

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 09/16/25M&C FILE NUMBER: M&C 25-0876

LOG NAME: 21CPN 100836 P08 M199C PARALLEL SS INTERCEPTOR

SUBJECT

(CD 7) Authorize the Acquisition of Approximately 0.768 Acres in a Permanent Sanitary Sewer Easement from Real Property Owned by The Cumberland Rest, Inc, DBA Trinity Terrace of Fort Worth, Texas, Located at 5700 White Settlement Road, Westworth Village, Tarrant County, Texas 76114 in the Amount of \$274,137.00 and Pay Estimated Closing Costs in an Amount Up to \$3,000.00 for a Total Cost of \$277,137.00 for the M199C Parallel SS Interceptor Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of approximately 0.768 acres in a permanent sanitary sewer easement from real property owned by The Cumberland Rest, Inc, DBA Trinity Terrace of Fort Worth, Texas, located at 5700 White Settlement Road, Westworth Village, Tarrant County, Texas 76114 for the M199C Parallel SS Interceptor project (City Project No. 100836);
2. Find that the total purchase price of \$274,137.00 is just compensation and pay estimated closing costs in an amount up to \$3,000.00 for a total cost of \$277,137.00; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

This Mayor and Council Communication (M&C) recommends the easement acquisition needed for the construction of the M199C Parallel SS Interceptor Project. A 48-inch diameter relief sewer main will be installed parallel to an existing 30-inch diameter sewer main on the west side of Fort Worth. The existing 30-inch diameter sewer main is inadequately sized to convey sewage flow from new development on the west side of Fort Worth. The new sewer main will parallel the West Fork of the Trinity River and the Trinity Trail. The majority of the project is in Westworth Village with the southeast end of the project just north of Fort Worth.

This sewer main services customers in the West Fork Basin, which includes Fort Worth, Westworth Village, White Settlement and the Naval Air Station Joint Reserve Base Fort Worth (NAS JRB). The project is bound by the NAS JRB to the west and the intersection of Dennis Avenue at Oak Forest Drive to the south. The project parallels Council District 7 to the east and ends just north of Council District 3.

An independent appraisal established the property's fair market value and the property owner has agreed to an amount of \$274,137.00 as total compensation for the needed property interests. The City of Fort Worth (City) will pay estimated closing costs in an amount up to \$3,000.00.

Upon City Council approval, staff will proceed with acquiring the needed right-of-way easement interests, as shown below:

Ownership	Parcel	Property Location	Legal Description	Acreage / Interest	Amount
The Cumberland Rest, Inc, DBA Trinity Terrace	08	5700 White Settlement Road, Westworth Village, Tarrant County, Texas 76114	N. H. Carroll Survey Abstract No. 264	0.768 Acres / Permanent Sanitary Sewer Easement	\$217,510.00
The Cumberland Rest, Inc, DBA Trinity Terrace	08	5700 White Settlement Road, Westworth Village, Tarrant County, Texas 76114	Tract 71E, N. H. Carroll Survey Abstract No. 264	Damages to the Remainder of the Property Owner's Remaining Property	\$56,627.00
				Estimated Closing Costs	\$3,000.00
				Total Cost	\$277,137.00

Additional Information Contact:

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