COMMISSIONERS COURT COMMUNICATION

COURT ORDER NUMBER 145789

DATE: 8/19/2025

SUBJECT: **CONSIDERATION OF FINAL PLAT – PROVENCE BUSINESS PARK 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 Lots 1-3, Block 1, Provence Business Park, an addition to Tarrant County, Texas; being 9.978 acres of land situated in the William Nichols Survey, Abstract No. 1172, Tarrant County, Texas.

BACKGROUND

The subdivision was released from the City of Fort Worth's extraterritorial jurisdiction (ETJ). The ETJ Release is attached and was approved by the City of Fort Worth on December 19, 2023, Tracking No. BAX-23-032.

There is no Federal Emergency Management Agency-designated floodplain associated with this plat.

A location map of this subdivision in Precinct 2 is attached.

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

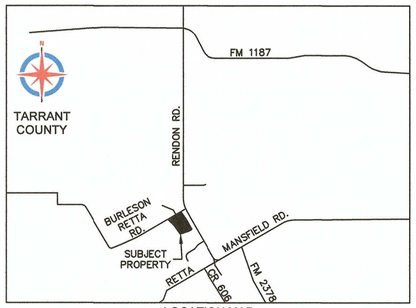
Water services will be provided by Bethesda Special Utility District.

The final plat has been reviewed by Tarrant County Transportation Services and has successfully met the standards contained in the Tarrant County Development Regulations.

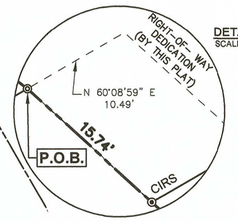
FISCAL IMPACT

There is no fiscal impact associated with this item.

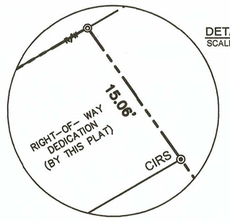
SUBMITTED BY	Transportation Services	PREPARED BY:	Nicole Benoit
		APPROVED BY:	Joseph Jackson



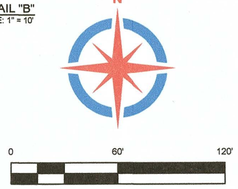
LOCATION MAP
SCALE: NTS



DETAIL "A"
SCALE: 1" = 10'



DETAIL "B"
SCALE: 1" = 10'



SCALE: 1" = 60'

LOT AND BLOCK TABLE				
LOT NO.	BLOCK NO.	GROSS AREA (ACRE, SQ. FT.)	NET AREA (ACRE, SQ. FT.)	PURPOSE
1	1	5.092, 221,818	4.872, 212,242	COMMERCIAL
2	1	2.849, 124,090	2.801, 122,018	COMMERCIAL
3	1	2.034, 88,602	1.948, 84,842	COMMERCIAL

LINE	BEARING	DISTANCE
L1	N 52°36'38" W	27.11'
L2	S 50°12'46" E	26.63
L3	N 59°57'45" E	3.52'
L4	N 59°57'45" E	80.86'

LOT 6, BLOCK 1
RENDON ESTATE
INST. NO. D211237639
P.R.T.C.T.
(PLATTED)

0.003 ACRES (109 SF)
DEDICATED RIGHT OF WAY
INST. NO. D211237639
P.R.T.C.T..

RENDON ESTATES WAY
(40' RIGHT-OF-WAY, PRIVATE ROAD)

CODY W. MABRY AND WIFE,
REBECCA D. MABRY
CALLED 0.700 ACRE
INST. NO. D216175296
O.P.R.T.C.T.

J.B. BOYDSTON SURVEY
ABSTRACT NO. 230

BURLESON RETTA ROAD
(ASPHALT, VARIABLE RIGHT-OF-WAY)

APPROX. SURVEY LINE

N 59°59'21" E
15.07'

1/2" CIRF
(TUCKER SURVEYORS)
N:6888146.84
E:2356015.01

SEE DETAIL "B"

REMAINDER OF
LOT 1, BLOCK 1
RENDON ESTATE
INST. NO. D211237639
P.R.T.C.T.
(PLATTED)

50' RIGHT-OF-WAY
TARRANT COUNTY
BOOK 2, PAGE 221
C.C.F.B.P.R.

