

**Robert Lynn Wakefield**  
**5211 N. Briar Ridge Cr.**  
**McKinney, TX 75070**  
**972-529-1604**

June 22, 2011

To: Carla Weiss  
Collin County Right-of-Way Coordinator  
Collin County Public Works  
700 A Wilmeth RD  
McKinney, TX 75069

Ref: Undeveloped Road Right of Way (ROW) – Holiday Drive, Holiday Harbor Estates

Madam:

I would like to exercise my first option to purchase an undeveloped right-of way adjacent to my property and agree to pay all cost associated with this purchase. The ROW is platted as Holiday Drive and borders only my Property (Lots #108, 109, and 110) and lot B-2 of the Holiday Harbor Estates. Per County records lot B-2 is owned by the Corps of Engineers. I have requested the Corp's opinion on this request.

This request is based on the following premises:

1. Since the Corp already owns the property on three side of mine (discounting this ROW and the ROW north of my property platted as Stone Camp Road) there would be no impact on the Corp's or the public's access to adjacent areas.
2. The stand-alone the dimensions (about 40' wide by 150' in length) and location of the ROW (being land locked by the Corp) limit the marketability and future development/usage opportunities significantly since sale/development of adjacent Corp property is extremely remote.
3. No expenses would be incurred by the County or the Corp since the ROW is already outside of the existing Corp's border fences and I will be responsible for all other costs.
4. The ROW currently does not provide any tax income for the county's or school districts' operations.
5. I am in the process of building a new home on the lots noted above and would like the flexibility provided to a land owner to landscape the ROW consistent with the new home increasing the value and tax base of both the new home and the ROW itself.

I would like to avoid any additional cost associated with this purchase (New Survey or Appraisal) until conceptual approvals are received from the Commissioner's Court and the Corp or Engineers. However, I do realize that all cost of the purchase will ultimately be my responsibility.

Please advise me as to the next steps in this process.

Many Thanks and Best Regards



Robert Wakefield



REPLAT OF HOLIDAY HARBOR ESTATES LOTS 108-110

40' ROW

ARMY CORPS OF ENG

150'

