

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 12/09/25

M&C FILE NUMBER: M&C 25-1163

LOG NAME: 2121CONDEMN 104940 NORTHSIDE III 54-INCH WATER TRANSMISSION

SUBJECT

(Near CD 7) Adopt Resolution Authorizing Condemnation by Eminent Domain to Acquire 7,961 Square Feet of Permanent Water Main Easement Rights and 47,575 Square Feet of Temporary Construction Easement Rights, from Real Property Owned by ADG Capital Holdings, LTD, Located at 2701 Peden Road, City of Fort Worth, Tarrant County, Texas; 9,150 Square Feet of Permanent Water Main Easement Rights and 11,032 Square Feet of Temporary Construction Easement Rights, From VLMC, Inc., Located on the Western Line of Boat Club Road, South of Robertson Road, City of Fort Worth, Tarrant County, Texas; 8,118 Square Feet of Permanent Water Main Easement Rights and 12,181 Square Feet of Temporary Construction Easement Rights, From Jean Longspaugh, Located at 6984 Boat Club Road, City of Fort Worth, Tarrant County; 1,216 square feet of Permanent Water Main Easement Rights and 1,819 Square Feet of Temporary Construction Easements Rights, From Jerry Longspaugh, Theadore Bucaj and Josephine Bucaj, Located at 6984 Boat Club Road, City of Fort Worth, Tarrant County, Texas; 19,579 square feet of Permanent Water Main Easement Rights and 27,271 Square Feet of Temporary Construction Easement Rights, From VLMC, Inc., Located on the Northern Line of Robertson Road, East of Boat Club Road, City of Fort Worth, Tarrant County, Texas; 11,400 square feet of Permanent Water Main Easement Rights and 17,099 Square Feet of Temporary Construction Easement Rights, From Villages of Eagle Mountain Owners Association, Located at 6357 Eagle Pier Way, City of Fort Worth, Tarrant County, Texas; 42,417 square feet of Permanent Water Main Easements Rights and 69,234 Square Feet of Temporary Construction Easements Rights, From Webuyland, LLC, Located at 7350 Lake Country Drive, City of Fort Worth, Tarrant County, Texas, for the Northside III 54-Inch Water Transmission Main, Phase 1 Project;

RECOMMENDATION:

It is recommended that the City Council:

1. Declare that negotiations between the City and the property owners have been unsuccessful due to the inability to negotiate agreeable terms to acquire the necessary property interests for the following: 7,961 square feet of permanent water main easement rights and 47,575 square feet of temporary construction easement rights owned by ADG Capital Holdings, LTD, located at 2701 Peden Road City of Fort Worth, Tarrant County, Texas, and being a portion of the Memphis, El Paso & Pacific Railroad Co. Survey, Abstract No. 1109, City of Fort Worth, Tarrant County, Texas; 9,150 square feet of permanent water main easement rights and 11,032 square feet of temporary construction easement rights owned by VLMC, Inc., located on the western line of Boat Club Road, south of Robertson Road, City of Fort Worth, Tarrant County, Texas, and being a portion of the William E. Conwell Survey, Abstract No. 346, City of Fort Worth, Tarrant County, Texas; 8,118 square feet of permanent water main easement rights and 12,181 square feet of temporary construction easement rights owned by Jean Longspaugh, located at 6984 Boat Club Road, City of Fort Worth, Tarrant County, Texas, and being a portion of Tract 2, out of the William E. Conwell Survey, Abstract No. 342, City of Fort Worth, Tarrant County, Texas; 1,216 square feet of permanent water main easement rights and 1,819 square feet of temporary construction easement rights owned by Jerry Longspaugh, Theadore Bucaj and Josephine Bucaj, located at 6984 Boat Club Road, Tarrant County, Texas, situated in the William E, Conwell Survey, Abstract No. 342, City of Fort Worth, Tarrant County, Texas; 19,579 square feet of permanent water main easement rights and 27,271 square feet of temporary construction easement rights owned by VLMC, Inc. located at Boat Club Drive, City of Fort Worth, Tarrant County, Texas, and being a portion of the A.S. Roberts Survey, Abstract No. 1262, City of Fort Worth, Tarrant County, Texas; 11,400 square feet of square feet of permanent water main easement rights and 17,099 square feet of temporary construction easement rights owned by Villages of Eagle Mountain Owners Association, located at 6357 Eagle Pier Way, City of Fort Worth, Tarrant County, Texas, and being Lot 1X, Block 8 Villages of Eagle Mountain, an addition in the City of Fort Worth, Tarrant County, Texas; 42,417 square feet of permanent water main easement rights and 69,234 square feet of temporary construction easement rights owned by Webuyland, LLC, located at 7350 Lake Country Drive, City of Fort Worth, Tarrant County, Texas and being Lot 1, Block 1, of the Paul Krause Addition, an addition to the City of Fort Worth, Tarrant County, Texas for the Northside III 54-Inch Water Transmission Main, Phase 1 project (City Project No. 104940);
2. Adopt the attached resolution authorizing the City of Fort Worth to use its power of eminent domain to acquire the necessary property interests for public use;
3. Authorize the City Attorney to institute condemnation by eminent domain proceedings to acquire the described property interests from the property owners;
4. Authorize payments pursuant to an award of commissioners or negotiated settlements; and
5. Authorize the City Manager or his designee to accept and record the appropriate documents.