0.009 ACRES (396 SF)
DEDICATED RIGHT OF WAY
INST. NO. D211237639
P.R.T.C.T..

N 59°57'45" E 323.38'

N 59°57'45" E 334.01'

249.63'

25' BUILDING SETBACK
(BY THIS PLAT)

BREEZY PINES, LLC
REMAINDER OF CALL: 1.01 AC.
DOC. NO. D215225350
O.P.R.T.C.T.

BRADFORD L. BYNUM AND
JESSICA L. BYNUM
REM. OF CALL: 3.650 AC.
DOC. NO. D219240225
O.P.R.T.C.T.

TARRANT COUNTY
CALLED 0.143 ACRE
VOL. 5323, PG. 469
D.R.T.C.T.

N 60°07'49" E 268.14'

N 60°07'43" E 252.95'

25' BUILDING SETBACK
(BY THIS PLAT)

R.O.W. DEDICATION
0.3564 OF AN ACRE
15,525 SQ. FT.
(BY THIS PLAT)

CIRS

ONCOR ELECTRIC DELIVERY
COMPANY, LLC
15' EASEMENT AND
RIGHT-OF-WAY
INST. NO. D224119941
O.P.R.T.C.T.

N 35°22'13" E 243.21'

S 35°18'24" E 382.67'
(DEED S 35°19'13" E 408.19')

S 35°22'13" E 326.45'

N 35°22'13" W
15.00'

N 54°37'47" E 109.50'
S 54°37'47" W 109.50'

S 54°37'47" W
15.00'

REDON CROSS CANYON
COWBOY CHURCH, INC.
CALLED 2.00 ACRES
INST. NO. D215251849
O.P.R.T.C.T.
(UNPLATTED)

BETHESDA WATER
SUPPLY CORPORATION
20' WATER EASEMENT
VOL. 8758, PG. 1405
VOL. 12717, PG. 1160
D.R.T.C.T.
INST. NO. D219020439
INST. NO. D206362175
O.P.R.T.C.T.

TARRANT COUNTY
50' RIGHT-OF-WAY EASEMENT
CALLED 0.31 ACRE
VOL. 5323, PG. 472
D.R.T.C.T.

50' RIGHT-OF-WAY
TARRANT COUNTY
BOOK 2, PAGE 221
C.C.F.B.P.R.

SEE DETAIL "A"

POINT OF BEGINNING
1/2" CIRF
(HARP 2002)
N:6887852.00
E:2355503.62

N 47°30'25" W 144.10'
(DEED N 47°44'31" W 143.99')

S 47°30'26" E 140.91'
N 47°30'26" W 143.97'

ONCOR ELECTRIC DELIVERY
COMPANY, LLC
10' EASEMENT AND
RIGHT-OF-WAY
INST. NO. D217249407
O.P.R.T.C.T.

5/8" IRF

N 46°09'36" W 130.69'
(DEED N 46°00'08" W 130.55')

S 45°09'14" E 109.09'
N 45°09'14" W 109.97'

S 43°51'46" W
10.00'

5/8" IRF

N 40°24'29" W 157.73'
(DEED N 40°20'54" W 158.20')

1/2" CIRF
(TUCKER SURVEYORS)

N 35°14'15" W 355.08'
(DEED N 35°13'53" W 354.67')

5/8" IRF
N:6887254.48
E:2356011.01

LOT 3, BLOCK 1
1.948 ACRES

S 77°03'34" E
49.95'

S 43°25'21" E
81.92'

N 45°14'03" W 391.69'

S 45°38'13" E 176.90'

40.15'

CIRS

S 59°56'13" W 195.37'

CIRS

10.32'

5/8" CIRF
(RPLS 5172)

5' UTILITY EASEMENT
INST. NO. D208310677
P.R.T.C.T.

LOT 1R, BLOCK 1
HODGE ADDITION
INST. NO. D208310677
P.R.T.C.T.
(PLATTED)

RENDON ROAD (PUBLIC ROAD) (ASPHALT) (110' RIGHT-OF-WAY)

APPROX. SURVEY LINE

CITY OF FORT WORTH
CITY LIMITS

J.G. HAMPTON SURVEY
ABSTRACT NO. 801

LOT 1, BLOCK 1
4.872 ACRES

LOT 2, BLOCK 1
2.801 ACRES

S 34°41'56" E 523.39'

S 29°54'04" E 435.47'
(DEED S 29°53'06" E 435.73')

20' UTILITY EASEMENT
INST. NO. D208310677
P.R.T.C.T.

