

Documentation of Virtual Public Meeting

Project Location Denton County

FM 1385 Improvement Project CSJ: 1315-01-030

> Project Limits from US 380 to FM 455

Virtual Meeting Location Online at <u>www.keepitmovingdallas.com/FM1385</u>

Meeting Date and Time September 15, 2020 – September 30, 2020

Total Number of Commenters 73

Total Number of Website Viewers 756

Total Number of Viewers Public Meeting Presentation Video – 212 views (2 thumbs up, 3 thumbs down)



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Attachment A – Comment/Response Matrix

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Attachment A – Comment/Response Matrix

Comment Index
 Comment/Response Matrix

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
1	Ginger Hilburn	9/2/2020		I received a letter about the FM1385 expansion and possible displacement. I originally had an appointment this past Monday with a realtor to inquire about listing my house on the market. Over the weekend I had received the letter of possible displacement, (I live in the second house from the road) so the realtor said that I needed to find out if my house was going to be affected or not before I can list it (for obvious reasons). Is there anyone that I could speak to about what the chances are, and when I would know for sure? This definitely has put a kink in the selling process! If there's any information you could give me, or someone you could get me in touch with I would appreciate it!	Edra Brashear, TxDOT responded on 9/3/2020: Based on our phone conversation, your property at 1931 Blue Ridge Ct. will not be impacted by the FM 1385 TxDOT project. If you have any questions, feel free to contact me.
2	Tanya White	9/3/2020	Voicemail	Will my property be impacted by the FM 1385 project?	Edra Brashear, TxDOT responded on 9/3/2020: Per our phone conversation, I have attached a graphic of your property in proximity of the FM 1385 improvements. The virtual public meeting will be begin Tuesday, September 15 and conclude on Wednesday, September 30th at http://www.keepitmovingdallas.com/FM1385. See public notice attached. If you have any further questions, feel free to reach out to me.
3	Debra Jones	9/3/2020	Email	The Notice for the above-mentioned Virtual Public Meeting scheduled for September 15, 2020 does not state what time the meeting will begin. Could you please forward that information to us.	Edra Brashear, TxDOT responded on 9/4/2020: The website will be up no later than 5 pm on September 15. We have no designated time the web site will be up and running.
4	Penny Jackson	9/15/2020	Email	I live in the Glenbrooke Estates neighbored [sic] and will be greatly affected by this construction. While I agree that it is much needed and WAY overdue I do have some concerns. We currently only have 2 exit points from out neighborhood. The traffic is already a nightmare on this road. I would hope that traffic studies will be done and consideration will be given on how this will impact our neighborhoods along 1385. Also who would be responsible for building a fenced between the road and our neighborhood? What we have currently will not do. Finally, we should have a sidewalk and crosswalk perhaps even a traffic light as our children attend Savannah elementary and will have to cross this highway.	 Edra Brashear, TxDOT responded on 9/16/2020: Ms. Jackson, We appreciate your comments and feedback as it is an important part of the development of this FM 1385 project. Below please find the information we can provide regarding your areas of concern: Traffic studies are being done along FM 1385 and will look at the projected traffic 2025, 2045, and 2055 traffic volumes for this roadway. The proposed improvements are designed to maintain a desired level of service as well as increasing mobility and safety within the corridor. The current design does not show any ROW takes from property owners directly adjacent to the roadway. As the design progresses, a noise analysis will be done to determine any proposed impacts. It is likely that additional fencing will be the responsibility of the HOA and property owners. The proposed design provides an envelope of space for sidewalks on both sides of FM1385. The determination of traffic lights is part of a separate Signal Warrant Study that is typically initiated by the City. A traffic light is not currently proposed at the intersection of FM 1385 and Glenbrooke at this time. We hope this addresses your concerns and we thank you for participating in the public involvement for this project.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
5			Questions 1. Looks like 1385 will have a stop light at GLEE [sic] /Fishtrap to make a left if heading north. a. What traffic studies conclude this would be a better fit? Doing this will encourage and force more traffic from FM423 across 380. Unless there is a plan to widen and put a bridge behind the Kroger to help with the traffic. b. Fishtrap and FM1385. Will that be another light or will Fishtrap only allow right turn on to 1385? I see the growth of Union Park and Savannah taxing that area. If the lights are not timed right, could cause backup during rush hours. 2. Parvin Road and 1385. My understanding is that Parvin will be a 4 or 6 lanes east west road. If correct, why not build in a turn lane now to prevent people in the right lane to slow down to allow someone to turn. 3. Speeds: If cars are crossing 380 on 423 heading north, I see more cars doing 55 plus than 45. Are there plans to increase that or will the lights help slow it down to help control.	 Edra Brashear, TxDOT responded on 9/17/2020: We appreciate your comments and feedback as it is an important part of the development of this FM 1385 project. Below please find the information we can provide regarding your areas of concern: There are currently no plans for a proposed traffic signal at Gee Rd or Frishtrap intersection with FM 1385. In the schematic phase of the project, TxDOT does not analyze intersections for traffic signal. Traffic signal warrants are typically done upon the request of the County of City and either during or after the project has gone through the detailed design or PS&E (Plans, Specifications & estimates) phase of the project. The Town of Prosper is responsible for Gee Rd limits from US 380 to FM 1385. Currently the Town's Master Thoroughfare plan has plans for widening the limits of Gee Rd from US 380 to FM 1385 to 6 lanes divided with 120ft (TYP) ROW. 	
5a	Richard Shutt	9/15/2020	15/2020	I understand this is still in the planning and has not even been put out to bid yet. Questions are related to that. 1. Will the bid have a performance clause added? Suggestion is to reward a bonus if the road is completed early and correctly. 2. What will happen first? What parts of the road will be phase 1 to X? 3. With the new homes and other business being added to FM1385, will that construction traffic be considered in the project? US380 issue is due to the construction trucks. Building a new road will add congestion. How will that be addressed? 4. To fund this project, will the new homes, business or builders be taxed to help pay for the road? Or are there thoughts to slow down building of apartments etc. to allow the new road to be built?	 Parvin Rd will be a 4 to 6 lane roadway and the current design has accounted for that intersection footprint. However, the need for dedicated lanes will be evaluated based on traffic and safety analysis and included in future submittal where warranted. The final determination for dedicated turn lanes will be determined with coordination with local governments in final design phase. With the reduction of the design speed and the addition of curbs and raised medians, this will contribute to a safer lower speed roadway. The only way to control the speeding along FM 423 heading north is to legally enforce the current and future speed limits with local law enforcement. The project is currently in the preliminary engineering (Schematic and Environmental) phase. The details pertaining to bidding, funding, and construction phasing are not developed until the final PS&E design phase.

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6	Marian Shearer	9/16/2020		Hello Edra, I hope you are well. I just want to confirm that the public meetings for this project are virtual and not actually in-person meetings. Thank you for your time and I look forward to hearing from you. Marian Shearer	Edra Brashear, TxDOT responded on 9/16/2020: The public meeting will not be in-person due to Covid-19. Below is a link to the Virtual Public Meeting. www.keepitmovingdallas.com/FM1385
7	Shirley Dickerson	9/16/2020	Phone	Ms. Dickerson is concerned whether her property will be impacted by the FM 1389 [sic] improvements. She is also concerned about future noise levels caused by the improvements.	Edra Brashear, TxDOT responded on 9/17/2020: Ms. Dickerson will not be impacted physically by the road improvements. A noise analysis will be conducted on the project.
8	Lisa Burch	9/16/2020	Email	Good Morning Edra I could not tell by the information provided what houses might be moved or destroyed. Can you tell me what area you are looking at for the demolition of homes? I live in Savannah and my house backs up to FM 1385- near Hwy. 380 by Valero. Is my home being considered for destruction? If not, I did not see a Barrier Wall in the plans to block the 6 lane highway and our homes. Is this being considered? This would be extremely dangers to have ONLY a plastic white fence separating the 6 lane highway and our homes!! I cannot tell you how many times we have seen cars barely miss our fence from swerving off the road as it is now with just the 2 lanes.	 Edra Brashear, TxDOT responded on 9/17/2020: We appreciate your comments and feedback as it is an important part of the development of this FM 1385 project. Below please find the information we can provide regarding your areas of concern: The current design does not show any ROW takes from property owners directly adjacent to the roadway. Your home at 1000 Bell Manor Drive, Savannah, TX is not being moved, destroyed, demolished, or considered for destruction. The proposed improvements are designed to minimize impacts to adjacent property owners while increasing mobility and safety within the corridor. You are correct that there is no barrier wall shown within the TxDOT ROW. However, the typical section for the roadway is changing from a higher speed road with shoulders to a lower speed facility with curbs which will have a positive impact on safety. The likelihood of a car jumping the curb and exiting the road is greatly reduced than a vehicle departing the existing roadway today with no other obstacles in its path. As the design progresses, a noise analysis will be done to determine any proposed impacts. It is likely that any additional barriers, wall or fencing will likely be the responsibility of the HOA and property owners. A Traffic Noise Analysis will be conducted for the proposed project to determine if areas adjacent to the proposed project are impacted and if so, if they could potentially benefit from feasible and reasonable noise abatement.

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8a				Some type of protective barrier needs to be in place to protect our families from this highway. I hope this is being considered. It will be extremely dangerous to only have plastic fencing in place to stop any vehicles from coming into our homes. Most of our bedrooms are on the backside of the house (next to 1385). How terrible that would be for a vehicle to come slamming into our bedroom at night!! How many feet will be between the actual highway and the homes in Savannah? I appreciate any feedback. We will have a very difficult time trying to sale our home now with this 6 lane highway in our backyard. thank you Lisa Burch	 The proposed design provides an envelope of space for sidewalks on both sides of FM1385. The distance from the roadway to the adjacent Savannah houses varies due to the addition of a southbound right turn lane onto Magnolia Blvd. For your house specifically, the current design shows the back of curb to be approximately 33 feet from your fence line. We hope this addresses your concerns and we thank you for participating in the public involvement for this project. If you have any additional questions, feel free to contact me by email or phone.
9	(anonymous)	9/15/2020	Online Comment Form	2024!!?? My goodness. How are we going to survive 1385 until then?? I understand that these projects take time, but the thought of how many more people will be up here by then is frightening (considering the current lack of infrastructure). Come on, Guys! We've got to speed up the timeline, here. Sonehow [sic]!	Comment noted.
10	(anonymous)	9/15/2020	Online Comment Form	Two neighborhoods are directly impacted by such a large road going in. Especially between 1385 and fishtrap. What are the plans to accommodate those houses impacted?	 Potential impacts to the human and natural environment are being studied as part of the project development process for the FM 1385 project including potential impacts to the referenced neighborhoods between FM 1385 and Fishtrap. To this end, the project would first avoid and minimize impacts and then mitigate unavoidable impacts. TxDOT is considering potential benefits and impacts to adjacent neighborhoods while designing this project. Landowners will be compensated for any right-of-way acquired. Information about TxDOT's right-of-way acquisition process is available on the virtual public meeting website, and will also be available at the public hearing, to be held near the end of the environmental process. When right-of-way acquisition is ready to begin, property owners will be contacted by TxDOT right-of-way personnel. Traffic studies are being done along FM 1385 and will look at the projected traffic 2025, 2045, and 2055 traffic volumes for this roadway. The proposed improvements are designed to maintain a desired level of service as well as increasing mobility and safety for adjacent neighborhoods as well as roadway users. As part of the environmental assessment for the project, a traffic noise analysis will be conducted in accordance with TxDOT's (FHWA approved) Traffic Noise Policy Implementation Guidance for Procedures for Analysis and Abatement of Roadway Traffic Noise and Construction Noise (2019) to determine any proposed impacts to sensitive noise receivers such as residential structures. Additionally, the proposed design provides space for sidewalks on both sides of FM1385, which would allow for safer pedestrian access for people living along the corridor.

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11	John	9/15/2020	Online Comment Form	I really like the idea of this project and all the proposed routes. However, I believe this project is needed at a sooner date than the proposed for 2024. Please consider that the people need this sooner than the proposed date. Thank you	Comment noted.
12	Kyle Burch	9/15/2020	Online Comment Form	My home currently backs up to 1385. The only thing between us and the road are trees and a plastic fence. 1. Will the trees be removed? 2. Will there be any type of wall or barrier between the road and my plastic fence? If so, what type and dimensions? 3. Is the start date for construction 2024? 4. Will the project start at 380 and move North? Thank you for now.	 Trees located within the existing ROW would likely need to be removed during construction; The locations of any proposed traffic noise barriers would be determined based on the results of the traffic noise analysis that will be conducted as part of the environmental assessment. Yes, the project is proposed to be let to construction in 2024; The timing and sequence of construction would be determined during the project design phase.
13	(anonymous)	9/15/2020	Online Comment Form	I would like more information on the Fishtrap/1385/Gee Rd intersection. The current design, while I understand is preliminary, does not seem to make much sense. There is currently a good amount of traffic at the intersection. The redesign looks like it will only serve to bog the are down more as any travelers on Firshtrap or Gee Rd will no longer have a straight route causing more build up since a left then right run will be required to travel east and west. The 1385 traffic at drive time will also seemingly be bogged down more so that motorist will have to make turns as opposed to waiting at a stop sign (or assume in the future lights?). I think this area may be best served by a giant traffic circle with outer lane as a mandatory turn, the middle lane as turn or go straight and the inner lane for travel to further poitns on the circle.	The proposed intersection design for Fishtrap/FM 1385/ Gee Road was initiated by the Denton County Thorough plan. The plan analyzes the future population trends and impact to the transportation network. Based on the traffic analysis, the highest traffic demand is traveling south on FM 1385 north of Gee Road. The proposed design is to divert the southbound traffic to continue along Gee Road to enter US 380. Signalization will be reviewed at the design phase, for the intersection of Fish Trap Road and FM 1385.

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14	Kyle Stephenson	9/15/2020	Online Comment Form	I understand that process takes time, but seeing that the proposed date of constructing beginning in 2024 is far too late. The majority of the current construction neighborhoods will be done and full in the next year or so, along with the additional neighborhoods being built, and it is already a nightmare, so by 2024 it will be nearly unlivable. Already have to add an additional 15 minutes to any commute to get past the fishtrap 4-way stop, let along work hours being a nightmare. As this continues to get worse, people will leave, and it will deter others from moving in this area. Speed this up, and get a temporary fix at Fishtrap done asap.	Comment noted. Traffic studies are being done along FM 1385 and will look at the projected traffic 2025, 2045, and 2055 traffic volumes for this roadway. The proposed improvements are designed to maintain a desired level of service as well as increasing mobility and safety for adjacent neighborhoods as well as roadway users.
15	Nicole Woods	9/15/2020	Online Comment Form	I live in Glenbrooke Estates. 1) There should be some type of barrier wall for our neighborhood and Savannah if you plan to build a 4/6 lane highway on 1385. 2) There should also be a light at the proposed intersection of 1385 & Fish Trap/Gee Road. 3)There also needs to be alternate ways for us to exit the neighborhood during the construction phase. This puts a strain on the neighborhood trying to get in & out during any type of road construction that restricts any of our entrance/exit points. A good example is the work done north of our neighborhood on Fish Trap/Gee Road. Traffic was horrible for is with traffic backed up on 380 as well due to this. Please consider the concerns of our neighborhood with this expansion effort. 4) I do agree that the road could be 4 lanes but 6 lanes seems excessive considering 380 isn't even 6 lanes which it should be. That should happen before 1385 is expanded.	 The locations of any proposed traffic noise barriers would be determined based on the results of the traffic noise analysis that will be conducted as part of the environmental assessment. Evaluation for traffic signal warrants would be conducted during the design phase of the project development process in coordination with the local government entity. A traffic control plan, including access points to adjacent properties, will be developed during the project design phase Access would be maintained at all times during construction. Construction to US 380 should begin 2021 to widen from a 4 lane to 6 lane road. The construction will be completed prior to the FM 1385 construction phase.
16	Giselle Mauldin	9/15/2020	Online Comment Form	I understand the process for expanding the roadways will take years to complete/begin. I do believe that the expansion is necessary given the amount of homes getting built out here. However, currently the traffic leading up to the four way stop on the corners of Fishtrap and FM 1385 causes big delays. Would it be possible that in the interim, a traffic light would be added to that intersection? More and more people are moving out this direction and the traffic will only get worse.	TxDOT and the City of Prosper are currently reviewing the intersection of Fish Trap Road and FM 1385 to determine the need for a traffic signal as an interim to the future development. We currently do not have an estimated time frame when this will be complete.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
17	Mike	9/15/2020	Online Comment Form	As a resident of Winn Ridge who commutes to work on a daily basis using FM1385 section between US380 and Winn Ridge Blvd, I find it alarming that with the rapid increase in traffic due to the obvious increase in the residential population we still have to endure the pain of backed up traffic for at least another 4 years. The intersection of 1385 and Fishtrap Rd clearly can't handle the amount of traffic in the form of a 4 way Stop sign intersection. There surely needs to be some adjustments made to allow flow of traffic in a sensible way.	TxDOT and the City of Prosper are currently reviewing the intersection of Fish Trap Road and FM 1385 to determine the need for a traffic signal as an interim to the future development. We currently do not have an estimated time frame when this will be complete.
18	(anonymous)	9/16/2020	Online Comment Form	I live at Fishtrap and FM135. I must use FM1385 to leave the neighborhood and go to work in Frisco. The only other option is to wind through the neighborhood for a mile in the opposite direction. For the love of all that's holy, please keep traffic flowing on FM1385 as you work on this project. I survived the nightmare of Fishtrap being closed for a year (which backed up FM1385 horrifically), and that's enough.	Comment noted. TxDOT would develop Traffic Control Plans during the design phase to keep traffic moving in a safe and efficient manner during construction.
19	Gregory Card	9/16/2020	Online Comment Form	Will houses on WB side of 1385 on Roll 1 be purchased and demolished to make way for this or does the schematic have those highlighted just to indicate impact from the project due to construction equipment/noise?	Currently, we show no properties being purchased on the west side of FM 1385 on Roll 1.
20	Jackson Hurst	9/16/2020	Online Comment Form	The aspect that I love about the FM 1385 FROM US 380 TO FM 455 Project is that FM 1385 will be widened from 2 lanes to a 4/6 lane urban roadway. This will reduce congestion on FM 1385 from US 380 to FM 455.	Comment noted.
21	(anonymous)	9/16/2020	Online Comment Form	Do it now	Comment noted.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
22	Laurie	9/17/2020	Online	The plan is fine, but the timeline is severely inadequate. I've seen needed roads in other areas near us be built MUCH quicker. The timeline is fine for the northern section of the road, but the section between 380 and Union Park Blvd needs to be improved now, not 4 years from now. The lack of infrastructure for all the hundreds (maybe thousands) of new houses on FM1385 is severely lacking. The 4 way stop at the Fish Trap intersection is badly backed up all hours of the day and there is no adequate alternative route for the neighborhoods of ArrowBrooke, Winn Ridge, Sandbrock Ranch, or Sutton Fields. This could be dangerous for residents in an emergency. We cannot wait YEARS to have this road improved, it should have been planned 3 years ago.	Comment noted.
22a	Richardson		Comment Form	What is the plan for the present to improve the current severe traffic congestion? Parvin Road would be a great alternate route to improve congestion and backup on 1385. However, Parvin Road is part gravel and the part that is paved has hundreds of pot holes. If we could get this road repaved with asphalt, it would really help provide a much needed alternate route. Please help us find solutions now. We desperately need help with infrastructure in this area, and with hundreds more houses currently under construction it's only going to get worse.	Comment noted. Parvin Road is not on the state system. It is located in east central Denton County. You would need to present your concerns to the City of Prosper and Denton County. This is outside the jurisdiction of TxDOT.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
23	Tanya East	9/17/2020	Email	I am writing today to voice my concerns on the proposed widening of FM 1385. Over the years there has been poor communication between TxDOT and the residents which live along this corridor. Especially when this road was only to be a 4 lane road which the traffic diverted to Gee/FM 423, not a 6 major urban road directly behind my home. While I recognize this project is greatly needed, I am heavily concerned regarding it and the lack of information that TxDOT is providing regarding it. I am happy to see that you are including side walks on both sides of this road. However I am not seeing the notation of additional cross walks or signal lights along the road. This is critical for the residents who live in Savannah and Glenbrooke. It is already dangerous for us to try and exit either development at the Glenbrooke Rd/Brown Thrasher Blvd with FM 1385. This is currently with 2 lanes of traffic. When it is a 6 lane major urban road, at a minimum TxDOT should include in their plans for a cross walk with a signal request as well as a stop light. Without it the residents of both communities would have their safety put at great risk trying to leave our homes. This is not an optional thing to skip or put on the cities, especially since TxDOT has the responsibility to maintain FM 1385 and the fact the road basically is the divider for Prosper and the Little Elm/Savannah/Aubrey areas. Especially since you speak of traffic studies to maintain a desired level of service as well as increasing mobility and safety within the 380 Coordinator.	Edra Brashear, TxDOT responded on 9/18/2020: We appreciate your comments and feedback as it is an important part of the development of this FM 1385 project. Below please find the information we can provide regarding your areas of concern: • TxDOT does not analyze intersections for traffic signal during this phase of the project. We are currenting in the schematic phase which sole purpose is to start the initial planning and analysis of the project. Traffic signal warrants are typically done later during the design phase in coordination with the County of City. • The proposed design provides an envelope of space for sidewalks on both sides of FM 1385. Pedestrian ramps and crosswalks that meet the Americans Disabilities Act (ADA) are required to be included with any installation of sidewalks. These details are developed later in the process in the detailed design/ PS&E phase. • The US 380 expansion project is anticipated to be ready for letting/construction starting in December 2021. Currently the FM 1385 project is anticipated to be ready for letting/construction starts. The US 380 expansion project is anticipated to be need to determine any proposed impacts. Based on the analysis will be done to determine any proposed impacts. Based on the analysis will be done to determine if a noise wall is required based on the state and federal requirements. The HOA is encourages to build additional barriers, wall or fencing on the property, if deemed necessary.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
23a				TxDOT needs to also take into consideration the timing of the project in coordination with the work on Hwy 380. Especially since our area already backs up with traffic due to the designs of the roads and the ability to go East/West on 380 with Lake Lewisville. Our area especially bottlenecks as the closest roads that run East/West to go past Lake Lewisville is Eldorado about 5 Miles South of the Hwy 380/FM 1385 area or FM 428 which is about 6 miles north of this area. Currently when Hwy 380 backs up at the FM 1385 light, plus Fishtrap behinds us back up, folks use the developments like Glenbrooke and Savannah as cut throughs. While the police do their best to patrol it, these cars cut through at high speeds (over 45MPH) which is VERY unsafe in a residential area with families and small children.As TxDOT is proposing to put in a major, 6-lane urban road behind our homes, they need to take into consideration the existing homes. In reviewing the widening of FM 423, which is a similar type road, TxDOT needs to provide sound barrier walls to the residents of Glenbrooke and Savannah (similar to what was done in the Colony). The road noise is already loud and will greatly increase with the proposed changes. This will greatly affect our property values, especially those of us directly along FM 1385. This is especially needed as looking in the plans, I do not see how the proposed changes can be done in the existing space. While it should not have to be said, I am saying it as one cannot assume with the Government. The local property owners will need compensation for the existing property that is changed. Right now along Savannah and Glenbrooke we have landscaping which is a major sound barrier which has sprinkler systems installed.	Please see response in 23.
23b				TxDOT needs to compensate the homeowners and HOA's for the removal of any of the landscaping that is required as well as the adjustment to the existing infrastructure both have for the irrigation of the landscaping that acts as a sound barrier. As I suspect much of this will need to be removed to accommodate the amount of land this project requires, this will leave those of us along FM 1385 exposed which is why the sound barrier wall noted above is required. In Closing as a homeowner who backs up directly to FM 1385, you owe us more up to date plans so we have an understanding of how this will impact us. This will have a great, negative impact on our property values and our ability to sell our homes down the line, especially if TxDOT does not address the safety and noise concerns properly. If you have any questions regarding this, please let me know and I am more than happy to sit down with you to discuss. Respectfully Tanya East	Please see response in 23.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
24	Tanya East	9/18/2020	Email	Edra While I appreciate the response. I must stress the stop light and cross walks are critical to the safety of the residents especially since we have kids that currently go to school in Savannah as well as participate in sports activities over there. We have to have a safe way to cross 1385 to that community as well as a plan safe way to exit our community! I appreciated the updated ton on the noise wall compared to the response you sent a neighbor. The noise walls will be critically to our neighborhoods. In addition you have yet to provide us any information of how close these proposed changes will be to our homes! Also you (TX DOT) had contractors in the area surveying. One of them has torn up my front yard and it now has bare spots from whatever he did. This is unacceptable and needs to be corrected. I already complained to his supervisor when he refused to identify himself when he was in my yard with no notice. I confronted him for identification and why he was in my yard after his high pitched instrument woke up my infant. Respectfully	 Edra Brashear, TxDOT responded on 9/18/2020: 1. Your concern of safe crossing and overall safety is noted. As stated, TxDOT is conducting a traffic study in this area based on city, county, state and federal regulations. 2. You will need to provide your address in order for us to determine the distance between your home and the proposed roadway. 3. Please provide additional information in order to investigate the identity of the contractor who damaged your property. I will need to know the following: a. Approximate date when the damage occurred b. The approximate location of the damage c. The type of damage d. A copy of the right of entry letter to enter your property. Please note: TxDOT only enter property with a request of entry approval from the property owner. e. Your property address

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
25				The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. As the president of the board of directors for the Glenbrooke HOA I will be ensuring that we are organized and mobilized to the best of our ability if at any point we do not feel TXDOT is treating us fairly in this matter. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable. 1. Glenbrooke Estates residents are requesting their community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery.	TxDOT met with the Glenbrooke HOA representatives and residents on October 14, 2020, along with Town of Proper staff, to discuss the proposed project and answer questions and concerns. 1) As part of the environmental assessment for the project, a traffic noise analysis will be conducted in accordance with TxDOT's (FHWA approved) Traffic Noise Policy Implementation Guidance for Procedures for Analysis and Abatement of Roadway Traffic Noise and Construction Noise (2019) to determine any proposed impacts to sensitive noise receivers such as residential structures. If the noise analysis indicates traffic noise barrier would be considered. A noise barrier analysis would be conducted to determine if a barrier at the location would meet noise reduction requirements (referred to as being feasible) and cost thresholds (referred to as being reasonable). If a barrier is determined to be both reasonable and feasible, then a barrier would be proposed at the location. Following the environmental clearance, a noise workshop would be held with the benefitted property owners and residents, and a poll would be conducted to determine if the wall will be constructed, based on a majority vote.
25a	Carl C Johnson	9/18/2020	Online Comment Form	2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a 6 lane road safe. 3. Regionally you must ensure alternate routes are available and enhanced for HEAVY traffic flow. 1385 is a main artery to our area. It should not be considered a minor inconvenience. It is major to the communities living up and down 1385. 4. Regionally it would be highly advisable to ensure that 1385 widening does not overlap in any way to 380 widening. This high population and high commuting area cannot withstand multiple LARGE infrastructure projects at once. One at a time is the limit for this area. Thank you for listening to my comments and we hope that this project can achieve the balance of providing the much needed infrastructure improvement without sacrificing the need to protect homes and residents from a very busy road once it's built out. 5. If the HOA is losing land that is not part of the right of way we expect to be compensated for that loss. As well as loss of landscaping, trees, and irrigation. All of this cost us lots of money and time to plant and grow.	 2) The safety features for the project will be examined in the design phase of this project. Please note, during the current planning phase, we currently don't get into the details of the cross walk but will be thoroughly examined at the design phase. 3) TxDOT will develop Traffic Control Plans to minimize impacts to the travelling public during construction, which may include detours along alternate routes. 4) The US 380 project should be built before FM 1385 construction starts. The US 380 expansion project is anticipated to be ready for letting/construction starting in December 2021. Currently the FM 1385 project is anticipated to be ready for letting/construction in Spring 2024. 5) TxDOT's Right of Way Acquisition process provides for fair compensation for property and any improvements. You can read more about that here: http://onlinemanuals.txdot.gov/txdotmanuals/acq/index.htm

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26	Monica	0/18/2020	Online	The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. As the president of the board of directors for the Glenbrooke HOA I will be ensuring that we are organized and mobilized to the best of our ability if at any point we do not feel TXDOT is treating us fairly in this matter. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable. 1. Glenbrooke Estates residents are requesting their community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery.	Please see response to 25 and 25a.
26a	Weagel	9/18/2020	Comment Form	2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a 6 lane road safe. 3. Regionally you must ensure alternate routes are available and enhanced for HEAVY traffic flow. 1385 is a main artery to our area. It should not be considered a minor inconvenience. It is major to the communities living up and down 1385. 4. Regionally it would be highly advisable to ensure that 1385 widening does not overlap in any way to 380 widening. This high population and high commuting area cannot withstand multiple LARGE infrastructure projects at once. One at a time is the limit for this area. Thank you for listening to my comments and we hope that this project can achieve the balance of providing the much needed infrastructure improvement without sacrificing the need to protect homes and residents from a very busy road once it's built out. 5. If the HOA is losing land that is not part of the right of way we expect to be compensated for that loss. As well as loss of landscaping, trees, and irrigation. All of this cost us lots of money and time to plant and grow.	Please see response to 25 and 25a.

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27	Brenda Nickerson	9/18/2020	Online Comment Form	6 lanes from Gee to 380 would be too wide & destroy much Savannah landscaping. Only 4 lanes are needed since most traffic would funnel onto Gee to 423.	TxDOT will be conducting detailed traffic studies to analyze the existing and future traffic projections to make sure the number of lanes is warranted. Much of the landscaping will remain intact. Any landscaping to be removed will be reimbursed by TxDOT.
28	Veronica Carr	9/18/2020	Online Comment Form	The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. As the president of the board of directors for the Glenbrooke HOA I will be ensuring that we are organized and mobilized to the best of our ability if at any point we do not feel TXDOT is treating us fairly in this matter. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable. 1. Glenbrooke Estates residents are requesting their community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery.	Please see response to 25 and 25a.

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28a				2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a 6 lane road safe. 3. Regionally you must ensure alternate routes are available and enhanced for HEAVY traffic flow. 1385 is a main artery to our area. It should not be considered a minor inconvenience. It is major to the communities living up and down 1385. 4. Regionally it would be highly advisable to ensure that 1385 widening does not overlap in any way to 380 widening. This high population and high commuting area cannot withstand multiple LARGE infrastructure projects at once. One at a time is the limit for this area. Thank you for listening to my comments and we hope that this project can achieve the balance of providing the much needed infrastructure improvement without sacrificing the need to protect homes and residents from a very busy road once it's built out. 5. If the HOA is losing land that is not part of the right of way we expect to be compensated for that loss. As well as loss of landscaping, trees, and irrigation. All of this cost us lots of money and time to plant and grow.	Please see response to 25 and 25a.

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29	Anderson- Hellrung Family	9/18/2020	Online Comment Form	The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. As the president of the board of directors for the Glenbrooke HOA I will be ensuring that we are organized and mobilized to the best of our ability if at any point we do not feel TXDOT is treating us fairly in this matter. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable. 1. Glenbrooke Estates residents are requesting their community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery. 2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a 6 lane road safe. 3. Regionally you must ensure alternate routes are available and enhanced for HEAVY traffic flow. 1385 is a main artery to our area. It should not be considered a minor inconvenience. It is major to the communities living up and down 1385. 4. Regionally it would be highly advisable to ensure that 1385 widening does not overlap in any way to 380 widening. This high population and high commuting area cannot withstand	Please see response to 25 and 25a.

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30	Joe Brown	9/19/2020	Online Comment Form	The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. As the president of the board of directors for the Glenbrooke HOA I will be ensuring that we are organized and mobilized to the best of our ability if at any point we do not feel TXDOT is treating us fairly in this matter. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable. 1. Glenbrooke Estates residents are requesting their community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery. 2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a 6 lane road safe. 3. Regionally you must ensure alternate routes are available and enhanced for HEAVY traffic flow. 1385 is a main artery to our area. It should not be considered a minor inconvenience. It is major to the communities living up and down 1385. 4. Regionally it would be highly advisable to ensure that 1385 widening does not overlap in any way to 380 widening. This high population and high commuting area cannot withstand	Please see response to 25 and 25a.

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31	(anonymous)	9/19/2020	Online Comment Form	The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. As the president of the board of directors for the Glenbrooke HOA I will be ensuring that we are organized and mobilized to the best of our ability if at any point we do not feel TXDOT is treating us fairly in this matter. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable. 1. Glenbrooke Estates residents are requesting their community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery. 2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a 6 lane road safe. 3. Regionally you must ensure alternate routes are available and enhanced for HEAVY traffic flow. 1385 is a main artery to our area. It should not be considered a minor inconvenience. It is major to the communities living up and down 1385. 4. Regionally it would be highly advisable to ensure that 1385 widening does not overlap in any way to 380 widening. This high population and high commuting area cannot withstand	Please see response to 25 and 25a.
32	Michael Hendrick	9/19/2020	Online Comment Form	My house backs to fishtrap at the intersection of fishtrap and 1385. Please construct a sound barrier wall prior to the start of construction that will shield us from the constant construction noise and the eventual traffic noise.	As part of the environmental assessment for the project, a traffic noise analysis will be conducted in accordance with TxDOT's (FHWA approved) Traffic Noise Policy Implementation Guidance for Procedures for Analysis and Abatement of Roadway Traffic Noise and Construction Noise (2019) to determine any proposed impacts to sensitive noise receivers such as residential structures. If the noise analysis indicates traffic noise impacts would occur, noise mitigation strategies, such as a traffic noise barrier would be considered. A noise barrier analysis would be conducted to determine if a barrier at the location would meet noise reduction requirements (referred to as being feasible) and cost thresholds (referred to as being reasonable). If a barrier is determined to be both reasonable and feasible, then a barrier would be proposed at the location. Following the environmental clearance, a noise workshop would be held with the benefitted property owners and residents, and a poll would be conducted to determine if the wall will be constructed, based on a majority vote.

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33	Lindsay Sacco	9/19/2020	Online Comment Form	The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable. 1. Glenbrooke Estates residents are requesting their community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery. I have seen your responses that HOA's are typically responsibly for building a wall. A stone wall of this stature would be upwards of 1 million dollars. Our HOA of 399 homes does not and will not ever have the funds to complete such a task. The ownership MUST be on the developer which is TXDOT, and I promise this will be a pain point for the project. 2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a 6 lane road safe. 3. Regionally you must ensure alternate routes are available and enhanced for HEAVY traffic flow. 1385 is a main artery to our area. It should not be considered a minor inconvenience. It is major to the communities living up and down 1385. 4. Regionally it would be highly advisable to ens	Please see response to 25 and 25a.

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34	Scott Weberg	9/19/2020	Online Comment Form	I am in agreement that FM 1385 needs to be widened, but as a resident of Glenbrooke Estates I would like to express my concerns around this project. 1) Our community border iron fence along 1385 needs to be replaced with a certified sound dampening wall (such as they did along 423 in the Colony when that road was similarly widened). Without this addition, the property value of dozens of our homes would be hurt due to the traffic noise right along our backyards. Our HOA is small, and will not be able to afford to have this done, so it needs to be included in the TxDOT budget and plan. 2. Our community would request that a crosswalk be added, with pedestrian-activated lights and enhanced safety features, at the main entrance between Glenbrooke Estates and Savannah. The communities share an elementary school and other events, so it must be safe to cross between these communities. 3. From your pictures of the Gee Rd modifications, i cannot tell if the back entrance to Glenbrooke is impacted, since Gee Rd will then curve away from the current back entrance. Many of us use the back entrance frequently to go East or West on Gee Road. We would expect this access to Gee Rd to be maintained. 4. I am confused about the Fishtrap - Gee - 1385 intersections. This seems counter to proper traffic flow. If I leave the back entrance and turn Left on Gee Rd, planning to go WEST on Fishtrap, I would have to turn through both of the 3-way intersections. Would it not be better to rework this intersection as a single 4-way traffic light intersection, with a crosswalk as well? The lights could be timed to regulate the traffic better with the 1385 - 380 intersection to the south, and would provide another option for crossing between Glenbrooke and Savannah. 5. Please ensure that the 380 widening project will not overlap this 1385 project our communities would experience a significant inconvenience if these two major traffic construction efforts were happening simultaneously in our area. Thank you for hearing my comments. I hope thi	Please see response to 25 and 25a.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
35	Ariana	9/19/2020	Online Comment Form	The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. You must understand that this is a very large major road basically in our backyards. 1. Glenbrooke Estates residents are requesting their community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery. 2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. The communities share an elementary school. We must make crossing a 6 lane road safe. 3. Regionally you must ensure alternate routes are available and enhanced for HEAVY traffic flow. 1385 is a main artery to our area. It should not be considered a minor inconvenience. It is major to the communities living up and down 1385. 4. Regionally it would be highly advisable to ensure that 1385 widening does not overlap in any way to 380 widening. This high population and high commuting area cannot withstand multiple LARGE infrastructure projects at once. One at a time is the limit for this area. 5. If the HOA is losing land that is not part of the right of way we expect to be compensated for that loss. As well as loss of landscaping, trees, and irrigation. All of this cost us lots of money and time to plant and grow. Thanks for taking the time to read our concerns and our suggestions.	Please see response to 25 and 25a.

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36	Amber	9/20/2020	Online Comment Form	The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable. 1. Glenbrooke Estates residents are requesting their community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery. I have seen your responses that HOA's are typically responsibly for building a wall. A stone wall of this stature would be upwards of 1 million dollars. Our HOA of 399 homes does not and will not ever have the funds to complete such a task. The ownership MUST be on the developer which is TXDOT, and I promise this will be a pain point for the project. 2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a 6 lane road safe. 3. Regionally you must ensure alternate routes are available and enhanced for HEAVY traffic flow. 1385 is a main artery to our area. It should not be considered a minor inconvenience. It is major to the communities living up and down 1385. 4. Regionally to wold be highly advisable to ensu	Please see response to 25 and 25a.

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37	Jerry Eaton	9/20/2020	Online Comment Form	The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable. 1. Glenbrooke Estates residents are requesting their community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery. I have seen your responses that HOA's are typically responsibly for building a wall. A stone wall of this stature would be upwards of 1 million dollars. Our HOA of 399 homes does not and will not ever have the funds to complete such a task. The ownership MUST be on the developer which is TXDOT, and I promise this will be a pain point for the project. 2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a 6 lane road safe. 3. Regionally you must ensure alternate routes are available and enhanced for HEAVY traffic flow. 1385 is a main artery to our area. It should not be considered a minor inconvenience. It is major to the communities living up and down 1385. 4. Regionally it would be highly advisable to ens	Please see response to 25 and 25a.

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38	Nichole Cortez	9/21/2020	Online Comment Form	The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable. 1. Glenbrooke Estates residents are requesting their community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery. I have seen your responses that HOA's are typically responsibly for building a wall. A stone wall of this stature would be upwards of 1 million dollars. Our HOA of 399 homes does not and will not ever have the funds to complete such a task. The ownership MUST be on the developer which is TXDOT, and I promise this will be a pain point for the project. 2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a 6 lane road safe. 3. Regionally you must ensure alternate routes are available and enhanced for HEAVY traffic flow. 1385 is a main artery to our area. It should not be considered a minor inconvenience. It is major to the communities living up and down 1385. 4. Regionally it would be highly advisable to ens	Please see response to 25 and 25a.

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39			ame Received	Received	Source	Thank you for putting together the presentation, to ensure all impacted are aware of the ongoing plans for improving roadways. The Glenbrooke Estates community is a small community of 399 homes, but we are all very dedicated to maintaining a safe, peaceful and beautiful community that also ensure the value of our homes is maintained and continues to see moderate increases over time. To this end please take in the following considerations when planning the full scope, schedule and budget for this project to help us protect the community in which we live. 1. Please include the replacement of the existing iron fence bordering 1385 with some type of solid sound barrier wall, that will create safety, privacy and noise reduction for all home owners who back up to 1385. The Glenbrooke community consists of 399 homes, with a modest/affordable HOA due that allows the community to stay solvent, but will in no way be able to fund the type of privacy barrier that would be required for homes along the 1385 corridor. 2. There is currently irrigation along with Trees and Shrubs that are maintained by the Glenbrooke Community along the 1385 fence line. Assuming there is still some green space between the community wall border and the walkway and roadway, the irrigation and greenery would all need to be replaced or repaired pending the direct impact from the project.	Please see response to 25 and 25a.
39a	Shannon Crawford	9/21/2020	Online Comment Form	3. Scope of the project also needs to include a crosswalk and safety features such as pedestrian activated flashing lights, signs, and standard crosswalk indictors at the Glenbrooke Estates main entrance on 1385. Glenbrooke Estates has children who go to school in the Denton School district and they need to be able to safely cross 1385 to and from the Glenbrooke main entrance.	Please see response to 25 and 25a.		
39b				4. The Roadways of 1385 to the West of Glenbrooke and Fishtrap/Gee Rd to the North are highly congested traffic areas and all scheduling of road closures, construction and restricted traffic patterns needs to be carefully considered and planned so as to minimize the already severe and sometimes dangerous traffic congestion that is currently occurring. 5. Also, considering that 380 construction will be underway sometime within the same time frame, please coordinate schedules as carefully as possible, and provide alternative routes for traffic patterns wherever possible. Thank you for taking all of these items into consideration in your planning and budgeting processes. As a community we at Glenbrooke very much look forward to the improvements and also hope that you will be as respectful and responsible in managing the impact of the surrounding communities as you move forward with this project. These are our homes, where we enjoy the best of life with our families and do not wish to have our home lives disrupted and our home values impacted if the management of this project is not conducted with integrity and consideration for everyone concerned. Thank you.	Please see response to 25 and 25a.		

