



MEMO

Date: October 20, 2025
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Approval to acquire the necessary right of way for the extension of Dowlin Parkway south of the Bainbridge Development.

The Bainbridge Development is a 239-acre master planned single family community located north of CR 408 and west of FM 75 near Princeton, TX. The development will incorporate a major 6-lane divided roadway that is on the county's thoroughfare plan. Per the terms of the agreement that is on the court's agenda, AI-58930, the developer will dedicate all the right of way needed for a 6-lane thoroughfare during platting and will build 2 lanes through their development down to CR 408 and the county will purchase the right of way needed, from the south development boundary down to CR 408. (See Exhibit B within in the agreement)

Once the agreement is approved, staff will obtain appraisals and engage our right of way acquisition firm to negotiate the acquisition. Funds for right of way acquisition are available through the 2023 bond program, project code R123010.

ACTION:

Staff is seeking the court's approval to initiate the right of way acquisition process to obtain the needed right of way for the extension of Dowlin Parkway from the south tract line of Bainbridge phase 1 to CR 408 as shown in the attached survey