LOT 2R, BLOCK 1
HODGE ADDITION
INST. NO. D208310677
P.R.T.C.T.
(PLATTED)

5' UTILITY EASEMENT
INST. NO. D208310677
P.R.T.C.T.

10' UTILITY EASEMENT
INST. NO. D207066132
P.R.T.C.T.

MICHAEL DEWAYNE PROVENCE
CALLED 9.82 ACRES
INST. NO. D224227034
O.P.R.T.C.T.

WILLIAM NICHOLS SURVEY
ABSTRACT NO. 1172

CAROLYN J. STEPHENSON
CALLED 10.697 ACRES
INST. NO. D217212199
O.P.R.T.C.T.
(UNPLATTED)

S 59°57'24" W
95.27'
(DEED S 60°08'52" W 95.12')

5/8" IRF

123.70'

CIRS

FOUND
METAL FENCE
POST

274.05'

S 70°14'33" W 397.75'
(DEED S 70°16'55" W 398.16')

TOMMY FLOYD AND
BETTY FLOYD
CALLED 13.09 ACRES
INST. NO. D223134069
O.P.R.T.C.T.
(UNPLATTED)

LOT 1, BLOCK 1
CROSS CANYON COWBOY ADDITION
INST. NO. D207066132
P.R.T.C.T.
(PLATTED)

LEGEND

- SUBJECT TRACT BOUNDARY
- ADJOINER TRACT BOUNDARY
- BUILDING SETBACK
- EXISTING EASEMENT
- CENTERLINE ROAD
- RIGHT-OF-WAY
- SURVEY LINE
- CITY LIMITS

CIRF	CAPPED IRON ROD FOUND	▲	CALCULATED POINT
IRF	IRON ROD FOUND	◉	FOUND MONUMENT
CIRS	CAPPED IRON ROD SET	☑	FOUND FENCE POST
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS	◉	SET 1/2" CAPPED IRON ROD STAMPED "DATAPOINT 10194585"
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS	⋈	WATER VALVE
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS	⛲	FIRE HYDRANT
C.C.F.B.P.R.	COMMISSIONERS COURT'S FIELD BOOKS OF PUBLIC ROADS	◇	WATER METER
DOC. NO.	DOCUMENT NUMBER		
VOL.	VOLUME		
BK.	BOOK		
PG.	PAGE		

OWNER:
MICHAEL DWAYNE PROVENCE
212 AUSTIN CREEK CT.
FORT WORTH, TX 76140
PHONE: 817-271-3131
EMAIL: mprovence@peaceservicesllc.com

FINAL PLAT
LOTS 1, 2 & 3, BLOCK 1,
PROVENCE BUSINESS PARK ADDITION

BEING A 9.978 ACRE ADDITION TO TARRANT COUNTY, TEXAS, SITUATED IN THE WILLIAM NICHOLS SURVEY, ABSTRACT NO. 1172

PLAT PREPARED: MAY 7, 2025
REVISED: JULY 18, 2025

DATAPOINT
ENGINEERING • LAND SURVEYING • GIS • UAS
12400 Network Blvd. - Suite 130
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585

DRAWN BY: JDF	DATE: 07/22/2025	REV.	0
CHECKED BY: ZM/SLW	DATE: 07/22/2025		
PROJECT # 25-02-5209		SHEET 1 OF 2	

TCP-25-006

TCP-25-006

Z:\2025\02-FORT WORTH\02-PLATTING\25-02-5209_4300_Burleson-Retta_Rd_Burleson\01-BASE\TXNC4202_25-02-5209_4300_Burleson-Retta_Rd_Burleson - BASE.dwg

STATE OF TEXAS
COUNTY OF TARRANT

LEGAL DESCRIPTION

BEING 9.978 acres of land, situated in the William Nichols Survey, Abstract No. 1172, Tarrant County, Texas, being all of a called 9.82 acre tract described in deed to Michael Dewayne Provence as recorded in Instrument No. D224227034, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), said 9.974 acre tract being more fully described by Metes and Bounds as follows;

