



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER 144890

PAGE 1 OF 8

DATE: 3/11/2025

**SUBJECT: CONSIDERATION OF FINAL PLAT - SILVER SADDLE ADDITION -
PRECINCT 4**

***** 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 and 2, Block 1, Silver Saddle Addition, an addition to Tarrant County, Texas; being 12.181 acres of land situated in the R. Bisset Survey, Abstract No. 192. Tarrant County, Texas.

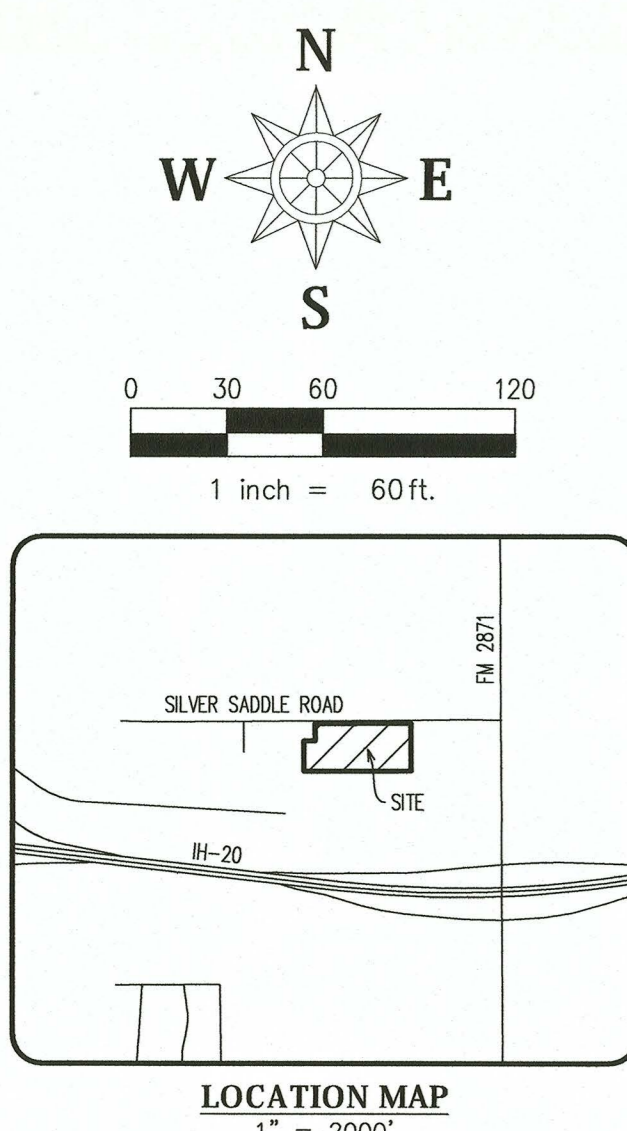
BACKGROUND

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 a portion of Federal Emergency Management Agency designated floodplain associated with this plat.
3. A location map of this subdivision in Precinct 4 is attached.
4. The Takings Impact Assessment (TIA) Waivers for this plat are attached.
5. Water will be supplied by Texas Water Utilities.
6. The final plat has been reviewed by Tarrant County Transportation Services and has successfully met the standards contained in the Tarrant County Development Regulations.

FISCAL IMPACT

There is no fiscal impact associated with this item.

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



- NOTES:**
- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
 - Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48439C0260K, effective on September 25, 2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain)
 - Water will be supplied to the site by Texas Water Utilities.
 - Private on-site sewage facilities will be provided for sewage disposal.
 - The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.
 - Private PRVs will be required; water pressure exceeds 80 psi.
 - All parties with an interest in the title of this property have joined in any dedication.
 - Floodplain easement shown per City of Fort Worth Drainage Study DS-24-0158.

