



COLLIN COUNTY

Special Projects
4690 Community Avenue
Suite 200
McKinney, Texas 75071
972-548-3744
www.collincountytx.gov

August 2, 2018

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)

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.

W/J Wilmeth Ridge previously purchased portions of this surplus right-of-way from the County while developing their northern tract. They are now asking to purchase a 0.23 acre portion of surplus right-of-way in order to develop their southern tract. Additionally, there are two 45' road easements that will no longer be needed which they would like us to abandon.

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 \$85,000 per acre for this property. Accordingly, W/J Wilmeth Ridge, LP is offering to purchase the surplus right-of-way tract from Collin County at CCAD value, which is \$19,600. They are also willing to pay an additional \$500 to cover legal fees associated with document preparation.

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