BEGINNING at a 1/2" capped iron rod stamped (HARP 2002) found on the south right of way line of Burleson Retta Road, in the west line of a called 14.42 acre tract of land described in a deed to Nellie Norwood as recorded in Volume 5064, Page 544 of the Deeds Records, Tarrant County, Texas (D.R.T.C.T.) same being common to the northernmost corner of a 10.697 acre tract of land described in deed to Carolyn J. Stephenson as recorded in Instrument No. D217212199, (O.P.R.T.C.T.) in the west boundary line of 9.82 acre tract;

THENCE North 52° 36' 38" West, with the original west line of said 14.42 acre tract, same being the original west right of way line of the International & Great Northern Railroad Company as recorded in Volume 170, Page 630, said Deed Records, Tarrant County, a distance of **27.11 feet** to a point for corner in the north line of said William Nichols Survey and the centerline of said Burleson Retta Road;

THENCE North 60° 07' 49" East, with the north line of said William Nichols Survey and the centerline of said Burleson Retta Road, a distance of **268.14 feet** to a point for corner in the east line of said 14.42 acre tract, same being the original east right of way line of said International & Great Northern Railroad Company tract;

THENCE South 50° 12' 46" East, with the original east line of said 14.42 acre tract and the original east right of way line of said International & Great Northern Railroad Company tract, a distance of **26.63 feet** to a point for corner in the south right of way line of said Burleson Retta Road;

THENCE North 59° 57' 45" East, a distance of **323.38 feet** to a 1/2" capped iron rod stamped (TUCKER SURVEYORS) found for the northernmost corner of said 9.82 acre tract, same being the westernmost corner of a called 2.00 acre tract of land described in deed to Rendon Cross Canyon Cowboy Church, Inc., as recorded in Instrument No. D215251849, (O.P.R.T.C.T.);

THENCE South 35° 18' 24" East, with the east line of said 9.82 acre tract and the west line of said 2.00 acre tract, a distance of **408.26 feet** to a 5/8" iron rod stamped (RPLS 5172) found at the southernmost corner of said 2.00 acre tract, same being the westernmost corner of Lot 1R, Block 1, Hodge Addition as recorded in Cabinet B, Slide 3585, Plat Records, Tarrant County, Texas, (P.R.T.C.T.);

THENCE South 29° 54' 04" East, with the east line of said 9.82 acres tract and the west line of said Hodge Addition, at 217.70 feet passing a 5/8" yellow capped iron rod stamped (PROLINE) found at the southwest corner of Lot 1R, same being the northwest corner of Lot 2R, and continuing a total distance of **435.47 feet** to a 5/8 " iron rod found at the north line of Lot 1, Block 1, Cross Canyon Cowboy Addition as recorded in Cabinet B, Slide 3367, (P.R.T.C.T.), same being the southernmost corner of said 9.82 acre tract and the southwest corner of said Lot 2R;

THENCE South 59° 57' 24" West, with the south line of said 9.82 acre tract and the north line of said Lot 1, a distance of **95.27 feet** to a metal fence corner post found for an angle point in the south line of said 9.82 acre tract, same being the westernmost corner of said Lot 1 and a northernmost corner of a called 13.09 acre tract of land described in deed to Tommy Floyd and Betty Floyd as recorded in Instrument No. D223134069, said Official Records;

THENCE South 70° 14' 33" West, with the south line of said 9.82 acre tract and a north line of said 13.09 acre tract, a distance of **397.75 feet** to a 5/8" iron rod found for the southernmost corner of said 9.82 acre tract, same being the easternmost corner of said 10.697 acre tract;

THENCE along the west line of said 9.82 acre tract and the east line of said 10.697 acre tract, the following four (4) courses and distances:

1. **North 35° 14' 15" West**, a distance of **355.08 feet** to a 1/2" capped iron rod stamped (TUCKER SURVEYORS) found;
2. **North 40° 24' 29" West**, a distance of **157.73 feet** to a 5/8" iron rod found;
3. **North 46° 09' 36" West**, a distance of **130.69 feet** to a 5/8" iron rod found;
4. **North 47° 30 ' 25 " West**, a distance of **144.10 feet** to the POINT OF BEGINNING, containing 9.978 acres of land, more or less.

STATE OF TEXAS
COUNTY OF TARRANT

That I, STUART L. WARNOCK, do hereby certify that this plat was prepared from a survey made on the ground under my supervision and is in accordance with the Texas Engineering and Land Practice Act and Rules Concerning Practice and Licensure and the Tarrant County Development Regulations Manual.

