



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER _____

PAGE 1 OF 8

DATE: 1/28/2025

SUBJECT: CONSIDERATION OF FINAL PLAT – RENDON RIDGE – PRECINCT 1

***** 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 1-6, Block 1, Rendon Ridge, an addition to Tarrant County, Texas, being 21.08 acres of land situated in the Martha Dowdrick Survey, Abstract No. 450, and the Jesse McClure Survey, Abstract No. 1014, Tarrant County, Texas.

BACKGROUND

The subdivision was released from the City of Fort Worth extraterritorial jurisdiction (ETJ). The ETJ Release is attached and was approved by the City of Fort Worth on October 7, 2024, Tracking No. BAX-24-069.

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

A location map of this subdivision in Precinct 1 is attached.

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

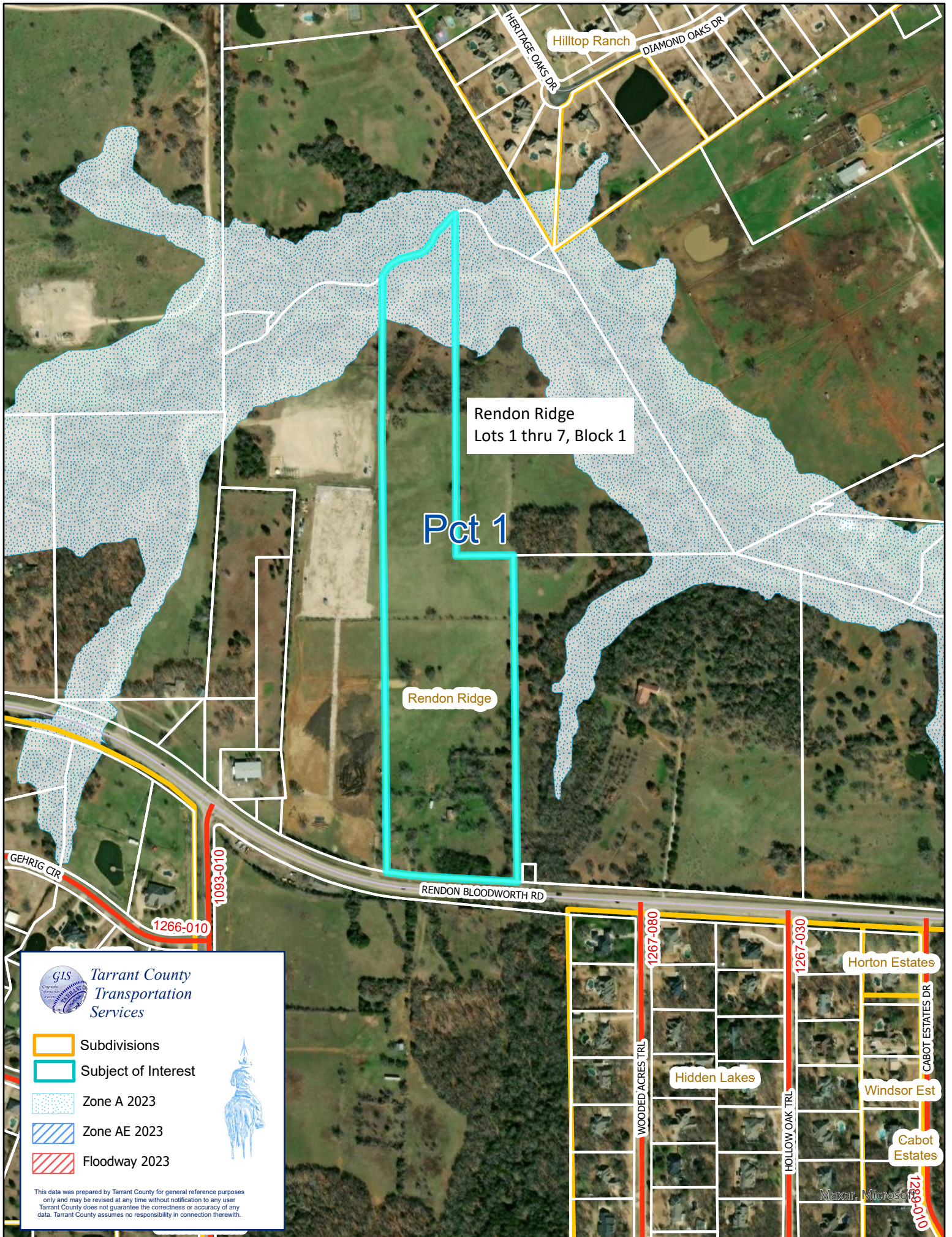
Water will be provided by Bethesda Water Supply Corporation.

The Final Plat has been reviewed by Tarrant County Transportation Services and has successfully met all standards contained in the Tarrant County Development Regulations Manual.

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



Rendon Ridge
Lots 1 thru 7, Block 1

Pct 1

Rendon Ridge

Horton Estates

Hidden Lakes


Windsor Est

Cabot Estates

Maxar Microsoft



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.



October 7, 2024

John Watson
8005 Hidden Creek Court
Mansfield, Texas 760063

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-24-069

Dear John Watson:

On September 25, 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 7, 2024 09:54 CDT

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



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.

Owner's Signature

10-10-2024

Date

JOHN WATSON

Owner's Printed Name

OWNER

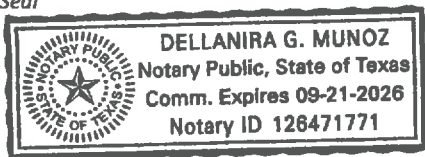
Holder of Equitable Interest

State of Texas

County of Tarrant

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

Personalized Seal



Notary Public's Signature

9-21-2026

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 : 00005301041
AD NUMBER: A 610 1M
CERTIFICATE NO : 141648167

DATE : 1/13/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

GILLILAND, J T SURVEY ABSTRA
CT 610 TRACT 1M 1980 DMH 14 X
60 LB# TRA0052659 DYNASTY

0008134 BEN DAY MURRIN NORTH
5.78 ACRES

REQUESTED BY

BT BUILDERS LLC

8038 HENCKEN RANCH RD
FORT WORTH TX 76126

PROPERTY OWNER

BT BUILDERS LLC

8038 HENCKEN RANCH RD
FORT WORTH TX 76126

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

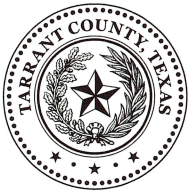
ISSUED TO : BT BUILDERS LLC
ACCOUNT NUMBER: 00005301041
TOTAL CERTIFIED TAX: \$0.00

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.

Patricia Jimenez Deputy





TARRANT COUNTY TAX OFFICE

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taxoffice@tarrantcountytx.gov
In God We Trust

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00005247977
AD NUMBER: A 610 1M01
CERTIFICATE NO : 141648175

DATE : 1/13/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

GILLILAND, J T SURVEY ABSTRA
CT 610 TRACT 1M1

0000000 BEN DAY MURRIN NORTH
3.87 ACRES

REQUESTED BY

BT BUILDERS LLC

PROPERTY OWNER

BT BUILDERS LLC

8038 HENCKEN RANCH RD
FORT WORTH TX 76126

8038 HENCKEN RANCH RD
FORT WORTH TX 76126

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

ISSUED TO : BT BUILDERS LLC
ACCOUNT NUMBER: 00005247977
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.

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Patricia Jimenez Deputy

