



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER 145374
PAGE 1 OF 5
DATE: 6/3/2025

**SUBJECT: CONSIDER REQUEST FOR VARIANCE FROM THE TARRANT COUNTY
DEVELOPMENT REGULATIONS – TROY LEE ADDITION – PRECINCT 4**

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider granting a variance from the Tarrant County Development Regulations relating to the requirement that all roadways conform to the specification included within the Tarrant County Engineering Standards Manual for the Troy Lee Addition located in Precinct 4.

BACKGROUND

The Tarrant County Development Regulations Manual requires final plats that include right-of-way to conform to the specifications included within the Tarrant County Engineering Standards Manual. To conform to the Tarrant County Engineering Standards Manual, a final plat is required to include right-of-way consisting of a minimum of 70 feet. The plat applicant has requested a variance from the 70-foot right-of-way requirement referenced in the Tarrant County Development Regulations and Engineering Standards Manuals.

The proposed final plat is adjacent to Eagle Mountain Drive, a county-maintained 50-foot right-of-way road. To meet the standards contained in the current Tarrant County Development Regulations Manual, a 10-foot right-of-way dedication along Eagle Mountain Drive would be required. Tarrant County Transportation Services has confirmed with Precinct 4 staff that additional right-of-way is not currently needed, nor do they anticipate a need for it in the future.

The purpose for platting is to subdivide one unplatted residential lot into two platted residential lots.

The proposed plat was removed from the City of Fort Worth Extraterritorial Jurisdiction (ETJ). The ETJ Release is attached and was approved on 10/23/2024, Tracking No. BAX-24-076.

Apart from this variance request, the proposed plat has been reviewed by Tarrant County Transportation Services and has successfully met all other standards contained in the Tarrant County Development Regulations.

A copy of the variance request from the applicant is attached.

A copy of the Request for Variance Approval, acknowledged by Commissioner Manny Ramirez, Precinct 4, is attached.

FISCAL IMPACT

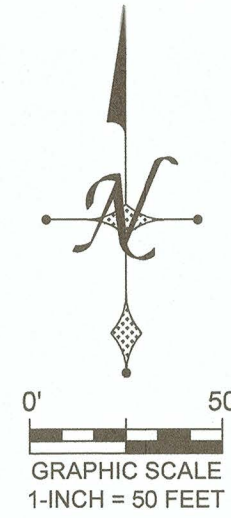
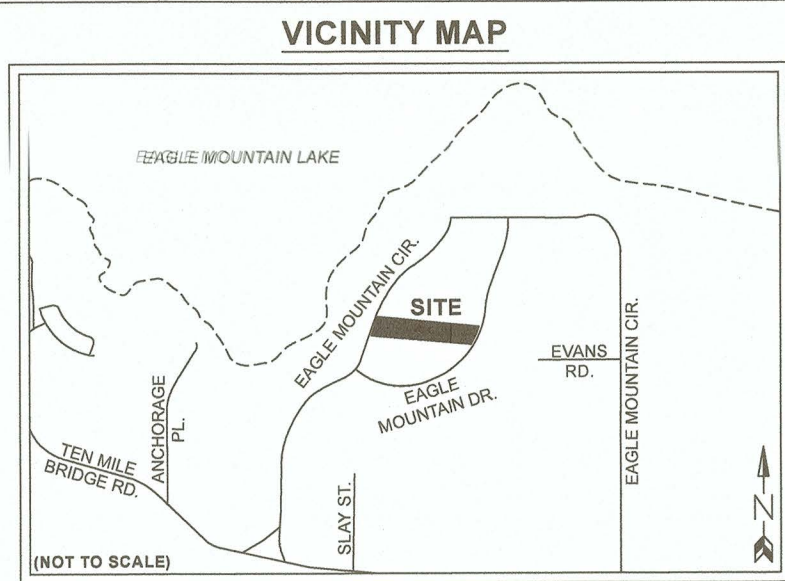
SUBMITTED BY	Transportation Services	PREPARED BY:	Nicole Benoit
		APPROVED BY:	Joseph Jackson



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: 145374 DATE: 6/3/2025 PAGE 2 OF 5

There is no fiscal impact associated with this item.



