



COMMISSIONERS COURT
COMMUNICATION

COURT ORDER NUMBER _____
PAGE 1 OF 6
DATE: 10/15/2024

SUBJECT: **CONSIDERATION OF THE FINAL PLAT – OZEE ADDITION NO. 2 –
PRECINCT 1**

***** 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 1, Block 1, Ozee Addition No. 2, an addition to Tarrant County, Texas, being 1.002 acres of land situated in the Michael Ozee Survey, Abstract No. 1187, Tarrant County, Texas.

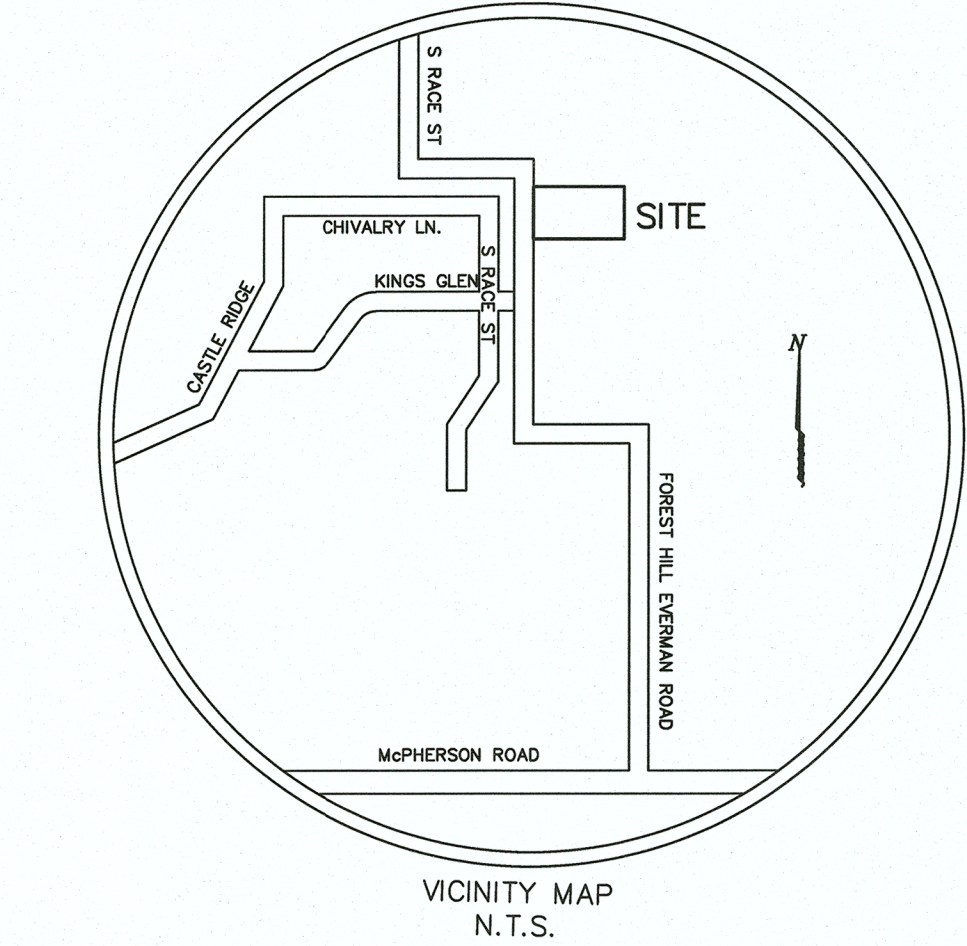
BACKGROUND

1. 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.
2. There is no Federal Emergency Management Agency designated floodplain associated with this plat.
3. A location map of this subdivision in Precinct 1 is attached.
4. The Takings Impact Assessment (TIA) Waiver for this plat is attached.
5. With a net acreage of .974, less than the 1.0-acre net requirement for properties to be served by private on-site sewage facilities (OSSF) - a letter from Tarrant County Public Health approving the On-Site Sewage Facility (OSSF) site-specific design is attached.
6. Water service will be provided by the City of Fort Worth.
7. The final plat has been reviewed by Tarrant County Transportation Services and has successfully met all other 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: APPROVED BY:	Nicole Benoit Joseph Jackson
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- TARRANT COUNTY STANDARD NOTES
- 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.
 - 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. 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.
 - 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 the performance of the obligations of said owners set forth 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 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 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 on 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.

FLOOD STATEMENT:
According to Flood Insurance Rate Map (FIRM) No. 48439C0435L revised September 25, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Tarrant County, Texas this property is within Zone X.

NOTE:
CM - Control Monument
IRF - Iron rod found
irs - Iron rod set capped & stamped
"BEASLEY RPLS 6066"
UE - Utility Easement
DE - Drainage Easement
BL - Building Line
D.R.T.C.T. - Deed Records, Tarrant County, Texas.
CC# - County Clerk's Instrument No.

