COMMISSIONERS COURT
COMMUNICATION

COURT ORDER NUMBER 144791
PAGE 1 OF 6
DATE: 2/19/2025

SUBJECT: **CONSIDERATION OF FINAL PLAT – GRAUTON ADDITION – PRECINCT 2**

***** 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 B and C, Block 1, Grauton Addition, an addition to Tarrant County, Texas, being 2.815 acres of land situated in the Matthew Anderson Survey, Abstract No. 9, Tarrant County, Texas.

BACKGROUND

The subdivision is located within the City of Fort Worth extraterritorial jurisdiction (ETJ). The plat is attached and has been approved and signed by the City of Fort Worth.

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

A location map of this subdivision in Precinct 2 is attached.

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

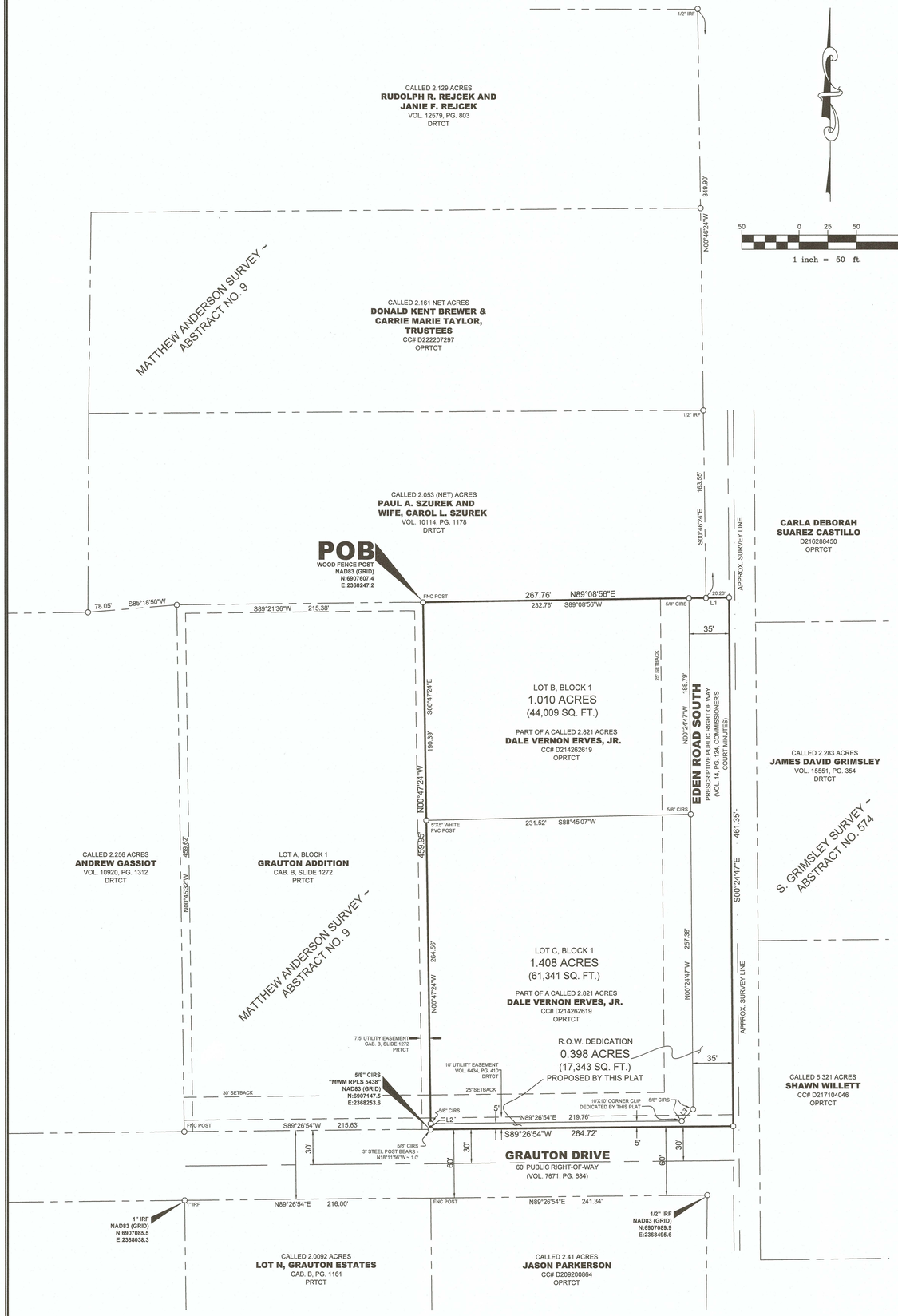
Water will be supplied by the City of Arlington.

