COMMISSIONERS COURT
COMMUNICATION

COURT ORDER NUMBER 144792
PAGE 1 OF 6
DATE: 2/19/2025

SUBJECT: **CONSIDERATION OF FINAL PLAT – ENCANTO 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 Lots 1-19, Block A, Encanto Estates, an addition to Tarrant County, Texas, being 57.792 acres of land situated in the M. Freeman Survey, Abstract No. 532, Tarrant County, Texas.

BACKGROUND

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.

There is a portion of FEMA-designated floodplain associated with this plat.

By this plat, right-of-way for Encanto Way and Alegre Court is dedicated to the public.

A location map of this subdivision in Precinct 4 is attached.

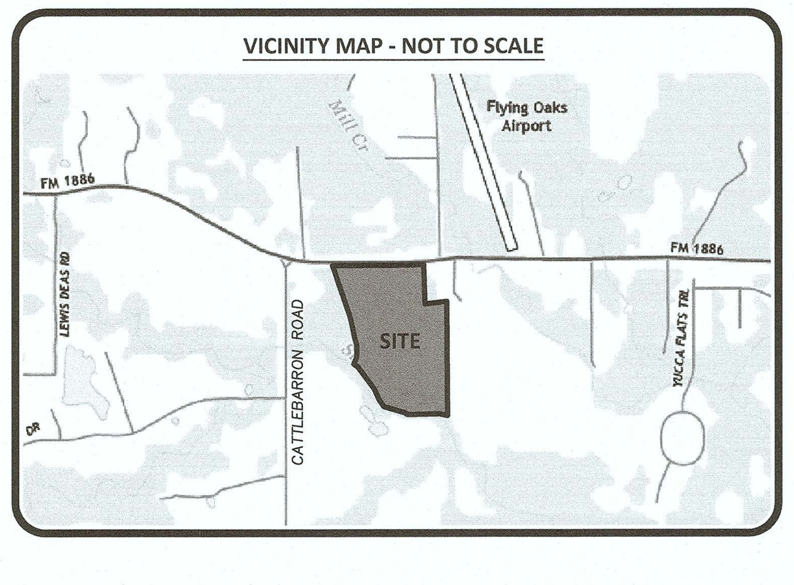
The Takings Impact Assessment (TIA) Waiver for this plat is attached.