HOLIDAY DR UNDEVELOPED ROW

ROBERT L. WAKEFIELD LOT 108R

ARMY CORPS OF ENG

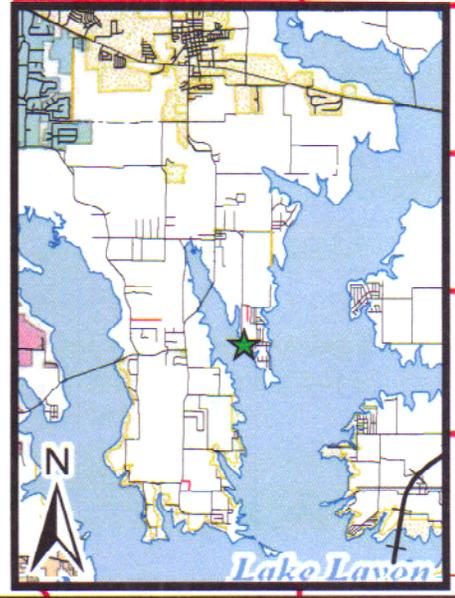
HOLIDAY HARBOR ESTATES

ARMY CORPS OF ENG

HARBOR DR UNDEVELOPED ROW

GLENN DR UNDEVELOPED ROW

ARMY CORPS OF ENG

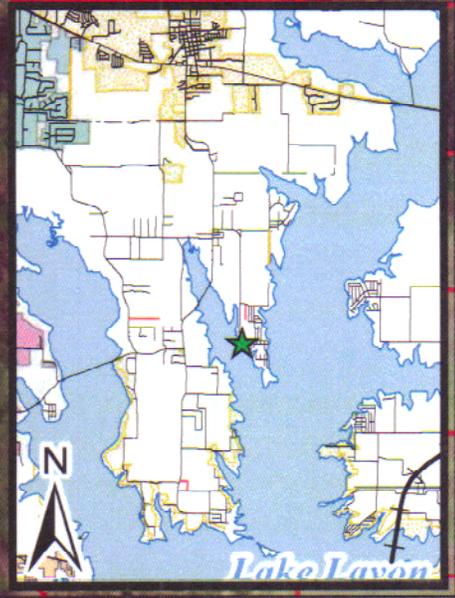
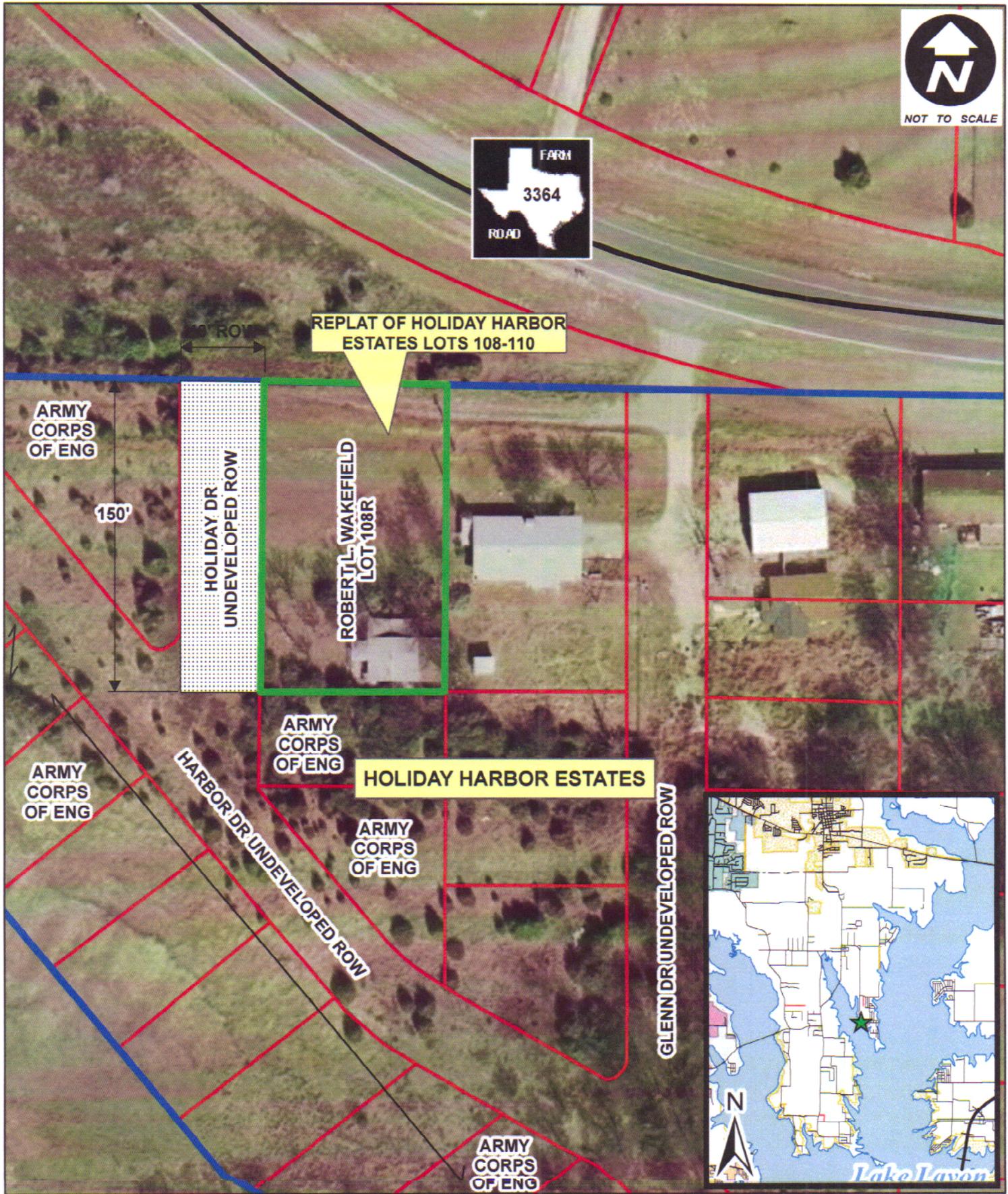


