

# Mayor and Council Communication

**DATE:** 08/12/25

**M&C FILE NUMBER:** M&C 25-0700

**LOG NAME:** 21TRINITY TRAILS EXTENSION

## **SUBJECT**

(CD 5) Authorize the Acquisition of Concrete Trail Improvements and Trail Easements on Approximately 1.69 Acres of Land Located at 2624 Precinct Line Road, Fort Worth, Tarrant County, Texas 76118, from CKK Residential Group, Inc. and Tarrant Acquisition LTD in the Total Amount of \$696,016.00 and Pay Estimated Closing Costs in an Amount Up to \$10,000.00 for a Total Cost of \$706,016.00 for the Trinity Trails Extension Project

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## **RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the acquisition of constructed concrete trail improvements located at 2624 Precinct Line Road, Fort Worth, Tarrant County, Texas 76118 from CKK Residential Group, Inc. and Tarrant Acquisition LTD for combined purchase price of \$585,770.50 (\$12.25 / sqft.);
2. Authorize the acquisition of trail easements on approximately 1.69 acres of land located at 2624 Precinct Line Road, Fort Worth, Tarrant County, Texas 76118 from CKK Residential Group, Inc., and Tarrant Acquisition LTD in combined amount of \$110,245.50 (\$1.50 / sqft.);
3. Authorize the payment of closing costs in an amount up to \$10,000.00; and
4. Authorize the City Manager or designee to accept the conveyances and record the appropriate instruments.

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## **DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to seek approval to acquire constructed trail and associated easements located at 2624 Precinct Line Rd, Fort Worth, Tarrant County, Texas 76118 in an acquisition for the Park & Recreation Department (PARC) in accordance with the North Central Texas Council of Governments (NCTCOG) goal of developing the Discovery Trail, a continuous regional trail from Downtown Fort Worth to Downtown Dallas. This trail acquisition will provide a significant link that helps fill the trail gap between River Trails Park in Fort Worth and River Legacy Park in the City of Arlington.

CKK Residential Group Inc. and Tarrant Acquisition LTD (Seller's) have agreed to sell 47,818 square feet (sqft) of a constructed trail with a width of 12-feet for a purchase price of \$585,770.50 (\$12.25 / sqft.) and 73,497 sqft. of the associated trail easements (Parcels 1-7) for a purchase price of \$110,245.50 (\$1.50 / sqft.), for a total purchase price of \$696,016.00. An independent appraisal supports the purchase price. The City will pay closing costs in an amount up to \$10,000.00.

This acquisition is estimated to increase the department's acreage by 1.69 acres, more or less, and annual maintenance by \$17,527.00.

Funding is budgeted in the PARC Dedication Fees Fund for the Park & Recreation Department for the purpose of funding the Trinity Trails Connection project. Funding is budgeted in the General Fund for annual maintenance.

This property is located in COUNCIL DISTRICT 5.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

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## **FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are currently available in the PARC Dedication Fees Fund and in the General Fund for the Trinity Trail Connection project to support the approval of the above recommendations and acquisition of the trail and easement. Prior to an expenditure being incurred, the Park & Recreation Department has the responsibility of verifying the availability of funds.

**Submitted for City Manager's Office by:** Valerie Washington 6192

**Originating Business Unit Head:** Marilyn Marvin 7708

**Additional Information Contact:**