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

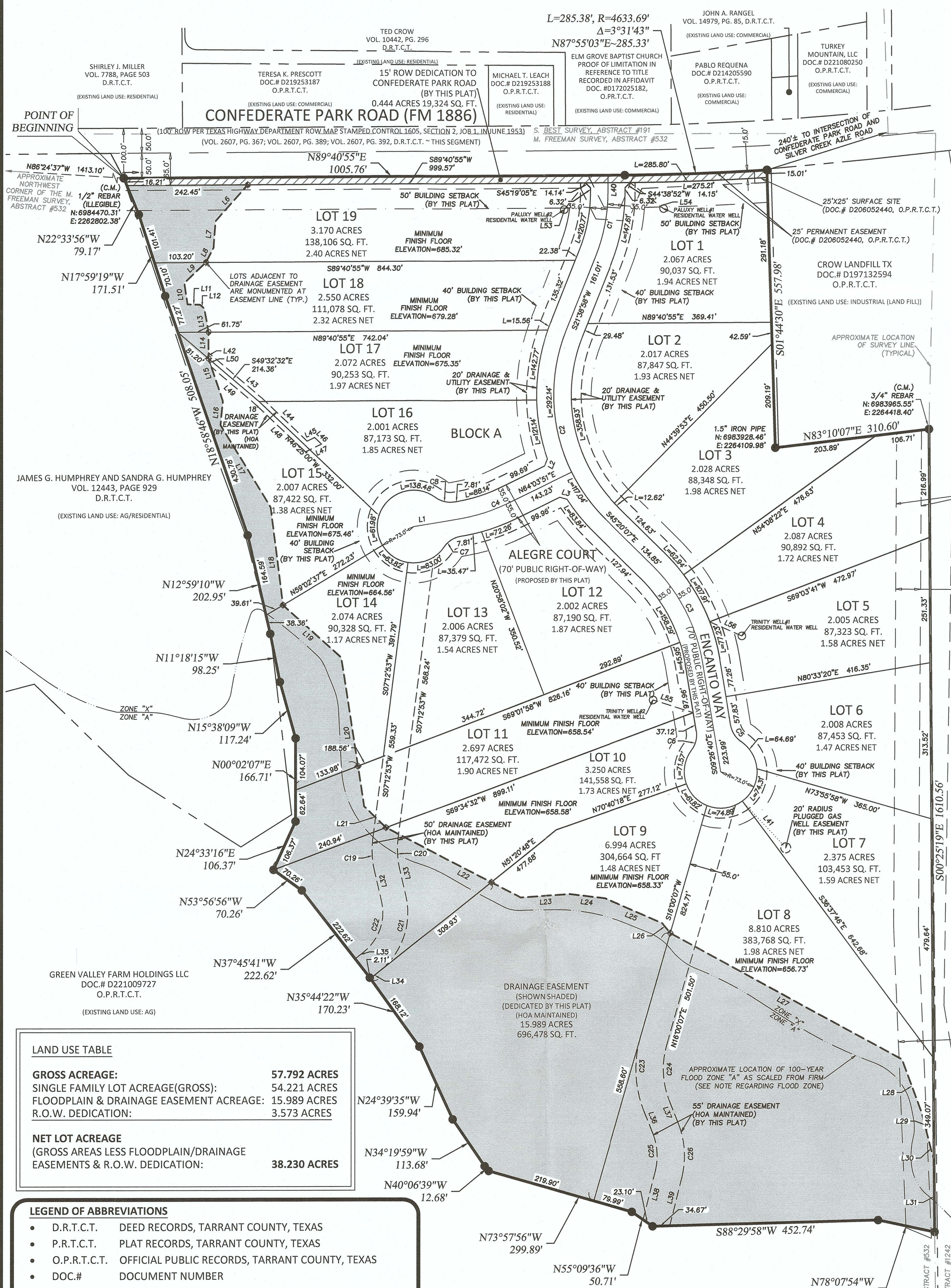
There is no fiscal impact to the General Fund associated with this item.

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



SURVEYOR'S NOTES:

1. Bearings and coordinates are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
2. This property lies within Zone "A" and "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0135K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
5. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
6. Existing land use: Residential/AG. Proposed land use: residential
7. "ACRES NET" shown hereon is lot area which is able to be utilized for on-site sewage facilities per criteria provided by client (gross acreage less easements).



LAND USE TABLE

GROSS ACREAGE:	**57.792 ACRES**
SINGLE FAMILY LOT ACREAGE(GROSS):	54.221 ACRES
FLOODPLAIN & DRAINAGE EASEMENT ACREAGE:	15.989 ACRES
R.O.W. DEDICATION:	3.573 ACRES
NET LOT ACREAGE (GROSS AREAS LESS FLOODPLAIN/DRAINAGE EASEMENTS & R.O.W. DEDICATION:	**38.230 ACRES**

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. — DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. — PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. — OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# — DOCUMENT NUMBER
- C.M. — CONTROLLING MONUMENT
- SQ. FT. — SQUARE FEET
- ROW — RIGHT OF WAY
- CRS — CAPPED REBAR SET
- ⊕ — LOT MONUMENT ON EASEMENT INSTEAD OF TRUE CORNER

THIS PLAT RECORDED IN DOCUMENT NUMBER____________________ DATE__________

WATER WELL LOCATION TABLE

PALUXY WELL #2 RESIDENTIAL WATER WELL	GRID N:6984407.04	GRID E:2263685.85
TRINITY WELL #2 RESIDENTIAL WATER WELL	GRID N:6983422.63	GRID E:2263864.92
TRINITY WELL #1 RESIDENTIAL WATER WELL	GRID N:6983551.01	GRID E:2264042.99
PALUXY WELL #1 RESIDENTIAL WATER WELL	GRID N:6984408.59	GRID E:2263885.61

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 Services.
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 Owner's 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, drive, 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.
8. Tarrant County does not enforces subdivision deed restrictions.
9. 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.
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 easements or right-of-way shown on the plat (or filed by 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 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 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.
12. Tarrant County does not enforce building setbacks greater than County's minimum of 25 feet for this development.
13. Water supply service will be utilized by individual wells.
14. Sewage disposal will be by private on-site sewage facilities.
15. TxDOT permits are required for accessing FM 1886 (Confederate Park Road).