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
40	Tanya East	9/21/2020	Email	 2) Addresses - mine plus a couple others that were interested 1110 English Ivy Dr 980 English Ivy Dr 1913 Brown Trasher Blvd 860 English Ivy Dr 5710 Coventry Dr 661 Lancashire 3) incident with your contractor 980 English Ivy Dr Thursday, September 10th between 1 and 2pm Supervisor could be reached at (214) 979-1144. I talked to him a little after 2pm. I lost the piece of paper with the supervisor and employee name. Iawn is torn up in several places in the south east corner of the lot near the AT&T box. He torn up my grass to get to the property marker if I recall correctly. no notice was given (written or verbal). I just happened to hear him outside With his beeping tool after he woke my infant up. When I confronted him, he said he didn't have time to knock on my door and wasn't required to give notice. 	Edra Brashear, TxDOT responded on 9/22/2020: Below is TxDOT response to your comments sent by email on September 21, 2020. 1. Provide distance between the fence line and roadway for the following properties. TxDOT Response: The approximate distance between nearest face of curb and fence line is provided as followed. Please note, the roadway is outside your property. The distances shown are well within criteria and standards while pending review of the noise analysis report. • 1110 English lvy Dr = 22ft • 980 English lvy Dr = 22ft • 980 English lvy Dr = 22ft • 980 English lvy Dr = 26ft • 730 English lvy Dr = 26ft • 730 English lvy Dr = 34ft • 661 Lancashire = 40ft 2. The property owner at 980 English lvy drive is complaining of property damage. TXDOT Response: I was able to reach the contractor who performed survey near your property. Based on the report, the contractor sconducted survey within the right-of-way and not on your property. Next line of action would be to provide this information to both the City and TXDOT Right-of-way department. It will be up to the them to take further action. I will forward my finds to both the City and TXDOT. See photo below provided by the contractor of the disturbed area.
41	Geri Nicolai	9/22/2020	Online Comment Form	There is no way our area can continue with the amount of building going on without the infrastructure (these changes) being made before 2024! TXDOT needs to find a way to speed this project up. It's impossible to work and live on 1385 the way it is! Please!	Comment noted.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
42	Jackie S.	9/24/2020	Email	 I would like to oppose the suggested expansion of FM1385 and my property being taken for the expansion. This is a country environment with very little traffic. A 4-6 divided lane road is not necessary and it will destroy the country environment. Hwy 380 is only four lanes with enormous congestion problems. Seems like the money for this project could be better spent on major roadways and thorough fares. 1) We moved out here for country living. It won't be a country environment with 6 lanes of traffic. 2) I will lose every single tree on my property with this expansion; as all of my trees are located on the front of property along the fence line and the pond along FM1385 3) I will lose my pond with this expansion. 4) I just incurred the cost and labor of putting up a brand new fence on the front five acres of my property that would be involved in the expansion. 5) If Denton county ever changes their AG exemption minimum acreage requirements I could lose my ag exemption since you would be taking acreage away from me. 6) I need all of my existing acreage for the pasture and grazing for the livestock that I currently have. Less acreage will make it difficult for adequate grazing and pasture useage. I don't see on any of the documentation how much property is suggested from either side of the existing road, is it an even amount from both sides, etc? 	 Edra Brashear, TxDOT responded on 10/2/2020: Based on our conversation this afternoon, below please find the information we can provide regarding your areas of concern: 1) I understand this is impacting your personal living comforts. Unfortunately, the prospects of a future 6 lane road for FM 1385 has been a part of the future planning for both the city and county for quite some time. We appreciate your comments and will accommodate where we can. 2) There are a cluster of trees located within the existing right of way (ROW) that will be removed for the upcoming project. The trees along the pond may possibly be saved but not determined until the design phase of the project. 3) We are currently review possible solutions we can your existing pond. I will get back with you once I have more information. 4) Damages to the property site will be addressed during the TxDOT Right of Way (ROW) acquisition negotiation process and property value including the value of the luand itself, the value of any lost improvements, and compensation for damage to the business operations will be considered. This will include your septic system and fencing if located in the area of acquisition. TxDOT ROW acquisition should begin by the end of this year and end April 2023. 5) Per our conversation, I will need to conduct further research and will get back with you. 6) I will further into this issue and will get back with you.
43	Jacki Scott	9/24/2020	Online Comment Form	I oppose the FM1385 expansion. I would like to oppose the suggested expansion of FM1385 and my property being taken for the expansion. This is a country environment with very little traffic. A 4-6 divided lane road is not necessary and it will destroy the country environment. Hwy 380 is only four lanes with enormous congestion problems. Seems like the money for this project could be better spent on major roadways and thorough fares. 1) We moved out here for country living. It won't be a country environment with 6 lanes of traffic. 2) I will lose every single tree on my property with this expansion; as all of my trees are located on the front of property along the fence line and the pond along FM1385 3) I will lose my pond with this expansion. 4) I just incurred the cost and labor of putting up a brand new fence on the front five acreas of my property that would be involved in the expansion. 5) If Denton county ever changes their AG exemption minimum acreage requirements I could lose my ag exemption since you would be taking acreage away from me. 6) I need all of my existing acreage for the pasture and grazing for the livestock that I currently have. Less acreage will make it difficult for adequate grazing and pasture useage. I don't see on any of the documentation how much property is suggested from either side of the existing road, is it an even amount from both sides, etc?	Please see response to 42.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
44	John Dibble	e 9/25/2020	9/25/2020 Online Comment Form	 Thank you for the opportunity to comment on the proposed expansion to FM 1385. My wife and I live in a home in Glenbrook Estates that backs to the subject road. To say that I am concerned is an understatement. Not only will our property value plummet, but so will our quality of life. Notwithstanding the personal financial impact, I wish to offer several considerations for your review. 1) First, our subdivision has shallow backyards for properties backing to FM 1385. Although that road is only two lanes now, the noise level is already loud despite the large Juniper trees on the road side of the 5' wrought iron fence. Imagine what it will be like when it's a six lane divided highway. It makes sense to do some sound studies now. Even though Hwy 380 is only a 4-5 lane road in our area, comparing the relative noise levels there should provide you with some semblance of the sharp rise in noise from a six lane divided highway in our backyards. The likely loss of the Juniper trees from construction root damage will only worsen the noise and privacy issues. Including the cost of at least an eight foot sound/privacy fence must be included, in our opinion. Our small subdivision doesn't have the financial capacity to offset such costs. 2) Air quality will also be a casualty of this planned expansion. Not only will the traffic and carcinogen filled exhaust gases foul the air, the destruction of the grass and trees will remove nature's ability to cleanse the worsening air. 	 As part of the environmental assessment for the project, a traffic noise analysis will be conducted in accordance with TxDOT's (FHWA approved) Traffic Noise Policy Implementation Guidance for Procedures for Analysis and Abatement of Roadway Traffic Noise and Construction Noise (2019) to determine any proposed impacts to sensitive noise receivers such as residential structures. If the noise analysis indicates traffic noise impacts would occur, noise mitigation strategies, such as a traffic noise barrier would be considered. A noise barrier analysis would be conducted to determine if a barrier at the location would meet noise reduction requirements (referred to as being feasible) and cost thresholds (referred to as being reasonable). If a barrier is determined to be both reasonable and feasible, then a barrier would be proposed at the location. Following the environmental clearance, a noise workshop would be held with the benefitted property owners and residents, and a poll would be conducted to determine if the wall will be constructed, based on a majority vote. Greenhouse gases that cause the formation of ozone are produced by stop and go traffic. By improving the operations of FM 1385, TxDOT anticipates improved air quality along the corridor. Air quality analysis would be included as part of the environmental assessment for the project.
44a				 3) Another critical issue surrounding the expansion is entering and exiting from the two roads into our subdivision. Using the southern road to FM 1385 is already dangerous just watching two lanes if headed south. It's hard to envision a future with six lanes and a divider without a stop sign or signal. The horrors of the 12-month Fishtrap closure and the resulting traffic jams are still a painful memory. 4) Plus, our children's Elementary school is in Savanna, across 1385. We must have safe access for pedestrians and vehicles at that crossroads. 5)Finally, refraining from major contingent road improvements at the same time would be helpful in preventing incremental traffic congestion (e.g. widening Fishtrap Rd. or Hwy 380). Respectfully, John and Jan Dibble, 860 English Ivy Dr., Prosper TX 75078 	 3) The TxDOT will develop Traffic Control Plans to maintain access to adjacent properties during construction. 4). The safety features for the project will be examined in the design phase of this project. Please note, during the current planning phase, we currently don't get into the details of the cross walk but will be thoroughly examined at the design phase. 5) The US 380 project should be built before FM 1385 construction starts. The US 380 expansion project is anticipated to be ready for letting/construction starting in December 2021. Currently the FM 1385 project is anticipated to be ready for letting/construction in Spring 2024.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
45	Alan Luttio	9/26/2020	Email	I have reviewed the proposal for the widening of FM 1385 and I must comment on this proposal. What is being proposed is quite literally to build a major highway through my backyard. I find this to be unacceptable. The noise & pollution associated with this will destroy our quality of life. I saw nothing in the proposal which addresses these concerns for all of the home owners along FM 1385. What, if any, plans have you considered to address the blight being proposed? Unless there are concrete and acceptable solutions included in the project I will have no choice but oppose the project. This will include all means available to me including organizing the community to oppose the project, class action legal action and any other measures necessary. I expect to hear from you regarding my concerns. Alan Luttio 1922 Trace Dr Aubrey, TX 76227	 Edra Brashear, TxDOT responded on 9/30/2020: We appreciate your comments for the upcoming FM 1385 roadway improvements. Below is our response to your comments. 1. The FM 1385 improvements is aligned with the Denton County Thoroughfare Plan, see attached. As noted on the plans, FM 1385 is classified as a principal arterial 6 lane divided roadway. This determination is based on the traveling needs required for future development. TXDOT and Denton County has gone to great efforts to provide safe and efficient roadways to handle the travel needs in the area. We are aware of the challenges that come with improving safe roadways to the residents and welcome input from the community. 2. Base on your address at 1922 Trace Drive, the road improvements will not be impacting your backyard, see image below. Also, the individual lots located in your subdivision is not being impacted by the project. 3. A noise and environmental study is being conducted on the project which meets all City, County, State and Federal regulations. These studies will assist in our design of the projects and impacts to the adjacent property owners. 4. I am unaware of what you mean about blight being proposed. Please clarify. In conclusion, our virtual meeting can be found at http://www.keepitmovingdallas.com/FM1385 which will end today. If you have any comments, feel free to contact me.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
46	Mike Velasco	9/29/2020	Email	We understand that widening of 1385 is necessary, and as a homeowner of a Glenbrook Property we fully support it, but please be sensitive to the issues that it may bring to us property owners living in-parallel to the 1385 road. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. You must understand that this is a very large major road basically in our backyards. First. We question the need of a 6 lane road while the 380 remains at 4 lanes. this will only cause further traffic in the intersection of 380 and 1385. re-aligning the 1385 closer to our backyard is also questionable. Second. We are requesting that our community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery. The Cost MUST be on the developer which is TXDOT. It is unfair for our community to deal with the noise pollution and have to come up with the funds to build a certified sound dampening wall. this wall will also preserve our privacy as well as lessening security concerns in having iron fence within a few feet from the road.	Edra Brashear, TxDOT responded on 10/1/2020: We appreciate your comments and feedback as it is an important part of the development process for FM 1385. We do not take your comments lightly. This is one of the reasons we have public meeting in order to encourage the communities voice to be heard during the development process. I am the current TxDOT Project Manager for the planning and environmental phase of the project. The goal of the planning process is to evaluate, assess and provide preliminary design of transportation facilities based on future traffic needs in the community. Once planning is completed, our next step is the design phase where many of the detailed design elements will occur. Below please find the information we can provide regarding your areas of concern: 1. Your first concern was additional traffic at the intersection of US 380 and FM 1385 may create additional traffic congestion. Plans are underway to reconstruct and widen US 380. These maps are ahead of the construction schedule of FM 1385. US 380 will have the ability to handle additional traffic once FM 1385. US 380 will have the ability to handle additional traffic once FM 1385 to the decess US 380. As a result, traffic will be diverted from US 380, the intersection at Fish Trap Road, Gee Road and FM 1385 is being improved in hopes to divert northern traffic along FM 1385 to travel south on Gee Road to access US 380. As a result, traffic will be diverted from US 380 at FM 1385 to the Gee Rd having a positive effect on the congestion issues in the intersection.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
46a				Third. we are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. it is already dangerous to intersect 1385 coming from Glenbrooke with a two way road. imagine 6. Lastly, If the HOA is losing land that is not part of the right of way we expect to be compensated for that loss. As well as loss of landscaping, trees, and irrigation. All of this cost us lots of money and time to plant and grow.	 If TxDOT acquire property, compensation will be provided for any structures taken. This will include fencing, landscaping, etc. TxDOT policy regarding property owners (or HOAs) with existing infrastructure (irrigation systems, landscaping, etc.) impacted that are within the right-of-way acquisition would be compensated to replace or rebuild elsewhere based on the current fair market values. However, it will be the responsibility of the property owner to have the system components moved before construction begins. It appears you are concerned about the noise level increase from the proposed roadway. A traffic noise analysis is being conducted on the project to verify if the noise volume meets the state and federal regulations. Once the analysis is complete, a recommendation of solutions will be offered to the design team to mitigate the sound restrictions. This normally occurs during our environmental investigation which will end roughly around December 2021. Once complete, the recommendations and solutions offered for mitigation (i.e. sound walls) will be presented to the community for review roughly in Spring 2022. Please note, mitigation must meet the state and federal regulation in order to be incorporated on the project. Thank you sharing your views concerning the need for a cross walk and activated flashing lights. The safety features for the project will be examined in the design phase of this project. Please note, during the current planning phase, we currently don't get into the details of the cross walk but will be throughly examined at the design phase. I hope this address all your questions. Feel free to contact me if you have any further questions. Have a great day.
47	Justin Martin	9/29/2020	Email	 Ms. Brashear, In regards to the proposed expansion/realignment of FM-1385, we would like to make a comment regarding access to our affected business/property "Shady Creek RV Park & Storage". I have attached a pdf document of the proposed work with a green line indicating our current FM 1385 ENTRY access location ON THE WEST SIDE OF FM-1385. Any future expansion/realignment must provide access from FM 1385 so that Northbound vehicles may enter the property from a Left turn lane; and likewise vehicles exiting the property must be able to turn North or South. This RV park has 260 sites with a year round population in excess of 500 residents entering and exiting the property daily. 	Edra Brashear, TxDOT responded on 10/2/2020: We appreciate your comments and feedback as it is an important part of the development of this FM 1385 project. I have reached out to you by home and left a message with your assistant. Please call me at your earliest convenience. I am interested in getting some additional information about your establishment prior to address your comment. Feel free to contact at the number below or my cell phone at 214-264-0783. Looking forward to hearing back from you.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
48				 Edra, Below are comments from A1719, LLC on the FM 1385 Improvements, CSJ: 1315-01-030: 1. The proposed realignment creates a triangular tract that is bisected from the overall ranch. There will need to be damages considered at the time of ROW acquisition. The area north of the proposed realignment is also being bisected from the main range which will present difficulties in managing the ongoing cattle operation that do not exist today. In addition to the damages and inconveniences, we would expect TxDOT to provide the appropriate fencing, gating, drives, etc. that meet our ranch standards, as a minimum. Any utilities that are along the old align (east boundary of the triangular parcel, need to be relocated to be along the new ROWs. TxDOT also needs to confirm they will abandon the western half of old ROW to the benefit of A1719 LLC. Has TxDOT conducted any hydrology/hydraulic studies for the proposed bridge associated with the roadway realignment to identify if there are any impacts to the upstream/downstream properties? If such studies do exist, we would like a copy of them. 	 Edra Brashear, TxDOT responded on 10/1/2020: We appreciate your comments and feedback due to its importance of the development of this FM 1385 project. Below please find the information we can provide regarding your areas of concern: 1. Damages to the property site will be addressed during the TxDOT Right of Way (ROW) acquisition negotiation process and property value including the value of the land itself, the value of any lost improvements, and compensation for damage to the business operations will be considered. I would like to talk with you further to get a better idea on the cattle operations and see how FM 1385 can maintain or assist. Contact me at 214-320-6651 or email to let me know what is a good time to discuss on next week. 2. Existing FM 1385 ROW will remain in operation north of Mustang Creek and any utilities and utility easements will also remain. The handling of surplus ROW will be addressed during the TxDOT ROW acquisition process. The ROW acquisition will begin soon and estimated to be completed by April 2023. If TxDOT plans to acquire your property, they will contact you pertaining to the overall process. At that time, you may inquire about the western half of the ROW. 3. A preliminary hydraulic analysis addressing the proposed FM 1385 roadway improvements is ongoing. Once the final drainage report is approved by TxDOT, please feel free to contact me for a copy. I estimate the final study will be officially approved by May 2021.
48a	Ben Norris	9/29/2020	Email	4. We need a median opening at the drive for the Ranch House and cattle operation at approximate Sta 506+50. Due to the change in profile grades, the existing driveway needs to be adjusted to accommodate for large cattle trailers and other farming equipment. 5. It is understood that the Future Denton County Greenbelt Parkway (controlled access roadway) is being planned to intersect at existing FM 428 and FM 1385. How are the new proposed improvements being coordinated with those future improvements? If not, how can those discussions be facilitated with Aubrey, Celina, etc. to make sure efforts are not duplicated. 6. Are there any planned franchise utility relocations related to the FM 1385 expansions that will affect the property?	 4. TxDOT is currently at the planning phase of the project. The goal of the planning process is to evaluate, assess and provide preliminary design of transportation facilities based on future traffic needs in the community. Once planning is completed, our next step is the design phase where many of the detailed design elements will occur. At this phase of the project, the median openings are only shown at the major cross streets. It is only at the design phase when additional median openings will be determined. This coordination will be facilitated with the local government. I would suggest for you to contact your City's Public Works Department to inform them of your request. We currently show the TxDOT design phase will be within the timeframe of July 2021 – July 2023. Feel free to contact me around that timeframe and I can connect you to the TxDOT Design Project Manager for further information. 5. The proposed improvements for FM 1385 were developed in accordance with the Denton County Throughfare plan for the corridor. Denton County is the responsible entity for the Greenbelt Parkway project. The county will be responsible for coordinating with the Aubrey, Celina, TxDOT and other impacted municipalities. As both projects move forward, I would anticipate continuous coordination amongst the municipalities. 6. Unfortunately, this information is not known at this time. A subsurface utility exploration is currently in progress for the FM 1385 project corridor to determine impacts to existing utilities. Once the information is received, we will be able adjust the design based on the finding. We are at the preliminary planning phase of the project and will continue to develop the schematics as data is received.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
48b				 7. Has the ownership to the NW of our property agreed to the proposed realignment of FM 1385 since it bisects their property as well. We would respectfully request to be included in any conversations that would potentially require changes on our property from what has been presented. 8. There is a planned extension to an existing access road along our south property line. It appears that the access drive will be within new TxDOT ROW. Will you be providing a median opening for this relocated driveway that will also benefit our property? 9. It appears FM 1385 is located within the flood plain that also impacts our southeast corner. It appears TxDOT is not raising the FM 1385 profile to remove it from the flood plain. Is there a reason that TxDOT is not making adjustments to remove the new roadway from the flood plain? Has TxDOT conducted any updated hydrology/hydraulic studies for the bridge crossings to identify what the impacts are to the flood plain in this area? If such studies do exist, we would like a copy of them. 10. Has the timing been determined for ROW acquisition? The property is a working cattle ranch, and it would be helpful to know this information for planning purposes. 	 Conversations with property owners are usually done on an individual basis. If any impact to your property manifest, you will be noticed by TxDOT for further discussion. Existing FM 1385 will remain connected to the proposed roadway to maintain access for those properties abutting Mobberly Road, Lights Ranch Road, etc. This connection between the proposed and existing roadway will be a two-lane undivided facility containing no median. At this stage of project development, median openings are shown only at cross streets. Additional median openings will be determined during final design in coordination with local governments. A preliminary hydraulic analysis and environmental assessment addressing the proposed FM 1385 roadway improvements is ongoing and will be completed approximately by April 2021. All drainage features and structure will be designed to meet State, Federal and FEMA Regulations. ROW acquisition is currently in the preliminary stages and contact with property owners can begin somewhere around March 2021 and continue to April 2023.
49	Greg Crenshaw	9/29/2020	Email from Patrick Clark, TxDOT	Hi, I received a call from a realtor named Greg Crenshaw. He said he wanted to know if the FM 1385 project affect his daughter's address at 1910 St. Simmons Street in Savannah. I did see that the project extends to Savannah but I need a little help from the project management team to figure out if the address will be affected and how so. I can give him a call back or you can speak with him if you choose. His number is	Edra Brashear, TxDOT responded on 9/30/2020: Informed Greg Crenshaw that his daughter's property will not be impacted by the FM 1385 improvements.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
50	Phyllis Sepulveda	9/29/2020	Email	I'd like to share my thoughts regarding the FM 1385 project.I'm a resident of the Winn Ridge subdivision, directly off of 1385. We have lived there just a little over a year now and in that time, the traffic on 1385 has increased drastically. Even on the weekends, we have to sit in line up to 10-15 minutes to go a little over a mile to get to the 4-way stop at 1385 and Fishtrap. In addition to Winn Ridge, there are several other neighborhoods growing at a very fast rate. The number of homes being built on a monthly basis is overwhelming. I understand that projects such as the FM 1385 take a lot of planning prior to the start of such a project. What I don't understand is why the timeline reflects late 2021 for environmental clearance, yet nothing is planned to begin until Spring of 2024. That's not only FOUR years from now, but also over 2 years between the environmental clearance and the planned start. Can you please explain why this timeline reflects this gap? I also understand that there are a huge number of projects that must be done every year; however, is it not possible to adjust the priority of projects? Especially when involving an area that I'm guessing is growing faster than most in the entire state of Texas? It seems quite ridiculous to allow the building of SO MANY homes, yet nothing is planned for 4 years from now. I can't imagine how many more homes will be in this area by then.	Edra Brashear, TxDOT responded on 10/2/2020: We appreciate your comments and feedback as it is an important part of the development process for FM 1385. I am the current TxDOT Project Manager for the planning and environmental phase of the project. The goal of the planning process is to evaluate, assess and provide preliminary design of transportation facilities based on future traffic needs in the community. Once planning is completed, our next step is the design phase where many of the detailed design elements will occur. Below please find the information we can provide regarding your areas of concern: 1. The TXDOT project process includes several phases which include the input of the City, County, Regional and Federal entities. The phases includes Project Initiation, Preliminary Engineering & Design, PS&E Development, Letting and Award, Construction and Project Close-out. This is briefly explained as followed: Project Initiation: This phase of the project includes all of the steps between project identification and the execution of the legal agreement between the local government and TxDOT. Preliminary Engineering & Design: The preliminary engineering and design phase defines the overall project configuration, which has elements applicable to both construction and non-construction projects. PS&E Development: This phase focus on developing detailed design and construction plans for the project. Letting and Award: Before a transportation project can be placed under contract, the contracting agency must let it, or make it available for bidding. Construction: This phase set olses all agreements and construction for the project. We are currently in the preliminary engineering design phase which will end Spring 2021. The next phase of the project is the design phase (PS&E) which is a 2-year process. The design dates are approximately from July 2021 to July 2023. I believe this is the timeframe gap you are referring. The Letting date is scheduled for June 2024.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
50a				I would also like to offer a suggestion for the current intersection of FM1385 and Fishtrap. Recently, the west side of Fishtrap from 1385 had a right turn lane added to go north on 1385. Unfortunately, this made things worse as people don't just yield to turn right as you would at an intersection with a traffic light. I'm thinking a traffic light could make a huge difference. It could be set to allow the line that goes from the stop sign north to flow better. This line has increasingly become further and further from the intersection. Something has got to be done. We should not be expected to pay the amount of taxes that we do and have to spend 10-15 minutes to go less than a mile.Thank you for the opportunity to share. Any immediate improvements to this area would be greatly appreciated.	 2. I also understand that there are a huge number of projects that must be done every year; however, is it not possible to adjust the priority of projects? Especially when involving an area that I'm guessing is growing faster than most in the entire state of Texas? It seems quite ridiculous to allow the building of SO MANY homes, yet nothing is planned for 4 years from now. I can't imagine how many more homes will be in this area by then. All projects are planned for in advance and input from local, county and regional entities are included in the process. The availability of funding is also a critical part of the process which is fixed by State legislation. Based on availability of funding and need, all projects are thoroughly analyzed and placed appropriated on the timeline. 3. I would also like to offer a suggestion for the current intersection of FM1385 and Fishtrap. Recently, the west side of Fishtrap from 1385 had a right turn lane added to go north on 1385. Unfortunately, this made things worse as people don't just yield to turn right as you would at an intersection with a traffic light. I'm thinking a traffic light could make a huge difference. It could be set to allow the line that goes from the stop sign north to flow better. This line has increasingly become further and further from the intersection. Something has got to be done. We should not be expected to pay the amount of taxes that we do and have to spend 10-15 minutes to go less than a mile.
50b				 Phyllis Sepulveda 10/02/2020; Thank you for providing the details of the project. As I mentioned, I understand there are a lot of different aspects to large projects such as this, but waiting til 2024 to even begin this project is very concerning. I will contact Prosper and Denton County regarding the status of a traffic light. Thanks again. 	Your comments have been received and well noted for the continuous progress of the project. At this phase, TxDOT does not analyze intersections for traffic signal. We are currenting in the preliminary engineering phase which sole purpose is to start the initial planning and analysis of the project. Traffic signal warrants are typically done later during the design phase in coordination with the County or City. Currently we are aware there have been discussions from Town of Prosper and Denton County for plans to add a signal at Fishtrap Rd and FM 1385 intersection. I hope this response address your comments. You are free to contact me with comments and questions in the future.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
51	Kirk Rogers	9/30/2020	Email	What is going to be done about the road noise, not only from existing construction going on in the area but the vehicle noise? People think they have hotrods when they just have bad muffler systems, while a number of motor cycle riders like to share their music. All this is very annoying. I live at the intersection of FM1385 and Fishtrap Rd. that currently is a 4 way Stop Sign intersection and soon to have a Stop Light. The noise has progressively gotten louder with new construction and traffic. Can or will some type of wall or other noise reduction be put in place as has been done on FM423?	Edra Brashear, TxDOT responded on 10/1/2020: We appreciate your comments and feedback as it is an important part of the development of this FM 1385 project. Your comments are welcome as we continue in the planning phase of the project. When it comes to the increase noise level due to construction that is outside of our hands. This would be under the jurisdiction of the City and I would suggest you contact them to voice your concerns. For the FM 1385 project, TxDOT will conduct a traffic noise analysis to verify if the noise volume meets the state and federal regulations. Once the analysis is complete, a recommendation of solutions will be offered to the design team to mitigate the sound restrictions. This normally occurs during our environmental investigation which will end roughly around December 2021. Once complete, the recommendations and solutions offered for mitigation (i.e. sound walls) will be presented to the community for review roughly in Spring 2022. Please note, mitigation must meet the state and federal regulation in order to be incorporated on the project. Also (under the current proposed layout) the intersection of Fishtrap Rd and FM 1385 will be shifted approx. 350 ft to the east which should reduce the impact of vehicle noise for your property. I hope this provides you a better understanding of our process. If not, feel free to contact my email or phone to discuss further.
52	Dianne Reyes	9/30/2020	Email	We understand that widening of 1385 is necessary, and as a homeowner of a Glenbrooke Property we fully support it, but please be sensitive to the issues that it may bring to us property owners living in-parallel to the 1385 road. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. You must understand that this is a very large major road basically in our backyards. We lived specifically next to the proposed road widening and it creates worries to our family. Here are our concerns: As of now, we can already hear alot of noise within 2 lanes, so we are requesting that our community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery. The COST MUST be shouldered by TXDOT, for i believe it may cost a million dollars which the HOA and the property owners doesn't have an enough money to cover the cost.	Edra Brashear, TxDOT responded on 10/2/2020: We appreciate your comments and feedback as it is an important part of the development process for FM 1385. I am the current TxDOT Project Manager for the planning and environmental phase of the project. The goal of the planning process is to evaluate, assess and provide preliminary design of transportation facilities based on future traffic needs in the community. Once planning is completed, our next step is the design phase where many of the detailed design elements will occur. Below please find the information we can provide regarding your areas of concern: 1. For the FM 1385 project, TxDOT will conduct a traffic noise analysis to verify if the noise volume meets the state and federal regulations. Once the analysis is complete, a recommendation of solutions will be offered to the design team to mitigate the sound restrictions. This normally occurs during our environmental investigation which will end roughly around December 2021. Once complete, the recommendations and solutions offered for mitigation (i.e. sound walls) will be presented to the community for review roughly in Spring 2022. Please note, mitigation must meet the state and federal regulation in order to be incorporated on the project.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
52a				It is unfair for the property owners to pay for a long term for a project that is not beyond our control. It is also unfair to our community to deal with a noise pollution. The wall we are requesting is also to preserve our privacy and to lessen the security concerns and safety in having iron fence within few feet from the proposed road. Next, We question the need of a 6 lane road while the 380 remains at 4 lanes. This will only cause further traffic in the intersection of 380 and 1385. Re-aligning the 1385 closer to our backyard is also questionable.	 When the iron fence is within the propose right of way, damages to the property site will be addressed during the TxDOT Right of Way (ROW) acquisition negotiation process and property value including the value of the land itself, the value of any lost improvements, and compensation for damage to the business operations will be considered. I would like to talk with you further to get a better idea on the cattle operations and see how FM 1385 can maintain or assist. Contact me at 214-320-6651 or email to let me know what is a good time to discuss on next week. Your first concern was additional traffic at the intersection of US 380 and FM 1385 may create additional traffic congestion. Plans are underway to reconstruct and widen US 380. These maps are ahead of the construction schedule of FM 1385. US 380 will have the ability to handle additional traffic once FM 1385 is underway. To improve congestion on FM 1385 just north of US 380, the intersection at Fish Trap Road, Gee Road and FM 1385 is being improved in hopes to divert northern traffic along FM 1385 to travel south on Gee Road to access US 380. As a result, traffic will be diverted from US 380 at FM 1385 to the Gee Rd having a positive effect on the congestion issues in the intersection.
52b				We are also requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. It is already dangerous to intersect 1385 coming from Glenbrooke with a two way road specially during peak hours. So do you have any proposed idea on how going out of our community? Imagine 6 lanes. Next, is there any chance that you build a street light pole within the 1385 (within fishtrap area), another security concerns for the road is almost closed to our backyards and we don't want to worry everyday. Lastly, If the HOA is losing land that is not part of the right of way we expect to be compensated for that loss. As well as loss of landscaping, trees, and irrigation. All of this cost us lots of money and time to plant and grow. Hoping for your consideration regarding this matter. Thank you!	 The re-alignment of FM 1385 is definitely closer to your property. This is something I am looking at very closing. Although we will require additional ROW, we are looking at ways to lessen the impact near your property. We may be able to reduce the space adjacent to your property, but it may just be a few feet. Our dilemma is to ensure we have enough space for utilities located on the west side of FM 1385. There is also the issue of a 120ft dedicated ROW corridor dedicated to the Town of Prosper that was preserved for these improvements that extends from the back of the 10 ft. landscape easement behind your back property (click on the following link to access this). https://www.dentoncad.com/api/plat/image/SD4401A. Pedestrian ramps and crosswalks that meet the Americans Disabilities Act (ADA) are required to be included with any installation of sidewalks. These details are developed later in the process in the detailed design/ PS&E phase. Street light poles will be determined in the design phase of the project. As far as loss of HOA land, please refer back to comment #2. Compensation is provided for damages.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
53	Donny Crawford	9/30/2020	020 Email	I appreciate the presentation and being able to go and watch it after the fact as I work in the south Dallas area. It was also linked to our community closed FaceBook page for all to see to ensure all impacted are aware of the ongoing plans for improving roadways. We only have 399 homes here in Glenbrooke, which by the way, in your presentation was showing Glenbrooke and The Estates at Doe Creek as one community. I know our community is small but we work hard at keeping it safe, well maintained and try to keep our waterways clean and safe so as to insure we maintain our property values for our future. I myself volunteered as the president of the Glenbrooke Hoa from 2014 until this last spring. I implore you to please take the following notes in consideration when planning the project to help us protect the community and the value of our families homes in which we live. We will need a sound barrier wall constructed along 1385. THe community was built following the rules and construction guidelines set forth by the City \of Prosper. That mandate was for a wall with at least 50% view. The builder put in the stone column with iron spacing. Even now it is a good barrier with the bushes and plantings that we have kept placed. This will definitely not be enough for a 6 lane divided road with all the construction vehicles and trucks that will be using it in the future. WE have a very modest HOA fee and are proud of what we do with it, but it is definitely not enough to build a satisfactory solid wall the length of our community. This will need to be included in your scope.	Edra Brashear, TxDOT responded on 10/2/2020: We appreciate your comments and feedback as it is an important part of the development process for FM 1385. I am the current TxDOT Project Manager for the planning and environmental phase of the project. The goal of the planning process is to evaluate, assess and provide preliminary design of transportation facilities based on future traffic needs in the community. Once planning is completed, our next step is the design phase where many of the detailed design elements will occur. Below please find the information we can provide regarding your areas of concern: 1. The exhibit we choose to label the larger adjacent neighborhoods in the area, as a result only Glenbrooke was identified. We recognize that The Preserve at Doe Creek is separate and located east of Glenbrook. 2. A traffic noise analysis is being conducted on the project to verify if the noise volume meets the state and federal regulations. Once the analysis is complete, a recommendation of solutions will be offered to the design team to mitigate the sound restrictions. This normally occurs during our environmental investigation which will end around December 2021. Once complete, the recommendations and solutions offered for mitigation (i.e. sound walls) will be presented to the community for review roughly in Spring 2022. Please note, mitigation must meet the state and federal regulation in order to be incorporated on the project. The functionality of a noise wall may be limited due to the Town of Prosper ordinances mandating 50% openings to perimeter fences, which may have implications on the inclusion of the wall.
53a				There are children that live in Glenbrooke that go to school in Savannah. With that, they have friends that live in Savannah, play sports at the Savannah fields There will need to be some sort of walkway, Crosswalk with signals, pedestrian crossing, you get my drift. They ride bicycles across and back. A safe way for them to have egress to the western side. WE run the trails there. Someday our pathways will connect into Prosper, but as of now, we go west and that should and can not be taken away without a way to safely cross the road. We have irrigation out there right now. Who is going to safely remove and plug the ends?	 Thank you sharing your views concerning the need for a cross walk. The safety features for the project will be examined in the design phase of this project. Please note, during the current planning phase, we currently don't get into the details of the cross walk but will be thoroughly examined at the design phase. Currently, a 10' shared use path will be located on both side of FM 1385. As this project enters the design phase (anticipated to start July 2021), evaluation will be made pertaining any linkage to the existing trail. If the irrigation system is within the proposed right of way to be acquired, TxDOT will provide compensation. Damages to the property site will be addressed during the TxDOT Right of Way (ROW) acquisition negotiation process and property value including the value of the land itself, the value of any lost improvements, and compensation for damage to the business operations will be considered. As TxDOT will be responsible for compensation, it will be up to the property owner to remove all structures within the right of way and relocate the system.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
53b				As of now, Fishtrap/Gee to the north of Glenbrooke is too congested as it is. In the evenings the 4 way at 1385 and Fishtrap is backed up, people use Lancashire to Coventry English ivy to Glenbrooke main entrance as a race way to beat others to 380/Savannah and west. Our kids are at risk every evening and shutting parts of 1385 down will leave us one egress to Fishtrap. There is way too much construction due on 380 with upcoming flyovers and widening, we only hope that this is scheduled to not coincide with that. Yes it will be hard to live with years of road work, but not having it all going at once would be great. It's bad enough Fishtrap was shut down twice already in the last two years and it's still only 2 lanes. Thank you for taking the time to read my ramblings. Glenbrooke is a great small community full of families who decided to make this their home. I know we looked long and hard before deciding on this place and having moved all over the world in my military career. We both still work in DoD support jobs and not being able to buy every place we were stationed, when we had the chance to settle, here we are. I only ask that you take the time to plan and respect our wishes and hopes for keeping our homes safe.These are our homes, where we enjoy the best of life with our families and do not wish to have our home lives disrupted and our home values impacted if the management of this project is not conducted with integrity and consideration for everyone concerned. Donny Crawford 951 English Ivy Drive	5. Plans are underway to reconstruct and widen US 380. These plans are ahead of the construction schedule of FM 1385 therefore US 380 will be completed prior to the start construction of FM 1385. US 380 will have the ability to handle additional traffic once FM 1385 is underway. To improve congestion on FM 1385 just north of US 380, the intersection at Fish Trap Road, Gee Road and FM 1385 is being improved in hopes to divert northern traffic along FM 1385 to travel south on Gee Road to access US 380. As a result, traffic will be diverted from US 380 at FM 1385 to the Gee Rd having a positive effect on the congestion issues in the intersection. pathways will connect into Prosper, but as of now, we go west and that should and cannot be taken away without a way to safely cross the road.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
54	Mike and Jackie Alexander	9/30/2020	Email	 9996 FM 1385 Pilot Point, Tx. 76258 Questions: When will we know what you are going to do for us? Our septic system? Privacy fencing? We are very concerned You will be taking all of our front lawn. When will we hear from you on these matters. Equine Express, what is going to be done for the Horse Hauling Business? Trucks coming and going, in and out of 4 lane. Please let us know something soon. Thank you, Mike and Jackie Alexander. 	Edra Brashear, TxDOT responded on 10/2/2020: We appreciate your comments and feedback as it is an important part of the development process for FM 1385. I am the current TxDOT Project Manager for the planning and environmental phase of the project. The goal of the planning process is to evaluate, assess and provide preliminary design of transportation facilities based on future traffic needs in the community. Once planning is completed, our next step is the design phase where many of the detailed design elements will occur. Below please find the information we can provide regarding your areas of concern: 1. Damages to the property site will be addressed during the TxDOT Right of Way (ROW) acquisition negotiation process and property value including the value of the land itself, the value of any lost improvements, and compensation for damage to the business operations will be considered. This will include your septic system and fencing if located in the area of acquisition. TxDOT ROW acquisition should begin by the end of this year and end April 2023. 2. We are in receipt of your Public Meeting comments, as well as others from nearby property owners located along the FM 1385 project corridor regarding driveway and median access. The final location of these median openings (between cross-streets) will be determined during final schematic design in coordination with the local governments. In summary, the horse hauling business is still being evaluated by the design team and design will be determined in the design phase which is scheduled from July 2021 to July 2023. If you have any further comments or questions, feel free to call or email. Have a great day.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
55	Ravi Pemmasani	9/30/2020	Email	This is regarding the recent ROW proposed plan on FM1385. I am the managing member of Pemmasani Interests, LLC who owns property which is being affected by this proposed ROW. The proposed alignment bisects our property in a manner that will affect our plans for development. Please note that we do have an approve TCEQ Municipal Utility District that was based on development assumptions that will be impacted by the proposed new alignment. The loss of ROW will reduce the available lot counts utilized in the district formation and there will be additional units lost due to the property being split into two parcels. This new alignment will require additional infrastructure to develop the property (i.e. additional collector roads, duplication of amenities centers, entry features, landscape setbacks, etc). The proposed realignment bisects the overall property, affecting the ongoing ranch & framing operations and will present difficulties in managing the ranching operations. In addition to the damages and inconveniences, we would expect TXDOT to provide the appropriate fencing, gating, drives, etc. that meet our ranch standards, as a minimum. The current alignment leaves an unusable parcel between the new FM 1385 and our west property line. The new alignment needs to be shifted about 100 feet to the east to make this parcel developable. In addition, the planned alignment orphans a small tract of land between the proposed ROW, our south property line and the existing flood plain (around Station 544+00).	Edra Brashear, TxDOT responded on 10/2/2020: We appreciate your comments and feedback as it is an important part of the development of this FM 1385 project. We are in receipt of your Public Meeting comments, as well as others from nearby property owners located along the FM 1385 project corridor. We are working on refining this alignment alternative to minimize impacts to adjacent property including nearby Mustang Baptist Church. A separate meeting can be scheduled to go over these impacts and options. Damages to the property site will be addressed during the TxDOT ROW acquisition negotiation process and property value including the value of the land itself, the value of any lost improvements, and compensation for damage to the business operations will be considered.
55a				We have following concerns and appreciate TXDOT response: • Has TXDOT conducted any hydrology/hydraulic studies for the proposed bridge associated with the roadway realignment to identify if there are any impacts to the upstream/downstream properties? If such studies do exist, we would like a copy of them. • Are there any planned franchise utility relocations related to the FM 1385 expansion that will affect the property? • What is the timing for the planned ROW acquisition process? It would be helpful to understand the timing to factor into our ongoing planning process for this property along with understanding the effects on our ongoing ranching operations. Upon review, please advise of any questions and/or comments related to this matter.	Below please find the information we can provide regarding your areas of concern: o A preliminary hydraulic analysis addressing the proposed FM 1385 roadway improvements is ongoing. o A subsurface utility exploration is currently in progress for the FM 1385 project corridor to determine impacts to existing utilities. o ROW acquisition will begin at the completion of the FM 1385 schematic design phase of the project in Late 2021. This project letting date is currently set for Spring 2024. The letting date is based on available funding, and therefore is subject to change.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
56	Christine Hancock	9/30/2020	Email	The proposed realignment and pavement removal of FM 1385 at Mustang Road will have a potential impact on the commercial tract and the main entrance into the Mobberly Farms development. We are including the Concept Plan and a link to download the Preliminary Plat, approved by Denton County for your information . As you can see from the attachments this negatively affects both our commercial property and residential property. Please contact me if you have any questions or need more information concerning the Mobberly Farms development. https://www.dropbox.com/s/koz18843n0mpw24/Mobberly%20Pr elim%20Plat%208-15-2019%20update.pdf?dl=0	Edra Brashear, TxDOT responded on 10/2/2020: Thank you for your comments. We are in receipt of your Concept Plan and Preliminary Plat of Mobberly Farms which will be assessed alongside the other nearby property owner comments which TxDOT has received. This information is helpful as we continue to proceed further in the planning process.
57	Justin Young	10/1/2020	Email	To Whom It May Concern: While the widening of FM 1385 is necessary, I feel that we all must be cognizant of the real issues that may arise from such a major project. With the support of council members, the residents of Glenbrooke Estates in Prosper hope that you do not take our concerns lightly. We have both questions and concerns regarding the future FM 1385 improvement plans. As currently planned, we feel that a major widening, to a six lane roadway, will be disruptive influence to the community and property owners, especially those most directly affected with properties abutting the planned improvement zone. The improved six lane road appears to come dangerously close to the existing properties of Glenbrooke, providing added stress and the threat of additional noise pollution, with both safety and privacy concerns. Please find our questions and comments below: 1. Glenbrooke Estates residents are requesting a certified noise barrier between the roadway and properties backing up to FM 1385, as the six lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve both noise reducing walls for the added noise pollution it will create, AND serious privacy concerns with the roadway being moved to close to the homes. Our current black iron fences were not designed or built for this type of project in our backyards. A cost of this magnitude cannot be placed on a neighborhood to fund, as resources of that size would never become available from an organization such as a HOA. With TXDOT being the developer, would this be something that is being considered due to the sizable impact?	Edra Brashear, TxDOT responded on 10/2/2020: We appreciate your comments and feedback as it is an important part of the development process for FM 1385. I am the current TxDOT Project Manager for the planning and environmental phase of the project. The goal of the planning process is to evaluate, assess and provide preliminary design of transportation facilities based on future traffic needs in the community. Once planning is completed, our next step is the design phase where many of the detailed design elements will occur. Below please find the information we can provide regarding your areas of concern: 1. For the FM 1385 project, TxDOT will conduct a traffic noise analysis to verify if the noise volume meets the state and federal regulations. Once the analysis is complete, a recommendation of solutions will be offered to the design team to mitigate the sound restrictions. This normally occurs during our environmental investigation which will end roughly around December 2021. Once complete, the recommendation sand solutions offered for mitigation (i.e. sound walls) will be presented to the community for review roughly in Spring 2022. Please note, mitigation must meet the state and federal regulation in order to be incorporated on the project.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
57a	Justin Young	10/1/2020	Email	 Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance at Glenbrooke Dr. across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a six lane road safe. Will this be included with the plans? Will you be able to ensure alternate routes will be available and improved for heavy traffic flow, and that 1385 will not be relied upon as the sole artery to towns north of this area? Regionally it would be most beneficial if there was assurance that the 1385 widening does not overlap in any way with the forthcoming Highway 380 widening. This densely populated and high traffic area cannot withstand multiple large infrastructure projects at once. Can you say for a fact that these two projects will not overlap? If the HOA is losing land that is not part of the right of way, will we be compensated for that loss? This would include any loss of landscaping, trees, and irrigation. This all will have to be removed, replaced, or relocated, which is a cost that should not be placed on the neighborhood. 	 Thank you sharing your views concerning the need for a cross walk and activated flashing lights. The safety features for the project will be examined in the design phase of this project. Please note, during the current planning phase, we currently don't get into the details of the cross walk but will be thoroughly examined at the design phase. Pedestrian ramps and crosswalks that meet the Americans Disabilities Act (ADA) are required to be included with any installation of sidewalks. To improve congestion on FM 1385 just north of US 380, the intersection at Fish Trap Road, Gee Road and FM 1385 is being improved in hopes to divert northern traffic along FM 1385 to travel south on Gee Road to access US 380. As a result, traffic will be diverted from US 380 at FM 1385 to the Gee Rd having a positive effect on the congestion issues in the intersection. Plans are underway to reconstruct and widen US 380. These maps are ahead of the construction schedule of FM 1385 is underway. Damages to the property site will be addressed during the TxDOT Right of Way (ROW) acquisition negotiation process and property value including the value of the land itself, the value of any lost improvements, and compensation for damage to the business operations will be considered.
57b	Justin Young	10/1/2020	Email	 6. What will the distance be from FM 1385 to the property lines of the 700-800 block of English Ivy Dr.? 7. Why must the roadway curve so close behind the houses of English Ivy as it approaches Gee Rd., rather than continue on a straight path equally in between Glenbrooke and Savannah? 8. Will Gee Road be improved to six lanes in the future as well? Thank you for listening to our concerns and recommendations. We hope that this project can achieve the balance of providing the much needed infrastructure improvement without sacrificing the need to protect homes and residents from a very busy road once it's built out. 	 6. The approximate distance between nearest face of curb and fence line is 25ft. Please note, the roadway is outside your property line and no additional right-of-way is being requested on your property. 7. The re-alignment of FM 1385 is definitely closer to your property. This is something I am looking at very closing. Although we will require additional ROW, we are looking at ways to lessen the impact near your property. We may be able to reduce the space adjacent to your property, but it may just be a few feet. Our dilemma is to ensure we have enough space for utilities located on the west side of FM 1385. There is also the issue of a 120ft dedicated ROW corridor dedicated to the Town of Prosper that was preserved for these improvements that extends from the back of the 10 ft. landscape easement behind your back property (click on the following link to access this). https://www.dentoncad.com/api/plat/image/SD4401A 8. Yes, Gee Rd will also be improved to 6-lanes in the future. The Town of Prosper is responsible for Gee Rd limits from US 380/FM 423 intersection to FM 1385. Currently the Town's Master Thoroughfare plan has plans for widening the limits of Gee Rd from US 380 to FM 1385 to 6 lanes divided with 120ft (TYP) ROW.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
58	Justin Young	9/30/2020	Online Comment Form	As of now, Fishtrap/Gee to the north of Glenbrooke is too congested as it is. In the evenings the 4 way at 1385 and Fishtrap is backed up, people use Lancashire to Coventry English ivy to Glenbrooke main entrance as a race way to beat others to 380/Savannah and west. Our kids are at risk every evening and shutting parts of 1385 down will leave us one egress to Fishtrap. There is way too much construction due on 380 with upcoming flyovers and widening, we only hope that this is scheduled to not coincide with that. Yes it will be hard to live with years of road work, but not having it all going at once would be great. It's bad enough Fishtrap was shut down twice already in the last two years and it's still only 2 lanes.	Plans are underway to reconstruct and widen US 380. The US 380 project will be completed prior to the start construction of FM 1385. US 380 will have the ability to handle additional traffic once FM 1385 is underway. A traffic control plan for the FM 1385 construction will be developed during the project design phase. Although lane closures may be required, full road closure is not anticipated. To improve congestion on FM 1385 just north of US 380, the intersection at Fish Trap Road, Gee Road and FM 1385 is being improved in hopes to divert northern traffic along FM 1385 to travel south on Gee Road to access US 380.

ATTACHMENT B NOTICES

The Virtual Public Meeting notice was published in English in Denton Chronicle on August 30, 2020 and 380 News on September 1, 2020. It was published in Spanish in Al Día Dallas on September 2, 2020.

- Newspaper Advertisements
- Virtual Public Meeting Notice
- Keep It Moving Dallas Website
 - TxDOT Website

Denton Record-Chronicle

From Page 1A Visits

March 9, when she helped shepherd Amber through medical tests - a process that can frighten and agitate Amber, who has developmental disabilities and a brain injury from birth.

"Amber can't speak for herself," Biggs said. "Her yes doesn't always mean yes, and her no doesn't mean no. But my yes means yes, and *my* no means no. And Amber understands that. She takes it very seriously when I say, 'I will see you soon.' I can see where I am losing my integrity with Amber. It just breaks my heart. I have always followed through with her."

The center referred questions to the chief press officer of Texas Health and Human Services. Calls to the state office had not been returned by late Friday.

The center is governed by Gov. Greg Abbott's declaration of emergency in response to COVID-19, which was recently extended for Texans in nursing and long-term care living facilities through Sept. 29, according to an email from the health commission. Now, long-term care centers can have limited indoor and outdoor visits, but only if there are no active cases of COVID among residents, if staff members have tested negative for 14 days, and there are enough staff to facilitate visits in compliance with infection control requirements. For indoor visits, residents and visitors must be separated with a Plexiglass safety barrier.

Biggs is among caregivers demanding a better response for the elderly in nursing and memory care facilities and Texans living in long-term care facilities. Biggs has joined Texas Caregivers for Compromise, a group of advocates that is petitioning the Texas Health and Human Services Commission and the state Legislature to let them visit their loved ones in person. Nichols collated the stories of Texans desperate to visit their loved ones in nursing or long-term care centers.

"Because isolation kills too, that's part of the name," Biggs said. "People are dying. They're dying alone and untouched. It doesn't make any sense. People can come into the center from the outside - plumbers, electricians. I get it that they have to be able to get onto the campus. But they're going into the residential units; caregivers can't. Judges can come in if they determine that it's essential. But guardians can't. Amber is my child. I'm her guardian, not the state."

Through a Facebook page, caregivers and advocates share stories of their loved ones' progress or decline during the pandemic, and the group founder, Mary Nichols, posts resources, webinars and videos from officials from the commission.

The Denton center was hit hard by the novel coronavirus last March, and Biggs said she went to the center hoping to see her daughter, who suffers from acute psychosis occasionally but thrives on her routine. Before the pandemic, Biggs would see her daughter twice a week, taking her off the campus to shop and get some stimulation.

"She loves going to Twice as Nice and picking out things for her friends," Biggs said, adding that the local thrift store is a bright spot for her daughter. "She loves picking out things for





DRC file photo

Angela Biggs came to the gate at the Denton State Supported Living Center on June 5 to drop off a few things for her daughter, Amber Reynolds, whom she has not seen since early March. She handed them to a staff member outside the front gates of the center.

her sister."

She took a bright, colorful care package for Amber but didn't get to see her daughter. It's been almost six months since she has been able to talk to Amber face to face. On the phone, Amber sometimes sounds confused, and Biggs said she saw a note about her daughter leaving her residence unit and wandering on the campus at night when she was reviewing Amber's more recent records.

Texas

Department

of Transportation

Biggs said she sees this as a sign that her daughter is suffering in isolation, and vulnerable to psychosis. All Briggs can offer her daughter are the Scriptures the two love, singing silly songs and "pivoting" to lighthearted tones when Amber sounds distressed. The family moved Amber to

the center in 2014, and Biggs said the staff gives her the care she needs. Biggs said she "shadows and models" for the staff how to best interact with Amber, who gets nervous during medical appointments. Amber has a medical test coming up, Biggs said.

That means they have to put a mask on her, which she's not going to do," Biggs said. "I'm worried that she's not going to sleep. If she doesn't sleep, she can go into psychosis. She's already sleeping on the couch instead of her bed. And if she goes into psychosis, I can't be there to help her. I can't be there to model for the staff what she needs."

Biggs said it's frustrating for caregivers, who understand both their role and the risks of COVID-19.

"What happened to our rights and the rights of the residents?" Biggs said. "We can't even come up and go into the office. Judges can. Police can. Medical students can. Why is that everyone under the sun can come in and wear PPE - but we can't?"

Biggs said Gov. Abbott is "playing God" with the state's most vulnerable residents.

"Abbott and Health and Human Services, they are the ones who have laid this out. Their hands are on the rudder," Biggs said. "I'm asking the governor what good parent doesn't take all precautions to prevent injury and illness for their children? Abbott said earlier during the pandemic, 'We are Texans. We can do this. We can wash our hands and do the social distancing.' But we [caregivers] can't be trusted? We have given our trust over to the state. Amber is my child; she is not the state's."

Biggs said caregivers feel abandoned by Abbott and the state, and that the staff and administration at the center are powerless to stoke connections that reinforce the rights of residents.

"Abbott has robbed us of the right and the joy of caring for our parents and our children," she said. "It's moral injury. For us, the guardians, it's a moral injury ... It's almost six months since I've seen my daughter. She's been wandering the campus at night. What if she gets off of the campus and starts wandering there on the highway? I can't help her. I'm not allowed. What if she gets off of the campus and gets raped or killed? Never finding her is one of my biggest fears aside from psychosis.

"We deserve so much better. Our loved ones deserve better."

LUCINDA BREEDING can be reached at 940-566-6877 and via Twitter at @ LBreedingDRC.

Notice Virtual Public Meeting FM 1385 From US 380 to FM 455 CSJ: 1315-01-030

Denton County, Texas

The Texas Department of Transportation (TxDOT) is proposing reconstruction improvements to Farm to Market (FM) 1385 from United States (US) 380 to FM 455 in Denton County, Texas. This notice advises the public that TxDOT will be conducting an online virtual public meeting on the proposed project. The virtual meeting will be held beginning on Tuesday, September 15, 2020. The virtual public meeting will consist of a pre-recorded video presentation explaining the proposed project, which includes both audio and video components, along with other exhibits and materials for your review. The virtual public meeting materials will be posted to www. keepitmovingdallas.com/FM1385 on Tuesday, September 15, 2020 and will remain available online through the comment period deadline of Wednesday, September 30, 2020. If you do not have internet access, you may call (214) 320-6651 between 8 a.m. to 5 p.m. to ask guestions about the project and access project materials during the project development process. Formal comments may be provided by mail, email, or voicemail as explained below. Please note that the materials will not be available until September 15, 2020.

The FM 1385 reconstruction project includes widening an approximately 12-mile section of FM 1385 from US 380 to FM 455. The existing FM 1385 is a two-lane rural highway with 12-foot wide shoulders within the existing right-of-way varying from 80 to 120 feet wide. The proposed FM 1385 would be reconstructed as a six-lane divided urban facility. In addition, a potential reroute of the central portion of FM 1385 is being evaluated. The 0.9-mile long potential reroute is located south of Mustang Road and would directly connect FM 1385 to the north and south without requiring vehicles to travel along the Mustang Road portion of the existing FM 1385. The proposed project will affect the cities of Little Elm, Pilot Point, Aubrey, and Denton County.

Wills, Trusts, Estates, Probate Probate Litigation, and Estate Planning



Dena A. Reecer BOARD CERTIFIED Estate Planning & Probate Law Texas Board of Legal Specialization BOARD CERTIFIED

The Reecer Law Firm is carefully considering the current situation regarding COVID-19. At this time, our office is continuing to accept appointments. In support and concern for our employees, our clients, and our health care professionals, we are also offering to our clients and community the following:

- online remote video conferences
- telephone conferences
- secure document transmission
- remote estate planning document execution

400 West Oak, Suite 205 | Denton, Texas 76201 | 940.382.3168 www.ReecerLaw.com



arrangements in keeping with your wishes. We are here helping people in our community during

We're here on weekends to help with pre-planning and decisions.



"Continuing the Commitment of Family Service"

Bill DeBerry Funeral Directors

2025 W. University • 383-4200 www.deberryfuneraldirectors.com The proposed project, subject to final design considerations, is currently determining the proposed right-of-way and would potentially have several displacements to residential, nonresidential, and other secondary structures. Relocation assistance is available for displaced persons and businesses. Information about the TxDOT Relocation Assistance Program and services and benefits for displaces and other affected property owners, as well as information about the construction, can be obtained from the TxDOT district office by calling (214) 320-6651 or by visiting www.keepitmovingdallas.com/FM1385.

The proposed project will be evaluated for impacts to properties protected under Section 4(f) of the Department of Transportation Act of 1996. No public owned parks or land, wildlife or waterfowl refuges, or historic sites protected by Section 4(f) are known to occur adjacent to the FM 1385 project area; however, once designs are finalized further analysis will be completed to document compliance with this regulation. Public comment on the effects of the proposed project on the activities, features, or attributes of the potential displacements may be submitted as described below.

Maps and drawings showing the proposed project location and design, tentative construction schedules, and other information regarding the proposed project will be available online at www.keepitmovingdallas.com/FM1385.

TxDOT makes every reasonable effort to accommodate the needs of the public. The virtual public meeting will be conducted in English. If you have a special communication accommodation or need for an interpreter, a request can be made. If you have a disability and need assistance, special arrangements can also be made to accommodate most needs. Please call (214) 320-4485 no later than Thursday, September 10, 2020. Please be aware that advance notice is requested as some accommodations may require time for TxDOT to arrange.

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OUR GOALS

MAINTAIN A SAFE SYSTEM • ADDRESS CONGESTION • CONNECT TEXAS COMMUNITIES BEST IN CLASS STATE AGENCY

HOME & GARDEN

Fall Veggies

Janet Laminack



DENTON COUNTY, TX-As I left town for a few days, I said my goodbyes to all my plants. I dry and didn't want to burden my cat sitter with caring for my plants get a killing frost. Our average write this, we are hoping for some much-needed rain from Hurricane Laura. If we get "some" rain and

shape for some fall gardening.

knew it was going to be hot and plants established in this heat seed so that your harvest is staggered. even summer squash. ing pumpkins. Radishes need fore the frost such as beans, squash, Live has some recorded videos

Extension specialist Dr. Sam Cotner tomato and okra. Fall is the best time to used to say, "If you can't grow radish, plant trees and some say it's we can't help ya." The truth is that bles, but go for it, if you are daring. the best time for us to grow radishes are near instant gratification Tomatoes and pepper transplants vegetables. Gardening in the in that they germinate quickly and should be planted already if you fall is a gamble, which is ex- are ready to harvest in 3-4 weeks. For refer to planting guides. I am still actly like gardening in every this reason, they are a great candidate going to put a tomato in for the fall. other season. In this case, you for succession planting. That means I'm a risk taker. Now is the time to are hoping you can get your that every week, you put out some plant bush beans, cucumbers and

and able to produce before we Who wants 50 radishes in one week? Another thing to keep in mind shrubs and perennials established. as well. Besides that, typically I first frost is November 16. On is that some veggies can survive Fruit trees are often planted barehave an "I just can't even" garden- your seed packet, it will tell a frost or temperature below 32 root in the winter. Check out ing period in August which means you how long until harvest for degrees. Those include radish, leaf "Fruits, Vegetables and Herbs" survival of the fittest out there. As I that vegetable. A pumpkin seed lettuce, beets, carrots, parsley, cau- under the North Texas Gardening will need around 100 days (14 liflower and cabbage. But, others tab on dcmga.com to learn more. weeks) before you are harvest- are really in a race to produce be- Aggie Horticulture Facebook

not a deluge, we will be in good around 10 minutes; as the late great pumpkins, peppers, cucumbers,

We are a bit late for some vegeta-

This is also a prime time to get

9th Annual Texas Fruit conference the comfort of your own home! will be online this year on Septem- Our help desk is here to assist ber 21-22nd. More information with your gardening quescan be found at denton.agrilife. tions, so don't hesitate to call org under Urban Horticulture, 940.349.2892 or email master. Upcoming Events. This is a great gardener@dentoncounty.com.

on fall gardening https://aggie- opportunity to experience expert horticulture.tamu.edu/fblive/. The education on fruit growing from

We put the life back in life insurance[™].

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TWU Launches New Pioneering Women Book Series Deanna W. Titzler

Woman's University has tions of women innovators available now for pre-order. launched an interdisciplinary in the arts, sciences, politics, accomplishments of courageous women. The TWU Book Series—Pioneering Women Who Women: Who Lead—has been developed in coordination with will assist in peer reviews and to publish two books a year porary analyses. in the series.

the TWU Book Series edito-

ited collections, biographies essays are due Sept. 7. Texas A&M Press, which and memoirs, illustrated printing. The university aims and theoretical and contem- Nelson Institute for Women's

With this series, we will has been selected: "Scared Fear- TWU Regent Nancy Paup, promote the stories of leading less: An Unlikely Agent in the and her husband, Thaddeus, women who often have been U.S. Secret Service." Written both of whom are long-time overlooked," said Claire Sah- by Kathryn Clark Childers, the supporters and donors to lin, interim dean of the TWU book details Childers' experi- Texas Woman's University. Graduate School and chair of ences as one of the first female For more information on the Secret Service agents in the book series, visit twu.edu/ rial committee. "Our series United States. The book will twu-book-series.

DENTON, TX- Texas will celebrate the contribu- be released in November and is

Additionally, TWU has book series highlighting the business and health sciences." announced a call for essays Authors are asked to sub- related to the life and work mit book proposals for con- of Gloria E. Anzaldúa, a selfsideration. The series is not described Chicana author and limited to scholarly works. activist who strongly influ-Blazed Trails and Women The editorial committee enced multicultural gender welcomes monographs, ed- studies. Abstracts for these

The TWU Book Series falls volumes, historical studies, under the auspices of the Jane Leadership, and is funded The first book in the series through a gift by former

'Denton City Council...' continued from front page

accept supplies or grants on behalf of the City, terminate or suspend events, or adopt procedures and directives related to personnel or altering operations of facilities or services of the City;

• The City Manager is granted the authority to expend funds from the general fund reserve balance, specifically authorizing an additional \$900,000 for facility improvements to reduce the spread of COVID-19;

 Provides flexibility to schedule meetings for City Committee, Commission, and Board meetings; and

· Postpones all non-essential in-person court proceedings in the Municipal Court.

A copy of the Order of Council and its full provisions is attached and will be available online at

www.cityofdenton.com. Visit www.cityofdenton.com/coronavirus for additional updates.

No matter where the day takes you, I'm here to help protect you and help you save. For your auto insurance needs and more, call or stop in today.

Here to help life go right."



Tim Holland, Agent 5315 Us Highway 377 S Aubrey, TX 76227 Bus: 940-365-9449 timhollandinsurancegroup.com



State Farm Mutual Automobile Insurance Company, State Farm Indemnity Company, Bloomington, IL State Farm County Mutual Insurance Company of Texas, Richardson, TX 1801262





Notice **Virtual Public Meeting** Farm-to-Market Road (FM) 1385 from United States Highway (US) 380 to FM 455 CSJ: 1315-01-030 **Denton County, Texas**

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6A - AL DÍA 2 DE SEPTIEMBRE DEL 2020

DIVERSIÓN



JUAN FIGUEROA/DMN

Un grupo de personas visita la nueva exhibición "Contemporary Art + Design" en el Museo de Arte de Dallas, que ya reabrió sus puertas.

DMA está de estreno

Por CARMINA TISCAREÑO/AL DÍA

El Museo de Arte Dallas (DMA) estrenó el domingo una nueva exhibición, la primera desde la reapertura del museo el 14 de agosto tras cerrar sus puertas al inicio de la pandemia en marzo.

Junto con las nuevas obras de arte, ahora abundan letreros rojos con guías de seguridad, y dispensadores de gel desinfectante de manos a lo largo del museo para proteger a los visitantes y trabajadores del coronavirus. Además, el uso de mascarilla es obligatorio dentro del DMA.

La exposición "Contemporary Art + Design" (Arte Contemporáneo + Diseño) cuenta con 32 nuevas adquisicioneso. Las obras que forman parte de la exposición estarán en las salas de galería Hoffman dentro del museo hasta el 7 de marzo de 2021.

Pinturas, joyas, muebles, y otras obras de artistas y diseñadores de 11 países forman parte de "Contemporary Art + Design". Entre los artistas destacados está la pintora latina Firelei Báez, que es originaria de la República Dominicana. Su pintura muestra a una ciguapa, una criatura mitológica del folkore dominicano y ha sido colocada en el centro de la galería. Agustín Arteaga, el director del DMA, dijo que es bueno que pese a la pandemia las personas aún muestren interés en las artes.

"En este tiempo, el arte es una forma de consuelo, nos aleja del estrés y las tensiones, pero no es una distracción, creo que nos ayuda a pensar de manera diferente", dijo.

Para controlar y mantener la capacidad dentro del museo al 25%, los boletos deben ser reservados en línea. Los horarios para entrar al museo con reservación son a las 11 a.m., 1 y 3 p.m. No se puede visitar el museo sin una reservación anticipada, y no se permite la entrada antes o después del horario que es asignado a su boleto.

Antes de la pandemia, el DMA estaba abierto de martes a domingo pero cambió su horario de viernes a domingo de 11 a.m. a 5 p.m. por el momento.

El acceso a la nueva exhibición de arte contemporánea cuesta \$9, pero el acceso al resto del museo es gratuito.

Arte contemporáneo

Qué: "Contemporary Art + Design: New Acquisitions" Cuándo: Hasta el 7 de marzo de 2021 Horario: Viernes a domingo de 11 a.m. a 5 p.m. Dónde: 1717 North Harwood St. Costo: Gratis con reservación y \$9 para ver exhibición especial Más información: https://dma.org/visit

¡ESTAMOS DE REGRESO!





SEPT 2 7:30PM

VEL EL PARTIDO: 21 FCDALLAS.COM/STREAM

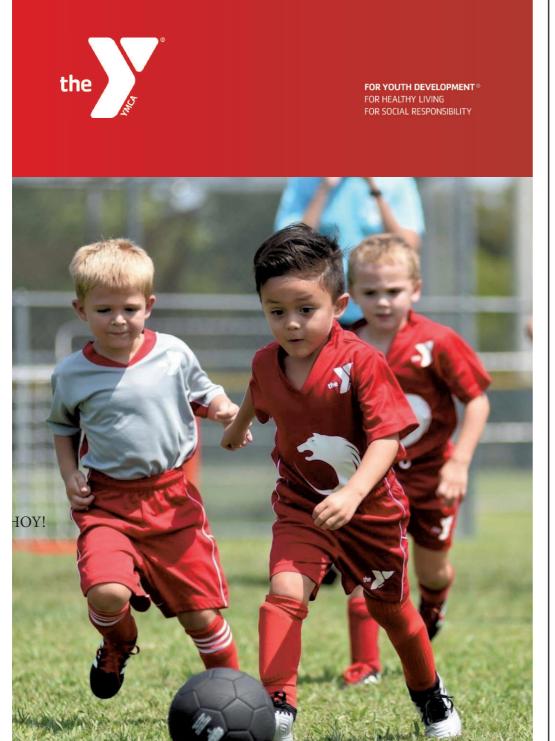
ADVOCARE

ESCUCHA EL PARTIDO:

MICHAEL BARRIOS | MIDFIELDER



Aviso de Reunión Pública Virtual FM 1385 de US 380 a FM 455



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REGÍSTRATE HOY! YMCADallas.org/YouthSports



CSJ: 1315-01-030 El Condado de Denton, Texas

El Departamento de Transporte de Texas (TxDOT por sus siglas en inglés) propone mejoras para la reconstrucción del camino de la granja al mercado (FM por sus siglas en inglés) 1385 desde la carretera de los Estados Unidos (US por sus siglas en inglés) 380 a FM 455 en el condado de Denton, Texas. Este aviso informa al público que TxDOT llevará a cabo una reunión pública virtual en línea sobre el proyecto propuesto. La reunión virtual se llevará a cabo a partir del martes 15 de septiembre de 2020. La reunión pública virtual consistirá de una presentación en video pregrabada que explica el proyecto propuesto, e incluye componentes de audio y video, junto con otras exhibiciones y materiales para su revisión. Los materiales de la reunión pública virtual se publicarán en www. keepitmovingdallas.com/FM1385 el martes 15 de septiembre de 2020 y permanecerán disponibles en línea hasta la fecha límite del período de comentarios del miércoles 30 de septiembre de 2020. Si no tiene acceso al Internet, puede llamar al (214) 320-6651 entre las 8 am y las 5 pm para hacer preguntas sobre el proyecto y acceder a los materiales del proyecto durante el proceso de desarrollo del proyecto. Los comentarios formales se pueden enviar por correo, correo electrónico o correo de voz como se explica a continuación. Tenga en cuenta que los materiales no estarán disponibles hasta el 15 de septiembre de 2020.

