



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER 145191

PAGE 1 OF 5

DATE: 5/6/2025

**SUBJECT: CONSIDERATION OF FINAL PLAT – BMJ INVESTMENT 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 Lot 1, Block 1, BMJ Investment Addition, an addition to Tarrant County, Texas; being 1.78 acres of land situated in the Shelby County School Land Survey, Abstract No. 1375, Tarrant County, Texas.

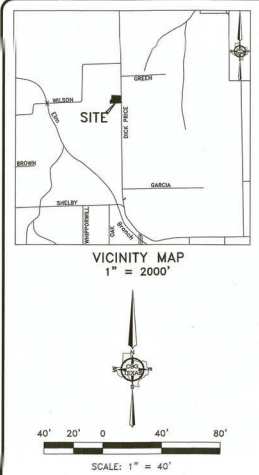
**BACKGROUND**

1. The subdivision is located within the City of Kennedale Extraterritorial Jurisdiction (ETJ).
2. There is no Federal Emergency Management Agency designated floodplain associated with this plat.
3. A location map of this subdivision in Precinct 2 is attached.
4. The Takings Impact Assessment (TIA) Waiver for this plat is attached.
5. Water will be supplied by Bethesda Water Supply Corporation
6. 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 associated with this item.

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



**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS BMJ Investments LLC are the owners of a 1.78 acre tract of land situated in the Shelby County School Land 2 League Survey, Abstract Number 1375, Tarrant County, Texas, same being that tract of land conveyed to BMJ Investments LLC, a Texas limited liability company by General Warranty Deed recorded in Instrument Number 0223059856, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being along the center line of Dick Price Road (a 50 foot right-of-way), same being the Northeast corner of a tract of land conveyed to Michael E. Farah, a Married Person & Amira L. Farah, an unmarried person, by deed recorded in Instrument Number D214238769, Official Public Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears 86 degrees 33 minutes 35 seconds West, a distance of 19.00 feet for witness;

THENCE 88 degrees 03 minutes 49 seconds West, along the North line of said Farah tract, a distance of 364.50 feet to a point for corner, said corner being along the North line of said Farah tract, same being the Southeast corner of a tract of land conveyed to Rafah Real Estates, L.L.C., Series E, by Deed recorded in Instrument Number D218034804, Official Public Records, Tarrant County, Texas, from which a 1/2-inch iron rod found bears North 07 degrees 29 minutes 20 seconds West, a distance of 0.45 feet for witness;

North 01 degree 56 minutes 11 seconds West, along the East line of said Rafah Real Estate tract, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped "5294" found for corner, said corner being the Northeast corner of said Rafah Real Estate tract, same being a South corner of a tract of land conveyed to Casar Monge, by deed recorded in Instrument Number D2200314553, Official Public Records, Tarrant County, Texas;

THENCE along the South and East line of said of Monge tract the courses and distances as follows; South 88 degrees 45 minutes 28 seconds East, a distance of 46.42 feet to a 1/2-inch iron rod with yellow cap stamped "CBG Surveying" set for corner;

North 01 degree 14 minutes 32 seconds East, a distance of 155.19 feet to a 1/2-inch iron rod with yellow cap stamped "CBG Surveying" set for corner;

THENCE South 87 degrees 27 minutes 11 seconds East, along a South line of said Monge tract, a distance of 316.38 feet to a point for corner, said corner being a Southeast corner of said Monge tract, same being along the centerline of said Dick Price Road, from which a fence post found bears North 87 degrees 27 minutes 11 seconds West, a distance of 25.44 feet for witness;

THENCE South 00 degree 23 minutes 34 seconds East, along the centerline of said Dick Price Road, a distance of 217.73 feet to the POINT OF BEGINNING and containing 77,442 square feet or 1.78 acres of land.

**LEGEND**

- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- ESMT = EASEMENT
- BL = BUILDING LINE
- INST. NO. = INSTRUMENT NUMBER
- VOL./PG. = VOLUME, PAGE
- SQ./FT. = SQUARE FEET
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- IR = 1/2 INCH IRON ROD FOUND
- IRS = 1/2 INCH IRON ROD SET
- PCF = POINT FOR CORNER
- A.K.A. = ALSO KNOWN AS

**GENERAL NOTES**

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF A TRACT OF LAND.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48439C0455K, DATED FEBRUARY 25, 2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR TARRANT COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
- 6) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 7) THE CITY OF KENNEDALE SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPENSPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/EXERCISE/BUILDINGS AND FACILITIES. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF KENNEDALE, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.
- 8) ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 9) AN ACCESS PERMIT SHALL BE OBTAINED FROM TARRANT COUNTY PRIOR TO CONSTRUCTING DRIVEWAYS AND ENTRANCES ONTO ANY OF THE STREETS SHOWN ON THIS PLAT.
- 10) WATER SUPPLY SERVICE PROVIDER: BETHESDA WATER SUPPLY CORPORATION.  
\*6 INCH WATER LINE SHOWN IS PER INFORMATION ON THE BETHESDA WATER SUPPLY CORPORATION WEBSITE. (<https://bethesdawatersupply.com/>)  
CONTACT: SUSIE (817-295-2131)
- 11) NO CITY SEWER, OSSF.
- 12) ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION.
- 13) THE RIGHT-OF-WAY DEDICATION CONFORMS WITH THE RIGHT-OF-WAY WIDTH RECOMMENDED IN THE CITY OF KENNEDALE'S MASTER THROUGHFARE PLAN.
- 14) THERE ARE NO EXISTING WATER WELLS ON THE SITE.