CITY OF FORT WORTH PLAT NOTES

P.R.V. Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

WATER AND SEWER IMPACT FEE NOTE: The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Utility Easements Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress 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.

Site Drainage Study A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate. If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Construction Prohibited Over Easements No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via the parkway permit.

Covenants or Restrictions Unaltered This replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

FM 1886 (Confederate Park Road) is consistent with the right-of-way width recommended in the City's Master Thoroughfare Plan.

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 01-16-25

By: [signature] Chairman

By: [signature] Secretary

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.

Line Data Table

Line #	Distance	Bearing
L1	96.71'	N80°05'46"E
L2	14.83'	S21°56'06"W
L3	14.88'	N74°01'30"W
L6	97.33'	N41°38'01"E
L7	53.03'	N04°13'10"E
L8	33.40'	N27°03'57"E
L9	59.82'	N46°39'53"E
L10	43.59'	N08°38'06"W
L11	25.18'	N88°12'43"W
L12	11.49'	N49°05'58"W
L13	48.26'	N10°03'58"W
L14	53.03'	N00°02'16"W
L15	90.26'	N18°35'19"W
L16	48.21'	N05°52'10"E
L17	193.27'	N31°22'19"W
L18	197.72'	N07°12'41"W
L19	157.41'	N47°59'56"W
L20	302.13'	N08°45'44"W
L21	61.13'	N46°01'50"W
L22	303.89'	N62°31'00"W
L23	99.49'	S86°10'28"W
L24	71.56'	N82°58'18"W
L25	125.42'	N66°30'43"W
L26	25.72'	N39°05'02"W
L27	530.03'	N61°20'26"W
L28	114.04'	N20°12'35"W

Line Data Table

Line #	Distance	Bearing
L29	49.58'	N14°32'53"W
L30	49.58'	N14°32'53"W
L31	142.80'	N00°25'19"W
L32	65.81'	S12°53'48"E
L33	56.95'	S12°53'48"E
L34	21.95'	S51°20'48"W
L35	21.82'	S51°20'48"W
L36	47.51'	S21°51'03"E
L37	47.51'	N21°51'03"W
L38	100.95'	S14°04'34"W
L39	99.82'	N14°04'34"E
L40	31.32'	S00°19'05"E
L41	128.12'	S42°52'47"E
L42	11.84'	N00°02'16"W
L43	141.10'	S49°32'32"E
L44	124.82'	S46°25'00"E
L45	16.72'	N64°16'44"E
L46	19.24'	S46°25'00"E
L47	35.96'	S64°16'44"W
L48	136.77'	N46°25'00"W
L49	117.92'	N49°32'32"W
L50	17.50'	N18°35'19"W
L53	68.44'	N38°41'32"E
L54	85.06'	S51°58'53"E
L55	84.60'	S72°25'06"E
L56	70.70'	S66°09'27"E

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	134.19'	350.00'	021°58'03"	S10°39'57"W	133.37'
C2	409.19'	350.00'	066°59'05"	S11°50'34"E	386.28'
C3	219.24'	350.00'	035°53'27"	S27°23'24"E	215.68'
C4	97.93'	350.00'	016°01'55"	N72°04'49"E	97.61'
C5	40.39'	50.00'	046°17'10"	S32°35'15"E	39.30'
C6	40.39'	50.00'	046°17'10"	N13°41'55"E	39.30'
C7	40.39'	50.00'	046°17'10"	S56°57'11"W	39.30'
C8	40.39'	50.00'	046°17'10"	N76°45'39"W	39.30'
C19	61.43'	175.00'	020°06'41"	S02°50'27"E	61.11'
C20	61.43'	175.00'	020°06'41"	S02°50'27"E	61.11'
C21	170.35'	150.00'	065°04'11"	N19°38'18"E	161.34'
C22	113.57'	100.00'	065°04'11"	N19°38'18"E	107.56'
C23	150.30'	227.50'	037°51'09"	S02°55'28"E	147.58'
C24	113.96'	172.50'	037°51'09"	S02°55'28"E	111.90'
C25	76.81'	122.50'	035°55'37"	N03°53'14"W	75.56'
C26	111.30'	177.50'	035°55'37"	N03°53'14"W	109.49'