El proyecto de reconstrucción de FM 1385 incluye la ampliación de una sección de aproximadamente 12 millas de FM 1385 de US 380 a FM 455. La actual FM 1385 es una carretera rural de dos carriles con acotamientos de 12 pies de ancho dentro del derecho de vía existente que varía de 80 a 120 pies de ancho. El FM 1385 propuesto se reconstruiría como una instalación urbana dividida de seis carriles. Además, se está evaluando un posible desvío de la parte central de FM 1385. El desvío potencial de 0.9 millas de largo está ubicado al sur de Mustang Road y conectaría directamente a FM 1385 al norte y al sur sin requerir que los vehículos viajen a lo largo de la parte de Mustang Road de la FM 1385 existente. El proyecto propuesto afectará las ciudades de Little Elm, Pilot Point, Aubrey y el condado de Denton.

El proyecto propuesto, sujeto a las consideraciones finales de diseño, actualmente está determinando el derecho de vía propuesto y podría tener varios desplazamientos a estructuras residenciales, no residenciales y otras estructuras secundarias. La asistencia para la reubicación está disponible para personas y empresas desplazadas. Se puede obtener información sobre el Programa de Asistencia para la Reubicación de TxDOT y los servicios y beneficios para los desplazados y otros propietarios afectados, así como información sobre la construcción, en la oficina del distrito de TxDOT Ilamando al (214) 320-6651 o visitando www.keepitmovingdallas.com/FM1385.

El proyecto propuesto será evaluado para determinar los impactos a las propiedades protegidas bajo la Sección 4 (f) de la Ley del Departamento de Transporte de 1996. No se conocen parques o refugios terrestres, de vida silvestre o de aves acuáticas o sitios históricos protegidos por la Sección 4 (f) de propiedad pública. que ocurra adyacente al área del proyecto FM 1385; sin embargo, una vez que los diseños estén finalizados, se completarán análisis adicionales para documentar el cumplimiento de este reglamento. Los comentarios públicos sobre los efectos del proyecto propuesto en las actividades, características o atributos de los posibles desplazamientos pueden enviarse como se describe a continuación.

Los mapas y dibujos que muestran la ubicación y el diseño del proyecto propuesto, programas de construcción tentativos y otra información sobre el proyecto propuesto estarán disponibles en línea en www.keepitmovingdallas. com/FM1385.

TxDOT hace todos los esfuerzos razonables para satisfacer las necesidades del público. La reunión pública virtual será en inglés. Si tiene necesidades de comunicación especial o necesita un intérprete, puede hacer una solicitud. Si tiene una discapacidad y necesita asistencia, también se pueden hacer arreglos especiales para satisfacer la mayoría de las necesidades. Llame al (214) 320-4485 a más tardar el 10 de septiembre de 2020. Tenga en cuenta que se solicita una notificación anticipada ya que algunas adaptaciones pueden requerir tiempo para que TxDOT haga los arreglos necesarios.

Se solicitan comentarios escritos, electrónicos y de correo de voz del público con respecto al proyecto propuesto y se pueden enviar por correo TxDOT Dallas District Office, con atención Edra Brashear, P.E., 4777 E. Highway 80, Mesquite, TX 75150 o por correo electrónico a edra.brashear@txdot.gov. Una opción de formulario de comentarios en línea también estará disponible durante la reunión pública virtual. También se aceptarán comentarios verbales llamando al (833) 933-0432 y dejando un mensaje de voz. Las respuestas a los comentarios escritos y verbales recibidos estarán disponibles en línea en www.keepitmovingdallas.com/FM1385 una vez que se hayan preparado. Todos los comentarios deben recibirse antes del 30 de septiembre de 2020.

Si tiene alguna pregunta o inquietud general con respecto al proyecto propuesto o la reunión pública virtual, comuníquese con Edra Brashear, P.E., TxDOT Project Manager, al (214) 320-6651 o por correo electrónico a edra. brashear@txdot.gov.

La revisión ambiental, la consulta y otras acciones requeridas por las leyes ambientales federales aplicables para este proyecto están siendo o han sido realizadas por TxDOT de conformidad con 23 U.S.C. 327 y un Memorándum de Entendimiento con fecha del 9 de diciembre de 2019, y ejecutado por FHWA y TxDOT.

OUR GOALS MAINTAIN A SAFE SYSTEM • ADDRESS CONGESTION • CONNECT TEXAS COMMUNITIES • BEST IN CLASS STATE AGENCY The Virtual Public Meeting notice was mailed to 42 public officials on August 24, 2020 and 425 adjacent property owners/stakeholders on August 27, 2020 from the project's mailing list.

- Newspaper Advertisements
- Virtual Public Meeting Notice
- Keep It Moving Dallas Website
 - TxDOT Website



Notice Virtual Public Meeting FM 1385 From US 380 to FM 455 CSJ: 1315-01-030 Denton County, Texas

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The FM 1385 reconstruction project includes widening an approximately 12-mile section of FM 1385 from US 380 to FM 455. The existing FM 1385 is a two-lane rural highway with 12-foot wide shoulders within the existing right-of-way varying from 80 to 120 feet wide. The proposed FM 1385 would be reconstructed as a six-lane divided urban facility. In addition, a potential reroute of the central portion of FM 1385 is being evaluated. The 0.9-mile long potential reroute is located south of Mustang Road and would directly connect FM 1385 to the north and south without requiring vehicles to travel along the Mustang Road portion of the existing FM 1385. The proposed project will affect the cities of Little Elm, Pilot Point, Aubrey, and Denton County.

The proposed project, subject to final design considerations, is currently determining the proposed right-of-way and would potentially have several displacements to residential, non-residential, and other secondary structures. Relocation assistance is available for displaced persons and businesses. Information about the TxDOT Relocation Assistance Program and services and benefits for displaces and other affected property owners, as well as information about the construction, obtained from the TxDOT district office calling (214) can be by 320-6651 or by visiting www.keepitmovingdallas.com/FM1385.

The proposed project will be evaluated for impacts to properties protected under Section 4(f) of the Department of Transportation Act of 1996. No public owned parks or land, wildlife or waterfowl refuges, or historic sites protected by Section 4(f) are known to occur adjacent to the FM 1385 project area; however, once designs are finalized further analysis will be completed to document compliance with this regulation. Public comment on the effects of the proposed project on the activities, features, or attributes of the potential displacements may be submitted as described below.

Maps and drawings showing the proposed project location and design, tentative construction schedules, and other information regarding the proposed project will be available online at <u>www.keepitmovingdallas.com/FM1385</u>.

TxDOT makes every reasonable effort to accommodate the needs of the public. The virtual public meeting will be conducted in English. If you have a special communication accommodation or need for an interpreter, a request can be made. If you have a disability and need assistance, special arrangements can also be made to accommodate most needs. Please call (214) 320-4485 no later than Thursday, September 10, 2020. Please be aware that advance notice is requested as some accommodations may require time for TxDOT to arrange.

Written, electronic, and voicemail comments from the public regarding the proposed project are requested and may be submitted by mail to the TxDOT Dallas District Office, Attention Edra Brashear, P.E., 4777 E. Highway 80, Mesquite, TX 75150 or via email to <u>edra.brashear@txdot.gov</u>. An online comment form option will also be made available during the virtual public meeting. Verbal comments will also be accepted by calling (833) 933-0432 and leaving a voicemail. Responses to written and verbal comments received will be available online at <u>www.keepitmovingdallas.com/FM1385</u> once they have been prepared. **All comments must be received on or before September 30, 2020.**

If you have any general questions or concerns regarding the proposed project or the virtual meeting, please contact Edra Brashear, P.E., TxDOT Project Manager, at (214) 320-6651 or by email at <u>edra.brashear@txdot.gov</u>.

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.

OUR GOALS

MAILING LIST FM 1385: Virtual Public Meeting

FINI 1383. VIItual Public Meeti									
Organization	First Name	Last Name	Title	Address	City	State	Zip		
City of Aubrey	Dewayne	Brawner	City Council, Place 4	107 S. Main St.	Aubrey	ТХ	76227		
City of Aubrey	Chuck	Fikes	City Council, Place 5	107 S. Main St.	Aubrey	ТХ	76227		
City of Aubrey	Deborah	Goin	City Council, Place 1	107 S. Main St.	Aubrey	ТХ	76227		
City of Aubrey	Gary	Hammett	City Council, Place 2 - Deputy Mayor Pro Tem	107 S. Main St.	Aubrey	ТХ	76227		
City of Aubrey	Janet	Meyers	Mayor	107 S. Main St.	Aubrey	ТХ	76227		
City of Aubrey	Oscar	Pearson	City Council, Place 3 - Mayor Pro Term	107 S. Main St.	Aubrey	ΤХ	76227		
City of Celina	Sean	Terry	Mayor	142 N. Ohio St.	Celina	ТХ	75009		
City of Celina	Justin	Steiner	City Council, Place 1	142 N. Ohio St.	Celina	ТХ	75009		
City of Celina	Wayne	Nabors	City Council, Place 2	142 N. Ohio St.	Celina	ТХ	75009		
City of Celina	Andy	Hopkins	City Council, Place 3	142 N. Ohio St.	Celina	ΤХ	75009		
City of Celina	Carmen	Roberts	City Council, Place 4	142 N. Ohio St.	Celina	ΤХ	75009		
City of Celina	Mindy	Koehne	City Council, Place 5	142 N. Ohio St.	Celina	ΤХ	75009		
City of Celina	Chad	Anderson	City Council, Place 6, Mayor Pro Tem	142 N. Ohio St.	Celina	ТХ	75009		
City of Little Elm	Curtis	Cornelious	City Council, At-Large, Place Number 1	100 W. Eldorado Pkwy.	Little Elm	ΤХ	75068		
City of Little Elm	David	Hillock	Mayor	100 W. Eldorado Pkwy.	Little Elm	ТХ	75068		
City of Little Elm	Neil	Lblais	City Council, District 3 - Mayor Pro Tem	100 W. Eldorado Pkwy.	Little Elm	ΤХ	75068		
City of Little Elm	Michael	McClellan	City Council, At-Large, Place Number 6	100 W. Eldorado Pkwy.	Little Elm	ТХ	75068		
City of Little Elm	Nick	Musteen	City Council, District 5	100 W. Eldorado Pkwy.	Little Elm	ТХ	75068		
City of Little Elm	Lisa	Norman	City Council, District 4	100 W. Eldorado Pkwy.	Little Elm	ТХ	75068		
City of Little Elm	Tony	Singh	City Council, District 2	100 W. Eldorado Pkwy.	Little Elm	ТХ	75068		
City of Pilot Point	Dean	Cordell	City Council, Place 5	102 E. Main St.	Pilot Point	ТХ	76258		
City of Pilot Point	Shea	Dane-Patterson	Mayor	102 E. Main St.	Pilot Point	ТХ	76258		
City of Pilot Point	Whitney	Delourt	City Council, Place 2	102 E. Main St.	Pilot Point	ТХ	76258		
City of Pilot Point	Matt	McIlravy	City Council, Place 6	102 E. Main St.	Pilot Point	ТХ	76258		
City of Pilot Point	Jim	Porter	City Council, Place 3	102 E. Main St.	Pilot Point	ТХ	76258		
City of Pilot Point	Pearlie Mae	Simpson	City Council, Place 4	102 E. Main St.	Pilot Point	ТХ	76258		
City of Pilot Point	Andy	Singleton	City Council, Place 1	102 E. Main St.	Pilot Point	ТХ	76258		
Denton County	Hugh	Coleman	County Commissioner, Precinct 1	1175 Union Hill Road	Sanger	ТХ	76266		
Denton County	Andy	Eads	County Judge	110 W. Hickory, 2nd Floor	Denton	ТХ	76201		
Denton County Sheriff's Office	Tracy	Murphree	Sheriff	127 N. Woodrow Ln.	Denton	ΤХ	76205		
Texas House of Representatives	Jared	Patterson	State Representative, District 106	5533 FM 423, Ste. 503	Frisco	ТХ	75034		
Texas Senate	Pat	Fallon	Texas Senator, District 30	3305 South Mayhill Rd., Ste. 125	Denton	ТХ	76208		
Town of Prosper	Ray	Smith	Mayor	P.O. Box 307	Prosper	ΤХ	75078		
Town of Prosper	Marcus E.	Ray	Councilmember, Place 1	P.O. Box 307	Prosper	ТХ	75078		

Organization	First Name	Last Name	Title	Address	City	State	Zip
Town of Prosper	Craig	Andres	Councilmember, Place 2	P.O. Box 307	Prosper	ТХ	75078
Town of Prosper	Curry	Vogelsang Jr.	Councilmember, Place 3	P.O. Box 307	Prosper	тх	75078
Town of Prosper	Meigs	Miller	Councilmember, Place 4	P.O. Box 307	Prosper	ΤХ	75078
Town of Prosper	Jeff	Hodges	Councilmember, Place 5	P.O. Box 307	Prosper	ТХ	75078
Town of Prosper	Jason	Dixon	Councilmember, Place 6, Deputy Mayor Pro-Term	P.O. Box 307	Prosper	ΤХ	75078
U.S. Congress	Kenny	Marchant	Congressman, District 24	9901 E. Valley Ranch Pkwy., Ste. 2060	Irving	ΤХ	75063
U.S. Senate	John	Cornyn	Senator	5001 Spring Valley Rd., Ste. 1125 E.	Dallas	ΤХ	75244
U.S. Senate	Ted	Cruz	Senator	3626 N. Hall St., Ste. 9047	Dallas	ΤХ	75219

Organization	First Name	Last Name	Address	City	State	Zip
57 Ten Partners LLC			8235 Douglas Ave., Ste. 720	Dallas	ТХ	75225- 6007
A1719 LLC			12900 Preston Rd., Ste. 1117	Dallas	ТХ	75230- 1383
Albert Reginald and Angeline A TRS Coronel Family Trust			1211 Hopland Ct.	Chula Vista	CA	91913- 1438
Arka Fish Trap Investments LLC			8619 Lohr Valley Rd.	Irving	ΤХ	75063- 3912
Arrowbrooke Homeowners Association Inc.			7800 N Dallas Pkwy Ste. 450	Plano	ТХ	75024
Atmos Energy Corporation			P.O. Box 650205	Dallas	ТХ	75265- 0205
Beazer Homes LP			1501 Lyndon B. Johnson Fwy, Ste. 300	Dallas	ТХ	75234- 6049
Big Diamond LLC			P.O. Box 691490	San Antonio	ΤХ	78269- 1490
Bloomfield Homes LP			1050 E State Highway 114 Ste. 210	Southlake	ТХ	76092
Bluestone Schools LLC			10215 James Ryan Way	Austin	ТХ	78730- 1530
Bold Cross Cowboy Church			3580 FM 1385	Aubrey	ТХ	76227
Bolnedi LLC			1714 San Jacinto Dr.	Allen	ТХ	75013
Brazos Elec Power Coop Inc.			16410 N Eldridge Pkwy.	Tomball	ТХ	77377- 9074
Bryan Road Retail Partners, LP			1201 N. Riverfront Blvd.	Dallas	ТХ	75207- 4001
CADG Comanche 248, LLC			1800 Elm Valley View Ln., Ste. 300	Farmers Branch	ТХ	75234
CADG Sutton Fields LLC			1800 Valley View Ln., Ste. 300	Dallas	тх	75234
City of Aubrey	Jenny	Huckabee	107 S. Main St.	Aubrey	ТХ	76227
City of Aubrey Chamber of Commerce			205 S. Main St.	Aubrey	ТХ	76227
City of Aubrey Planning and Zoning	Chuck	Fuller	107 S. Main St.	Aubrey	ΤХ	76227
City of Celina			142 N Ohio St.	Celina	ТХ	75009- 6201
City of Celina	Jason	Laumer	142 N. Ohio St.	Celina	ТХ	75009
City of Celina	Kimberly	Brawner	142 N. Ohio St.	Celina	ТХ	75009
City of Celina	Kamye	Pemberton	10165 CR 106	Celina	ТХ	75009
City of Celina Economic Development Corporation	Alexis	Jackson	302 W. Walnut St.	Celina	ТХ	75009

Organization	First Name	Last Name	Address	City	State	Zip
City of Little Elm	Matt	Mueller	100 W. Eldorado Pkwy.	Little Elm	ТΧ	75068
City of Little Elm	Wesley	Brandon, PE, CFM	100 W. Eldorado Pkwy.	Little Elm	ТХ	75068
City of Little Elm Parks & Recreation	Chad	Hyde	303 Main St.	Little Elm	ΤХ	75068
City of Little Elm Public Works Department	Jason	Shroyer	1600 Mark Tree Ln.	Little Elm	ΤХ	75068
City of Pilot Point	Britt	Lusk	102 E. Main St.	Pilot Point	ΤХ	76258
City of Pilot Point Economic Development	Denise	Morris	102 E. Main St.	Pilot Point	ΤХ	76258
City of Pilot Point Parks and Recreation	JoAnn	Wright	102 E. Main St.	Pilot Point	ΤХ	76258
City of Pilot Point Planning & Zoning Commission	Ida	Orlds	102 E. Main St.	Pilot Point	ТΧ	76258
City of Pilot Point Planning & Zoning Commission	John	Taylor	102 E. Main St.	Pilot Point	ТХ	76258
City of Pilot Point Public Works Department	Trent	Vandagriff	102 E. Main St.	Pilot Point	ТХ	76258
Confidential Owner			13265 FM 1385	Pilot Point	ТХ	76258- 4619
Corner Store			27575 US-380	Aubrey	ТΧ	76227
CoServ	Jody	Padron				
Cowboys Center Ltd.			1 Cowboys Way	Frisco	ΤХ	75034- 1963
CrossFit Slake	Jen	Rodriguez	1875 FM 1385	Aubrey	ΤХ	76227
Denton Co Fresh Water Supply District 10			19 Briar Hollow Ln., Ste. 245	Houston	ТХ	77027
Denton County			401 W. Hickory St.	Denton	ТΧ	76201- 9030
Denton County Economic Development	Michael	Talley	110 W. Hickory, 3rd Floor	Denton	ТХ	76201
Denton County Fire Marshal	Jody	Gonzalez	3900 Morse St. 2nd Floor	Denton	ТΧ	76208
Denton County Municipal Utility District No. 6			14755 Preston Rd., Ste. 600	Dallas	ТХ	75254- 6825
Denton County Public Facilities	DeWayne	Snider	750 South Mayhill Rd.	Denton	ΤХ	76208
Denton County Public Works	Fred	Ehler, P.E., CFM	1505 E. McKinney St., Ste. 175	Denton	ΤХ	76209
Denton ISD			1307 N Locust St.	Denton	ТΧ	76201- 3037
Denton ISD	Jim	Watson	1307 N. Locust St.	Denton	ТХ	76201
Denton ISD	Jamie	Wilson	1307 N. Locust St.	Denton	ΤХ	76201
Dorothy F Erwin Life Estate			10182 FM 1385	Pilot Point	ТХ	76258- 7644
DR Horton Texas, Ltd.			4306 Miller Rd.	Rowlett	ТХ	75088- 8035
Dubose Model Home Investors			6606 Cypresswood Dr., #430	Spring	ТХ	77379

Organization	First Name	Last Name	Address	City	State	Zip
Eland Farms LP			16400 Dallas Pkwy., Ste. 100	Dallas	ΤХ	75248- 2609
Equine Express NA, Inc.			P.O. Box 501	Pilot Point	ТΧ	76258
Field Street Dev. 1 Ltd.			P.O. Box 190746	Dallas	ΤХ	75219- 0746
Five Pads LLC			2712 Sylvan Way	McKinney	ΤХ	75070
FM 1385 Bryan Real Estate LLC			1784 W McDermott Dr., Ste. 110	Allen	ΤХ	75013- 3396
Freese	Brian	Cook	2711 N. Haskell Ave., Ste. 3300	Dallas	ΤХ	75204
Gene Mccutchin Ltd III			P.O. Box 802043	Dallas	ΤХ	75380- 2043
Glenbrooke Estates Homeowners Association, Inc.			2500 Legacy Dr., Ste. 200	Frisco	ТХ	75034- 1848
Glenbrooke Estates Homeowners Association, Inc.			3102 Oak Lawn Ave., Ste. 202	Dallas	ТХ	75219- 6400
Glunt Farms, Inc.			2123 Highway 50	Deerfield	KS	67838
Golden Ridge LLC			10929 Morro Bay Ln.	Frisco	ΤХ	75035- 6718
Grace Chapel	Courtney	Schultz	14632 Fishtrap Rd.	Aubrey	ТХ	76227
H4 Little Elm LP	Laurie D.	Zirpel		Fort Worth	ТХ	76177- 1528
Halibut Ltd.			3008 E. Hebron Pkwy., Ste. 300	Carrollton	ΤХ	75010- 4470
Hesse, Susan L Tr Betty Jane Silva Huyette Living Trust			760 E. Northside Dr.	Pilot Point	ΤХ	76258
Holt Texas Properties, Inc.			P.O. Box 207916	San Antonio	ΤХ	78220- 7916
Horizon/Deer Creek Development Corp			5760 Legacy Dr., Ste. B3-388	Plano	ТХ	75024
Huckleberry Hollow Kennel	Bob & Betty	Smith	10732 FM 1385	Pilot Point	ΤX	76258
Iglesia Bautista Hispana de Mustang			8153 FM 1385	Pilot Point	ТΧ	76258
Innovative Transportation Solutions	Buzz	Elsom	2701 Valley View Ln.	Farmers Branch	ТХ	75234
Innovative Transportation Solutions	John	Polster	2701 Valley View Ln.	Farmers Branch	ТХ	75234

Organization	First Name	Last Name	Address	City	State	Zip
Jeremy D. & Tamara J. Langlitz Trs			2412 Prairie Trail Ave.	Aubrey	ΤХ	76227
Fully Awesome Langlitz Living Trust Kevin, Darrell, Hillary & Mari-Ellen Steinberg			5450 Mustang Ln.	Prosper	ТХ	75078- 5101
Kirk, Sennett, III, Trs, Clayton D Skiles Trust & Claire			P.O. Box 2451	Denton	ТХ	76202- 2451
KW/JW Real Estate Holdings LLC			19708 N.W. Fwy., Ste. 2800	Houston	ТХ	77065- 5628
L1719 LLC			12900 Preston Rd., Ste. 1117	Dallas	ТХ	75230- 1383
Leidecker Noles Properties Ltd.			1998 FM 1385	Aubrey	тх	76227- 7607
Little Elm Chamber of Commerce	Kristen	Abla	407 E. Eldorado Pkwy.	Little Elm	ТХ	75068
LIXIA LI			1605 Falmouth Dr.	Plano	ТΧ	75025
Lopez, Carlos D & Duarte, Maria E	Carlos D. Lopez &	Maria E. Duarte	10720 FM 1385	Pilot Point	тх	76258- 6537
Luther, Shelley A	Shelley A.	Luther	10841 FM 1385	Pilot Point	ТΧ	76258- 6539
M/I Homes of DFW LLC			10720 W. Sam Houston Pkwy. N., Ste. 150	Houston	ТΧ	77064- 1547
Meritage Homes of Texas LLC			8840 Cypress Waters Blvd., Ste. 100	Dallas	тх	75019- 4615
Mezzo Owner LLC			2001 Summit Park Dr., Ste. 300	Orlando	FL	32810- 5907
Mian Rental Properties VI LLC			2622 Linkside Dr.	Grapevine	ТХ	76051
Michigan Horizons LLC			2221 Justin Rd., Ste. 119, PMB 185	Flower Mound	ТХ	75028
MM Mobberly 236 LLC			1800 Valley View Ln., Ste. 300	Dallas	ТХ	75234- 8945
MM Sutton Fields 4A-4B LLC			1800 Valley View Ln., Ste, 300	Dallas	ТХ	75234- 8945
MRMS FM 1385 Investments LLC			8619 Lohr Valley Rd.	Irving	ТΧ	75063- 3912

Organization	First Name	Last Name	Address	City	State	Zip
Mustang Baptist Church	Gary Moore &	Weldon Price	13335 Mustang Rd.	Pilot Point	ТХ	76258- 8027
Mustang Community Center			13335 Mustang Rd.	Pilot Point	ТΧ	76258- 8027
Mustang RV Park			9495 FM 1385	Pilot Point	ТХ	76258
Mustang Special Utility District (SUD)	Mike	Trevino	7985 FM 2931	Aubrey	ТХ	76227
Mustang Water Supply			5315 US Highway 377 S., Ste. B	Aubrey	ΤХ	76227- 9505
Nabahani, Bilal K & Ahmad, Mohammed Hikmat, Saadi, Yousef Trustee			2702 Cortlandt St.	Houston	ТХ	77008- 2239
Nancy L Rogala Living Trust			1930 Blue Ridge Ct.	Savannah	ΤХ	76227
P4 SFR Property Owner 1 LLC			P.O. Box 4090	Scottsdale	AZ	85261- 4090
Parnett Revocable Trust			5410 Mustang Ln.	Prosper	ТХ	75078- 5101
Pemmasani Interests LLC			9111 Cypress Waters Blvd., Ste. 300	Coppell	ТХ	75019- 4858
Petroven Inc.			5949 Sherry Ln., Ste. 835	Dallas	ТХ	75225- 6532
Pickens Lake LLC			2504 Loftsmoor Ln.	Plano	ТХ	75025- 4823
Pilot Point Chamber of Commerce			300 S. Washington St.	Pilot Point	ТΧ	76258
Price Family Partners Ltd.			10092 Stiles Rd.	Pilot Point	ТХ	76258- 6010
Progress Residential Borrower 12 LLC			P.O. Box 4090	Scottsdale	AZ	85261- 4090
Pulte Homes of Texas LP			9111 Cypress Waters Blvd., Ste. 300	Coppell	ТХ	75019- 4795
Ranchat1385 LLC			9111 Cypress Waters Blvd., Ste. 300	Coppell	ТХ	75019- 4799
Red Fish Blue Fish P/S Fund Ltd.			701 N Central Expy Ste., 300 Bldg. 3	Richardson	ТХ	75080- 5342
Rollinghouse Properties LP			3930 Glade Rd., Ste. 108	Colleyville	ΤХ	76034- 7923
Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat			2702 Cortlandt St.	Houston	ТХ	77008- 2239
Sadeghian, Khosrow Trts Of Kamy Real Property Trust			P.O. Box 50593	Denton	ТХ	76206- 0593
Sandbrock Investments Inc.			5601 Democracy Dr., Ste. 300	Plano	ТХ	75024- 3674

Organization	First Name	Last Name	Address	City	State	Zip
Sandbrock Ranch Homeowners Association Inc.			7800 N Dallas Pkwy., Ste. 450	Plano	ТХ	75024
Savannah Community Association			3102 Oak Lawn Ave., Ste. 202	Dallas	ТХ	75219
Savannah Community Association			701 Savannah Blvd.	Savannah	ΤХ	76227
Scott, Jacqueline Ann Tr Of Jacqueline Ann Savino Rev Living Trust			13465 Cotton Trail	Pilot Point	ТХ	76258- 7696
SF Collin County, LLC			4541 Lancelot Dr.	Plano	ТХ	75024- 4718
Shady Creek RV Park & Storage			1893 FM 1385	Aubrey	ТΧ	76227
Shearer, Lowell T Tr W/Life Estate Of Shearer Living Trust			9943 FM 1385	Pilot Point	ТΧ	76258- 7646
Shiney Hiney Partners I			12700 Hillcrest Rd., Ste. 272	Dallas	ТΧ	75230- 2052
Somphavanh Saychien, Pawarisa Somsiri, Khamkhoune Sivixay, Et Al			900 English Ivy Dr.	Prosper	ΤХ	75078
SS Group LLC			7155 Shoestring Dr.	Frisco	ΤХ	75036- 8158
Steger & Bizzell Engineering, Inc.	Dacy V.	Thomas	1978 S. Austin Ave.	Georgetown	ΤХ	78626
Stinson, Scott Allen	Scott Allen	Stinson	13507 Friendship Rd.	Pilot Point	ТХ	76258- 7637
Swisher Partners LP P/S			8750 N. Central Expressway, Ste. 1735	Dallas	тх	75231- 6414
Tarsan Corp			125 Twin Lakes Dr.	Lewisville	ΤХ	75077- 3011
TBK Materials LLC			5006 FM 1385	Aubrey	ТΧ	76227
Texaplex Properties LLC			P.O. Box 3888	Lubbock	ТΧ	79452- 3888
Texas Department of Transportation			125 E. 11th St.	Austin	тх	78701
Texas Republic Realty			3889 Maple Ave., Ste. 410	Dallas	ТΧ	75219- 3926
The Preserve at Doe Creek HOA			405 SH 121, Ste. A-210	Lewisville	ТХ	75067- 4179
Top Notch - 701 Lancashire Series			503 W. Karnes Dr.	Robinson	ТХ	76706- 5216
Town of Prosper			P.O. Box 307	Prosper	ΤХ	75078
Town of Prosper	Hulon T.	Webb Jr., P.E.	P.O. Box 307	Prosper	ТХ	75078
Town of Prosper	Frank E.	Jaromin, P.E.	P.O. Box 307	Prosper	ΤХ	75078

Organization	First Name	Last Name	Address	City	State	Zip
Town of Prosper	Harlan	Jefferson	P.O. Box 307	Prosper	ΤX	75078
Town of Prosper Economic Development Corporation			130 N. Preston Rd., Ste. 130	Prosper	ТХ	75078
Tree Source Inc			9660 FM 1385	Pilot Point	TX	76258
Union Park Phase 3A LP			9800 Hillwood Pkwy., Ste. 300	Fort Worth	ТХ	76177- 1552
Upper Trinity Regional Water District (UTRWD)	Dakota	Breaux				
West Prosper Village Partners LP			1201 N. Riverfront Blvd.	Dallas	ТХ	75207- 4001
Westside RE Investors LP			15700 SH 121	Frisco	тх	75035- 4645
Wilkinson, Matthew John			217 Pembrook St.	Lake Dallas	ТХ	75065- 2317
Winn Ridge Homeowners Association			1512 Crescent Dr., Ste. 112	Carrollton	тх	75006- 3620
XIA LI			1011 Saratoga Dr.	Allen	ТХ	75013
YXZ Realty LLC			2710 Seven Shields Ln.	Lewisville	ТХ	75056- 5662
	Samuel Etal	Abrantes	1925 Drover Creek Rd.	Aubrey	ТΧ	76227
	Fatema Jahan &	Abul K. Liton	5216 Arbor Ct.	Odessa	ΤХ	79762
	Omar & Debbie	Aguilar	1031 English Ivy Dr.	Prosper	ΤХ	75078- 5659
	Josephine & Bon	Akhagbeme	5741 Salisbury	Prosper	ТΧ	75078
	Michael & Jacquelyn	Alexander	P.O. Box 423	Pilot Point	ТХ	76258- 0423
	Shayan Khan &	Aliya Shaukat	920 English Ivy Dr.	Prosper	ТХ	75078
	Vernon M. Simmons &	Amy D. Hoover	2011 Dove Creek Circle	Aubrey	ТХ	76227- 7615
	Darrell R. Nash &	Andromeda F. Singletary	961 English Ivy Dr.	Prosper	ТХ	75078
	Michael F. & Deborah	Anselmi	12327 FM 1385	Pilot Point	ТХ	76258- 6535
	Kasha	Bachar	680 English Ivy Dr.	Prosper	ТХ	75078- 5681
	Jason R. & Crystal L.	Ball	1008 Bell Manor Dr.	Savannah	ΤХ	76227

Organization	First Name	Last Name	Address	City	State	Zip
	Joshua & Dayna	Ballenger	1929 Alton Way	Aubrey	ТΧ	76227
	Labrisha	Barnes	1913 Trace Dr.	Aubrey	ΤХ	76227
	Kitty C.	Barnes Gibson	1951 Antebellum Ct.	Savannah	ΤХ	76227
	Rick & Tammy	Bates	24006 Countryview Dr.	Aubrey	ТΧ	76227- 6400
	William	Beaty, III	1829 Mercer Way	Savannah	ΤХ	76227
	Jim Guancheng Jiang &	Beth Boazhi Liu	7009 Gerrards Cross	Plano	ΤХ	75025- 5731
	Samuel C. & Mandy S.	Biggers	1911 Antebellum Ct.	Savannah	ΤХ	76227
	Cassie D.	Blue	1917 Ranch Trail Rd.	Aubrey	ΤХ	76227
	Larry G. & Mary C.	Blythe	3802 FM 1385	Aubrey	ТΧ	76227- 6444
	Jesus	Bolanos	8504 FM 1385	Pilot Point	ΤХ	76258- 8008
	Douglas	Boyd, Sr.	1050 English Ivy Dr.	Prosper	ТΧ	75078- 5606
	Randall C. & Laura P.	Bradley	1932 Campground Way	Aubrey	ΤХ	76227
	David Laser &	Brittany J. Valdes	1912 Timber Pt. W.	Prescott	AZ	86303- 7400
	Heather M.	Broadwater	1030 English Ivy Dr.	Prosper	ТΧ	75078- 5606
	Gerald W.	Brooks	4300 Cotton Gin Rd., Apt 201	Frisco	ΤХ	75034- 8331
	Retha Fern	Brooks	108 W Lorene St.	Nixa	МО	65714- 9234
	Lakendrick	Brown	1940 Tomahawk Trail	Aubrey	ΤХ	76227- 2428
	Kyle C. & Lisa M.	Burch	1000 Bell Manor Dr.	Savannah	ΤХ	76227
	Yolanda	Calderon	780 English Ivy Dr.	Prosper	ΤХ	75078- 5683
	Guy & Di-Ann	Campbell	P.O. Box 57	Matador	ΤХ	79244- 0057
	Jonathan Stubblefield &	Candice Hairston	2508 Prairie Trail Ave.	Aubrey	ТХ	76227
	Carol	Canterbury	740 English Ivy Dr.	Prosper	ΤХ	75078- 5683
	Michael & Tiffany	Caravella	12829 FM 1385	Pilot Point	ΤХ	76258- 6505
	Jessie L. James &	Carlies M. Fields	1933 Steppe Trail Dr.	Aubrey	ΤХ	76227
	James G. & Karen J.	Carman	1940 Antebellum Ct.	Savannah	ТХ	76227
	Hugo Sanchez &	Carmen Yulina Gonzalez	2424 Prairie Trail Ave.	Aubrey	ТХ	76227
	Christopher John	Casim	700 English Ivy Dr.	Prosper	ТХ	75078- 5683

Organization	First Name	Last Name	Address	City	State	Zip
	Cedric L.	Casteel	1909 Brown Thrasher Blvd.	Savannah	ΤХ	76227
	Jose & Leticia	Castillo	1910 Plantation Pkwy.	Savannah	ТΧ	76227
	Rick & Heidi	Castleman	670 Red Fox	Prosper	ΤХ	75078
	Bryce Evans &	Celia Kathleen East	1061 English Ivy Dr.	Prosper	TX	75078- 5659
	Curtis W. Swearengin &	Cesar Heredia Cedano	13583 Strittmatter Rd.	Pilot Point	ТΧ	76258- 4658
	Jose Manuel	Chaidez	1930 Plantation Pkwy.	Savannah	ТΧ	76227
	Marc Hoglund &	Charmaigne Rosselle	1928 Alton Way	Aubrey	TX	76227
	Monte Lee & Jessica L.	Cheek	2900 Prairie Trail Ave.	Aubrey	TX	76227
	Christopher P. Beckner &	Chelsea Hepler	1914 Trace Dr.	Aubrey	ТХ	76227- 1799
	Eugene	Cheng	531 Cooper Ln.	Coppell	ТΧ	75019- 3915
	Timothy D. & Margie B.	Chesney	3612 FM 1385	Aubrey	ТΧ	76227- 6442
	William L.	Chipley, Jr.	3232 Sage River Dr., Apt. 5102	Fort Worth	ТΧ	76177
	Aaron M. & Mindy J.	Clements	5750 Salisbury	Prosper	ТΧ	75078
	William Ira & Diane	Conner	1001 Engliah Ivy Dr.	Prosper	ТΧ	75078- 5659
	Bradly Liston & Amanda	Cook	2420 Prairie Trail Ave.	Denton	ТΧ	76227
	Tony J. & Julie	Cooper	950 English Ivy Dr.	Prosper	ТΧ	75078
	Donald & Phyllis	Coulter	13595 FM 1385	Pilot Point	ТΧ	76258- 4668
	Thomas & Nancy	Counts	605 Hofman Dr.	Shafter	CA	93263- 1857
	Alan & Karen	Covington	1112 Bell Manor Dr.	Savannah	ТΧ	76227
	Roy K. & Sharla K.	Cranfill	2716 Prairie Trail Ave.	Aubrey	ТΧ	76227
	Donald J. & Shannon L.	Crawford	951 English Ivy Dr.	Prosper	ТΧ	75078
	John David & Casi Dawn	Curington	1080 English Ivy Dr.	Prosper	ТΧ	75078- 5606
	Glenn, Ann, & Courtney	Curtis	1070 English Ivy Dr.	Prosper	ТΧ	75078- 5606
	Richard A. & Jennifer S.	Dahl	5706 Starfish Ct.	Discovery Bay	CA	94505- 1202
	Angel M.	Davis	1930 Mimosa Ct.	Savannah	ТΧ	76227
	Donna	Davis	5620 Coventry Dr.	Prosper	ТΧ	75078- 1249
	Juan	De Dios Ornelas	1901 Mimosa Ct.	Savannah	ТΧ	76227

Organization	First Name	Last Name	Address	City	State	Zip
	Margarita	De Los Santos	2800 Prairie Trail Ave.	Aubrey	ТХ	76227- 1945
	Noe & Gloria	DeLeon	1301 Cherokee Rose Trail	Savannah	ТХ	76227
	James Allen Schaftenaar &	Denise Carrie	1940 Plantation Pkwy.	Savannah	ТХ	76227
	Umashanker	Dheenathayalu	4386 Hartbeest Trail	Frisco	Х	75034
	David	Diaz	1760 Old Cheesequake Rd.	South Amboy	NJ	8879
	John T. & Janice J.	Dibble	860 English Ivy Dr.	Prosper	ТХ	75078
	Shirley K.	Dickerson	1830 Azalea Dr.	Savannah	ТХ	76227
	Amber	Dillard	2712 Prairie Trail Ave.	Aubrey	ΤХ	76227
	Maria Elena	Diosdado	1051 English Ivy Dr.	Prosper	ТХ	75078- 5659
	Joseph M. & Pamela K.	Duran	13215 FM 1385	Pilot Point	ΤХ	76258- 4619
	Tanya	East	980 English Ivy Dr.	Prosper	ΤХ	75078- 5672
	Nikolaos & Donna	Economu	1900 Blue Ridge Ct.	Savannah	ΤХ	76227
	Shannon	Elvington	8158 FM 1385	Pilot Point	ΤХ	76258- 8003
	Robert Douglas Robinson &	Emily Tess Garrido	1918 Trace Dr.	Aubrey	ТХ	76227- 1799
	Andrew Del Valle &	Felix Cartagena	5680 Coventry Dr.	Prosper	ТХ	75078- 1249
	Corey & Sarah Amy	Fields	1950 Antebellum Ct.	Savannah	ТХ	76227
	Jason	Fischer	997 Gasisco Dr.	Harker Heights	ТХ	76548- 1474
	Kayra	Fukumoto	1832 Mercer Way	Savannah	ΤХ	76227
	Adrian & Akeshia	Fuller	1100 English Ivy Dr.	Prosper	ΤХ	78078- 5615
	Parth & Devanand	Gadhia	710 Gray Wolf Dr.	Prosper	ΤХ	75078- 5104
	Oscar M. & Stacie D.	Garcia	1041 English Ivy Dr.	Prosper	ΤХ	75078- 5659
	Edith Esther	Garcia Cordova	1950 Plantation Pkwy.	Savannah	ТХ	76227
	Jose Carlos	Garcia, Jr.	1924 Drover Creek Rd.	Aubrey	ТХ	76227
	Andrew M. & Shannon	Gardiner	1101 Double B Trail	Prosper	ТХ	75078- 9444
	Tammylee	Geiger	10880 FM 1385	Pilot Point	ТХ	76258- 6564
	Juan Carlos Morataya &	Geraldine Figueroa	1917 Trace Dr.	Aubrey	ТХ	76227- 1800
	Gladias Mariadoss &	Gladias Alphonsa	5660 Coventry Dr.	Prosper	ТХ	75078- 1249

Organization	First Name	Last Name	Address	City	State	Zip
	Joseph & Mylene	Gonzales	5610 Coventry Dr.	Prosper	ТХ	75078- 1249
	Wendell D. & Yvonne C.	Goring	5430 Mustang Ln.	Prosper	ТХ	75078- 5101
	Jhanna D. Burke- McCain, Neville Etux &	Gracie M Burke	711 Lancashire Ln.	Prosper	ТХ	75078- 5685
	Patrick & Denice	Gray	1944 Cinnamon Trail	Aubrey	ТХ	76227
	Austin & Sarah	Griffith	2912 Prairie Trail Ave.	Aubrey	ΤХ	76227
	William M. & Ann L.	Gulledge	1920 Antebellum Ct.	Savannah	ΤХ	76227
	James & Crystal	Gunn	1926 Trace Dr.	Aubrey	ТХ	76227- 1799
	Munish & Anusha	Gupta	5628 Saint Peter Dr.	Plano	ТХ	75093- 8582
	Philip Michael Sain &	Haley Marie Brown	1921 Trace Dr.	Aubrey	ТХ	76227- 1800
	Furd & Jamie C.	Halsell	13161 FM 1385	Pilot Point	ТХ	76258- 4626
	Jeff	Hamner	567 Hanover Dr.	Allen	ТХ	75002- 4071
	Jacori R.	Hayes	4160 Brazoria Dr.	Prosper	ТХ	75078
	Toronzo Leggett &	Heather Blanche	960 English Ivy Dr.	Prosper	ТХ	75078
	Karen	Heckel	1000 English Ivy Dr.	Prosper	ТХ	75078- 5606
	Michael & Jo A.	Hendrick	5670 Coventry Dr.	Prosper	ТХ	75078- 1249
	Dionne O.	Hendricks	P.O. Box 812	Aubrey	ТХ	76227
	Gerardo & Cynthia	Hernandez	1932 Steppe Trail Dr.	Aubrey	ТХ	76227
	Oliver Flores	Hernandez	3367 FM 1385	Aubrey	ТХ	76227- 6451
	Brandy	Hickman	2600 Prairie Trail Ave.	Aubrey	ТХ	76227
	Tri Dang &	Hieu Ton	12227 Genova Ct.	Prosper	ТХ	75035- 2408
	Joshua Dean	Higgins	2512 Prairie Trail Ave.	Aubrey	ТХ	76227
	Ginger E.	Hilburn	1931 Blue Ridge Ct.	Savannah	ТХ	76227
	Timothy Shawn	Hoelzel	P.O. Box 631	Prosper	ТХ	75078- 0631
	Anna Liz	Hong	3110 Shadow Dr. W.	Arlington	ΤХ	76006- 2768
	Jimmy S. & Doris J.	Irvin	1910 Mimosa Ct.	Savannah	ТХ	76227
	Jodee M.	Jenkins	1920 Ranch Trail Rd.	Aubrey	ТХ	76227

Organization	First Name	Last Name	Address	City	State	Zip
	Kevin Brady &	Jessica Lynn Hopson	1920 Plantation Pkwy.	Savannah	ТΧ	76227
	John G. McGee &	Joan T. Sidney	P.O. Box 501	Pilot Point	ТΧ	76258- 0501
	Nathan D.	Johnson	940 English Ivy Dr.	Prosper	ΤХ	75078
	Ray & Annie	Johnson	5480 Mustang Ln.	Prosper	ΤХ	75078- 5101
	Arvin T. & Virginia A.	Jones	1921 Plantation Pkwy.	Savannah	ΤХ	76227
	Christopher & Amanda	Jones	1930 Antebellum Ct.	Savannah	ΤХ	76227
	Jeffry Kevin & Kim S.	Jones	1901 Brown Thrasher Blvd.	Savannah	ТΧ	76227
	Keith & Tiffany	Jones	1941 Saint Simons St.	Savannah	ΤХ	76227
	Michael Hosom &	Joy Francisco	1911 Blue Ridge Ct.	Savannah	ΤХ	76227
	Stephen Gordon &	Kaye Michelle Askew	5700 Coventry Dr.	Prosper	ΤХ	75078- 1320
	Kenny A. & Annette C.	Kayser	8460 FM 1385	Pilot Point	ТΧ	76258
	Amol Suresh	Kelkar	2529 Hayloft Way	Plano	ТΧ	75075
	Bobby & Jessica	Kennard	2608 Prairie Trail Ave.	Aubrey	ΤХ	76227
	Michael E. & Jennifer R.	Kinney	10935 FM 1385	Pilot Point	ТΧ	76258- 6538
	Eric & Alicia	Kinzey	2408 Prairie Trail Ave.	Aubrey	ΤХ	76227
	Cody B.	Knight	1910 Saint Simons St.	Savannah	ΤХ	76227
	David B. Levine &	Kristi Morrow	1824 Brown Thrasher Blvd.	Savannah	ТΧ	76227
	Wanda Rogers &	Lamone D. Hill	2604 Prairie Trail Ave.	Aubrey	ТΧ	76227
	Andrew Charles Harley Bliss &	Leanne Keisha	840 English Ivy Dr.	Prosper	ТΧ	75078
	Maurice & Cotia	Lee	5460 Mustang Ln.	Prosper	ΤХ	75078- 5101
	Billy John Carter &	Leigh Glendenning Roberts	14755 Preston Rd Ste. 600	Dallas	ΤХ	75254
	James, Patricia, and Paul	Lewis	1931 Mimosa Ct.	Savannah	ТΧ	76227
	Tina Louise	Littlejohn	1940 Saint Simons St.	Savannah	ТХ	76227
	Michael Rashad Allen &	Lizabeth Vinnsja	1916 Ranch Trail Rd.	Aubrey	ТΧ	76227
	Hoa Pham &	Llyen Tran	717 Beaver Creek Dr.	Plano	ТΧ	75094- 5340
	Shannon Leigh	Lokey	870 English Ivy Dr.	Prosper	ΤХ	75078

Organization	First Name	Last Name	Address	City	State	Zip
	Bruno	Lopez	1100 Bell Manor Dr.	Savannah	ΤХ	76227
	Michael John Anderson &	Loretta Bonvouloir	1937 Campground Way	Aubrey	ТХ	76227
	Mildred May	Loyd	1953 FM 1385	Aubrey	ΤХ	76227- 7603
	Shelley A.	Luther	10841 FM 1385	Pilot Point	ΤХ	76258- 6539
	Alan A. & Lorie A.	Luttio	1922 Trace Dr.	Aubrey	ΤХ	76227- 1799
	Robert L. & Heather Dawn	Mann	5671 Coventry Dr.	Prosper	ТХ	75078
	Andrew K. Shaw &	Marissa G. Chladek	13085 FM 1385	Pilot Point	ΤХ	76258- 4606
	Criag Gaby &	Marla Jean	12517 FM 1385	Pilot Point	ΤХ	76258- 6532
	Johnny	Marquez	13447 FM 1385	Pilot Point	ТΧ	76258- 4664
	Jirachai Charlie	Martin	1941 Antebellum Ct.	Savannah	ТΧ	76227
	Christopher & Susan	Marx	1104 Bell Manor Dr.	Savannah	ТΧ	76227
	Andrew	Maxwell Gardiner	1101 Double B Trail	Prosper	ТХ	75078- 9444
	Paul & Paula	McCain	13131 FM 1385	Pilot Point	ТХ	76258- 4626
	Erica	McCurdy	1829 Azalea Dr.	Savannah	ТХ	76227
	Benjamin C.	McCutchin	P.O. Box 802043	Dallas	ТХ	75380- 2043
	Gene P.	McCutchin	14833 Midway Rd., Ste. 200	Dallas	ТХ	75380
	Terry	McKee	5690 Coventry Dr.	Prosper	ТХ	75078- 1249
	Mario Sanchez	Meraz	1680 Star Creek Dr.	Prosper	ТХ	75078
	Kimberly Jean	Mescha	3108 Waggoner Dr.	Crossroads	ТХ	76227
	Stephanie Diane	Mexia	13584 Strittmatter Rd.	Pilot Point	ТХ	76258- 4657
	Charles & Jennifer	Miller	5710 Coventry Dr.	Prosper	ТХ	75078- 1320
	Christopher & Crystal	Miller	1941 Plantation Pkwy.	Savannah	ТХ	76227
	Cynthia M.	Miller	12869 FM 1385	Pilot Point	ТХ	76258- 6505
	Zach & Kayla	Miller	1824 Azalea Dr.	Savannah	ТХ	76227
	Rachel	Mondragon	5640 Coventry Dr.	Prosper	ТХ	75078- 1249
	Lorena & Shaylin	Monk	661 Lancashire Ln.	Prosper	ТХ	75078- 5684
	Adolfo L. & Laura A.	Monsalve	8409 Bantry Ct.	Plano	ТХ	75025- 3808

Organization	First Name	Last Name	Address	City	State	Zip
	Sean & Jennifer	Montgomery	1746 Nighthawk Dr.	Frisco	ТΧ	75033
	G.A. & Lois A.	Moore	13007 Mustang Rd.	Pilot Point	ТΧ	76258- 8030
	Michael Allan & Erin Alysce	Moore	2504 Prairie Trail Ave.	Aubrey	ТΧ	76227
	Rolando & Karina	Morales	24005 Countryview Dr.	Aubrey	TX	76227- 6401
	William Robinson &	Morgan Geisinger	1836 Azalea Dr.	Savannah	ТΧ	76227
	Shane	Morrell	1875 FM 1385	Aubrey	ΤX	76227
	Cory J. & Anna C.	Morris	1921 Mimosa Ct.	Savannah	TX	76227
	Mounika	Mutyala	930 English Ivy Dr.	Prosper	ΤX	75078
	Chakakhan & Damein	Nance	1928 Outpost Creek Ln.	Aubrey	ТХ	76227
	Michael James Muniz &	Natalia Ramos	2808 Prairie Trail Ave.	Aubrey	ΤХ	76227
	Patrick	Nawazkhan	850 English Ivy Dr.	Prosper	ΤХ	75078
	Vu Thai Dang & Chloe	Nguyen	5400 Mustang Ln.	Prosper	ТΧ	75078- 5101
	John D.	Noles	2712 James St.	Denton	ТΧ	76205- 7662
	Tommy Wilson	Noles	1010 County Road 382	Era	ТΧ	76238- 2605
	Garrett Dement &	Norine Gerler	1905 Brown Thrasher Blvd.	Savannah	ТХ	76227
	Matthew A. & Kristina	Norton	2321 Blackstone Dr.	Frisco	ТΧ	75033- 1550
	Emmanuel & Elizabeth	Olaniran	5650 Coventry Dr.	Prosper	ТХ	75078- 1249
	Archie and Trinh	Oliver	730 English Ivy Dr.	Prosper	TX	75078- 5683
	Johnny A. & Tina Jo	Oliver	1931 Antebellum Ct.	Savannah	ТΧ	769227
	Toby E. & Melissa A.	Pallan	1900 Mimosa Ct.	Aubrey	ΤX	76227
	Jorge A. Hernandez &	Paola Saibene	3801 Hazelhurst Dr.	Frisco	TX	75036
	James T. & Meridith D.	Parker	12669 FM 1385	Pilot Point	ТΧ	76258- 6562
	Luis A. Granados &	Patricia Rodriguez Moran	P.O. Box 292783	Lewisville	ТΧ	75029
	Wesley John	Patterson	301 W. Broad St.	Pilot Point	TX	76258- 2618
	Miles T. & Kelsey B.	Perez	830 English Ivy Dr.	Prosper	TX	75078
	Goran	Perisic	1929 Outpost Creek Lane	Aubrey	ТХ	76227
	Allan & Linda	Peters	1951 Plantation Pkwy.	Savannah	TX	76227

Organization	First Name	Last Name	Address	City	State	Zip
	Mark & Barbara	Pickett	2094 Dove Creek Circle	Aubrey	ТΧ	76227- 7613
	James A.	Pickrel	13006 Mustang Rd.	Pilot Point	ТΧ	76258- 8039
	Sandra K.	Portwood	5740 Glencoe	Prosper	ΤХ	75078
	Santosh Kandi, Sirisha Koduganti,	Prasad Pullabhotla, & Anupama	7023 Moody Ave.	Frisco	TX	75035- 0610
	Reggie & Miriam	Price	5470 Mustang Ln.	Prosper	ΤХ	75078- 5101
	Michael	Pruitt	2083 Dove Creek Circle	Aubrey	ΤХ	76227- 7616
	Richardo & Patricia	Quintero	2400 Prairie Trail Ave.	Aubrey	ТΧ	76227
	Reinaldo & Concepcion	Ramos	2408 Prairie Trail Ave.	Aubrey	ΤX	76227
	Marcus Cowden	Reaves	701 Gray Wolf Dr.	Prosper	TX	75078- 5105
	Signe K.	Reeves	1910 Antebellum Ct.	Savannah	ΤX	76227
	Patrice	Rice	2708 Prairie Trail Ave.	Aubrey	ΤX	76227
	Haley Nicole Vontungeln &	Richard Andrew	2700 Prairie Trail Ave.	Aubrey	ТΧ	76227
	Dena E.	Riley	2337 An County Road 318	Frankston	ΤХ	75763- 9201
	Julio	Rodriguez	2100 Dove Creek Circle	Aubrey	ΤХ	76227- 7614
	Kirk T.	Rogers	1951 Saint Simons St.	Savannah	ΤХ	76227
	Rhonda Lynn Hakim, Barbara Ann Wells, &	Ronald Lee Wells	1920 Saint Simons St.	Savannah	ТХ	76227
	Alexander J. & April N.	Rositas	5651 Coventry Dr.	Prosper	ТΧ	75078- 1250
	Steven Reyes Sanches &	Ruby Yesenia	700 Red Fox	Prosper	ΤX	75078
	Samuel Allen & Ashley Nicole	Russell	2404 Prairie Trail Ave.	Aubrey	ΤX	76227
	Lindsay Erin	Sacco	971 English Ivy Dr.	Prosper	ΤХ	75078- 5673
	Dustin Charles & Christina Ann	Saenger	1925 Trace Dr.	Aubrey	ТХ	76227- 1800
	William L. Cobb & San San Chan 1950 Saint Sim		1950 Saint Simons St.	Savannah	ТΧ	76227
	Evans B. Sarbeng		2612 Prairie Trail Ave.	Aubrey	ТΧ	76227
	David & Theresa	Senina	970 English Ivy Dr.	Prosper	ТΧ	75078- 5672

Organization	First Name	Last Name	Address	City	State	Zip
	Ricky	Shearer	10079 FM 1385	Pilot Point	ТХ	76258- 7645
	Yolanda	Sherrill	2816 Prairie Trail Ave.	Aubrey	ΤХ	76227
	Kevin	Shippey	5631 Coventry Dr.	Prosper	ΤХ	75078- 1250
	William Roy Cheek &	Shirlene Benkamin	2416 Prairie Trail Ave.	Aubrey	ТΧ	76227
	Robert Aaron	Shomody	13500 Strittmatter Rd.	Pilot Point	ΤХ	76258- 4657
	Mark R. Johnson, and Melissa	Skillin	5641 Coventry Dr.	Prosper	ТХ	75078- 1250
	Cleo Irene	Smirl	1711 FM 1385	Aubrey	ТХ	76227- 7602
	Walter E.	Smirl	1733 FM 1385	Aubrey	ТХ	76227- 7602
	Devin & Westin	Smith	5630 Coventry Dr.	Prosper	ТΧ	75078- 1249
	Michael D. & Angel R.	Smith	820 English Ivy Dr.	Prosper	ТХ	75078
	Michael P.	Smith	2004 Dove Creek Circle	Aubrey	ТΧ	76227- 7612
	Robert & Grace	Smith	10732 FM 1385	Pilot Point	ТΧ	76258- 6537
	Richard	Sodachanh	700 W. Van Buren St., Apt. 807	Chicago	IL	60607
	Arijang	Soltani	5751 Crestwood Dr.	Prosper	ΤХ	75078- 5624
	Mathew M. & Laura Dr.	Soness	1921 Blue Ridge Ct.	Savannah	ΤХ	76227
	Jose Rodriguez &	Sonia Vega	11051 Friendship Rd.	Pilot Point	ΤХ	76258- 6706
	Martin C.	Sosa	1901 Blue Ridge Ct.	Savannah	ΤХ	76227
	Kenneth Ryan & Jessica	Springer	2820 Prairie Trail Ave.	Aubrey	тх	76227
	Kelvin & Connie	Stephens	2812 Prairie Trail Ave.	Aubrey	ΤХ	76227
	Ryan Scott	Stinson	13507 Friendship Rd.	Pilot Point	ΤХ	76258- 7637
	Karra	Stratton	2916 Prairie Trail Ave.	Aubrey	ΤХ	76227
	Fugang	Sun	3428 Brushy Creek Dr.	Plano	ТХ	75025
	Lawton Daley &	Tabitha Suzanne Biggers	810 English Ivy Dr.	Prosper	ТХ	75078
	Albert	Tan	5710 Stockport Dr.	Prosper	ТХ	75078- 1260
	Jimmy	Tan	710 English Ivy Dr.	Prosper	ТХ	75078- 5683
	Brian Krueger &	Tanya White	1116 Belle Manor Dr.	Savannah	ТХ	76227
	Lorisa D.	Taylor	2908 Prairie Trail Ave.	Aubrey	ТХ	76227

Organization	First Name	Last Name	Address	City	State	Zip
	Alpha Abubakarr &	Thairu A. Conteh	5731 Colchester Dr.	Prosper	ТΧ	75078
	Tom	Tinstman	1833 Forsythe Dr.	Savannah	ΤХ	76227
	Anita	Trotter	5420 Mustang Ln.	Prosper	ΤХ	75078- 5101
	Milton R.	Тиру	6710 Hyacinth Ln.	Dallas	ТΧ	75252- 5921
	Ryan Michael Francis &	Vanesa Lashawn	2616 Prairie Trail Ave.	Aubrey	тх	76227
	Dahida H.	Vega	1910 Blue Ridge Ct.	Savannah	ΤХ	76227
	Mike & Dianne	Velasco	770 English Ivy Dr.	Prosper	ΤХ	75078- 5683
	Dafina	Veliu	1911 Mimosa Ct.	Savannah	ΤХ	76227
	Mark E. & Mary E.	Vickers	12797 FM 1385	Pilot Point	ΤХ	76258- 6509
	Jose R. & Ariana	Villalobos	760 English Ivy Dr.	Prosper	ТХ	75078- 5683
	Mark & Natalia	Walker	1941 Blue Ridge Ct.	Savannah	ΤХ	76227
	Ben A.	Walter	750 English Ivy Dr.	Prosper	ТΧ	75078- 5683
	Scott D. & Amy B.	Weberg	5691 Coventry Dr.	Prosper	ТХ	75078- 1250
	William G.	Westhoff	111 English Ivy Dr.	Prosper	ΤХ	75078
	Ross & Regina	Wheat	5681 Coventry Dr.	Prosper	ΤХ	75078- 1250
	Gerge E. & Danielle	White	1940 Tomahawk Trail	Aubrey	ΤХ	76227- 2428
	Shawn & Rockell	Wible	1828 Brown Thrasher Blvd.	Savannah	ΤХ	76227
	Daniel Craig	Wilkinson	7012 FM 2450	Sanger	ТХ	76266- 7239
	Paul Vincent	Wilkinson	1200 Edgewood Ln.	Allen	ТХ	75013- 5407
	James C. Maddox &	Xiazhen Qin	12520 Pleasant Grove Dr.	Frisco	AZ	75035- 0254
	Albert Lee Weitzel &	Yan Li	695 Kevenaire Dr.	Milpitas	CA	95035- 334
	Wesley J.	Yancy	1921 Antebellum Ct.	Savannah	ТХ	76227
	Steve H.	Yoder, Jr.	1012 Bell Manor Dr.	Savannah	ТХ	76227
	Jason & Holly	York	1940 Blue Ridge Ct.	Savannah	ТХ	76227
	Justin & Lauren	Young	790 English Ivy Dr.	Prosper	ТХ	75078
	Nikki	Young	1829 Forsythe Dr.	Savannah	ТХ	76227
	Omema	Zatout	1913 Brown Thrasher Blvd.	Savannah	ТХ	76227
	Julio	Zuniga	1833 Mercer Way	Savannah	ТХ	76227

Attachment B – Notices Provided

The following e-blast was sent to 467 individuals included on the project's mailing list on August 24, 2020.