DISCUSSION:

The Northside III 54-inch Water Transmission Main, Phase 1 project will move potable water from the Eagle Mountain Water Treatment Plant to our retail customers in north Fort Worth as well as wholesale water customers that border our northern city limits. Timely completion of this project is necessary to improve our water system reliability and support continued growth.

The land rights for the subject properties are required for the Northside III 54-inch Water Transmission Main, Phase 1 project, which will enhance system capacity, improve reliability, and support continued growth and water demand in North Fort Worth.

An independent appraisal established the fair market value of the property interests, including permanent water main easement rights and temporary construction easement rights, for :

PARCEL NO.	AMOUNT
Parcels 17 & 18	\$60,730.00
Parcels 40 & 41	\$30,515.00
Parcels 42, 43, 44, 45	\$49,990.00
Parcels 46 & 47	\$68,596.00
Parcels 48 & 49	\$72,958.00
Parcels 53 & 54	\$73,381.00
TOTAL:	\$356,170.00

Despite good-faith efforts, negotiations were unsuccessful due to the parties' inability to reach agreement on acceptable terms for the acquisition by the City.

Upon approval, a condemnation action will be brought forward and a Special Commissioners' hearing held to acquire the necessary property interests (shown below).

OWNER	PROPERTY INTEREST/LEGAL DESCRIPTION/PROPERTY ADDRESS
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ADG Capital Holdings, LTD (Parcels 17 PWME, 18 TEC)	A permanent water main easement of approximately 7,961 square feet and a temporary construction easement of approximately 47,575 square feet being a portion of land out of the Memphis, El Paso & Pacific Railroad Co. Survey, Abstract No. 1109, City of Fort Worth, Tarrant County, Texas, otherwise known as 2701 Peden Road, City of Fort Worth, Tarrant County Texas and further described in Exhibit A, attached hereto and made a part hereof as if set forth here verbatim.
VLMC, Inc. (Parcels 40 PWME, 41 TCE)	A permanent water main easement of approximately 9,150 square feet and 11,032 square feet, a temporary construction easement being a portion of land out of the William E. Conwell Survey, Abstract No. 342, City of Fort Worth, Tarrant County, Texas, otherwise known as an unknown address Boat Club Road, further described in Exhibit A, attached hereto and made a part hereof as if set forth here verbatim.
Jean Longspaugh (Parcels PWME 42, TCE 43)	A permanent water main easement of approximately 8,118 square feet and a temporary construction easement of approximately 12,181 square feet being a portion of Tract 2, out of the William E. Conwell Survey, Abstract No. 342, City of Fort Worth, Tarrant County Texas, otherwise known as 6984 Boat Club Road and further described in Exhibit A, attached hereto and made a part hereof as if set forth here verbatim.
Jerry Longspaugh, Theodore Bucaj and Josephine Bucaj (Parcels 44 PWME, 45 TCE)	A permanent water main easement of approximately 1,216 square feet and a temporary construction easement of approximately 1,819 square feet being a portion of land out of the William E. Conwell Survey, Abstract No. 342, City of Fort Worth, Tarrant County, Texas, otherwise known as 6984 Boat Club Road and further described in Exhibit A, attached hereto and made a part hereof as if set forth here verbatim.
VLMC, Inc. (Parcels 46 PWME, 47 TCE)	A permanent water main easement of approximately 19,579 square feet and a temporary construction easement of approximately 27,271 square feet being a portion of land out of the A.S. Roberts Survey, Abstract No. 1262, City of Fort Worth, Tarrant County, Texas, otherwise known as Boat Club Road and further described in Exhibit A, attached hereto and made a part hereof as if set forth here verbatim.
Villages of Eagle Mountain Owners Association (Parcels 48 PWME, 49 TCE)	A permanent water main easement of approximately 11,400 square feet and a temporary construction easement of approximately 17,099 square feet and being Lot 1X, Block 8 Villages of Eagle Mountain, an addition in the City of Fort Worth, Tarrant County, Texas, otherwise known as 6357 Eagle Pier Way and further described in Exhibit A, attached hereto and made a part hereof as if set forth here verbatim.
We Buy Land, LLC (Parcels 53 PWME, 54 TCE)	A permanent water main easement of approximately 42,417 square feet and a temporary construction easement of approximately 69,234 square feet, and being Lot 1, Block 1, of the Paul Krause Addition, an addition to the City of Fort Worth, Tarrant County, Texas, otherwise known as 7350 Lake Country Drive and further described in Exhibit A, attached hereto and made a part hereof as if set forth here verbatim.

