPERTY LINE, NORTH 18°00'00" WEST, 85.41 FEET TO A POINT;

THENCE LEAVING SAID PROPERTY LINE, NORTH 72°00'00" EAST, 34.29 FEET TO A POINT;
THENCE, SOUTH 18°00'00" EAST, 48.11 FEET TO A POINT;

THENCE, SOUTH 59°19'15" EAST, 20.85 FEET TO A POINT;
THENCE, SOUTH 11°34'24" EAST, 20.85 FEET TO A POINT ON SAID SOUTHERN PROPERTY LINE AND THE POINT OF BEGINNING.

BEARINGS BASED ON TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE.

SAID TRACT CONTAINS 0.0815 ACRES (3,600 SQUARE FEET), MORE OR LESS.

INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH AN INGRESS-EGRESS AND UTILITY EASEMENT LYING AND BEING IN THE T & P RR CO. NO. 23 SURVEY, ABSTRACT 1575, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THE LANDS OF GLENN ALBERTSON, AS RECORDED IN INSTRUMENT 0221310280, TARRANT COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8-INCH REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LANDS AND THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 287, SAID REBAR HAVING A TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE VALUE N 7045301.6563 E 229640.7521.

THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 18°00'00" WEST, 43.97 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING, SOUTH 76°55'15" WEST, 101.25 FEET TO A POINT;

THENCE, SOUTH 88°51'18" WEST, 36.03 FEET TO A POINT;
THENCE, SOUTH 11°34'24" EAST, 14.37 FEET TO A POINT ON THE SOUTHERN PROPERTY LINE OF SAID LANDS.

THENCE, SOUTH 90°00'00" WEST, 30.62 FEET TO A POINT ON THE LEASE AREA.

THENCE LEAVING SAID PROPERTY LINE AND RUNNING ALONG SAID LEASE AREA, NORTH 11°34'24" WEST, 36.86 FEET TO A POINT;

THENCE, NORTH 59°19'15" WEST, 20.85 FEET TO A POINT;
THENCE, NORTH 18°00'00" WEST, 5.47 FEET TO A POINT;

THENCE LEAVING SAID LEASE AREA AND RUNNING, NORTH 69°26'17" EAST, 32.35 FEET TO A POINT;

THENCE, SOUTH 59°19'15" EAST, 18.96 FEET TO A POINT;
THENCE, SOUTH 11°34'24" EAST, 10.34 FEET TO A POINT;

THENCE, NORTH 88°51'18" EAST, 37.86 FEET TO A POINT;
THENCE, NORTH 18°00'00" EAST, 30.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 287.

THENCE RUNNING ALONG SAID RIGHT-OF-WAY, SOUTH 18°00'00" EAST, 30.11 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE.

SAID TRACT CONTAINS 0.1408 ACRES (6,132 SQUARE FEET), MORE OR LESS.

10' UTILITY EASEMENT #1

TOGETHER WITH A 10-FOOT UTILITY EASEMENT LYING AND BEING IN THE T & P RR CO. NO. 23 SURVEY, ABSTRACT 1575, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THE LANDS OF GLENN ALBERTSON, AS RECORDED IN INSTRUMENT 0221310280, TARRANT COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8-INCH REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LANDS AND THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 287, SAID REBAR HAVING A TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE VALUE N 7045301.6563 E 229640.7521.

THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 18°00'00" WEST, 71.08 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 76°55'15" WEST, 10.04 FEET TO A POINT;

THENCE, NORTH 18°00'00" WEST, 89.88 FEET TO A POINT ON THE COMMON PROPERTY LINE OF SAID LANDS AND THE LANDS OF ROBERT GLENN ALBERTSON, AS RECORDED IN INSTRUMENT 0220132063, TARRANT COUNTY RECORDS.

THENCE RUNNING ALONG SAID PROPERTY LINE TO THE COMMON CORNER OF SAID LANDS, NORTH 72°44'38" EAST, 10.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 287.

THENCE RUNNING ALONG SAID RIGHT-OF-WAY, SOUTH 18°00'00" EAST, 90.81 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE.

SAID TRACT CONTAINS 0.0007 ACRES (302 SQUARE FEET), MORE OR LESS.

10' UTILITY EASEMENT #2

TOGETHER WITH A 10-FOOT UTILITY EASEMENT LYING AND BEING IN THE T & P RR CO. NO. 23 SURVEY, ABSTRACT 1575, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THE LANDS OF ROBERT GLENN ALBERTSON, AS RECORDED IN INSTRUMENT 0220132063, TARRANT COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8-INCH REBAR FOUND AT THE SOUTHEAST CORNER OF THE LANDS OF GLENN ALBERTSON, AS RECORDED IN INSTRUMENT 0221310280, TARRANT COUNTY RECORDS, AND THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 287, SAID REBAR HAVING A TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE VALUE N 7045301.6563 E 229640.7521.

THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 18°00'00" WEST, 71.08 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 76°55'15" WEST, 10.04 FEET TO A POINT;

THENCE, NORTH 18°00'00" WEST, 89.88 FEET TO A POINT ON THE COMMON PROPERTY LINE OF SAID LANDS AND THE LANDS OF GLENN ALBERTSON, AS RECORDED IN INSTRUMENT 0221310280 AND THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID LINE AND RUNNING, NORTH 18°00'00" WEST, 19.78 FEET TO A POINT;

THENCE, NORTH 72°00'00" EAST, 10.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 287.

THENCE WITH SAID RIGHT-OF-WAY LINE, SOUTH 18°00'00" WEST, 19.89 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID LANDS.