- Newspaper Advertisements
- Virtual Public Meeting Notice
- Keep It Moving Dallas Website
 - TxDOT Website

Keep It Moving Dallas

Home	Interstate Highways	US Highways	State Highways	FM Roads	Other Roads	Public Hearings/Meetings	Contact Us	Business Diversity / CIP	Key Projects (Dallas Planning)	CityMAP
Brow	wse by Yea	ar	Home » P	ublic Hearing	s » 2020 » N	lotice of Virtual Public Meeti	ng for Improve	ments to Farm-to-Mar	ket Road (FM) 1385, Den	ton County
• 20 • 20	020 (25) 019 (51) 018 (41) 017 (26)		County	/		Meeting for Impro	ovements	to Farm-to-Ma	rket Road (FM) 1	385, Denton
 20 20 20 20 	016 (26) 015 (17) 014 (20)		Tuesday, August 25, 2020 CSJ: 1315-01-030 Where:							
• 20 • 20	013 (18) 012 (14) 011 (9)		The virtual public meeting will be posted to www.keepitmovingdallas.com/FM1385.							
• 20 • 20	010 (11) 009 (5) 008 (3) 007 (7)		1/2010/06/06/07/2010/02		0	e held on Tuesday, Septe eived on or before Septe	Charles and the second research		ble through Wednesday	/, September 30,
0000	006 (13) 005 (17)		Purpose	:						
	004 (7) 003 (2)		The purpose of the virtual public meeting is to present the proposed improvements to FM 1385 and solicit public comme virtual public meeting will consist of a pre-recorded video presentation explaining the proposed project, which includes be and video components, along with other exhibits and materials for review. Formal comments may be provided by mail, e voicemail as described in the notice and on the virtual public meeting website.					ludes both audio		

Description:

The FM 1385 reconstruction project includes widening an approximately 12-mile section of FM 1385 from US 380 to FM 455. The existing FM 1385 is a two-lane rural highway with 12-foot wide shoulders within the existing right-of-way varying from 80 to 120 feet wide. The proposed FM 1385 would be reconstructed as a six-lane divided urban facility. In addition, a potential reroute of the central portion of FM 1385 is being evaluated. The 0.9-mile long potential reroute is located south of Mustang Road and would directly connect FM 1385 to the north and south without requiring vehicles to travel along the Mustang Road portion of the existing FM 1385. The proposed project would, subject to final design considerations, require additional right-of-way and would potentially have several displacements to residential, non-residential, and other secondary structures.

Search

Special Accommodations:

Special accommodations: TxDOT makes every reasonable effort to accommodate the needs of the public. The project presentation will be in English. If you have a special communication accommodation or need for an interpreter, a request can be made. If you have a disability and need assistance, special arrangements can also be made to accommodate most needs. Please call (214) 320-4480 at least two working days prior to the meeting. Please be aware that advance notice is requested as some accommodations may require time for TxDOT to arrange.

Memorandum of Understanding:

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.

Downloads:

Notice (English) Notice (Spanish)

Contact:

TxDOT Dallas District Public Information Office (214) 320-4480

- Newspaper Advertisements
- Virtual Public Meeting Notice
- Keep It Moving Dallas Website
 - TxDOT Website



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	f Transportation > Inside TxDOT > Get Involved rings, Meetings and Notices > Hearings, Meetings and Notices Schedule
Where:	The virtual public meeting will be posted at the date and time below.
When:	The virtual public meeting will be held on Tuesday, September 15, 2020 and will be available through Wednesday, September 30, 2020.
Purpose:	The purpose of the virtual public meeting is to present the proposed improvements to FM 1385 and solicit public comments. The virtual public meeting will consist of a pre-recorded video presentation explaining the proposed project, which includes both audio and video components, along with other exhibits and materials for review. Formal comments may be provided by mail, email, or voicemail as described in the notice and on the virtual public meeting website. All comments must be received on or before September 30, 2020.
Description:	The FM 1385 reconstruction project includes widening an approximately 12 mile section of FM 1385 from US 380 to FM 455. The existing FM 1385 is a two-lane rural highway with 12-foot wide shoulders within the existing right of-way varying from 80 to 120 feet wide. The proposed FM 1385 would be reconstructed as a six-lane divided urban facility. In addition, a potential reroute of the central portion of FM 1385 is being evaluated. The 0.9-mile long potential reroute is located south of Mustang Road and would directly connect FM 1385 to the north and south without requiring vehicles to trave along the Mustang Road portion of the existing FM 1385. The proposed project would, subject to final design considerations, require additional righ of-way and would potentially have several displacements to residential, nor residential, and other secondary structures.
Special Accommodations:	The will be conducted in English. If you need an interpreter or document translator because English is not your primary language or you have difficul communicating effectively in English, one will be provided to you. If you have a disability and need assistance, special arrangements can be made to accommodate most needs. If you need interpretation or translation service or you are a person with a disability who requires an accommodation to attend and participate in the virtual public meeting contact (214) 320-4480 least two working days prior to the meeting. Please be aware that advance notice is required as some services and accommodations may require time for the Texas Department of Transportation to arrange.
Memorandum of Understanding:	The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have be carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by the Federal Highway Administration and TxDOT.
Downloads:	NoticeNotice (Español)
Contact:	TxDOT Dallas District Public Information Office (214) 320-4480 Email
	Posted: Aug. 25 2020

Posted: Aug. 25, 2020

ATTACHMENT C COMMENTS RECEIVED

Attachment C – Comments Received Online Comment Forms Emails

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, September 15, 2020 1:39:23 AM
Last Modified:	Tuesday, September 15, 2020 1:50:11 AM
Time Spent:	00:10:48
IP Address:	70.237.26.242

Page 1

Q1

Comments:

2024!!?? My goodness. How are we going to survive 1385 until then?? I understand that these projects take time, but the thought of how many more people will be up here by then is frightening (considering the current lack of infrastructure). Come on, Guys! We've got to speed up the timeline, here. Sonehow!

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Respondent skipped this question

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, September 15, 2020 8:40:15 AM
Last Modified:	Tuesday, September 15, 2020 8:45:45 AM
Time Spent:	00:05:29
IP Address:	24.32.193.182

Page 1

Q1

Comments:

Two neighborhoods are directly impacted by such a large road going in. Especially between 1385 and fishtrap. What are the plans to accommodate those houses impacted?

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Contact Information (Optional)

Respondent skipped this question

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, September 15, 2020 10:40:38 AM
Last Modified:	Tuesday, September 15, 2020 10:43:15 AM
Time Spent:	00:02:36
IP Address:	75.18.50.236

Page 1

Q1

Comments:

I really like the idea of this project and all the proposed routes. However, I believe this project is needed at a sooner date than the proposed for 2024. Please consider that the people need this sooner than the proposed date. Thank you

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Name	John
Address	1204 Walker way
City	Aubrey
State	Texas
ZIP Code	76227
Email	

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, September 15, 2020 11:11:37 AM
Last Modified:	Tuesday, September 15, 2020 11:17:17 AM
Time Spent:	00:05:40
IP Address:	208.84.138.22

Page 1

Q1

Comments:

My home currently backs up to 1385. The only thing between us and the road are trees and a plastic fence.

- 1. Will the trees be removed?
- 2. Will there be any type of wall or barrier between the road and my plastic fence? If so, what type and dimensions?
- 3. Is the start date for construction 2024?
- 4. Will the project start at 380 and move North?

Thank you for now.

3.

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Name	Kyle Burch
Address	1000 Belle Manor Drive
City	Savannah
State	Texas
ZIP Code	76227
Email	

COMPLETE

 Collector:
 Web Link 1 (Web Link)

 Started:
 Tuesday, September 15, 2020 12:05:54 PM

 Last Modified:
 Tuesday, September 15, 2020 12:16:50 PM

 Time Spent:
 00:10:55

 IP Address:
 160.3.116.202

Page 1

Q1

Comments:

I would like more information on the Fishtrap/1385/Gee Rd intersection. The current design, while I understand is preliminary, does not seem to make much sense. There is currently a good amount of traffic at the intersection. The redesign looks like it will only serve to bog the are down more as any travelers on Firshtrap or Gee Rd will no longer have a straight route causing more build up since a left then right run will be required to travel east and west. The 1385 traffic at drive time will also seemingly be bogged down more so that motorist will have to make turns as opposed to waiting at a stop sign (or assume in the future lights?). I think this area may be best served by a giant traffic circle with outer lane as a mandatory turn, the middle lane as turn or go straight and the inner lane for travel to further poitns on the circle.

Q2

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Contact Information (Optional)

Respondent skipped this question

Respondent skipped this question

COMPLETE

 Collector:
 Web Link 1 (Web Link)

 Started:
 Tuesday, September 15, 2020 1:07:39 PM

 Last Modified:
 Tuesday, September 15, 2020 1:10:24 PM

 Time Spent:
 00:02:44

 IP Address:
 75.18.51.238

Page 1

Q1

Comments:

I understand that process takes time, but seeing that the proposed date of constructing beginning in 2024 is far too late. The majority of the current construction neighborhoods will be done and full in the next year or so, along with the additional neighborhoods being built, and it is already a nightmare, so by 2024 it will be nearly unlivable. Already have to add an additional 15 minutes to any commute to get past the fishtrap 4-way stop, let along work hours being a nightmare. As this continues to get worse, people will leave, and it will deter others from moving in this area. Speed this up, and get a temporary fix at Fishtrap done asap.

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Name	Kyle Stephenson
Address	1024 Tule Dr.
City	Aubrey
State	Texas
ZIP Code	76227
Email	

COMPLETE

Collector:	Web Link 1 (Web Link)	
Started:	Tuesday, September 15, 2020 1:28:31 PM	
Last Modified:	Tuesday, September 15, 2020 1:34:36 PM	
Time Spent:	00:06:05	
IP Address:	107.77.199.64	

Page 1

Q1

Comments:

I live in Glenbrooke Estates. There should be some type of barrier wall for our neighborhood and Savannah if you plan to build a 4/6 lane highway on 1385.

There should also be a light at the proposed intersection of 1385 & Fish Trap/Gee Road.

There also needs to be alternate ways for us to exit the neighborhood during the construction phase. This puts a strain on the neighborhood trying to get in & out during any type of road construction that restricts any of our entrance/exit points. A good example is the work done north of our neighborhood on Fish Trap/Gee Road. Traffic was horrible for is with traffic backed up on 380 as well due to this. Please consider the concerns of our neighborhood with this expansion effort. I do agree that the road could be 4 lanes but 6 lanes seems excessive considering 380 isn't even 6 lanes which it should be. That should happen before 1385 is expanded.

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Name	Nicole Woods
Address	5640 Lincolnwood Drive
City	Prosper
State	тх
ZIP Code	75078
Email	

COMPLETE

Collector:Web Link 1 (Web Link)Started:Tuesday, September 15, 2020 2:06:48 PMLast Modified:Tuesday, September 15, 2020 2:11:42 PMTime Spent:00:04:54IP Address:23.114.8.38

Page 1

Q1

Comments:

I understand the process for expanding the roadways will take years to complete/begin. I do believe that the expansion is necessary given the amount of homes getting built out here. However, currently the traffic leading up to the four way stop on the corners of Fishtrap and FM 1385 causes big delays. Would it be possible that in the interim, a traffic light would be added to that intersection? More and more people are moving out this direction and the traffic will only get worse.

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Name	Giselle Mauldin
Address	1524 Gelding Drive
City	Aubrey
State	тх
ZIP Code	76227
Email	

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, September 15, 2020 3:39:09 PM
Last Modified:	Tuesday, September 15, 2020 3:54:36 PM
Time Spent:	00:15:27
IP Address:	12.204.63.100

Page 1

Q1

Comments:

As a resident of Winn Ridge who commutes to work on a daily basis using FM1385 section between US380 and Winn Ridge Blvd, I find it alarming that with the rapid increase in traffic due to the obvious increase in the residential population we still have to endure the pain of backed up traffic for at least another 4 years. The intersection of 1385 and Fishtrap Rd clearly can't handle the amount of traffic in the form of a 4 way Stop sign intersection. There surely needs to be some adjustments made to allow flow of traffic in a sensible way.

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Name	Mike
Address	1
City	Aubrey
State	тх
ZIP Code	76227
Email	

COMPLETE

 Collector:
 Web Link 1 (Web Link)

 Started:
 Wednesday, September 16, 2020 12:28:52 PM

 Last Modified:
 Wednesday, September 16, 2020 12:31:54 PM

 Time Spent:
 00:03:01

 IP Address:
 198.17.32.202

Page 1

Q1

Comments:

I live at Fishtrap and FM135. I must use FM1385 to leave the neighborhood and go to work in Frisco. The only other option is to wind through the neighborhood for a mile in the opposite direction. For the love of all that's holy, please keep traffic flowing on FM1385 as you work on this project. I survived the nightmare of Fishtrap being closed for a year (which backed up FM1385 horrifically), and that's enough.

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Contact Information (Optional)

Email

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, September 16, 2020 12:33:50 PM
Last Modified:	Wednesday, September 16, 2020 12:35:20 PM
Time Spent:	00:01:30
IP Address:	99.61.132.120

Page 1

Q1

Comments:

Will houses on WB side of 1385 on Roll 1 be purchased and demolished to make way for this or does the schematic have those highlighted just to indicate impact from the project due to construction equipment/noise?

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Name	Gregory Card
Address	1824
City	Savannah
State	Texas
ZIP Code	76227
Email	

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, September 16, 2020 4:04:04 PM
Last Modified:	Wednesday, September 16, 2020 4:07:24 PM
Time Spent:	00:03:20
IP Address:	99.113.165.180

Page 1

Q1

Comments:

The aspect that I love about the FM 1385 FROM US 380 TO FM 455 Project is that FM 1385 will be widened from 2 lanes to a 4/6 lane urban roadway. This will reduce congestion on FM 1385 from US 380 to FM 455.

Q2	I could benefit monetarily from the project or other item
In accordance with Texas Transportation Code, 201,811(a)	about which I am commenting

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Name	Jackson Hurst
Address	4216 Cornell Crossing
City	Kennesaw
State	GA
ZIP Code	30144
Email	

COMPLETE

Web Link 1 (Web Link)
Wednesday, September 16, 2020 9:08:03 PM
Wednesday, September 16, 2020 9:08:51 PM
00:00:47
75.18.51.34

Page 1

Q1

Comments:

Do it now

Q2

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Contact Information (Optional)

Respondent skipped this question

Respondent skipped this question

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 17, 2020 10:17:49 AM
Last Modified:	Thursday, September 17, 2020 10:26:27 AM
Time Spent:	00:08:38
IP Address:	47.222.46.51

Page 1

Q1

Comments:

The plan is fine, but the timeline is severely inadequate. I've seen needed roads in other areas near us be built MUCH quicker. The timeline is fine for the northern section of the road, but the section between 380 and Union Park Blvd needs to be improved now, not 4 years from now.

The lack of infrastructure for all the hundreds (maybe thousands) of new houses on FM1385 is severely lacking. The 4 way stop at the Fish Trap intersection is badly backed up all hours of the day and there is no adequate alternative route for the neighborhoods of ArrowBrooke, Winn Ridge, Sandbrock Ranch, or Sutton Fields. This could be dangerous for residents in an emergency. We cannot wait YEARS to have this road improved, it should have been planned 3 years ago.

What is the plan for the present to improve the current severe traffic congestion? Parvin Road would be a great alternate route to improve congestion and backup on 1385. However, Parvin Road is part gravel and the part that is paved has hundreds of pot holes. If we could get this road repaved with asphalt, it would really help provide a much needed alternate route. Please help us find solutions now. We desperately need help with infrastructure in this area, and with hundreds more houses currently under construction it's only going to get worse.

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Name	Laurie Richardson
City	Aubrey
State	Texas
ZIP Code	76227
Email	

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 18, 2020 6:25:55 PM
Last Modified:	Friday, September 18, 2020 6:27:17 PM
Time Spent:	00:01:22
IP Address:	24.206.135.166

Page 1

Q1

Comments:

he widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. As the president of the board of directors for the Glenbrooke HOA I will be ensuring that we are organized and mobilized to the best of our ability if at any point we do not feel TXDOT is treating us fairly in this matter. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable.

1. Glenbrooke Estates residents are requesting their community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery.

2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a 6 lane road safe.

3. Regionally you must ensure alternate routes are available and enhanced for HEAVY traffic flow. 1385 is a main artery to our area. It should not be considered a minor inconvenience. It is major to the communities living up and down 1385.

4. Regionally it would be highly advisable to ensure that 1385 widening does not overlap in any way to 380 widening. This high population and high commuting area cannot withstand multiple LARGE infrastructure projects at once. One at a time is the limit for this area.

Thank you for listening to my comments and we hope that this project can achieve the balance of providing the much needed infrastructure improvement without sacrificing the need to protect homes and residents from a very busy road once it's built out.

5. If the HOA is losing land that is not part of the right of way we expect to be compensated for that loss. As well as loss of landscaping, trees, and irrigation. All of this cost us lots of money and time to plant and grow.

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Contact Information (Optional)	
Name	Carl C Johnson
Address	5451 Exeter Dr
City	Prosper
State	Texas
ZIP Code	75078
Email	

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 18, 2020 7:22:44 PM
Last Modified:	Friday, September 18, 2020 7:23:39 PM
Time Spent:	00:00:55
IP Address:	172.58.107.250

Page 1

Q1

Comments:

The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable.

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2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a 6 lane road safe.

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Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Contact Information (Optional)	
Name	Monica weagel
Address	961 Lancashire
City	Prosper
State	Тх
ZIP Code	75068
Email	

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 18, 2020 7:28:14 PM
Last Modified:	Friday, September 18, 2020 7:30:46 PM
Time Spent:	00:02:32
IP Address:	69.214.91.250

Page 1

Q1

Comments:

6 lanes from Gee to 380 would be too wide & destroy much Savannah landscaping. Only 4 lanes are needed since most traffic would funnel onto Gee to 423.

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Name	Brenda Nickerson
Address	1733 Jasmine Trl
City	Savannah
State	Texas
ZIP Code	76227
Email	

COMPLETE

7:36:34 PM
7:38:58 PM

Page 1

Q1

Comments:

The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable.

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5. If the HOA is losing land that is not part of the right of way we expect to be compensated for that loss. As well as loss of landscaping, trees, and irrigation. All of this cost us lots of money and time to plant and grow.

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Contact Information (Optional)	
Name	Veronica Carr
Address	5491 Exeter Drive
City	Prosper
State	ТХ
ZIP Code	75078
Email	

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 18, 2020 11:24:24 PM
Last Modified:	Friday, September 18, 2020 11:25:24 PM
Time Spent:	00:00:59
IP Address:	99.70.90.203

Page 1

Q1

Comments:

The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable.

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Thank you for listening to my comments and we hope that this project can achieve the balance of providing the much needed infrastructure improvement without sacrificing the need to protect homes and residents from a very busy road once it's built out.

5. If the HOA is losing land that is not part of the right of way we expect to be compensated for that loss. As well as loss of landscaping, trees, and irrigation. All of this cost us lots of money and time to plant and grow.

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Contact Information (Optional)	
Name	Anderson-Hellrung Family
Address	841 Lancashire Lane
City	Prosper
State	ТХ
ZIP Code	75078
Email	

COMPLETE

 Collector:
 Web Link 1 (Web Link)

 Started:
 Saturday, September 19, 2020 6:10:58 AM

 Last Modified:
 Saturday, September 19, 2020 6:12:20 AM

 Time Spent:
 00:01:22

 IP Address:
 72.47.38.53

Page 1

Q1

Comments:

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Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Contact Information (Optional)	
Name	Joe Brown
Address	5511 Crestwood Dr
City	Prosper
State	Тх
ZIP Code	75078
Email	

COMPLETE

 Collector:
 Web Link 1 (Web Link)

 Started:
 Saturday, September 19, 2020 6:51:13 AM

 Last Modified:
 Saturday, September 19, 2020 6:52:07 AM

 Time Spent:
 00:00:54

 IP Address:
 74.197.249.135

Page 1

Q1

Comments:

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Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Contact Information (Optional)

Address

English ivy dr

COMPLETE

 Collector:
 Web Link 1 (Web Link)

 Started:
 Saturday, September 19, 2020 11:00:03 AM

 Last Modified:
 Saturday, September 19, 2020 11:05:07 AM

 Time Spent:
 00:05:03

 IP Address:
 98.234.231.66

Page 1

Q1

Comments:

My house backs to fishtrap at the intersection of fishtrap and 1385. Please construct a sound barrier wall prior to the start of construction that will shield us from the constant construction noise and the eventual traffic noise.

Mike Hendrick 5670 Coventry Prosper TX 75078

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Contact Information (Optional)

Name	Michael Hendrick
Address	5670 Coventry
City	Prosper
State	ТХ
ZIP Code	75078
Email	

COMPLETE

 Collector:
 Web Link 1 (Web Link)

 Started:
 Saturday, September 19, 2020 11:08:31 AM

 Last Modified:
 Saturday, September 19, 2020 11:10:03 AM

 Time Spent:
 00:01:32

 IP Address:
 107.77.199.21

Page 1

Q1

Comments:

The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable.

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4. Regionally it would be highly advisable to ensure that 1385 widening does not overlap in any way to 380 widening. This high population and high commuting area cannot withstand multiple LARGE infrastructure projects at once. One at a time is the limit for this area.

Thank you for listening to my comments and we hope that this project can achieve the balance of providing the much needed infrastructure improvement without sacrificing the need to protect homes and residents from a very busy road once it's built out.

5. If the HOA is losing land that is not part of the right of way we expect to be compensated for that loss. As well as loss of landscaping, trees, and irrigation. All of this cost us lots of money and time to plant and grow.

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Lindsay Sacco
971 English Ivy Drive
Prosper
тх
75078

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, September 19, 2020 2:26:37 PM
Last Modified:	Saturday, September 19, 2020 3:11:58 PM
Time Spent:	00:45:21
IP Address:	24.32.230.192

Page 1

Q1

Comments:

I am in agreement that FM 1385 needs to be widened, but as a resident of Glenbrooke Estates I would like to express my concerns around this project.

1) Our community border iron fence along 1385 needs to be replaced with a certified sound dampening wall (such as they did along 423 in the Colony when that road was similarly widened). Without this addition, the property value of dozens of our homes would be hurt due to the traffic noise right along our backyards. Our HOA is small, and will not be able to afford to have this done, so it needs to be included in the TxDOT budget and plan.

2. Our community would request that a crosswalk be added, with pedestrian-activated lights and enhanced safety features, at the main entrance between Glenbrooke Estates and Savannah. The communities share an elementary school and other events, so it must be safe to cross between these communities.

3. From your pictures of the Gee Rd modifications, i cannot tell if the back entrance to Glenbrooke is impacted, since Gee Rd will then curve away from the current back entrance. Many of us use the back entrance frequently to go East or West on Gee Road. We would expect this access to Gee Rd to be maintained.

4. I am confused about the Fishtrap - Gee - 1385 intersection diagram, showing it reworked as two separate 3-way intersections. This seems counter to proper traffic flow. If I leave the back entrance and turn Left on Gee Rd, planning to go WEST on Fishtrap, I would have to turn through both of the 3-way intersections (from Gee onto 1385, and then onto Fishtrap). I am hoping these 3-way intersections would at least have traffic lights, because stop signs would not be as safe for busy intersections. Would it not be better to rework this intersection as a single 4-way traffic light intersection, with a crosswalk as well? The lights could be timed to regulate the traffic better with the 1385 - 380 intersection to the south, and would provide another option for crossing between Glenbrooke and Savannah.

5. Please ensure that the 380 widening project will not overlap this 1385 project ... our communities would experience a significant inconvenience if these two major traffic construction efforts were happening simultaneously in our area.

Thank you for hearing my comments. I hope this needed project can be completed while addressing the safety concerns and other concerns of my community.

Q2

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Respondent skipped this question

Scott Weberg
5691 Coventry Dr
Prosper
тх
75078

COMPLETE

Web Link 1 (Web Link)
Saturday, September 19, 2020 6:13:36 PM
Saturday, September 19, 2020 6:16:17 PM
00:02:40
104.51.190.82

Page 1

Q1

Comments:

The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. You must understand that this is a very large major road basically in our backyards.

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5. If the HOA is losing land that is not part of the right of way we expect to be compensated for that loss. As well as loss of landscaping, trees, and irrigation. All of this cost us lots of money and time to plant and grow.

Thanks for taking the time to read our concerns and our suggestions.

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Contact Information (Optional)ArianaNameArianaAddressVillalobosCityProsperStateTxZIP Code75078EmailImage: Content of the second of the se

COMPLETE

 Collector:
 Web Link 1 (Web Link)

 Started:
 Sunday, September 20, 2020 11:34:18 AM

 Last Modified:
 Sunday, September 20, 2020 11:36:38 AM

 Time Spent:
 00:02:19

 IP Address:
 99.107.247.172

Page 1

Q1

Comments:

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Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Contact Information (Optional)AmberNameAmberAddress5540 Manitou drCityProsperStateTxZIP CodeImage: Contact of the second s

COMPLETE

 Collector:
 Web Link 1 (Web Link)

 Started:
 Sunday, September 20, 2020 12:51:38 PM

 Last Modified:
 Sunday, September 20, 2020 12:54:05 PM

 Time Spent:
 00:02:26

 IP Address:
 99.70.90.43

Page 1

Q1

Comments:

The widening of 1385 is necessary, and I support it, but we must be cognizant of the real issues for the area during the process. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. I have also involved our congressman and town council who will remain on standby during this process should we need more assistance in negotiations. You must understand that this is a very large major road basically in our backyards. We need concessions made for us to make this more palatable.

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Q2

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

I could benefit monetarily from the project or other item about which I am commenting

Contact Information (Optional)Jerry EatonNameJerry EatonAddress880 Lancashire IaneCityProsperStateTxZIP Code5078EmailImage: Image: Image:

COMPLETE

 Collector:
 Web Link 1 (Web Link)

 Started:
 Monday, September 21, 2020 9:20:23 AM

 Last Modified:
 Monday, September 21, 2020 9:20:57 AM

 Time Spent:
 00:00:33

 IP Address:
 99.44.102.108

Page 1

Q1

Comments:

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Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Contact Information (Optional)	
Name	Nichole Cortez
Address	Crestwood Drive
City	Prosper
State	TEXAS
ZIP Code	75078
Email	

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, September 21, 2020 7:01:32 PM
Last Modified:	Monday, September 21, 2020 8:22:40 PM
Time Spent:	01:21:07
IP Address:	24.32.204.239

Page 1

Q1

Comments:

Thank you for putting together the presentation, to ensure all impacted are aware of the ongoing plans for improving roadways. The Glenbrooke Estates community is a small community of 399 homes, but we are all very dedicated to maintaining a safe, peaceful and beautiful community that also ensure the value of our homes is maintained and continues to see moderate increases over time.

To this end please take in the following considerations when planning the full scope, schedule and budget for this project to help us protect the community in which we live.

1. Please include the replacement of the existing iron fence bordering 1385 with some type of solid sound barrier wall, that will create safety, privacy and noise reduction for all home owners who back up to 1385. The Glenbrooke community consists of 399 homes, with a modest/affordable HOA due that allows the community to stay solvent, but will in no way be able to fund the type of privacy barrier that would be required for homes along the 1385 corridor.

2. There is currently irrigation along with Trees and Shrubs that are maintained by the Glenbrooke Community along the 1385 fence line. Assuming there is still some green space between the community wall border and the walkway and roadway, the irrigation and greenery would all need to be replaced or repaired pending the direct impact from the project.

3. Scope of the project also needs to include a crosswalk and safety features such as pedestrian activated flashing lights, signs, and standard crosswalk indictors at the Glenbrooke Estates main entrance on 1385. Glenbrooke Estates has children who go to school in the Denton School district and they need to be able to safely cross 1385 to and from the Glenbrooke main entrance.

4. The Roadways of 1385 to the West of Glenbrooke and Fishtrap/Gee Rd to the North are highly congested traffic areas and all scheduling of road closures, construction and restricted traffic patterns needs to be carefully considered and planned so as to minimize the already severe and sometimes dangerous traffic congestion that is currently occurring. Also, considering that 380 construction will be underway sometime within the same time frame, please coordinate schedules as carefully as possible, and provide alternative routes for traffic patterns wherever possible.

Thank you for taking all of these items into consideration in your planning and budgeting processes. As a community we at Glenbrooke very much look forward to the improvements and also hope that you will be as respectful and responsible in managing the impact of the surrounding communities as you move forward with this project. These are our homes, where we enjoy the best of life with our families and do not wish to have our home lives disrupted and our home values impacted if the management of this project is not conducted with integrity and consideration for everyone concerned.

Thank you.

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Contact Information (Optional)	
Name	Shannon Crawford
Address	951 English Ivy Drive
City	Prosper
State	тх
ZIP Code	75078
Email	

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, September 22, 2020 3:31:28 PM
Last Modified:	Tuesday, September 22, 2020 3:36:24 PM
Time Spent:	00:04:55
IP Address:	70.237.25.169

Page 1

Q1

Comments:

There is no way our area can continue with the amount of building going on without the infrastructure (these changes) being made before 2024! TXDOT needs to find a way to speed this project up. It's impossible to work and live on 1385 the way it is! Please!

Respondent skipped this question

Q2

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Contact Information (Optional)

Name	Geri Nicolai
Address	1801 Vernon Dr
City	Aubrey
State	тх
ZIP Code	76227
Email	

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 24, 2020 12:50:02 PM
Last Modified:	Thursday, September 24, 2020 12:51:26 PM
Time Spent:	00:01:23
IP Address:	165.225.10.168

Page 1

Q1

Comments:

I oppose the FM1385 expansion.

I would like to oppose the suggested expansion of FM1385 and my property being taken for the expansion. This is a country environment with very little traffic. A 4-6 divided lane road is not necessary and it will destroy the country environment.

Hwy 380 is only four lanes with enormous congestion problems. Seems like the money for this project could be better spent on major roadways and thorough fares.

1) We moved out here for country living. It won't be a country environment with 6 lanes of traffic.

2) I will lose every single tree on my property with this expansion; as all of my trees are located on the front of property along the fence line and the pond along FM1385

3) I will lose my pond with this expansion.

4) I just incurred the cost and labor of putting up a brand new fence on the front five acres of my property that would be involved in the expansion.

5) If Denton county ever changes their AG exemption minimum acreage requirements I could lose my ag exemption since you would be taking acreage away from me.

6) I need all of my existing acreage for the pasture and grazing for the livestock that I currently have. Less acreage will make it difficult for adequate grazing and pasture useage.

I don't see on any of the documentation how much property is suggested from either side of the existing road, is it an even amount from both sides, etc?

Q2

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Contact Information (Optional)	
Name	Jacki Scott
Address	13465 Cotton Trail
City	Pilot Point
State	TEXAS
ZIP Code	76258
Email	

COMPLETE

Web Link 1 (Web Link)
Friday, September 25, 2020 1:19:51 PM
Friday, September 25, 2020 1:34:36 PM
00:14:45
99.127.150.227

Page 1

Q1

Comments:

Thank you for the opportunity to comment on the proposed expansion to FM 1385. My wife and I live in a home in Glenbrook Estates that backs to the subject road. To say that I am concerned is an understatement. Not only will our property value plummet, but so will our quality of life.

Notwithstanding the personal financial impact, I wish to offer several considerations for your review. First, our subdivision has shallow backyards for properties backing to FM 1385. Although that road is only two lanes now, the noise level is already loud despite the large Juniper trees on the road side of the 5' wrought iron fence. Imagine what it will be like when it's a six lane divided highway. It makes sense to do some sound studies now. Even though Hwy 380 is only a 4-5 lane road in our area, comparing the relative noise levels there should provide you with some semblance of the sharp rise in noise from a six lane divided highway in our backyards.

The likely loss of the Juniper trees from construction root damage will only worsen the noise and privacy issues. Including the cost of at least an eight foot sound/privacy fence must be included, in our opinion. Our small subdivision doesn't have the financial capacity to offset such costs.

Air quality will also be a casualty of this planned expansion. Not only will the traffic and carcinogen filled exhaust gases foul the air, the destruction of the grass and trees will remove nature's ability to cleanse the worsening air.

Another critical issue surrounding the expansion is entering and exiting from the two roads into our subdivision. Using the southern road to FM 1385 is already dangerous just watching two lanes if headed south. It's hard to envision a future with six lanes and a divider without a stop sign or signal. The horrors of the 12-month Fishtrap closure and the resulting traffic jams are still a painful memory.

Plus, our children's Elementary school is in Savanna, across 1385. We must have safe access for pedestrians and vehicles at that crossroads.

Finally, refraining from major contingent road improvements at the same time would be helpful in preventing incremental traffic congestion (e.g. widening Fishtrap Rd. or Hwy 380).

Respectfully,

John and Jan Dibble, 860 English Ivy Dr., Prosper TX 75078

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Contact Information (Optional)	
Name	john dibble
Address	860 english ivy dr
City	prosper
State	ТХ
ZIP Code	75078
Email	

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, September 30, 2020 11:55:30 PM
Last Modified:	Wednesday, September 30, 2020 11:56:40 PM
Time Spent:	00:01:09
IP Address:	99.203.202.55

Page 1

Comments:

While the widening of FM 1385 is necessary, I feel that we all must be cognizant of the real issues that may arise from such a major project.

With the support of council members, the residents of Glenbrooke Estates in Prosper hope that you do not take our concerns lightly. We have both questions and concerns regarding the future FM 1385 improvement plans.

As currently planned, we feel that a major widening, to a six lane roadway, will be disruptive influence to the community and property owners, especially those most directly affected with properties abutting the planned improvement zone.

The improved six lane road appears to come dangerously close to the existing properties of Glenbrooke, providing added stress and the threat of additional noise pollution, with both safety and privacy concerns.

Please find our questions and comments below:

1. Glenbrooke Estates residents are requesting a certified noise barrier between the roadway and properties backing up to FM 1385, as the six lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve both noise reducing walls for the added noise pollution it will create, AND serious privacy concerns with the roadway being moved to close to the homes. Our current black iron fences were not designed or built for this type of project in our backyards. A cost of this magnitude cannot be placed on a neighborhood to fund, as resources of that size would never become available from an organization such as a HOA. With TXDOT being the developer, would this be something that is being considered due to the sizable impact?

2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance at Glenbrooke Dr. across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a six lane road safe. Will this be included with the plans?

3. Will you be able to ensure alternate routes will be available and improved for heavy traffic flow, and that 1385 will not be relied upon as the sole artery to towns north of this area?

4. Regionally it would be most beneficial if there was assurance that the 1385 widening does not overlap in any way with the forthcoming Highway 380 widening. This densely populated and high traffic area cannot withstand multiple large infrastructure projects at once. Can you say for a fact that these two projects will not overlap?

5. If the HOA is losing land that is not part of the right of way, will we be compensated for that loss? This would include any loss of landscaping, trees, and irrigation. This all will have to be removed, replaced, or relocated, which is a cost that should not be placed on the neighborhood.

6. What will the distance be from FM 1385 to the property lines of the 700-800 block of English Ivy Dr.?

7. Why must the roadway curve so close behind the houses of English Ivy as it approaches Gee Rd., rather than continue on a straight path equally in between Glenbrooke and Savannah?

8. Will Gee Road be improved to six lanes in the future as well?

Thank you for listening to our concerns and recommendations. We hope that this project can achieve the balance of providing the much needed infrastructure improvement without sacrificing the need to protect homes and residents from a very busy road once it's built out.

Respondent skipped this question

In accordance with Texas Transportation Code, 201.811(a) (5): Check the boxes(s) that apply to you:

Q3

Contact Information (Optional)

Name

Email

Justin Young

Attachment C – Comments Received

Online Comment Forms
 Emails

From:	Edra Brashear
То:	Debra Jones
Cc:	Brent Hill
Subject:	RE: Virtual Public Meeting FM 1385; CSJ: 1315-01-030
Date:	Friday, September 4, 2020 7:49:00 AM
Attachments:	image001.png
	image002.jpg
	image003.png
	image004.ipg
	image005.jpg

The website will be up no later than 5 pm on September 15. We have no designated time the web site will be up and running.

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From:

Sent: Thursday, September 03, 2020 3:22 PM

To: Edra Brashear < Edra.Brashear@txdot.gov>

Cc:

Subject: Virtual Public Meeting FM 1385; CSJ: 1315-01-030

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Notice for the above-mentioned Virtual Public Meeting scheduled for September 15, 2020 does not state what time the meeting will begin. Could you please forward that information to us.

Thank you,





Ms. White,

Per our phone conversation, I have attached a graphic of your property in proximity of the FM 1385 improvements. The virtual public meeting will be begin Tuesday, September 15 and conclude on Wednesday, September 30th at http://www.keepitmovingdallas.com/FM1385. See public notice attached.

?

If you have any further questions, feel free to reach out to me.

Edra Brashear, P.E., CFM

TxDOT Dallas District Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651 Ms. Hiburn,

Based on our phone conversation, your property at 1931 Blue Ridge Ct. will not be impacted by the FM 1385 TxDOT project. If you have any questions, feel free to contact me.

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From:

Sent: Wednesday, September 02, 2020 10:44 PM
To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>>
Subject: Re: Question about possible displacement

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes, that's fine! I'll be available.

Thank you!

Sent from my iPhone

On Sep 2, 2020, at 9:48 PM, Edra Brashear <<u>Edra.Brashear@txdot.gov</u>> wrote:

Hi Ms. Hilburn,

I received your message. I will reach out to you on tomorrow. Are you available after 1 pm.

Is there a number I can reach you?

I am the TxDOT Project Manager for this project.

Get Outlook for Android

From:

Sent: Wednesday, September 2, 2020 9:43:51 PM
To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>>
Subject: Question about possible displacement

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I received a letter about the FM1385 expansion and possible displacement. I originally had an appointment this past Monday with a realtor to inquire about listing my house on the market. Over the weekend I had received the letter of possible displacement, (I live in the second house from the road) so the realtor said that I needed to find out if my house was going to be affected or not before I can list it (for obvious reasons).

Is there anyone that I could speak to about what the chances are, and when I would know for sure? This definitely has put a kink in the selling process! If there's any information you could give me, or someone you could get me in touch with I would appreciate it!

Thank you so much-Ginger Hilburn 1931 Blue Ridge Ct Savannah, TX 76227



Edra Brashear, P.E., CFM

From:	Edra Brashear
To:	
Cc:	Edra Brashear
Subject:	FM 1385 Project
Date:	Wednesday, September 16, 2020 7:47:16 AM
Attachments:	1315-01-030 FM1385 VPM Notice FINAL.PDF

Marian,

The public meeting will not be in-person due to Covid-19. Below is a link to the Virtua Public Meeting.

www.keepitmovingdallas.com/FM1385

Edra

From:

Sent: Wednesday, September 16, 2020 12:30 AM To: Edra Brashear <Edra.Brashear@txdot.gov> Subject: FM 1385 Project

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Edra,

I hope you are well.

I just want to confirm that the public meetings for this project are virtual and not actually in-person meetings.

Thank you for your time and I look forward to hearing from you.

Marian Shearer

Sent from Mail for Windows 10

Mr. Shutt,

We appreciate your comments and feedback as it is an important part of the development of this FM 1385 project. Below please find the information we can provide regarding your areas of concern:

- There are currently no plans for a proposed traffic signal at Gee Rd or Frishtrap intersection with FM 1385. In the schematic phase of the project, TxDOT does not analyze intersections for traffic signal. Traffic signal warrants are typically done upon the request of the County of City and either during or after the project has gone through the detailed design or PS&E (Plans, Specifications & estimates) phase of the project.
- The Town of Prosper is responsible for Gee Rd limits from US 380 to FM 1385. Currently the Town's Master Thoroughfare plan has plans for widening the limits of Gee Rd from US 380 to FM 1385 to 6 lanes divided with 120ft (TYP) ROW.
- Parvin Rd will be a 4 to 6 lane roadway and the current design has accounted for that intersection footprint. However, the need for dedicated lanes will be evaluated based on traffic and safety analysis and included in future submittal where warranted. The final determination for dedicated turn lanes will be determined with coordination with local governments in final design phase.
- With the reduction of the design speed and the addition of curbs and raised medians, this will contribute to a safer lower speed roadway. The only way to control the speeding along FM 423 heading north is to legally enforce the current and future speed limits with local law enforcement.
- The project is currently in the preliminary engineering (Schematic and Environmental) phase. The details pertaining to bidding, funding, and construction phasing are not developed until the final PS&E design phase.

Thanks for your response.

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651 From: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>>
Sent: Wednesday, September 16, 2020 8:35 AM
To: Howard Gibbs <<u>hgibbs@ltraengineers.com</u>>
Cc: Kara Huffman <<u>khuffman@ltraengineers.com</u>>
Subject: FW: Virtual Public Meeting questions on FM1385

Provide response.

See below.

From:

Sent: Tuesday, September 15, 2020 9:10 PM
To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>>
Subject: Virtual Public Meeting questions on FM1385

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The virtual meeting was very good and informative. Thank you and your team for the hard work. I do have questions and thoughts.

Questions

1. Looks like 1385 will have a stop light at GLEE/Fishtrap to make a left if heading north.

a. What traffic studies conclude this would be a better fit? Doing this will encourage and force more traffic from FM423 across 380. Unless there is a plan to widen and put a bridge behind the Kroger to help with the traffic.

b. Fishtrap and FM1385. Will that be another light or will Fishtrap only allow right turn on to 1385? I see the growth of Union Park and Savannah taxing that area. If the lights are not timed right, could cause backup during rush hours.

2. Parvin Road and 1385. My understanding is that Parvin will be a 4 or 6 lanes east west road. If correct, why not build in a turn lane now to prevent people in the right lane to slow down to allow someone to turn.

3. Speeds: If cars are crossing 380 on 423 heading north, I see more cars doing 55 plus than 45. Are there plans to increase that or will the lights help slow it down to help control.

I understand this is still in the planning and has not even been put out to bid yet. Questions are related to that.

1. Will the bid have a performance clause added? Suggestion is to reward a bonus if the road is completed early and correctly.

2. What will happen first? What parts of the road will be phase 1 to X?

3. With the new homes and other business being added to FM1385, will that construction traffic be considered in the project? US380 issue is due to the construction trucks. Building a new road will add congestion. How will that be addressed?

4. To fund this project, will the new homes, business or builders be taxed to help pay for the road? Or are there thoughts to slow down building of apartments etc. to allow the new road to be built?

Rich Shutt 1108 Hayden Ln, Savannah TX

Sent from Mail for Windows 10

?



Ms. Jackson,

We appreciate your comments and feedback as it is an important part of the development of this FM 1385 project. Below please find the information we can provide regarding your areas of concern:

• Traffic studies are being done along FM 1385 and will look at the projected traffic 2025, 2045, and 2055 traffic volumes for this roadway. The proposed improvements are designed to maintain a desired level of service as well as increasing mobility and safety within the corridor. The current design does not show any ROW takes from property owners directly adjacent to the roadway.

- As the design progresses, a noise analysis will be done to determine any proposed impacts. It is likely that additional fencing will be the responsibility of the HOA and property owners.
- The proposed design provides an envelope of space for sidewalks on both sides of FM1385. The determination of traffic lights is part of a separate Signal Warrant Study that is typically initiated by the City. A traffic light is not currently proposed at the intersection of FM 1385 and Gienbrooke at this time.

We hope this addresses your concerns and we thank you for participating in the public involvement for this project.

Thanks,

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

-----Original Message----

-----Original Message-----From: Sent: Tuesday, September 15, 2020 9:12 AM To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>> Subject: 1385 Expansion

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live in the Glenbrooke Estates neighbored and will be greatly affected by this construction. While I agree that it is much needed and WAY overdue I do have some concerns.

We currently only have 2 exit points from out neighborhood. The traffic is already a nightmare on this road. I would hope that traffic studies will be done and consideration will be given on how this will impact our neighborhoods along 1385.

Also who would be responsible for building a fenced between the road and our neighborhood? What we have currently will not do.

Finally, we should have a sidewalk and crosswalk perhaps even a traffic light as our children attend Savannah elementary and will have to cross this highway.

Thanks,

Penny Jackson, M. Photog, CPP Heads or Tails Pet Photography Certified Professional Photographer

[A Texas Department of Transportation (TxDOT) message]chttps://namO4.safelinks.protection.outlook.com/?url=https%32f%2F%2Fwww.txdot.gov%2Finside=txdot%2Fmedia= center%2Ffeatured.html&data=01%7C01%7Ckhuffman%40ltraengineers.com%7C55dc580e871d4236626c08d8598e0e7b%7C63f844fced2f428faf0206f541b9bd10%7C0&sdata=M6rg8qH6kjXfpQmDSeN%2BPYSPuDUBkZINVxy8hqpXsv4%3D&reserved=0 Ms. Burch,

We appreciate your comments and feedback as it is an important part of the development of this FM 1385 project. Below please find the information we can provide regarding your areas of concern:

- The current design does not show any ROW takes from property owners directly adjacent to the roadway. Your home at 1000 Bell Manor Drive, Savannah, TX is not being moved, destroyed, demolished, or considered for destruction. The proposed improvements are designed to minimize impacts to adjacent property owners while increasing mobility and safety within the corridor.
- You are correct that there is no barrier wall shown within the TxDOT ROW. However, the typical section for the roadway is changing from a higher speed road with shoulders to a lower speed facility with curbs which will have a positive impact on safety. The likelihood of a car jumping the curb and exiting the road is greatly reduced than a vehicle departing the existing roadway today with no other obstacles in its path. As the design progresses, a noise analysis will be done to determine any proposed impacts. It is likely that any additional barriers, wall or fencing will likely be the responsibility of the HOA and property owners.
- The proposed design provides an envelope of space for sidewalks on both sides of FM1385. The distance from the roadway to the adjacent Savannah houses varies due to the addition of a southbound right turn lane onto Magnolia Blvd. For your house specifically, the current design shows the back of curb to be approximately 33 feet from your fence line.

We hope this addresses your concerns and we thank you for participating in the public involvement for this project. If you have any additional questions, feel free to contact me by email or phone.

Thanks,

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From: Sent: Wednesday, September 16, 2020 9:26 AM To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>> Subject: 1385 project question

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Edra

I could not tell by the information provided what houses might be moved or destroyed. Can you tell me what area you are looking at for the demolition of homes?

I live in Savannah and my house backs up to FM 1385- near Hwy. 380 by Valero. Is my home being considered for destruction?

If not, I did not see a Barrier Wall in the plans to block the 6 lane highway and our homes. Is this being considered? This would be extremely dangers to have ONLY a plastic white fence separating the 6 lane highway and our homes!! I cannot tell you how many times we have seen cars barely miss our fence from swerving off the road as it is now with just the 2 lanes. Some type of protective barrier needs to be in place to protect our families from this highway. I hope this is being considered. It will be extremely dangerous to only have plastic fencing in place to stop any vehicles from coming into our homes. Most of our bedrooms are on the backside of the house (next to 1385). How terrible that would be for a vehicle to come slamming into our bedroom at night!!

How many feet will be between the actual highway and the homes in Savannah?

I appreciate any feedback. We will have a very difficult time trying to sale our home now with this 6 lane highway in our backyard.

thank you

Lisa Burch



From: Edra Brashear Sent: Thursday, October 01, 2020 3:20 PM

To:

Cc: Howard Gibbs (hgibbs@ltraengineers.com) <hgibbs@ltraengineers.com> **Subject:** TXDOT RESPONSE TO COMMENTS: FM 1385 (Reagan)

Mr. Reagan,

We appreciate your comments and feedback as it is an important part of the development of this FM 1385 project. Your comments are welcome as we continue in the planning phase of the project.

When it comes to the increase noise level due to construction that is outside of our hands. This would be under the jurisdiction of the City and I would suggest you contact them to voice your concerns. For the FM 1385 project, TxDOT will conduct a traffic noise analysis to verify if the noise volume meets the state and federal regulations. Once the analysis is complete, a recommendation of solutions will be offered to the design team to mitigate the sound restrictions. This normally occurs during our environmental investigation which will end roughly around December 2021. Once complete, the recommendations and solutions offered for mitigation (i.e. sound walls) will be presented to the community for review roughly in Spring 2022. Please note, mitigation must meet the state and federal regulation in order to be incorporated on the project.

