

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 11/11/25 M&C FILE NUMBER: M&C 25-1056

LOG NAME: 21CONDEMN 104940 NSIII PARCEL 5 DBE REALTY

SUBJECT

(Future CD 7) Adopt Resolution Authorizing Condemnation by Eminent Domain to Acquire 1.132 acres in Permanent Water Easement and 2.098 acres for a Temporary Construction Easement from Real Property Owned by DBE Realty Investments, Ltd. Located at 8987 Boat Club Road in the B. Thomas Survey, Abstract No. 1497, Tarrant County, Texas, for the Northside III WTM Alignment Study Project

RECOMMENDATION:

It is recommended that the City Council:

1. Declare that negotiations between the City and the property owner to acquire 1.132 acres in permanent water easement and 2.098 acres for a temporary construction easement from real property owned by DBE Realty Investments, Ltd. Located at 8987 Boat Club Road in the B. Thomas Survey, Abstract No. 1497, Tarrant County, Texas, were unsuccessful due to the inability to negotiate agreeable terms for the property interest being acquired by the City;
2. Declare the necessity to acquire the described property interest for the Northside III WTM Alignment Study project (City Project No. 104940);
3. Adopt the attached resolution authorizing the City of Fort Worth to use its power of eminent domain to acquire the property for public use;
4. Authorize the City Attorney to institute condemnation by eminent domain proceedings to acquire the described property interest from the property owner;
5. Authorize a payment pursuant to an award of commissioners or a negotiated settlement; and
6. Authorize the City Manager or his designee to accept and record the appropriate instruments

DISCUSSION:

The land rights in the subject property are needed for the Northside III 48-inch Water Transmission Main Study & Land project, which will install a 54-inch water main from the Eagle Mountain Water Treatment Plant to the existing 36-inch Northside III water main at the Willow Springs Road/Blue Mound Road West intersection. This project is necessary to provide increased water supply and reliability to the fast-growing northern sector of the city.

An independent appraisal established fair market value for the property interest (shown below) in the total amount of \$171,712.00. Negotiations were unsuccessful due to the inability to negotiate agreeable terms for the property interest being acquired by the City.

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

Parcel No.	Property Address / Legal Description	Acreage / Property Interest
5	8987 BOAT CLUB ROAD B. THOMAS SURVEY ABSTRACT NO. 1497	1.132 Acres Right-of-Way Easement
5	8987 BOAT CLUB ROAD B. THOMAS SURVEY ABSTRACT NO. 1497	2.098 Acres Temporary Construction Easement

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 use of the power of eminent domain to acquire 1.132 acres in permanent water easement and 2.098 acres for a temporary construction easement from real property owned by DBE Realty Investments, Ltd. The property is needed for the Northside III WTM Alignment Study project, a public use that will improve water service capacity and capabilities. The land rights in the subject property are needed for as necessary. The property is located at 8987 Boat Club Road in the B. Thomas Survey, Tarrant County, Texas. The property interest to be acquired is described by metes and bounds and depicted by survey exhibits attached to this Mayor and Council Communication."

Funding for the Northside III 48-inch Water Transmission Main Improvement project is depicted below:

Fund	Existing Funding	Additional Funding	Project Total
34027 – 2024 Bond Program	\$4,400,000.00		\$4,400,000.00
Total	\$4,400,000.00	\$0.00	\$4,400,000.00

Funding is budgeted in the Water & Sewer Revenue Bond Series 2024 Fund for the purpose of funding the Northside III 54-Inch Water Main project, as appropriated.

This property is located in FUTURE 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 has 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

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