

CONTACT INFORMATION

Collin County Engineering
4690 Community Ave., Suite 200
McKinney, TX 75071

Tracy Homfeld, P.E., CFM, Assistant Director
Office: 972.548.3733
thomfeld@collin.tx.us

Bridell Miers, P.E., Engineering Project Manager
Office: 972-548-3723
bmiers@co.collin.tx.us

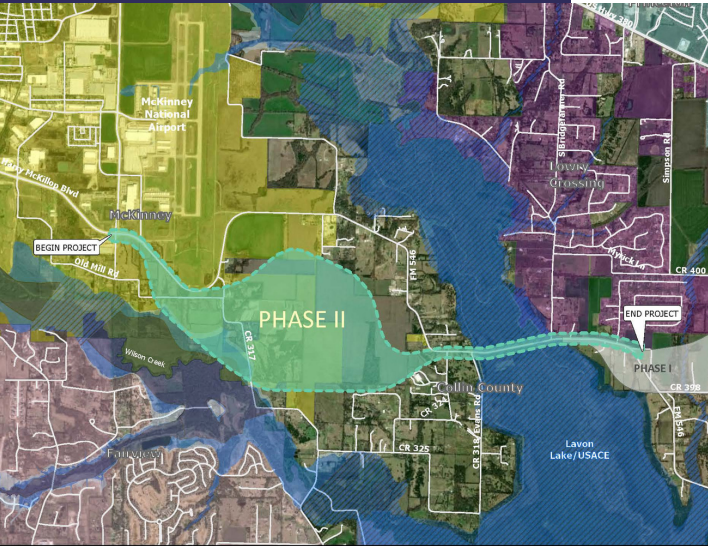


COLLIN COUNTY RIGHT OF WAY PROCESS

FM 546 PHASE II
PUBLIC MEETING
APRIL 12, 2022

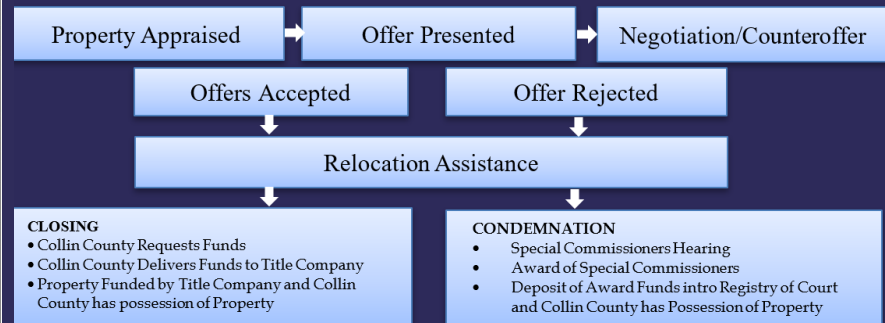
INTRODUCTION

The study area for FM 546 runs between Bridgefarmer Road in Lowry Crossing and the intersection of Airport Boulevard and the current FM 546 south of the McKinney National Airport.



FM 546/CR 400 Corridor Study Area - Phase II

RIGHT OF WAY PROCESS



RELOCATION INFORMATION

Collin County provides additional benefits should acquisition impact the property resulting in a displacement. To provide uniform and equitable treatment for persons whose property is acquired for public use, we provide advisory services and relocation assistance benefits to displaced businesses, residences, farm and nonprofit organizations. Advisory services and benefits are also eligible if items of personal property must be relocated from the part acquired. The services and benefits are provided to owners and tenants.

Advisory services will be provided to assure a successful relocation. Your relocation agent will provide referrals of available replacement properties and assist you with filing relocation claims. Collin County follows FHWA guidelines.

HELPFUL LINKS

<https://www.texasattorneygeneral.gov/sites/default/files/files/divisions/general-oag/landowners-bill-of-rights-2022.pdf>



https://www.fhwa.dot.gov/real_estate/publications/your_rights/rights2014.pdf



FREQUENTLY ASKED QUESTIONS

What is the timeline of the project?



Why do you need my property?

As one of the fastest growing counties in the state and nation, Collin County is making infrastructural enhancements to accommodate the increasing population and road traffic. According to the North Central Texas Council of Governments, the population of Collin County grew to 791,633 by early 2010, signaling a phenomenal 61-percent increase since the 2000 Census. As the County continues to grow, an increasing number of local residents will travel to employment sites within Collin County which will place a great burden on our existing transportation system. Consequently, a cooperative and comprehensive solution to alleviate the existing and projected mobility problems is a constant work-in-progress for the County Commissioners.

What is the general process for purchasing my property?

The initial process is to conduct alignment studies to be presented to the public at public meetings/hearing. Once a route is determined, a schematic is prepared, and Right of Way is identified. Collin County will then perform field surveys of the property needed for the project. Right of Entry letters are required before the County's surveyor may enter private property. Once surveys are completed and property descriptions and exhibits are prepared, they are provided to an appraiser. The appraiser will conduct a fair market appraisal and submit to the County. The County will provide these appraisals to the acquisition firm to begin negotiations. The County will make every attempt at negotiations with the land owner before proceeding to condemnation, which is a last resort.

What happens if I don't agree with my offer, may I present a counter?

If you do not agree with the Collin County offer, you may submit a counteroffer. The counteroffer will be reviewed by the County and determined if the amount can be approved. The full approval will be determined by Commissioners Court.

How did you come up the valuation?

Collin County will hire a third-party appraiser to conduct a valuation appraisal to determine value.