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF TARRANT
 WHEREAS MAAS Group, LLC, are the sole owners of a tract of land located in the located in the B. SAMORA SURVEY, Abstract No. 1384, Tarrant County, Texas, and being the same tract of land described in deed to MAAS Group, LLC, recorded in Instrument No. D224184757 Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found in the East line of Eagle Mountain Circle, at the Northwest corner of a tract of land described in deed to Steven C. Martin and Kelly A. Martin, recorded in Instrument No. D203127019, Official Public Records, Tarrant County, Texas, and being the Southwest corner of said MAAS tract;

THENCE North 17 deg. 33 min. 33 sec. East, with said East line, a distance of 139.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner at the beginning of a curve to the right, having a central angle of 03 deg. 37 min. 16 sec., a radius of 1223.30 feet, and a chord bearing and distance of North 19 deg. 22 min. 11 sec. East, 77.30 feet.

THENCE Northeasterly, with said East line and said curve to the right, an arc distance of 77.31 feet to a 3/4 inch iron rod found at the Southwest corner of a tract of land described in deed to Laurel Siena, recorded in Instrument No. D223007306, Official Public Records, Tarrant County, Texas, and being the Northwest corner of said MAAS tract.

THENCE South 84 deg. 17 min. 07 sec. East, a distance of 1112.58 feet to a 1/2 inch iron rod found in the West line of Eagle Mountain Drive, at the Southeast corner of a tract of land described in deed to Eric Gustaf and Amie Gustaf, recorded in Instrument No. D217006743, Official Public Records, Tarrant County, Texas, same being the Northeast corner of said MAAS tract, and being at the beginning of a non-tangent curve to the left, having a central angle of 13 deg. 47 min. 36 sec., a radius of 680.00 feet, and a chord bearing and distance of South 24 deg. 40 min. 56 sec. West, 211.34 feet.

THENCE Southwesterly, with said West line and said curve to the left, an arc distance of 211.85 feet to a 5/8 inch iron rod found at the Northeast corner of a tract of land described in deed to Jeffrey Campbell, recorded in Instrument No. D224098605, Official Public Records, Tarrant County, Texas, and being the Southeast corner of said MAAS tract;

THENCE North 84 deg. 54 min. 12 sec. West, a distance of 1090.83 feet to the PLACE OF BEGINNING and containing 227,426 square feet or 5.221 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF TARRANT
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MAAS Group, LLC, acting by its duly authorized representative, does hereby adopt this plat designating the herein-described property as TROY LEE ADDITION, an addition to Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

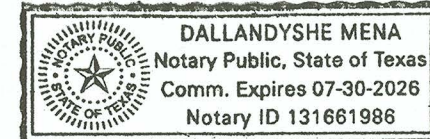
Witness my hand at Hurst Texas, This 8 day of May 2025

Name: Tom Harris
 Title: Managing Member

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 Tom Harris, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Hurst Texas, This 8 day of May 2025

Name: D. Mena
 My commission expires: 1/30/2026



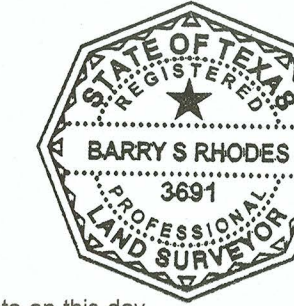
SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of Tarrant County, Texas.