Also (under the current proposed layout) the intersection of Fishtrap Rd and FM 1385 will be shifted approx. 350 ft to the east which should reduce the impact of vehicle noise for your property.

I hope this provides you a better understanding of our process. If not, feel free to contact my email or phone to discuss further.

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From:

Sent: Tuesday, September 29, 2020 9:02 AM
To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>>
Subject: Virtual Public Meeting for FM 1385 Improvements

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

What is going to be done about the road noise, not only from existing construction going on in the area but the vehicle noise? People think they have hotrods when they just have bad muffler systems, while a number of motor cycle riders like to share their music. All this is very annoying. I live at the intersection of FM1385 and Fishtrap Rd. that currently is a 4 way Stop Sign intersection and soon to have a Stop Light. The noise has progressively gotten louder with new construction and traffic. Can or will some type of wall or other noise reduction be put in place as has been done on FM423?



From:	Patrick Clarke
То:	Edra Brashear; Christine Polito
Subject:	Re: FM 1385 question
Date:	Wednesday, September 30, 2020 8:30:36 AM
Attachments:	image004.png
	image001.jpg

Thank you for the update.

From: Edra Brashear <Edra.Brashear@txdot.gov>
Sent: Wednesday, September 30, 2020 8:28:00 AM
To: Patrick Clarke <Patrick.Clarke@txdot.gov>; Christine Polito <Christine.Polito@txdot.gov>
Subject: RE: FM 1385 question

Hi Patrick,

I will give Mr. Crenshaw a call this morning, but in short his daughter's property is not being impacted.



From: Patrick Clarke

Sent: Tuesday, September 29, 2020 11:22 AM

To: Christine Polito <Christine.Polito@txdot.gov>; Edra Brashear <Edra.Brashear@txdot.gov> **Subject:** FM 1385 question

Hi, I received a call from a realtor named Greg Crenshaw. He said he wanted to know if the FM 1385 project affect his daughter's address at 1910 St. Simmons Street in Savannah. I did see that the project extends to Savannah but I need a little help from the project management team to figure out if the

address will be affected and how so.

I can give him a call back or you can speak with him if you choose. His number is

Thanks

Patrick Clarke Public Information Officer TxDOT Dallas District 4777 US Highway 80 East, Mesquite, Texas 75150 (512) 800-3574 <u>www.txdot.gov</u> Follow us on Twitter @TxDOTDallas cid:423fd0a9-47cb-40ae-b8c6-0b79fe27e6fa From: Edra Brashear Sent: Thursday, October 01, 2020 2:36 PM

To:

Cc: Howard Gibbs (hgibbs@ltraengineers.com) <hgibbs@ltraengineers.com>; Kara Huffman <khuffman@ltraengineers.com>

Subject: TXDOT RESPONSE TO COMMENTS: FM 1385 Proposed Project / Shady Creek RV Park Access (Martin)

Mr. Martin,

We appreciate your comments and feedback as it is an important part of the development of this FM 1385 project. I have reached out to you by home and left a message with your assistant. Please call me at your earliest convenience. I am interested in getting some additional information about your establishment prior to address your comment.

Feel free to contact at the number below or my cell phone at 214-264-0783. Looking forward to hearing back from you.

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651 From:

Sent: Tuesday, September 29, 2020 1:28 PM
 To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>>
 Subject: Comments: FM 1385 Proposed Project / Shady Creek RV Park Access

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ATTN: Edra Brashear RE: FM 1385 Proposed Project / Shady Creek RV Park

Ms. Brashear,

In regards to the proposed expansion/realignment of FM-1385, we would like to make a comment regarding access to our affected business/property "Shady Creek RV Park & Storage".

I have attached a pdf document of the proposed work with a green line indicating our current FM 1385 ENTRY access location ON THE WEST SIDE OF FM-1385.

Any future expansion/realignment must provide access from FM 1385 so that Northbound vehicles may enter the property from a Left turn lane; and likewise vehicles exiting the property must be able to turn North or South. This RV park has 260 sites with a year round population in excess of 500 residents entering and exiting the property daily.

Sincerely,

Justin Martin, Owner Shady Creek RV Park 1893 FM1385, Aubrey, TX 76227 972-347-5384



From:	Edra Brashear
То:	
Cc:	Edra Brashear
Subject:	RE: Comments: FM 1385 Proposed Project / Shady Creek RV Park Access
Date:	Tuesday, September 29, 2020 1:32:51 PM

Justin,

Thank you for your comments. I was just speaking to the design team yesterday about Shady Creek RV Park and whether there were impacts from the project. I will pass your comments along to the design team and send you a response in 48 hours.

If you have any questions, feel free to contact me.

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From:

Sent: Tuesday, September 29, 2020 1:28 PMTo: Edra Brashear <Edra.Brashear@txdot.gov>Subject: Comments: FM 1385 Proposed Project / Shady Creek RV Park Access

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ATTN: Edra Brashear RE: FM 1385 Proposed Project / Shady Creek RV Park

Ms. Brashear,

In regards to the proposed expansion/realignment of FM-1385, we would like to make a comment regarding access to our affected business/property "Shady Creek RV Park & Storage".

I have attached a pdf document of the proposed work with a green line indicating our current FM 1385 ENTRY access location ON THE WEST SIDE OF FM-1385.

Any future expansion/realignment must provide access from FM 1385 so that Northbound vehicles

may enter the property from a Left turn lane; and likewise vehicles exiting the property must be able to turn North or South. This RV park has 260 sites with a year round population in excess of 500 residents entering and exiting the property daily.

Sincerely,

Justin Martin, Owner Shady Creek RV Park 1893 FM1385, Aubrey, TX 76227 Mr. Velasco,

We appreciate your comments and feedback as it is an important part of the development process for FM 1385. We do not take your comments lightly. This is one of the reasons we have public meeting in order to encourage the communities voice to be heard during the development process. I am the current TxDOT Project Manager for the planning and environmental phase of the project. The goal of the planning process is to evaluate, assess and provide preliminary design of transportation facilities based on future traffic needs in the community. Once planning is completed, our next step is the design phase where many of the detailed design elements will occur. Below please find the information we can provide regarding your areas of concern:

- Your first concern was additional traffic at the intersection of US 380 and FM 1385 may create additional traffic congestion. Plans are underway to reconstruct and widen US 380. These maps are ahead of the construction schedule of FM 1385 therefore US 380 will be completed prior to the start construction of FM 1385. US 380 will have the ability to handle additional traffic once FM 1385 is underway. To improve congestion on FM 1385 just north of US 380, the intersection at Fish Trap Road, Gee Road and FM 1385 is being improved in hopes to divert northern traffic along FM 1385 to travel south on Gee Road to access US 380. As a result, traffic will be diverted from US 380 at FM 1385 to the Gee Rd having a positive effect on the congestion issues in the intersection.
- 2. The re-alignment of FM 1385 is definitely closer to your property. This is something I am looking at very closing. Although we will require additional ROW, we are looking at ways to lessen the impact near your property. Our dilemma is to ensure we have enough space for utilities located on the west side of FM 1385. We may be able to reduce the

space adjacent to your property but it may just be a few feet.

- 3. If TxDOT acquire property, compensation will be provide for any structures taken. This will include fencing, landscaping, and etc. TxDOT policy regarding property owners (or HOAs) with existing infrastructure (irrigation systems, landscaping, etc.) impacted that are within the right-of-way acquisition would be compensated to replace or rebuild elsewhere based on the current fair market values. However, it will be the responsibility of the property owner to have the system components moved before construction begins.
- 4. It appears you are concerned about the noise level increase from the proposed roadway. A traffic noise analysis is being conducted on the project to verify if the noise volume meets the state and federal regulations. Once the analysis is complete, a recommendation of solutions will be offered to the design team to mitigate the sound restrictions. This normally occurs during our environmental investigation which will end roughly around December 2021. Once complete, the recommendations and solutions offered for mitigation (i.e. sound walls) will be presented to the community for review roughly in Spring 2022. Please note, mitigation must meet the state and federal regulation in order to be incorporated on the project.
- Thank you sharing your views concerning the need for a cross walk and activated flashing lights. The safety features for the project will be examined in the design phase of this project. Please note, during the current planning phase, we currently don't get into the details of the cross walk but will be thoroughly examined at the design phase.
 I hope this address all your questions. Feel free to contact me if you have any further questions. Have a great day.

Edra Brashear, P.E., CFM

TxDOT Dallas District Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From:

Sent: Tuesday, September 29, 2020 5:28 PM
To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>>
Subject: FM 1385 Improvements and comments

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Edra Brashear / TxDot

We understand that widening of 1385 is necessary, and as a homeowner of a Glenbrook Property we fully support it, but please be sensitive to the issues that it may bring to us property owners living in-parallel to the 1385 road. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. You must understand that this is a very large major road basically in our backyards.

First. We question the need of a 6 lane road while the 380 remains at 4 lanes. this will only cause further traffic in the intersection of 380 and 1385. realigning the 1385 closer to our backyard is also questionable.

Second. We are requesting that our community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery. The Cost MUST be on the developer which is TXDOT. it is unfair for our community to deal with the noise pollution and have to come up with the funds to build a certified sound dampening wall. this wall will also preserve our privacy as well as lessening security concerns in having iron fence within a few feet from the road.

Third. we are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. it is already dangerous to intersect 1385 coming from Glenbrooke with a two way road. imagine 6.

Lastly, If the HOA is losing land that is not part of the right of way we expect to

be compensated for that loss. As well as loss of landscaping, trees, and irrigation. All of this cost us lots of money and time to plant and grow.

Thank you Mike Velasco 770 English Ivy Drive, Proper TX 75078



Mr. Norris,

We appreciate your comments and feedback due to its importance of the development of this FM 1385 project. Below please find the information we can provide regarding your areas of concern:

 The proposed realignment creates a triangular tract that is bisected from the overall ranch. There will need to be damages considered at the time of ROW acquisition. The area north of the proposed realignment is also being bisected from the main range which will present difficulties in managing the ongoing cattle operation that do not exist today. In addition to the damages and inconveniences, we would expect TxDOT to provide the appropriate fencing, gating, drives, etc. that meet our ranch standards, as a minimum.

Damages to the property site will be addressed during the TxDOT Right of Way (ROW) acquisition negotiation process and property value including the value of the land itself, the value of any lost improvements, and compensation for damage to the business operations will be considered. I would like to talk with you further to get a better idea on the cattle operations and see how FM 1385 can maintain or assist. Contact me at 214-320-6651 or email to let me know what is a good time to discuss on next week.

2. Any utilities that are along the old align (east boundary of the triangular parcel, need to be relocated to be along the new ROWs. TxDOT also needs to confirm they will abandon the western half of old ROW to the benefit of A1719 LLC.

Existing FM 1385 ROW will remain in operation north of Mustang Creek and any utilities and utility easements will also remain. The handling of surplus ROW will be addressed during the TxDOT ROW acquisition process. The ROW acquisition will begin soon and estimated to be completed by April 2023. If TxDOT plans to acquire your property, they will contact you pertaining to the overall process. At that time, you may inquire about the western half of the ROW.

3. Has TxDOT conducted any hydrology/hydraulic studies for the proposed bridge associated with the roadway realignment to identify if there are any impacts to the upstream/downstream properties? If such studies do exist, we would like a copy of them.

A preliminary hydraulic analysis addressing the proposed FM 1385 roadway improvements is ongoing. Once the final drainage report is approved by TxDOT, please feel free to contact me for a copy. I estimate the final study will be officially approved by May 2021.

4. We need a median opening at the drive for the Ranch House and cattle operation at approximate Sta 506+50. Due to the change in profile grades, the existing driveway needs to be adjusted to accommodate for large cattle trailers and other farming equipment.

TxDOT is currently at the planning phase of the project. The goal of the planning process is to evaluate, assess and provide preliminary design of transportation facilities based on future traffic needs in the community. Once planning is completed, our next step is the design phase where many of the detailed design elements will occur. At this phase of the project, the median openings are only shown at the major cross streets. It is only at the design phase when additional median openings will be determined. This coordination will be facilitated with the local government. I would suggest for you to contact your City's Public Works Department to inform them of your request. We currently show the TxDOT design phase will be within the timeframe of July 2021 – July 2023. Feel free to contact me around that timeframe and I can connect

you to the TxDOT Design Project Manager for further information.

5. It is understood that the Future Denton County Greenbelt Parkway (controlled access roadway) is being planned to intersect at existing FM 428 and FM 1385. How are the new proposed improvements being coordinated with those future improvements? If not, how can those discussions be facilitated with Aubrey, Celina, etc. to make sure efforts are not duplicated.

The proposed improvements for FM 1385 were developed in accordance with the Denton County Throughfare plan for the corridor. Denton County is the responsible entity for the Greenbelt Parkway project. The county will be responsible for coordinating with the Aubrey, Celina, TxDOT and other impacted municipalities. As both projects move forward, I would anticipate continuous coordination amongst the municipalities.

6. Are there any planned franchise utility relocations related to the FM 1385 expansions that will affect the property?

Unfortunately, this information is not known at this time. A subsurface utility exploration is currently in progress for the FM 1385 project corridor to determine impacts to existing utilities. Once the information is received, we will be able adjust the design based on the finding. We are at the preliminary planning phase of the project and will continue to develop the schematics as data is received.

7. Has the ownership to the NW of our property agreed to the proposed realignment of FM 1385 since it bisects their property as well. We would respectfully request to be included in any conversations that would potentially require changes on our property from what has been presented.

Conversations with property owners are usually done on an individual

basis. If any impact to your property manifest, you will be noticed by TxDOT for further discussion.

8. There is a planned extension to an existing access road along our south property line. It appears that the access drive will be within new TxDOT ROW. Will you be providing a median opening for this relocated driveway that will also benefit our property?

Existing FM 1385 will remain connected to the proposed roadway to maintain access for those properties abutting Mobberly Road, Lights Ranch Road, etc. This connection between the proposed and existing roadway will be a two-lane undivided facility containing no median. At this stage of project development, median openings are shown only at cross streets. Additional median openings will be determined during final design in coordination with local governments.

9. It appears FM 1385 is located within the flood plain that also impacts our southeast corner. It appears TxDOT is not raising the FM 1385 profile to remove it from the flood plain. Is there a reason that TxDOT is not making adjustments to remove the new roadway from the flood plain? Has TxDOT conducted any updated hydrology/hydraulic studies for the bridge crossings to identify what the impacts are to the flood plain in this area? If such studies do exist, we would like a copy of them.

A preliminary hydraulic analysis and environmental assessment addressing the proposed FM 1385 roadway improvements is ongoing and will be completed approximately by April 2021. All drainage features and structure will be designed to meet State, Federal and FEMA Regulations.

10. Has the timing been determined for ROW acquisition? The property is a working cattle ranch, and it would be helpful to know this information for planning purposes.

ROW acquisition is currently in the preliminary stages and contact with property owners can begin somewhere around March 2021 and continue to April 2023.

If you have any further questions, feel free to contact me.

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From:

Sent: Tuesday, September 29, 2020 4:36 PM
To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>>
Subject: A1719, LLC Comments on FM 1385 Improvements, CSJ: 1315-01-030

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Edra,

Below are comments from A1719, LLC on the FM 1385 Improvements, CSJ: 1315-01-030:

- The proposed realignment creates a triangular tract that is bisected from the overall ranch. There will need to be damages considered at the time of ROW acquisition. The area north of the proposed realignment is also being bisected from the main range which will present difficulties in managing the ongoing cattle operation that do not exist today. In addition to the damages and inconveniences, we would expect TxDOT to provide the appropriate fencing, gating, drives, etc. that meet our ranch standards, as a minimum.
- 2. Any utilities that are along the old align (east boundary of the triangular parcel, need to be relocated to be along the new ROWs. TxDOT also needs to confirm they will abandon the western half of old ROW to the benefit of A1719 LLC.
- 3. Has TxDOT conducted any hydrology/hydraulic studies for the proposed bridge associated with the roadway realignment to identify if there are any impacts to the upstream/downstream properties? If such studies do exist, we would like a copy of them.
- 4. We need a median opening at the drive for the Ranch House and cattle operation at approximate Sta 506+50. Due to the change in profile grades, the existing driveway needs to be adjusted to accommodate for large cattle trailers and other farming equipment.
- 5. It is understood that the Future Denton County Greenbelt Parkway (controlled access roadway) is being planned to intersect at existing FM 428 and FM 1385. How are the new proposed

improvements being coordinated with those future improvements? If not, how can those discussions be facilitated with Aubrey, Celina, etc. to make sure efforts are not duplicated.

- 6. Are there any planned franchise utility relocations related to the FM 1385 expansions that will affect the property?
- 7. Has the ownership to the NW of our property agreed to the proposed realignment of FM 1385 since it bisects their property as well. We would respectfully request to be included in any conversations that would potentially require changes on our property from what has been presented.
- 8. There is a planned extension to an existing access road along our south property line. It appears that the access drive will be within new TxDOT ROW. Will you be providing a median opening for this relocated driveway that will also benefit our property?
- 9. It appears FM 1385 is located within the flood plain that also impacts our southeast corner. It appears TxDOT is not raising the FM 1385 profile to remove it from the flood plain. Is there a reason that TxDOT is not making adjustments to remove the new roadway from the flood plain? Has TxDOT conducted any updated hydrology/hydraulic studies for the bridge crossings to identify what the impacts are to the flood plain in this area? If such studies do exist, we would like a copy of them.
- 10. Has the timing been determined for ROW acquisition? The property is a working cattle ranch, and it would be helpful to know this information for planning purposes.

Please acknowledge receipt of this email for our records.

Thank you,

Ben Norris A1719, LLC



Ms. Crawford,

We appreciate your comments and feedback as it is an important part of the development process for FM 1385. I am the current TxDOT Project Manager for the planning and environmental phase of the project. The goal of the planning process is to evaluate, assess and provide preliminary design of transportation facilities based on future traffic needs in the community. Once planning is completed, our next step is the design phase where many of the detailed design elements will occur.

Below please find the information we can provide regarding your areas of concern:

1. In your presentation was showing Glenbrooke and The Estates at Doe Creek as one community.

> The exhibit we choose to label the larger adjacent neighborhoods in the area, as a result only Glenbrooke was identified. We recognize that The Preserve at Doe Creek is separate and located east of Glenbrook.

2. We will need a sound barrier wall constructed along 1385.

A traffic noise analysis is being conducted on the project to verify if the noise volume meets the state and federal regulations. Once the analysis is complete, a recommendation of solutions will be offered to the design team to mitigate the sound restrictions. This normally occurs during our environmental investigation which will end around December 2021. Once complete, the recommendations and solutions offered for mitigation (i.e. sound walls) will be presented to the community for review roughly in Spring 2022. Please note, mitigation must meet the state and federal regulation in order to be incorporated on the project. The functionality of a noise wall may be limited due to the Town of Prosper ordinances mandating 50% openings to perimeter fences, which may have implications on the inclusion of the wall.

3. There will need to be some sort of walkway, Crosswalk with signals, pedestrian crossing, you get my drift. They ride bicycles across and back. A safe way for them to have egress to the western side. WE run the trails there. Someday our pathways will connect into Prosper, but as of now, we go west and that should and can not be taken away without a way to safely cross the road.

Thank you sharing your views concerning the need for a cross walk. The safety features for the project will be examined in the design phase of this project. Please note, during the current planning phase, we currently don't get into the details of the cross walk but will be thoroughly examined at the design phase. Currently, a 10' shared use path will be located on both side of FM 1385. As this project enters the design phase (anticipated to start July 2021), evaluation will be made pertaining any linkage to the existing trail.

4. We have irrigation out there right now. Who is going to safely remove and plug the ends?

If the irrigation system is within the proposed right of way to be acquired, TxDOT will provide compensation. Damages to the property site will be addressed during the TxDOT Right of Way (ROW) acquisition negotiation process and property value including the value of the land itself, the value of any lost improvements, and compensation for damage to the business operations will be considered. As TxDOT will be responsible for compensation, it will be up to the property owner to remove all structures within the right of way and relocate the system.

5. As of now, Fishtrap/Gee to the north of Glenbrooke is too congested as it is. In the evenings the 4 way at 1385 and Fishtrap is backed up, people use Lancashire to Coventry English ivy to Glenbrooke main entrance as a race way to beat others to 380/Savannah and west. Our kids are at risk every evening and shutting parts of 1385 down will leave us one egress to Fishtrap. There is way too much construction due on 380 with upcoming flyovers and widening, we only hope that this is scheduled to not coincide with that. Yes it will be hard to live with years of road work, but not having it all going at once would be great. It's bad enough Fishtrap was shut down twice already in the last two years and it's still only 2 lanes.

Plans are underway to reconstruct and widen US 380. These plans are ahead of the construction schedule of FM 1385 therefore US 380 will be completed prior to the start construction of FM 1385. US 380 will have the ability to handle additional traffic once FM 1385 is underway. To improve congestion on FM 1385 just north of US 380, the intersection at Fish Trap Road, Gee Road and FM 1385 is being improved in hopes to divert northern traffic along FM 1385 to travel south on Gee Road to access US 380. As a result, traffic will be diverted from US 380 at FM 1385 to the Gee Rd having a positive effect on the congestion issues in the intersection.

If you have any further questions, feel free to contact me. Have a great day.

Edra Brashear, P.E., CFM

TxDOT Dallas District Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>>
Sent: Wednesday, September 30, 2020 8:03 PM
To: Howard Gibbs <<u>hgibbs@ltraengineers.com</u>>; Kara Huffman <<u>khuffman@ltraengineers.com</u>>
Subject: FW: Comments for 1385 plans

Please respond to highlighted areas.

From: Sent: Wednesday, September 30, 2020 7:51 PM To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>> Subject: Comments for 1385 plans

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I appreciate the presentation and being able to go and watch it after the fact as I work in the south Dallas area. It was also linked to our community closed FaceBook page for all to see to ensure all impacted are aware of the ongoing plans for improving roadways. We only have 399 homes here in Glenbrooke, which by the way, in your presentation was showing Glenbrooke and The Estates at Doe Creek as one community. I know our community is small but we work hard at keeping it safe, well maintained and try to keep our waterways clean and safe so as to insure we maintain our property values for our future. I myself volunteered as the president of the Glenbrooke Hoa from 2014 until this last spring.

I implore you to please take the following notes in consideration when planning the project to help us protect the community and the value of our families homes in which we live.

We will need a sound barrier wall constructed along 1385. THe community was built following the rules and construction guidelines set forth by the City \of Prosper. That mandate was for a wall with at least 50% view. The builder

put in the stone column with iron spacing. Even now it is a good barrier with the bushes and plantings that we have kept placed. This will definitely not be enough for a 6 lane divided road with all the construction vehicles and trucks that will be using it in the future. WE have a very modest HOA fee and are proud of what we do with it, but it is definitely not enough to build a satisfactory solid wall the length of our community. This will need to be included in your scope.

There are children that live in Glenbrooke that go to school in Savannah. With that, they have friends that live in Savannah, play sports at the Savannah fields There will need to be some sort of walkway, Crosswalk with signals, pedestrian crossing, you get my drift. They ride bicycles across and back. A safe way for them to have egress to the western side. WE run the trails there. Someday our pathways will connect into Prosper, but as of now, we go west and that should and can not be taken away without a way to safely cross the road.

We have irrigation out there right now. Who is going to safely remove and plug the ends?

As of now, Fishtrap/Gee to the north of Glenbrooke is too congested as it is. In the evenings the 4 way at 1385 and Fishtrap is backed up, people use Lancashire to Coventry English ivy to Glenbrooke main entrance as a race way to beat others to 380/Savannah and west. Our kids are at risk every evening and shutting parts of 1385 down will leave us one egress to Fishtrap. There is way too much construction due on 380 with upcoming flyovers and widening, we only hope that this is scheduled to not coincide with that. Yes it will be hard to live with years of road work, but not having it all going at once would be great. It's bad enough Fishtrap was shut down twice already in the last two years and it's still only 2 lanes.

Thank you for taking the time to read my ramblings. Glenbrooke is a great small community full of families who decided to make this their home. I know we looked long and hard before deciding on this place and having moved all over the world in my military career, We both still work in DoD support jobs and not being able to buy every place we were stationed, when we had the chance to settle, here we are. I only ask that you take the time to plan and respect our wishes and hopes for keeping our homes safe. These are our homes, where we enjoy the best of life with our families and do not wish to have our home lives disrupted and our home values impacted if the management of this project is not conducted with integrity and consideration for everyone concerned.

Donny Crawford 951 English Ivy Drive



From:	Edra Brashear
То:	
Cc:	Edra Brashear; Howard Gibbs (hgibbs@ltraengineers.com); Kara Huffman
Subject:	TXDOT RESPONSE: FM 1385 Comments (Mobberly Farms)
Date:	Friday, October 2, 2020 8:00:55 AM
Attachments:	image001.jpg

Christie,

Thank you for your comments. We are in receipt of your Concept Plan and Preliminary Plat of Mobberly Farms which will be assessed alongside the other nearby property owner comments which TxDOT has received. This information is helpful as we continue to proceed further in the planning process.

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From:						
Sent: Wednesday, September 30, 2020 5:38 PM						
To: Edra Brashear < <u>Edra.Brashear@txdot.gov</u> >						
Cc:						

Subject: FM 1385 Comments

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Brasher,

The proposed realignment and pavement removal of FM 1385 at Mustang Road will have a potential impact on the commercial tract and the main entrance into the Mobberly Farms

development. We are including the Concept Plan and a link to download the Preliminary Plat, approved by Denton County for your information . As you can see from the attachments this negatively affects both our commercial property and residential property. Please contact me if you have any questions or need more information concerning the Mobberly Farms development.

https://www.dropbox.com/s/koz18843n0mpw24/Mobberly%20Prelim%20Plat%208-15-2019%20update.pdf?dl=0

Sincerely,

Christie Hancock, AICP



Address: 801 East Campbell Road Suite 650, Richardson, TX 75081



2	

From:	Edra Brashear
То:	
Cc:	Edra Brashear; Howard Gibbs (hgibbs@ltraengineers.com); Kara Huffman
Subject:	TXDOT RESPONSE: FM 1385 Comments/Concerns (Young)
Date:	Friday, October 2, 2020 8:51:57 AM

We appreciate your comments and feedback as it is an important part of the development process for FM 1385. I am the current TxDOT Project Manager for the planning and environmental phase of the project. The goal of the planning process is to evaluate, assess and provide preliminary design of transportation facilities based on future traffic needs in the community. Once planning is completed, our next step is the design phase where many of the detailed design elements will occur.

Below please find the information we can provide regarding your areas of concern:

1. Glenbrooke Estates residents are requesting a certified noise barrier between the roadway and properties backing up to FM 1385, as the six lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve both noise reducing walls for the added noise pollution it will create, AND serious privacy concerns with the roadway being moved to close to the homes. Our current black iron fences were not designed or built for this type of project in our backyards. A cost of this magnitude cannot be placed on a neighborhood to fund, as resources of that size would never become available from an organization such as a HOA. With TXDOT being the developer, would this be something that is being considered due to the sizable impact?

For the FM 1385 project, TxDOT will conduct a traffic noise analysis to verify if the noise volume meets the state and federal regulations. Once the analysis is complete, a recommendation of solutions will be offered to the design team to mitigate the sound restrictions. This normally occurs during our environmental investigation which will end roughly around December 2021. Once complete, the recommendations and solutions offered for mitigation (i.e. sound walls) will be presented to the community for review roughly in Spring 2022. Please note, mitigation must meet the state and federal regulation in order to be incorporated on the project.

2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance at Glenbrooke Dr. across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a six lane road safe. Will this be included with the plans?

Thank you sharing your views concerning the need for a cross walk and activated flashing lights. The safety features for the project will be examined in the design phase of this project. Please note, during the current planning phase, we currently don't get into the details of the cross walk but will be thoroughly examined at the design phase. Pedestrian ramps and crosswalks that meet the Americans Disabilities Act (ADA) are required to be included with any installation of sidewalks.

3. Will you be able to ensure alternate routes will be available and improved for heavy traffic flow, and that 1385 will not be relied upon as the sole artery to towns north of this area?

To improve congestion on FM 1385 just north of US 380, the intersection at Fish Trap Road, Gee Road and FM 1385 is being improved in hopes to divert northern traffic along FM 1385 to travel south on Gee Road to access US 380. As a result, traffic will be diverted from US 380 at FM 1385 to the Gee Rd having a positive effect on the congestion issues in the intersection.

4. Regionally it would be most beneficial if there was assurance that the 1385 widening does not overlap in any way with the forthcoming Highway 380 widening. This densely populated and high traffic area cannot withstand multiple large infrastructure projects at once. Can you say for a fact that these two projects will not overlap?

Plans are underway to reconstruct and widen US 380. These maps are ahead of the construction schedule of FM 1385 therefore US 380 will be completed prior to the start construction of FM 1385. US 380 will have the ability to handle additional traffic once FM 1385 is underway.

5. If the HOA is losing land that is not part of the right of way, will we be compensated for that loss? This would include any loss of landscaping, trees, and irrigation. This all will have to be removed, replaced, or relocated, which is a cost that should not be placed on the neighborhood.

Damages to the property site will be addressed during the TxDOT Right of Way (ROW) acquisition negotiation process and property value including the value of the land itself, the value of any lost improvements, and compensation for damage to the business operations will be considered.

6. What will the distance be from FM 1385 to the property lines of the 700-800 block of English Ivy Dr.?

The approximate distance between nearest face of curb and fence line is 25ft. Please note, the roadway is outside your property line and no additional right-of-way is being requested on your property.

7. Why must the roadway curve so close behind the houses of English Ivy as it approaches Gee Rd., rather than continue on a straight path equally in between Glenbrooke and Savannah?

The re-alignment of FM 1385 is definitely closer to your property. This is something I am looking at very closing. Although we will require additional ROW, we are looking at ways to lessen the impact near your property. We may be able to reduce the space adjacent to your property, but it may just be a few feet. Our dilemma is to ensure we have enough space for utilities located on the west side of FM 1385. There is also the issue of a 120ft dedicated ROW corridor dedicated to the Town of Prosper that was preserved for these improvements that extends from the back of the 10 ft. landscape easement behind your back property (click on the following link to access this). https://www.dentoncad.com/api/plat/image/SD4401A

8. Will Gee Road be improved to six lanes in the future as well?

Yes, Gee Rd will also be improved to 6-lanes in the future. The Town of Prosper is responsible for Gee Rd limits from US 380/FM 423 intersection to FM 1385. Currently the Town's Master Thoroughfare plan has plans for widening the limits of Gee Rd from US 380 to FM 1385 to 6 lanes divided with 120ft (TYP) ROW.

From:

Sent: Thursday, October 01, 2020 12:02 AM To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>> Subject: FM 1385 Comments/Concerns

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

While the widening of FM 1385 is necessary, I feel that we all must be cognizant of the real issues that may arise from such a major project.

With the support of council members, the residents of Glenbrooke Estates in Prosper hope that you do not take our concerns lightly. We have both questions and concerns regarding the future FM 1385 improvement plans.

As currently planned, we feel that a major widening, to a six lane roadway, will be disruptive influence to the community and property owners, especially those most directly affected with properties abutting the planned improvement zone.

The improved six lane road appears to come dangerously close to the existing properties of Glenbrooke, providing added stress and the threat of additional noise pollution, with both safety and privacy concerns.

Please find our questions and comments below:

- 1. Glenbrooke Estates residents are requesting a certified noise barrier between the roadway and properties backing up to FM 1385, as the six lane road will be within feet of our backyards. You can use the 423 widening in The Colony for reference. The homes on that road will be just as close as our homes in Glenbrooke. Our homes and neighborhood deserve both noise reducing walls for the added noise pollution it will create, AND serious privacy concerns with the roadway being moved to close to the homes. Our current black iron fences were not designed or built for this type of project in our backyards. A cost of this magnitude cannot be placed on a neighborhood to fund, as resources of that size would never become available from an organization such as a HOA. With TXDOT being the developer, would this be something that is being considered due to the sizable impact?
- 2. Glenbrooke estates residents are requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance at Glenbrooke Dr. across to Savannah. The communities share an elementary school along with other regional events like peewee sports. We must make crossing a six lane road safe. Will this be included with the plans?
- 3. Will you be able to ensure alternate routes will be available and improved for heavy traffic flow, and that 1385 will not be relied upon as the sole artery to towns north of this area?
- 4. Regionally it would be most beneficial if there was assurance that the 1385 widening does not overlap in any way with the forthcoming Highway 380 widening. This densely populated and high traffic area cannot withstand multiple large infrastructure projects at once. Can you say for a fact that these two projects will not overlap?
- 5. If the HOA is losing land that is not part of the right of way, will we be compensated for that loss? This would include any loss of landscaping, trees, and irrigation. This all will have to be removed, replaced, or relocated, which is a cost that should not be placed on the neighborhood.

- 6. What will the distance be from FM 1385 to the property lines of the 700-800 block of English Ivy Dr.?
- 7. Why must the roadway curve so close behind the houses of English Ivy as it approaches Gee Rd., rather than continue on a straight path equally in between Glenbrooke and Savannah?
- 8. Will Gee Road be improved to six lanes in the future as well?

Thank you for listening to our concerns and recommendations. We hope that this project can achieve the balance of providing the much needed infrastructure improvement without sacrificing the need to protect homes and residents from a very busy road once it's built out.

-Justin Young

Sent from my iPhone





We appreciate your comments and feedback as it is an important part of the development process for FM 1385. I am the current TxDOT Project Manager for the planning and environmental phase of the project. The goal of the planning process is to evaluate, assess and provide preliminary design of transportation facilities based on future traffic needs in the community. Once planning is completed, our next step is the design phase where many of the detailed design elements will occur.

Below please find the information we can provide regarding your areas of concern:

- For the FM 1385 project, TxDOT will conduct a traffic noise analysis to verify if the noise volume meets the state and federal regulations. Once the analysis is complete, a recommendation of solutions will be offered to the design team to mitigate the sound restrictions. This normally occurs during our environmental investigation which will end roughly around December 2021. Once complete, the recommendations and solutions offered for mitigation (i.e. sound walls) will be presented to the community for review roughly in Spring 2022. Please note, mitigation must meet the state and federal regulation in order to be incorporated on the project.
- 2. When the iron fence is within the propose right of way, damages to the property site will be addressed during the TxDOT Right of Way (ROW) acquisition negotiation process and property value including the value of the land itself, the value of any lost improvements, and compensation for damage to the business operations will be considered. I would like to talk with you further to get a better idea on the cattle operations and see how FM 1385 can maintain or assist. Contact me at 214-320-6651 or email to let me know what is a good time to discuss on next week.
- 3. Your first concern was additional traffic at the intersection of US 380 and FM 1385 may create additional traffic congestion. Plans are underway to reconstruct and widen US 380. These maps are ahead of the construction schedule of FM 1385 therefore US 380 will be completed prior to the start construction of FM 1385. US 380 will have the ability to handle additional traffic once FM 1385 is underway. To improve congestion on FM 1385 just north of US 380, the intersection at Fish Trap Road, Gee Road and FM 1385 is being improved in hopes to divert northern traffic along FM 1385 to travel south on Gee Road to access US 380. As a result, traffic will be diverted from US 380 at FM 1385 to the Gee Rd having a positive effect on the congestion issues in the intersection.
- 4. The re-alignment of FM 1385 is definitely closer to your property. This is something I am looking at very closing. Although we will require additional ROW, we are looking at ways to lessen the impact near your property. We may be able to reduce the space adjacent to your property, but it may just be a few feet. Our dilemma is to ensure we have enough space for utilities located on the west side of FM 1385. There is also the issue of a 120ft dedicated ROW corridor dedicated to the Town of Prosper that was preserved for these improvements that extends from the back of the 10 ft. landscape easement behind your back property (click on the following link to access this). https://www.dentoncad.com/api/plat/image/SD4401A.
- 5. Pedestrian ramps and crosswalks that meet the Americans Disabilities Act (ADA) are required to be included with any installation of sidewalks. These details are developed later in the process in the detailed design/ PS&E phase.
- 6. Street light poles will be determined in the design phase of the project.
- 7. As far as loss of HOA land, please refer back to comment #2. Compensation is provided for damages.

Thank you again for your comments. Feel Free to contact me if you have any further questions.

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From:

Sent: Wednesday, September 30, 2020 10:32 PM To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>>

Subject: FM 1385 Improvements (Property Owner concerns)

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Edra Brashear / TxDot

We understand that widening of 1385 is necessary, and as a homeowner of a Glenbrooke Property we fully support it, but please be sensitive to the issues that it may bring to us property owners living in-parallel to the 1385 road. Please do not take the residents concerns lightly. We live here and must live through this project, and must live around a very large and busy road when it's complete. You must understand that this is a very large major road basically in our backyards. We lived specifically next to the proposed road widening and it creates worries to our family.

?

Here are our concerns:

As of now, we can already hear alot of noise within 2 lanes, so we are requesting that our community border iron fence on 1385 be replaced with certified sound dampening material as the 6 lane road will be within feet of our backyards. Our homes and neighborhood deserve noise reducing walls instead of our current iron fence if we are going to be feet away from a 6 lane main artery. The COST MUST be shouldered by TXDOT, for i believe it may cost a million dollars which the HOA and the property owners doesn't have an enough money to cover the cost. It is unfair for the property owners to pay for a long term for a project that is not beyond our control. It is also unfair to our community to deal with a noise pollution . The wall we are requesting is also to preserve our privacy and to lessen the security concerns and safety in having iron fence within few feet from the proposed road.

Next, We question the need of a 6 lane road while the 380 remains at 4 lanes. This will only cause further traffic in the intersection of 380 and 1385. Re-aligning the 1385 closer to our backyard is also questionable.

We are also requesting a cross walk with pedestrian activated flashing lights and enhanced safety features to be built from the entrance of Glenbrooke across to Savannah. It is already dangerous to intersect 1385 coming from Glenbrooke with a two way road specially during peak hours. So do you have any proposed idea on how going out of our community? Imagine 6 lanes.

Next, is there any chance that you build a street light pole within the 1385 (within fishtrap area), another security concerns for the road is almost closed to our backyards and we don't want to worry everyday.

Lastly, If the HOA is losing land that is not part of the right of way we expect to be compensated for that loss. As well as loss of landscaping, trees, and irrigation. All of this cost us lots of money and time to plant and grow.

Hoping for your consideration regarding this matter. Thank you!

Dianne Reyes

Glenbrooke Resident



From:	Edra Brashear
То:	
Cc:	Edra Brashear; Howard Gibbs (hgibbs@ltraengineers.com); Kara Huffman
Subject:	TXDOT RESPONSE: FM 1385 Project Winn Ridge (Sepulveda)
Date:	Friday, October 2, 2020 12:05:21 PM

We appreciate your comments and feedback as it is an important part of the development process for FM 1385. I am the current TxDOT Project Manager for the planning and environmental phase of the project. The goal of the planning process is to evaluate, assess and provide preliminary design of transportation facilities based on future traffic needs in the community. Once planning is completed, our next step is the design phase where many of the detailed design elements will occur.

Below please find the information we can provide regarding your areas of concern:

1. What I don't understand is why the timeline reflects late 2021 for environmental clearance, yet nothing is planned to begin until Spring of 2024. That's not only FOUR years from now, but also over 2 years between the environmental clearance and the planned start. Can you please explain why this timeline reflects this gap?

The TXDOT project process includes several phase which include the input of the City, County, Regional and Federal entities. The phases includes Project Initiation, Preliminary Engineering & Design, PS&E Development, Letting and Award, Construction and Project Close-out. This is briefly explained as followed:

Project Initiation: This phase of the project includes all of the steps between project identification and the execution of the legal agreement between the local government and TxDOT.

Preliminary Engineering & Design: The preliminary engineering and design phase defines the overall project configuration, which has elements applicable to both construction and non-construction projects.

PS&E Development: This phase focus on developing detailed design and construction plans for the project.

Letting and Award: Before a transportation project can be placed under contract, the contracting agency must let it, or make it available for bidding. Construction: This phase start the construction of the project until completion Project Close out: This phase closes all agreements and construction for the project.

We are currently in the preliminary engineering design phase which will end Spring 2021. The next phase of the project is the design phase (PS&E) which is a 2 year process. The design dates are approximately from July 2021 to July 2023. I believe this is the timeframe gap you are referring. The Letting date is scheduled for June 2024.

2. I also understand that there are a huge number of projects that must be done every year; however, is it not possible to adjust the priority of projects? Especially when involving an area that I'm guessing is growing faster than most in the entire state of Texas? It seems quite ridiculous to allow the building of SO MANY homes, yet nothing is planned for 4 years from now. I can't imagine how many more homes will be in this area by then.

All projects are planned for in advance and input from local, county and regional entities are included in the process. The availability of funding is also a critical part of the process which is fixed by State legislation. Based on availability of funding and need, all projects are thoroughly analyzed and placed appropriated on the timeline.

3. I would also like to offer a suggestion for the current intersection of FM1385 and Fishtrap. Recently, the west side of Fishtrap from 1385 had a right turn lane added to go north on 1385. Unfortunately, this made things worse as people don't just yield to turn right as you would at an intersection with a traffic light. I'm thinking a traffic light could make a huge difference. It could be set to allow the line that goes from the stop sign north to flow better. This line has increasingly become further and further from the intersection. Something has got to be done. We should not be expected to pay the amount of taxes that we do and have to spend 10-15 minutes to go less than a mile.

Your comments have been received and well noted for the continuous progress of the project. At this phase, TxDOT does not analyze intersections for traffic signal. We are currenting in the preliminary engineering phase which sole purpose is to start the initial planning and analysis of the project. Traffic signal warrants are typically done later during the design phase in coordination with the County or City. Currently we are aware there have been discussions from Town of Prosper and Denton County for plans to add a signal at Fishtrap Rd and FM 1385 intersection.

I hope this response address your comments. You are free to contact me with comments and questions in the future.

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From: Sent: Tuesday, September 29, 2020 9:26 AM To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>> Subject: FM 1385 Project

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'd like to share my thoughts regarding the FM 1385 project.

I'm a resident of the Winn Ridge subdivision, directly off of 1385. We have lived there just a little over a year now and in that time, the traffic on 1385 has increased drastically. Even on the weekends, we have to sit in line up to 10-15 minutes to go a little over a mile to get to the 4-way stop at 1385 and Fishtrap.

In addition to Winn Ridge, there are several other neighborhoods growing at a very fast rate. The number of homes being built on a monthly basis is overwhelming.

I understand that projects such as the FM 1385 take a lot of planning prior to the start of such a project. What I don't understand is why the timeline reflects late 2021 for environmental clearance, yet nothing is planned to begin until Spring of 2024. That's not only FOUR years from now, but also over 2 years between the environmental clearance and the planned start. Can you please explain why this timeline reflects this gap?

I also understand that there are a huge number of projects that must be done every year; however, is it not possible to adjust the priority of projects? Especially when involving an area that I'm guessing is growing faster than most in the entire state of Texas? It seems quite ridiculous to allow the building of SO MANY homes, yet nothing is planned for 4 years from now. I can't imagine how many more homes will be in this area by then.

I would also like to offer a suggestion for the current intersection of FM1385 and Fishtrap. Recently, the west side of Fishtrap from 1385 had a right turn lane added to go north on 1385. Unfortunately, this made things worse as people don't just yield to turn right as you would at an intersection with a traffic light. I'm thinking a traffic light could make a huge difference. It could be set to allow the line that goes from the stop sign north to flow better. This line has increasingly become further and further from the intersection. Something has got to be done. We should not be expected to pay the amount of taxes that we do and have to spend 10-15 minutes to go less than a mile. Thank you for the opportunity to share. Any immediate improvements to this area would be greatly appreciated.

Phyllis Sepulveda

Thanks,

Phyllis Sepulveda



From:	Edra Brashear
То:	
Cc:	Edra Brashear; Howard Gibbs (hgibbs@ltraengineers.com); Kara Huffman
Subject:	TXDOT RESPONSE: FM 1385 Virtual meeting
Date:	Friday, October 2, 2020 1:47:16 PM
Attachments:	image003.ipg

Mike and Jackie,

We appreciate your comments and feedback as it is an important part of the development process for FM 1385. I am the current TxDOT Project Manager for the planning and environmental phase of the project. The goal of the planning process is to evaluate, assess and provide preliminary design of transportation facilities based on future traffic needs in the community. Once planning is completed, our next step is the design phase where many of the detailed design elements will occur.

Below please find the information we can provide regarding your areas of concern:

1. When will we know what you are going to do for us? Our septic system? Privacy fencing? We are very concerned You will be taking all of our front lawn. When will we hear from you on these matters.

Damages to the property site will be addressed during the TxDOT Right of Way (ROW) acquisition negotiation process and property value including the value of the land itself, the value of any lost improvements, and compensation for damage to the business operations will be considered. This will include your septic system and fencing if located in the area of acquisition. TxDOT ROW acquisition should begin by the end of this year and end April 2023.

2. Equine Express, what is going to be done for the Horse Hauling Business? Trucks coming and going, in and out of 4 lane.

We are in receipt of your Public Meeting comments, as well as others from nearby property owners located along the FM 1385 project corridor regarding driveway and median access. The final location of these median openings (between cross-streets) will be determined during final schematic design in coordination with the local governments. In summary, the horse hauling business is still being evaluated by the design team and design will be determined in the design phase which is scheduled from July 2021 to July 2023.

If you have any further comments or questions, feel free to call or email. Have a great day.

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

-----Original Message-----

From: Sent: Wednesday, September 30, 2020 6:25 PM To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>> Subject: FM 1385 Virtual meeting

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

9996 FM 1385 Pilot Point, Tx. 76258

Questions: When will we know what you are going to do for us? Our septic system? Privacy fencing? We are very concerned You will be taking all of our front lawn. When will we hear from you on these matters.

Equine Express, what is going to be done for the Horse Hauling Business? Trucks coming and going, in and out of 4 lane.

Please let us know something soon.

Thank you,

Mike and Jackie Alexander.

Sent from my iPhone

Mr. Luttio,

We appreciate your comments for the upcoming FM 1385 roadway improvements. Below is our response to your comments.

- The FM 1385 improvements is aligned with the Denton County Thoroughfare Plan, see attached. As noted on the plans, FM 1385 is classified as a
 principal arterial 6 lane divided roadway. This determination is based on the traveling needs required for future development. TXDOT and Denton
 County has gone to great efforts to provide safe and efficient roadways to handle the travel needs in the area. We are aware of the challenges
 that come with improving safe roadways to the residents and welcome input from the community.
- 2. Base on your address at 1922 Trace Drive, the road improvements will not be impacting your backyard, see image below. Also, the individual lots located in your subdivision is not being impacted by the project.
- 3. A noise and environmental study is being conducted on the project which meets all City, County, State and Federal regulations. These studies will assist in our design of the projects and impacts to the adjacent property owners.
- 4. I am unaware of what you mean about blight being proposed. Please clarify.

In conclusion, our virtual meeting can be found at <u>http://www.keepitmovingdallas.com/FM1385</u> which will end today. If you have any comments, feel free to contact me.

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Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From: Sent: Saturday, September 26, 2020 11:52 AM

To: Edra Brashear <Edra.Brashear@txdot.gov> Subject: FM 1385 Widening

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have reviewed the proposal for the widening of FM 1385 and I must comment on this proposal. What is being proposed is quite literally to build a major highway through my backyard. I find this to be unacceptable. The noise & pollution associated with this will destroy our quality of life. I saw nothing in the proposal which addresses these concerns for all of the home owners along FM 1385. What, if any, plans have you considered to address the blight being proposed? Unless there are concrete and acceptable solutions included in the project I will have no choice but oppose the project. This will include all means available to me including organizing the community to oppose the project, class action legal action and any other measures necessary.

I expect to hear from you regarding my concerns.

Alan Luttio 1922 Trace Dr Aubrey, TX 76227 Ms. Scott,

Based on our conversation this afternoon, below please find the information we can provide regarding your areas of concern:

1. We moved out here for country living. It won't be a country environment with 6 lanes of traffic.

I understand this is impacting your personal living comforts. Unfortunately, the prospects of a future 6 lane road for FM 1385 has been a part of the future planning for both the city and county for quite some time. We appreciate your comments and will accommodate where we can.

 I will lose every single tree on my property with this expansion; as all of my trees are located on the front of property along the fence line and the pond along FM1385

There are a cluster of trees located within the existing right of way (ROW) that will be removed for the upcoming project. The trees along the pond may possibly be saved but not determined until the design phase of the project.

3. I will lose my pond with this expansion.

We are currently review possible solutions we can your existing pond. I will get back with you once I have more information.

4. I just incurred the cost and labor of putting up a brand new fence on the front five acres of my property that would be involved in the expansion.

Damages to the property site will be addressed during the TxDOT Right of Way (ROW) acquisition negotiation process and property value including the value of the land itself, the value of any lost improvements, and compensation for damage to the business operations will be considered. This will include your septic system and fencing if located in the area of acquisition. TxDOT ROW acquisition should begin by the end of this year and end April 2023.

5. If Denton county ever changes their AG exemption minimum acreage requirements I could lose my ag exemption since you would be taking acreage away from me.

Per our conversation, I will need to conduct further research and will get back with you.

6. I need all of my existing acreage for the pasture and grazing for the livestock that I currently have. Less acreage will make it difficult for adequate grazing and pasture usage.

I will further into this issue and will get back with you.

If you have any further questions, feel free to contact me.

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From:

Sent: Thursday, September 24, 2020 12:52 PM
To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>>
Subject: FM1385 expansion - protest/oppse expansion

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Edra,

I would like to oppose the suggested expansion of FM1385 and my property being taken for

the expansion. This is a country environment with very little traffic. A 4-6 divided lane road is not necessary and it will destroy the country environment.

Hwy 380 is only four lanes with enormous congestion problems. Seems like the money for this project could be better spent on major roadways and thorough fares.

1) We moved out here for country living. It won't be a country environment with 6 lanes of traffic.

2) I will lose every single tree on my property with this expansion; as all of my trees are located on the front of property along the fence line and the pond along FM1385

3) I will lose my pond with this expansion.

4) I just incurred the cost and labor of putting up a brand new fence on the front five acres of my property that would be involved in the expansion.

5) If Denton county ever changes their AG exemption minimum acreage requirements I could lose my ag exemption since you would be taking acreage away from me.

6) I need all of my existing acreage for the pasture and grazing for the livestock that I currently have. Less acreage will make it difficult for adequate grazing and pasture useage.

I don't see on any of the documentation how much property is suggested from either side of the existing road, is it an even amount from both sides, etc?

Thank you, Jacki Scott

13465 Cotton Trail Pilot Point, Texas 76258

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From:	Edra Brashear
То:	
Cc:	Edra Brashear, Howard Gibbs (hgibbs@ltraengineers.com), Kara Huffman
Subject:	TXDOT RESPONSE: L1719, LLC Comments on FM 1385 Improvements, CSJ:1315-01-030 (Norris)
Date:	Thursday, October 1, 2020 6:28:46 PM
Attachments:	image002.ipg

Mr. Norris,

We appreciate your comments and feedback as it is an important part of the development of this FM 1385 project. Below please find the information we can provide regarding your areas of concern:

- Why is all of the proposed ROW coming from our side and not fairly from both sides? Consideration for ROW acquisition in this area included the desire to avoid existing utilities including both overhead electric and underground natural gas located on the west side. As continue to receive updated data, I will evaluate the alignment to determine if such re-alignment is warranted.
- 2. There is an expanded ROW shown on Schematic Roll 8 where the culvert will be located. Why does the expanded/additional area extend so far south? There are abrupt transitions on both ends of the increased ROW areas--can these be smoother transitions instead? Why is the additional ROW for the culvert only located on the east side?

The wider proposed ROW for this area is needed to tie the expanded roadway back to the existing ground which is getting progressively lower as it nears the downstream end of the culvert. The ROW transitions at each end are made in such a way to acquire the minimum amount of additional ROW. It is only needed on the east side (downstream end of the culvert) based solely on the topography of the existing ground.

3. The work planned for the intersection of Lights Ranch Road, the future Foutch Road and 1385 shows that it is per Denton County's thoroughfare plan. Does it also match up with Pilot Point's thoroughfare plan?

The City of Pilot Point does have a Comprehensive Plan which shows the road was a "minor four-lane undivided roadway". The City's plan references and is in line with the Denton County's Thoroughfare Plan.

4. On Schematic Roll 9, a culvert is shown in the middle of the expanded ROW on the east side. Why is this amount of additional ROW needed for one culvert? Why is the

expanded ROW for the culvert only on the east side?

The wider proposed ROW for this area is needed to tie the expanded roadway back to the existing ground which is getting progressively lower as it nears the downstream end of the culvert. The ROW transitions at each end are made in such a way to acquire the minimum amount of additional ROW. It is only needed on the east side (downstream end of the culvert) based solely on the topography of the existing ground.

 Has a timeline for ROW acquisition been determined? The property is a working cattle ranch and it would be helpful to know this information for planning purposes.
 ROW acquisition is currently in the preliminary stages and contact with property owners can begin somewhere around March 2021 and continue to April 2023.

From:

Sent: Tuesday, September 29, 2020 8:24 AM
To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>>
Subject: L1719, LLC Comments on FM 1385 Improvements, CSJ:1315-01-030

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Edra,

Below are comments from L1719, LLC on the FM 1385 Improvements, CSJ: 1315-01-030:

- 1. Why is all of the proposed ROW coming from our side and not fairly from both sides?
- 2. There is an expanded ROW shown on Schematic Roll 8 where the culvert will be located. Why does the expanded/additional area extend so far south? There are abrupt transitions on both ends of the increased ROW areas--can these be smoother transitions instead? Why is the additional ROW for the culvert only located on the east side?
- 3. The work planned for the intersection of Lights Ranch Road, the future Foutch Road and 1385 shows that it is per Denton County's thoroughfare plan. Does it also match up with Pilot Point's thoroughfare plan?
- 4. On Schematic Roll 9, a culvert is shown in the middle of the expanded ROW on the east side. Why is this amount of additional ROW needed for one culvert? Why is the expanded ROW for the culvert only on the east side?
- 5. Has a timeline for ROW acquisition been determined? The property is a working cattle ranch and it would be helpful to know this information for planning purposes.

Please acknowledge receipt of this email for our records.

Thank you,

Ben Norris L1719, LLC

From:	Edra Brashear
To:	
Cc:	Edra Brashear; Howard Gibbs (hgibbs@ltraengineers.com)
Subject:	TXDOT RESPONSE: Public Comments / Concerns on FM 1385 Project
Date:	Tuesday, September 22, 2020 9:04:41 AM
Attachments:	image001.jpg

Ms. East,

Below is TxDOT response to your comments sent by email on September 21, 2020.