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 to the General Fund associated with this item.

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



SEE PAGE 2 OF 2 FOR SURVEYOR'S GENERAL NOTES & STANDARD TARRANT COUNTY PLAT NOTES

OWNERS CERTIFICATE

STATE OF TEXAS)(
COUNTY OF TARRANT)(

WHEREAS **DALE VERNON ERVES, JR. AND MAGALY FERNANDA CHAVEZ-ERVES, HUSBAND AND WIFE**, ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A 2.815 ACRE TRACT OF LAND SITUATED IN THE MATTHEW ANDERSON SURVEY, ABSTRACT NO. 9, TARRANT COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.821 ACRE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO DALE VERNON ERVES, JR. AND MAGALY FERNANDA CHAVEZ-ERVES, HUSBAND AND WIFE, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D214262619, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), SAID 2.603 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE POST FOUND, BEING THE NORTHEAST CORNER OF LOT A, BLOCK 1, GRAUTON ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS, RECORDED IN CABINET B, SLIDE 1272, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), SAID POINT LYING ON THE SOUTH LINE OF A CALLED 2.053 ACRE TRACT OF LAND (NET) AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO PAUL A. SZUREK AND WIFE, CAROL L. SZUREK FILED FOR RECORD IN VOLUME 10114, PAGE 1178, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT);

THENCE NORTH 89 DEGREES 08 MINUTES 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 2.053 ACRE TRACT OF LAND, A DISTANCE OF 267.76 FEET, TO A POINT FOR THE NORTHEAST CORNER OF SAID 2.815 ACRE TRACT, AND LYING ON THE APPROXIMATE CENTERLINE OF EDEN ROAD SOUTH (70' RIGHT-OF-WAY);

THENCE SOUTH 00 DEGREES 24 MINUTES 47 SECONDS EAST, ALONG THE APPROXIMATE CENTERLINE OF SAID EDEN ROAD SOUTH, AND WITH THE EAST LINE OF SAID 2.815 ACRE TRACT, A DISTANCE OF 461.35 FEET TO A POINT FOR THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89 DEGREES 26 MINUTES 54 SECONDS WEST, A DISTANCE OF 264.72 FEET, TO A 5/8 INCH CAPPED IRON ROD, BEING THE SOUTHWEST CORNER OF SAID CALLED 2.815 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID LOT A, BLOCK 1, FROM SAID POINT A 3-INCH STEEL POST BEARS NORTH 18 DEGREES 11 MINUTES 56 SECONDS WEST, A DISTANCE OF 1.0 FEET, AND FROM WHICH A FENCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID LOT A, BLOCK 1, BEARS SOUTH 89 DEGREES 26 MINUTES 54 SECONDS WEST, A DISTANCE OF 215.63 FEET;

THENCE NORTH 00 DEGREES 47 MINUTES 24 SECONDS WEST, ALONG THE COMMON LINE OF SAID CALLED 2.815 ACRE TRACT OF LAND AND SAID LOT A, BLOCK 1, A DISTANCE OF 459.95 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.6815 ACRES OF LAND (122,643 SQUARE FEET), MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **DALE VERNON ERVES, JR. AND MAGALY FERNANDA CHAVEZ-ERVES, HUSBAND AND WIFE,** BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DO HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS **LOTS B & C, BLOCK 1, GRAUTON ADDITION**, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS MY HAND AT MANSFIELD, TEXAS, THIS THE 8th DAY OF January, 2024.
25

DALE VERNON ERVES, JR. AND MAGALY FERNANDA CHAVEZ-ERVES, HUSBAND AND WIFE

BY: Dale Vernon Erves Jr.
DALE VERNON ERVES, JR.

