

COURT ORDER NUMBER 144793

PAGE 1 OF 6

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

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

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.

TEXAS THIS THE 3 DAY OF Canuary, 2024, 25 WITNESS MY HAND AT

OWNER:

STATE OF TEXAS COUNTY OF TARRANT S

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 TANUARY, 2024.

BY: Cepithia Marie Dode 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

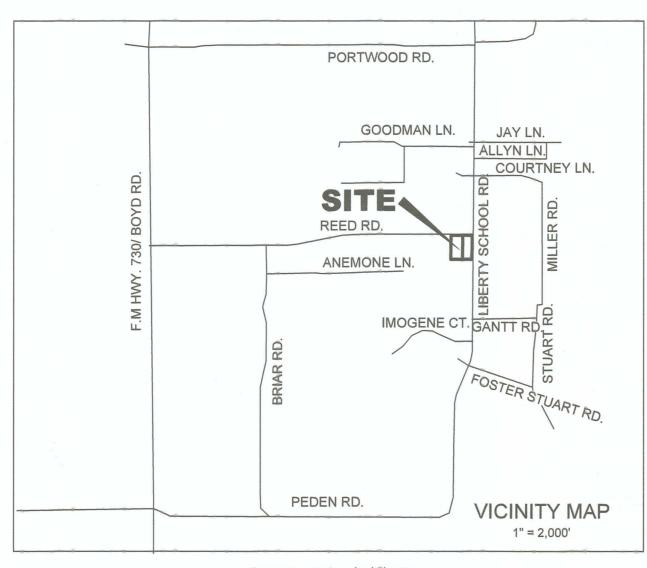
Original signed and stamped in blue ink.

DATE OF SIGNATURE: January 23, 2025

Donald R. Croules
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





Tarrant County Standard Plat Notes

1. Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current arrant County Development Regulations Manual, and the Tarrant County Fire Code.

Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not nited 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

4. The siting and construction of water wells shall be subject to the regulations of the Northern Trinity

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.

Tarrant County does not enforce subdivision deed restrictions.

Landowners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant ounty'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 fi 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 Development Regulätions 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

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.

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

BEARINGS ARE BASED ON MONUMENTS FOUND PER PLAT

COMMISSIONERS COURT

TARRANT COUNTY, TEXAS

___ CLERK OF COMMISIONERS COURT

CONSTRUCTION NOT COMPLETED WITHIN TWO

YEARS OF THE RECORDING DATE SHALL BE

SUBJECT TO CURRENT COUNTY SUBDIVISION

TRANSPORTATION SERVICES DEPARTMENT

Flood Statement:

Basis of Bearings:

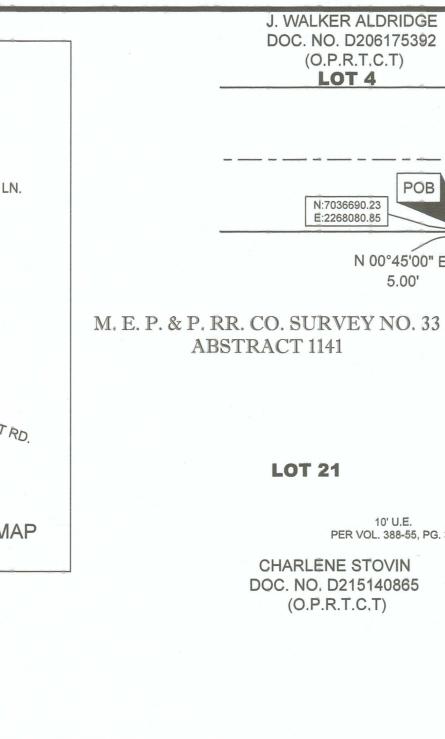
VOL. 388-55, PG. 33.

area of minimal flood hazard Zone X.

PLAT APPROVAL DATE:

STANDARDS AND REGULATIONS

NOTE:



J. WALKER ALDRIDGE

DOC. NO. D206175392

LOT 4

N:7036690.23

E:2268080.85

LOT 21

CHARLENE STOVIN

DOC. NO. D215140865

(O.P.R.T.C.T)

(O.P.R.T,C.T)

N 00°45'00" E

PER VOL. 388-55, PG. 33

CRAIG W. SEERY

VOL. 10428, PG. 897

(D.R.T.C.T)

LOT 3

50' B.L. ABANDONED BY THIS PLAT

S 89°59'00" E 435.00'

430.00'

- DEDICATED

LOT 22-R2

93,185 SQ. FT.