1. Provide distance between the fence line and roadway for the following properties.

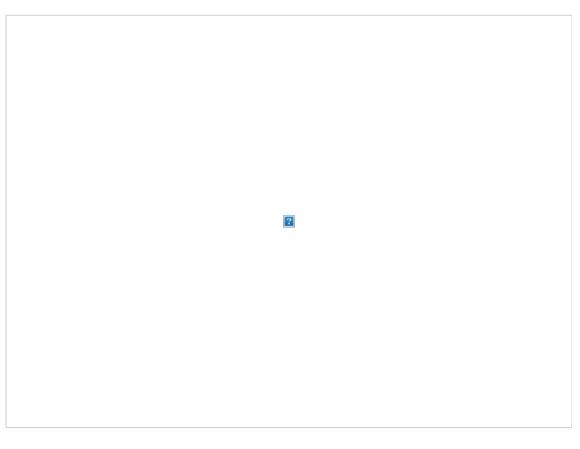
TxDOT Response: The approximate distance between nearest face of curb and fence line is provided as followed. Please note, the roadway is outside your property line and no additional right-of-way is being requested on your property. The distances shown are well within criteria and standards while pending review of the noise analysis report.

- 1110 English Ivy Dr = 22ft
- 980 English Ivy Dr = 22ft
- 1913 Brown Trasher Blvd = 43ft
- 860 English Ivy Dr = 26ft
- 730 English Ivy Dr = 34ft
- 5710 Coventry Dr = 93ft
- 661 Lancashire = 40ft

2. The property owner at 980 English Ivy drive is complaining of property damage.

TxDOT Response: I was able to reach the contractor who performed survey near your property. Based on the report, the contractors conducted survey within the right-of-way and not on your property. Thus, the reason a right of entry approval was not required for your property. Next line of action would be to provide this information to both the City and TxDOT Right-of-way department. It will be up to the them to take further action. I will forward my finds to both the City and TxDOT.

See photo below provided by the contractor of the disturbed area.



From:

Sent: Monday, September 21, 2020 11:04 AM

To: Edra Brashear < Edra.Brashear@txdot.gov>

Cc: ray_smith@prospertx.gov; marcus_ray@prospertx.gov; craig_andres@prospertx.gov; curry_vogelsang@prospertx.gov; meigs_miller@prospertx.gov; jeff_hodges@prospertx.gov; jason_dixon@prospertx.gov; harlan_jefferson@prospertx.gov; jared.patterson@house.texas.gov; Howard Gibbs (hgibbs@ltraengineers.com) <hgibbs@ltraengineers.com>

Subject: Re: RESPONSE: TXDOT RESPONSE: Public Comments / Concerns on FM 1385 Project

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

2) Addresses - mine plus a couple others that were interested

1110 English Ivy Dr 980 English Ivy Dr 1913 Brown Trasher Blvd 860 English Ivy Dr 730 English Ivy Dr 5710 Coventry Dr 661 Lancashire

3) incident with your contractor

- 980 English Ivy Dr

- Thursday, September 10th between 1 and 2pm

- Supervisor could be reached at (214) 979-1144. I talked to him a little after 2pm. I lost the piece of paper with the supervisor and employee name.

- lawn is torn up in several places in the south east corner of the lot near the AT&T box. He torn up my grass to get to the property marker if I recall correctly.

- no notice was given (written or verbal). I just happened to hear him outside With his beeping tool after he woke my infant up. When I confronted him, he said he didn't have time to knock on my door and wasn't required to give notice.

Tanya

Sent from my iPhone

On Sep 21, 2020, at 8:09 AM, Edra Brashear < Edra.Brashear@txdot.gov > wrote:

Ms. East,

Below is a response to your email dated 09/18/2020.

- 1. Your concern of safe crossing and overall safety is noted. As earlier stated, TxDOT is conducting a traffic study in this area based on city, county, state and federal regulations.
- 2. You will need to provide your address in order for us to determine the distance between your home and the proposed roadway.
- 3. Please provide additional information in order to investigate the identity of the contractor who damaged your property. I will need to know the following:
 - a. Approximate date when the damage occurred
 - b. The approximate location of the damage
 - c. The type of damage
 - d. A copy of the right of entry letter to enter your property. Please note: TxDOT only enter property with a request of entry approval from the property owner.
 - e. Your property address

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From:

Sent: Friday, September 18, 2020 4:54 PM

To: Edra Brashear < Edra.Brashear@txdot.gov >

Cc: ray_smith@prospertx.gov; marcus_ray@prospertx.gov; craig_andres@prospertx.gov; curry_vogelsang@prospertx.gov; meigs_miller@prospertx.gov; jeff_hodges@prospertx.gov; jason_dixon@prospertx.gov; harlan_jefferson@prospertx.gov; jared.patterson@house.texas.gov; Howard Gibbs (hgibbs@ltraengineers.com) <hpre>hgibbs@ltraengineers.com> Subject: Re: TXDOT RESPONSE: Public Comments / Concerns on FM 1385 Project

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Edra

While I appreciate the response. I must stress the stop light and cross walks are critical to the safety of the residents especially since we have kids that currently go to school in Savannah as well as participate in sports activities over there. We have to have a safe way to cross 1385 to that community as well as a plan safe way to exit our community!

I appreciated the updated ton on the noise wall compared to the response you sent a neighbor. The noise walls will be critically to our neighborhoods.

In addition you have yet to provide us any information of how close these proposed changes will be to our homes!

Also you (TX DOT) had contractors in the area surveying. One of them has torn up my front yard and it now has bare spots from whatever he did. This is unacceptable and needs to be corrected. I already complained to his supervisor when he refused to identify himself when he was in my yard with no notice. I confronted him for identification and why he was in my yard after his high pitched instrument woke up my infant.

Respectfully

Tanya East

Sent from my iPhone

On Sep 18, 2020, at 4:00 PM, Edra Brashear < Edra.Brashear@txdot.gov > wrote:

Tanya,

We appreciate your comments and feedback as it is an important part of the development of this FM 1385 project. Below please find the information we can provide regarding your areas of concern:

- TxDOT does not analyze intersections for traffic signal during this phase of the project. We are currenting
 in the schematic phase which sole purpose is to start the initial planning and analysis of the project. Traffic
 signal warrants are typically done later during the design phase in coordination with the County of City.
- The proposed design provides an envelope of space for sidewalks on both sides of FM 1385. Pedestrian
 ramps and crosswalks that meet the Americans Disabilities Act (ADA) are required to be included with any
 installation of sidewalks. These details are developed later in the process in the detailed design/ PS&E
 phase.
- The US 380 project should be built before FM 1385 construction starts. The US 380 expansion project is

anticipated to be ready for letting/construction starting in December 2021. Currently the FM 1385 project is anticipated to be ready for letting/construction in Spring 2024.

- As the design progresses, a noise analysis will be done to determine any proposed impacts. Based on the analysis, TxDOT will determine if a noise wall is required based on the state and federal requirements. The HOA is encourages to build additional barriers, wall or fencing on the property, if deemed necessary.
- TxDOT policy regarding property owners (or HOAs) with existing infrastructure (irrigation systems, landscaping, etc.) impacted that are within the right-of-way acquisition would be compensated to replace or rebuild elsewhere based on the current fair market values. However, it will be the responsibility of the property owner to have the system components moved before construction begins.

Thanks,

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From:

Sent: Thursday, September 17, 2020 1:10 PM To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>> Cc: ray_smith@prospertx.gov; marcus_ray@prospertx.gov; craig_andres@prospertx.gov; curry_vogelsang@prospertx.gov; meigs_miller@prospertx.gov; jeff_hodges@prospertx.gov; jason_dixon@prospertx.gov; harlan_jefferson@prospertx.gov Subject: Public Comments / Concerns on FM 1385 Project Importance: High

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

TxDOT Project Manager Edra Brashear (edra.brashear@txdot.gov)

I am writing today to voice my concerns on the proposed widening of FM 1385. Over the years there has been poor communication between TxDOT and the residents which live along this corridor. Especially when this road was only to be a 4 lane road which the traffic diverted to Gee/FM 423, not a 6 major urban road directly behind my home. While I recognize this project is greatly needed, I am heavily concerned regarding it and the lack of information that TxDOT is providing regarding it.

I am happy to see that you are including side walks on both sides of this road. However I am not seeing the notation of additional cross walks or signal lights along the road. This is critical for the residents who live in Savannah and Glenbrooke. It is already dangerous for us to try and exit either development at the Glenbrooke Rd/Brown Thrasher Blvd with FM 1385. This is currently with 2 lanes of traffic. When it is a 6 lane major urban road, at a minimum TxDOT should include in their plans for a cross walk with a signal request as well as a stop light. Without it the residents of both communities would have their safety put at great risk trying to leave our homes. This is not an optional thing to skip or put on the cities, especially since TxDOT has the responsibility to maintain FM 1385 and the fact the road basically is the divider for Prosper and the Little Elm/Savannah/Aubrey areas. Especially since you speak of traffic studies to maintain a desired level of service as well as increasing mobility and safety within the 380 Coordinator.

TxDOT needs to also take into consideration the timing of the project in coordination with the work on Hwy 380. Especially since our area already backs up with traffic due to the designs of the roads and the ability to go East/West on 380 with Lake Lewisville. Our area especially bottlenecks as the closest roads that run East/West to go past Lake Lewisville is Eldorado about 5 Miles South of the Hwy 380/FM 1385 area or FM 428 which is about 6 miles north of this area. Currently when Hwy 380 backs up at the FM 1385 light, plus Fishtrap behinds us back up, folks use the developments like Glenbrooke and Savannah as cut throughs. While the police do their best to patrol it, these cars cut through at high speeds (over 45MPH) which is VERY unsafe in a residential area with families and small children.

As TxDOT is proposing to put in a major, 6-lane urban road behind our homes, they need to take into consideration the existing homes. In reviewing the widening of FM 423, which is a similar type road, TxDOT needs to provide sound barrier walls to the residents of Glenbrooke and Savannah (similar to what was done in the Colony). The road noise is already loud and will greatly increase with the proposed changes. This will greatly affect our property values, especially those of us directly along FM 1385.

This is especially needed as looking in the plans, I do not see how the proposed changes can be done in the existing space. While it should not have to be said, I am saying it as one cannot assume with the Government. The local property owners will need compensation for the existing property that is changed. Right now along Savannah and Glenbrooke we have landscaping which is a major sound barrier which has sprinkler systems installed. TxDOT needs to compensate the homeowners and HOA's for the removal of any of the landscaping that is required as well as the adjustment to the existing infrastructure both have for the irrigation of the landscaping that acts as a sound barrier. As I suspect much of this will need to be removed to accommodate the amount of land this project requires, this will leave those of us along FM 1385 exposed which is why the sound barrier wall noted above is required.

In Closing as a homeowner who backs up directly to FM 1385, you owe us more up to date plans so we have an understanding of how this will impact us. This will have a great, negative impact on our property values and our ability to sell our homes down the line, especially if TxDOT does not address the safety and noise concerns properly.

If you have any questions regarding this, please let me know and I am more than happy to sit down with you to discuss.

Respectfully

Tanya East Glenbrooke Homeowner

CC: Ray Smith, Prosper Mayor
Marcus Ray, Prosper Town Council, Place 1
Craig Andrews, Prosper Town Council, Place 2
Curry Vogelsang, Prosper Town Council, Place 3 & Mayor Pro-Tern
Meigs Miller, Prosper Town Council, Place 4
Jeff Hodges, Prosper Town Council, Place 5
Jason Dixon, Prosper Town Council, Place 6 & Deputy Mayor Pro-Tern
Harlan Jefferson, Prosper Town Manager



See below.

From: Edra Brashear

Sent: Monday, October 05, 2020 4:06 PM

To: Cc: Howard Gibbs (hgibbs@ltraengineers.com) <hgibbs@ltraengineers.com>; Kara Huffman <khuffman@ltraengineers.com> Subject: RE: TXDOT RESPONSE: FM 1385 Expansion - RanchAt138, LLC Property (Pemmasani)

Ravi,

The ROW Acquisition dates were incorrect. See below.

ROW acquisition will begin Spring 2021. This project letting date is currently set for Spring 2023.

From: Edra Brashear

Sent: Monday, October 05, 2020 2:03 PM

To: Cc: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>>; Howard Gibbs (<u>hgibbs@ltraengineers.com</u>) <<u>hgibbs@ltraengineers.com</u>>; Kara Huffman <<u>khuffman@ltraengineers.com</u>>

Subject: TXDOT RESPONSE: FM 1385 Expansion - RanchAt138, LLC Property (Pemmasani)

We appreciate your comments and feedback as it is an important part of the development of this FM 1385 project. We are in receipt of your Public Meeting comments, as well as others from nearby property owners located along the FM 1385 project corridor. We are working on refining this alignment alternative to minimize impacts to adjacent property including nearby Mustang Baptist Church. A separate meeting can be scheduled to go over these impacts and options. Damages to the property site will be addressed during the TxDOT ROW acquisition negotiation process and property value including the value of the land itself, the value of any lost improvements, and compensation for damage to the business operations will be considered.

Below please find the information we can provide regarding your areas of concern:

- Has TXDOT conducted any hydrology/hydraulic studies for the proposed bridge associated with the roadway realignment to identify if there are any impacts to the upstream/downstream properties? If such studies do exist, we would like a copy of them.
 - A preliminary hydraulic analysis addressing the proposed FM 1385 roadway improvements is ongoing.
- Are there any planned franchise utility relocations related to the FM 1385 expansion that will affect the property?
 - A subsurface utility exploration is currently in progress for the FM 1385 project corridor to determine impacts to existing utilities.
- What is the timing for the planned ROW acquisition process? It would be helpful to understand the timing to factor into our ongoing planning process for this property along with understanding the effects on our ongoing ranching operations.
 - ROW acquisition will begin at the completion of the FM 1385 schematic design phase of the project in Late 2021. This project letting date is currently set for Spring 2024. The letting date is based on available funding, and therefore is subject to change.

If you have any further questions, feel free to contact me.

Edra Brashear, P.E., CFM

TxDOT Dallas District

Project Delivery Schematic Project Manager 4777 E. US Highway 80 Mesquite, TX 75150 (214)320-6651

From:

Sent: Wednesday, September 30, 2020 4:50 PM

To: Edra Brashear <<u>Edra.Brashear@txdot.gov</u>>

Cc:

Subject: FM 1385 Expansion - RanchAt138, LLC Property

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

This is regarding the recent ROW proposed plan on FM1385. I am the managing member of Pemmasani Interests, LLC who owns property which is being affected by this proposed ROW.

The proposed alignment bisects our property in a manner that will affect our plans for development. Please note that we do have an approve TCEQ Municipal Utility District that was based on development assumptions that will be impacted by the proposed new alignment. The loss of ROW will reduce the available lot counts utilized in the district formation and there will be additional units lost due to the property being split into two parcels. This new alignment will require additional infrastructure to develop the property (i.e. additional collector roads, duplication of amenities centers, entry features, landscape setbacks, etc).

The proposed realignment bisects the overall property, affecting the ongoing ranch & framing operations and will present difficulties in managing the ranching operations. In addition to the damages and inconveniences, we would expect TXDOT to provide the appropriate fencing, gating, drives, etc. that meet our ranch standards, as a minimum.

The current alignment leaves an unusable parcel between the new FM 1385 and our west property line. The new alignment needs to be shifted about 100 feet to the east to make this parcel developable. In addition, the planned alignment orphans a small tract of land between the proposed ROW, our south property line and the existing flood plain (around Station 544+00).

We have following concerns and appreciate TXDOT response:

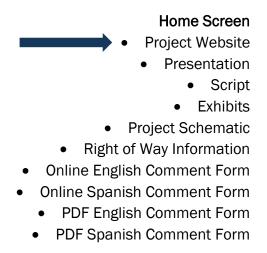
- Has TXDOT conducted any hydrology/hydraulic studies for the proposed bridge associated with the roadway realignment to identify if there are any impacts to the upstream/downstream properties? If such studies do exist, we would like a copy of them.
- Are there any planned franchise utility relocations related to the FM 1385 expansion that will affect the property?
- What is the timing for the planned ROW acquisition process? It would be helpful to understand the timing to factor into our ongoing planning process for this property along with understanding the effects on our ongoing ranching operations.

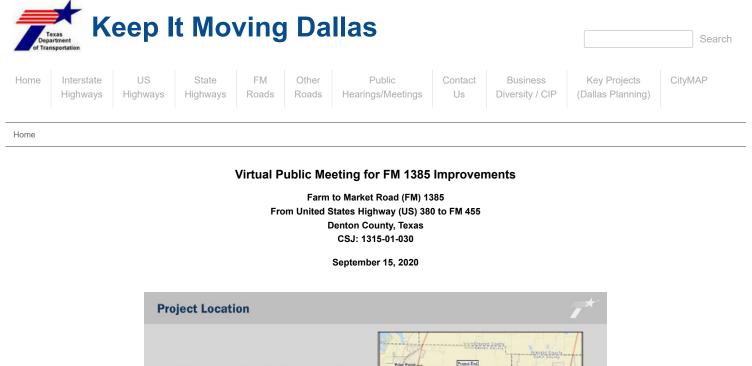
Upon review, please advise of any questions and/or comments related to this matter.

Thank you Ravi Pemmasani

ATTACHMENT D VIRTUAL PUBLIC MEETING CONTENT

Attachment D – Virtual Public Meeting Content





FM 1385 PROJECT LIMITS:

From US 380

to FM 455

PROJECT LENGTH:

Approximately 12.03 miles

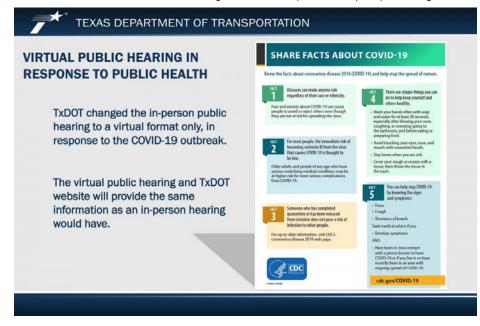
COUNTY: Denton



The FM 1385 reconstruction project includes widening an approximately 12-mile section of FM 1385 from US 380 to FM 455 in Denton County. The existing FM 1385 is a 2-lane rural highway. The proposed FM 1385 would be widened and reconstructed as a 6-lane divided urban roadway from US 380 to Mustang Road and a 4-lane interim (6-lane ultimate) divided urban roadway from Mustang Road to FM 455. A new location realignment of the central portion of FM 1385 at Mustang Road is proposed to directly connect FM 1385 to the north and south without requiring vehicles to travel along the Mustang Road portion of the existing FM 1385. Additionally, a new-location realignment of the southern portion of FM 1385 at Gee Road is also proposed. This would flatten out the existing "S" curve at Gee Road and improve mobility along FM 423 at the intersection with FM 1385.

This virtual meeting begins on September 15, 2020 and will remain available online through the comment period deadline of September 30, 2020. During this time, please view the video presentation and exhibits provided on this site to learn about the project, and provide your comments.

Virtual Public Meeting for FM 1385 Improvements | Keep It Moving Dallas



PRESENTATION

Click this link to view the narrated video presentation: https://youtu.be/OKvasMvNYts The presentation slides and speech are also available in PDF format here:

Presentation Slides

Speech

EXHIBITS

You may click on any of the project exhibits below to view them at full size.

Project Details

The proposed FM 1385 Project would be reconstructed and widened from 2-lane rural to a 4/6-lane urban divided roadway from US 380 to FM 455.

The project would include:

- From US 380 to Mustang Road: 6-lane divided urban roadway
- From Mustang Road to FM 455: 4-lane interim (6-lane ultimate) divided urban roadway
- A new-location realignment of the central portion of FM 1385 at Mustang Road.
- A new-location realignment of the southern portion of FM 1385 at Gee Road.

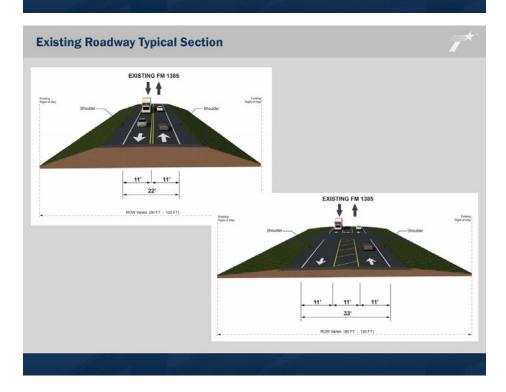
Purpose and Need

Project Need:

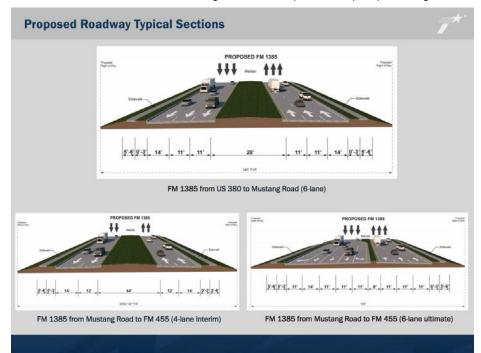
The proposed project is needed to meet future travel demands stemming from projected population growth and traffic volumes.

Project Purpose:

The proposed project's purpose is to improve mobility and bring the roadway up to current design standards. The overall goal is to provide a facility that will accommodate future traffic and improve safety with additional lanes and reconstructed intersections at FM 1385 and Mustang Road and at FM 1385 and Gee Road.

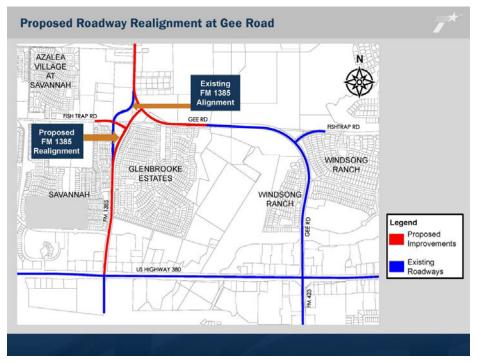


Virtual Public Meeting for FM 1385 Improvements | Keep It Moving Dallas





Virtual Public Meeting for FM 1385 Improvements | Keep It Moving Dallas



Projected Cost and Schedule

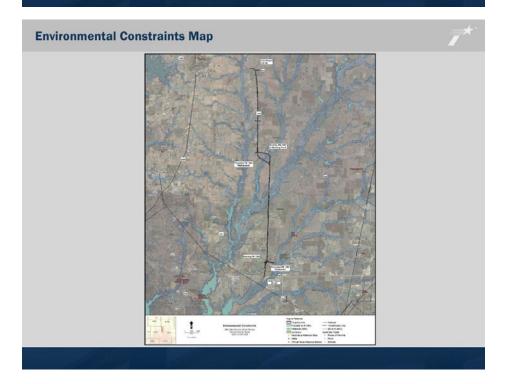
Anticipated Ready to Let Date Spring 2024

Estimated Total Project Cost Approximately \$154.8 million

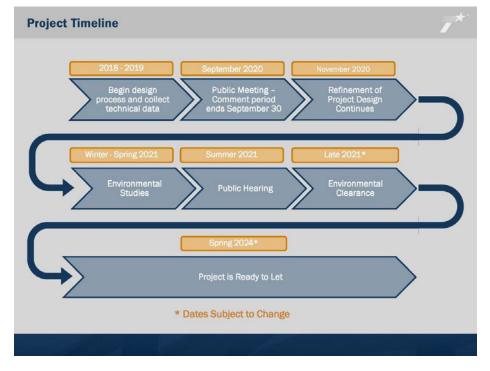
National Environmental Policy Act (NEPA) Assignment to the Texas Department of Transportation

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.

La revisión ambiental, consultas y otras acciones requeridas por las leyes ambientales federales aplicables para este proyecto están siendo o han sido, llevado a cabo por TxDOTen virtud de 23 U.S.C. 327 y un Memorando de Entendimiento fechado el 9 de diciembre del 2019, y ejecutado por la FHWA y TxDOT.



Virtual Public Meeting for FM 1385 Improvements | Keep It Moving Dallas



Click the links below to view the 30% Schematic for the FM 1385 project. The Roll Index provides an overview to help locate your property on the map rolls.

Schematic Roll Index Schematic Roll 1 – From US 380 to North of Union Park Boulevard Schematic Roll 2 – From North of Union Park Boulevard to South of Aubrey Parkway Schematic Roll 3 – From South of Aubrey Parkway to South of FM 428 East Schematic Roll 4 – From South of FM 428 East to North of FM 428 West Schematic Roll 5 – From North of FM 428 West to Mustang Creek Schematic Roll 6 – From Mustang Creek to North of Joe Allen Road Schematic Roll 7 – From North of Joe Allen Road to North of Friendship Road Schematic Roll 8 – From North of Friendship Road to Strittmatter Road Schematic Roll 9 - From Strittmatter Road to FM 455

RIGHT-OF-WAY (ROW) INFORMATION

The proposed project would require new ROW. The amount of new ROW needed is still being determined. It is likely that relocations and displacements could result.

Information about the process for state purchase of ROW and relocation assistance may be found in the following pamphlets:

Relocation Assistance: ENGLISH or SPANISH State Purchase of ROW: ENGLISH or SPANISH

HOW TO PROVIDE COMMENTS

The deadline for providing comments is September 30, 2020.

Virtual Public Meeting for FM 1385 Improvements | Keep It Moving Dallas



Comments may be provided online, or by mail, email, or voicemail, as explained below.

Comment Online: Comments may be completed and submitted online by clicking the links below:

English: https://www.surveymonkey.com/r/6JBFL2S Spanish: https://www.surveymonkey.com/r/6RD5Z5J

Comment via Email or Mail: The PDF Comment Form may be completed on the computer or printed and handwritten, and can be submitted by email or mail. Click the links below for the PDF Comment Form.

PDF Comment Form: ENGLISH or SPANISH

Email comments to Edra.Brashear@txdot.gov

Mail comments to: TxDOT Dallas District Office Attention Edra Brashear, P.E. 4777 East US Highway 80 Mesquite, TX 75150-6643

<u>Verbal Comments</u>: Call (833) 933-0432 and leave your comment on the voicemail. For the official documentation, please clearly state your name and address before your verbal comment. You will be able to record a 3-minute long verbal comment. Your comment will be transcribed and included in the meeting documentation.

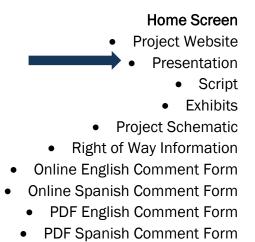
QUESTIONS?

Contact the TxDOT project manager, Edra Brashear, P.E., to ask questions about the project at Edra.Brashear@txdot.gov or (214) 320-6651.



Contact Us | Related Links | About Us | TxDOT Open Records Copyright TxDOT

Attachment D – Virtual Public Meeting Content





Farm-to-Market Road (FM) 1385

From United States Highway (US) 380 to FM 455

September 15, 2020

Denton County, Texas



FM 1385 Virtual Public Meeting CSJ: 1315-01-030

September 15, 2020

Virtual Public Meeting in Response to Public Health



TxDOT changed the in-person public meeting to a virtual format only, in response to the COVID-19 outbreak.

The virtual public meeting and TxDOT website will provide the same information as an in-person meeting would have.

SHARE FACTS ABOUT COVID-19

Know the facts about coronavirus disease 2019 (COVID-19) and help stop the spread of rumors.



Diseases can make anyone sick regardless of their race or ethnicity.

Fear and anxiety about COVID-19 can cause people to avoid or reject others even though they are not at risk for spreading the virus.



For most people, the immediate risk of becoming seriously ill from the virus that causes COVID-19 is thought to be low.

Older adults and people of any age who have serious underlying medical conditions may be at higher risk for more serious complications from COVID-19.



Someone who has completed quarantine or has been released from isolation does not pose a risk of infection to other people.

For up-to-date information, visit CDC's coronavirus disease 2019 web page.





There are simple things you can do to help keep yourself and others healthy.

- Wash your hands often with soap and water for at least 20 seconds, especially after blowing your nose, coughing, or sneezing; going to the bathroom; and before eating or preparing food.
- Avoid touching your eyes, nose, and mouth with unwashed hands.
- Stay home when you are sick.
- Cover your cough or sneeze with a tissue, then throw the tissue in the trash.

You can help stop COVID-19 FACT 5 by knowing the signs

- and symptoms:
- Fever
- Cough
- Shortness of breath
- Seek medical advice if you
- Develop symptoms
- AND
- Have been in close contact with a person known to have COVID-19 or if you live in or have recently been in an area with ongoing spread of COVID-19.

cdc.gov/COVID-19

1. Inform the public of project status and present recommendations.

2. Describe the project so the public can determine how they may be affected.

3. Provide the public the opportunity to provide input.

4. Develop a record of public participation.



Please submit your comments regarding the design modifications presented in this Virtual Public Meeting by using any of the four methods below by our deadline, **September 30, 2020**.



For general questions about the presentation or the project, please contact TxDOT Project Manager, Edra Brashear, P.E. at <u>Edra.Brashear@txdot.gov</u>.



Websites

- <u>www.keepitmovingdallas.com/</u>
 Under "Public Hearings/Meetings"
- <u>www.keepitmovingdallas.com/FM1385</u>
 Direct site link to the posted materials

Project Location

FM 1385 PROJECT LIMITS:

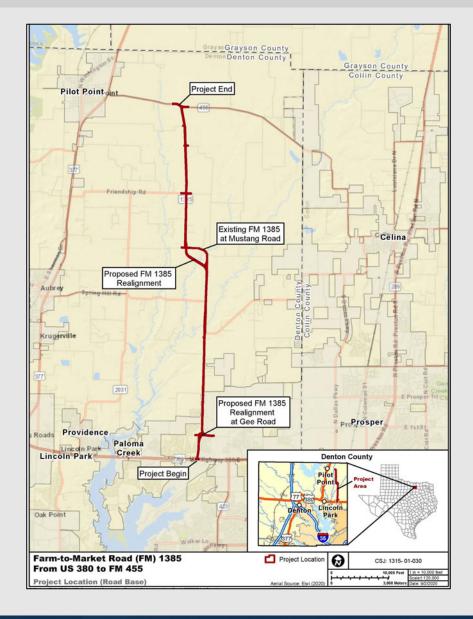
From US 380 to FM 455

PROJECT LENGTH:

Approximately 12.03 miles

COUNTY:

Denton





Project Details

The proposed FM 1385 Project would be reconstructed and widened from 2-lane rural to a 4/6-lane urban divided roadway from US 380 to FM 455.

The project would include:

- From US 380 to Mustang Road: 6-lane divided urban roadway
- From Mustang Road to FM 455: 4-lane interim (6-lane ultimate) divided urban roadway
- A new-location realignment of the central portion of FM 1385 at Mustang Road.
- A new-location realignment of the southern portion of FM 1385 at Gee Road.



Project Need:

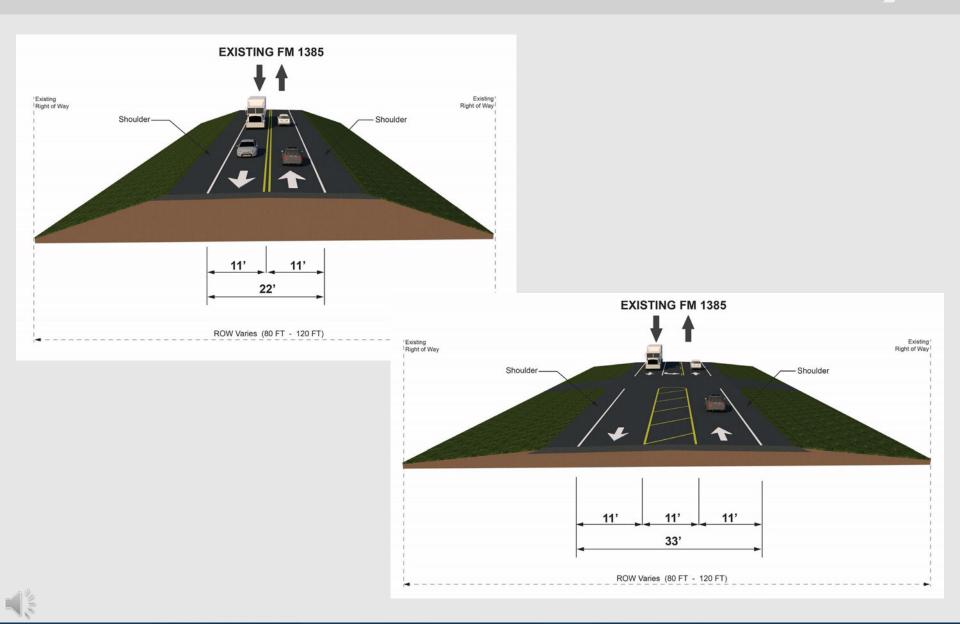
The proposed project is needed to meet future travel demands stemming from projected population growth and traffic volumes.

Project Purpose:

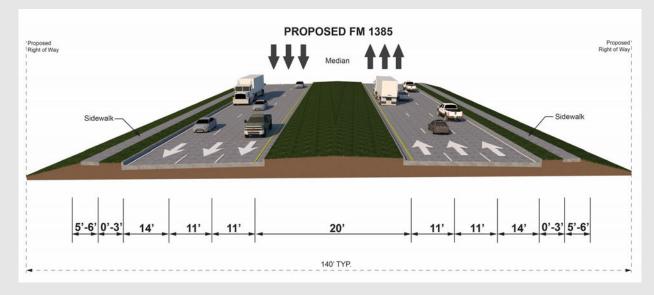
The proposed project's purpose is to improve mobility and bring the roadway up to current design standards. The overall goal is to provide a facility that will accommodate future traffic and improve safety with additional lanes and reconstructed intersections at FM 1385 and Mustang Road and at FM 1385 and Gee Road.



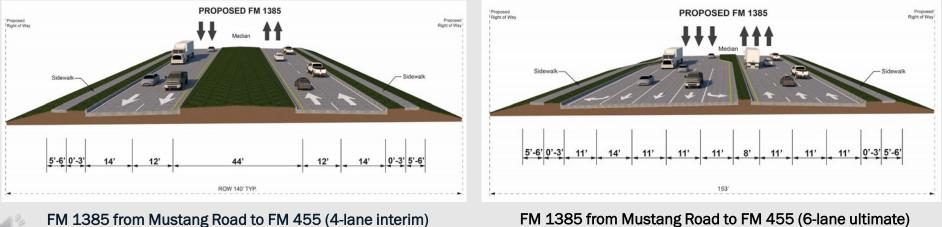
Existing Roadway Typical Section



Proposed Roadway Typical Sections

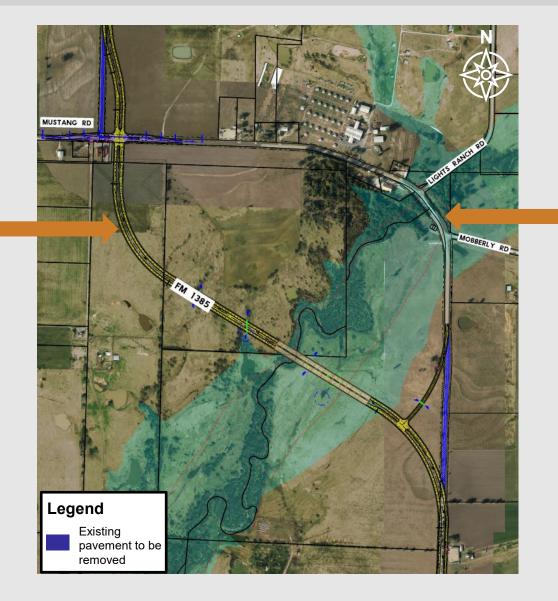


FM 1385 from US 380 to Mustang Road (6-lane)



FM 1385 from Mustang Road to FM 455 (4-lane interim)

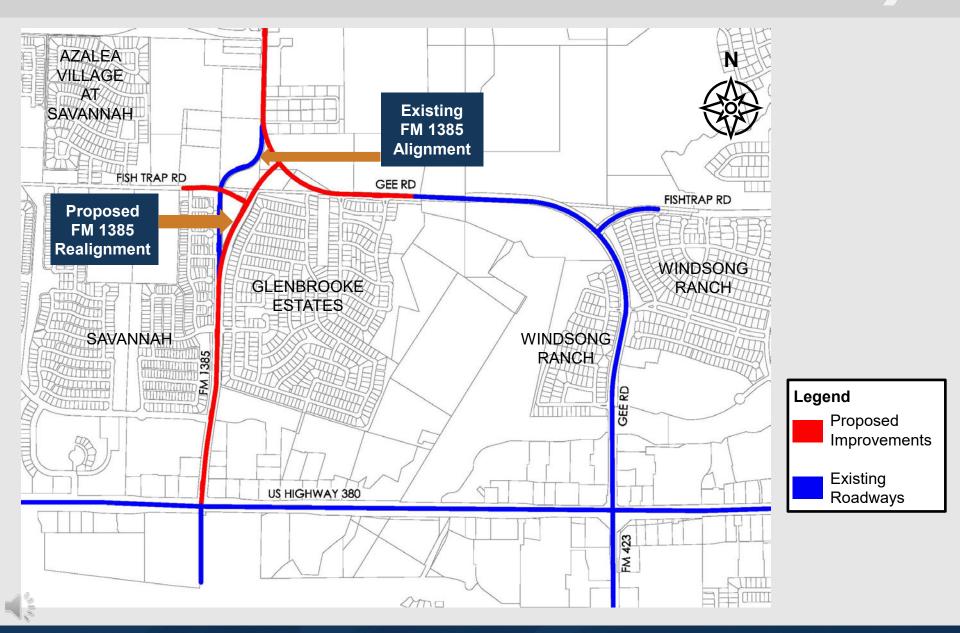
Proposed Roadway Realignment at Mustang Road



Existing FM 1385 Alignment

Proposed New-Location Alignment of FM 1385

Proposed Roadway Realignment at Gee Road





Estimated Total Project Cost Approximately \$154.8 million



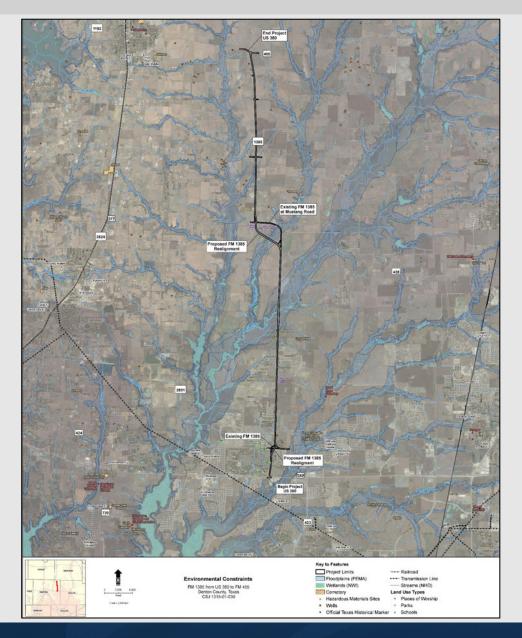
FM 1385 Virtual Public Meeting CSJ: 1315-01-030

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.

La revisión ambiental, consultas y otras acciones requeridas por las leyes ambientales federales aplicables para este proyecto están siendo o han sido, llevado a cabo por TxDOTen virtud de 23 U.S.C. 327 y un Memorando de Entendimiento fechado el 9 de diciembre del 2019, y ejecutado por la FHWA y TxDOT.



Environmental Constraints Map



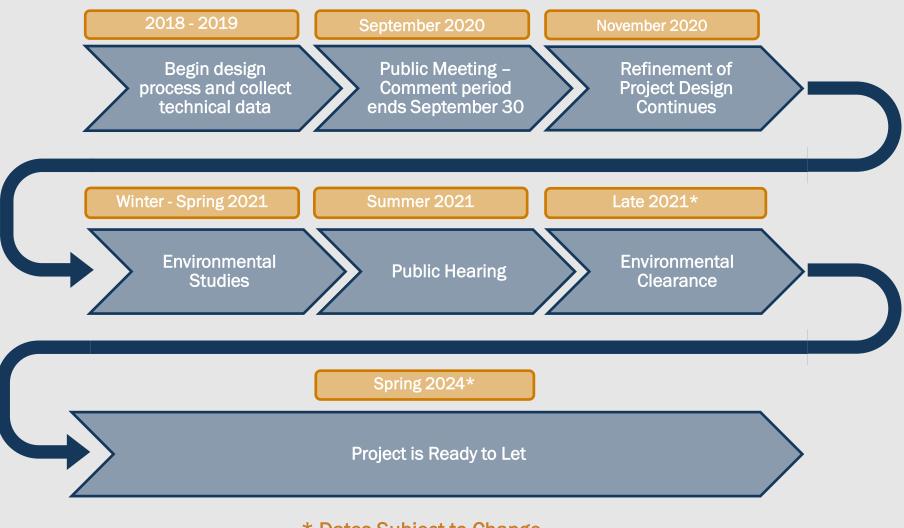


Proposed Right-of-Way (ROW)

- This project is currently determining potential right-of-way needs which could include displacements to residential, nonresidential, and other secondary structures.
- All ROW acquisition would be completed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.



Project Timeline



* Dates Subject to Change

Please submit your comments regarding the design modifications presented in this Virtual Public Meeting by using any of the four methods below by our deadline, **September 30, 2020**.



For general questions about the presentation or the project, please contact TxDOT Project Manager, Edra Brashear, P.E. at <u>Edra.Brashear@txdot.gov</u>.





Thank you!





FM 1385 Virtual Public Meeting CSJ: 1315-01-030

Attachment D – Virtual Public Meeting Content

Home Screen

• Project Website

- Presentation
 - Script
 - Exhibits
- Project Schematic
- Right of Way Information
- Online English Comment Form
- Online Spanish Comment Form
 - PDF English Comment Form
 - PDF Spanish Comment Form



SLIDE 1 – Welcome Slide

Hello and welcome to the FM 1385 virtual public meeting. We appreciate your interest in the FM 1385 Project and thank each of you for your participation.

Please note, you can pause this presentation at any point to allow more time to view the slides.

SLIDE 2 - Virtual Public Meeting Response to Public Health

Given the unique circumstances of the COVID-19 outbreak, along with our commitment to protecting our public health during this pandemic, the Texas Department of Transportation is conducting virtual public meetings until further notice to avoid in-person contact. At this time, the virtual format is being held in lieu of an in-person public meeting.

This presentation will cover the same information that the Dallas District would have shared at the inperson public meeting. However, the comment process will be different. Details on how to submit a comment and how to have your questions addressed will be covered later in this presentation. All project information can be found on the project website at <u>www.keepitmovingdallas.com/FM1385</u>.

SLIDE 3 – Virtual Public Meeting Purpose

This virtual public meeting has been convened by TxDOT and is being held to receive and consider comments from the public regarding the FM 1385 Project.

You may have attended previous public meetings conducted by TxDOT. However, for the benefit of those who have never attended one, I will explain why and how the Department conducts a public meeting.

A public meeting has four essential purposes:

1. To inform the public of the status of planning efforts on the project and to present the recommendations based on studies performed to date.

2. To describe the project to the public including known potential project impacts to the human and natural environment.

3. To provide the public an opportunity to view information and express their ideas and concerns at this stage in the planning process when flexibility to respond to comments exists and before location and design decisions are finalized.



4. And finally, to develop a record of public views and participation to accompany recommendations for subsequent decisions.

This virtual public meeting is being held in compliance with both federal and state laws. Documentation of this meeting will be made available for the official record.

SLIDE 4 – How to Submit Your Comments

Following this virtual public meeting, the Department will proceed with the preparation of the final environmental documentation. Your comments will be addressed in this document and will be given full consideration in the preparation of the final recommendations and design for the FM 1385 Project.

Comments will be accepted in several ways. You may fill out an online comment form, submit a written comment via email to <u>Edra.Brashear@txdot.gov</u>, submit a written comment via US mail to TxDOT Dallas District Office, Attention Edra Brashear, P.E., 4777 E. Highway 80, Mesquite, TX 75150, or leave a verbal comment via voicemail at (833) 933-0432.

Comments must be received or postmarked within 15 days of the meeting date, which is September 30, 2020, to be part of the official virtual public meeting record.

Questions on this project may be directed to the TxDOT Project Manager, Edra Brashear, P.E. at <u>edra.brashear@txdot.gov.</u>

SLIDE 5 – Viewing Design Schematic and Project Information

I will now explain the design aspects of the FM 1385 project. The design schematic and other project information for the FM 1385 Project may be viewed at <u>www.keepitmovingdallas.com/FM1385</u>. The information on this website is the same information being presented in this presentation.

Slide 6 – Project Location

FM 1385 is a 12.03-mile connection between US 380 and FM 455 in Denton County. The proposed project is located within the Cities of Little Elm, Aubrey, Pilot Point, Celina, and the Town of Prosper.



SLIDE 7 - Project Details

TxDOT is proposing to reconstruct and widen FM 1385 from US 380 to FM 455 in Denton County. The project would include construction of a 6-lane divided urban roadway from US 380 to Mustang Road and a 4-lane interim (6-lane ultimate) divided urban roadway from Mustang Road to FM 455. A new location realignment of the central portion of FM 1385 at Mustang Road is proposed to directly connect FM 1385 to the north and south without requiring vehicles to travel along the Mustang Road portion of the existing FM 1385. Additionally, a new-location realignment of the southern portion of FM 1385 at Gee Road is also proposed. This would flatten out the existing "S" curve at Gee Road and improve mobility along FM 423 at the intersection with FM 1385. These proposed new-alignment locations will be discussed and graphically illustrated later in this presentation.

SLIDE 8 - Project Purpose and Need

The proposed project is needed to meet future travel demands stemming from projected population growth and traffic volumes. The overall goal is to provide a facility that will accommodate future traffic and improve safety with additional lanes and reconstructed intersections at FM 1385 and Mustang Road and at FM 1385 and Gee Road.

SLIDE 9 - Existing Roadway Typical Sections

Within the project limits, the current FM 1385 facility varies between a two-lane rural undivided roadway and a two-lane divided roadway with a center turn lane. The existing roadway has 12-foot wide shoulders. The existing right-of-way varies from 80 to 120 feet wide and the central portion of the existing FM 1385 roadway within the project area ties into Mustang Road. This Mustang Road portion of the existing roadway consists of a sharp curve in the roadway as well as a three-way-intersection. FM 1385 at Gee Road includes an existing S-curve roadway alignment.

SLIDE 10 - Proposed Roadway Typical Sections

The proposed FM 1385 would be reconstructed and widened from an existing two-lane rural highway to ultimately a six-lane divided urban roadway. FM 1385 from US 380 to Mustang Road is proposed to be constructed as a 6-lane facility while the roadway from Mustang Road to FM 455 is proposed to be constructed as a 4-lane interim facility.



The majority of the project area follows the existing FM 1385 roadway alignment. However, two areas are being proposed for new location roadway realignments to address mobility and safety concerns.

SLIDE 11 – Proposed Roadway Realignment at Mustang Road

This figure illustrates the proposed new location realignment of the central portion of FM 1385 at Mustang Road. The 0.9-mile-long realignment is located south of Mustang Road and would directly connect FM 1385 to the north and to the south without requiring vehicles to travel along the Mustang Road portion of the existing FM 1385.

SLIDE 12 - Proposed Roadway Realignment at Gee Road

This figure illustrates the proposed new location realignment of FM 1385 within the Southern portion of the project area at Gee Road. This 0.45-mile realignment is located southeast of the current alignment. This would flatten out the existing "S" curve at Gee Road and improve mobility at this intersection with FM 1385.

SLIDE 13 - Projected Cost and Schedule

The FM 1385 Project is anticipated to be Ready to Let by Spring 2024 and would take approximately 3 years to construct. "Letting" is when TxDOT notifies the construction community that a project is ready to be bid on. Construction on a project begins after the letting process is complete. The total estimated construction cost for the project is approximately \$154.8 million. The project is currently unfunded.

This concludes the project information and design portion of the presentation. The next few slides will provide an overview of the environmental evaluation for the proposed FM 1385 Project.

<u>SLIDE 14 – National Environmental Policy Act (NEPA) Assignment to the Texas Department of Transportation</u>

Prior to December 16, 2014, the Federal Highway Administration, or FHWA, reviewed and approved documents prepared under the National Environmental Policy Act, known as NEPA; however, on December 16, 2014 the Texas Department of Transportation assumed responsibility from FHWA through a Memorandum of Understanding to review and approve certain assigned NEPA environmental documents.



This Memorandum of Understanding between TxDOT and FHWA was updated on December 9, 2019. The review and approval process apply to this project.

Environmental studies are being conducted for the proposed FM 1385 Project to support an environmental clearance in accordance with NEPA. These environmental analyses are necessary to identify, avoid, and minimize effects to the Human and Natural Environments.

The technical environmental documentation will be approved for further processing by TxDOT and would be coordinated with other public agencies. Notices for this public meeting were advertised in the *Denton Record-Chronicle, Al Día*, and 380 News, on the <u>TxDOT.gov</u> website under "Hearings and Meetings Schedule" and on <u>www.keepitmovingdallas.com</u> under "Public Hearings and Meetings." The TxDOT Public Information Office also prepared a news media release to advertise the public meeting. The TxDOT roadway design schematics are available on the project website at <u>www.keepitmovingdallas.com</u>.

SLIDE 15 – Environmental Constraints Map

The project Environmental Constraints Map is used to help planners and engineers determine the least impactful method to fulfill the Purpose of the project. The full map can be viewed on the project website. In the case of FM 1385, some of the major known constraints are Bold Cross Cowboy Church, Iglesia Bautista Hispana de Mustang and Peachtree Park. Environmental studies for this project are ongoing.

SLIDE 16 - Environmental Review - Right-of-Way

This project is currently determining potential right-of-way needs which could include displacements to residential, non-residential, and other secondary structures.

All right-of-way acquisition would be completed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Brochures titled "The Purchase of Right of Way," and "Relocation Assistance," are available on the project website. These materials contain detailed information to inform you of your rights and to provide information about the TxDOT right-of-way acquisition process.

SLIDE 17 – Project Timeline

The public comment period for the proposed project ends on September 30, 2020. Following this virtual public meeting, the project design will be refined per public input, a public hearing will occur, and environmental studies will be developed. If there are no major issues arising from the environmental analysis



that cannot be addressed in a reasonable time frame, final environmental clearance is expected in Late 2021.

The project has an anticipated Ready to Let Date of Spring 2024. Construction will begin once the project is let.

SLIDE 18 - We Request Your Feedback

As mentioned earlier, comments will be accepted in four ways, which are outlined here. All comments will be fully considered and responded to in the project record and made part of the final environmental document for this proposed project. This document will then be made available for public review online at www.keepitmovingdallas.com/FM1385.

All statements, comments and questions will be given careful consideration before final design features are determined. All information developed for the proposed design is available for public inspection and copying at www.keepitmovingdallas.com/FM1385. As a reminder, all comments must be received or postmarked by September 30, 2020.

SLIDE 19 - "Thank You"

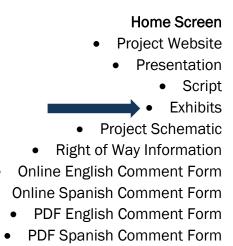
We sincerely appreciate your participation and interest concerning the proposed design of the FM 1385 Project. Your questions, comments, and concerns will receive careful consideration.

Thank you, this concludes the presentation.

Attachment D – Virtual Public Meeting Content

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Project Location

FM 1385 PROJECT LIMITS:

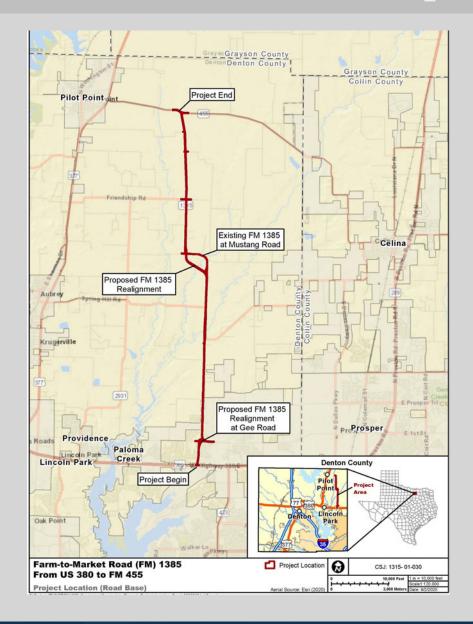
From US 380 to FM 455

PROJECT LENGTH:

Approximately 12.03 miles

COUNTY:

Denton



Project Details

The proposed FM 1385 Project would be reconstructed and widened from 2-lane rural to a 4/6-lane urban divided roadway from US 380 to FM 455.

The project would include:

- From US 380 to Mustang Road: 6-lane divided urban roadway
- From Mustang Road to FM 455: 4-lane interim (6-lane ultimate) divided urban roadway
- A new-location realignment of the central portion of FM 1385 at Mustang Road.
- A new-location realignment of the southern portion of FM 1385 at Gee Road.

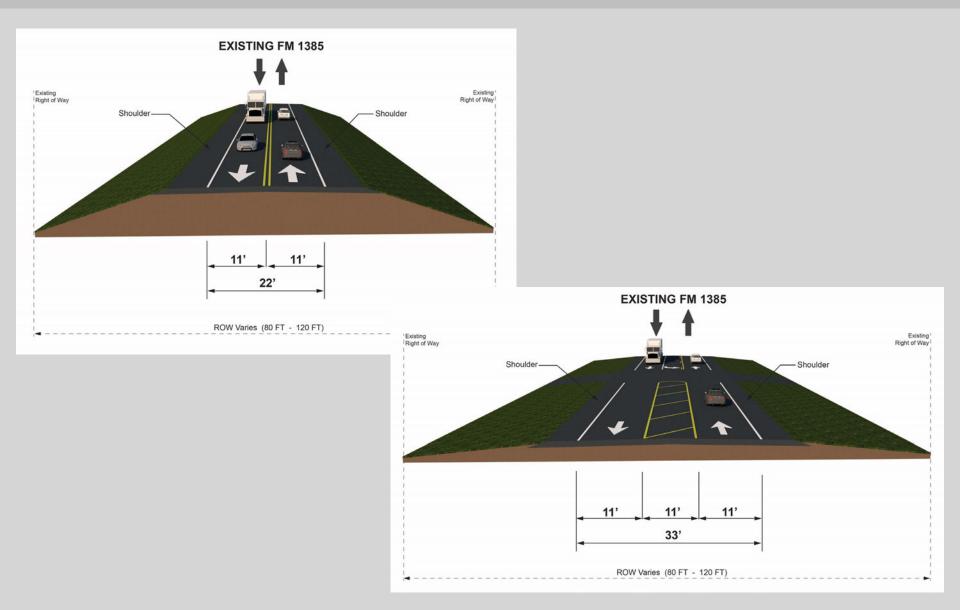
Project Need:

The proposed project is needed to meet future travel demands stemming from projected population growth and traffic volumes.

Project Purpose:

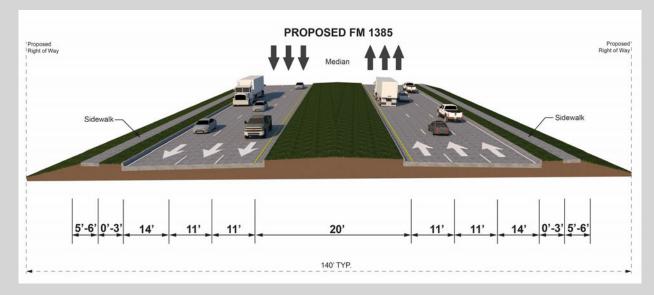
The proposed project's purpose is to improve mobility and bring the roadway up to current design standards. The overall goal is to provide a facility that will accommodate future traffic and improve safety with additional lanes and reconstructed intersections at FM 1385 and Mustang Road and at FM 1385 and Gee Road.

