COMMISSIONERS COURT COMMUNICATION

COURT ORDER NUMBER 144793

DATE: 2/19/2025

SUBJECT: **CONSIDERATION OF FINAL PLAT – RANCH OAK FARM ESTATES – 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 Lot 22-R1 and 22-R2, Ranch Oak Farm Estates, an addition to Tarrant County, Texas, 4.89 acres of land being a replat of Lot 22, Ranch Oak Farm Estates, an addition to Tarrant County, Texas, as recorded in Vol. 388-55, Pg. 33, Plat Records, Tarrant County, Texas.

BACKGROUND

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

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

A location map of this subdivision in Precinct 4 is attached.

The Takings Impact Assessment (TIA) Waivers for this plat are attached.

Water will be supplied by Community Water.

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

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Brentley Erin Smith (deceased) and Heather Neagle Smith, co-trustees of the Smith Family Trust are the owners of all that certain tract of land in the M. E. P. &P. RR. Co. Survey 33, Abstract Number 1141, Tarrant County, Texas and being the same tract of land conveyed in a Warranty Deed to Brentley Erin Smith and Heather Neagle Smith, co-trustees of the Smith Family Trust, as recorded in Doc. No. D223001043 of the Official Public Records of Tarrant County, Texas, being Lot 22 Ranch Oak Farm Estates, an addition to Tarrant County, Texas, near the City of Azle, recorded in Vol. 388-55, Pg. 33 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron rod found on the south line of Reed Road, 60 feet-wide (Ranch Oak Drive per Vol. 388-55, Pg. 33), for the northeast corner of Lot 21 of said addition and the northwest corner described herein **(NOTE: BEARINGS AND DISTANCES ARE BASED ON MONUMENTS FOUND PER VOL. 388-55, PG. 33 OF THE PLAT RECORDS OF Tarrant COUNTY, TEXAS);**

THENCE South 89°59'00" East along said south line, a distance of 435.00 feet to a 1/2 inch iron rod found for on the west line of Liberty School Road, for the northeast corner of said Lot 22;

THENCE South 00°45'00" West, along said west line, a distance of 500.00 feet to a 1/2 inch iron rod found for the northeast corner of Lot 23 of said addition and the southeast corner of said Lot 22;

THENCE North 89°59'00" West, along the line dividing said Lot 22 and said Lot 23, a distance of 435.00 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 21 and the southwest corner of said Lot 22;

THENCE North 00°45'00" East, along the line dividing said Lot 21 and said Lot 22, a distance of 500.00 feet to the **POINT OF BEGINNING** and containing **217,482 square feet** or **4.99 acres** of land.

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

LAND USE SUMMARY TABLE

LOT 22-R1	119,648 SQ. FT. OR 2.75 ACRES	SINGLE FAMILY DWELLING
LOT 22-R2	93,185 SQ. FT. OR 2.14 ACRES	SINGLE FAMILY DWELLING

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNERS DEDICATION

Now, therefore, know all men by these presents, that Brentley Erin Smith **(deceased)** and Heather Neagle Smith, acting by and through its duly authorized agent does hereby adopt this plat designating the herein above described real property as Lot 22-R1 and Lot 22-R2, of RANCH OAK FARM ESTATES, an addition near the City of Azle, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT _____ TEXAS THIS THE 23 DAY OF January 2024 25

OWNER: _____
HEATHER NEAGLE SMITH

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 Heather Neagle Smith, known to me to be the person whose name is subscribed to this plat and the above foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 23 day of JANUARY, 2024 25

BY: _____

CYNTHIA MARIE DODSON
Notary Public, State of Texas
Comm. Expires 02-07-2027
Notary ID 8206434

STATE OF TEXAS
COUNTY OF TARRANT

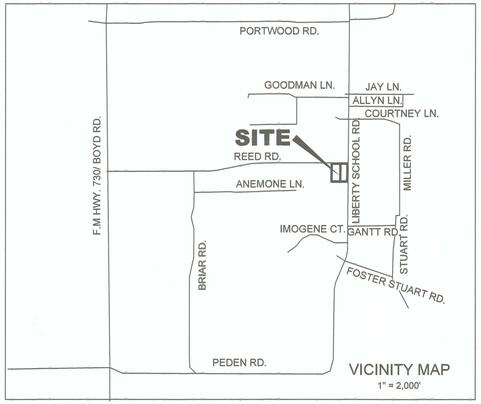
I hereby certify that the above and foregoing plat represents an on the ground survey conducted under my supervision in September of 2024.
Original signed and stamped in blue ink.