Basis of Bearing - NAD 83 (2011)(Epoch: 2010.00000)
Geoid 18, Texas North Central Zone. Grid bearings & Surface distances.
Grid Scale Factor = 0.999874861227

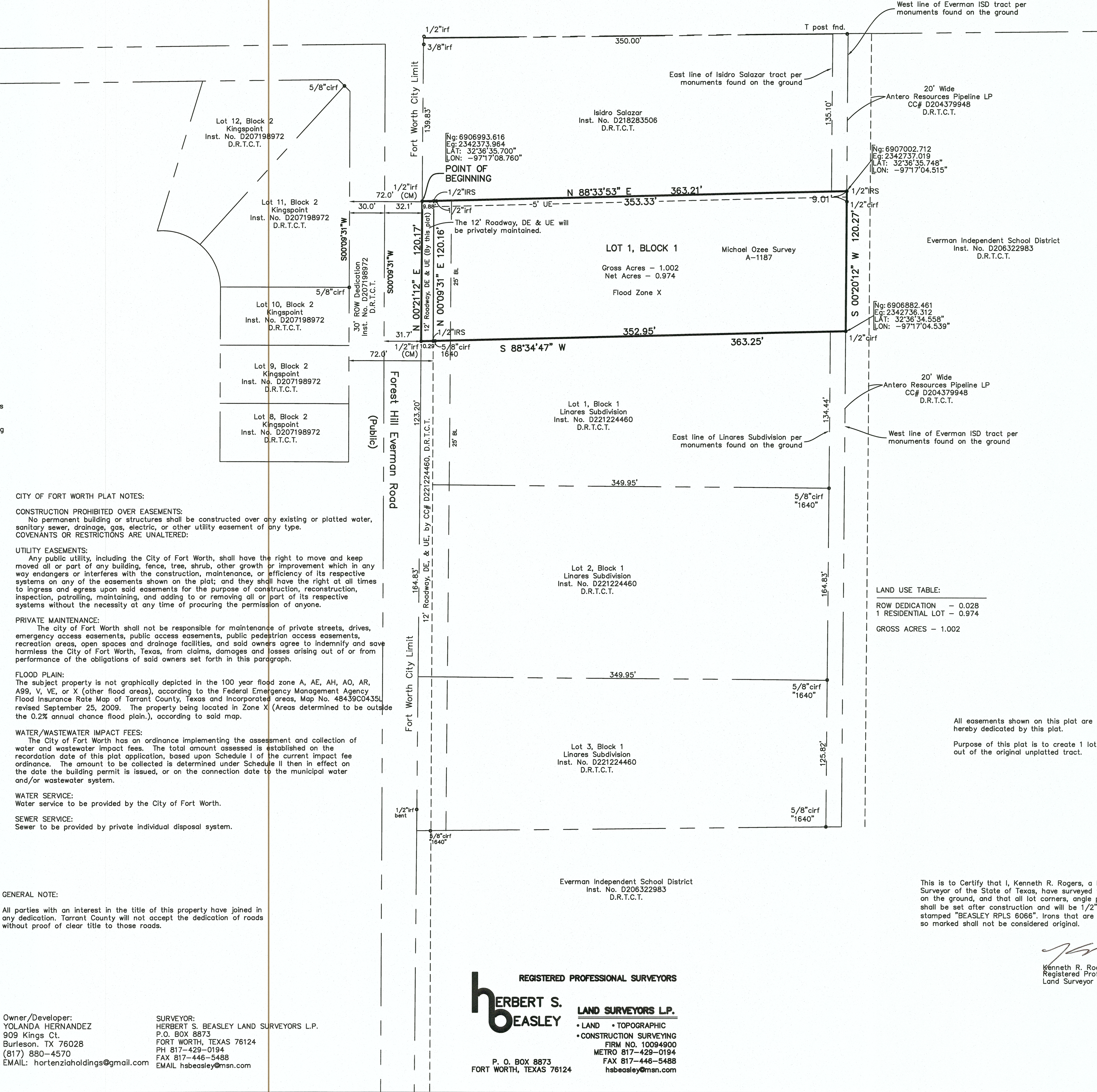
0 50 100 150
SCALE 1"=50'

GENERAL NOTE:

All parties with an interest in the title of this property have joined in any dedication. Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

Owner/Developer:
YOLANDA HERNANDEZ
909 Kings Ct.
Burleson, TX 76028
(817) 880-4570
EMAIL: hortenziaholdings@gmail.com

SURVEYOR:
HERBERT S. BEASLEY LAND SURVEYORS L.P.
P.O. BOX 8873
FORT WORTH, TEXAS 76124
PH 817-429-0194
FAX 817-446-5488
EMAIL: hsbeasley@msn.com