WITNESS MY HAND AT Rockwall TEXAS this the 6th day of May 2025

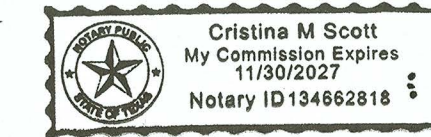
Name: Barry S. Rhodes
 Title: Registered Professional Land Surveyor R.P.L.S. No. 3691



STATE OF TEXAS
 COUNTY OF ROCKWALL
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

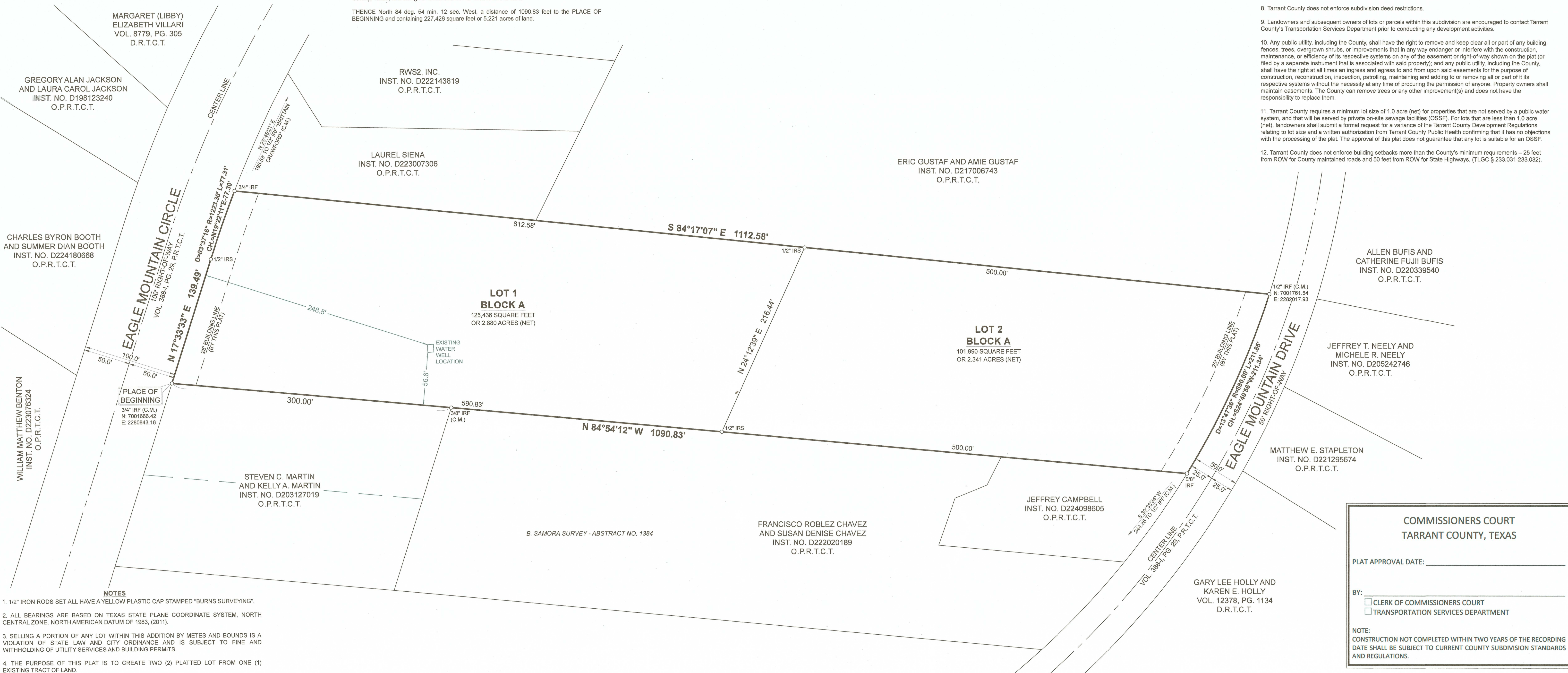
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of May 2025

Name: Cristina M Scott
 Notary Public in and for the State of Texas
 My commission expires:



TARRANT COUNTY 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 Homeowners 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.
- 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 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 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.
- 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 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.
- 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. (TLGC § 233.031-233.032).