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
3601 NE. Loop 820
Fort Worth, TX 76137
(817) 864-1957
JACK@BCSDFW.COM

ENGINEER
LACKLAND ENGINEERING
3045 LACKLAND ROAD
FORT WORTH, TX 76116

OWNER
SAGINAW 40, LTD.
3045 LACKLAND ROAD
FORT WORTH, TX 76116

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS SAGINAW 40, LTD. is the owner of a tract of land situated in the Mary A. Freeman Survey, Abstract Number 532, Tarrant County, Texas, and being that same tract of land described by deed to Saginaw 40, LTD., as recorded under Document Number D22077889, Official Public Records of Tarrant County, Texas, the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with an illegible cap found for the northwest corner of said Saginaw 40, LTD. tract and the herein described tract;

THENCE with the perimeter and to the corners of said Saginaw 40, LTD. tract, the following calls:

1. North 89 degrees 40 minutes 55 seconds East, a distance of 1005.76 feet to a point at the beginning of a curve to the left, having a radius of 4633.69 feet, with a delta angle of 03 degrees 31 minutes 43 seconds, whose chord bears North 87 degrees 55 minutes 03 seconds East, a distance of 285.33 feet;
2. Along said curve to the left, an arc length of 285.38 feet to a point;
3. South 01 degrees 44 minutes 30 seconds East, a distance of 557.98 feet to a 1 1/2 inch pipe found;
4. North 83 degrees 10 minutes 07 seconds East, a distance of 310.60 feet to a 3/4 inch rebar found;
5. South 00 degrees 25 minutes 19 seconds East, a distance of 1610.56 feet to a point within Silver Creek;

THENCE with the center of said Silver Creek, the following calls:

1. North 78 degrees 07 minutes 54 seconds West, a distance of 115.83 feet to a point;
2. South 88 degrees 29 minutes 58 seconds West, a distance of 452.74 feet to a point;
3. North 55 degrees 09 minutes 36 seconds West, a distance of 50.71 feet to a point;
4. North 73 degrees 57 minutes 56 seconds West, a distance of 299.89 feet to a point;
5. North 40 degrees 06 minutes 39 seconds West, a distance of 12.68 feet to a point;
6. North 34 degrees 19 minutes 59 seconds West, a distance of 113.68 feet to a point;
7. North 24 degrees 39 minutes 35 seconds West, a distance of 159.94 feet to a point;
8. North 35 degrees 44 minutes 22 seconds West, a distance of 170.23 feet to a point;
9. North 37 degrees 45 minutes 41 seconds West, a distance of 222.62 feet to a point;
10. North 53 degrees 56 minutes 56 seconds West, a distance of 70.26 feet to a point for the southwest corner of said Tract 5;

THENCE with the perimeter and to the corners of said Tract 5, the following calls:

1. North 24 degrees 33 minutes 16 seconds East, a distance of 106.37 feet to a point;
2. North 00 degrees 02 minutes 07 seconds East, a distance of 166.71 feet to a point;
3. North 15 degrees 38 minutes 09 seconds West, a distance of 117.24 feet to a point;
4. North 11 degrees 18 minutes 15 seconds West, a distance of 98.25 feet to a point;
5. North 12 degrees 59 minutes 10 seconds West, a distance of 202.95 feet to a point;
6. North 18 degrees 58 minutes 46 seconds West, a distance of 508.05 feet to a point;
7. North 17 degrees 59 minutes 19 seconds West, a distance of 171.51 feet to a point;
8. North 22 degrees 33 minutes 56 seconds West, a distance of 79.17 feet the **POINT OF BEGINNING** and enclosing 57.792 acres (2,517,403 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, **SAGINAW 40, LTD.,** owner, does hereby adopt this final plat designating the above described property as **LOTS LOTS 1-19, BLOCK A, ENCANTO ESTATES**, a subdivision in Tarrant County, Texas, and do hereby dedicate to the public use the easements and rights-of-way shown hereon. This plat is in accordance with Tarrant County Development Regulations. 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.

