



Address: [13350 BRIAR RD](#)
City: TARRANT COUNTY
Georeference: A1127-3F
Subdivision: M E P & P RR CO SURVEY #41
Neighborhood Code: 2Y300H

Latitude: 32.9705795375
Longitude: -97.535270607
TAD Map: 1988-472
MAPSCO: TAR-001T



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: M E P & P RR CO SURVEY #41
Abstract 1127 Tract 3F AG

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
AZLE ISD (915)

Site Number: 80314198

Site Name: M E P & P RR CO SURVEY #41 1127 3G & 3E

Site Class: ResAg - Residential - Agricultural

Parcels: 2

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 332,145

Land Acres^{*}: 7.6250

Pool: N

State Code: D1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 8/16/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

THE WAY RANCH LLC

Primary Owner Address:

835 E LAMAR BLVD STE 389
ARLINGTON, TX 76011

Deed Date: 3/31/2025

Deed Volume:

Deed Page:

Instrument: [D225057542](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYLES DEVELOPMENT TRUST	6/25/2014	D214133127		
LYLES TOMMYE L	12/24/2009	000000000000000	0000000	0000000
LYLES IAN B;LYLES TOM A	12/23/2009	000000000000000	0000000	0000000
LYLES IAN B;LYLES TOM A	12/31/1900	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$0	\$181,875	\$181,875	\$694
2023	\$0	\$181,875	\$181,875	\$747
2022	\$0	\$141,875	\$141,875	\$732
2021	\$0	\$141,875	\$141,875	\$770
2020	\$0	\$164,375	\$164,375	\$831

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- AGRICULTURAL 1D1 23.51

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.