

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 01/23/24M&C FILE NUMBER: M&C 24-0049

LOG NAME: 21CPN 103887 P1-3 400 & 620 HALTOM RD

SUBJECT

(CD 11) Authorize Acquisition of Approximately 1.072 Acres of Right-of-Way Easements from Real Property Owned by C Squared Family Partnership, Ltd. Located at 400 Haltom Road and 620 Haltom Road, Fort Worth, Texas 76117 in the Amount of \$190,000.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$195,000.00 for the Haltom Road Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of approximately 1.072 acres in right-of-way easements from real property owned by C Squared Family Partnership, Ltd. located at 400 Haltom Road and 620 Haltom Road, Fort Worth, Texas 76117 for the Haltom Road Project (City Project No. 103887);
2. Find that the total purchase price of \$190,000.00 is just compensation and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$195,000.00, and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The right-of-way easements are needed for the construction of water, sewer, paving, and drainage improvements for the Haltom Road Hazardous Roadway Overtopping Mitigation Project. The improvements at this location will raise and widen a flood-prone section of Haltom Road over the waterway to improve flood protection from the Dry Branch Creek. Additional improvements will provide a pedestrian crossing, extra lighting, guardrails, and a ramp to access the culverts for maintenance. Associated paving, water and sewer improvements are included.

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$190,000.00 as total compensation for the needed right-of-way easement interest (as shown below). The City of Fort Worth will pay estimated closing costs in an amount up to \$5,000.00.

Upon City Council approval, staff will proceed with acquiring the needed right-of-way easement interest.

Ownership	Parcel	Property Location	Legal Description	Acreage / Interest	Amount
C Squared Family Partnership, Ltd.	1-3	400 & 620 Haltom Road	TINSLEY, LEWIS G SURVEY Abstract No. 1523, Tracts 50, 51, and 60	46,730 sq. ft. / 1.072 Acres Right-of-Way Easements	\$183,958.00
				Improvements and Cost to Cure	\$6,042.00
				Estimated Closing Cost	\$5,000.00

