COMMISSIONERS COURT COMMUNICATION

COURT ORDER NUMBER 145787

PAGE 1 OF 13

DATE: 8/19/2025

SUBJECT: **CONSIDERATION OF A RESOLUTION DECLARING TWO TRACTS OF LAND CONTAINING A TOTAL OF 2,689 SQUARE FEET AS SURPLUS REAL PROPERTY NO LONGER NEEDED FOR A PUBLIC PURPOSE AND APPROVAL OF DEED TO CONVEY REAL PROPERTY**

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that Commissioners Court consider the approval of a Resolution declaring two (2) tracts of land containing a total of 2,689 sf as surplus real property no longer needed for public purpose and consider the approval of the Deeds to convey real property to the adjacent property owners.

BACKGROUND

On September 11, 1972, the Commissioners Court, through Court Order # 41982, approved a plat for Pyramid Acres Unit No. 8. The plat dedicated the necessary right-of-way needed at the time.

On November 19, 2024, the Commissioners Court, through Court Order # 144308, approved a Resolution and Order Decreeing Public Necessity for a public project on Blanchard Way located between Pyramid Acres Boulevard and Gebron Drive in order to acquire real property necessary to improve Blanchard Way. This improvement includes closing Blanchard Way at Pyramid Acres and constructing a cul-de-sac in order to keep the traveling public safe.

In doing so, this causes a portion of existing right-of-way to no longer be needed for public purpose. The adjacent property owners, whom we are acquiring ROW from, have agreed to exchange the surplus right-of-way for the part to be acquired and the market value of the surplus right-of-way will be credited towards the market value of the part to be acquired for said project. This action is authorized by Section 272.001(b)(3) of the Texas Local Government Code.

The Criminal District Attorney's Office has approved the deed as to form.

FISCAL IMPACT

The proceeds of the sale of the properties will be a total of $2,689.00 which will be applied towards the purchase of the right-of-way necessary for this project. Funds for the acquisition has previously been approved through CO# 145302 and are available in account 26100-2025 Road and Bridge/6510100000 Right of Way/552000 County Right of Way.

SUBMITTED BY	Transportation Services	PREPARED BY:	Sarah VanTassel
		APPROVED BY:	Joseph Jackson

RESOLUTION

DECLARING TWO (2) TRACTS OF LAND CONTAINING A TOTAL OF 2,689 SQUARE FEET, TO BE SURPLUS REAL PROPERTY NO LONGER NEEDED FOR A PUBLIC PURPOSE.

WHEREAS, on September 11, 1972, by Court Order Number 41982, the Commissioners Court approved a plat for Pyramid Acres Unit No. 8; and

WHEREAS, on November 19, 2024, by court Order Number 144308, the Commissioners Court approved Resolution and Order Decreeing Public Necessity for a public project on Blanchard Way; and

WHERAS, after completion of the project two tracts of land containing a total of 2,689 square feet will no longer be needed for public purpose.

NOW THEREFORE, IT IS HEREBY RESOLVED that the two tracts of land comprised of 2,689 square feet and described respectively in Exhibit "A" and Exhibit "B" attached hereto, be declared to be "surplus real property"; and

BE IT FURTHER RESOLVED that it is in the public's best interest for the County to dispose of this surplus real property.

Upon the Motion of _____and Seconded by _____the above Resolution passed with _____votes in favor thereof and _____votes against.
PASSED AND APPROVED this ____ day of August, 2025.

COUNTY OF TARRANT
STATE OF TEXAS

_____
Tim O'Hare
County Judge

The above has been assigned Court Order No. _____ and is recorded in Volume _____, Page _____, of Tarrant County, Texas Commissioners Court Minutes.

By _____
County Clerk or Designee

NOTICE OF CONFIDENTIALITY RIGHTS:
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED

GRANTOR: TARRANT COUNTY, TEXAS

GRANTOR'S MAILING ADDRESS: Tarrant County Transportation Department
200 Taylor Street, Suite 305
Fort Worth, Texas 76196-0601

GRANTEE: Jason Tatarian

GRANTEE'S MAILING ADDRESS: 7980 Blanchard Way
Fort Worth, TX 76126

CONSIDERATION: CASH and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY (including any improvements): All that tract of land lying and being situated in Tarrant County, Texas, more particularly described as:

> A portion of Blanchard Way as shown on plat of Pyramid Acres, Unit No. 8, recorded in Volume 388-77, Page 56, Tarrant County Plat Records being more particularly described by metes and bounds as shown in Exhibit "A" and attached hereto and incorporated herein for all purposes (hereinafter referred to as "the Property."