Datapoint Surveying & Mapping

_____ July 22, 2025
STAURT L WARNOCK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6579

STATE OF TEXAS REGISTERED STUART L. WARNOCK 6579 PROFESSIONAL LAND SURVEYOR

SURVEY NOTES:

1. ALL LOT CORNERS MARKED WITH A 1/2" IRON ROD WITH YELLOW CAP MARKED (DATAPOINT #10194585) UNLESS OTHERWISE NOTED.
2. ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83 2011, NORTH CENTRAL ZONE (4202), NAVD 88.
3. ALL DIMENSIONS SHOWN HEREIN ARE GRID BASED UPON AN ON THE GROUND SURVEY PERFORMED FEBRUARY 2025.
4. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS OTHERWISE NOTED.
5. ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.
6. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 48439C0465K DATED SEPTEMBER 25, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
7. WATER SERVICES WILL BE PROVIDED BY BETHESDA SPECIAL UTILITY DISTRICT.
8. ELECTRICAL SERVICES WILL BE PROVIDED BY ONCOR.
9. SEWAGE WILL BE SERVICED BY PRIVATE ON SITE SEPTIC FACILITIES.
10. THERE ARE NO EXISTING WATER WELLS ON SITE.
11. THE PROPOSED RIGHT-OF-WAY IS CONSISTENT WITH THE RIGHT-OF-WAY WIDTH RECOMMENDED IN THE CITY'S MASTER THOROUGHFARE PLAN.

STATE OF TEXAS
COUNTY OF TARRANT

That I, MICHAEL DEWAYNE PROVENCE, Owner, do hereby bind themselves and their heirs, assignees, and successors of title this plat designating the hereinabove described property as LOTS 1, 2 & 3, BLOCK 1, PROVENCE BUSINESS PARK ADDITION, an addition to Tarrant County, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility, including the County, shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility, including the County, shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

Furthermore, I/we certify that all parties with an interest in the title to this property have joined in this dedication.

Michael Dewayne Provence
OWNER: MICHAEL DEWAYNE PROVENCE

STATE OF TEXAS
COUNTY OF TARRANT

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

_____ _____
Personalized Seal Notary Public's Signature

JOSE DE JESUS FISCAL
Notary Public, State of Texas
Comm. Expires 09-22-2025
Notary ID 133346912

09-22-2025
Notary's Expiration Date

STATE OF TEXAS
COUNTY OF TARRANT

I, _____ County Clerk of Tarrant County, do hereby certify that this plat was filed for record in my office on the _____day of _____ A.D. _____ at _____M, and duly recorded the _____day of _____ A.D. _____ at _____M, in the Deed and Plat Records of Wise County, Book/Volume _____ on Page _____ in testimony whereof, given under my hand and seal of office this _____ day of _____ A.D. 2025

_____
COUNTY CLERK, TARRANT COUNTY, TEXAS

_____
DEPUTY

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.

TARRANT COUNTY STANDARD PLAT NOTES:

1. Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Subdivision and Land Use Regulations 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 Home Owners 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, 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 performance of the obligations of said owners set for in this paragraph.
8. Tarrant County does not enforce subdivision deed restrictions.
9. Land owners 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 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.
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 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 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).

OWNER:
MICHAEL DWAYNE PROVENCE
212 AUSTIN CREEK CT.
FORT WORTH, TX 76140
PHONE: 817-271-3131
EMAIL: mprovence@peaceservicesllc.com

TCP-25-006

FINAL PLAT
LOTS 1, 2 & 3, BLOCK 1,
PROVENCE BUSINESS PARK ADDITION

BEING A 9.978 ACRE ADDITION TO TARRANT COUNTY, TEXAS, SITUATED IN THE WILLIAM NICHOLS SURVEY, ABSTRACT NO. 1172

PLAT PREPARED: MAY 7, 2025
REVISED: JULY 18, 2025

DATAPOINT
ENGINEERING • LAND SURVEYING • GIS • UAS

12400 Network Blvd. - Suite 130
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585

DRAWN BY: JDF	DATE : 07/22/2025	REV. 0
CHECKED BY: ZM/SLW	DATE : 07/22/2025	
PROJECT # 25-02-5209	SHEET 2 OF 2	

TCP-25-006

Z:\2025\02-FORT WORTH\02-PLATTING\25-02-5209_4300_Burleson-Retta_Rd_Burleson\01-BASE\TXNC4202_25-02-5209_4300_Burleson-Retta_Rd_Burleson - BASE.dwg


