





Laura Garner  
13716 Bates Aston Rd  
Haslet, Texas 76052  
longhornlaura@sbcglobal.net

4/30/2024

To: Tarrant County Commissioner

I am requesting a variance/waiver to the Development Regulations regarding ground water certification that are flagging my application for replat of 2-2.5 acre lots, Lot 12 and Lot 13, Block 4 in the Haslet Heights II development, for a study to be performed if the property is to use on site wells and are for some reason considering my application newly subdivided lots, when I am simply modifying one boundary line of existing Lots. My replat application is simply a request to move the boundary line connecting the 2 properties such that Lot 13 is 3 acres and Lot 12 is 2 acres. But there is no subdivision or creation of additional Lots.

The language raising the flag from Tarrant County was defined to me as follows for Development Regulations: If the newly subdivided lot(s) will use water wells, a certification of groundwater availability prepared by a licensed Engineer or geoscientist under TLGC Section 232.0032 shall be included [TC-DRM-SEC-2.02(C3)]

I am not a developer, nor am I creating a new development or subdividing Lot 12 or Lot 13. I own 2 – 2.5 acres Lots in the Haslet Heights II neighborhood that were originally platted and part of the Haslet Heights II development created in 1998. I purchased 13716 Bates Aston (Lot 13, Block 4 in Haslet Heights II) in October 1999 with my ex husband, and was granted the property in our divorce on April 1, 2010. I have purchased 13724 Bates Aston Rd (Lot 12, Block 4 in Haslet Heights II) on 6/20/2005 with my ex husband and was granted that property in our divorce on April 1, 2010. Both Lot 12 and Lot 13 were approved for individual on site wells (1 per lot) and septic with the setup of Haslet Heights II development. I am not subdividing the lots into new lots or creating additional wells on either Lot. My intention is to sell Lot 12 Block 4 as a 2 acre parcel in Haslet Heights II development as an unimproved land sale to my neighbor so his son may build a home.

I have talked to the North Texas Ground Water Certification District and Upper Trinity Ground Water Certification District, and have found some information about the study required by the new law. It most likely requires 2 wells be dug for a pumping test, which my deed restrictions do not allow on each lot. With an approved firm, the costs are anywhere from \$12,500 to \$50,000 not including costs of new wells being dug, and will take over 6 months to complete. This is a severe hardship to me as the property owner of 2 lots that only wants to move a lot line 10 feet for a replat and sell to my neighbor's son who wants to build a home in our subdivision next to his parents.