**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 Homeowners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of solid 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 sold 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 sold owners set for in this paragraph.
8. Tarrant County does not enforce subdivision deed restrictions.
9. Landowners and business 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 of 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 it its respective systems without the necessity of 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), 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 stating 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. Tarrant County does not enforce building setbacks more than the County's minimum requirements - 25 feet from ROW for County maintained roads and 50 feet from ROW for State Highways. (TLC § 233.031-233.032)

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS:

I, BMJ Investments LLC, do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public for public use; the street, alleys, rights-of-way, easements and any other public areas shown on this plat.

*Kim Byars*  
BMJ Investments LLC (Owner)  
Kim Byars (Agent)

**STATE OF TEXAS**  
COUNTY OF TARRANT

BEFORE ME, the undersigned Notary Public in and for said County and State on this day appeared Bryan Jenkins, 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 considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 8<sup>th</sup> day of April, 2025.

*Al Ortego*  
Notary Public in and for Tarrant County, Texas.

My commission expires: 11 / 30 / 2027



**SURVEYOR'S STATEMENT**  
KNOW ALL MEN BY THESE PRESENTS:

I, Bryan Connolly, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and prepared from an actual survey made under my supervision on the ground.

*Bryan Connolly*  
Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513  
Phone Number 214-349-9485



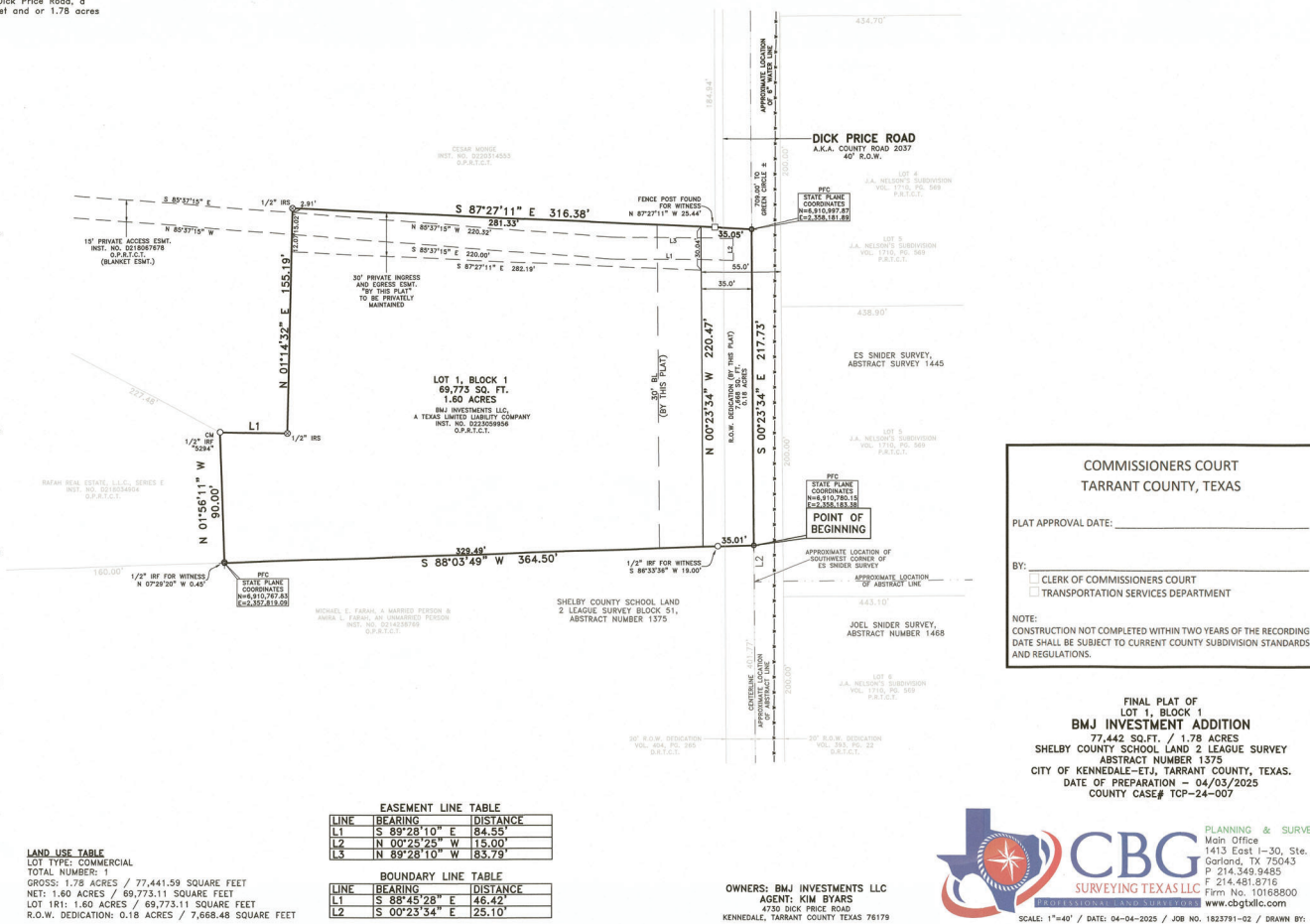
**STATE OF TEXAS**  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7<sup>th</sup> day of April, 2025.