OR 2.14 ACRES

10' U.E. PER VOL. 388-55, PG. 33

DATE

12/3/2024

12/30/2024

LAJ

LAJ

186.79

CITY OF AZLE CASE # RP2024-05

BY THIS PLAT

N 89°59'00" W

REED ROAD (PUBLIC)

RANCH OAK DRIVE

60'-WIDE ROW

PER VOL. 388-55, PG. 33

RANCH OAK FARM ESTATES

VOL. 388-55, PG. 33

P.R.T.C.T.

LOT 22-R1

119,648 SQ. FT.

OR 2.75 ACRES

10' U.E. PER VOL, 388-55, PG. 33

LEGEND

= LOT LINE

---- = APPROXIMATE SURVEY LINE

243.21'

BILLY K. MAY

VOL. 10542, PG. 676

(D.R,T.C.T)

LOT 23

= 50' B.L. - BUILDING LINE ABANDONED BY THIS PLAT

- = 25' B.L. - BUILDING LINE PER THIS PLAT

■ = 1/2" IRS W/ AN ALUMINUM

= 217,482 SQUARE FEET

CAP STAMPED "RPLS 5210"

OR 4.99 ACRES BOUNDARY

P.R.T.C.T.= PLAT RECORDS OF TARRANT COUNTY, TEXAS

D.R.T.C.T.= DEED RECORDS OF TARRANT COUNTY, TEXAS

O.P.R.T.C.T.= OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

REVISION DESCRIPTION

S 89°59'00" E 233.15'

N 89°59'00" W 435.00'

Approved by the Planning & Zoning Commission City of Azle: Planning & Zoning Secretary

SCALE 1" = 40COORDINATES ARE BASED ON U. S. STATE PLANE NAD 1983 GRID COORDINATES, TEXAS

N:7036190.27

E:2268074.31

1/2" IRF

---- = ROAD CENTERLINE --- -- = 10' U. E. - UTILITY EASEMENT NORTH CENTRAL ZONE - 4202

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.

THIS PLAT RECORDED IN CORRECTIONS PER AZLE AND TARRANT CO. DOCUMENT NUMBER: CORRECTIONS PER AZLE AND TARRANT CO.

SHERRY JO BICE CALLED 16.325 ACRES DOC. NO. 216261972 (O.P.R.T.C.T) _____

E:2268515.85

CM

5' RD. DEDICATION

PER THIS PLAT

189.75'

DOC. NO. D212255144 (O.P.R.T.C.T) REF. DEED CALLED 0.50 ACRE DOC. NO. 200282211 (O.P.R.T.C.T)

TRACT ONE

VOL. 11058, PG. 417 (D.R.T.C.T

ANITA DYGERT BOYNTO

JAMES KOAN BICE

AND

ROBERT A. JONKHEER AND SPOUSE, BARBARA A. JONKHEEF CALLED 0.75 ACRE VOL. 7903, PG. 2028 (D.R.T.C.T)

ROGER DOSS ___ 5.00' AND WIFE, CAROLYN DOSS TRACT TWO VOL. 11058, PG. 417 (D.R.T.C.T)