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Yolanda Hernandez, is the sole owner of all that certain tract, parcel, or lot of land located in the Michael Ozee Survey, Abstract No. 1187, Tarrant County, Texas, being the tract of land described in the deed to Yolanda Hernandez, recorded in County Clerk's Instrument No. D223021690, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northwest corner of said Hernandez tract, being the southwest corner of a tract of land described in the deed to Isidro Salazar, recorded in County Clerk's Instrument No. D218283506, Deed Records, Tarrant County, Texas;

THENCE N88°33'53"E, along the north line of said Hernandez tract and the south line of said Salazar tract, at a distance of 9.88' passing a 1/2" iron rod stamped "Beasley 6066" set, at a distance of 12.13 feet passing a 1/2" iron rod found, continuing in all a distance of 363.21 feet to a point at the northeast corner of said Hernandez tract and at the southeast corner of said Salazar tract, being in the west line of a tract of land described in the deed to Everman Independent School District, recorded in County Clerk's Instrument No. D206322983, Deed Records, Tarrant County, Texas;

THENCE S00°20'12"W, along the east line of said Hernandez tract and said west line, at a distance of 9.01 feet passing a 1/2" capped iron rod found, continuing in all a distance of 120.27 feet to a 1/2" capped iron rod found at the southeast corner of said Hernandez tract;

THENCE S88°34'47"W, along the south line of said Hernandez tract, at a distance of 13.16 feet passing a point at the northeast corner of Linares Subdivision, an addition to Tarrant County, Texas, recorded in County Clerk's Instrument No. D221224460, Deed Records, Tarrant County, Texas, at a distance of 351.25 feet passing a 5/8" capped iron rod stamped "1640" found, at a distance of 352.95' passing a 1/2" iron rod stamped "Beasley 6066" set, continuing in all a distance of 363.25 feet to a 1/2" iron rod found at the southwest corner of said Hernandez tract and at the northwest corner of said Linares Subdivision;

THENCE N00°21'12"E, along the west line of said Hernandez tract, a distance of 120.17 feet to the point of beginning, containing 1.002 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Yolanda Hernandez, Owner, do hereby bind themselves and their heirs, assignees, and successors of title this plat designating the hereinabove described property as LOT 1, BLOCK 1, OZEE ADDITION No. 2, an addition to Tarrant County, and do hereby dedicate to the public use forever the streets, alley, and right-of-way easements 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, including the County, shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvement or growths that 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, including the County, shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

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

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the 29th day of August, 2024.

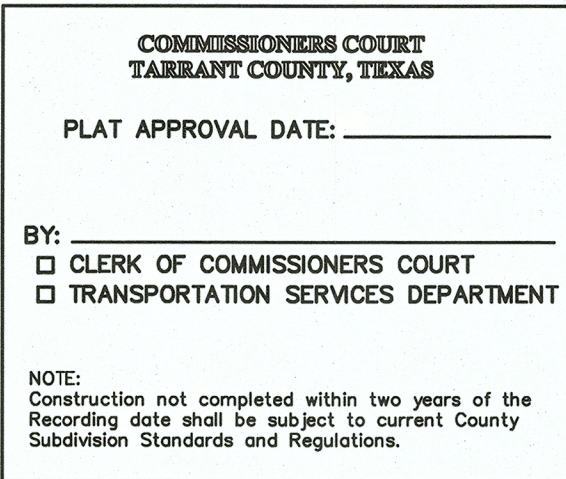
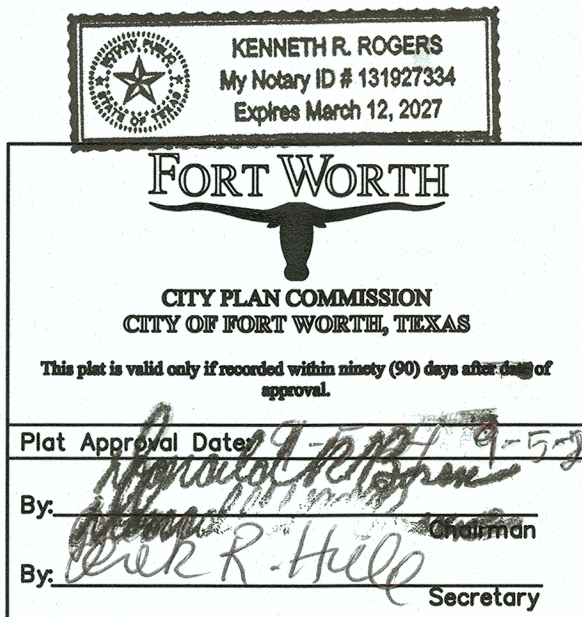
Yolanda Hernandez
By: Yolanda Hernandez, Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Yolanda Hernandez, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 29th day of August, 2024.