*Lisa Hyter*  
Notary Public in and for the State of Texas

My commission expires: 11 / 17 / 2028



**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°28'10" E	84.55'
L2	N 00°28'25" W	15.00'
L3	N 89°28'10" W	83.79'

**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 88°45'28" E	46.42'
L2	S 00°23'34" E	25.10'

**LAND USE TABLE**  
LOT TYPE: COMMERCIAL  
TOTAL NUMBER: 1  
GROSS: 1.78 ACRES / 77,441.59 SQUARE FEET  
NET: 1.60 ACRES / 69,773.11 SQUARE FEET  
LOT 1R1: 1.60 ACRES / 69,773.11 SQUARE FEET  
R.O.W. DEDICATION: 0.18 ACRES / 7,668.48 SQUARE FEET

**COMMISSIONERS COURT**  
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
 CLERK OF COMMISSIONERS 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.

FINAL PLAT OF  
LOT 1, BLOCK 1  
BMJ INVESTMENT ADDITION  
77,442 SQ.FT. / 1.78 ACRES  
SHELBY COUNTY SCHOOL LAND 2 LEAGUE SURVEY  
ABSTRACT NUMBER 1375  
CITY OF KENNEDALE-ETJ, TARRANT COUNTY, TEXAS.  
DATE OF PREPARATION = 04/03/2025  
COUNTY CASE# TCP-24-007

OWNERS: BMJ INVESTMENTS LLC  
AGENT: KIM BYARS  
1750 DICK PRICE ROAD  
KENNEDALE, TARRANT COUNTY TEXAS 76179

SCALE: 1"=40' / DATE: 04-04-2025 / JOB NO. 1823791-02 / DRAWN BY: JLA





Dick Price Rd

Dick Price Rd



 **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.

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# Tarrant County | Plat Application Form and Checklist

100 E Weatherford Street, Suite 401 | Fort Worth, TX 76196 | 817-884-1250 | www.tarrantcountytx.gov

## Takings Impact Assessment (TIA) Waiver (See Section 2.03.B.7. of the Development Regulations Manual for applicability)

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 in Chapter 2007 of the Government Code of Texas.

I (we) understand 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) chose 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.

Bryan Jenkins  
Owner's Signature

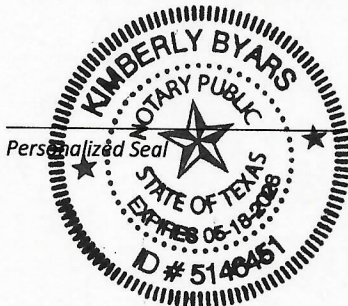
12/9/24  
Date

BRYAN JENKINS  
Owner's Printed Name

Bryan Jenkins  
Holder of Equitable Interest

State of Texas  
County of TARRANT

BEFORE ME, the undersigned authority appeared BRYAN JENKINS, who swore on their oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.



Kimberly Byars  
Notary Public's Signature

5/18/28  
Notary's Expiration Date



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 : 00042988754
AD NUMBER: A1375 51D01B 20
CERTIFICATE NO : 142464902

DATE : 4/8/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

SHELBY COUNTY SCHOOL LAND SU
RV ABSTRACT 1375 TRACT 51D01B
& TR 51E01A1B

0004730 DICK PRICE RD
1.78 ACRES

REQUESTED BY

CBG SURVEYING TEXAS LLC

1413 E IH30 SUITE 7
GARLAND TX 75043

PROPERTY OWNER

BMJ INVESTMENTS LLC

PO BOX 283
KENNEDALE TX 76060

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2024 taxes for Tarrant County, JPS HEALTH NETWORK, TARRANT COUNTY COLLEGE, EMERGENCY SERVICE DISTRICT #1, KENNEDALE ISD, and a TOTAL row showing \$0.00.

ISSUED TO : CBG SURVEYING TEXAS LLC
ACCOUNT NUMBER: 00042988754
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.

[Signature] Deputy

