

Mayor and Council Communication

DATE: 04/28/26

M&C FILE NUMBER: M&C 26-0339

LOG NAME: 21104490 P3 BONDS RANCH LS B FM_MM BONDS 836, LLC

SUBJECT

(CD 7) Authorize Acceptance of Approximately 1.189 Acres in Fee Simple Interest of Real Property Owned by MM Bonds 836, LLC, Located in the Y. Samora Survey, Abstract No. 1385 and the J. Crofford Survey, Abstract No. 333, Tarrant County, Texas for the Bonds Ranch Lift Station, Force Main, and Gravity Main Projects

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acceptance of approximately 1.189 acres in Fee Simple Interest of Real Property owned by MM Bonds 836, LLC, located in the Y. Samora Survey, Abstract No. 1385 and the J. Crofford Survey, Abstract No. 333, Tarrant County, Texas for the Bonds Ranch Lift Station, Force Main, and Gravity Main projects, pursuant to the Developers Agreement between MM Bonds 836, LLC, Beaten Path Development-MD Commercial, LLC and the City of Fort Worth, dated October 14, 2025; and
 2. Authorize the City Manager or Designee to accept the conveyance and to execute and record the appropriate instruments.
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DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize acceptance of approximately 1.189 acres in Fee Simple Interest of Real Property owned by MM Bonds 836, LLC (Developer), located in the Y. Samora Survey, Abstract No. 1385 and the J. Crofford Survey, Abstract No. 333, Tarrant County, Texas for the Bonds Ranch Lift Station, Force Main, and Gravity Main project.

Developer has entered into the "Estates at Eagle Mountain Lake Development Agreement" (Agreement) with the City of Fort Worth and Beaten Path Development-MD Commercial, LLC (Path Development) under City Secretary Contract No 64231 that covers the development of approximately 836 acres of Real Property located within the extraterritorial jurisdiction of the City of Fort Worth in Tarrant County (Property). Both Developer and Path Development are the current owner(s) of the Property and plan to develop the Property jointly.

Pursuant to the Agreement, the Developer will build the Property as a master-planned community consisting of single-family uses including open space, and other public and private amenities. The City will serve as the retail provider of water and sewer services to the area. However, water, sewer, drainage, roadway, and other public infrastructure are not currently available to serve the intended development of the Property. The Developer intends to design, construct, install, and/or make financial contributions to certain on-site and/or off-site public improvements to serve the Property and adjacent properties.

The Agreement establishes that the Developer will provide certain property interests to the City to accommodate the necessary public improvements for the development. Specifically, the Agreement states that Developer will convey approximately one acre to City for the construction of "Lift Station B". Through this M&C, the City requests acceptance of 1.189 acres in Fee Simple Interest of Real Property that is currently owned by the Developer in accordance with the Agreement.

In consideration of the Developer providing financing for the authorized improvements under the Agreement, the City intends to consider creation of a Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code. The PID is intended to provide alternative financing arrangements that will enable the Developer to fund specified portions of the cost of the authorized improvements. The installation of the authorized improvements will provide a benefit to the City as a whole and to the area adjacent to the Property by improving mobility, drainage and water and sewer supply.

This project is located in 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 approval of these recommendations will have no material effect on City funds. Any assets acquired as a result of this agreement will be recorded in the City's financial records as appropriate.

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

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Additional Information Contact:

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