

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 08/12/25 M&C FILE NUMBER: M&C 25-0696

LOG NAME: 21CPN 104814 14030 BATES ASTON ROAD PURCHASE

SUBJECT

(ETJ Near CD 10) Authorize the Acquisition of Approximately 3.5 Acres of Unimproved Land Located at 14030 Bates Aston Road, Haslet, Tarrant County, Texas 76052 from Northstar Ranch, LLC in the Amount of \$1,117,000.00 and Pay Estimated Closing Costs in an Amount Up to \$2,700.00 for a Total Cost of \$1,119,700.00

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a sale and purchase agreement with Northstar Ranch, LLC for the acquisition of approximately 3.5 acres of unimproved land, being situated in the Charles Fleisner Survey, Abstract No. 541, Tract A1, Tarrant County, Texas and also known as 14030 Bates Aston Road, Haslet, Tarrant County, Texas 76052 in the amount of \$1,117,000.00;
2. Authorize the payment of estimated closing costs in an amount up to \$2,700.00; and
3. Authorize the City Manager or his designee to accept the conveyance and execute and record the appropriate instruments.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to seek approval to acquire a fee simple interest in land located at 14030 Bates Aston Road for use by the Information Technology Services Department (ITS).

The City of Fort Worth (City) is planning to construct the Information Technology Services (ITS) NW Radio Tower (Project). The Project will provide expanded radio coverage, particularly in north Fort Worth and northwest Tarrant County. Considerable City development and expansion of City services in this quadrant have increased the need to extend radio coverage by implementing an additional radio transmission site and tower. In June 2022, Mayor and Council approved the interlocal agreement with Tarrant County (M&C 22-0472) to transfer funds towards implementing a transmitter site to expand coverage in these areas.

The property owner has agreed to a purchase price of \$1,117,000.00, subject to an independent appraisal. The mineral estate will not be acquired, and the deed will contain a surface waiver for the exploration of the minerals. The real estate taxes will be pro-rated with the seller being responsible for taxes due up to the closing date. The City will pay estimated closing costs in an amount up to \$2,700.00.

Upon City Council approval, staff will proceed with acquiring the fee simple interest in the unimproved property, except for the mineral estate.

Property Ownership	Property Interest	Property Size	Property Address	Legal Description	Amount
Northstar Ranch, LLC	Fee Simple	3.5 Acres	14030 Bates Aston Road, Haslet, Tarrant County, Texas 76052	Charles Fleisner Survey, Abstract No. 541, Tract A1	\$1,117,000.00
			Total Estimated Closing Cost		\$2,700.00
			Total Cost		\$1,119,700.00

Funding is budgeted in the Tax Notes Series 2023 fund for the Information Technology Services department for the purpose of funding the NW Radio Tower project, as appropriated.

This project is located in ETJ near COUNCIL DISTRICT 10.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the Tax Notes Series 2023 Fund for the NW Radio Tower project to support the approval of the above recommendations and execution of the sale and purchase agreement. Prior to any expenditure being incurred, the Information Technology Services and Property Management Departments have the responsibility to validate the availability of funds.

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