PER THIS PLAT

N 89°59'00" W

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

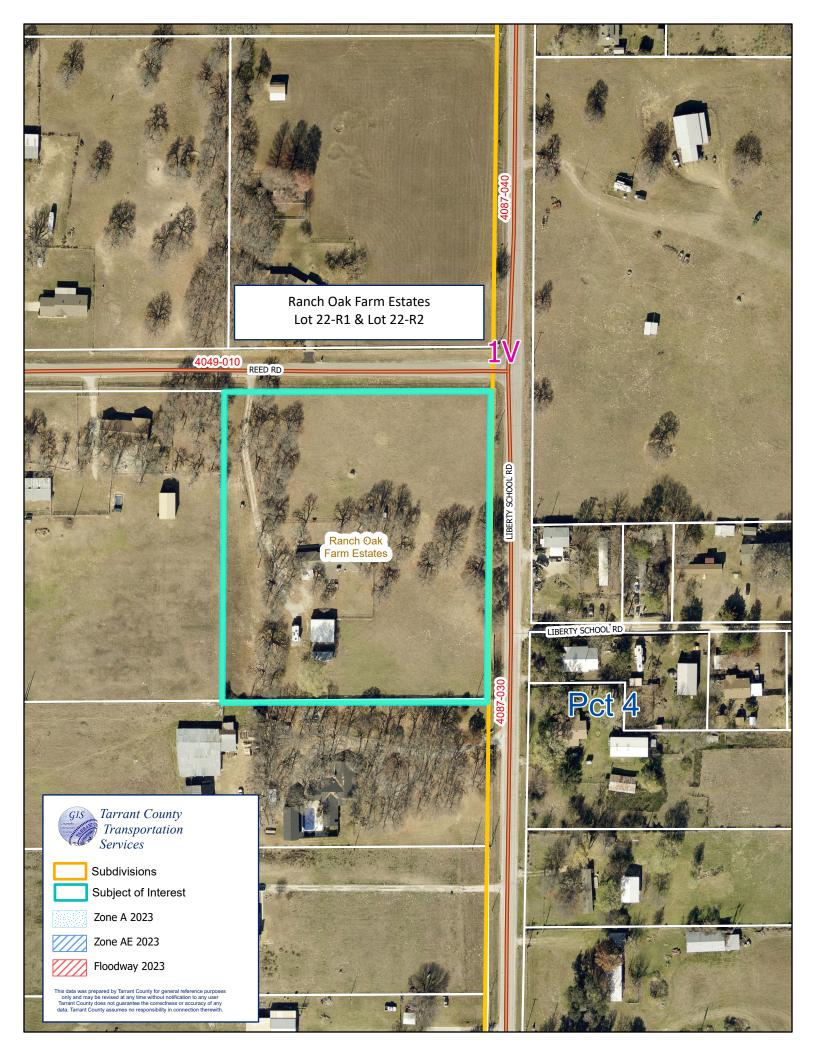
2 SINGLE FAMILY LOTS

HEATHER NEAGLE SMITH FRN:100465-00 7325 REED RD. AZLE, TX 76020

Date: September 2024 Drawn: LAJ

Checked: DRC | Scale: 1" = 40' DONALD R.CROWLEY R.P.L.S. NO.5210 CROWLEY SURVEYING 117 W. ARCHER JACKSBORO, TX, 76458 (940-567-2234) dcrowley@crowleysurveying.com

Sheet: 1 of 1 CROWLEY SURVEYING



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

Comes now Heather reader Smr	owner(s) of the property, located in Pct
described as 1395 Reld Road	(Property Address or Legal Description) located in
Tarrant County, Texas.	
I(we) have been informed and understand that I(we) have ce Chapter 2007 of the Texas Government Code, the Private Real Pri	rtain rights, as an owner of private real property, under roperty Rights Preservation Act ("PRPRPA"), effective
I(we) understand that county governments are required to exactions may result in "takings" of private property. I(we) further und owner of a legal or equitable interest in private real property to see action constitutes a "taking" and, if so, to ask for invalidation of the governments are required to exact property.	erstand that the PRPRPA also provides a remedy for an ek a judicial determination of whether a governmental
I(we) further understand that a "taking" is any county action in whole or in part, temporarily or permanently. Any county action, cowner of the property, that would otherwise exist in the absence of the county would reduce the value of an owner's private real proper county is required to prepare a "Takings Impact Assessment" (TIA). If least 30 days' notice of its intent to engage in any such proposed act general circulation in Tarrant County, and it must include a reasonable	ordinance or regulation that affects an owner's rights as any action by the county, is actionable. If the action of erty by 25 percent or more, I(we) understand that the such TIA prepared, the county is required to provide at tions. The notice must be published in a newspaper of
I(we) further understand that any action is void if such an at the land affected by a county action for which a TIA should be prepare within 180 days after I(we) know or should have known about the "ta would be awarded reasonable and necessary attorney's fees, costs of county had reduced the value of my land by 25 percent or more. I(we)	d, I(we) have the right to bring a suit against the county king". If I(we) should choose to bring such a suit, I(we) court, and even damages, especially if the action of the
Republic right-of-way dedication, as documented on the plat.	nd to meet the requirements included in the Tarrant right-of-way will be dedicated upon approval of the
In consideration of expediting and shortening the approval p I(we), as the owner(s), hereby freely and voluntarily waive these right as the owner(s) related to the PRPRPA for the above-described right-county Commissioners Court to proceed to consider and approve the	s, as well as any and all other rights that I(we) may have of-way dedication. I(we) specifically request the Tarrant
This Waiver is signed on the 22 day of TAWVARY	2025 .
Al Smith	
Owner Heather Smith	Owner
Printed Name	Printed Name
STATE OF TEXAS COUNTY OF TARRANT WISE	c.3
BEFORE ME, the undersigned authority appeared	HER SMITH who swore on P was true and correct.
CYNTHIA MARIE DODSON Notary Public, State of Texas Comm. Expires 02-07-2027 Notary ID 8206434	Lorthia Marie Dodis Notary Public in and for the State of Texas

