

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

Comes now STEVEN & LESLEY SCHMITZ owner(s) of the property, located in Pct. \_\_\_\_  
described as 14125 MAXWELL BLVD, FT. WORTH 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 14<sup>th</sup> day of March, 2024

[Signature]  
\_\_\_\_\_  
Owner  
STEVEN J SCHMITZ  
\_\_\_\_\_  
Owner  
Printed Name

[Signature]  
\_\_\_\_\_  
Owner  
LESLEY ANN SCHMITZ  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Holder of Equitable Interest

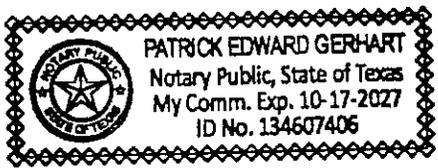
STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority appeared March 14<sup>th</sup> 2024

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

[Signature]  
\_\_\_\_\_

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@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00000102210
AD NUMBER: 1320 25
CERTIFICATE NO : 108219538

DATE : 5/2/2024
FEE : \$10.00

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COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

AVONDALE HEIGHTS ESTATES ADDN
LOT 25

0014125 MAXWELL BLVD
3.995 ACRES

REQUESTED BY

SCHMITZ STEVEN J AND SCHMITZ
LESLEY A

PROPERTY OWNER

SCHMITZ STEVEN J AND SCHMITZ
LESLEY A

14125 MAXWELL BLVD
FORT WORTH TX 76179

14125 MAXWELL BLVD
FORT WORTH TX 76179

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2023 taxes for Tarrant County, JPS HEALTH NETWORK, TARRANT COUNTY COLLEGE, EMERGENCY SERVICE DISTRICT #1, and a TOTAL row showing \$0.00.

ISSUED TO : SCHMITZ STEVEN J AND SCHMITZ LESLEY A
ACCOUNT NUMBER: 00000102210
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.

Handwritten signature of Lena Gamali, Deputy

