

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 01/23/24 M&C FILE NUMBER: M&C 24-0046

LOG NAME: 21CPN 101014 P31 1297 AVONDALE-HASLET ROAD ROWE

SUBJECT

(CD 10) Authorize the Acquisition of a Right-of-Way Easement in 0.259 Acres from Real Property Owned by Jonathan Westrom and Tracy Westrom Located at 1297 Avondale Haslet Road, Haslet, Texas 76052 in the Coleman Boyd Survey, Abstract No. 212, Tarrant County, Texas in the Amount of \$132,973.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$137,973.00 for the Avondale Haslet Road Project (2018 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a right-of-way easement in 0.259 acres from real property owned by Jonathan Westrom and Tracy Westrom located at 1297 Avondale Haslet Road, Haslet, Texas 76052 in the Coleman Boyd Survey, Abstract No. 212, Tarrant County, Texas for the Avondale Haslet Road Project (City Project No. 101014);
2. Find that the total purchase price of \$132,973.00 is just compensation and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$137,973.00; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The right-of-way easement interest is needed for the reconstruction and widening of Avondale Haslet Road from Willow Creek Drive to the eastern city limits of the City of Haslet at John Day Road (City Project No.101014). This project consists of widening and reconstructing approximately 2.4 miles of the existing two-lane asphalt roadway to a four-lane, divided, concrete urban arterial. The roadway improvements include improved drainage collection and drainage crossings designed for a 100-year storm, street illumination, ten-foot shared-use paths, and traffic signal improvements at three intersections along Avondale Haslet Road.

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$132,973.00 as total compensation for the needed easement interest (as shown below). The City of Fort Worth will pay estimated closing costs in an amount up to \$5,000.00.

Upon City Council approval, staff will proceed with acquiring the needed right-of-way easement interest.

Ownership	Parcel	Property Location	Legal Description	Acreage / Interest	Amount
Jonathan Westrom and Tracy Westrom	31	1297 Avondale Haslet Road	Coleman Boyd Survey, Abstract No. 212	0.259 Acres / Right-of-Way Easement	\$131,594.76
				Cost-to-Cure	\$1,378.24
				Estimated Closing Costs	\$5,000.00