WITNESS my hand this the 13th day of January 2025

[signature]
Tim Fleet, Windfall Investments, Inc., general partner for Saginaw 40, Ltd.

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Tim H. Fleet, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

[signature]
Notary Public in and for
the State of Texas

TINA MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 06-16-2025
Notary ID 125179689

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision. This plat is in accordance with Tarrant County Development Regulations.

Date of Plat/Map: **December 12, 2024**

[signature]
John H. Barton III, RPLS# 6737

STATE OF TEXAS
REGISTERED
JOHN H. BARTON III
6737
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John H Barton III, 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 as for the purpose and consideration therein expressed, and in the capacity therein stated.

[signature]
Notary Public in and for
the State of Texas

BRANDIEGH DYMOND
Notary Public, State of Texas
Comm. Expires 07-06-2028
Notary ID 125837424

FORT WORTH FIRE DEPARTMENT
Eng D. Hood
1/16/2025

FINAL PLAT OF
ENCANTO ESTATES
LOTS 1-19, BLOCK A

57.792 ACRE ADDITION TO TARRANT COUNTY, TEXAS
SITUATED IN THE M. FREEMAN SURVEY, ABSTRACT #532
19 SINGLE FAMILY LOTS
PREPARED SEPTEMBER 2024
REVISED OCTOBER 2024
EXISTING LAND USE: RESIDENTIAL/AG

BCS
BARTON CHAPA SURVEYING
3601 NE Loop 820
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