EXCEPTIONS: This conveyance is subject to all presently recorded restrictions, reservations, covenants, conditions, easements, and other instruments, that affect the property rights of adjoining owners in any walls and fences situated on any common boundary; any discrepancies, conflicts, or shortages of area or boundary lines; and encroachments or overlapping of improvements.

Grantor hereby disclaims any warranty, guaranty or representation, oral or written, past, present or future, of, as, to or concerning (i) the nature and condition of the Property, including but not limited to, the suitability thereof for any activity or use; (ii) the condition of any improvements located thereon; (iii) the compliance of the Property with any laws, rules, ordinances or regulations of any government or other body.

The conveyance of the Property as provided for is made on an "AS IS" basis and by its acceptance of this deed and in consideration of the conveyances by Grantor herein, Grantee

acknowledges that, except as otherwise specifically stated in the Deed Without Warranty, GRANTOR MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ALL OF WHICH WARRANTIES TO THE FULLEST EXTENT PERMITTED BY LAW ARE EXPRESSLY DISCLAIMED.

CONVEYANCE:

Grantor, for the consideration and subject to the Reservations from Conveyance , Exceptions to Conveyance and Warranty, and Restrictions, and Disclaimers, conveys to Grantee the Property together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, without express or implied warranty. All warranties that might arise by common law and the warranties in Section 5.023 of the Texas Property Code (or its successor) are excluded.

When the context requires, singular nouns and pronouns include the plural.

IN WITNESS WHEREOF, this instrument is executed on the _____ day of _____, 2025.

GRANTOR:

TARRANT COUNTY, TEXAS

By: _____
Tim O'Hare
Tarrant County Judge

(ACKNOWLEDGMENT)

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the_____ day of_____, 2025, by Tim O'Hare, Tarrant County Judge, on behalf of Tarrant County, Texas.

. _____
Notary Public, State of Texas

Approval Form for District Attorney

_____

Assistant District Attorney

*By law, the District Attorney's Office may only advise or approve contract or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own attorney.

AFTER RECORDING RETURN TO:
Miriam Salazar
Transportation Dept.
200 Taylor Street, Suite 305
Fort Worth, Texas 76196-0601

DESCRIPTION OF PROPERTY

SITUATED in Tarrant County Texas, and being a portion of Blanchard Way as shown on plat of Pyramid Acres, Unit No. 8, recorded in Volume 388-77, Page 56, Tarrant County Plat Records, and said portion being more fully described as follows:

BEGINNING at a ½" iron rod with an aluminum cap stamped "TARRANT COUNTY" set in the north right-of-way line of Blanchard Way and the south line of Lot 37, Block 13, said Unit No. 8, said point being at the beginning of a curve whose center bears South 0 degrees, 39 minutes, 28 seconds East, 60.00 feet, and from said point a "MCADAMS" capped 5/8" iron rod found in place for the common south corner of Lots 35 and 36, said Block 13, bears North 89 degrees, 20 minutes, 32 seconds East, 180.77 feet;

THENCE southwesterly with said curve, across said Blanchard Way a distance of 62.83 feet to a ½" iron rod with an aluminum cap stamped "TARRANT COUNTY" set for the end of said curve;

THENCE South 89 degrees, 20 minutes, 32 seconds West, continuing across said Blanchard Way 40.00 feet to a ½" iron rod with an aluminum cap stamped "TARRANT COUNTY" set in the east right-of-way line of Pyramid Boulevard (an 80 foot right-of-way) as shown on plat of Pyramid Acres, Unit No. 5, recorded in Volume 388-69, Page 11, said Plat Records;