DATE OF SIGNATURE: January 23, 2025

_____
DONALD R. CROWLEY R.P.L.S. NO. 5210

FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.
FRN:100465-00
117 W. ARCHER ST.
JACKSBORO, TX 76458
(940) 567-2234 OFFICE
(940) 567-2155 FAX

STATE OF TEXAS · REGISTERED · DONALD R. CROWLEY · 5210 · PROFESSIONAL · LAND SURVEYOR



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.

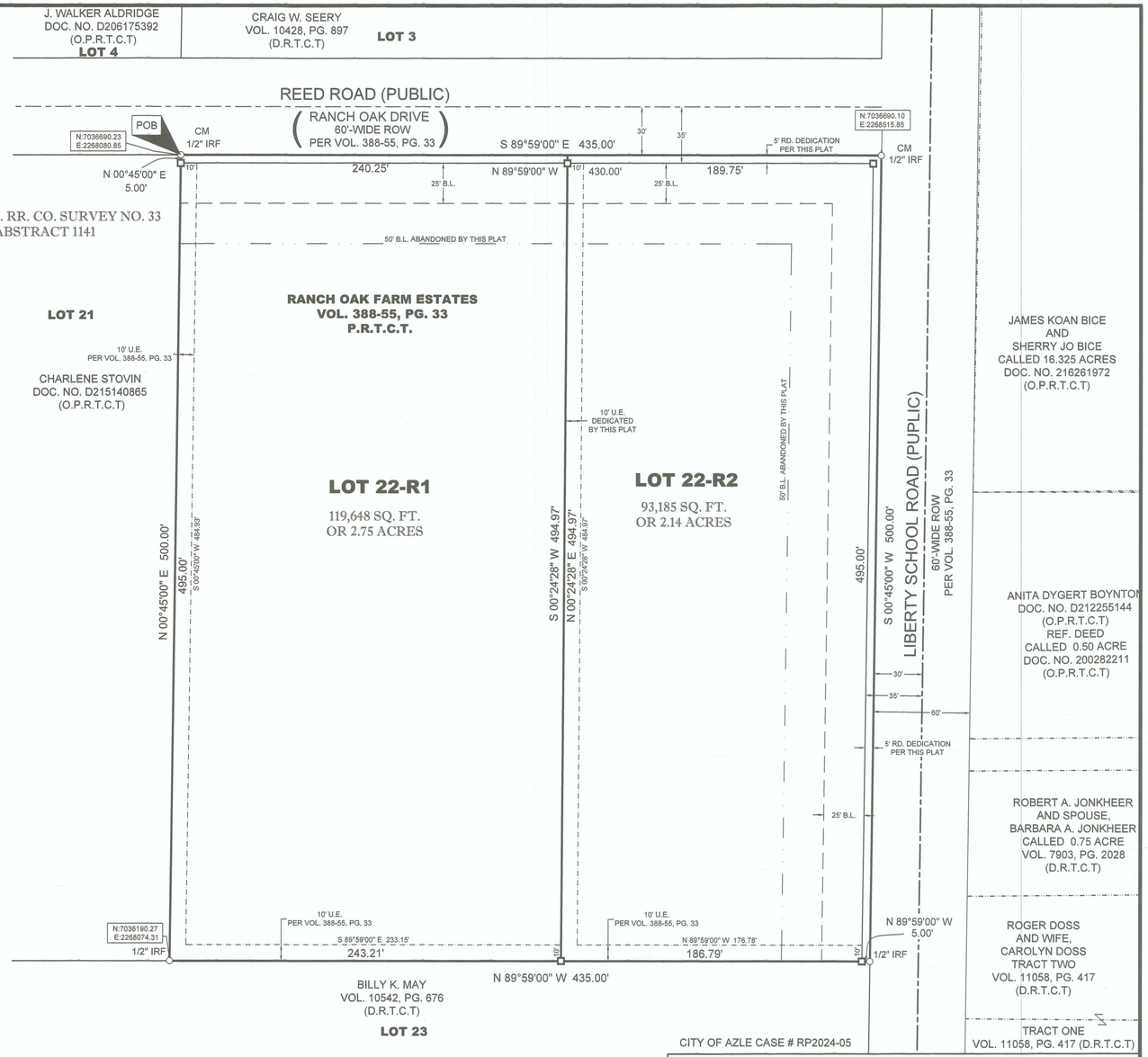
8. Tarrant County does not enforce subdivision deed restrictions.

