

# Mayor and Council Communication

**DATE:** 02/14/23

**M&C FILE NUMBER:** M&C 23-0085

**LOG NAME:** 21CPN 102217 P3 CANTRELL SANSOM FEE ACQ

**SUBJECT**

(CD 2 / Future CD 2) Authorize Acquisition of Fee Simple Interest in 0.1197 Acres from Real Property Owned by Curci Mesquite Properties, L.P. Located at 3098 Cantrell Sansom Road, Fort Worth, Tarrant County, Texas 76131 and Being a Part of Lot 2, Block 1, Carlsbad Addition in the Amount of \$24,236.00 and Pay Estimated Closing Costs in an Amount Up to \$10,000.00 for a Total Cost of \$34,236.00 for the Cantrell Sansom Roadway Widening Project

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize acquisition of a fee simple interest in 0.1197 acres from real property owned by Curci Mesquite Properties, L.P. Situated in Lot 2, Block 1, Carlsbad Addition, Tarrant County, Texas in the amount of \$24,236.00 and pay estimated closing costs in an amount up to \$10,000.00 for a total cost of \$34,236.00 (City Project No. 102217);
2. Find that the total purchase price of \$24,236.00 is just compensation; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

**DISCUSSION:**

The fee simple interest is needed to construct the Cantrell Sansom Roadway Widening Project (City Project No. 102217) from Mark IV Parkway to Interstate Highway 35W Frontage Road in connection with the City of Fort Worth's Master Thoroughfare Plan.

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$24,236.00 as total compensation for the needed fee simple interest (as shown below). The City of Fort Worth will pay estimated closing costs in an amount up to \$10,000.00.

Upon City Council approval, staff will proceed with acquiring the fee simple interests.

Owner	Parcel	Property Location	Legal Description	Acreage/Interest	Amount
Curci Mesquite Properties, L.P.	3	3098 Cantrell Sansom Rd	Lot 2, Block 1, Carlsbad Addition	0.1197 Acres / Fee Simple	\$24,236.00
				Closing Costs	\$10,000.00
				Total Cost	\$34,236.00

Funding is budgeted in the Transportation Impact Fee Cap Fund for the purpose of funding the Cantrell Sansom Road Widening project, as appropriated.

This property is located in COUNCIL DISTRICT 2 (FUTURE COUNCIL DISTRICT 2).

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 Transportation Impact Fee Cap Fund for the Cantrell Sansom Rd Widening project to support the approval of the above recommendations and award of the acquisition. Prior to any expenditure being incurred, the Transportation & Public Works Department has the responsibility to validate the availability of funds.

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