
City Council Regular Meeting

DEPARTMENT: Legal

FROM: Matt Ribitzki, Sr. Deputy City Attorney/Legal Services Director

MEETING: July 20, 2026

SUBJECT:

Consider and take possible action on a resolution approving the sale of certain real property acquired at a delinquent tax foreclosure sale (1.23 acres, Abstract 620, J M Survey – Appraisal District Account No. 126-0620-00920), accepting the transfer and conveyance of said property, and authorizing the mayor to execute a resale deed reflecting the same. (*Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Legal Services Director*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers

SUMMARY:

The city of Burleson along with Johnson County, Joshua Independent School District, and Hill College acquired title to a certain tract of real property commonly known as 212 Lakeaire Dr in Burleson, Johnson County, Texas (Appraisal District Account No. 126-0620-00920) at a constable's sale held on June 5, 2018. The constable's sale was the result of an unpaid ad valorem tax lawsuit in Cause No. T201400364, *Joshua ISD v. Mountain Valley Development Corporation* in the 249th District Court in Johnson County, Texas. At the sale, no qualified bids were received by the constable conducting the sale and the property was "struck off," meaning title to the property was conveyed to the tax authorities jointly.

City staff believe that ownership of the property could greatly benefit the City and its citizens. The property is located adjacent to City water facilities near the intersection of Lakeaire Dr and Clubhouse Dr, and staff believe in the future the property could, among other public purposes, be utilized to house additional water facilities. Through its delinquent tax collection law firm Perdue, Brandon, Fielder, Collins & Mott, LLP, the City communicated with Johnson County,

JISD, and Hill College its desire to retain the property and requested each entity convey their interest in the property to the City. All three entities have agreed to convey their interest in the property to the City at no cost, however, the City must use the property for water infrastructure expansion or another public purpose. Should the property cease to be used accordingly and resold by the City, all the taxing units would be entitled to a specific percentage of the proceeds from such a resale.

The proposed resolution authorizes the mayor to sign a resale deed and convey the property to the City from the City and the other three taxing entities, as authorized by Section 34.05, Texas Property Tax Code. Essentially, in the resale deed, the City is deeding the property to itself on the same basis as the other entities. Additionally, since the City is receiving the property, the proposed resolution also accepts the transfer and conveyance of the property.

RECOMMENDATION:

Approve the resolution.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

None.

REFERENCE:

None.

FISCAL IMPACT:

None.

STAFF CONTACT:

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