LAND USE & DEVELOPMENT YIELD TABLE

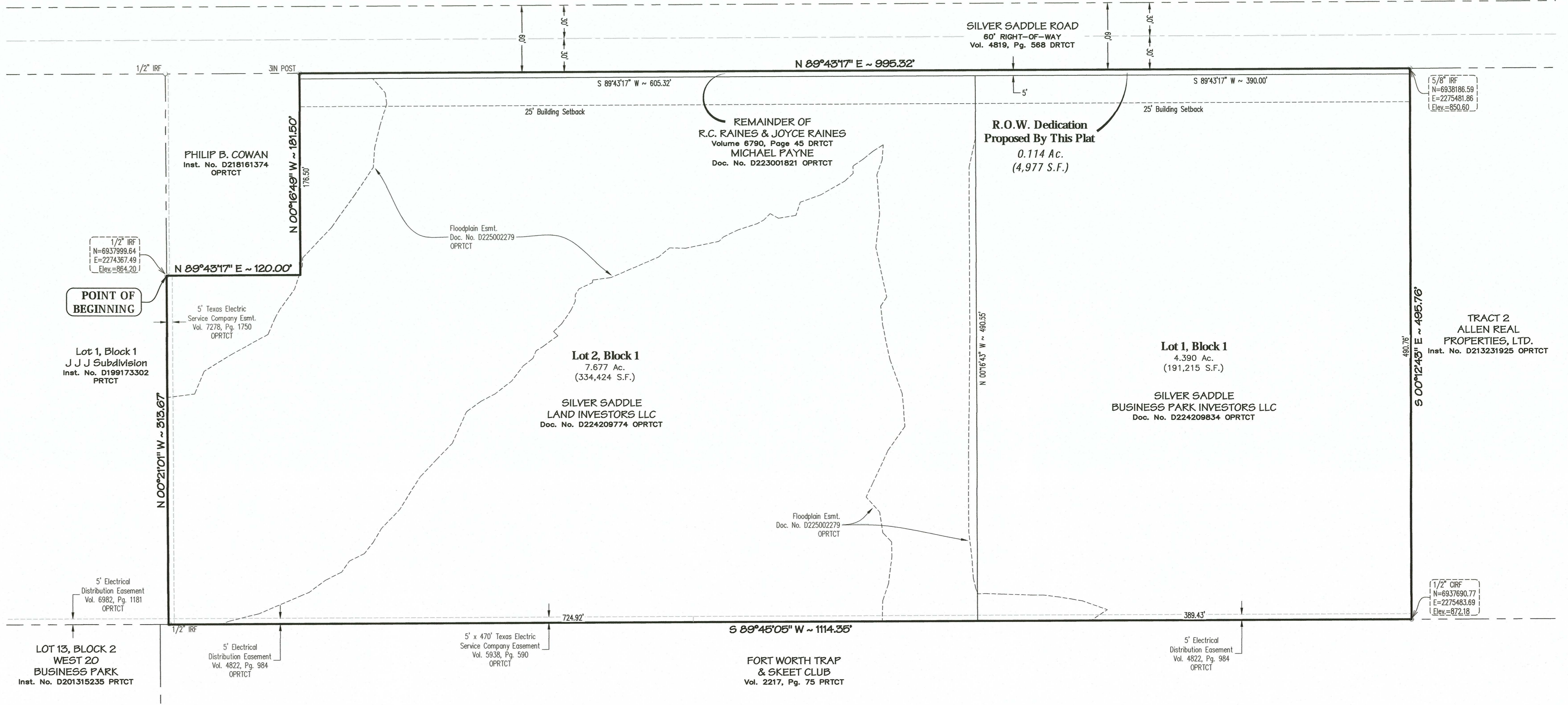
PRELIMINARY PLAT GROSS SITE AREA	TOTAL R.O.W. DEDICATION	LOT 1 BLOCK 1 (Commercial)	LOT 2 BLOCK 1 (Commercial)	LOT 1 BLOCK 1 (NET)*	LOT 2 BLOCK 1 (NET)*
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
12.181	0.114	4.390	7.677	4.335	3.548

*Net acreage is net of floodplain and drainage easements.

CITY OF FORT WORTH PLAT NOTES:

UTILITY EASEMENTS
Any public utility, including the City of Fort Worth shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any easement 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.

CONSTRUCTION PROHIBITED OVER EASEMENTS
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, cable, or other utility easement of any type.



LEGEND
(Not All Items May Be Applicable)

o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSING-S" O/S PC."
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Mn. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, TARRANT COUNTY, TEXAS
PRCT	PLAT RECORDS, TARRANT COUNTY, TEXAS
OPRUCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS are the owners of a tract of land situated in the R. Bisset Survey, Abstract No. 192, Tarrant County, Texas, being all of a tract described in the deed to Silver Saddle Land Investors LLC, recorded in Document No. D224209774, of the Official Public Records, Tarrant County, Texas (OPRCT), all of a tract described in the deed to Silver Saddle Business Park Investors, recorded in Document No. D224209834, OPRCT, and the remainder of a tract in deed to R.C. Raines and Joyce Raines, recorded in Volume 6790, Page 45, of the Deed Records, Tarrant County, Texas, conveyed to Michael Payne by the Muniment of Title recorded in Document No. D223001821 OPRCT, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of said tract, also being the southwest corner of a tract conveyed to Philip B. Cowan, recorded in Instrument No. D218161374, OPRCT;

