



COLLIN COUNTY

Engineering Department
4690 Community Avenue
Suite 200
McKinney, Texas 75071
972-548-3727
www.collincountytx.gov

March 3, 2017

To: Judge Self and Commissioners

From: Clarence Daugherty, P.E., Director of Engineering

Re: Acquisition of Property for Future F.M. Highway 1378 and F.M. Highway 3286
Intersection and Approval of Interlocal Agreement
With the City of Lucas for Same, Bond Project # 07-00-52

Commissioners Court budgeted \$1,300,000 for the acquisition of approximately 2.2 acres of and located at the intersection of F.M. Highway 1378 and F.M. Highway 3286. This land is needed so that future improvements will be possible to convert a very poor roadway alignment to conform to the Collin County Thoroughfare Plan.

An appraisal prepared in April 2016 valued the whole property at \$620,000, but we were unable to reach a purchase agreement with the landowner at that time. There has since been a change in ownership and the new owner has indicated a willingness to sell the property for \$800,000.

The City of Lucas has agreed to contribute \$300,000 towards the cost of acquiring the property. Acquisition of the land will allow the roadway alignments to be re-configured similar to what is shown on Exhibit "A" in the attached ILA.

After an alignment has been determined the portion of the 2.2 acre tract required by TXDOT for road right-of-way would be conveyed to TXDOT for future improvement. The remainder property would then be conveyed to the City of Lucas.

If approved, the Engineering Department requests Commissioners Court's authorization:

- 1.) To enter into a purchase agreement with the landowner for \$800,000, plus closing costs and
- 2.) For the County Judge to execute the ILA with the City of Lucas

We will be available to answer any questions you might have regarding this matter.

xc: Bill Bilyeu
Monika Arris