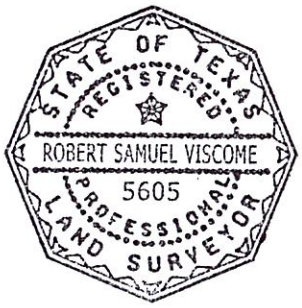
THENCE North 25 degrees, 28 minutes, 30 seconds East with said east right-of-way line of Pyramid Boulevard, common with the west right-of-way line of said Blanchard Way 33.41 feet to the northwest corner of Blanchard Way and the southwest corner of said Lot 37, from said point a 60d nail found in place bears South 89 degrees, 20 minutes West, 0.77 feet;

THENCE North 89 degrees, 20 minutes, 32 seconds East with the north right-of-way line of said Blanchard Way and the south line of said Lot 37, a distance of 77.24 feet to the PLACE OF BEGINNING and containing 1,432 square feet (0.0329 acre).

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(2011) NORTH CENTRAL ZONE, UTILIZING ALLTERRA RTK NETWORK SYSTEM. DISTANCES CAN BE CONVERTED TO SURFACE DISTANCES BY MULTIPLYING EACH DISTANCE BY A COMBINED SCALE FACTOR OF 1.00011914.

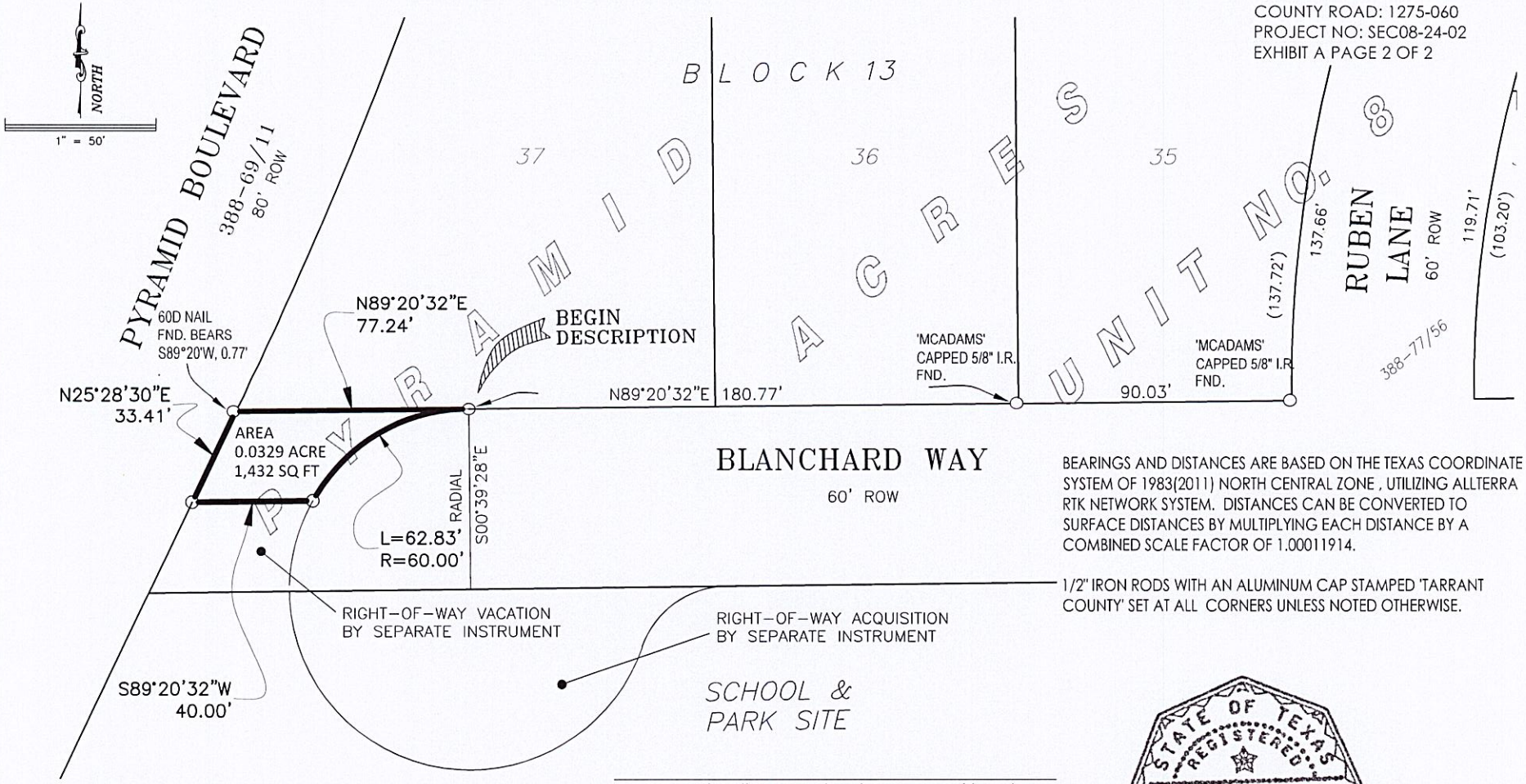
THIS DESCRIPTION WAS PREPARED TO ACCOMPANY A SURVEY MAP OF THE DESCRIBED PROPERTY