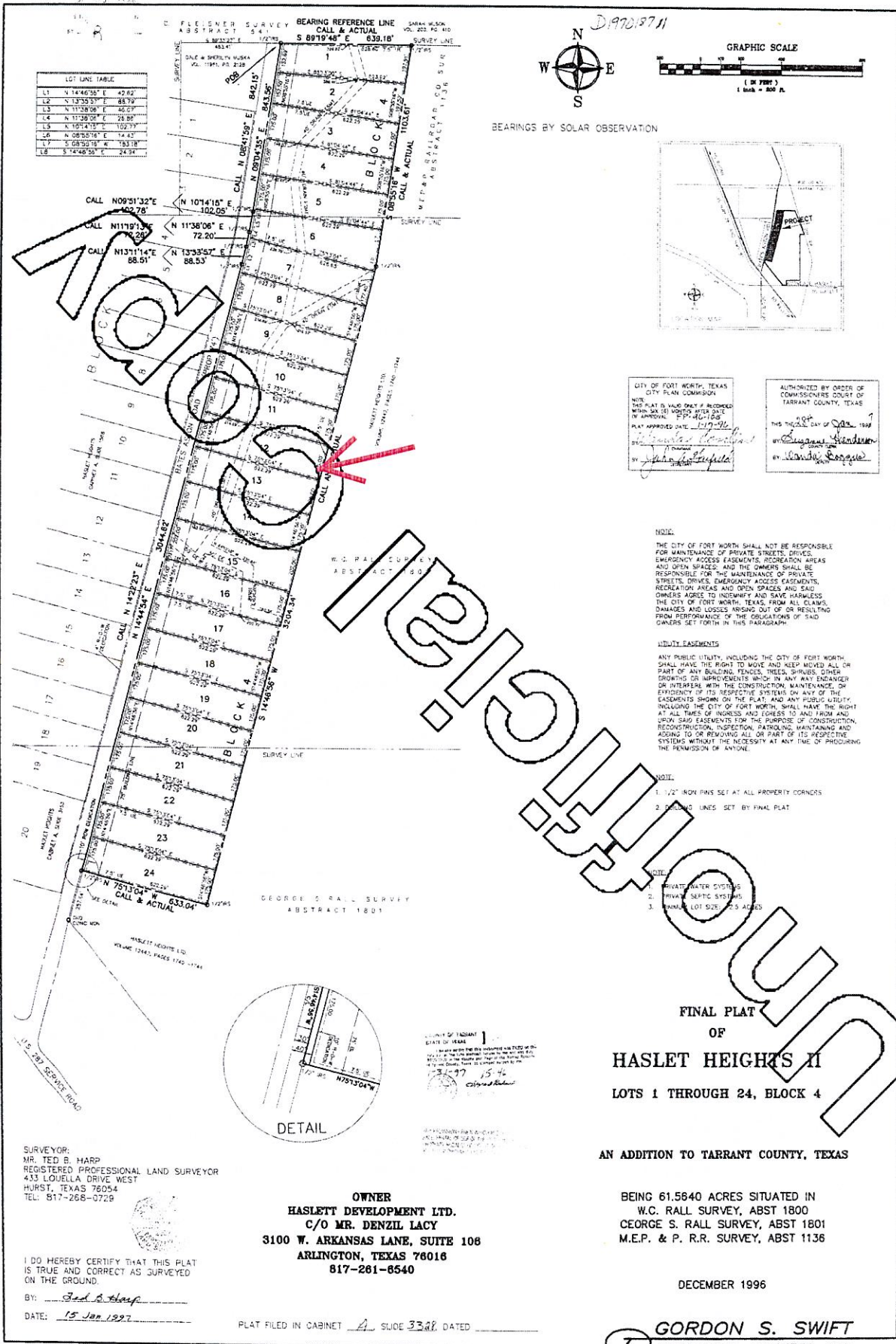
I am attaching documents on the initial development creation of Haslet Heights II with the initial plat which is what Tarrant County approved for home development with one on site well per lot. I am also attaching the replat drawing submitted with my application (please note this might not be final drawing as the application has not been approved at this time and notes might be added). I have no intention of creating additional lots and I request a variance or waiver for the financial hardship as well as the additional time required for this study.

Thank you for your time and consideration,

A handwritten signature in dark ink, appearing to read 'Laura Garner', with a stylized, cursive script.

Laura Garner

LOT	LINE	TABLE
1	N 14°40'35" E	42.82
2	N 12°53'35" E	48.79
3	N 11°28'08" E	40.27
4	N 11°38'08" E	28.89
5	N 10°41'15" E	102.71
6	N 08°53'18" E	14.42
7	S 68°53'18" E	183.18
8	S 14°40'35" E	24.34



CITY OF FORT WORTH, TEXAS  
CITY PLAN COMMISSION  
NOTED  
THE PLAT IS VALID ONLY IF BLOTTED  
WITHIN 30 DAYS AFTER RECORDING  
PLAT APPROVED DATE: 12-17-96  
BY: [Signature]  
CITY CLERK

AUTHORIZED BY ORDER OF  
COMMISSIONERS COURT OF  
TARRANT COUNTY, TEXAS  
THIS 12th DAY OF Dec. 1996  
BY: [Signature]  
COUNTY CLERK

NOTE:  
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE  
FOR 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 HOLD HARMLESS  
THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS,  
DAMAGES AND LOSSES ARISING OUT OF OR RESULTING  
FROM PERFORMANCE OF THE OBLIGATIONS OF SAID  
OWNERS SET FORTH IN THIS PARAGRAPH.