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 as 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.

This project is located in the ETJ of Azle and is not subject to Transportation Impact fees.
Sewer to be served by private individual disposal system.
Water to be served by Community Water.
NOTE: There are no water existing wells on this property.



COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE:_____

BY:_____

☐ CLERK OF COMMISIONERS 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.

Approved by the Planning & Zoning Commission
City of Azle:

Approved on 5th day of Dec., 2024

BY: _____
Chairman

Attest: Melinda Nowell
Planning & Zoning Secretary

N

SCALE 1" = 40'
0 40 80

COORDINATES ARE
BASED ON U. S. STATE PLANE
NAD 1983 GRID COORDINATES, TEXAS
NORTH CENTRAL ZONE - 4202

LEGEND
= APPROXIMATE SURVEY LINE
= LOT LINE
= 50' B.L. - BUILDING LINE ABANDONED BY THIS PLAT
= 25' B.L. - BUILDING LINE PER THIS PLAT
= ROAD CENTERLINE
= 10' U. E. - UTILITY EASEMENT
= 1/2" IRS W/ AN ALUMINUM CAP STAMPED "RPLS 5210"
= 217,482 SQUARE FEET OR 4.99 ACRES BOUNDARY
P.R.T.C.T.= PLAT RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T.= OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.C.T.= DEED RECORDS OF TARRANT COUNTY, TEXAS

Flood Statement:

I have examined the F.E.M.A. Flood Insurance Rate Map for Tarrant County, Texas, Map Number 48439C0010K, effective date 9/25/2009 and that map indicates that this property is within the area of minimal flood hazard Zone X.

Basis of Bearings:

BEARINGS ARE BASED ON MONUMENTS FOUND PER PLAT VOL. 388-55, PG. 33.

Service Providers:

Electric Service Company _____

Water Source _WATER TO BE SERVED BY COMMUNITY WATER

PRIVATE SEPTIC_Sewer to be served by private individual disposal system.

School District _____

County TARRANT_____

THIS PLAT RECORDED IN
DOCUMENT NUMBER: _____
DATE: _____

NO.	REVISION DESCRIPTION	BY	DATE
1	CORRECTIONS PER AZLE AND TARRANT CO.	LAJ	12/3/2024
2	CORRECTIONS PER AZLE AND TARRANT CO.	LAJ	12/30/2024
3			