# ROBERT WAKEFIELD-HOLIDAY DR ROW ABANDONMENT HOLIDAY HARBOR ESTATES APRIL 2012

- LOT/PARCEL LINES 
- REPLAT HOLIDAY HARBOR ESTATES 
- HOLIDAY HARBOR ESTATES 
- ROW TO BE ABANDONED 



REPLAT OF HOLIDAY HARBOR  
ESTATES LOTS 108-110



# ROBERT WAKEFIELD-HOLIDAY DR ROW ABANDONMENT HOLIDAY HARBOR ESTATES APRIL 2012

- LOT/PARCEL LINES 
- REPLAT HOLIDAY HARBOR ESTATES 
- HOLIDAY HARBOR ESTATES 
- ROW TO BE ABANDONED 

## Carla Weiss

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**From:** Charles Stearman <Charles@pyleswhatley.com>  
**Sent:** Thursday, December 01, 2011 1:53 PM  
**To:** Carla Weiss  
**Subject:** RE: Holiday Harbor EST, Holiday DR Requested ROW Abandonment - First Option to Purchase

Thank you Carla for the opportunity to serve Collin County. We can provide the appraisal report requested for a fee of \$1,000.00, with delivery in 30 days. Please phone me if I may be of further assistance.

Charles Stearman, SR/WA  
Pyles Whatley Corporation



11551 Forest Central Dr., Suite 220, Dallas, TX 75243  
214-340-5880 F: 214-340-5422  
777 Main Street, Suite 600, Fort Worth, TX 76102  
817-887-8176 F: 817-887-8177  
[www.PylesWhatley.com](http://www.PylesWhatley.com)

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**From:** Carla Weiss [<mailto:cweiss@co.collin.tx.us>]  
**Sent:** Thursday, December 01, 2011 1:34 PM  
**To:** Charles Stearman  
**Cc:** James Lorance  
**Subject:** FW: Holiday Harbor EST, Holiday DR Requested ROW Abandonment - First Option to Purchase

Dear Mr. Stearman,

Please provide me a cost estimate of your appraisal fee for a Restricted Use Format Report for the subject abandonment. I will forward the fee to the requestor for his approval and agreement to pay said fee prior to appraisal commencement.

**Thank you,**

**Carla Weiss**  
**Collin County**

**From:** Robert Wakefield [mailto:robert\_lynn\_wakefield@msn.com]

**Sent:** Friday, December 02, 2011 11:26 AM

**To:** Carla Weiss

**Cc:** James Lorance

**Subject:** RE: Holiday Harbor EST, Holiday DR Requested ROW Abandonment - First Option to Purchase

Carla,

Thanks for the update. Please tell the appraiser to commence work - I agree to pay the \$1000 appraisal fee.

He can bill me directly at my home address:

5211 N Briar Ridge Cr.  
McKinney, TX 75070

Or we can include it with closing.

Many Thanks,

Robert Wakefield  
972-754-1201



**DEPARTMENT OF THE ARMY**  
FORT WORTH DISTRICT, CORPS OF ENGINEERS  
TRINITY PROJECT OFFICE  
LAVON LAKE  
3375 SKYVIEW DRIVE  
WYLIE TX 76098-5775

25 October 2011

Lavon Lake Office

Subject: Undeveloped Road Right of Way (ROW) Adjacent to U.S. Army Corps Of Engineers (USACE) Property.

Mrs. Carla Weiss  
Collin County Right-of-Way Coordinator  
700 A Wilmeth Rd  
McKinney, TX 75069

Dear Mrs. Weiss,

This is in response to a letter from Mr. Robert Wakefield dated June 22, 2011, requesting the opinion and/or approval of the U.S. Army Corps of Engineers of his request to purchase the ROW known as Holiday Lane in Holiday Harbor Estates. Holiday Lane is located in between federal property and private property (lots 110, 109 and 108) owned by Mr. Wakefield. The U.S Army Corps of Engineers, Lavon Lake does not need the property in question to operate or to have access to adjacent USACE property; therefore the U.S Army Corps of Engineers has no interest in acquiring said ROW property.

If you have any questions your point of contact will be Ranger Curry Murphy at Lavon Lake, he can be reached by phone at 972-442-3141 X231 or by email at [Curry.D.Murphy@usace.army.mil](mailto:Curry.D.Murphy@usace.army.mil).

Sincerely;

A handwritten signature in blue ink, appearing to read "E. Pedersen".

Eric C. Pedersen  
Deputy Operations Project Manager  
Trinity Regional Project

Copy Furnished:

Mr. Robert Wakefield  
Mailing: 5211 N. Briar Ridge Cr.  
McKinney, TX 75070  
Physical: 4696 Fm 3364  
Princeton, TX 75407