

Mayor and Council Communication

DATE: 04/28/26

M&C FILE NUMBER: M&C 26-0342

LOG NAME: 21CPN 105114 P05 NS IV 24 WTM P1C

SUBJECT

(CD 7) Authorize Acquisition of Approximately 1.074 Acres in a Permanent Water Facility Easement and 0.859 Acres in a Temporary Construction Easement from Real Property Owned by Wesley A. Cleveland III, of Fort Worth, Texas, Located at 3308 Peden Road, Fort Worth, Tarrant County, Texas 76107, Being a Portion of the MEP & P Railroad Survey #19, Abstract No. 1138, Tarrant County, Texas, in the Amount of \$108,817.00 and Pay Estimated Closing Costs in an Amount Up to \$2,000.00 for a Total Cost of \$110,817.00 for the Northside IV 24-Inch Water Transmission Main, Phase 1C

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of approximately 1.074 acres in a permanent water facility easement and 0.859 acres in a temporary construction easement from real property owned by Wesley A. Cleveland III of Fort Worth, Texas, located at 3308 Peden Road, Fort Worth, Tarrant County, Texas 76107, being a portion of the MEP & P Railroad Survey #19, Abstract No. 1138, Tarrant County, Texas, for the Northside IV 24-inch Water Transmission Main, Phase 1C (City Project No. 105114);
2. Find that the total purchase price of in the amount of \$108,817.00 and pay estimated closing costs in an amount up to \$2,000.00 for a total cost of \$110,817.00; 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 Northside IV 24-inch Water Transmission Main, Phase 1C project, which will enhance system capacity, improve reliability, and support continued growth and water demand in North Fort Worth.

An independent appraisal established the fair market value of the property interests, including permanent water main easement rights and temporary construction easement rights, and the property owner has agreed to an amount of \$108,817.00 as total compensation for the needed property interests. The City of Fort Worth will pay estimated closing costs in an amount up to \$2,000.00.

Upon approval, staff will proceed with acquiring the necessary property interests (shown below).

Ownership	Parcel	Property Location	Legal Description	Acreage / Interest	Amount
Wesley A. Cleveland III	05	3308 Peden Road, Fort Worth, Tarrant County, Texas 76107	M.E.P. & P. Railroad Survey #17, Abstract No. 1131, Tarrant County, Texas	1.074 Acres / Permanent Sanitary Sewer Easement	\$57,757.00
Wesley A. Cleveland III	05	3308 Peden Road, Fort Worth, Tarrant County, Texas 76107	M.E.P. & P. Railroad Survey #17, Abstract No. 1131, Tarrant County, Texas	0.859 Acres / Temporary Construction Easement	\$16,568.00
Wesley A. Cleveland III	05	3308 Peden Road, Fort Worth, Tarrant County, Texas 76107	M.E.P. & P. Railroad Survey #17, Abstract No. 1131, Tarrant County, Texas	Cost-to-Cure	\$24,742.00
		3308 Peden	M.E.P. & P.		

Wesley A. Cleveland III	05	Road, Fort Worth, Tarrant County, Texas 76107	Railroad Survey #17, Abstract No. 1131, Tarrant County, Texas	Damages	\$9,750.00
				Estimated Closing Costs	\$2,000.00
				Total Cost	\$110,817.00

Funding is budgeted in the Northside IV 24-inch Water Transmission Main, Phase 1C project within the W&S Rev Bonds Series 2024 Fund.

This property is located in Council District 07.

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 NS IV 24 WTM P1C 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 have the responsibility to validate the availability of funds.

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