- NOTES**
- 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
 - ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
 - SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINE AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.
 - THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOT FROM ONE (1) EXISTING TRACT OF LAND.
 - NO PORTION OF THE SUBJECT PROPERTY SHOWN LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0155K, DATED 09/25/2009, ZONE X.
 - THE SUBJECT PROPERTY IS LOCATED IN TARRANT COUNTY TEXAS AND WAS RELEASED FROM THE CITY OF FORT WORTH'S EXTRATERRITORIAL JURISDICTION (ETJ) BY PETITION OF LANDOWNER OR RESIDENT PURSUANT TO CHAPTER 42, SUBCHAPTER D OF THE TEXAS LOCAL GOVERNMENT CODE TRACKING NO. BAX-24-076.
 - ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION.
 - WATER SUPPLY SERVICE PROVIDER: LOT 1 - EXISTING WATER WELL LOT 2 - AQUA TEXAS INC.
 - SEWAGE DISPOSAL SERVICE: ON-SITE SEWAGE FACILITY SYSTEMS

LOT	ACRES (GROSS)	ACRES (NET)	R.O.W. DEDICATION	LOT USE TYPE
1	2.880	2.880	0	RESIDENTIAL
2	2.341	2.341	0	RESIDENTIAL

PROPERTY ADDRESS: 8200 EAGLE MOUNTAIN CIRCLE, FORT WORTH, TX 76135
 OWNER: MAAS GROUP, LLC
 ADDRESS: 8200 EAGLE MOUNTAIN CIRCLE, FORT WORTH, TX 76135
 PHONE: 817-875-8493

LEGEND

P.R.J.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.M. VOL.	CONTROLLING MONUMENT VOLUME
P.G.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

BURNS SURVEYING
 PROFESSIONAL LAND SURVEYORS
 OFFICE: 2701 SUNSET RIDGE DRIVE, ROCKWALL, TEXAS 75082
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
 FIRM NO. 10194366
 WEBSITE: WWW.BURNSURVEY.COM
 PHONE: (214) 326-1090
 JOB NO.: 202408519-01 PREPARATION DATE: 12/09/2024
 REVISED DATE: 03/25/2025 REVISED DATE: 4/30/2025 DRAWN BY: TD

**COMMISSIONERS COURT
 TARRANT COUNTY, TEXAS**

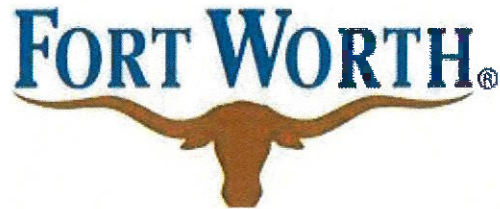
PLAT APPROVAL DATE: _____

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
 TROY LEE ADDITION
 LOTS 1, & 2, BLOCK A**
 A 5.221 ACRE ADDITION TO
 TARRANT COUNTY, TEXAS, SITUATED IN THE
 B. SAMORA SURVEY, ABSTRACT NO. 1384
 CASE NO. TCP-25-002



10/23/2024

Thomas Harms
6851 NE Loop 820, Suite 220
North Richland Hills, Texas 76180

RE: Release of Area from the City of Fort Worth's Extraterritorial Jurisdiction (ETJ) by Petition of Landowner or Resident Pursuant to Chapter 42, Subchapter D of the Texas Local Government Code Tracking No. BAX-24-076

Dear Thomas Harms

On October 22, 2024, the City of Fort Worth received a petition to release an area from the City of Fort Worth's extraterritorial jurisdiction pursuant to Chapter 42, Subchapter D of the Texas Local Government Code. A description of the area that was included in the petition is attached hereto as Exhibit "A". The City of Fort Worth has reviewed the petition and has determined that the petition complies with state law. Therefore, the area described in Exhibit "A" is released from the City of Fort Worth's extraterritorial jurisdiction.

Release from the Fort Worth Extraterritorial Territorial Jurisdiction (ETJ) means that your property will no longer fall under limited jurisdictional authority granted by the State of Texas to the City of Fort Worth. The City of Fort Worth will have no oversight in matters including but not limited to regional planning of services such as the water, sewer, and transportation networks and the general health, safety, and welfare of persons residing in the property(s) included in the petition. Please note that removal from the ETJ prevents the option to receive City of Fort Worth services in the future including police and fire services.

