



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.

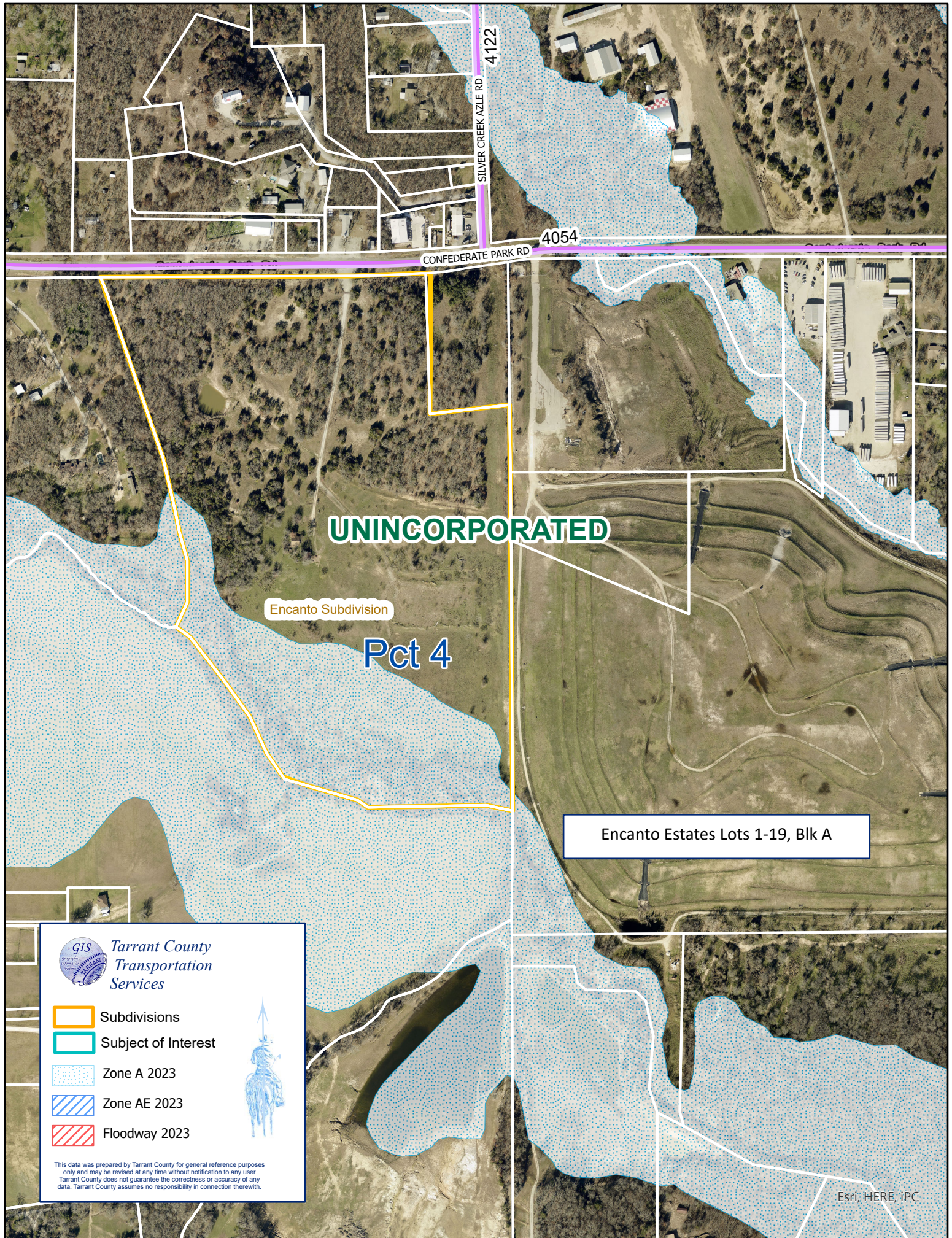
The Takings Impact Assessment (TIA) Waiver for this plat is attached.

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: APPROVED BY:	Nicole Benoit Joseph Jackson
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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

STATE OF TEXAS
COUNTY OF TARRANT

Holder of Equitable Interest

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 M. Lewis
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@tarrantcountytexas.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

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

DATE : 1/17/2025

PAGE 1 OF 1

FEE : \$10.00

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.

 Deputy





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In God We Trust

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00003888320
AD NUMBER: A 532 1 01
CERTIFICATE NO : 141680351

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

DATE : 1/17/2025
FEE : \$10.00

PAGE 1 OF 1

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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Cena Gamaker Deputy