THENCE along the south line of said Cowan tract, N 89°43'17" E, 120.00 feet;

THENCE along the east line of said Cowan tract, N 00°16'49" W, 181.50 feet to a 3-inch post found on the south line of Silver Saddle Road, a 60-foot right-of-way according to the document recorded in Volume 4819, Page 568 DRCT;

THENCE N 89°43'17" E, 995.32 feet to a 5/8" iron rod found for the northeast corner of the subject tract, also being the northwest corner of Tract 2 conveyed to Allen Real Properties, LTD by deed recorded in Instrument No. D213231925 OPRCT;

THENCE along the common line thereof, S 00°12'43" E, 495.76 feet to a 1/2" iron rod with plastic cap found for the southeast corner of the subject tract, also being on the north line of the tract conveyed to Fort Worth Trap & Skeet Club, by plat recorded in Vol. 2217, Pg. 75 PRCT;

THENCE along the common line thereof, S 89°45'05" W, 1114.35 feet to a 1/2" iron rod found for the southwest corner of the subject tract, also being the southeast corner of Lot 1, Block 1, JJJ Subdivision, recorded in Instrument No. D199173302, PRCT;

THENCE along the common line thereof, N 00°21'01" W, 313.67 feet to the POINT OF BEGINNING with the subject tract containing 530,616 square feet or 12.181 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, MICHAEL PAYNE, SILVER SADDLE BUSINESS PARK INVESTORS LLC, & SILVER SADDLE LAND INVESTORS LLC, do hereby adopt this plat designating the hereinabove described property as Lots 1-2, Block 1, Silver Saddle, an Addition to Tarrant County, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and regulations of the City of Fort Worth, Texas. The plat is in accordance with Tarrant County Development Regulations.

Furthermore, we certify that all parties with an interest in the title to this property have joined in this dedication.

Witness our hands at Tarrant County, Texas, this 10th day of FEBRUARY, 2025.

By: Michael Payne
MICHAEL PAYNE

By: Britton Church
BRITTON CHURCH, MANAGER

By: Britton Church
BRITTON CHURCH, MANAGER

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael Payne, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of FEBRUARY, 2025.

By: Faith Nicole Saurber
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Scott F. Ammons, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Fort Worth, Texas, and the Tarrant County Development Regulations.

Dated this 10th day of February, 2025.

By: Scott F. Ammons
SCOTT F. AMMONS, R.P.L.S. NO. 6550

**STATE OF TEXAS §
COUNTY OF COLLIN §**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Scott F. Ammons, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10 day of February, 2025.

By: Faith Nicole Saurber
Notary Public, State of Texas

TARRANT COUNTY STANDARD PLAT 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.
- 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 buildings, 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.

City Case Number: FS-24-167

Fort Worth
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approved Date: 2-24-25

By: Donald R. Bourn CHAIRMAN
Deak R. Hill SECRETARY

FINAL PLAT
SILVER SADDLE ADDITION
LOTS 1-2, BLOCK 1
A 12.181 Acre ADDITION TO
TARRANT COUNTY, TEXAS
SITUATED IN THE
R. BISSET SURVEY, ABSTRACT NO. 192

OWNER
Michael Payne
Telephone (817) 996-7471

APPLICANT
Maneo Ventures
516 West Shore Drive
Richardson, TX 75080
Telephone (214) 263-2088
Contact: Britton Church

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Tyler Barnett

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



Silver Saddle Rd

1226-020

Silver Saddle

Silver Saddle Addition
Lots 1-2 Block 1






J33

Pct 4

West
20 Business
Park



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.

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St 1



WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)

Under the Private Real Property Rights Preservation Act

Comes now Silver Saddle Land Investors LLC owner(s) of the property, located in Pct. 4

described as Lot 2 / Block 1 of Silver Saddle Addition of Tarrant County, Texas.

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 at Chapter 2007 of the Government Code of Texas.

I(we) understand that 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) 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.

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.

