



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER 145301  
PAGE 1 OF 7  
DATE: 5/20/2025

**SUBJECT: CONSIDERATION TO CONVEY 16,331 SQUARE FEET OF LAND ALONG ROY C. BROOKS BOULEVARD BETWEEN W. TRAMMELL AVENUE AND WEST ENON AVENUE TO THE CITY OF EVERMAN**

**\*\*\* CONSENT AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court consider the conveyance of 16,331 square feet of land along Roy C. Brooks Boulevard, formerly known as Trice Street, located between W. Trammell Ave and W. Enon Ave, to the City of Everman, which is an adjoining property owner in accordance to Local Government Code Section 272.001(b)(1) and 272.001(c)(1).

**BACKGROUND**

On April 17, 2001, the Commissioners Court, through Court Order #85135, authorized acquisition of property for the widening and improvements of Roy C. Brooks Blvd. through a Resolution and Order Decreeing Public Necessity for a Public Project known as the Everman Railroad Right-of-Way Project.

On January 22, 2008, the Commissioners Court, through Court Order #102378 approved an Interlocal Agreement (ILA) with the City of Everman and set forth the contributions and responsibilities of each agency for the construction of Roy C. Brooks Blvd. Said ILA states that upon completion of the project, the City of Everman would be responsible for maintenance of the road.

The project was completed in 2009. However, the conveyance of the road to the City of Everman did not occur at that time. To fulfil the County's obligation under the ILA, it is necessary to convey the 16,331 square feet of property consisting both paved road and vacant land containing right-of-way to the city at this time. The remainder of Roy C. Brooks Boulevard will be conveyed to the City of Everman at a future date.

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

**FISCAL IMPACT**

The County will receive nominal value in the amount of \$10 for the conveyance of this property from the City of Everman.

SUBMITTED BY	Transportation Services	PREPARED BY:	Sarah VanTassel
		APPROVED BY:	Scott Hall

**NOTICE OF CONFIDENTIALITY RIGHTS:  
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE  
FOLLOWING INFORMATION FROM ANY INSTRUMENT BEFORE IT IS FILED FOR RECORD IN  
THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE  
NUMBER.**

**SPECIAL WARRANTY DEED**

**GRANTOR:** TARRANT COUNTY, TEXAS

**GRANTOR'S MAILING ADDRESS:** Tarrant County Transportation Department  
100 E. Weatherford St.  
Fort Worth, Texas 76196-0601

**GRANTEE:** CITY OF EVERMAN

**GRANTEE'S MAILING ADDRESS:** 212 N. Race Street  
Ft. Worth, TX 76140

**CONSIDERATION:** The sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**PROPERTY (including any improvements):** See Exhibit A, which is attached hereto and incorporated herein for all purposes (hereinafter referred to as "the Property").

**RESERVATIONS FROM CONVEYANCE:**

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

**EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

(1) Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions reservations covenants, conditions, oil and gas leases mineral interest, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect

the Property; validly existing rights of adjoining owners in any fences situated on a common boundary; and discrepancies, conflicts, or shortages in area or boundary lines; and encroachments or overlapping improvement.

(2) The conveyance of the Property as provided for is made on an “AS IS” basis and by its acceptance of this deed and in consideration of the conveyances by Grantor herein, Grantee acknowledges that, except as otherwise specifically stated in this Special Warranty Deed, **GRANTOR MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ALL OF WHICH WARRANTIES TO THE FULLEST EXTENT PERMITTED BY LAW ARE EXPRESSLY DISCLAIMED.**

**CONVEYANCE:**

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee’s heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor’s heirs, executors, and administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee’s heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

**IN WITNESS WHEREOF**, this instrument is executed on the \_\_\_\_ day of \_\_\_\_\_, 2025.

**GRANTOR:**

**TARRANT COUNTY, TEXAS**

By: \_\_\_\_\_  
Judge Tim O’Hare  
Tarrant County Judge

**(ACKNOWLEDGMENT)**

**STATE OF TEXAS  
COUNTY OF TARRANT**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by  
Tim O'Hare, Tarrant County Judge, on behalf of Tarrant County, Texas.

\_\_\_\_\_  
Notary Public, State of Texas

**Approval Form for District Attorney**

\_\_\_\_\_  
Assistant District Attorney

\*By law, the District Attorney's Office may only advise or approve contract or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own attorney.