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, FENCES, TREES, SHRUBS, OTHER  
GROWINGS OR IMPROVEMENTS WHICH IN ANY MANNER  
OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR  
EXISTENCE OF ITS RESPECTIVE SYSTEMS ON ANY OF THE  
EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY,  
INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT  
AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND  
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.

- NOTE:  
1. 1/2" IRON PINS SET AT ALL PROPERTY CORNERS  
2. EASEMENT LINES SET BY FINAL PLAT

- NOTE:  
1. PRIVATE WATER SYSTEMS  
2. PRIVATE SEPTIC SYSTEMS  
3. MINIMUM LOT SIZE: 2.5 ACRES

# FINAL PLAT OF HASLET HEIGHTS II LOTS 1 THROUGH 24, BLOCK 4

AN ADDITION TO TARRANT COUNTY, TEXAS

BEING 61.5640 ACRES SITUATED IN  
W.C. RALL SURVEY, ABST 1800  
GEORGE S. RALL SURVEY, ABST 1801  
M.E.P. & P. R.R. SURVEY, ABST 1136

DECEMBER 1996

**GORDON S. SWIFT**  
CONSULTING ENGINEER, INC.  
900 MONROE ST., FORT WORTH, TEXAS, 76102-6392  
(817) 335-6464

SURVEYOR:  
MR. TED B. HARP  
REGISTERED PROFESSIONAL LAND SURVEYOR  
433 LOVELLA DRIVE WEST  
HURST, TEXAS 76054  
TEL: 517-268-0729

OWNER  
HASLET DEVELOPMENT LTD.  
C/O MR. DENZIL LACY  
3100 W. ARKANSAS LANE, SUITE 108  
ARLINGTON, TEXAS 76016  
817-261-6540

I DO HEREBY CERTIFY THAT THIS PLAT  
IS TRUE AND CORRECT AS SURVEYED  
ON THE GROUND.

BY: [Signature]  
DATE: 15 Jan. 1997

PLAT FILED IN CABINET 4 SLIDE 3348 DATED

D9708711 A-338

FP-96-105 A192

A242

10-31-97

DEDICATION OF HASLET HEIGHTS II,

LOTS 1 THROUGH 24, BLOCK 4, 31 03:28

WHEREAS we, the undersigned owners of the following described property, to wit:

R

Being 61.5640 acres in the M.C. Rall Survey, Abstract 1800, the George S. Rall Survey, Abstract 1801, and the M.E.P. & P.R.R. Co. Survey, abstract 1136 in Tarrant County, Texas, and being part of that tract described in deed to Haslet Development Limited, and recorded in Volume 12442, Page 1740. Deed records, Tarrant County, Texas, and being more fully described as follows:

Beginning a 1/2 inch iron rod found at a fence corner in the Easterly right of way line of BATES ASTON Road, and being in the North line of M.E.P. & P.R.R. Co. Survey, Abstract 1136, and being South 89 degrees 33 minutes 27 seconds East 463.41 feet from the Northwest corner of said Survey, and being in the South line of the Sarah Wilson tract recorded in Volume 203, Page 410 deed records, Tarrant County, Texas, and being for the Northwest corner of the aforementioned tract described in Volume 12442, Page 1740:

