



MEMO

Date: May 4, 2026
To: County Judge and Commissioners
From: Clarence Daugherty, P.E., Director of Engineering
Subject: North Texas Municipal Water District Easement Acquisition for Stover Creek Force Main Pipeline Project

The North Texas Municipal Water District (NTMWD) is planning the Stover Creek Force Main Pipeline Project, a 48-inch wastewater pipeline, to the Sister Grove Regional Water Resource Recovery Facility. This project will expand NTMWD's wastewater conveyance capacity to meet the projected growth in McKinney and Prosper. NTMWD has determined that it is necessary to acquire various easements on two parcels (Parcel 39 and 56) owned by Collin County. Appraisals were provided by NTMWD's team and further parcel information is described below:

Parcel 39:

Located along the north side of the future US 380 Bypass approximately 350' north of CR 1200 (800 CR 1200), McKinney ETJ, Collin County, Texas. NTMWD is seeking to obtain 0.958 acres of Permanent Sewer Easement and two Temporary Construction Easements (0.161 and 0.339 acres) totaling 1.458 acres.

Parcel 56:

Located at 2100 Bloomdale Road, McKinney, Collin County, Texas. NTMWD is seeking to obtain 2.446 acres of Permanent Sewer Easement, two Permanent Access Easements (0.013 and 0.167 acres) and a 1.214 acre Temporary Construction Easement totaling 3.84 acres.

Per the easement language, permanent structures within the Permanent Easements will be restricted and any deep excavations near the force main will need to be coordinated with NTMWD beforehand. This is typical for utility easements. The easement widths range between 20-ft to 40-ft in width.

Action Recommended: It is requested that the Commissioners Court consider approval of staff recommendation for compensation to the County for the easement acquisitions pursued by NTMWD for the Stover Creek Force Main Project and to authorize Yoon Kim, County Administrator, to execute any documents required for this transaction on the County's behalf.