This Waiver is signed on the 21st day of NOVEMBER, 2024

SILVER SADDLE LAND INVESTORS LLC,
a Texas limited liability company

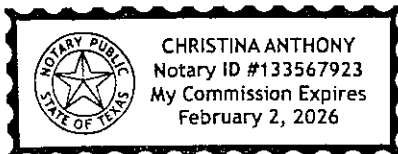
By: Maneo Management, LLC,
a Texas limited liability company
Its: Manager

Britton Church
Britton Church, Manager

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority appeared Britton Church

Who swore on his oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.



Christina Anthony
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 Silver Saddle Business Park Investors LLC owner(s) of the property, located in Pct. 4

described as Lot 1 / Block 1 of Silver Saddle Addition of Tarrant County, Texas.

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 at Chapter 2007 of the Government Code of Texas.

I(we) understand that 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) 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.

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.

This Waiver is signed on the 21st day of NOVEMBER, 2024

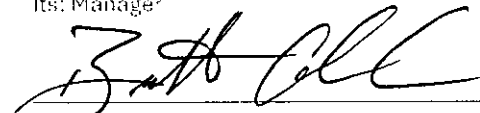
SILVER SADDLE BUSINESS PARK INVESTORS LLC.

a Texas limited liability company

By: Maneo Management, LLC.

a Texas limited liability company

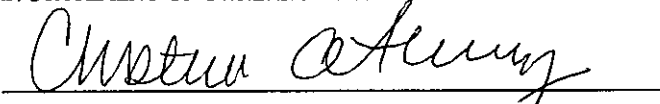
Its: Manager

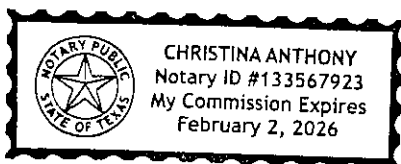

Britton Church, Manager

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority appeared Britton Church

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





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 : 00006419550
AD NUMBER: A 192 2A05 02
CERTIFICATE NO : 142173247

DATE : 2/19/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

BISSETT, ROBERT SURVEY ABST
RACT 192 TRACT 2A05C

0006475 SILVER SADDLE RD
10.329 ACRES

REQUESTED BY

SILVER SADDLE BUSINESS PARK
INVESTORS LLC

PROPERTY OWNER

SILVER SADDLE BUSINESS PARK
INVESTORS LLC

3970 COBBLESTONE CIR
DALLAS TX 75229

3970 COBBLESTONE CIR
DALLAS TX 75229

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2024 taxes 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 : SILVER SADDLE BUSINESS PARK INVESTORS LLC
ACCOUNT NUMBER: 00006419550
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.

[Signature] Deputy

NOTE

THIS PROPERTY HAS AN AGRICULTURE DEFERMENT.
ADDITIONAL TAXES WILL BECOME DUE WHEN THE
LAND USE CHANGES & THE PROPERTY IS NO LONGER
IN AGRICULTURAL PRODUCTION.





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 : 00004326024
AD NUMBER: A 192 2A05 01
CERTIFICATE NO : 142173250

DATE : 2/19/2025 PAGE 1 OF 1
FEE : \$10.00

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

PROPERTY DESCRIPTION
BISSETT, ROBERT SURVEY ABST
RACT 192 TRACT 2A05

0006475 SILVER SADDLE RD
1 ACRES

REQUESTED BY
SILVER SADDLE LAND INVESTORS LLC
3970 COBBLESTONE CIR
DALLAS TX 75229

PROPERTY OWNER
SILVER SADDLE LAND INVESTORS LLC
3970 COBBLESTONE CIR
DALLAS TX 75229

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 : SILVER SADDLE LAND INVESTORS LLC
ACCOUNT NUMBER: 00004326024
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.

Signature of Linda Gamal, Deputy





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 : 00004326032
AD NUMBER: A 192 2A05B
CERTIFICATE NO : 142173252

DATE : 2/19/2025 PAGE 1 OF 1
FEE : \$10.00

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

PROPERTY DESCRIPTION
BISSETT, ROBERT SURVEY ABSTR
ACT 192 TRACT 2A5B

0006565 SILVER SADDLE RD
0.865 ACRES

REQUESTED BY
SILVER SADDLE LAND INVESTORS LLC
3970 COBBLESTONE CIR
DALLAS TX 75229

PROPERTY OWNER
SILVER SADDLE LAND INVESTORS LLC
3970 COBBLESTONE CIR
DALLAS TX 75229

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2024 taxes 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 : SILVER SADDLE LAND INVESTORS LLC
ACCOUNT NUMBER: 00004326032
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.

Signature of Lena Gamah, Deputy