JOB NO.	2021.138.002
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

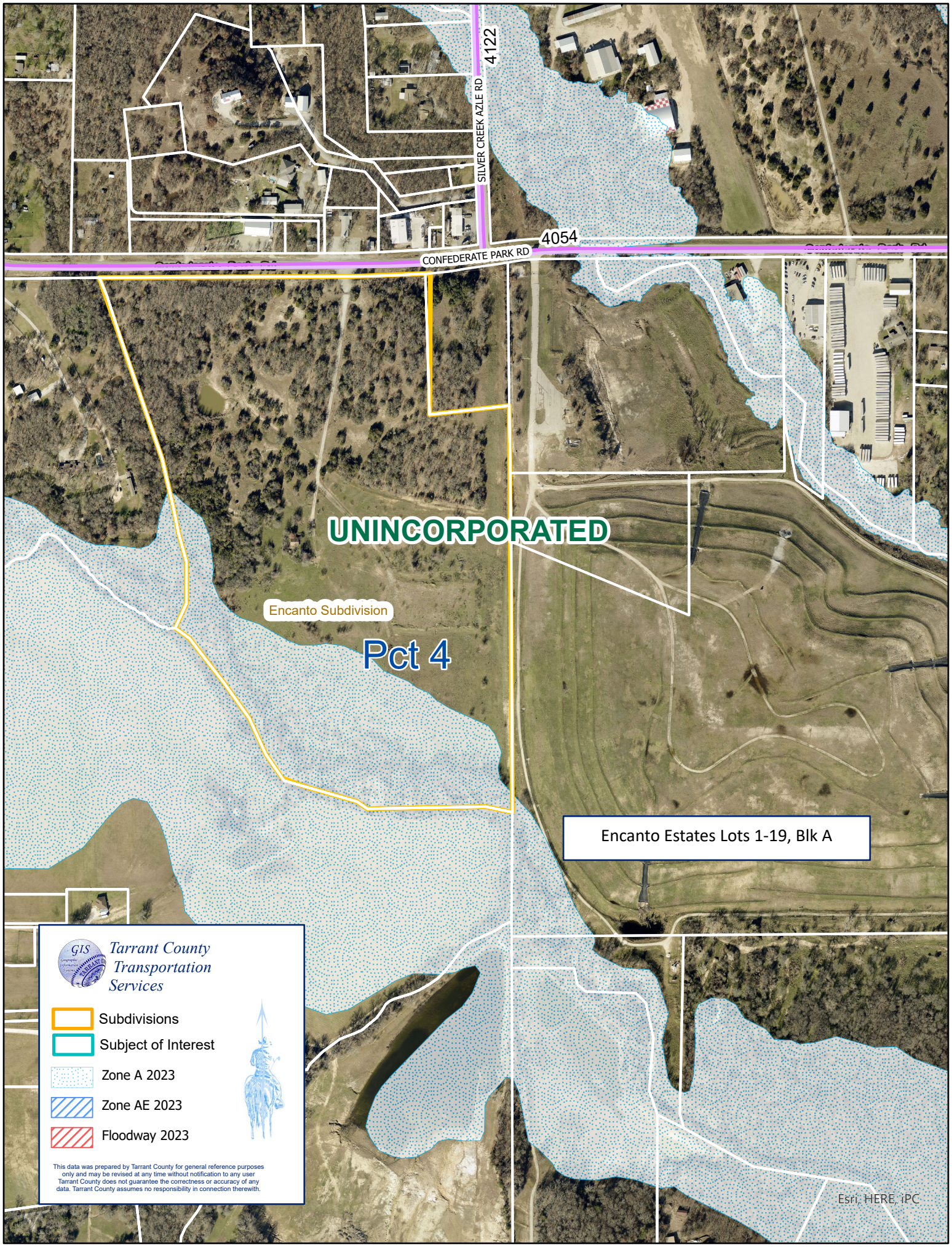
ENCANTO ESTATES

TARRANT COUNTY, TEXAS

SHEET:
VO1

CASE NO.: FP-24-171

\\bcs-fs-01\public\Survey\138 - Lackland Holdings\2021\002 - Confederate Park and Silver Creek-Azle Road\Drawings


4122
SILVER CREEK AZLE RD
4054
CONFEDERATE PARK RD
UNINCORPORATED
Encanto Subdivision
Pct 4
Encanto Estates Lots 1-19, Blk A
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.
Esri, HERE, iPC

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

Comes now SAGINAW 40, LTD. owner(s) of the property, located in Pct. 4

described as 8059 CONFEDERATE PARK RD 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 17th day of JANUARY, 2025

Saginaw 40, Ltd. by Windfall Investments, Inc. general partner

Owner

Tim Fleet, President

Printed Name

Owner

Printed Name

Holder of Equitable Interest

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority appeared Tim Fleet, President

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

TINA MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 06-16-2025
Notary ID 125179689

Notary Public in and for the State of Texas

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 : 00006632726
AD NUMBER: A 532 1 02
CERTIFICATE NO : 141680356

DATE : 1/17/2025
FEE : $10.00

COLLECTING AGENCY

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

REQUESTED BY

SAGINAW 40 LTD

3045 LACKLAND RD
FORT WORTH TX 761164121

PROPERTY DESCRIPTION

FREEMAN, MARY A SURVEY ABSTR
ACT 532 TRACT 1 LESS HOMESITE

0008059 CONFEDERATE PARK RD
57.292 ACRES

PROPERTY OWNER

SAGINAW 40 LTD

3045 LACKLAND RD
FORT WORTH TX 761164121

YEAR	TAX UNIT	AMOUNT DUE
2024	Tarrant County	$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 : SAGINAW 40 LTD
ACCOUNT NUMBER: 00006632726
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.

Lena Gonzales Deputy

TAX ASSESSOR-COLLECTOR
TARRANT COUNTY, TEXAS

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 : 00003888320
AD NUMBER: A 532 1 01
CERTIFICATE NO : 141680351

DATE : 1/17/2025
FEE : $10.00

COLLECTING AGENCY

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

REQUESTED BY

SAGINAW 40 LTD

3045 LACKLAND RD
FORT WORTH TX 761164121

PROPERTY DESCRIPTION

FREEMAN, MARY A SURVEY ABSTR
ACT 532 TRACT 1 HOMESITE

0008059 CONFEDERATE PARK RD
0.5 ACRES

PROPERTY OWNER

SAGINAW 40 LTD

3045 LACKLAND RD
FORT WORTH TX 761164121

YEAR	TAX UNIT	AMOUNT DUE
2024	Tarrant County	$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 : SAGINAW 40 LTD
ACCOUNT NUMBER: 00003888320
TOTAL CERTIFIED TAX: $0.00

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Lena Gonzales Deputy

TAX ASSESSOR-COLLECTOR
TARRANT COUNTY, TEXAS