Existing Roadway Typical Section

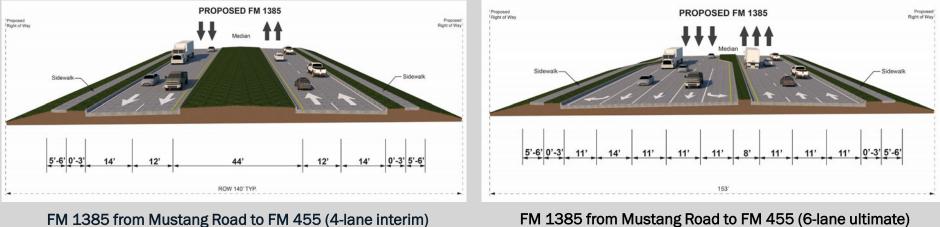


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Proposed Roadway Typical Sections

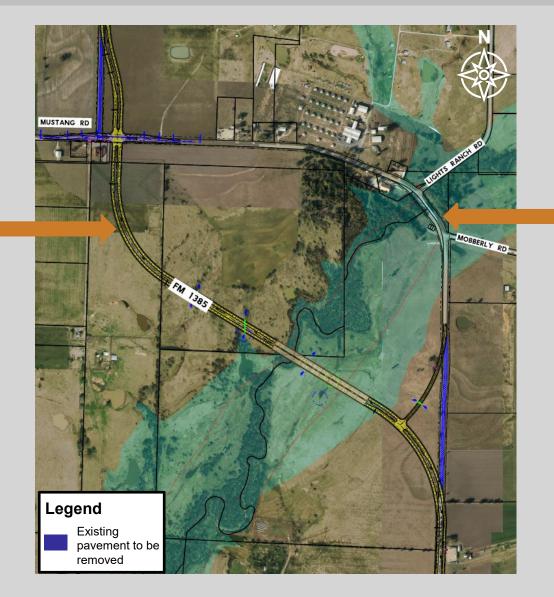


FM 1385 from US 380 to Mustang Road (6-lane)



FM 1385 from Mustang Road to FM 455 (4-lane interim)

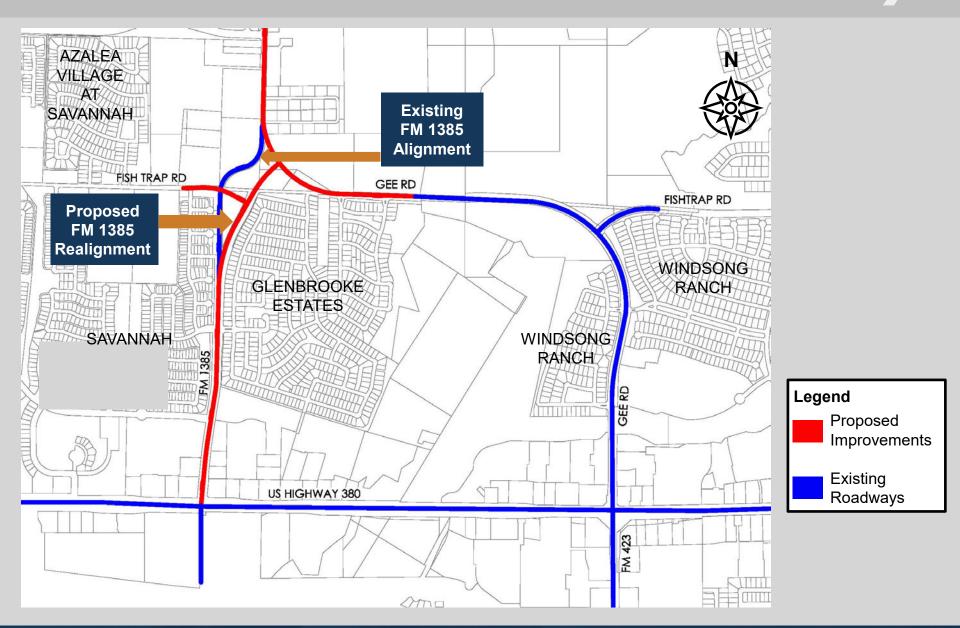
Proposed Roadway Realignment at Mustang Road



Existing FM 1385 Alignment

Proposed New-Location Alignment of FM 1385

Proposed Roadway Realignment at Gee Road



Projected Cost and Schedule

Anticipated Ready to Let Date Spring 2024

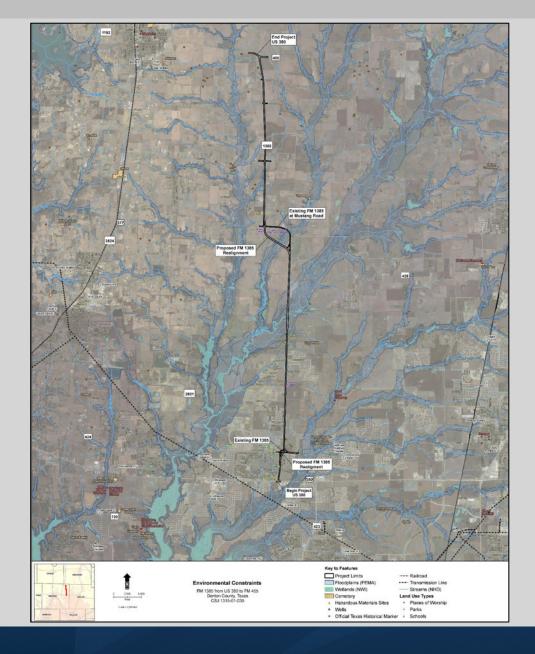
Estimated Total Project Cost Approximately \$154.8 million

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.

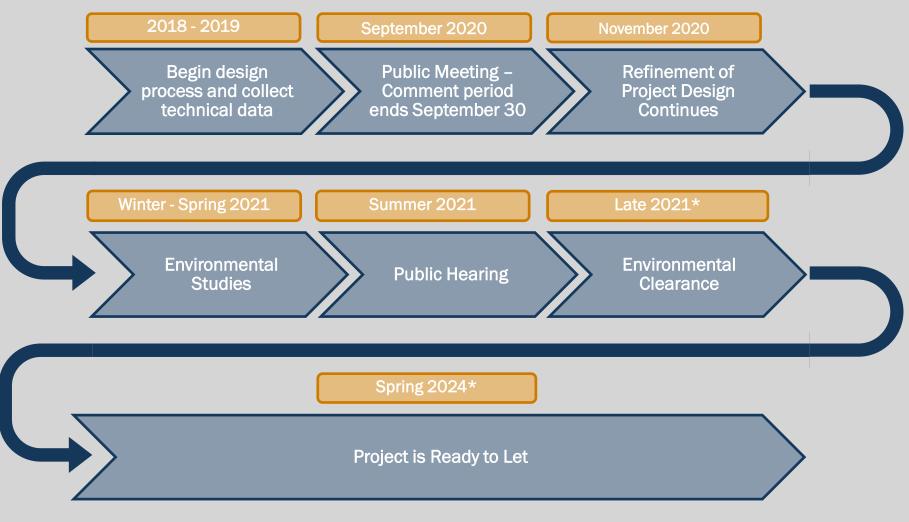
La revisión ambiental, consultas y otras acciones requeridas por las leyes ambientales federales aplicables para este proyecto están siendo o han sido, llevado a cabo por TxDOTen virtud de 23 U.S.C. 327 y un Memorando de Entendimiento fechado el 9 de diciembre del 2019, y ejecutado por la FHWA y TxDOT.

Environmental Constraints Map

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Project Timeline



* Dates Subject to Change

Please submit your comments regarding the design modifications presented in this Virtual Public Meeting by using any of the four methods below by our deadline, **September 30, 2020**.



For general questions about the presentation or the project, please contact TxDOT Project Manager, Edra Brashear, P.E. at <u>Edra.Brashear@txdot.gov</u>.





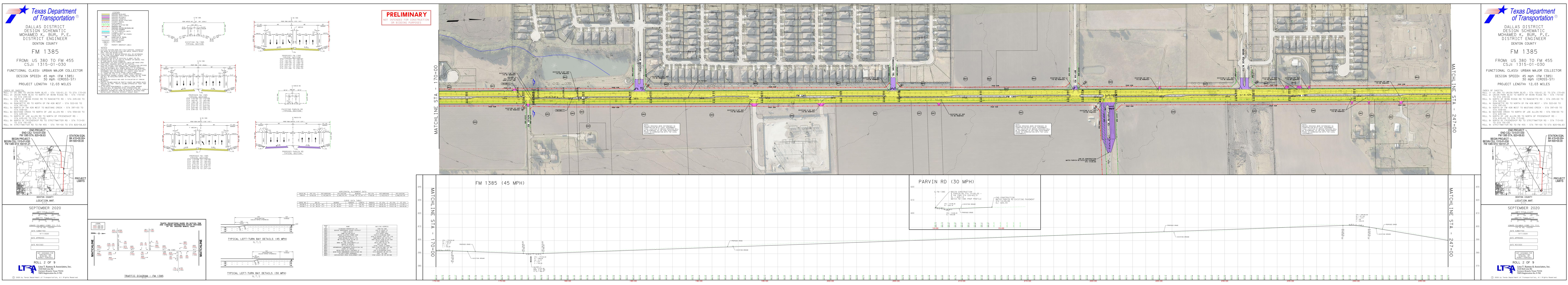
Attachment D – Virtual Public Meeting Content

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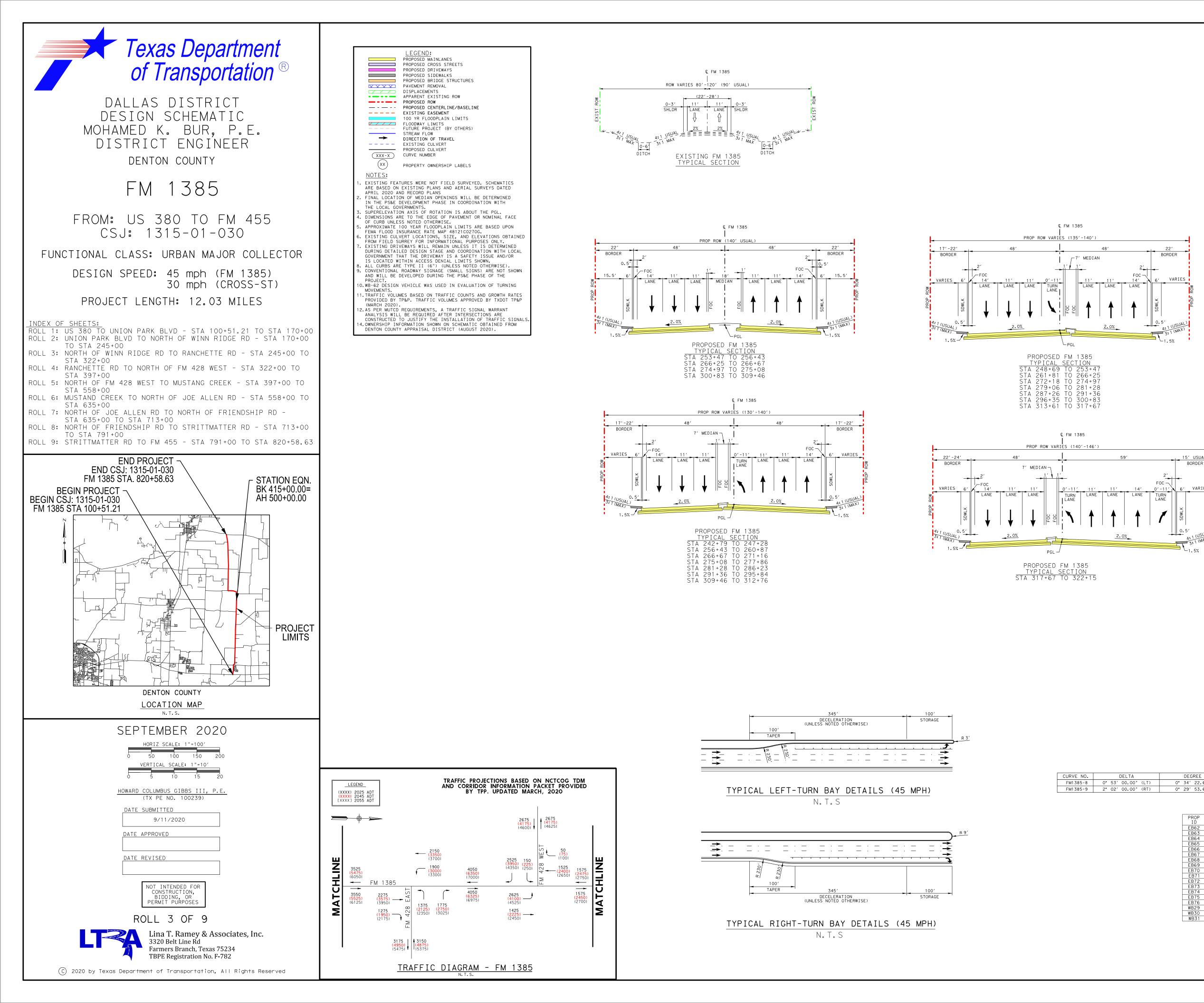
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• PDF Spanish Comment Form





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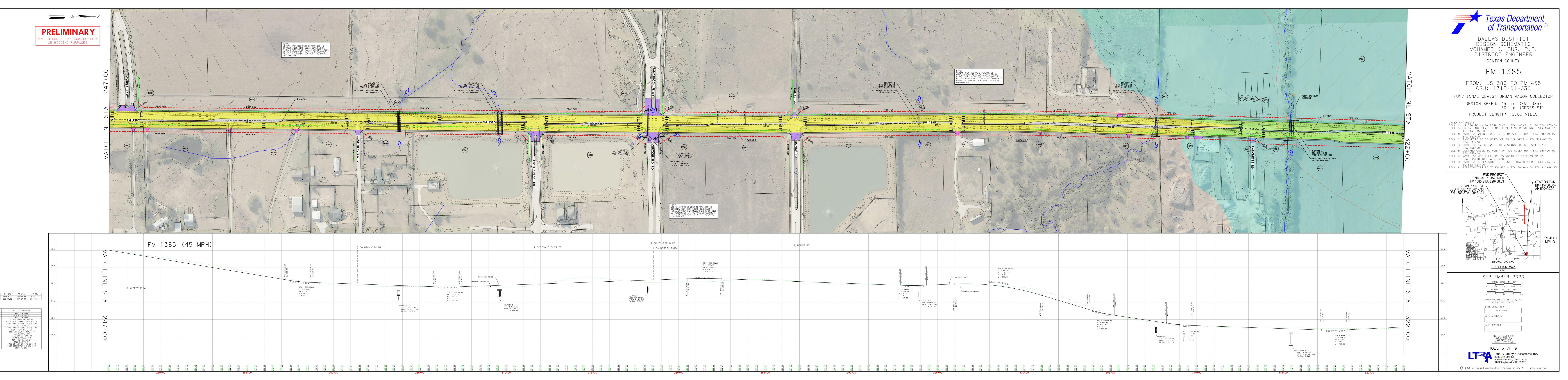
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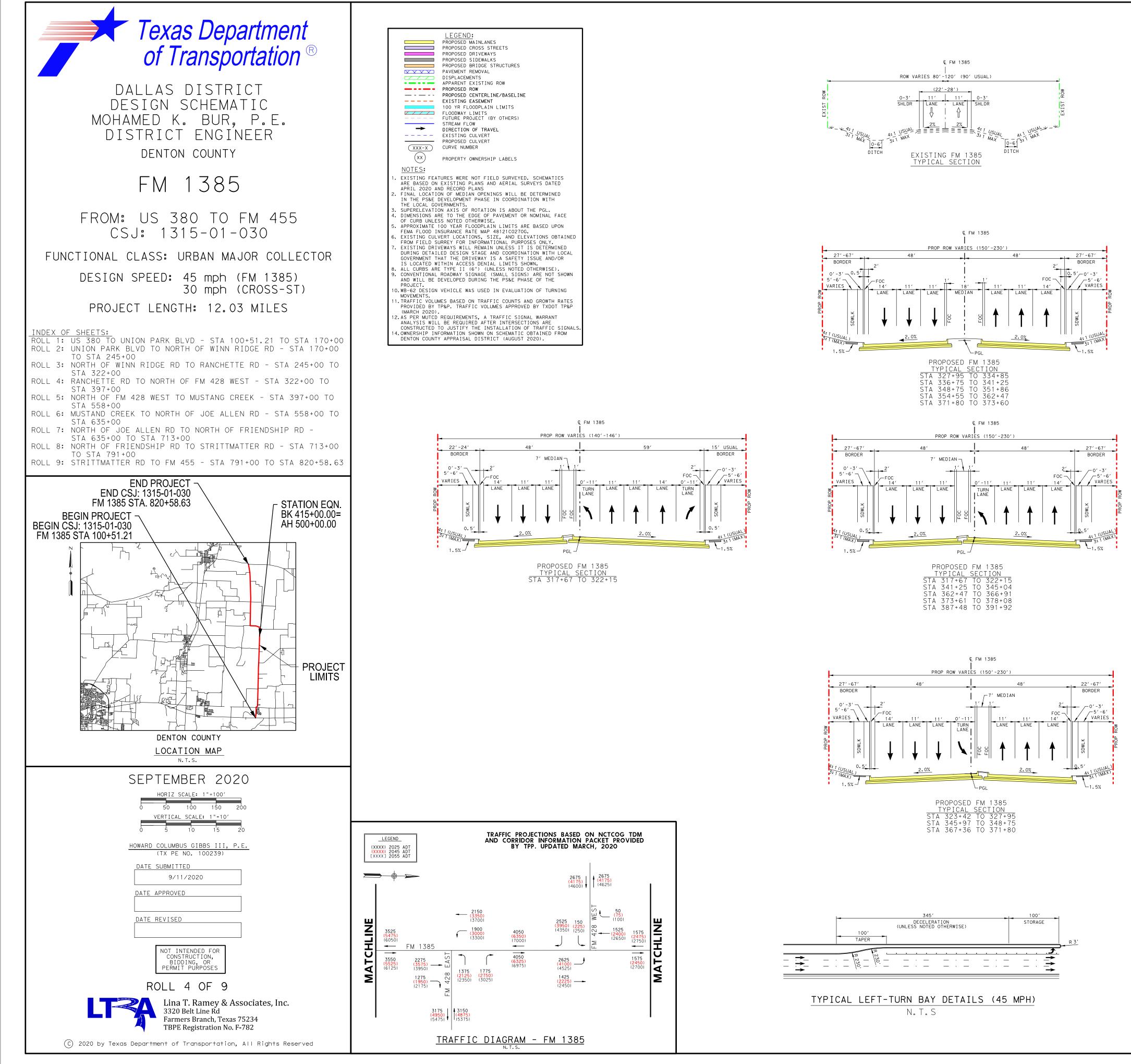
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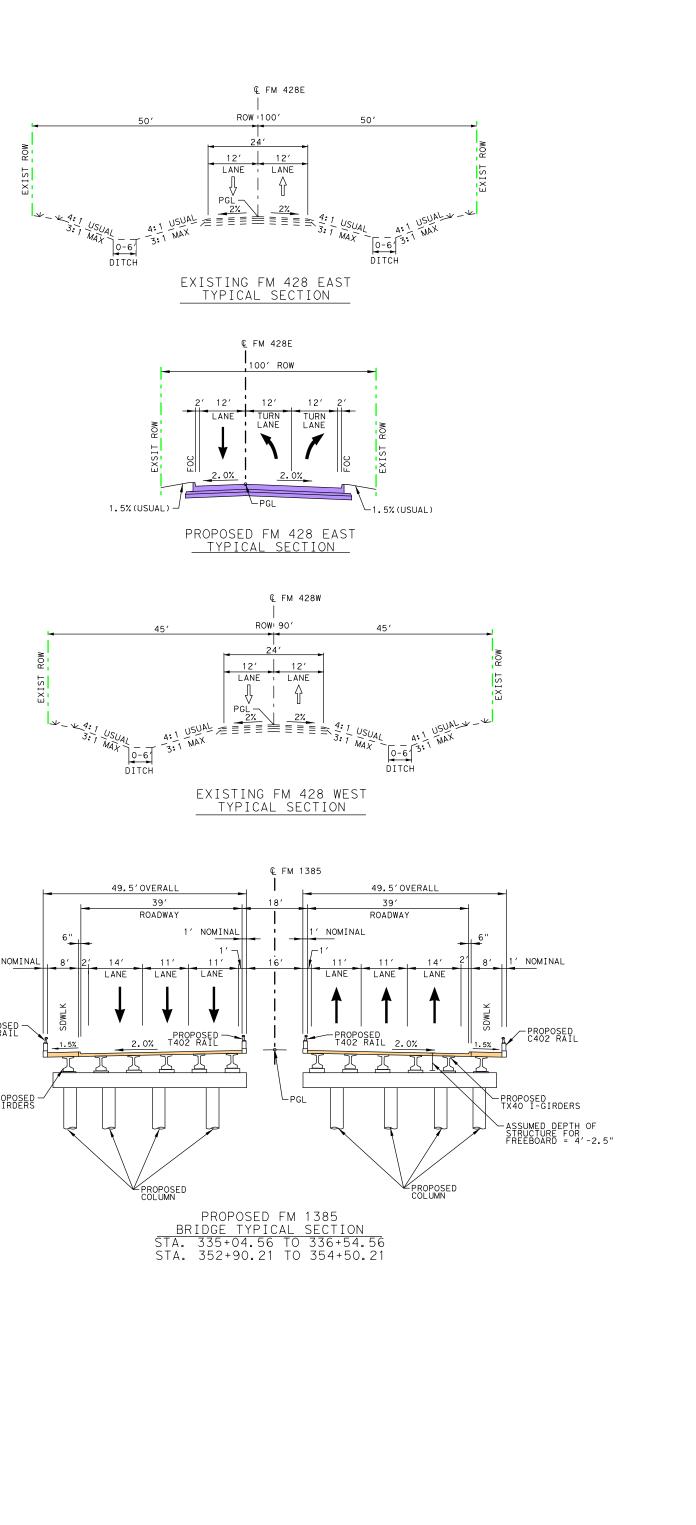
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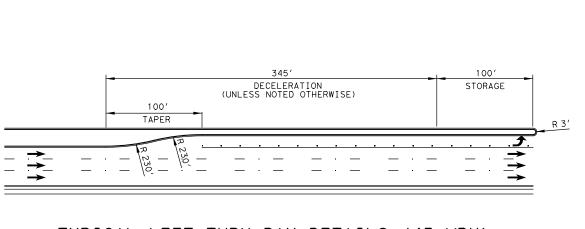
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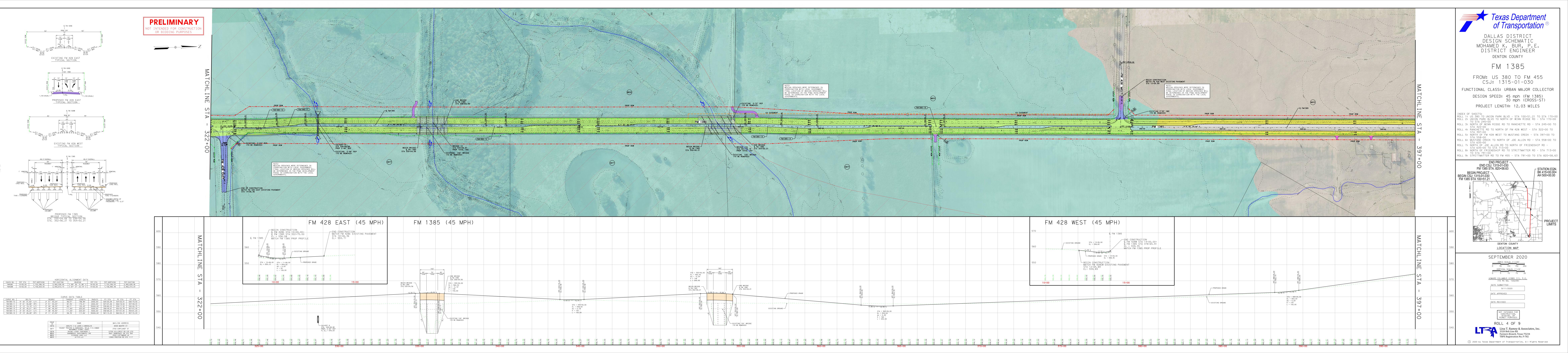


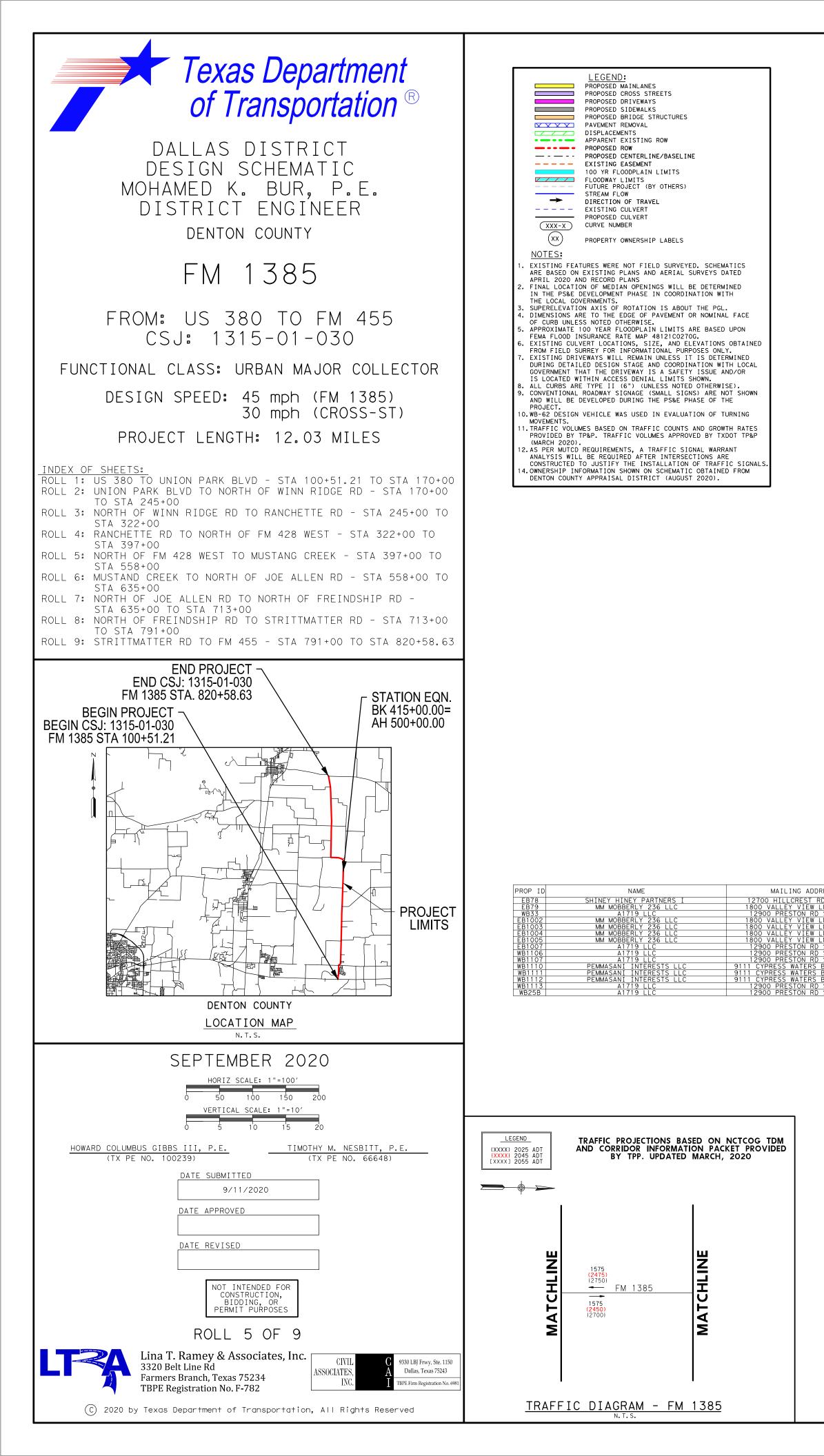


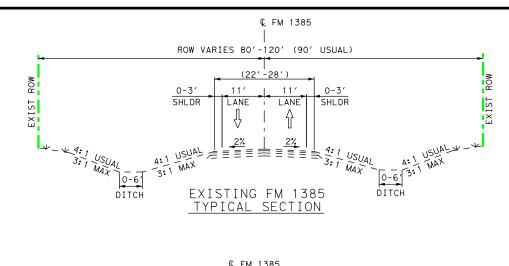


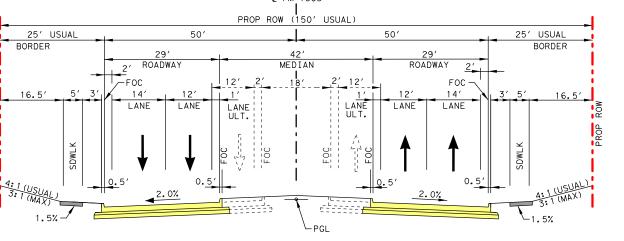
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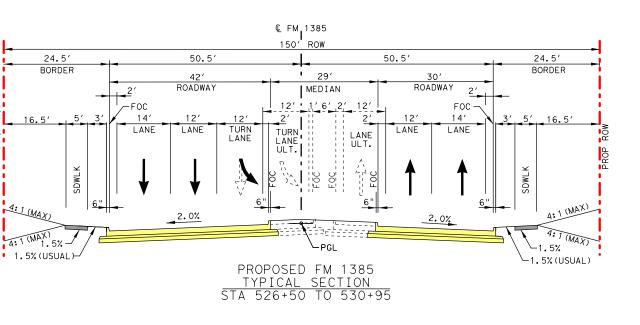


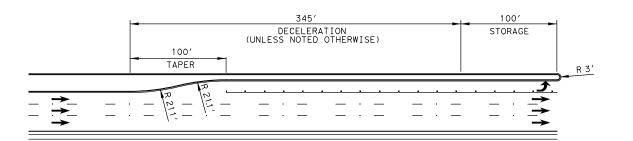




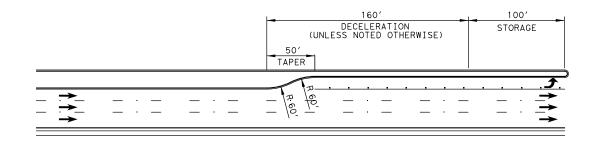


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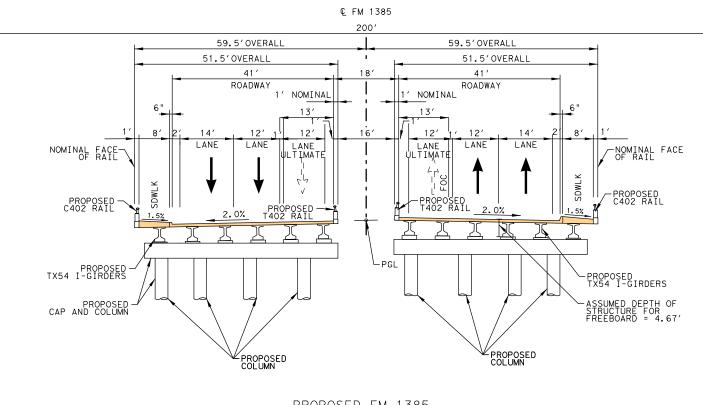




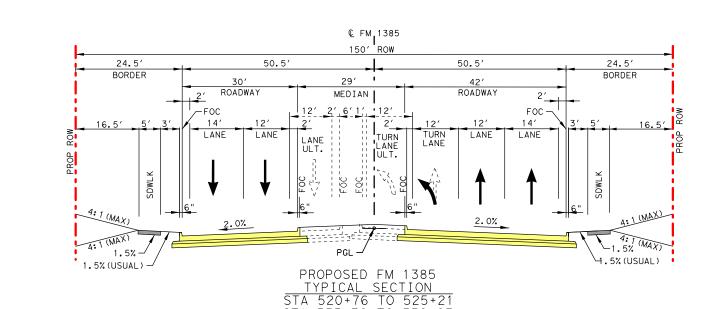
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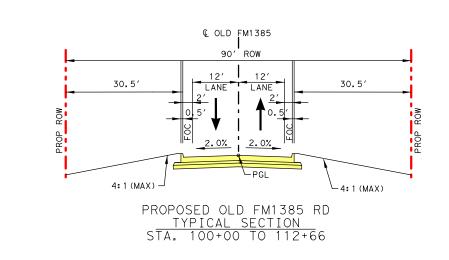


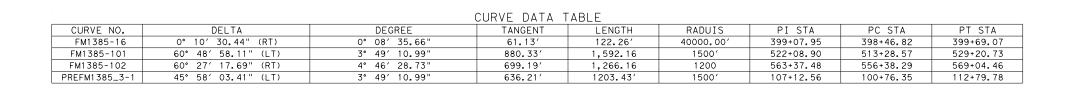
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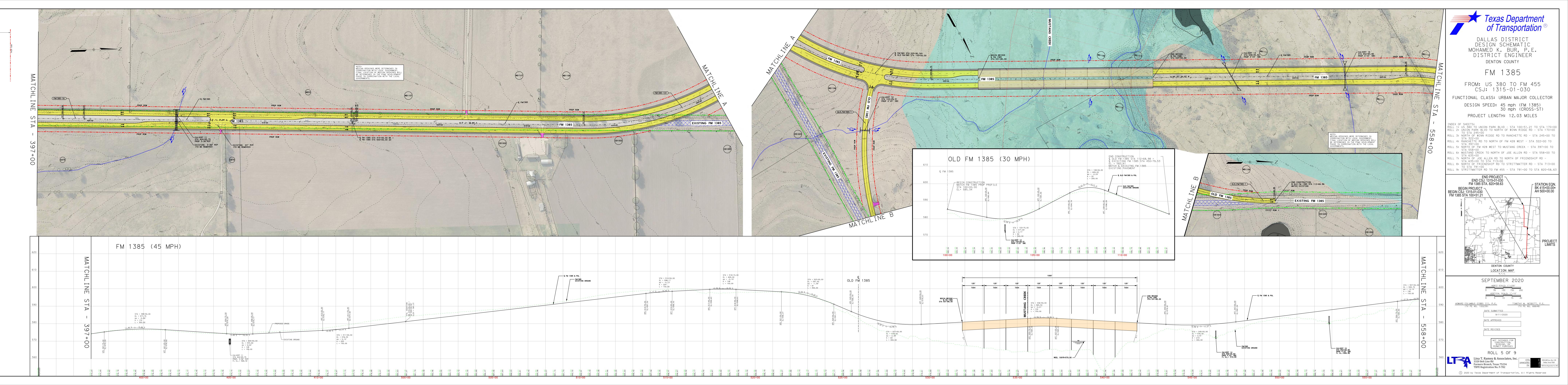
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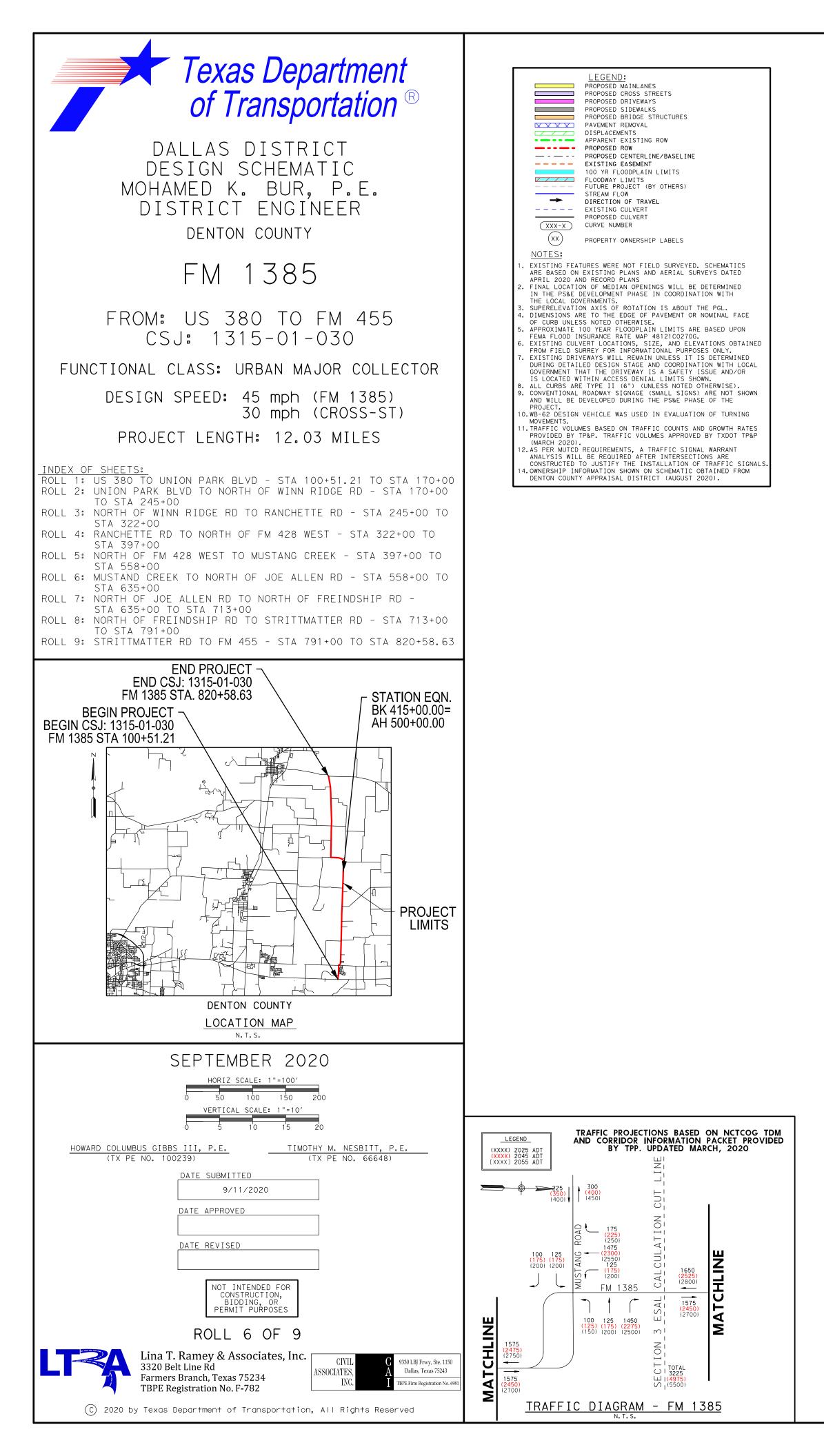


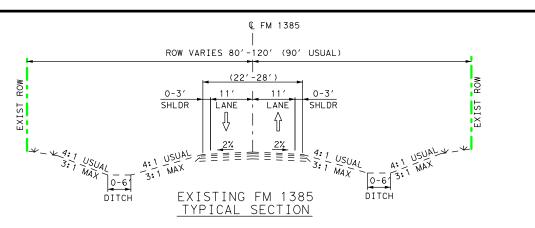


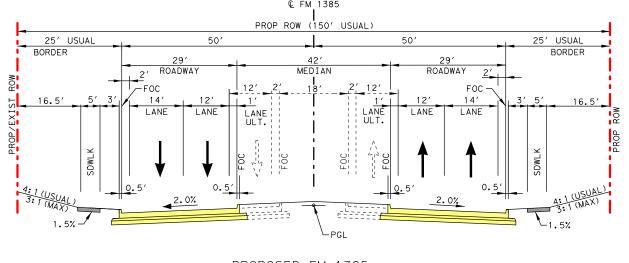




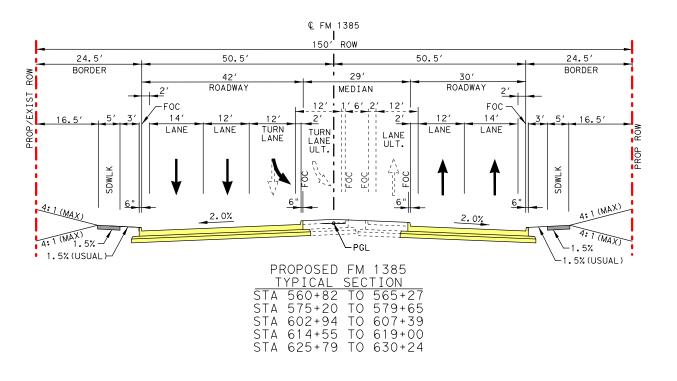




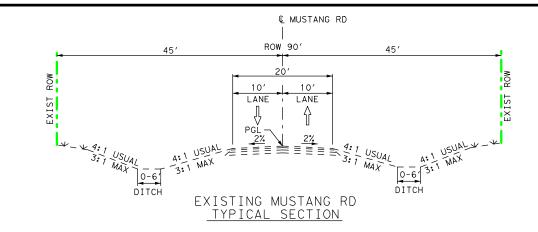


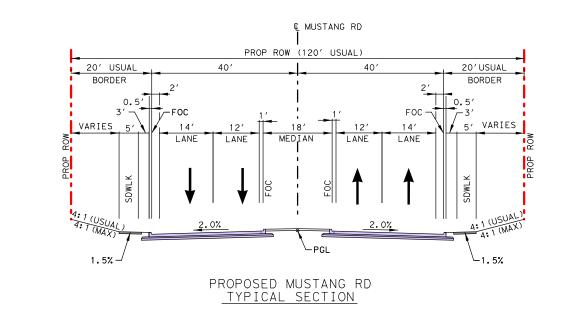


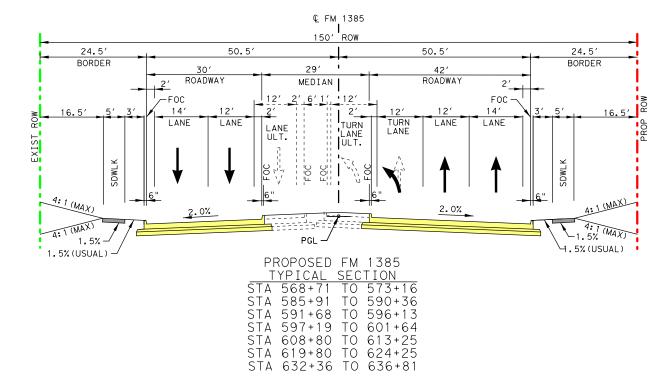
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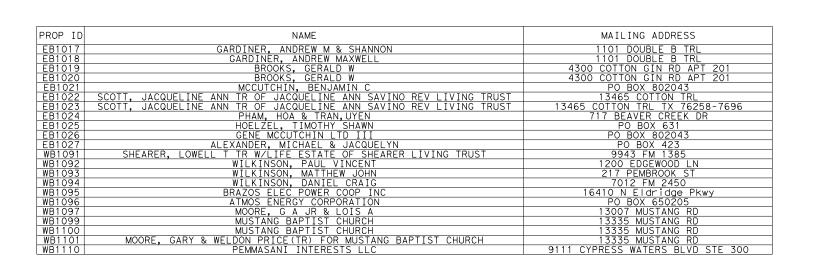




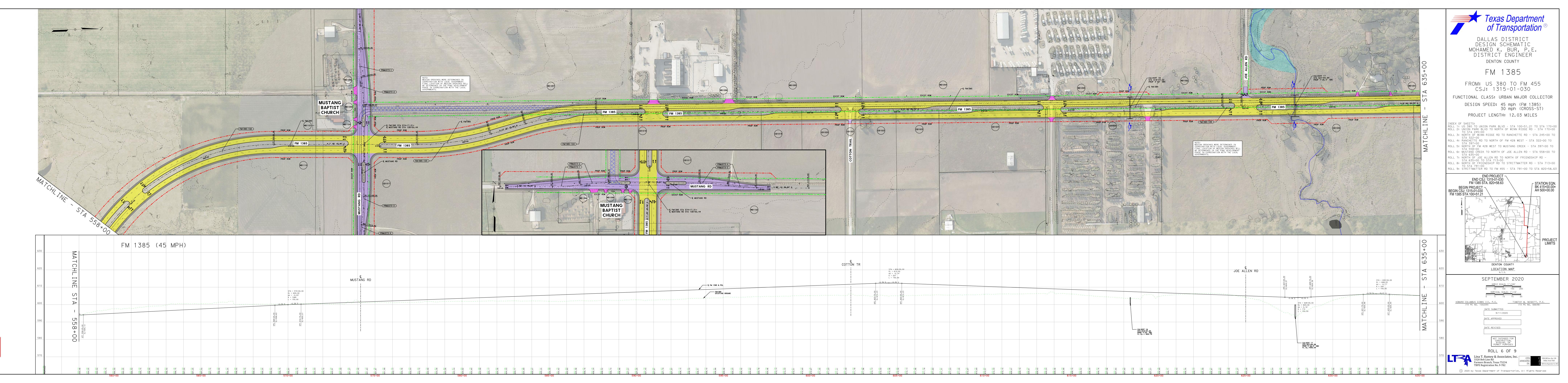
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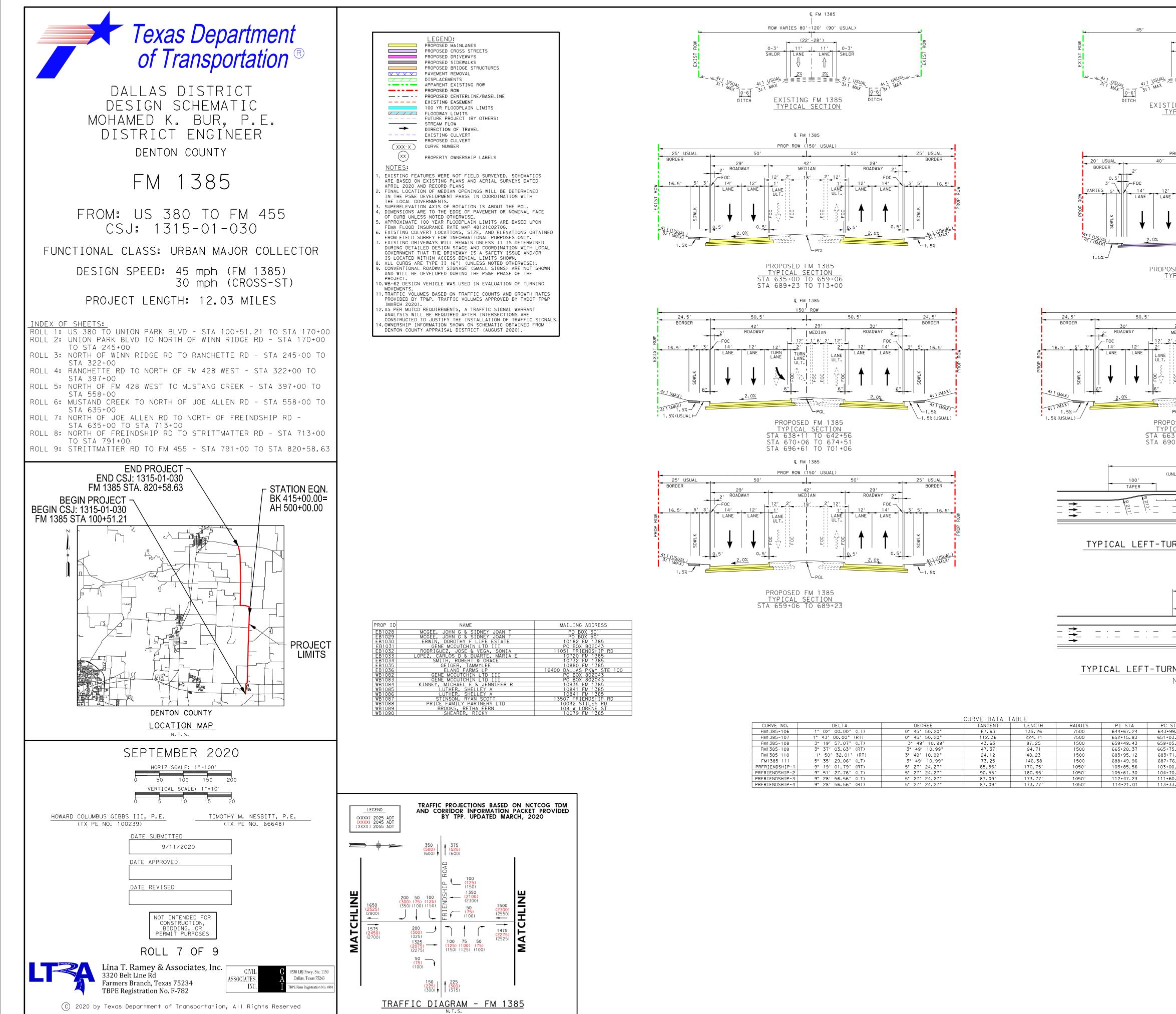
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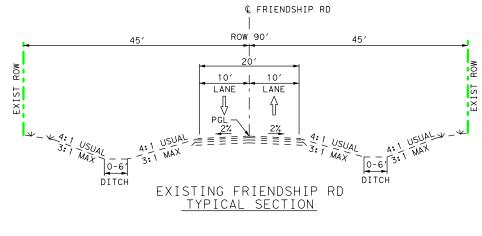
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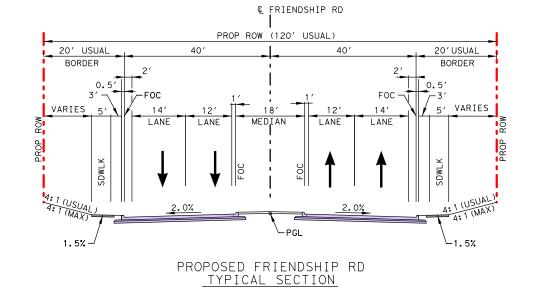


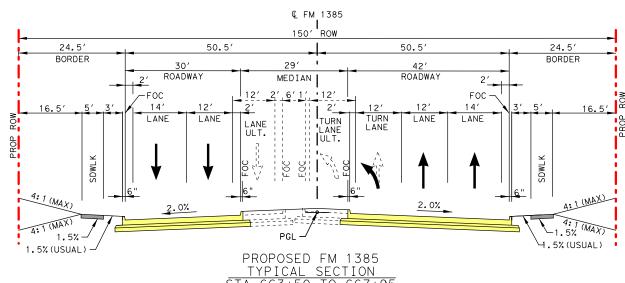


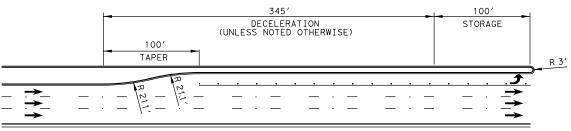




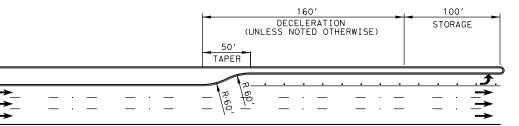








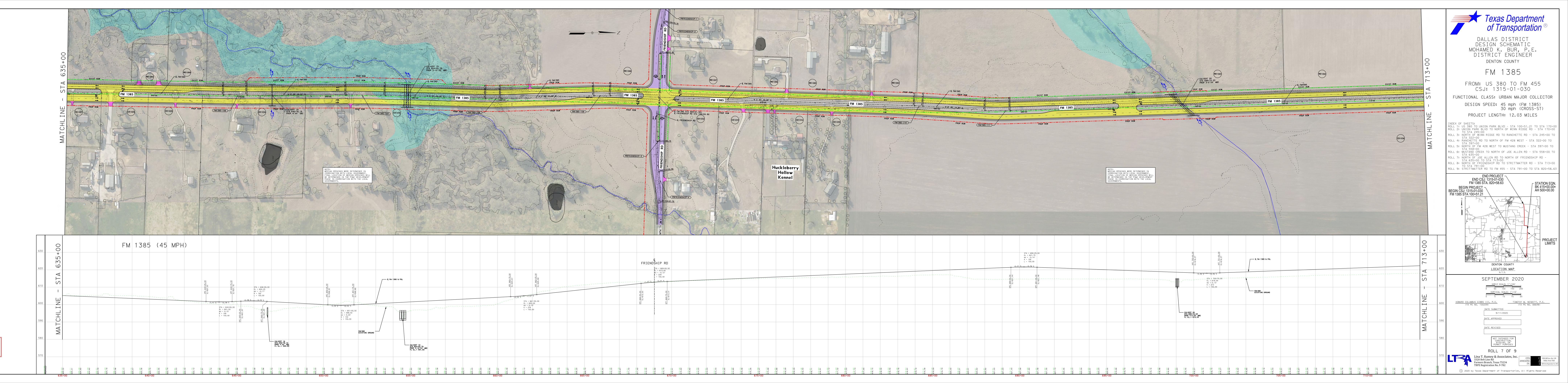
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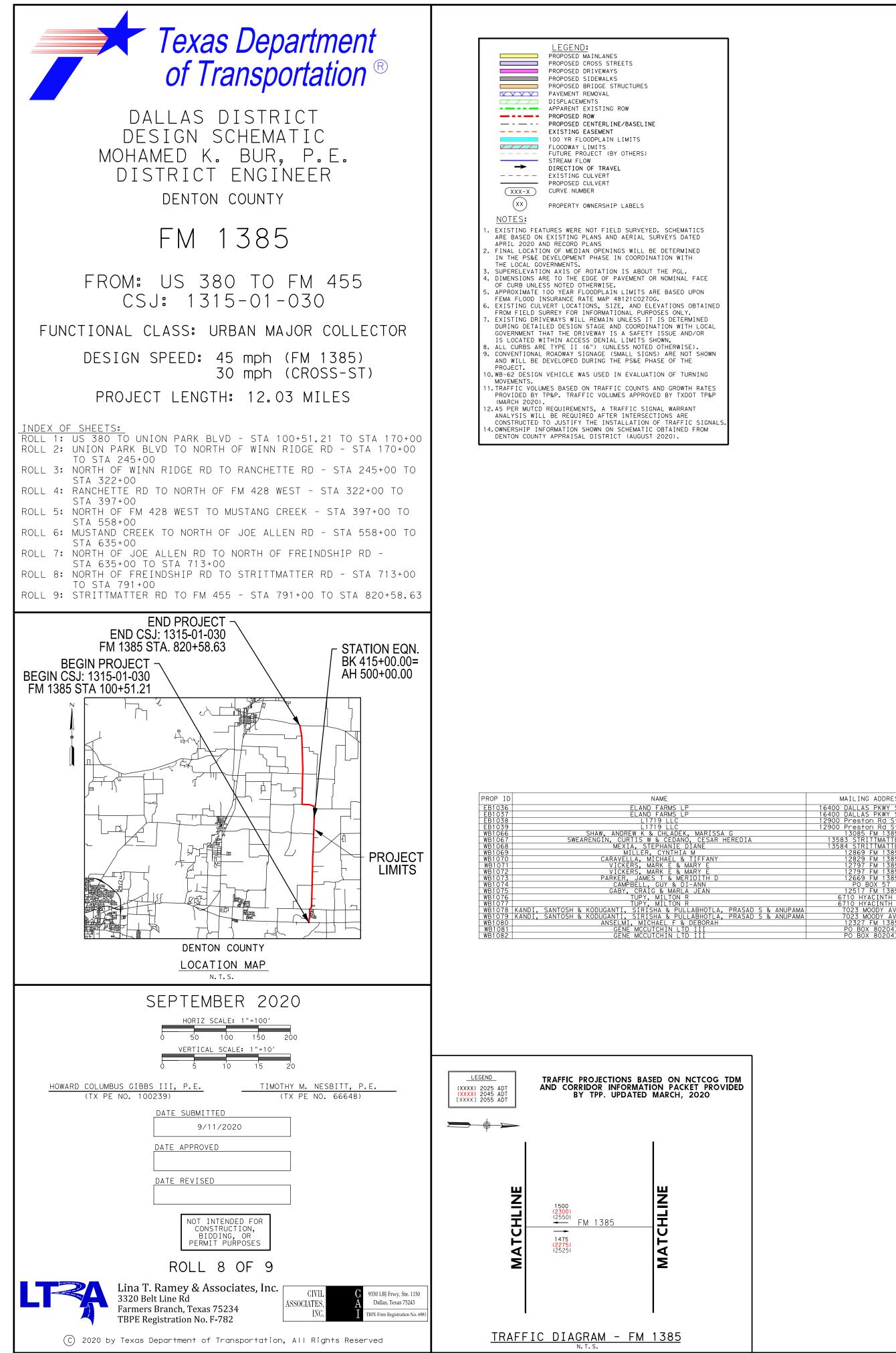


