

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 11/12/24M&C FILE NUMBER: M&C 24-0962

LOG NAME: 21CPN 104345 P4 BOMBER SPUR TRAIL R

SUBJECT

(CD 3) Amend Mayor and Council Communication 24-0582 to Authorize the Acquisition of a Fee Simple Interest in Approximately 0.90 Acres Located at 4350 Southwest Boulevard, Fort Worth, Tarrant County, Texas 76116 from Sandy McBride, Aneta Leigh McBride, Elizabeth A. Thompson, The Estate of R. E. McBride, and The Estate of Roy T. McBride in the Amount of \$80,000.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total of \$85,000.00 for the Trail Gap Bomber Spur Project

RECOMMENDATION:

It is recommended that the City Council:

1. Amend Mayor and Council Communication 24-0582 to authorize the acquisition of a fee simple interest in approximately 0.90 acres of land owned by Sandy McBride, Aneta Leigh McBride, Elizabeth A. Thompson, The Estate of R. E. McBride, and The Estate of Roy T. McBride situated in the Franklin S. Perry Survey, Abstract No. 1226, City of Fort Worth, Tarrant County, Texas, and being all of a called 0.90 acre tract of land described as Tract No. 4 conveyed as a right-of-way easement to the United States of America as recorded in Volume 1492, Page 343 of the Deed Records of Tarrant County, Texas, and subsequently released in Volume 15317, Page 331 of said Deed Records of Tarrant County, Texas and also known as 4350 Southwest Boulevard, Fort Worth, Tarrant County, Texas 76116 (City Project No. 104345);
2. Find that the total purchase price of \$80,000.00 is just compensation and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$85,000.00; and
3. Authorize the City Manager or designee to execute the necessary contracts of sale and purchase, to accept the conveyances, and to execute and record the appropriate instruments.

DISCUSSION:

On June 25, 2024, through Mayor & Council Communication (M&C) 24-0582, the Fort Worth City Council authorized the acquisition of a fee simple interest in approximately 0.90 acres from The Estate of R. E. McBride, The Estate of Vinnie Flowers McBride, and The Estate of J. C. Harris. However, since M&C 24-0582 was approved, the title company issued an updated title commitment reflecting that the property is now owned by Sandy McBride, Aneta Leigh McBride, Elizabeth A. Thompson, all individually; and Raymond Elsworth McBride III, as Independent Executor of the Estate of R. E. McBride a/k/a Raymond Elsworth McBride and Roy Thomas McBride (Jr.), as Independent Executor of the Estate of Roy T. McBride. Therefore, staff recommends that M&C 24-0582 be amended to reflect the updated ownership.

The subject property is a portion of an abandoned railroad corridor located at 4350 Southwest Boulevard, Fort Worth, Tarrant County, Texas 76116. The Park & Recreation Department (PARC) will construct a 12' wide shared-use Bomber Spur Trail from Calmont Avenue to West Vickery Boulevard. When completed, the Bomber Spur Trail will feature a 12' wide paved trail, neighborhood trailheads, a pedestrian bridge over Camp Bowie Boulevard, retaining walls and ramps, landscape amenities, and street crossing signals.

Title research by Republic Title and 7 Arrows Land Staff, LLC established a chain of heirship for the previous owner of the subject property. Alamo Title Company provided an updated title commitment with Sandy McBride aka Raymond McBride III, Aneta Leigh McBride, Elizabeth A. Thompson, The Estate of R. E. McBride aka Raymond Elsworth McBride, and The Estate of Roy T. McBride as the vested owners.

The sellers have agreed to sell the property to the City of Fort Worth and the purchase prices are supported by independent appraisals. The mineral estates will not be acquired and the deeds will contain a surface use waiver for the exploration of the mineral estates. The City will pay closing costs in an amount up to \$5,000.00.

Parcel No.	Legal Description	Acreage / Property Interest	Property Price
4	Franklin S. Perry Survey, Abstract No. 1226 (Tarrant Appraisal District Account No. 06510663)	0.90 Acres / Fee Simple	\$80,000.00
	Total Cost to Acquire Property		\$80,000.00
	Estimated Closing Costs		\$5,000.00
	Total Cost to Acquire All Properties with Closing Costs		\$85,000.00

Upon City Council approval, staff will proceed with acquiring the fee simple interests and any remaining structures will be scheduled for demolition through the Environmental Services Department.

Acquisition of the 0.90-acre Parcel 4 is estimated to have one-time cleanup cost of \$360.00 and increase PARC's annual maintenance cost by

\$1,100.00 beginning in Fiscal Year 2025.

Funding is budgeted in the Grant Cap Projects Federal for the Park and Recreation Department for the purpose of funding the Trail Gap Bomber Spur Ph 1 project, as appropriated. The federal funding is provided through the Texas Department of Transportation.

This property is located in COUNCIL DISTRICT 3.

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 Grants Cap Projects Federal Fund for the Trail Gap Bomber Spur Ph I project to support the approval of the above recommendations and land acquisition. Prior to any expenditure being incurred, the Property Management and Park & Recreation Departments have the responsibility to validate the availability of funds. This is a reimbursement grant.

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