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

	nes now He		reagle	Smith	owner(s	s) of the property	, located in Pct
described as	7325	Reed	Road		(Property)	Address or Legal D	escription) located in
Tarrant Cour	nty, Texas.					-	, ,
	7 of the Texas						real property, under PRPRPA"), effective
actions may owner of a le	result in "takin; egal or equitab	gs" of private p le interest in p	oroperty. I(w orivate real p	e) further under croperty to see	erstand that the PF k a judicial determ	RPRPA also provi nination of whet	their governmental des a remedy for an her a governmental to pay the damages
in whole or in owner of the the county w county is req least 30 days	n part, tempora property, that yould reduce the uired to prepar of notice of its i	arily or perman would otherw ne value of an re a "Takings Ir ntent to engag	ently. Any co rise exist in th owner's priv mpact Assessi ge in any such	ounty action, one absence of a rate real properment" (TIA). If a proposed act	rdinance or regulations action by the corty by 25 percent such TIA prepared,	tion that affects ounty, is actiona or more, I(we) the county is remark to be published.	al property whether an owner's rights as ble. If the action of inderstand that the quired to provide at d in a newspaper of
the land affeo within 180 da would be aw	cted by a count ays after I(we) I arded reasonal educed the val	y action for wh know or should ble and necessa ue of my land l	nich a TIA sho d have knowr ary attorney's by 25 percent	uld be prepare a about the "ta a fees, costs of t or more. I(we	d, I(we) have the right king". If I(we) shou court, and even dan could also have t	ght to bring a sui uld choose to bri mages, especiall he county actior	
County Deve requested pla	elopment Regu	lations, an ad inderstand tha	ditionalt the rights o	ounty road, ar feet of r outlined above	id to meet the red ight-of-way will b	quirements inclu e dedicated upo	el and adjacent to uded in the Tarrant on approval of the A, may apply to the
I(we), as the a as the owner	owner(s), herel (s) related to th	by freely and vone PRPRPA for	oluntarily wai the above-de	ive these rights scribed right-o	, as well as any and	l all other rights (we) specifically	described property, that I(we) may have request the Tarrant roperty.
This Waiver i	s signed on the	22 da	v of JA	NUARY		. 2025.	
W S	whim				Owner		
Heav Printed Name	ner Sr	nilh			Printed Name		
	TARRANT WIS						
BEF6	ORE ME, the ur above and fore	ndersigned aut going SWORN	hority appear STATEMENT (red <u>HEA</u> OF OWNERSHI	THEK SM was true and corn	rect.	who swore on
OF THE PROPERTY OF THE PROPERT	CYNTHIA MAR Notary Public, S Comm. Expire Notary ID	State of Texas s 02-07-2027			Legathia Notary Public in a	Marke pard for the State	DAL_ of Texas



TARRANT COUNTY TAX OFFICE

RICK D. BARNES
Tax Assessor-Collector

PAGE 1 OF 1

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100 taxoffice@tarrantcountytx.gov

In God We Trust

TAX CERTIFICATE FOR ACCOUNT: 00002307472

AD NUMBER: 33460 22 CERTIFICATE NO: 142008602

COLLECTING AGENCY RICK D. BARNES PO BOX 961018

FORT WORTH TX 76161-0018

REQUESTED BY SMITH FAMILY TRUST

7325 REED RD AZLE TX 76020 DATE: 1/29/2025

FEE: \$10.00

PROPERTY DESCRIPTION

RANCH OAK FARMS ESTATES LOT 22

0007325 REED RD 5 ACRES

PROPERTY OWNER
SMITH FAMILY TRUST
BRENTLY ERIN SMITH AND HEATHER
NEAGLE SMITH CO-TRU
7325 REED RD
AZI E 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.