TITLE: _____
PROPERTY OWNER

STATE OF TEXAS)(
COUNTY OF TARRANT)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **DALE V. ERVES, JR.**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF January, 2024.
25

_____
NOTARY PUBLIC, STATE OF TEXAS

JAIME A. GONZALEZ
Notary Public, State of Texas
Comm. Expires 01-31-2028
Notary ID 134739602

BY: _____
MAGALY FERNANDA CHAVEZ-ERVES

TITLE: _____
PROPERTY OWNER

STATE OF TEXAS)(
COUNTY OF TARRANT)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **MAGALY FERNANDA CHAVEZ-ERVES,** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF January, 2024.
25

_____
NOTARY PUBLIC, STATE OF TEXAS

JAIME A. GONZALEZ
Notary Public, State of Texas
Comm. Expires 01-31-2028
Notary ID 134739602

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

_____ 1/7/25
MARK PEEPLES DATE:
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6443
STATE OF TEXAS

STATE OF TEXAS
REGISTERED
MARK N. PEEPLES
6443
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS)(
COUNTY OF TARRANT)(

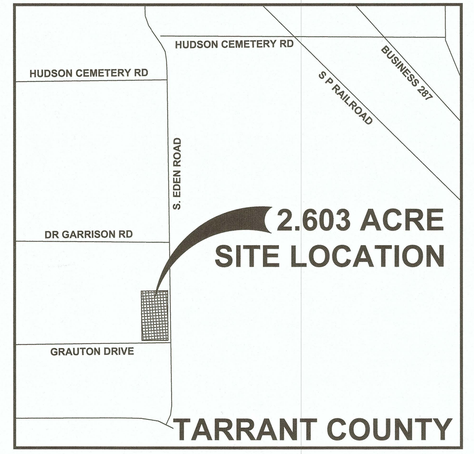
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mark Peeples KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 7 DAY OF January, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Eric Scott Walsh
My Commission Expires
10/10/2026
Notary ID 134007634

LOT SUMMARY TABLE	
ENTIRE PROPERTY	2.603 ACRES
LOT B	1.075 ACRES
LOT C	1.528 ACRES
R.O.W. DEDICATION	0.185 ACRES



VICINITY MAP

NTS

LEGEND/ABBREVIATIONS

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
POB	POINT OF BEGINNING
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
MRTCT	MAP RECORDS, TARRANT COUNTY, TEXAS
DRTCT	DEED RECORDS, TARRANT COUNTY, TEXAS
CC	COUNTY CLERK
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
MEAS.	MEASURED
SUE	STREET & UTILITY EASEMENT
GPL UE	GARLAND POWER & LIGHT UTILITY EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
PUE	PEDESTRIAN AND UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT
VAM	VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT
WME	WALL & MAINTENANCE EASEMENT
ESMT.	EASEMENT

FORT WORTH FIRE DEPARTMENT
Eng'd. Hood
1/23/2025

FINAL PLAT
LOTS B & C, BLOCK 1
GRAUTON ADDITION
A 2.815 ACRE ADDITION TO TARRANT COUNTY, TEXAS

SITUATED IN THE MATTHEW ANDERSON SURVEY ~ ABSTRACT NO. 9, TARRANT COUNTY, TEXAS.

CASE NO. FS-24-055

LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	N89°08'56"E	35.00'
L2	S00°47'24"E	5.00'
L3	N44°31'04"E	14.16'

HOMEOWNER:
DALE V. ERVES, JR.
4990 EDEN ROAD SOUTH
MANSFIELD, TX 76063

FLANAGAN
Fort Worth, Texas | P:817.704.0480 | flanagan-ls.com | TBPE Firm No. 22910

REVISED 11/05/2024

THIS PLAT RECORDED IN DOCUMENT NO._____, DATE_____.

TARRANT COUNTY 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 SITING 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.

6. 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 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 DAMAGES 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, 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 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 CONDUCTING ANY DEVELOPMENT ACTIVITIES.

10. ANY PUBLIC UTILITY, INCLUDING THE COUNTY, SHALL HAVE THE RIGHT TO REMOVE AND KEEP CLEAR ALL OR PART OF ANY BUILDING, FENCES, TREES, OVERGROWN SHRUBS OR 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) 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.

12. ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION.

13. PROPOSED RIGHT-OF-WAY DEDICATION IS CONSISTENT WITH THE RIGHT-OF-WAY WIDTH RECOMMENDED IN THE CITY'S MASTER THOROUGHFARE PLAN.