Tarrant County Transportation Services Department
TBPELS Firm No. 10137100



July 14, 2025
Robert "Bob" Viscome
Texas Registration No. 5605

PARCEL: V2
COUNTY ROAD: 1275-060
PROJECT NO: SEC08-24-02
EXHIBIT A PAGE 2 OF 2



BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(2011) NORTH CENTRAL ZONE , UTILIZING ALLTERRA RTK NETWORK SYSTEM. DISTANCES CAN BE CONVERTED TO SURFACE DISTANCES BY MULTIPLYING EACH DISTANCE BY A COMBINED SCALE FACTOR OF 1.00011914.

1/2" IRON RODS WITH AN ALUMINUM CAP STAMPED 'TARRANT COUNTY' SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

Surveyed on the ground under my supervision. The corners are marked or referenced as shown.

TARRANT COUNTY DEPARTMENT OF
TRANSPORTATION SERVICES

July 14, 2025

Robert "Bob" Viscome
Texas Registration No. 5605

STATE OF TEXAS
REGISTERED
ROBERT SAMUEL VISCOME
5605
PROFESSIONAL
LAND SURVEYOR

Exhibit showing

A vacated portion of

BLANCHARD WAY,

Tarrant County, Texas,

as shown on plat of PYRAMID ACRES,

UNIT No. 8, recorded in Volume 388-77,

Page 56, Tarrant County Plat Records.

(See accompanying description)

TARRANT COUNTY DEPARTMENT
OF TRANSPORTATION SERVICES

200 Taylor Street, Suite 305
Fort Worth, Texas 76196

Phone (817) 884-1250
Fax (817) 884-1178

Texas TBPELS Firm No. 10137100

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DEED

GRANTOR: TARRANT COUNTY, TEXAS

GRANTOR'S MAILING ADDRESS: Tarrant County Transportation Department
200 Taylor Street, Suite 305
Fort Worth, Texas 76196-0601

GRANTEE: RNR Production Land and Cattle company, Inc.

GRANTEE'S MAILING ADDRESS: 14531 Hwy 377 South
Fort Worth, TX 76126

CONSIDERATION: CASH and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY (including any improvements): All that tract of land lying and being situated in Tarrant County, Texas, more particularly described as:

> A portion of Blanchard Way as shown on plat of Pyramid Acres, Unit No. 8, recorded in Volume 388-77, Page 56, Tarrant County Plat Records being more particularly described by metes and bounds as shown in Exhibit "A" and attached hereto and incorporated herein for all purposes (hereinafter referred to as "the Property."

EXCEPTIONS: This conveyance is subject to all presently recorded restrictions, reservations, covenants, conditions, easements, and other instruments, that affect the property rights of adjoining owners in any walls and fences situated on any common boundary; any discrepancies, conflicts, or shortages of area or boundary lines; and encroachments or overlapping of improvements.

Grantor hereby disclaims any warranty, guaranty or representation, oral or written, past, present or future, of, as, to or concerning (i) the nature and condition of the Property, including but not limited to, the suitability thereof for any activity or use; (ii) the condition of any improvements located thereon; (iii) the compliance of the Property with any laws, rules, ordinances or regulations of any government or other body.

The conveyance of the Property as provided for is made on an "AS IS" basis and by its acceptance of this deed and in consideration of the conveyances by Grantor herein, Grantee

acknowledges that, except as otherwise specifically stated in the Deed Without Warranty, GRANTOR MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ALL OF WHICH WARRANTIES TO THE FULLEST EXTENT PERMITTED BY LAW ARE EXPRESSLY DISCLAIMED.

