



# COLLIN COUNTY

Special Projects  
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## MEMO

June 21, 2016

To: Judge Self and Commissioners

From: Jeff B. Durham, Special Projects Manager

Re: Sale of Surplus Right-of-Way Adjacent to Wilmeth Road (County Road 161)  
(Location Map Attached)

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The Engineering Department received a request from W/J Wilmeth Ridge, LP regarding the purchase of County owned right-of-way adjacent to property they are developing on Wilmeth Road (CR 161) approximately 1 mile west of Lake Forest Drive (FM 1461).

Collin County acquired right-of-way to widen and upgrade CR 161 in 1997. As stated in a letter from W/J Wilmeth Ridge, LP (copy attached) the City of McKinney is requiring them to realign Wilmeth Road. As such, a portion of the right-of-way acquired in 1997 is no longer needed.

This leaves a two (2) surplus right-of-way parcels totaling 0.427 acres that W/J Wilmeth Ridge would like to acquire from us. In addition, there is a thirty (30) foot road easement that they are asking us to abandon as it will no longer be required.

W/J Wilmeth Ridge, LP purchased the property adjacent to Wilmeth Road in June 2014. The Collin Central Appraisal District (CCAD) shows a current value of \$50,000 per acre for this property. Accordingly, W/J Wilmeth Ridge, LP is offering to purchase the surplus right-of-way tracts from Collin County at CCAD value, which is \$21,350.00.

Commissioners Court's consideration of their proposal is requested and we will be available to answer any questions you might have regarding this matter.

xc: Clarence Daugherty  
Bill Bilyeu