14. THE WATER SUPPLY SERVICE PROVIDER IS THE CITY OF ARLINGTON.

15. THE SEWAGE DISPOSAL SERVICE PROVIDER IS A PRIVATE ON-SITE SEWAGE FACILITY.

16. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.

17. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48439C0455K, EFFECTIVE DATE: SEPTEMBER 25, 2009. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE X ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

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 Approval Date: 1-24-25

By: Donald R Boren Chairman

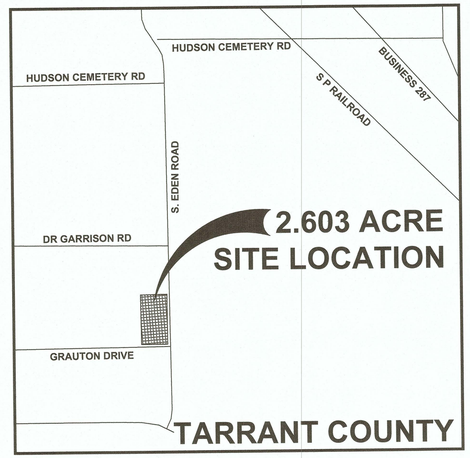
By: Jack R. Hall Secretary

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

Plat Approval Date:_____

By:_____

NOTE:
CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.



VICINITY MAP

NTS

FORT WORTH FIRE DEPARTMENT

Eig D Head
Inspector

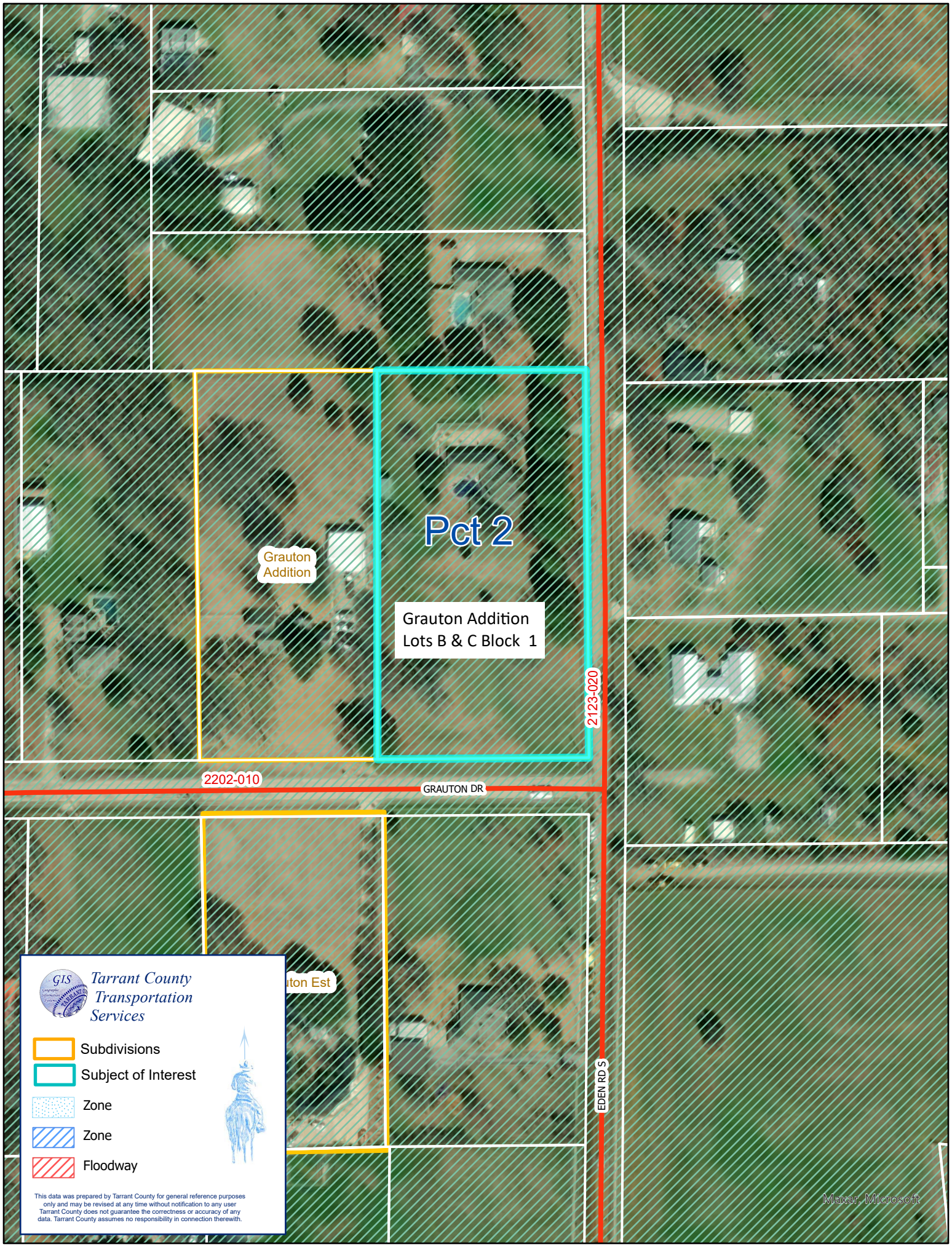
FINAL PLAT
LOTS B & C, BLOCK 1
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SITUATED IN THE MATTHEW ANDERSON SURVEY ~ ABSTRACT NO. 9, TARRANT COUNTY, TEXAS.