CONVEYANCE:

Grantor, for the consideration and subject to the Reservations from Conveyance , Exceptions to Conveyance and Warranty, and Restrictions, and Disclaimers, conveys to Grantee the Property together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, without express or implied warranty. All warranties that might arise by common law and the warranties in Section 5.023 of the Texas Property Code (or its successor) are excluded.

When the context requires, singular nouns and pronouns include the plural.

IN WITNESS WHEREOF, this instrument is executed on the _____ day of _____, 2025.

GRANTOR:

TARRANT COUNTY, TEXAS

By: _____
Tim O'Hare
Tarrant County Judge

(ACKNOWLEDGMENT)

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the_____ day of_____, 2025, by Tim O'Hare, Tarrant County Judge, on behalf of Tarrant County, Texas.

. _____
Notary Public, State of Texas

Approval Form for District Attorney

_____

Assistant District Attorney

*By law, the District Attorney's Office may only advise or approve contract or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own attorney.

AFTER RECORDING RETURN TO:
Miriam Salazar
Transportation Dept.
200 Taylor Street, Suite 305
Fort Worth, Texas 76196-0601

DESCRIPTION OF PROPERTY

SITUATED in Tarrant County Texas, and being a portion of Blanchard Way as shown on plat of Pyramid Acres, Unit No. 8, recorded in Volume 388-77, Page 56, Tarrant County Plat Records, and said portion being more fully described as follows:

BEGINNING at a ½" iron rod with an aluminum cap stamped "TARRANT COUNTY" set in the south right-of-way line of Blanchard Way and the north line of the School and Park Site as shown on said Pyramid Acres plat, from said point a "MCADAMS" capped 5/8" iron rod found in place for the common south corner of Lots 35 and 36, Block 13, said Unit 8, bears North 89 degrees, 20 minutes, 32 seconds East, 240.77 feet and North 0 degrees 39 minutes, 28 seconds West, 59.99 feet;

THENCE South 89 degrees, 20 minutes, 32 seconds West with the common line of said Blanchard Way and said School and Park Site, 46.67 feet to a ½" iron rod with an aluminum cap stamped "TARRANT COUNTY" set in the east right-of-way line of Pyramid Boulevard (an 80 foot right-of-way) as shown on plat of Pyramid Acres, Unit No.5, recorded in Volume 388-69, Page 11, said Plat Records, for the common west corner of Blanchard Way and said School and Park Site;

THENCE North 25 degrees, 28 minutes, 30 seconds East with said east right-of-way line of Pyramid Boulevard, common with the west right-of-way line of said Blanchard Way 33.41 feet to a ½" iron rod with an aluminum cap stamped "TARRANT COUNTY" set, from said point a 60d nail found in place bears North 24 degrees, 54 minutes, 23 seconds East, 33.08 feet;

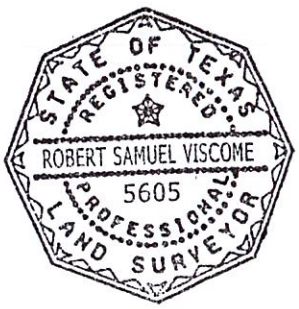
THENCE North 89 degrees, 20 minutes, 32 seconds East across said Blanchard Way 40.00 feet to the beginning of a curve whose center bears South 60 degrees, 39 minutes, 08 seconds East, 60.00 feet;

THENCE southerly with said curve, continuing across said Blanchard Way a distance of 31.41 feet to the end of said curve and the PLACE OF BEGINNING and containing 1,257 square feet (0.0289 acre).

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(2011) NORTH CENTRAL ZONE, UTILIZING ALLTERRA RTK NETWORK SYSTEM. DISTANCES CAN BE CONVERTED TO SURFACE DISTANCES BY MULTIPLYING EACH DISTANCE BY A COMBINED SCALE FACTOR OF 1.00011914.