THENCE South 89 degrees 19 minutes 48 seconds East, called South 89 degrees 43 minutes 31 seconds East 639.18 feet, called and actual with said Wilson South line to a 1/2 inch iron rod set, and being for the Northeast corner of this tract;  
THENCE South 08 degrees 55 minutes 16 seconds West 1103.61 feet, called and actual to a 1/2 inch iron rod set for corner;  
THENCE South 14 degrees 46 minutes 56 seconds West 3204.34 feet called and actual to a 1/2 inch iron rod set;  
THENCE North 75 degrees 13 minutes 04 seconds West 633.04 feet called and actual to a 1/2 inch iron rod set in the Easterly right of way line of BATES ASTON Road, a Texas Highway Department monument bears South 14 degrees 44 minutes 54 seconds West 257.64 feet;  
THENCE North 14 degrees 44 minutes 54 seconds East with said right of way 3044.62 feet to a 1/2 inch iron rod found;  
THENCE North 13 degrees 35 minutes 57 seconds East with said right of way 88.53 feet, called North 13 degrees 11 minutes 14 seconds East 88.51 feet to a 1/2 inch iron rod found;  
THENCE North 11 degrees 38 minutes 06 seconds East with right of way 72.20 feet, called North 11 degrees 19 minutes 13 seconds East 72.20 feet to a 1/2 inch iron rod found;  
THENCE North 10 degrees 14 minutes 15 seconds East with right of way 102.05 feet to a 1/2 inch rod found, called North 09 degrees 51 minutes 32 seconds East 102.78;  
THENCE North 09 degrees 04 minutes 35 seconds East with right of way 843.56 feet, called North 08 degrees 41 minutes 59 seconds East 842.15 feet to the point of Beginning, and containing 61.5640 acres of land more or less.

DO HEREBY adopt this plat as our plan for subdividing the same to be known as Lots 1 through 24, Block 4, of HASLET HEIGHTS II, an addition to Tarrant County, Texas, and do hereby dedicate to the public the streets and easements as shown thereon.

HASLET DEVELOPMENT LIMITED, DENZIL LACY

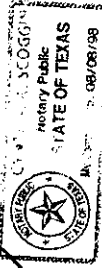
STATE OF TEXAS  
COUNTY OF TARRANT ( )

Before me, the undersigned, a NOTARY PUBLIC in and for said county and state, personally appeared DENZIL LACY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration herein stated, and in the capacity indicated.

Given under my hand and seal of office this 19<sup>th</sup> day of January, 1997.

My commission

Expires 08/02/98







# TARRANT COUNTY TRANSPORTATION SERVICES

100 E Weatherford Street, Ste 401 | Fort Worth, TX 76196 | 817-884-1250 | [www.tarrantcountytx.gov](http://www.tarrantcountytx.gov)

## REQUEST FOR VARIANCE AND FINAL PLAT APPROVAL

### PROPERTY INFORMATION

Case #: FS-23-230

Property Address: 13716 & 13724 Bates Aston

Precinct: 3

Subdivision Name: Haslet Heights, Phase 2

Total Acres (net): 5 (4.68 net)

Proposed Use of the Property: Residential

Total # of Lots Established: 2

### APPLICANT INFORMATION

Property Owner/Agent (Name and Company, if applicable): Laura Lee Garner

Phone Number: 817-504-2329

Email: longhornlaura@sbcglobal.net

### APPLICANT REQUESTS:

The attached letter from Applicant requests approval of variance from the *Tarrant County Development Regulations* requiring:

- ☒ Final Plats comprised of subdivided lots using on-site water wells, include a certification of groundwater availability prepared by a licensed Engineer or geoscientist. [TC-DRM § 2.02(C3)]

### DEPARTMENT RECOMMENDATION:

The attached final plat has been reviewed by the Tarrant County Transportation Services Department (Department) and has successfully met the standards contained in the *Tarrant County Development Regulations Manual*, with the exception of the variance request(s) listed above. With approval of the variance request(s), the Tarrant County Transportation Services Department recommends the approval of the final plat.

Tarrant County Transportation Services

05-16-24

Date

### COMMISSIONER ACKNOWLEDGEMENT

I have reviewed the attached final plat and variance request as described above. I have no objection to the Commissioners Court's or the Department's approval of the final plat and variance request.

Tarrant County Commissioner, Precinct 3

5-20-24

Date

Following approval of the variance request and plat, the plat shall be filed in accordance with Section 3.03 of the County's Development Regulations Manual.

Copied: County Judge  
County Administrator