NOTARY PUBLIC, STATE OF TEXAS



This is to Certify that I, Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066". Irons that are damaged, disturbed, or not so marked shall not be considered original.

Kenneth R. Rogers
Registered Professional
Land Surveyor No. 6066



Eugene D. Hood
9/5/2024

FINAL PLAT
OF
LOT 1, BLOCK 1,
OZEE ADDITION No. 2
Tarrant County, Texas.
Being 1.002 acres of land located in the
Michael Ozee Survey, Abstract No. 1187,
Tarrant County, Texas.

FS-23-246

Date: 10-01-2023 (Revised 3-29-2024)

THIS MAP FILED IN INSTRUMENT No. _____, DATE _____

Ozee 1-1 FP.dwg

FORT WORTH

FOREST HILL EVERMAN RD

Velasquez
Addition

Ozee Addition No. 2
Lot 1 Block 1

Ozee Addition

Linares
Subdivision

UNINCORPORATED



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.

Maxar, Microsoft

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

Comes now Yolanda Hernandez owner(s) of the property, located in Pct. 1
described as Michael Ozee Survey, A-1187-1A01 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 14 day of December, 2023

Yolanda Hernandez
Owner

Owner

Yolanda Hernandez

Printed Name

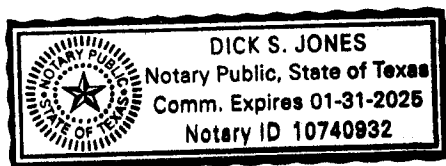
Printed Name

STATE OF TEXAS
COUNTY OF TARRANT

Holder of Equitable Interest

BEFORE ME, the undersigned authority appeared Yolanda Hernandez

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



Dick S. Jones
Notary Public in and for the State of Texas

VEERINDER (VINNY) TANEJA, MBBS; MPH
PUBLIC HEALTH DIRECTOR



CATHERINE A. COLQUITT, M.D.
LOCAL HEALTH AUTHORITY & MEDICAL DIRECTOR

**TARRANT COUNTY
PUBLIC HEALTH**
INNOVATION QUALITY ACCOUNTABILITY

November 20, 2023

Ms. Yolanda Hernandez
c/o Herbert S. Beasley Land Surveyors, Mr. Dick Jones
PO Box 8873
Fort Worth, Texas 76124

RE: FS-23-246; Ozee Addition #2, Lot 1, Block 1

Dear Ms. Hernandez:

I have reviewed the material submitted for the referenced property. The following conditions are to be noted:

- 1) City Sewer service is not currently available to this property
- 2) No On-Site Sewage Facility (OSSF) may be constructed without prior approval of this office
- 3) Soil conditions in the area may require an alternative system
- 4) Any new water well must comply with the Northern Trinity Groundwater Conservation District's horizontal and vertical separation requirements, which were not included as a part of this review
- 5) A site-specific design has been submitted, which verifies this OSSF will be able to satisfy the state's minimum standards and receive a permit
- 6) Future buyers should be aware that adequate space must be reserved for the future On-Site Sewage Facility (OSSF) so that an appropriately sized system will be able to meet all the state's minimum standards
- 7) Based on the information provided by Yolanda Hernandez, the proposed subdivision of land will be acceptable to this office. Should there be any problems with existing On-Site Sewage Facility (OSSF), or if the provided location is incorrect, a new OSSF meeting current standards will be required

Although the lot size is just short of the 1.0 net acre minimum required in the Tarrant County Subdivision Rules, we have no objections to the continued processing of this plat. If you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ekpen Okoruwa".

Ekpen Okoruwa, R.S.
Environmental Health Division
Tarrant County Public Health

cc: Development Services Department – City of Fort Worth

TARRANT COUNTY PUBLIC HEALTH





TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00040519309
AD NUMBER: A1187 1A01
CERTIFICATE NO : 122674220

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

HERNANDEZ YOLANDA

PO BOX 101329
FORT WORTH TX 76185

DATE : 9/4/2024
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

OZEE, MICHAEL SURVEY ABSTRAC
T 1187 TRACT 1A01

0010209 FOREST HILL EVERMAN RD
1 ACRES

PROPERTY OWNER

HERNANDEZ YOLANDA

PO BOX 101329
FORT WORTH TX 76185

YEAR	TAX UNIT	AMOUNT DUE
2023	Tarrant County	\$0.00
2023	JPS HEALTH NETWORK	\$0.00
2023	TARRANT COUNTY COLLEGE	\$0.00
2023	EMERGENCY SERVICE DISTRICT #1	\$0.00
2023	EVERMAN ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : HERNANDEZ YOLANDA
ACCOUNT NUMBER: 00040519309
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.

Morgan Eai

Deputy

**TAXES FOR THE CURRENT
YEAR HAVE NOT BEEN
CALCULATED**

Morgan Eai

Signature of Tax Deputy