FLANAGAN
Fort Worth, Texas | P:817.704.0480 | flanagan-ls.com | TBPE Firm No. 22910

PROPERTY OWNERS:
DALE VERNON ERVES, JR.
AND MAGALY FERNANDA CHAVEZ-ERVES
4990 EDEN ROAD SOUTH
MANSFIELD, TX 76063

REVISED 07/29/2024

THIS PLAT RECORDED IN DOCUMENT NO._____, DATE_____.


Pct 2
Grauton Addition
Grauton Addition
Lots B & C Block 1
2123-020
2202-010
GRAUTON DR
EDEN RD S
Maxar, Microsoft
Tarrant County
Transportation
Services
Subdivisions
Subject of Interest
Zone
Zone
Floodway
This data was prepared by Tarrant County for general reference purposes only and may be revised at any time without notification to any user Tarrant County does not guarantee the correctness or accuracy of any data. Tarrant County assumes no responsibility in connection therewith.

WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)
Under the Private Real Property Rights Preservation Act

Comes now Dale and Magaly Erves owner(s) of the property, located in Pct. 2 described as 4990 Eden Rd South Mansfield, TX 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 25th day of July 2024, .

Dale V. Erves Jr.
Owner

Dale V. Erves Jr.
Printed Name

Owner

MAGALY ERVES
Printed Name

N/A
Holder of Equitable Interest

STATE OF TEXAS
COUNTY OF TARRANT

Dale V Erves Jr

BEFORE ME, the undersigned authority appeared Magaly Erves
Who swore on his oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.

TOSHA LASHAY FUNCHESS
Notary Public, State of Texas
Comm. Expires 07-27-2026
Notary ID 133879454

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 : 00005689791
AD NUMBER: A 9 10B02
CERTIFICATE NO : 141659445

DATE : 1/14/2025
FEE : $10.00

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

REQUESTED BY
ERVES DALE VERNON JR ETAL

4900 EDEN RD S
MANSFIELD TX 76063

PROPERTY DESCRIPTION
ANDERSON, MATTHEW SURVEY ABS
TRACT 9 TRACT 10B02

0004990 EDEN RD S
2.59 ACRES

PROPERTY OWNER
ERVES DALE VERNON JR ETAL

4900 EDEN RD S
MANSFIELD TX 76063

YEAR	TAX UNIT	AMOUNT DUE
2024	Tarrant County	$0.00
2024	JPS HEALTH NETWORK	$0.00
2024	TARRANT COUNTY COLLEGE	$0.00
2024	EMERGENCY SERVICE DISTRICT #1	$0.00
2024	MANSFIELD ISD	$0.00
	TOTAL	$0.00

ISSUED TO : ERVES DALE VERNON JR ETAL
ACCOUNT NUMBER: 00005689791
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.

Lena Gonzales Deputy

TAX ASSESSOR-COLLECTOR
TARRANT COUNTY, TEXAS