AFTER RECORDING RETURN TO:  
Miriam Salazar  
Transportation Dept.  
100 E. Weatherford Suite 401  
Fort Worth, Texas 76196-0601

EXHIBIT "A"

PARCEL NO. 2  
WICHITA STREET  
OCTOBER 10, 2002  
PAGE 1 OF 1

LEGAL DESCRIPTION

BEING 16,331 square feet of land located in Block 18, of the SHELBY COUNTY SCHOOL LAND SURVEY, Abstract No. 1375, Tarrant County, Texas, and being a portion of the Tract of land conveyed to Robert A. Allen and Cindy Kay Allen by the deed recorded in Volume 15702, Page 253 of the Deed Records of Tarrant County, Texas. Said 16,331 square feet of land being more particularly described by metes and bounds, as follows:

BEGINNING at a "PK" nail in concrete, at the Southwest corner of the aforesaid Robert A. Allen and Cindy Kay Allen Tract. Said point being at the intersection of the North right-of-way line of Enon Street, with the East right-of-way line of Trice Street;

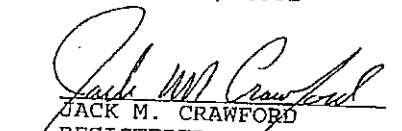
THENCE N 10° 28' 20" W 318.48 feet, along the East right-of-way line of said Trice Street, to a "PK" nail found, at the Northwest corner of the aforesaid Robert A. Allen and Cindy Kay Allen Tract. Said point being in the North line of a 14 foot strip of Trammel Avenue vacated by City Ordinance No. 398;

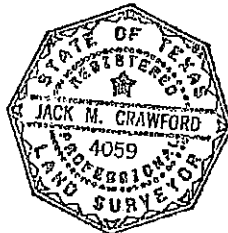
THENCE N 89° 22' 00" E 51.45 feet, along the North line of said Robert A. Allen and Cindy Kay Allen Tract, to a 1/2" iron rod set;

THENCE S 10° 41' 00" E 318.68 feet, crossing said Robert A. Allen and Cindy Kay Allen Tract, to a 1/2" iron rod set, in the North line of the aforesaid Enon Street;

THENCE S 89° 22' 00" W 52.64 feet, along the North right-of-way line of said Enon Street, to THE PLACE OF BEGINNING, containing 16,331 square feet of land.

SURVEYED ON THE GROUND  
OCTOBER 10, 2002

  
JACK M. CRAWFORD  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
STATE OF TEXAS NO. 4059

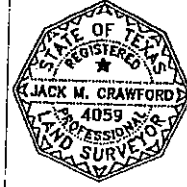


BRITAIN & CRAWFORD  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING

18172 828-0211 - METRO 828-8118  
FAX: 817 928-0247  
P.O. BOX 12274 - 9808 SOUTH FREWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@br11010a-crawford.com

SURVEYED ON THE GROUND  
OCTOBER 10, 2002.

*Jack M. Crawford*  
JACK M. CRAWFORD  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
STATE OF TEXAS NO. 4059



TEXAS AND PACIFIC RAILWAY COMPANY  
VOLUME 4722 PAGE 574 D.R.T.C.T.

BLOCK 18  
SHELBY COUNTY SCHOOL LAND  
ABSTRACT No. 1375

BLOCK 4  
TOWNSITE OF EVERMAN  
VOLUME 106 PAGE 126  
P.R.T.C.T.

BOWERS STREET

BLOCK 3

50.0' 50.0' 100.0' 100.0'

N 89°22'00"E  
51.45'  
P.K. NAIL SET

TRAMMEL AVENUE

1/2" IRS

14 STRIP OF TRAMMEL AVE.  
VACATED BY CITY ORDINANCE No. 398  
EASEMENT RESERVED FOR EXISTING UTILITIES  
RECORDED IN VOLUME 9550 PAGE 2080 D.R.T.C.T.

BLOCK 6  
TOWNSITE OF EVERMAN  
VOLUME 106 PAGE 126  
P.R.T.C.T.

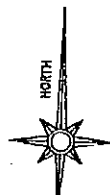
EXISTING  
TRICE STREET

PROPOSED  
WICHITA STREET

ROBERT A. ALLEN  
&  
CINDY KAY ALLEN  
VOLUME 15702 PAGE 253  
D.R.T.C.T.

VACATED BY CITY ORDINANCE No. 76

BLOCK 5  
TOWNSITE OF EVERMAN  
BOWERS STREET



SCALE 1" = 80'

50.0' 50.0' 318.68'  
S 10°41'00"E  
318.68'  
N 10°28'20"W  
318.48'  
16,331 SQ. FT.

AREA WITHIN THE CHAIN LINK FENCE  
IS COVERED BY A METAL AWNING

CHAIN LINK FENCE

50.0' S 89°22'00"W  
52.64'

P.K. NAIL IN  
CONCRETE

1/2" IRS

PLACE OF  
BEGINNING

ENON STREET

BLOCK 18 SHELBY COUNTY SCHOOL LAND  
BLOCK 18 SHELBY COUNTY SCHOOL LAND