



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER _____

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DATE: 12/13/2022

SUBJECT: APPROVAL OF COMMERCIAL CONTRACT AMENDMENT, REAL ESTATE LISTING AGREEMENT AND GENERAL WARRANTY DEED WITH NS TRINITY, D/B/A RE/MAX TRINITY FOR THE SALE OF TWO SURPLUS PROPERTIES AT THE CORNER OF DENTON HIGHWAY (US 377) AND E. BELKNAP STREET (TX 183) IN THE CITY OF HALTOM CITY

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve an Commercial Contract Amendment, a Real Estate Listing Agreement and a General Warranty Deed between Tarrant County and NS Trinity, d/b/a RE/MAX Trinity (Formerly Coan Companies, LLC, d/b/a RE/MAX Trinity) (RE/MAX) related to the sale of two (2) surplus properties described as approximately 38,137 square foot tract of land situated in the Simon Akers Survey, Abstract Number 17 and an 11,277 square foot tract of land situated in the William Norris Survey, Abstract Number 116 and the Simon Akers Survey, Abstract Number 17, both in the City of Haltom City.

BACKGROUND

On February 27, 1930, the Commissioners Court, through Court Order #2257, approved the funding to acquire the necessary right-of-way for Ft. Worth-Grapevine Road, also known as Project No. 358 and now known as US 377.

On September 3, 1930, the County acquired the necessary right-of-way for the Ft. Worth-Grapevine Road by way of deed filed in the official records of Tarrant County under Volume 1121, Page 134 and Volume 1112, Page 611.

On March 1, 2022, the Commissioners Court, through Court Order #137612, approved a resolution declaring these two (2) tracts of land as surplus real property and authorized the sale of the properties through a licensed Broker.

On March 15, 2022, the Commissioners Court, through Court Order #137719, approved a real estate listing agreement, expiring on July 31, 2022, with RE/MAX to sell said surplus properties as authorized by Section 263.008 of the Texas Local Government Code. Since the original listing agreement expired, an extension was requested with a termination date of October 31, 2022.

On May 24, 2022, the Commissioners Court, through Court Order #138241, approved a commercial contract for both properties with a closing date of no later than July 8, 2022.

SUBMITTED BY:	Transportation	PREPARED BY: APPROVED BY:	Miriam Salazar
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On August 30, 2022, the Commissioners Court, through Court Order #139004, approved a real estate listing agreement and an extension to the contract, both expiring on October 31, 2022. Since the previous listing agreement expired, an extension was requested with a termination date of February 28, 2023.

On November 28, 2022, a Quitclaim was received from the State and was filed in Tarrant County Deed Records Instrument #D222256548.

On November 29, 2022, RE/MAX transmitted an amendment to the contract. The purpose of the amendment is to establish a new closing date of no later than February 28, 2023.

The Criminal District Attorney's office has approved the contracts as to form.

FISCAL IMPACT

The County will pay the broker's fee of six percent (6%) of the gross selling price, the cost of the title policy and the closing costs of the sale. These costs will be deducted from the sale of the property.

Please Note: Due to the volume of information, copies of the entire packet are not being reproduced for distribution. However, the information may be viewed online in the Commissioners Court's agenda on the Tarrant County website or in the Commissioners Court records within the County Clerk's Office.