



COLLIN COUNTY

Special Projects  
4690 Community Avenue  
Suite 200  
McKinney, Texas 75071  
972-548-3744  
[www.collincountytx.gov](http://www.collincountytx.gov)

---

July 29, 2019

To: Judge Hill and Commissioners

From: Jeff B. Durham, Engineering Project Manager

Re: Purchase of Right-of-Way Required for the Collin County Outer Loop and  
Acceptance of a Donation of Real Property from Belknap F.P. Ltd. for a Portion of  
said Right-of-Way

The Engineering Department is acquiring right-of-way needed for the future Collin County Outer Loop between State Highway No. 289 (Preston Road) and F.M. Highway No. 2478 (Custer Road).

Belknap F.P. Ltd. owns approximately 318 acres on the north side of County Road 88 between County Road 87 (Future Coit) and F.M. Highway 2478. We are acquiring 54.937 acres of right-of-way across their property.

Our appraisal valued the property at \$55,000 per acre or \$3,021,535. The Belknap's recently received an offer of \$61,000 an acre for their property. As such, they have agreed to and proposed a purchase price of \$60,000 per acre or \$3,296,220 for the CCOL right-of-way tract.

The Belknap's have also agreed to donate a portion of the required right-of way (12.2 acres or \$732,000) along their northern property line. Exhibits showing the right-of-way to be acquired and donated are included with the attached Court Order.

Commissioner's Court's authorization to purchase 42.737 acres of the Belknap's property for \$2,564,220 and accept a donation of 12.2 acres in accordance with the attached Court Order is requested

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