

WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)

Under the Private Real Property Rights Preservation Act

Comes now Jay P Smith & Karen S Smith owner(s) of the property, located in Pct. 4

described as SMITH MEADOWS 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.

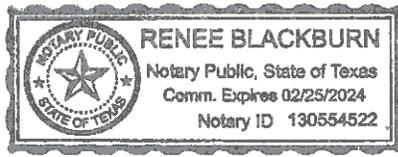
This Waiver is signed on the 2nd day of March, 2020.

Jay P Smith
Owner

Karen S Smith
Owner

Jay P SMITH
Printed Name

KAREN S SMITH, Owner
Printed Name



N/A
Holder of Equitable Interest

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority appeared Jay P Smith + Karen S Smith
Who swore on his oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.

Renee Blackburn

Notary Public in and for the State of Texas

We are required by law to provide a Takings Impact Analysis for any plat being filed in Tarrant County. This is to protect you, the property owner from a loss in valuation of your property if we, Tarrant County, are requiring a dedication for a future roadway, an easement for utilities, drainage, etc. The TIA can take from 6 months to 18 months to complete. If you feel that no substantial loss in value will occur because of our requirements for dedications, easements, etc. located on your property, we have a waiver that you may sign and proceed with the process of filing the plat through Commissioners Court. Again, if you sign the waiver, you are indicating that with the dedications and /or easements that are required by us at this time for this plat to be filed are not going to substantially affect the value of your land.

Contacts for questions:

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Platting information:

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