

FM 2499 Project Cost

Construction:	\$3.5M
Design:	\$ 0.5M
TOTAL:	\$4.0M

- FM 2499**
Purpose and Need of Project
- Population Increases
 - Traffic Volume Increases
 - Traffic Congestion Increases
 - Noise Levels Increase
 - Air Quality Decreases
 - Mobility Suffers

- FM 2499**
Environmental Evaluation
- Regional And Community Growth
 - Economic Impacts
 - Land Use
 - Public Facilities And Services
 - Community Cohesion And Environmental Justice
 - Displacements And Relocations
 - Parkland And 4(f) Properties
 - Jurisdictional Waters And Wetlands
 - Water Quality
 - Flood Plain
 - Threatened/Endangered Species
 - Historical And Archaeological Sites
 - Aesthetic Considerations
 - Prime, Unique And Special Farmland Impacts
 - Air Quality Assessment
 - Noise Assessment
 - Hazardous Waste/Substance
 - Construction

- FM 2499 Public Hearing**
- Public Hearing Process
 - Project Design and Environmental Presentations
 - Right of Way Acquisition Process
 - Recess
 - Comments

- Tonight's Hearing...**
- Public Hearing Process
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- Right-of-Way Acquisition Process**
1. TxDOT Obtains:
- Environmental Clearance
 - Local Agency Agreements
 - Approved Right of Way Map
 - Funding
 - Release from TxDOT Austin to Begin Acquisition Process

Right-of-Way Acquisition Process

2. Agency Orders:

- Property Title Information
- Five Year Sales Data
- Preliminary Title Commitment

...Agency then makes pre-appraisal contacts with property owners.



Right-of-Way Acquisition Process

3. Acquiring Agency Assigns Independent Appraisers:

- Appraisers Contacts Owner
- Appraisers Submit Appraisals
- TxDOT Reviews Appraisals for Approval



Right-of-Way Acquisition Process

4. Agency's Acquisition Agent Presents Offer to Property Owner, Including:

- Appraised Value of Property
- Compensable Damages to Remaining Real Property
- Relocation Assistance



Right-of-Way Acquisition Process

5. Property Owner may then:

- a. Donate Land,
- b. Accept Offer,
- c. Submit Counter Offer, if Appropriate.
- d. Begin Eminent Domain Proceedings, if Agreement on Value is not Reached.



Right-of-Way Acquisition Process

5b. When Owner Accepts:

- Owner Signs Deed & Memorandum of Agreement
- Agency Issues Warrant to Owner & Title Company
- Owner Closes at Title Company and is Compensated for New Right-of-Way



Right-of-Way Acquisition Process

5c. Owner Counter Offers:

- Owner May Submit Counter Offer if Owner Believes it does not Represent Fair Market Value
- Agency Reviews Counter Offer and Either Accepts or Rejects It
- If Rejected, Owner may Accept Original Offer or Proceed to Eminent Domain



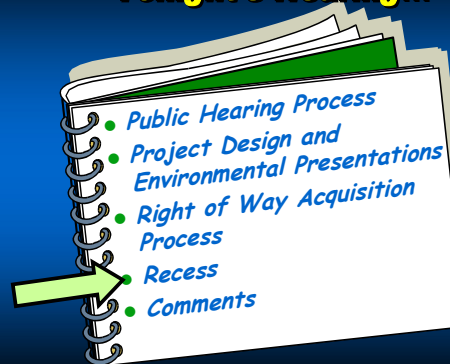
Right-of-Way Acquisition Process

5d. Eminent Domain:

- Court Appoints 3 Commissioners to Hear Owner & Agency
- Commissioners Decide Award
- Agency Deposits Award in Registry of Court & Takes Possession
- Either Owner or Acquiring Agency Shall Have the Right to Appeal to Jury Trial



Tonight's Hearing...

- 
- Public Hearing Process
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Comments / Input

*Speak Here Tonight,
Submit Written Comments Here Tonight,
-or-*

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or

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*Written Comments Must Be Postmarked by
November 26, 2004*

