

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 06/25/24 M&C FILE NUMBER: M&C 24-0581

LOG NAME: 21CPN 104345 P3 BOMBER SPUR TRAIL

SUBJECT

(CD 3) Authorize the Acquisition of a Fee Simple Interest in Approximately 1.01 Acres Located at 4350 Southwest Boulevard, Fort Worth, Tarrant County, Texas 76116 from The Estate of C. H. Norton, Richard W. Norton III, and Maxwell Lewis Norton in the Amount of \$100,000.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total of \$105,000.00 for the Trail Gap Bomber Spur Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest in approximately 1.01 acres of land owned by The Estate of C. H. Norton, Richard W. Norton III, and Maxwell Lewis Norton situated in the Franklin S. Perry Survey, Abstract No. 1226, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 1.01 acre tract of land described as Tract No. 3 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 \$100,000.00 is just compensation and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$105,000.00; 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:

The purpose of this Mayor and Council Communication (M&C) is to seek approval to acquire a portion of the abandoned railroad corridor located at 4350 Southwest Boulevard, Fort Worth, Tarrant County, Texas 76116 for the Park & Recreation Department (PARD) to 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 a title commitment with C. H. Norton as the vested owner. Richard W. Norton III, and Maxwell Lewis Norton are the heirs to the C. H. Norton Estate.

The sellers have agreed to sell the property to the City of Fort Worth and the purchase price is supported by an independent appraisal. The mineral estate will not be acquired and the deed 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
3	Franklin S. Perry Survey, Abstract No. 1226 (Tarrant Appraisal District Account No. 06510663)	1.01 Acres / Fee Simple	\$100,000.00
	Total Cost to Acquire Property		\$100,000.00
	Estimated Closing Costs		\$5,000.00
	Total Cost to Acquire All Properties with Closing Costs		\$105,000.00

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 1.01-acre Parcel 3 is estimated to have one-time cleanup cost of \$400.00 and increase PARD's annual maintenance cost by \$1,200.00 beginning in FY2025. As of April 2024, the cumulative total of all previously approved M&Cs increased the department's estimated annual maintenance by \$704,103.00 beginning in FY2025.

Funding is budgeted in the Grant Cap Projects Federal Fund 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.

Additional Information Contact: Ricardo Salazar 8379
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