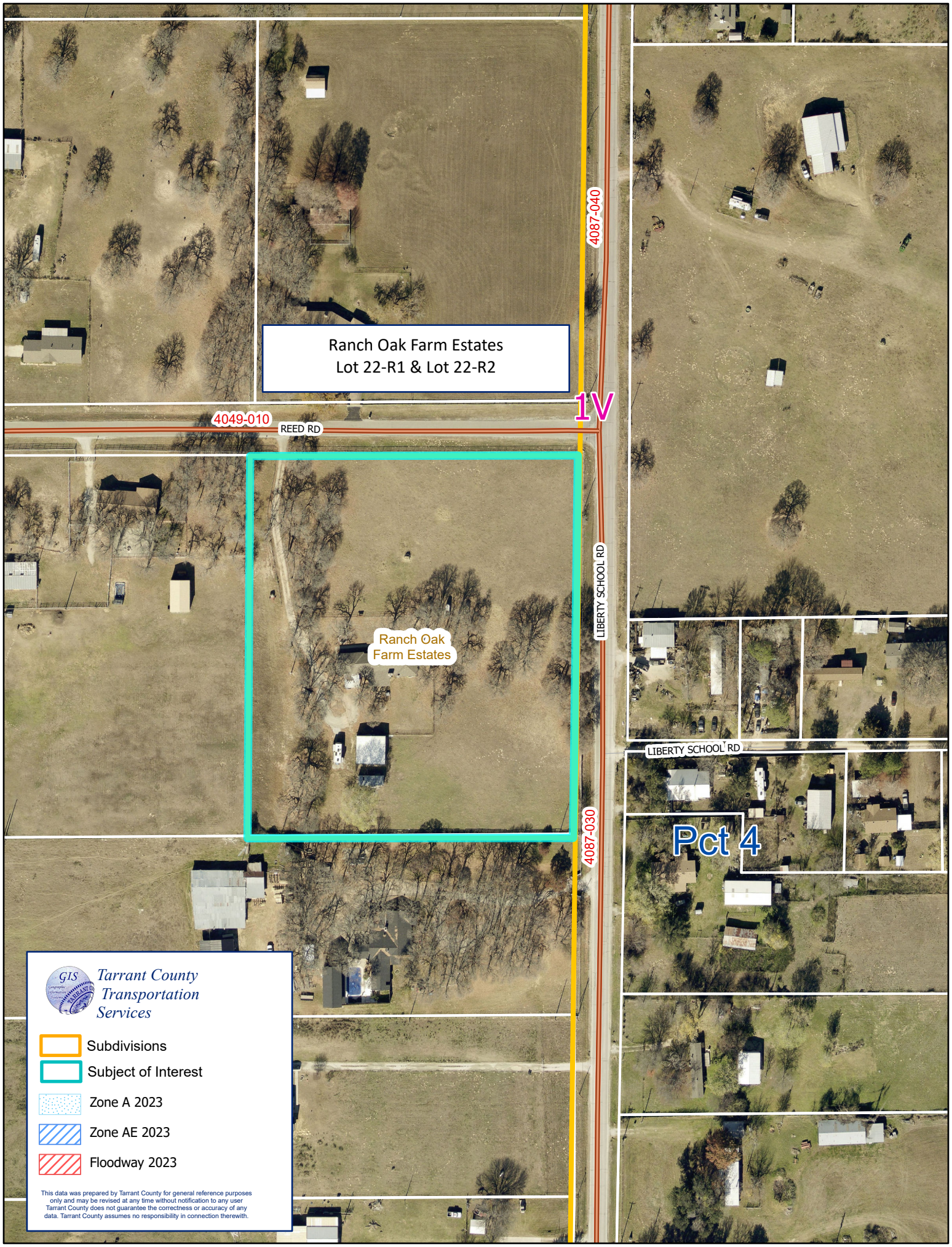
FINAL PLAT
RANCH OAK FARM ESTATES
LOT 22-R1 & LOT 22-R2
BEING A REPLAT OF LOT 22
VOL. 388-55, PG. 33
M. E. P. & P. RR. CO. SURVEY 33, ABSTRACT 1141
TARRANT COUNTY, TEXAS
IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AZLE
4.99 ACRES
2 SINGLE FAMILY LOTS

Date: September 2024	Drawn: LAJ	Checked: DRC	Scale: 1" = 40'	Sheet: 1 of 1

OWNER:
HEATHER NEAGLE SMITH
7325 REED RD.
AZLE, TX 76020

DONALD R.CROWLEY R.P.L.S. NO.5210
CROWLEY SURVEYING
FRN:100465-00
117 W. ARCHER
JACKSBORO, TX. 76458
(940-567-2234)
dcrowley@crowleysurveying.com

CROWLEY SURVEYING


Ranch Oak Farm Estates
Lot 22-R1 & Lot 22-R2
4087-040
1V
4049-010
REED RD
LIBERTY SCHOOL RD
Ranch Oak
Farm Estates
LIBERTY SCHOOL RD
4087-030
Pct 4
GIS
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.

WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)

Under the Private Real Property Rights Preservation Act

Comes now Heather Neagle Smith owner(s) of the property, located in Pct. ___, described as 7325 Reed Road (*Property Address or Legal Description*) located in Tarrant County, Texas.