J C H ADDITION
Rendon Estat-
Way
Rendon Estates
Burleson Retta Rd
FORT WORTH
Rendon Rd
1064-020
Burleson Retta Rd
Provence Business Park
Hodge Addition
Pct. 2
Provence Business Park Addition
Lots 1,2 & 3, Block 1
UNINCORPORATED
FORT
WORTH ETJ
Cross Canyon Cowboy Addition
Norwood
Tarrant County
Transportation
Services
Subdivisions
Subject of Interest
Zone A 2023
Zone AE 2023
Floodway 2023
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FORT WORTH®

December 19, 2023

Jonathan K. Underwood
4300 Burleson Retta Rd.
Burleson, Texas 76028

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-23-032

Dear Justin McWilliams and Chad Dannheim:

On December 18, 2023 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,

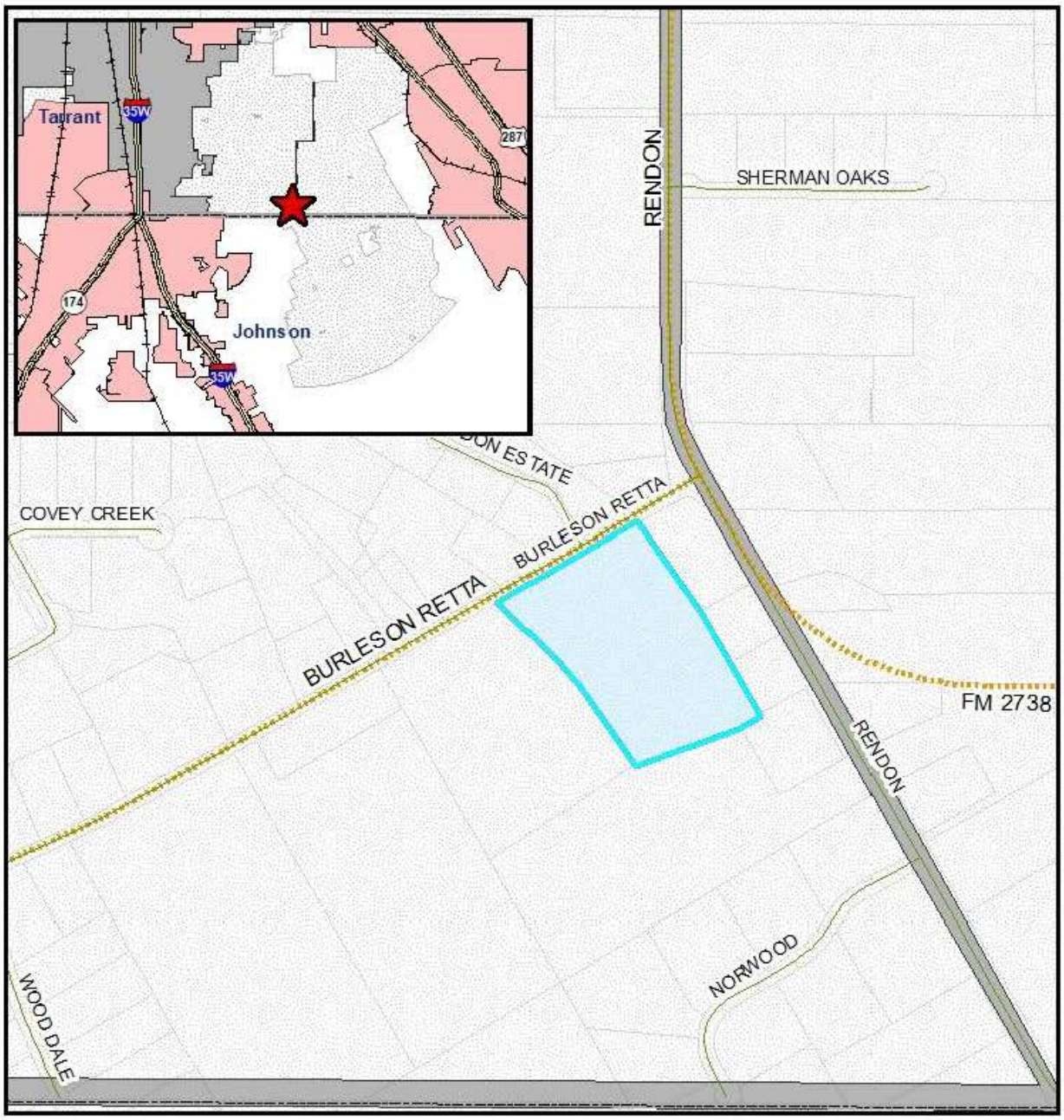
DJ Harrell | Dec 19, 2023 15:02 CST)