To approve this Mayor and Council Communication (M&C), the Council Member making a motion to authorize condemnation by eminent domain should say:

"I move that the Fort Worth City Council adopt the resolution authorizing the use of the power of eminent domain to acquire the following:

7,961 square feet of permanent water main easement rights and 47,575 square feet of temporary construction easement rights owned by ADG Capital Holdings, LTD, owners of property located at 2701 Peden Road, City of Fort Worth, Tarrant County, Texas, situated in the Memphis, El Paso & Pacific Railroad Co. Survey, Abstract No. 1109, City of Fort Worth, Tarrant County, Texas; and

9,150 square feet of permanent water main easement rights and 11,032 square feet of temporary construction easement rights owned by VLMC, Inc., owners of property located on the western line of Boat Club Road, south of Robertson Road, City of Fort Worth, Tarrant County, Texas, and situated in the William E. Conwell Survey, Abstract No. 346, City of Fort Worth, Tarrant County, Texas; and

8,118 square feet of permanent water main easement rights and 12,181 square feet of temporary construction easement rights owned Jean Longspaugh, owner of property located at 6984 Boat Club Road, City of Fort Worth, Tarrant County, Texas, and being a portion of Tract 2, out of the William E. Conwell Survey, Abstract No. 342, City of Fort Worth, Tarrant County, Texas; and

1,216 square feet of permanent water main easement rights and 1,819 square feet of temporary construction easement rights owned by Jerry Longspaugh, Theodore Bucaj and Josephine Bucaj, owners of property located at 6984 Boat Club Road, Tarrant County, Texas, situated in the William E. Conwell Survey, Abstract No. 342, City of Fort Worth, Tarrant County, Texas; and

19,579 square feet of permanent water main easement rights and 27,271 square feet of temporary construction easement rights owned by VLMC, Inc., owners of property located on the northern line of Robertson Road, east of Boat Club Road, City of Fort Worth, Tarrant County, Texas, and being a portion of the A.S. Roberts Survey, Abstract No. 1262, City of Fort Worth, Tarrant County, Texas; and

11,400 square feet of square feet of permanent water main easement rights and 17,099 square feet of temporary construction easement rights owned by Villages of Eagle Mountain Owners Association, owners of property located at 6357 Eagle Pier Way, City of Fort Worth, Tarrant County, Texas, and being Lot 1X, Block 8 Villages of Eagle Mountain, an addition in the City of Fort Worth, Tarrant County, Texas; and

42,417 square feet of permanent water main easement rights and 69,234 square feet of temporary construction easement rights owned by Webuyland, LLC, owners of property located at 7350 Lake Country Drive, City of Fort Worth, Tarrant County, Texas, and being Lot 1, Block 1, of the Paul Krause Addition, an addition to the City of Fort Worth, Tarrant County, Texas.

The Property is necessary for the Northside III 54-inch Water Transmission Main, Phase 1 project that will move potable water from the Eagle Mountain Water Treatment Plant to our retail customers in north Fort Worth as well as wholesale water customers that border our northern city limits. The Property interest to be acquired is described by metes and bounds and depicted by survey exhibits attached to this Mayor and Council Communication. The first record vote applies to all units of property to be condemned and the minutes shall reflect that the first vote applies to all units."

Funding is budgeted in the W&S Rev Bond Series 2024 Fund for the Northside III 54-inch Water Transmission Main, Phase 1 project.

This property is located in Near Council District 7.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the W&S Rev Bonds Series 2024 Fund for the NSIII54-inch WTM project to support the approval of the above recommendations and acquisition of easements. Prior to any expenditure being incurred, the Property Management and Water Departments have the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** Valerie Washington 6199

**Originating Business Unit Head:** Marilyn Marvin 7708

**Additional Information Contact:** Stuart E. Young 8379  
Matthew Wilbanks 2311

Expedited