I(we) have been informed and understand that I(we) have certain rights, as an owner of private real property, under Chapter 2007 of the Texas Government Code, the Private Real Property Rights Preservation Act ("PRPRPA"), effective September 1, 1997.

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

I(we) further understand that current public right-of-way extends 30 feet, parallel and adjacent to Reed Rd, a county road, and to meet the requirements included in the Tarrant County Development Regulations, an additional 5 feet of right-of-way will be dedicated upon approval of the requested plat. I(we) also understand that the rights outlined above as well as others, under the PRPRPA, may apply to the 5 feet of right-of-way dedication, as documented on the plat.

In consideration of expediting and shortening the approval process for the platting of the above-described property, I(we), as the owner(s), hereby freely and voluntarily waive these rights, as well as any and all other rights that I(we) may have as the owner(s) related to the PRPRPA for the above-described right-of-way dedication. 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 22 day of JANUARY, 2025.

H Smith
Owner

Heather Smith
Printed Name

Owner

Printed Name

STATE OF TEXAS
COUNTY OF ~~TARRANT~~ WISE CO

BEFORE ME, the undersigned authority appeared HEATHER SMITH who swore on his oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.

CYNTHIA MARIE DODSON
Notary Public, State of Texas
Comm. Expires 02-07-2027
Notary ID 8206434

Cynthia Marie Dodson
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 Heather Neagle Smith owner(s) of the property, located in Pct. ___, described as 7325 Reed Road (*Property Address or Legal Description*) located in Tarrant County, Texas.

I(we) have been informed and understand that I(we) have certain rights, as an owner of private real property, under Chapter 2007 of the Texas Government Code, the Private Real Property Rights Preservation Act ("PRPRPA"), effective September 1, 1997.

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

I(we) further understand that current public right-of-way extends 30 feet, parallel and adjacent to School Liberty Road, a county road, and to meet the requirements included in the Tarrant County Development Regulations, an additional 5 feet of right-of-way will be dedicated upon approval of the requested plat. I(we) also understand that the rights outlined above as well as others, under the PRPRPA, may apply to the 5 feet of right-of-way dedication, as documented on the plat.

In consideration of expediting and shortening the approval process for the platting of the above-described property, I(we), as the owner(s), hereby freely and voluntarily waive these rights, as well as any and all other rights that I(we) may have as the owner(s) related to the PRPRPA for the above-described right-of-way dedication. 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 22 day of JANUARY, 2025.

H Smith
Owner

Heather Smith
Printed Name

N/A
Owner

Printed Name

STATE OF TEXAS
COUNTY OF ~~TARRANT~~ WISE

BEFORE ME, the undersigned authority appeared HEATHER SMITH who swore on his oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.

CYNTHIA MARIE DODSON
Notary Public, State of Texas
Comm. Expires 02-07-2027
Notary ID 8206434

Cynthia Marie Dodson
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 : 00002307472
AD NUMBER: 33460 22
CERTIFICATE NO : 142008602

DATE : 1/29/2025
FEE : $10.00

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

RANCH OAK FARMS ESTATES LOT 22

0007325 REED RD
5 ACRES

REQUESTED BY

SMITH FAMILY TRUST

7325 REED RD
AZLE TX 76020

PROPERTY OWNER

SMITH FAMILY TRUST
BRENTLY ERIN SMITH AND HEATHER
NEAGLE SMITH CO-TRU
7325 REED RD
AZLE TX 76020

YEAR	TAX UNIT	AMOUNT DUE
2024	Tarrant County	$0.00
2024	TARRANT REGIONAL WATER DIST.	$0.00
2024	JPS HEALTH NETWORK	$0.00
2024	TARRANT COUNTY COLLEGE	$0.00
2024	EMERGENCY SERVICE DISTRICT #1	$0.00
2024	AZLE ISD	$0.00
	TOTAL	$0.00

ISSUED TO : SMITH FAMILY TRUST
ACCOUNT NUMBER: 00002307472
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.

Deputy

TAX ASSESSOR-COLLECTOR
TARRANT COUNTY, TEXAS