



Legislation Text

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File #: 24-1896, Version: 1

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**STRATEGIC PRIORITY:** Transportation & Infrastructure  
**AGENDA DATE:** June 26, 2024  
**COUNCIL DISTRICT(S):** Outside City Limits  
**DEPARTMENT:** Water Utilities Department  
**EXECUTIVE:** Majed Al-Ghafry

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**SUBJECT**

Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Dallas v. TES-BIG RACK RANCH, INC., et al, for acquisition from TES-BIG RACK RANCH, INC., et al., of approximately 225,781 square feet of land located in Kaufman County, Texas for the Lake Tawakoni 144-inch Raw Water Transmission Pipeline Project - Not to exceed \$425,548.00, increased from \$30,452.00 (\$26,952.00 plus closing costs and title expenses not to exceed \$3,500.00) to \$456,000.00 (\$450,000.00, plus closing costs and title expenses not to exceed \$6,000.00) - Financing: Water Construction Fund (\$142,350.00), Water Capital Improvement F Fund (\$283,198.00)

**BACKGROUND**

This item authorizes settlement for the acquisition from TES-BIG RACK RANCH, INC., et al., of approximately 225,781 square feet of land located in Kaufman County, Texas for the Lake Tawakoni 144-inch Raw Water Transmission Pipeline Project. This settlement will allow acquisition of the property without further condemnation proceedings.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet future water demands.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On August 12, 2015, the City Council authorized the acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from TES-BIG RACK RANCH, INC., of a tract of land containing approximately 225,781 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project by Resolution No. 15-1426.

**FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
Water Construction Fund	\$142,350.00	\$0.00	\$0.00
Water Capital Improvement F Fund	\$283,198.00	\$0.00	\$0.00
Total	\$425,548.00	\$0.00	\$0.00

**OWNER**

**TES-BIG RACK RANCH, INC.**

Thomas E. Swift, President  
John M. True, Vice President

**MAP**

Attached