Any area that has been released from the City of Fort Worth's ETJ may not be included in the ETJ or corporate boundaries of the City of Fort Worth unless the owners of the area subsequently request that the area be included in the City of Fort Worth's ETJ or corporate boundaries.

Sincerely,

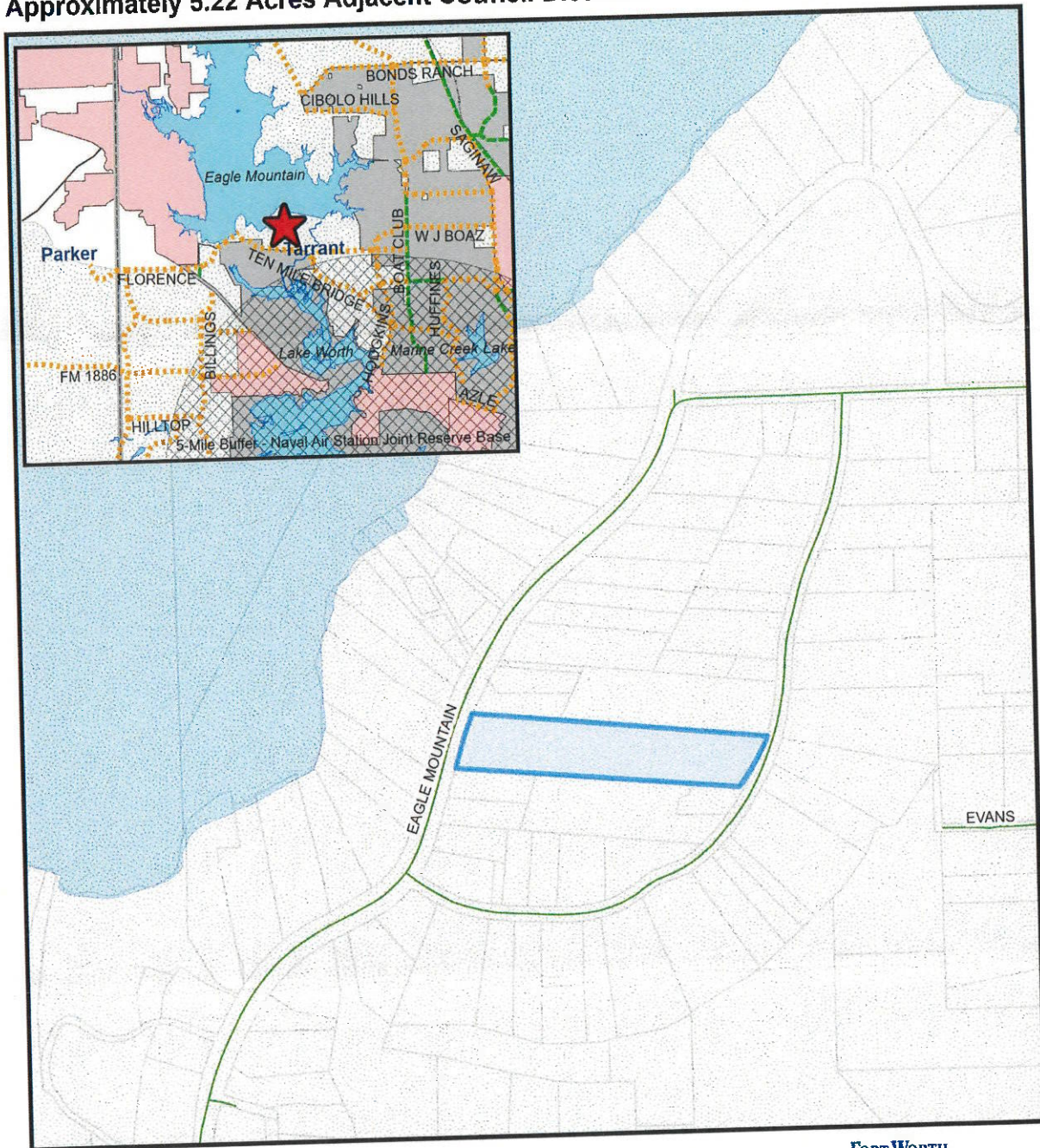
Dalton Harrell | Oct 23, 2024 08:55 CDT

D.J. Harrell
Director
Development Services Department
Office: 817-392-8032
Email: d.j.harrell@fortworthtexas.gov