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

BAX-23-032

Exhibit A

Approximately 9.82 Acres Adjacent Council District 8



Fort Worth
DESIGNATION

- Full Purpose
- Limited Purpose
- Extraterritorial Jurisdiction
- County Boundaries
- Adjacent Cities
- Subject Property

0 300 600 Feet

1:6,000

FORT WORTH

Development Services Department
12/18/2023

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Tarrant County | Plat Application Form and Checklist

200 Taylor Street, Suite 305 | 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)*

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

Comes now MICHAEL PROVENCE owner(s) of the property, located in Pct. ___, described as 4300 BURLESON RETTA RD *(Property Address or Legal Description)* located in Tarrant County, Texas.

I(we) have been informed and understand that I(we) have certain rights, as an owner of private real property, under Chapter 2007 of the Texas Government Code, the Private Real Property Rights Preservation Act ("PRPRPA"), effective September 1, 1997.

I(we) understand that county governments are required to expressly consider or assess whether their governmental actions may result in "takings" of private property. I(we) further understand that the PRPRPA 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 an owner's 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 an owner's private real property by 25 percent or more, I(we) understand that the county is required to prepare a "Takings Impact Assessment" (TIA). If such TIA prepared, 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) further understand that any action is void if such an assessment is not prepared and that, as the owner(s) of the land affected by a county action for which a TIA should be prepared, I(we) have the right to bring a suit against the county within 180 days after I(we) know or should have known about the "taking". 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.

I(we) further understand that current public right-of-way extends 590 feet, parallel and adjacent to BURLESON RETTA RD, a county road, and to meet the requirements included in the Tarrant County Development Regulations, an additional 15.91 feet of right-of-way will be dedicated upon approval of the requested plat. I(we) also understand that the rights outlined above as well as others, under the PRPRPA, may apply to the _____ feet of right-of-way dedication, as documented on the plat.

In consideration of expediting and shortening the approval process for the platting of the above-described property, I(we), as the owner(s), hereby freely and voluntarily waive these rights, as well as any and all other rights that I(we) may have as the owner(s) related to the PRPRPA for the above-described right-of-way dedication. 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 17 day of June 2025.

Owner _____ Owner _____

Printed Name _____ Printed Name Michael Provence

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority appeared Michael Provence who swore on his oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.

MISTY HODGES
My Notary ID # 129187324
Expires November 8, 2028

Misty Hodges
Notary Public in and for the State of Texas

Surveyor's Verification Letter

PLAT APPLICATION FORM 3 JANUARY 2025

Figure 3: Plat Application Form and Checklist (Page 3 of 9)

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 : 00042293560
AD NUMBER: A1172 1B 20
CERTIFICATE NO : 143306210

DATE : 7/22/2025
FEE : $10.00

COLLECTING AGENCY

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

REQUESTED BY

JOSE DEJESUS FISCAL

1600 CONNOR WAY
LANTANA TX 76226

PROPERTY DESCRIPTION

NICHOLAS, WILLIAM SURVEY ABS
TRACT 1172 TRACT 1B & 2 LESS
AG PORTION

0000000 BURLESON RETTA RD
0.5 ACRES

PROPERTY OWNER

PROVENCE MICHAEL DEWAYNE

212 AUSTIN CREEK CT
FORT WORTH TX 76140

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	MANSFIELD ISD	$0.00
	TOTAL	$0.00

ISSUED TO : JOSE DEJESUS FISCAL
ACCOUNT NUMBER: 00042293560
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.

Isaac Oropeza Deputy

TAX ASSESSOR-COLLECTOR
TARRANT COUNTY, TEXAS