THENCE WITH THE SOUTH LINE, SOUTH 72°45'00" WEST, 10.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE.

SAID TRACT CONTAINS 0.0046 ACRES (198 SQUARE FEET), MORE OR LESS.

PARENT PARCEL

PER G.F. NO. 01-25004367

BEING 0.930 ACRES, MORE OR LESS, OUT OF THE T & P RR CO. #23 SURVEY ABSTRACT 1575, A 1/4-TRACT 4, SITUATED IN TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE NORTHEAST INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD AT VOLUME 3601, PAGE 342 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AD OF TITLE WORK PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ESTABLISHED DATE OF FEBRUARY 1, 2020, 8:00 A.M., BEING G.F. NO. 01-25004367, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

EXCEPTIONS 1-10E & 10H ARE STANDARD AND NOT THE THREE TO BE PLOTTED.

IF TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN OIL, GAS AND MINERAL LEASE (PAID-UP LEASE) BETWEEN MARY ALICE GOAD TO JOVEN ENERGY OPERATING COMPANY, L.P., DATED AUGUST 21, 2002, FILED SEPTEMBER 25, 2002, RECORDED IN INSTRUMENT 0220270224 OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS, TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AGREEMENT INSTRUMENT. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS, THERE MAY BE LEASES, COUNTERS, EXCEPTIONS, OR RESERVATIONS OF INTEREST THAT ARE NOT LISTED.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

2. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN A UNILATERAL MEMORANDUM AND NOTICE OF LEASE AGREEMENT BETWEEN ROBERT GLENN ALBERTSON (LESSOR), TO THE LAMAR COMPANIES (LESSEES), DATED MARCH 24, 2002, FILED APRIL 18, 2002, RECORDED IN INSTRUMENT 0220132063 OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]



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DATE: 05/12/2025
JUSTIN KYLE LAWRENCE, TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

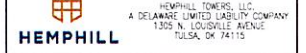
THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECONSTRUCTION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



100 Covermans Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.585.4440 (f) 678.585.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



BUFFALO RIDGE
SITE NO. 1857
T & P RR CO. # 23 SURVEY, ABSTRACT 1575
TARRANT COUNTY, TEXAS

LEGAL DESCRIPTION & TITLE REVIEW SHEET

NO. DATE REVISION DRAWN BY: WK
1 5/12/25 TITLE CHECKED BY: JK
2 5/12/25 LAYOUT SHEET APPROVED BY: D. MILLER
3 5/12/25 SETBACK SHEET DATE: FEBRUARY 18, 2025
4 5/12/25 25004367 OF 4

SURVEY NOT VALID WITHOUT ALL SHEETS

1857 Buffalo Ridge

300' Radius - Red Ring

Legend

 Hemphill Towers LLC - 125' Monopole

Hemphill Towers LLC - 125' Monopole

Property Owner: Gino Gallegos

Google Earth

Image Landsat / Copernicus

300 ft





LOCATION

Address: [14375 HWY 287 & 81](#)

City: TARRANT COUNTY

Georeference: 1320--28

Subdivision: AVONDALE HEIGHTS ESTATES ADDN

Neighborhood Code: 2N300T

Latitude: 32.990941263

Longitude: -97.432223219

TAD Map: 2018-480

MAPSCO: TAR-004F



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: AVONDALE HEIGHTS
ESTATES ADDN Lot 28 LOTS 28 & 29

Jurisdictions:

TARRANT COUNTY (220)

EMERGENCY SVCS DIST #1 (222)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

NORTHWEST ISD (911)

State Code: A

Year Built: 1970

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00102245

Site Name: AVONDALE HEIGHTS ESTATES ADDN-28-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,562

Percent Complete: 100%

Land Sqft ^{*}: 270,420

Land Acres ^{*}: 6.2080

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

DINKLANG GALLEGOS GINO ANTONIO

Primary Owner Address:

1020 REVERE CIR
PLANO, TX 75075

Deed Date: 3/21/2025

Deed Volume:

Deed Page:

Instrument: [D225049607](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PIROTTE TONI LYNN;PIROTTE TRAVIS CLINT	11/23/2016	M202006163		
PIROTTE TONI;PIROTTE TRAVIS	11/22/2016	D216275684		
LOFTIS MARY;LOFTIS SCOTT	7/16/2015	D215156138		
ASH RONALD D EST	11/29/1991	00000000000000	0000000	0000000
EMMONS E FRANK	9/5/1985	00082980000388	0008298	0000388
EMMONS E F;EMMONS KATHLEEN	12/31/1900	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$160,623	\$248,320	\$408,943	\$408,943
2024	\$160,623	\$248,320	\$408,943	\$408,376
2023	\$163,559	\$248,320	\$411,879	\$371,251
2022	\$89,181	\$248,320	\$337,501	\$337,501
2021	\$90,753	\$248,320	\$339,073	\$339,073
2020	\$105,280	\$248,320	\$353,600	\$335,597

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.



HEMPHILL

Proposed 125' Monopole Tower
14405 Hwy 287 & Hwy 81 Access Rd, Fort Worth, TX
Tarrant County

April 14, 2025

Dear Resident

Hemphill Towers, LLC out of Tulsa, OK is proposing to construct a 125' Monopole tower at the address of 14405 Hwy 287 & Hwy 81 Access Rd just west of the existing advertising billboard. Due to the tower being within 300' of the Avondale Heights Estates Subdivision, Tarrant County Transportation Services has asked us to notify you about the proposed tower and obtain consent below.

Name: Gino Gallegos
(Printed)

Address: 14375 US Highway 287

Fort Worth, TX 76179

Signature: 

Date: 05/07/25

Best regards,

Alexander Novak