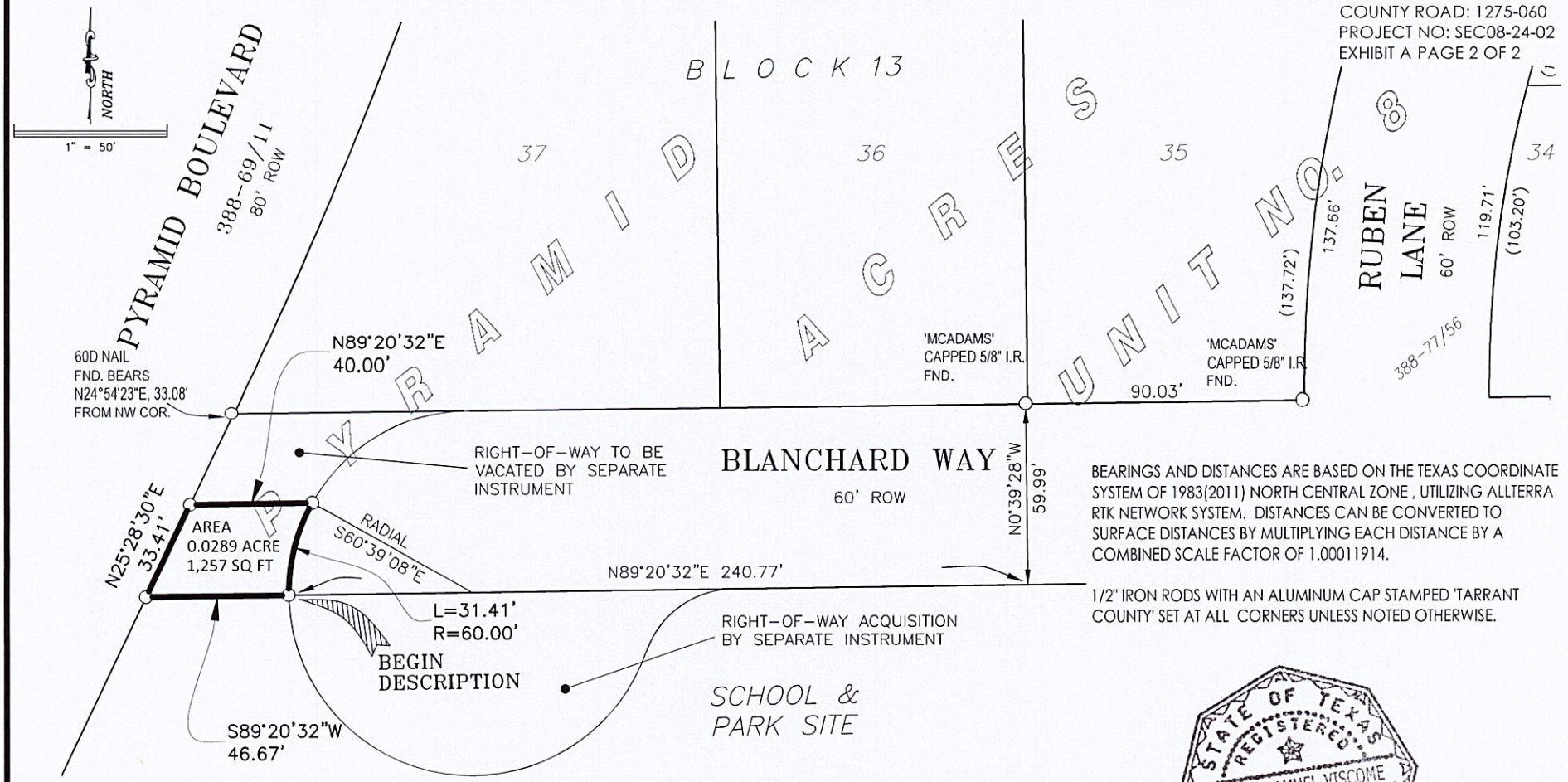
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July 14, 2025
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PARCEL: V1
COUNTY ROAD: 1275-060
PROJECT NO: SEC08-24-02
EXHIBIT A PAGE 2 OF 2



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TARRANT COUNTY DEPARTMENT OF

July 14, 2025

Robert "Bob" Viscome
Texas Registration No. 5605

TARRANT COUNTY DEPARTMENT
OF TRANSPORTATION SERVICES

200 Taylor Street, Suite 305
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