BAX-24-076

Exhibit A

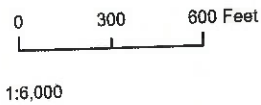
Approximately 5.22 Acres Adjacent Council District 7



**Fort Worth
DESIGNATION**

- Full Purpose
- Limited Purpose
- Extraterritorial Jurisdiction

- County Boundaries
- Adjacent Cities
- Subject Property
- Naval Air Station 5-Mile Buffer



Development Services Department
10/23/2024

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MAAS Group LLC
8553 N Beach St #157
Fort Worth, TX 76244

Tarrant County Commissioners Court
100 E Weatherford Ave
Fort Worth, Texas 76102

RE: 8200 Eagle Mountain Circle/ Troy Lee TCP-25-002

To whom it may concern,

I am requesting a variance to remove the 10 ft right of way dedication from the Eagle Mountain Drive side of our final plat.

The current right of way has remained at 50' for several decades on this street. The road itself is only 20' wide currently and all of the fences, retaining walls and landscaping are built to the existing 50' line along the road with all other neighbors. The new 70' right of way requirement would require an additional 10' to be dedicated on our property, which would prevent us from maintaining the same fence and landscape lines along the street.

Eagle Mountain Drive is a very short stretch of county road servicing only a handful of residents. There are also utility lines next to the road, inside the county right of way, which would make widening this road cost prohibitive and ultimately unnecessary based on the number of residences on this road.

I am requesting that the right of way remain at 50' to maintain the existing character of the street.

Thank you for your time and consideration.

Tom Harms
817-875-8493



TARRANT COUNTY TRANSPORTATION SERVICES

200 Taylor Street, Ste. 305 | Fort Worth, TX 76196 | 817-884-1250 | www.tarrantcountytx.gov

REQUEST FOR VARIANCE APPROVAL

PROPERTY INFORMATION

Case #: TCP-25-002

Property Address: 8200 Eagle Mountain Circle Precinct: 4

Subdivision Name: Troy Lee Addition Total Acres (net): 5.221

Proposed Use of the Property: Residential Total # of Lots Established: 2

APPLICANT INFORMATION

Property Owner/Agent (Name and Company, if applicable): Tom Harmes - MAAS Group LLC

Phone Number: 817-8758493 Email: tom@mreitx.com

APPLICANT REQUESTS:

The attached letter from Applicant requests approval of variance from the *Tarrant County Development Regulations* requiring:

- Final Plats comprised of subdivided lots using on-site water wells, include a certification of groundwater availability prepared by a licensed Engineer or geoscientist. [TC-DRM § 2.02(C3)]
- All roadways must conform to specifications included within the Engineering Standards Manual. [TC-DRM § 4.05(A), TC-ESM § 3.04 & 3.05]

DEPARTMENT RECOMMENDATION:

The attached final plat has been reviewed by the Tarrant County Transportation Services Department (Department) and has successfully met the standards contained in the *Tarrant County Development Regulations Manual*, with the exception of the variance request(s) listed above. With approval of the variance request(s), the Tarrant County Transportation Services Department recommends the approval of the final plat.

Tarrant County Transportation Services

05/15/2025

Date

COMMISSIONER ACKNOWLEDGEMENT

I have reviewed the attached final plat and variance request as described above. I have no objection to the Commissioners Court's or the Department's approval of the final plat and variance request.

Tarrant County Commissioner, Precinct 4

5/21/25

Date

Following approval of the plat application and variance request, the plat shall be filed in accordance with Section 3.03 of the County's Development Regulations Manual.