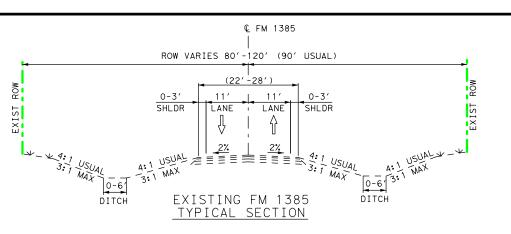
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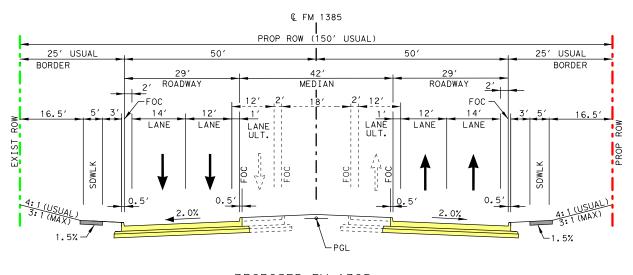
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CURVE NO.	DELTA	DEGREE	TANGENT	LENGTH	RADUIS	PI STA	PC STA	PT STA
FM1385-106	1° 02′ 00.00" (LT)	0° 45′ 50.20"	67.63	135.26	7500	644+67.24	643+99.61	645+34.87
FM1385-107	1° 43′ 00.00" (RT)	0° 45′ 50.20"	112.36	224.71	7500	652+15.83	651+03.46	653+28.18
FM1385-108	3° 19′ 57.07" (LT)	3° 49′ 10.99"	43.63	87.25	1500	659+49.43	659+05.79	659+93.04
FM1385-109	3° 37′ 03.63" (RT)	3° 49′ 10.99"	47.37	94.71	1500	665+28.37	665+75.74	666+23.08
FM1385-110	1° 50′ 32.01" (RT)	3° 49′ 10.99"	24.12	48.23	1500	683+95.12	683+71.01	684+19.24
FM1385-111	5° 35′ 29.06" (LT)	3° 49′ 10.99"	73.25	146.38	1500	688+49.96	687+76.71	689+23.09
PRFRIENDSHIP-1	9° 19′ 01.79" (RT)	5° 27′ 24.27"	85.56′	170.75′	1050′	103+85.56	103+00.00	104+70.75
PRFRIENDSHIP-2	9° 51′ 27.76" (LT)	5° 27′ 24.27"	90.55′	180.65′	1050′	105+61.30	104+70.75	106+51.40
PRFRIENDSHIP-3	9° 28′ 56.56" (LT)	5° 27′ 24.27"	87.09′	173.77′	1050′	112+47.23	111+60.15	113+33.92
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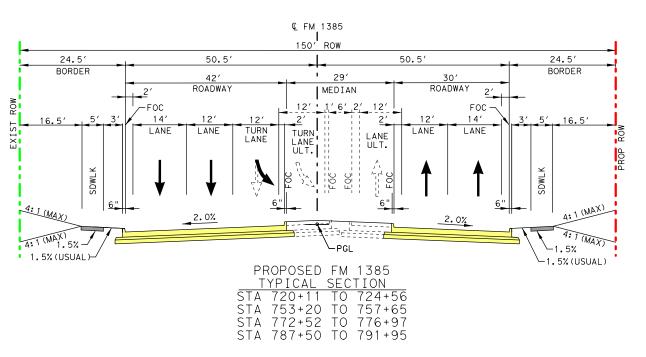


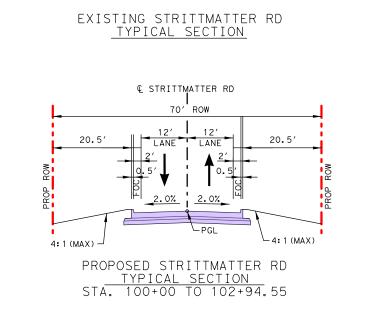






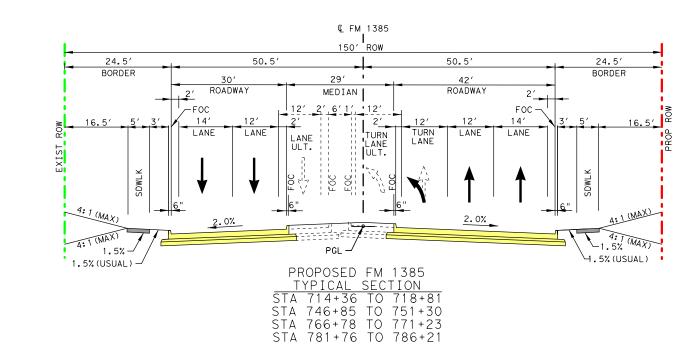
PROPOSED FM 1385 TYPICAL SECTION STA 713+00 TO 791+00





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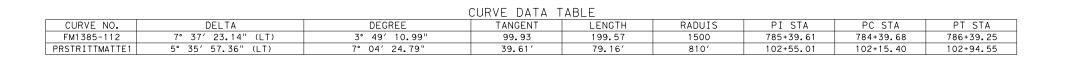


TYPICAL LEFT-TURN BAY DETAILS (45 MPH)

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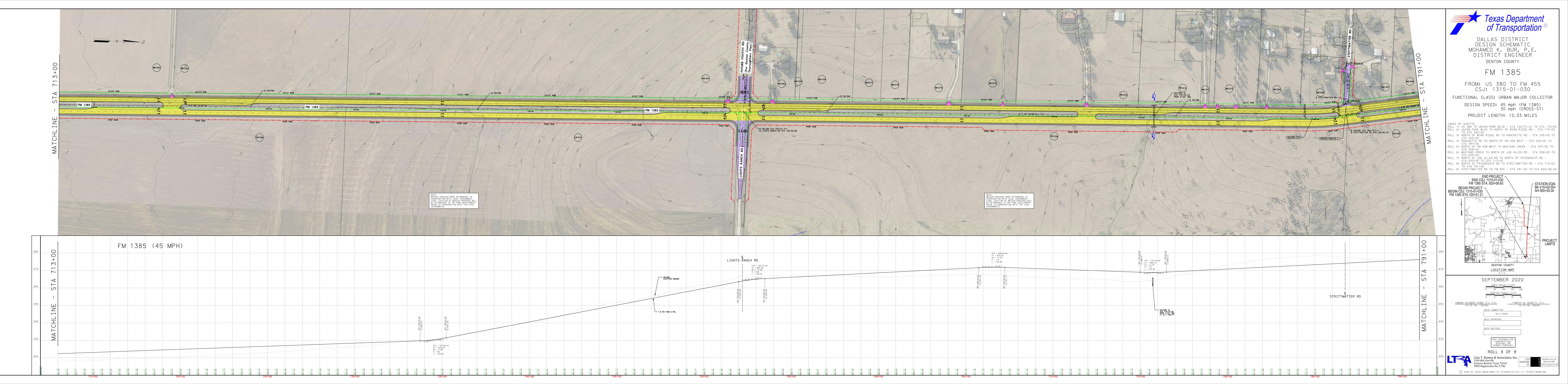
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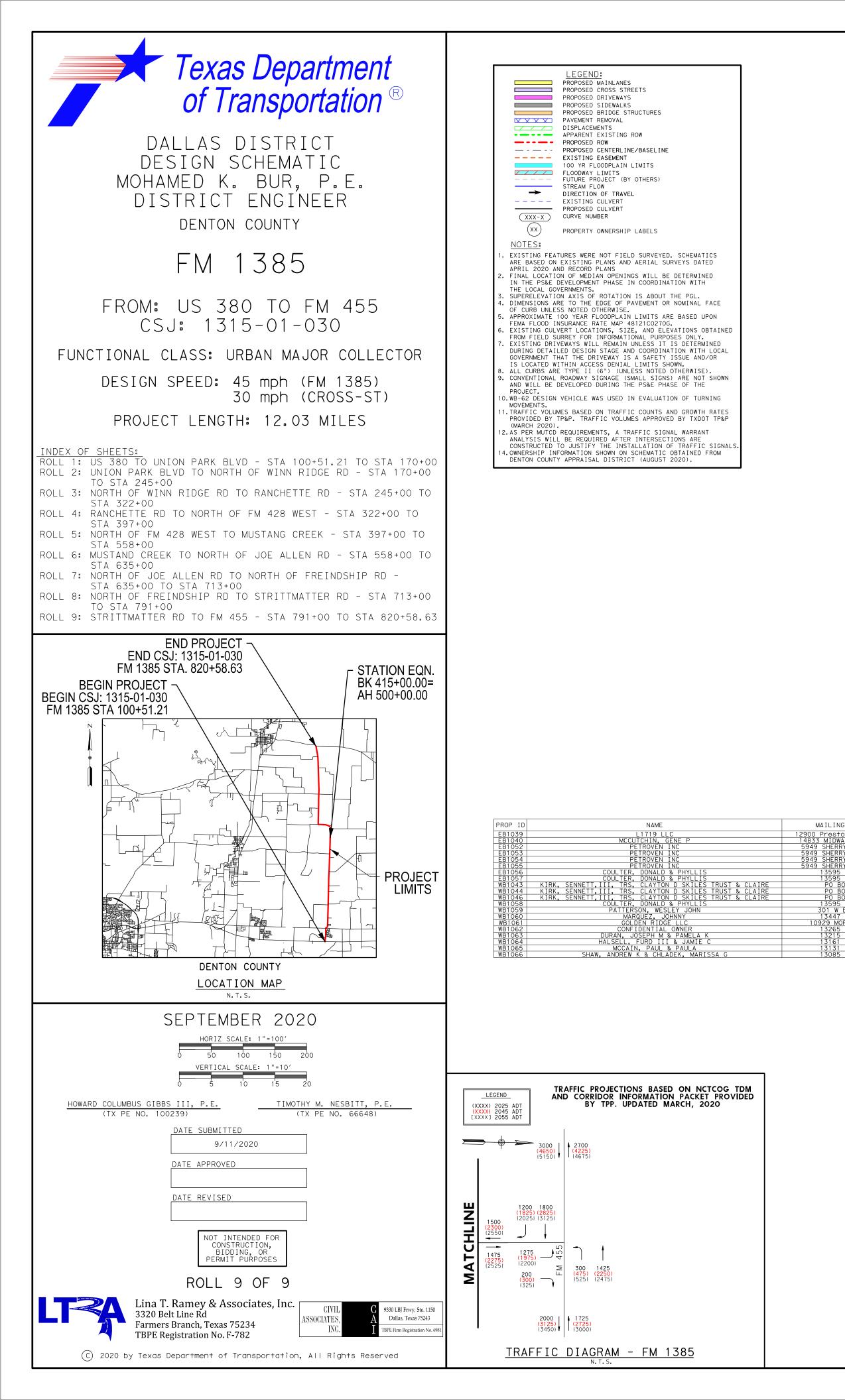
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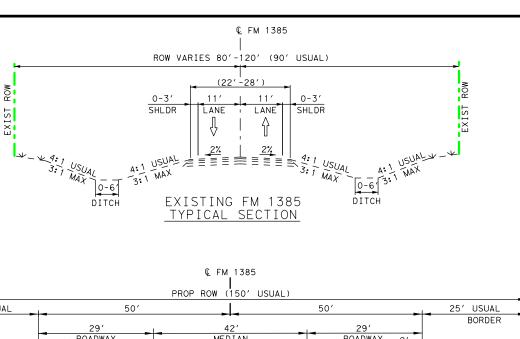


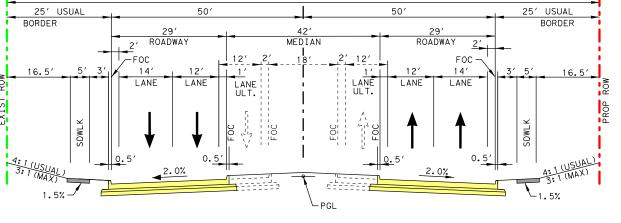




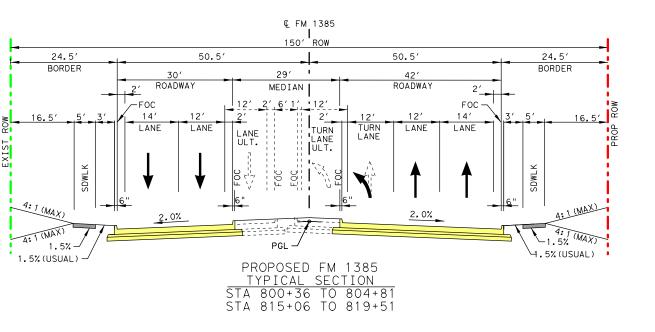


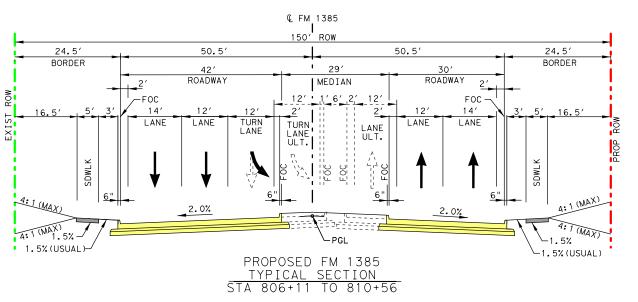


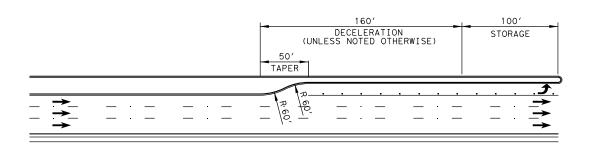




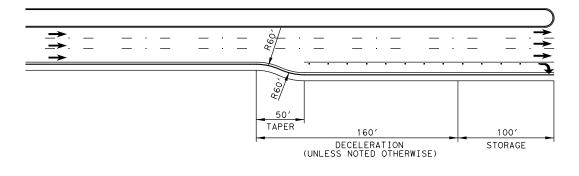
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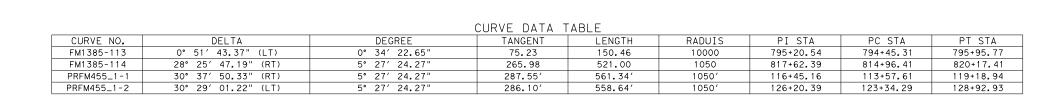


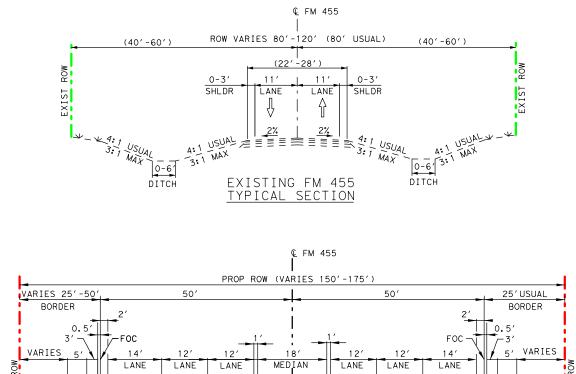


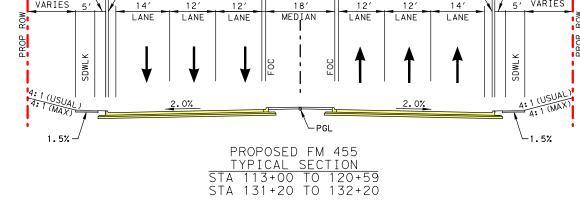
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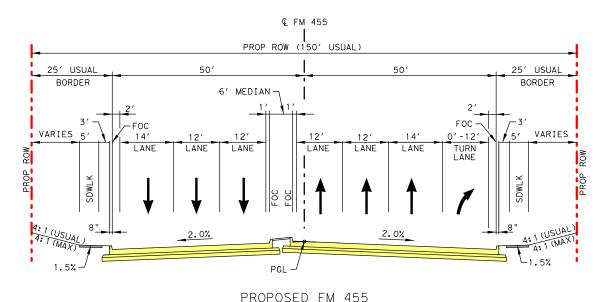


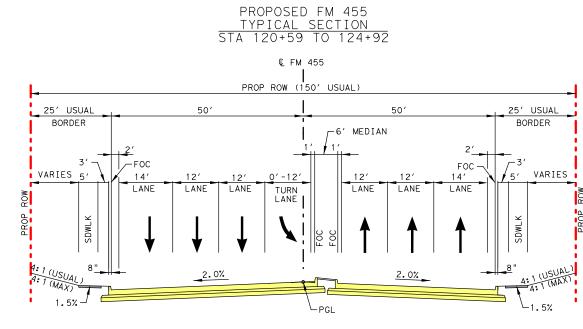
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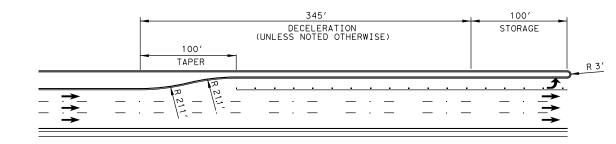




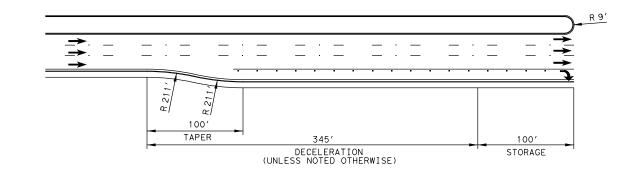




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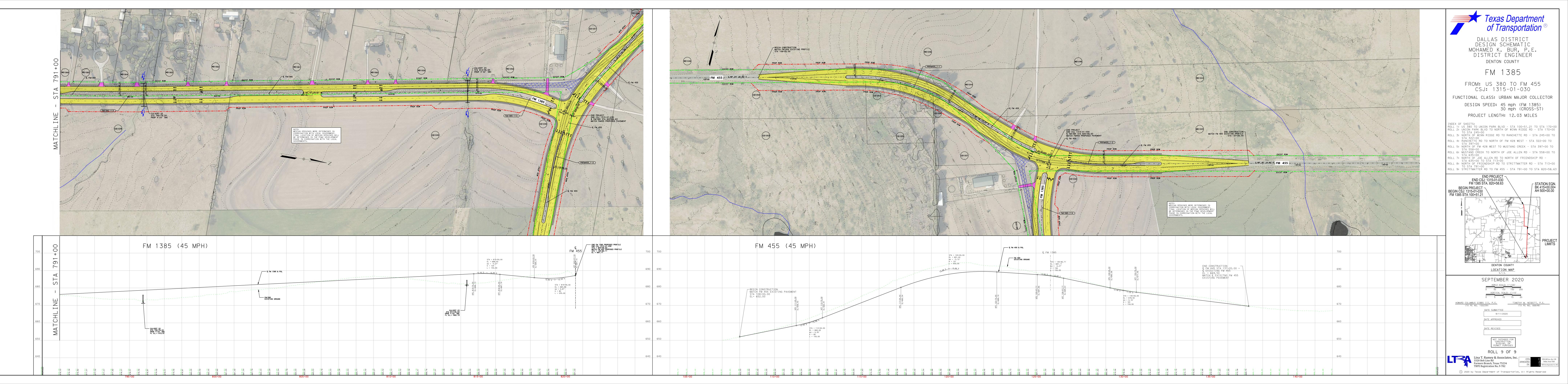


TYPICAL LEFT-TURN BAY DETAILS (45 MPH) N.T.S









Attachment D – Virtual Public Meeting Content

Home Screen

• Project Website

Presentation

Script

- Exhibits
- Project Schematic
- Right of Way Information
- Online English Comment Form
- Online Spanish Comment Form
 - PDF English Comment Form
 - PDF Spanish Comment Form

RIGHT-OF-WAY (ROW) INFORMATION

The proposed project would require new ROW. The amount of new ROW needed is still being determined. It is likely that relocations and displacements could result.

Information about the process for state purchase of ROW and relocation assistance may be found in the following pamphlets:

Relocation Assistance: ENGLISH or SPANISH State Purchase of ROW: ENGLISH or SPANISH



RELOCATION ASSISTANCE

Right of Way Division

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Section II: Businesses, Farms and non-Profit Organizations	15
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Section V: Claim for Payment	26
Section VI: Right of Appeal	28
Section VII: Civil Rights	29

Introduction

The development of highways or other public transportation services needed to serve and improve our way of life require the use of land. This, in turn, means that some persons may be required to move to another location. Your Texas Department of Transportation (TxDOT) is aware of the cost and inconvenience associated with having to move from a home, business or farm. In order to assist those who are required to move, TxDOT provides, through its relocation assistance program, payments and services to aid in movement to a new location.

This brochure provides information about available relocation services and payments:

- Section I is for people displaced from a residence.
- Section II is for displaced businesses, farms and nonprofit organizations.
- Section III is for advertising signs.
- Section IV is about relocation assistance services.
- Section V is how to claim a relocation payment.
- Section VI is information on a person's right to appeal TxDOT's determination regarding the amount of a relocation payment or the entitlement to a relocation payment.

If you are required to move as the result of the acquisition of property for a TxDOT project, a relocation assistance counselor will contact you. The counselor will be able to answer your specific questions and provide additional information. To ensure maximum relocation benefits you must discuss any proposed move with the relocation assistance counselor so that a definite understanding of eligibility requirements can be reached.

Special Note

It is not possible to cover the needs and questions of each person. This brochure is for general information purposes only; it is not a document of law, rule or regulation.

Qualification for Assistance

Relocation assistance is available to individuals, families, businesses, farmers, ranchers and nonprofit organizations lawfully present in the United States who are displaced as a result of a state highway or transportation project. This assistance applies to tenants as well as owners occupying the real property needed for the project.

Advance Notice

Each displaced person will be given sufficient time to plan for an orderly, timely and efficient move. This applies not only to residential occupants but to all properties where an occupant has to move to a new location or move his property to a new location. To the greatest extent practicable, no person lawfully occupying real property will be required to move from that site without at least a 90-day written notice.

Caution

To assure eligibility and prompt payment of your relocation benefits, **you must** provide your TxDOT relocation assistance counselor advance notice of the approximate date of the planned move and a list of the items to be moved so that a TxDOT representative may inspect the personal property at the displacement and replacement sites and monitor the move. <u>An</u> **occupant who moves prior to the date negotiations are initiated for acquisition of the property will not be eligible for any relocation payment unless he or she receives a written notice of advanced relocation eligibility before he or she moves from the property.**

Some Important Definitions

Acquiring Agency - The "acquiring agency" or "agency" may be the Texas Department of Transportation (hereinafter referred to as "TxDOT") or a political subdivision of the state including but not limited to cities and counties.

Displaced Person - Any person (individual, family, corporation, partnership, or association) who moves from real property or moves personal property from real property as the result of the acquisition of the real property, in whole or in part, or as the result of a written notice from TxDOT to vacate the real property needed for a state highway or transportation project. In the case of partial acquisition, TxDOT shall determine if a person is displaced as a direct result of the acquisition. Relocation benefits will vary, depending upon the type and length of occupancy of the acquired property. Displaced persons are classified as:

- An owner occupant of a residential property. (Includes mobile homes.)
- A tenant occupant of a residential property. (Includes mobile homes and sleeping rooms.)
- A business, farm or nonprofit organization.
- An individual with only displaced personal property.

Business - Any lawful activity conducted primarily for the purchase, sale, lease, and/or rental of either personal or real property, or for the manufacture, processing, and/or marketing of products, commodities, or any other personal property; or for the sale of services to the public; or solely for the purpose of relocation benefits, an outdoor advertising display(s) that must be moved as a result of a state highway or transportation project.

Family - The term "family" means two or more individuals living together in a single family dwelling unit who are: related by blood, adoption, marriage, or legal guardianship, who live together as a family unit, plus all other individuals regardless of blood or legal ties who live with and are considered a part of the family unit, or are not related by blood or legal ties but live together by mutual consent.

Farm - Any activity conducted solely or primarily for the production of agricultural products or commodities, including timber, for sale and home use, and customarily producing such products or commodities in sufficient quantity to contribute materially to the operator's support.

Initiation of Negotiations - The date the acquiring agency makes its first written offer to an owner of real property, or the owner's representative, to purchase the real property for a state highway or transportation project.

Nonprofit Organization - An organization that is incorporated under the applicable laws of a state as a nonprofit organization, and exempt from paying federal income taxes under Section 501 of the Internal Revenue Code.

Small Business - A business having no more than 500 employees working at the site being acquired.

Section I: Residential Displacees

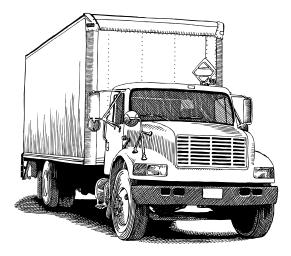
Moving Cost Reimbursement

If you qualify as a displaced person, you are entitled to reimbursement of your moving costs and certain related expenses incurred in moving. The methods of moving and the various types of moving cost payments are explained below.

Individuals and Families

Displaced individuals and families may choose to be paid on the basis of actual, reasonable and necessary moving costs and related expenses, or according to a fixed moving cost schedule. However, <u>to assure your</u> eligibility and prompt payment of moving expenses, you must contact the relocation assistance counselor from TxDOT before you move.

You Can Choose Either:



-0R-

Actual Reasonable Moving Costs

Including:

- Packing and unpacking
- Temporary storage
- Transportation
- Moving insurance
- Other related costs

Fixed Moving Cost Schedule

Based on

Room count

Actual Reasonable Moving Costs

You may be paid for your actual reasonable moving and related expenses when the work is performed by a commercial mover. <u>Reimbursement will be limited to a 50-mile distance</u>. Related expenses may include:

- Packing and unpacking personal property.
- Disconnecting and reconnecting household personal property.
- Utility and telephone connection charges.
- Temporary storage of personal property.
- Insurance while property is in storage or transit.
- Mobile home park entrance fees.

Caution

Expenses must be necessary and reasonable as determined by TxDOT and supported by receipts. Prior to taking action or incurring any moving expenses verify eligibility for reimbursement with your relocation assistance counselor.

Fixed Moving Cost Schedule

Or you may choose to be paid on the basis of a fixed moving cost schedule. This payment is based on the number of rooms in your dwelling. Receipts are not necessary. Under this option you will not be eligible for reimbursement of related expenses.

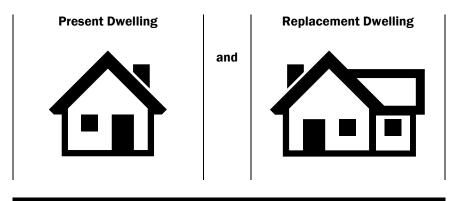
Replacement Housing Payments

Replacement Housing Payments can be better understood if you become familiar with the definition of the following terms . .

- Comparable
- Decent, Safe and Sanitary (DSS)

These terms are explained on the following pages.

A Comparable Replacement means that your...



are functionally equivalent

This is regarding:

- Number of rooms
- Living space
- Location
- Square footage

A comparable replacement dwelling must be decent, safe, and sanitary, and should be functionally equivalent to your present dwelling. While it may not necessarily be identical to your present dwelling, the replacement should have certain attributes:

- Similar number of rooms and living space.
- Located in an area not subject to unreasonable adverse environmental conditions.
- Generally not be less desirable than your present location with respect to public utilities and commercial and public facilities.
- Located on a site that is typical size for residential development with normal site improvements.
- Currently available to you and within your financial means.

Decent, Safe, and Sanitary (DSS) ...

Replacement housing must be decent, safe, and sanitary. This means it meets all of the minimum requirements established by the state and conforms to applicable housing and occupancy codes. The dwelling shall:

- Be structurally sound, weather tight and in good repair.
- Contain a safe electrical wiring system adequate for lighting and electrical appliances.
- Contain a heating system capable of sustaining a healthful temperature (approximately 70 degrees) except in those areas where local climatic conditions do not require such a system.
- Be adequate in size with respect to the number of rooms and area of living space needed to accommodate the displaced person(s).
- Contain a well-lighted and ventilated bathroom providing privacy and containing a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and sewage drainage system.
- Contain a kitchen area with a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, with adequate space and utility connections for a stove and refrigerator.
- Have unobstructed egress to safe, open space at ground level.
- Be free of any barriers that prevent reasonable ingress, egress, or use of the dwelling in the case of a displaced person that is disabled.

Replacement Housing Payments Are Separated Into Three Basic Types:

- Purchase Supplement (page 12)
- Rental Assistance (page 13)
- Down Payment Assistance (page 13)

The type of payment depends on whether you are an owner or a tenant, and how long you have lived in the property being acquired prior to negotiations.

Occupancy Time Periods and What You Are Entitled To

There is one basic length-of-occupancy requirement that determines the type of replacement housing payment to which you are entitled. Length-of-occupancy simply means the number of days that you occupied a dwelling immediately before the date of initiation of negotiations by the acquiring agency.

Owners who were in occupancy 90 days or more immediately prior to the initiation of negotiations may be eligible for a purchase supplement.

If you are a tenant who has been in occupancy 90 days or more immediately prior to the initiation of negotiations, you may be eligible either for rental or down-payment assistance.

If you have been in occupancy less than 90 days before the initiation of negotiations and the property is subsequently acquired, or if you move onto the property after the initiation of negotiations and you are still in occupancy on the date of acquisition, you may be eligible for rental or down-payment assistance. Check with the relocation assistance counselor for more details.

Purchase Supplement (Owner-Occupants of 90 Days or More)

If you are an owner and have occupied your home for 90 days or more immediately prior to the initiation of negotiations you may be eligible, in addition to the just compensation for your property, for a purchase supplemental as well as assistance with incidental costs necessary to purchase a comparable decent, safe, and sanitary replacement dwelling. The department will compute the maximum payment you are eligible to receive. <u>You must purchase and occupy a DSS replacement dwelling</u> <u>within one (1) year</u>.

The Purchase Supplement Includes:

Price Differential

The price differential payment is the amount that a replacement dwelling exceeds the acquisition cost of the displacement dwelling. The price differential payment and the following payments are in addition to the acquisition price paid for your property.

Increased Mortgage Interest Costs

You may be reimbursed for increased mortgage interest costs if market interest rates for a new mortgage exceed that of your present mortgage. To be eligible, your acquired dwelling must have been encumbered by a bona fide mortgage, which was a valid lien for at least 180 days immediately preceding the initiation of negotiations.

Incidental Expenses for Replacement Housing

You may also be reimbursed for other expenses such as reasonable costs incurred for loan applications, recording fees and certain other closing costs. This does not include prepaid expenses such as real estate taxes and property insurance or costs for services normally paid by sellers of residential properties or provided by title companies and closing agents as part of other services.

The Rental Assistance Supplement (Owner-Occupants of Less Than 90 Days and Tenants)

The rental assistance supplement is designed to assist you when renting a decent, safe and sanitary (DSS) replacement dwelling. If you choose to rent a replacement dwelling and the rental payments are higher than you have been paying, you may be eligible for a rental assistance payment. TxDOT will determine the maximum payment you may be eligible to receive in accordance with established procedures. The rental assistance payment will be paid in a lump sum unless TxDOT determines that the payment should be paid in installments. You must rent and occupy a DSS replacement dwelling within one (1) year to be eligible.

All eligible displacees have a freedom of choice in the selection of replacement housing. If a person displaced decides not to accept the replacement housing offered by TxDOT, he or she may choose a replacement dwelling of their choice, providing it meets DSS housing standards.

Down Payment Assistance

Owner-occupants of less than 90 days and tenants may be eligible for down-payment assistance and related incidental expenses, not to exceed the amount of the approved rental assistance supplement. Incidental expenses for replacement housing include the reasonable costs of loan applications, recording fees and certain other closing costs. These do not include prepaid expenses such as real estate taxes and property insurance. You may also be eligible for the reimbursement of loan origination or assumption fees, if such fees are normal to real estate transactions in your area and do not represent prepaid interest. Remember, you must purchase and occupy a DSS replacement dwelling within one (1) year of your moving date (for owners) or one (1) year of the date of the 90-day notice to vacate (for tenants).

Fair Housing Law

The Fair Housing Law (Title VIII of the Civil Rights Act of 1968) sets forth the policy of the United States to provide, within constitutional limitations, for fair housing. This act and later acts and amendments make discriminatory practices in the purchase and rental of most residential units illegal if based on race, color, religion, sex or national origin. Whenever possible, minority persons shall be given reasonable opportunities to relocate to decent, safe and sanitary replacement dwellings, not necessarily located in an area of minority concentration, that are within their financial means.

This policy, however, does not require an acquiring agency to provide a person a larger payment than is necessary to enable a person to relocate to a comparable replacement dwelling.

To All Residential Displacees

The most important thing to remember is that the replacement dwelling you select must meet the basic "decent, safe and sanitary" standards to receive any benefits.

<u>Do not:</u>

- Execute a sales contract or a lease agreement <u>until</u> a representative from TxDOT has inspected and certified in writing that the dwelling you propose to purchase or rent does meet the basic standards.
- <u>Jeopardize your right to receive a replacement housing payment by</u> <u>moving into a substandard dwelling</u>.

Section II: Businesses, Farms and Nonprofit Organizations

Moving Cost Reimbursement

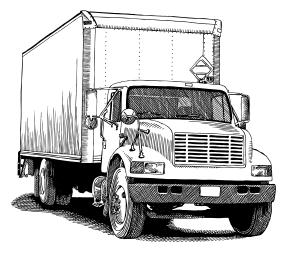
Owners or tenants may be reimbursed on the basis of actual reasonable moving costs and related expenses or, under certain circumstances, a fixed payment.

A. Actual reasonable moving expenses may be paid when the move is performed by a professional mover or if you move yourself (page 16). Related expenses, such as personal property losses (page 18), and expenses in finding a replacement site (page 18) may also be reimbursable. You may also be reimbursed for expenses incurred in the reestablishment of your business (page 18).

or,

B. You may be eligible to receive a fixed payment. This payment is based on the annual net earnings of the business or farm, not to exceed \$40,000. For a nonprofit organization the fixed payment is the average of two (2) year's annual gross revenues less administrative costs. To qualify for a fixed payment, certain conditions must be met. See page 19.

Actual Reasonable Moving Costs



Including

Personal Property Losses

Plus

Expenses in Finding a Replacement

Plus

Expenses In Reestablishing Your Business

Reimbursements for moving expenses are limited to reasonable and necessary expenses incurred for a move not more than a 50-mile distance from the original location.

Caution

Expenses must be necessary and reasonable as determined by TxDOT and supported by receipts. Prior to taking action or incurring any moving expenses verify eligibility for reimbursement with your relocation assistance counselor.

Two Ways to Move Your Enterprise

- Professional Mover. You may be reimbursed the actual reasonable costs of your move carried out by a professional mover. All of your expenses must be supported by paid receipts or invoices to ensure prompt payment of your moving cost claim. Certain other expenses are also reimbursable, such as packing, crating, unpacking, uncrating, disconnecting, dismantling, removing, reassembling, and reinstalling relocated machinery, equipment and other personal property. Other expenses such as temporary storage costs, insurance while in transit or storage, and the cost of new licenses and permits may also be reimbursable.
- Self-Move. If you elect to take full responsibility for all or part of the move, TxDOT may approve a negotiated reimbursement payment not to exceed the lowest acceptable bid or estimate prepared by qualified moving firms, moving consultants or a qualified department employee. If two acceptable bids or estimates cannot be obtained, or you decide to move yourself on an actual cost basis, your moving payment may be based on actual, reasonable moving expenses supported by receipted bills or other evidence of the actual expenses. Cost estimates or bids for negotiated self-move payments shall be obtained by TxDOT. Moreover, self-move payments must be approved by TxDOT before the start of the proposed move.

Notification and Inspection

To assure eligibility and prompt payment for moving expenses, you must provide TxDOT with advance written notice of the approximate date of the planned move and a list of items to be moved so that TxDOT may inspect the personal property at the displacement and replacement sites and monitor the move.

Direct Losses of Tangible Personal Property/ Purchase of Substitute Personal Property

Displaced businesses, farms and nonprofit organizations may be eligible for a payment for the actual direct loss of tangible personal property or the purchase of substitute personal property that is incurred as a result of the move or discontinuance of the operation. This payment will vary depending upon whether the item is replaced or not; however, it may never exceed the estimated cost of moving and reinstallation.

Your relocation assistance counselor will explain this procedure in detail if you are faced with this situation.

Reestablishment Expenses for Replacement Site

A small business (not more than 500 employees), farm or nonprofit organization may be eligible to receive a payment, not to exceed \$25,000 for expenses actually incurred in relocating and reestablishing at a replacement site. These reestablishment expenses must be reasonable and necessary as determined by TxDOT. Your relocation assistance counselor will explain the eligible expenses included under this category of relocation assistance.

Searching Expenses for Replacement Property

Displaced businesses, farms and nonprofit organizations are entitled to reimbursement for actual reasonable expenses incurred in searching for a replacement property, not to exceed \$2,500. Expenses may include transportation, meals and lodging when away from home; the reasonable value of the time spent during the search; fees paid to real estate agents, brokers, or consultants (excluding commissions); and other expenses determined as reasonable and necessary by TxDOT.

Fixed Payment (in Lieu)

Displaced businesses, farms and nonprofit organizations may be eligible for a fixed payment <u>in lieu of</u> actual moving expenses, reestablishment expenses, personal property losses and searching expenses. The fixed payment may not be less than \$1,000 or more than \$40,000.

For a business to be eligible for a fixed payment, TxDOT must determine that all of the following apply:

- The business owns or rents personal property that must be moved in connection with its displacement and for which expense would be incurred in its move.
- 2. The business cannot be relocated without a substantial loss of its existing patronage.
- 3. The business is not part of a commercial enterprise having more than three other entities not being acquired and are under the same ownership and engaged in the same or similar business activities.
- 4. The business is not operated at a displacement dwelling solely for the purpose of renting such dwelling to others.
- 5. The business is not operated at the displacement site solely for the purpose of renting the site to others.
- 6. The business contributed materially to the income of the displaced person during the two (2) taxable years prior to displacement.

For the owner of a farm to be eligible for a fixed payment, the farm operation must be displaced either by total or partial acquisition. In the case of a partial acquisition, TxDOT must determine that the acquisition caused the operator to be displaced or it caused a substantial change in the nature of the farm operation.

For a nonprofit organization to be eligible for a fixed payment, it must furnish proof of its nonprofit status under applicable federal or state law.

Applications for fixed payments in lieu of actual expenses must be filed with TxDOT prior to the planned move from the displacement property.

- When the fixed payment claim is selected, a displaced business, farm, or nonprofit organization may not claim any other type of moving expenses.
- Not all displaced businesses, farms or nonprofit organizations will qualify for this type of payment. Check with the relocation assistance counselor for more details.

Section III: Advertising

The owner of any outdoor advertising display(s) is eligible for a relocation payment for actual moving and related expenses.

Types of Payments for Advertising Signs

Actual Costs

Actual reasonable moving expenses may be paid when the move is performed by a qualified mover (page 8). Claims for such expenses must be supported with itemized receipts or other verifiable evidence of the expense(s) incurred.

Self-Move

If you elect to take full responsibility for all or part of the move, TxDOT may approve a negotiated payment as described on page 17. Negotiated selfmove payments must be approved by TxDOT prior to the start of the planned move.

• Direct Loss of Personal Property Expenses

This payment is based on the depreciated value of the sign in place as determined by TxDOT less the proceeds from its sale, <u>or</u> the estimated cost of moving the sign, but with no allowance for storage, whichever is the lesser amount.

or

• Purchase of Substitute Personal Property

This payment is based on the replacement cost of like-type sign less the sale/trade-in of current signs, <u>or</u> the estimated cost of moving the existing sign, but with no allowance for storage, whichever is the lessor amount.

Searching Expenses

Owners of displaced advertising signs are entitled to reimbursement for actual reasonable expenses incurred in searching for a replacement sign site (page 18), not to exceed \$2,500.

Caution

To assure eligibility and prompt payment for all moving expenses, you must provide TxDOT with advance written notice of the approximate date of the planned move and a sketch of the displaced sign showing its size (dimensions), number of poles, type of materials, lighting and advertisement.

Also, advertising signs that are moved to locations that do not conform with the highway beautification provisions of the Texas Litter Abatement Act will not be eligible for a relocation reimbursement.

Section IV: Relocation Services

Relocation Assistance Services

Any individual, family, business or farm displaced by a state highway or transportation program shall be offered relocation assistance services for the purpose of locating a suitable replacement property. Relocation services are provided by qualified personnel employed by TxDOT. These services are to help you successfully relocate. Relocation assistance agents are there to help and advise you; be sure to make full use of their services. Do not hesitate to ask questions to ensure you understand fully all of your rights and relocation benefits.

Personal Contact

A relocation assistance counselor will contact you personally. Relocation services and payments will be explained in accordance with your eligibility. During the initial interview, your housing needs and desires will be determined as well as your need for assistance. You cannot be required to move unless at least one comparable replacement dwelling is made available to you. When possible, comparable housing will be inspected prior to being made available to you to assure that it meets decent, safe and sanitary standards.

In addition, the relocation assistance counselor will give you current listings of other available replacement housing. Transportation will be provided to inspect available housing, especially if you are elderly or disabled. The department will also provide counseling or help you get assistance from other available sources to minimize hardships in adjusting to your new location. Information concerning other federal, state and local housing programs offering assistance is also available.

Business and Farm Assistance

The relocation assistance counselor will assist in locating commercial properties and farms. Steps will be taken to minimize economic harm and to increase the likelihood of relocating into the affected community. The counselor will also explore and provide advice about possible sources of funding and assistance from other local, state and federal agencies.

Social Services Provided by Other Agencies

Your relocation assistance counselor will be familiar with the services provided by other public and private agencies in your community. If you have special needs, the counselor will make every effort to secure the services of those agencies with trained personnel to help you. Make your needs known so you may receive the proper assistance.

Relocation Office

In addition to personal contacts by the relocation assistance counselor, TxDOT agency may establish a relocation office on or near a project where a considerable number of people are to be relocated. Project relocation offices are open during convenient hours, including evening hours when necessary.

The office maintains a variety of information concerning:

- Listings of available replacement properties
- Local housing ordinances building codes
- Social services
- Security deposits interest rates and terms
- Typical down payments
- Veterans Affairs (VA) and Federal Housing Administration (FHA) loan requirements
- Real property taxes
- Consumer education literature on housing

Visit your relocation office if one has been established. You will be more than welcome.

Relocation Advisory Assistance

Checklist

This checklist is a summary of the relocation advisory assistance you may reasonably expect to receive if you are displaced by a state highway or transportation project. In addition, TxDOT is required to coordinate its relocation activities with other agencies causing displacements to ensure that all persons displaced receive fair and consistent relocation benefits.

The relocation assistance counselor will personally interview persons displaced to:

- Determine needs and preferences
- Explain relocation benefits
- Offer assistance
- Offer transportation if necessary
- Assure the availability of a comparable residential property in advance of displacement
- Provide current listing of comparable properties
- Provide the amount of the replacement housing payment in writing
- Inspect residential dwellings for DSS acceptability
- Supply information on other federal and state programs offering assistance
- Provide counseling to minimize hardships

Section V: Claim for Payment

How Do I Obtain My Relocation Payment?

You must file a claim for reimbursement. The department will provide required claim forms, assist you in completing them and explain the documentation to submit to receive your relocation reimbursement. If the expenses that you must meet prior to your move cause a hardship, discuss your financial needs with TxDOT.

When Should I File My Claim?

You must have all your claims submitted to TxDOT no later than 18 months from the date you move, or are required to move. However, it is to your advantage to file as soon as possible after you move. The sooner you submit your claim, the sooner it can be processed and paid. If you are unable to file your claim within 18 months, TxDOT may extend this time period for good cause. The department is required to pay you promptly after you file an acceptable claim. If there is any question regarding your right to a relocation payment or the amount of the payment, you will be notified, in writing, of the problem and the action you may take to resolve the matter.

Duplicate Payments

No payment will be made under the Relocation Program if the displaced person is eligible to receive another payment provided by law that has substantially the same purpose and effect as the relocation payment.

Another Important Benefit



No Adverse Effects on: Social Security Eligibility Welfare Eligibility

Income Taxes

No relocation payment received will be considered as income for the purpose of the Internal Revenue Code or for determining eligibility or the extent of eligibility of any person for assistance under the Social Security Act or any other federal law.

Section VI: Right of Appeal

If you believe that TxDOT has failed to properly determine your eligibility, or the amount of a payment, you may appeal to TxDOT's Relocation Assistance Review Committee. Applications for appeal must be submitted in writing. TxDOT will assist you in filing an appeal and explain the procedures to follow. You will be given a prompt and full opportunity to be heard by the review committee. You have the right to be represented by legal counsel or other representative at your own expense.

The review committee will consider all pertinent justification and material submitted by you and other available information needed to ensure a fair review. The committee will provide a written determination resulting from the appeal with an explanation of the basis for the decision.

Section VII: Civil Rights

In accordance with Title VI of the Civil Rights Act of 1964 and related statutes, it is the policy of the department to ensure that no person shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination under any of our programs or activities on the grounds of race, religion (where the primary objective of the financial assistance is to provide employment. 42 U.S.C. §2000d-3), color, national origin, sex, age, retaliation or disability.

If you believe you have been discriminated against or your rights have been violated under any program or activity of the department, you may file a Title VI Discrimination Complaint.

The Title VI Discrimination Complaint Form can be obtained by:

- Visiting TxDOT's website at <u>http://www.txdot.gov/inside-txdot/office/civil-rights/contact.html</u>
- Contacting the Office of Civil Rights (866) 480-2518
- Visiting the Office of Civil Rights located at 200 E. Riverside Dr., 2nd floor, Austin Tx 78704

If you have questions about completing the form, contact the Office of Civil Rights at the number listed above. Upon request, assistance will be provided if you have limited English proficiency or are disabled. Complaints also may be filed using an alternative format, such as computer disk, audio tape or in braille. If you have a speech or hearing impairment, call Texas Relay at (800) 735-2988 or 711 for assistance.

The department's Office of Civil Rights will notify you when it receives your complaint.

Notes

Notes

Notes

Relocation Office

Contact the Relocation Assistance Office for relocation advisory assistance and information pertaining to the state law and procedures that regulate this program.

Booklet 15.636 (Rev.3/2015) NIGP# 96662206505 (Previous Versions Obsolete)

STATE PURCHASE OF RIGHT OF WAY



Right of Way Division

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INTRODUCTION

The Texas Department of Transportation is the organization that is responsible to you and millions of other Texans for planning, building and maintaining the state highway system and certain other public transportation facilities. In order to carry out these responsibilities, it is sometimes necessary for us to acquire right of way on new or existing locations. Since at least a portion of your property is required for right of way to improve the public transportation system in your community, we are providing you with this booklet to explain briefly your rights as a citizen as well as the procedure which will be followed in purchasing your property and to answer some of the questions that you probably have.

All of your questions regarding right of way matters will not likely be answered in this booklet, but perhaps the answers to a few of them will enable you to have a better understanding of the overall process. This booklet is offered for general information purposes only; it is not a document of law, rule or regulation. You will have an opportunity at a later date to discuss your individual case with a representative of our department and to ask any questions you may have. On the last page of this booklet you will find the name, telephone number and address of our representative.

This booklet applies only to those rights of way that are acquired for the state of Texas directly by the Texas Department of Transportation. Cities and counties also acquire rights of way for transportation projects.

PUBLIC NEED FOR PRIVATE PROPERTY

Perhaps the first questions that should be answered is "Why does the government have the right to acquire private property?" Our successful existence in a democracy requires the development of public services to improve our way of life. We would be handicapped greatly without lands upon which to carry out the activities of government. For example, there would be no lands for public schools, highways, public hospitals or other facilities necessary to our society. In short, a government cannot provide services to its citizens without the right to acquire land.

WHY YOUR PROPERTY IS NEEDED

More particularly, of course, you are concerned about the reasons why your property is needed. You may have attended a meeting or public hearing where the need and methods of project development were discussed. If so, you are already aware that the department uses a systematic approach to assess engineering conditions, beneficial and adverse social, economic, environmental and other effects of any project that is proposed. Projects are not selected arbitrarily. They are the result of cooperative efforts with proper local agencies, the study of alternatives and a balanced consideration of the need for safe and efficient public transportation. You may be sure that this process was followed on the particular project that involves your property.

Under our form of government, the rights of the individual are of paramount importance. Our laws guarantee these individual rights for all of us. However, our laws also recognize another principle, namely, the public good, which sometimes makes it necessary to resolve a difficult matter such as public acquisition of private property in favor of the majority for the good of all.

Every effort is made to reach a fair and equitable agreement in the purchase of all right of way needed for public transportation purposes. It is hoped sincerely that when a highway project route and design have finally been determined, all citizens will agree that fair and equitable consideration has been given to the property owners involved and that the selected route is in the best interest of the general public.

CONTACT BY THE DEPARTMENT

"When will I know something definite?" This surely is one of the questions you will have. You will be contacted personally by one of our authorized representatives. However, this contact must be delayed until all preliminary requirements for highway project development have been met. In some instances, the time between that date you may have heard of a proposed project and the time you are actually contacted may seem unreasonable, but every effort is made to expedite the various planning, engineering, environmental, public hearing and approval steps so that purchase of right of way can begin at the earliest possible date.

COMPENSATION

You will, of course, want to know how much you will receive for your property. As a property owner, you have the constitutionally guaranteed right to receive just compensation for the property that will be purchased from you. Even though you have the right to receive such compensation, you may make a gift or donation of all or part of the property if you wish to do so. Where payment is to be made, the real property will be appraised to determine just compensation.

Our representative will contact you before any appraisal is made. A thorough investigation of your property will be made to determine its value in accordance with state law. You or your designated representative will be given an opportunity to accompany the appraiser who is evaluating the real estate during the inspection of the property. Your cooperation and input will aid greatly in ensuring that nothing is overlooked which ought to be included in the appraisal of your property. All appraisals are carefully reviewed by the department to assure that proper appraisal principles and methods have been used to arrive at the value to be offered for your property.

As soon as the appraisal and appraisal review work can be completed, you will be provided a written offer in the amount of the total approved value. You will be provided a copy of the state's appraisal report and you should note that if you already have an appraisal report you are required to provide a copy of it to the state. If you decide to have a separate appraisal done, you are required to provide a copy of it to the state in accordance with the Texas Attorney General's Landowner's Bill of Rights, a copy of which will be provided to you. You will also be advised in the written offer concerning the possible option of retaining any building or other improvements located on the land needed for right of way. Where appropriate, the just compensation for the real property to be acquired and for compensable damages to remaining real property will be stated separately.

Your decision regarding the state's offer for your property needs to be made at the earliest possible time so that the completion of the acquisition process is not delayed. You can appreciate the fact that there is a definite time frame required for every aspect of the highway or transportation project that involves your property.

ADMINISTRATIVE SETTLEMENTS

An administrative settlement is any settlement which is in excess of the agency's approved value. If an agreement on the approved value cannot be reached, the owner may request an administrative settlement. The administrative settlement process is:

- 1) A timely written counteroffer is required and must include a property owner's signed proposal for full settlement setting forth a specific dollar amount with information to support the proposal.
- 2) The counteroffer will be reviewed by an evaluation team.
- 3) The property owner will be notified of the team's decision.
- 4) If an administrative settlement is not approved or if the property owner decides to reject an approved administrative settlement, a final offer letter will be issued at the original approved value.

If improvements are retained, the retention value will be subtracted from the total settlement amount.

DONATION OF RIGHT OF WAY

The donation or gift of all or a portion of your property that is needed for right of way is an option that you have. Obviously, the state funds that are saved if property is donated can be utilized for construction and/or other highway purposes. Donations can also help to expedite the letting of construction contracts and lead to an earlier completion of the project.

In situations where remaining property will be increased greatly in value by the construction of the highway or other transportation facility, the donation of right of way may be to your advantage as a property owner by making your property more suitable for timely development. There are undoubtedly other good and valid reasons for consideration to be given to the possibility of donation or the acceptance of reduced compensation. If you elect to donate your property, an appraisal will be made unless you elect to waive this option.

DAMAGES TO REMAINING PROPERTY

If you have a question about damages, you should know that in many cases highway construction will enhance rather than damage remaining property. When only a portion of your property is needed, you will be offered an amount for damages only if the appraisal process indicates that your remaining property will have a lesser value after the highway is constructed. The amount established for damages, if any, will be stated separately and will also be included in the total offer made to you by the department.

RELOCATION OF IMPROVEMENTS

Many property owners would like to know if their house or buildings can be moved. If the state's offer for your property is acceptable, arrangements usually can be made for you to keep your house or buildings and move them to another location. Removal of such improvements is the owner's responsibility. Since each case is different, it is best that you discuss this with our authorized representative when you are contacted.

TIME ALLOWED FOR RELOCATION

"Will I have time to look for another home?" is another question that often arises. If your home is purchased, you will be paid the full consideration. Before you are required to move you will be given adequate time to find and buy another home using the proceeds from our purchase. You are not required to move until you receive a written notice and a date to vacate. To the greatest extent practicable you will be given at least 90 days written notice of the date by which you must move. This applies not only to homes but also to all properties where a property owner relocates to a new property or moves retained buildings, fences or other improvements to remaining property.

PROPERTY ADJUSTMENT WORK

Some property owners ask "Will I have time to fence or do other work on my remaining property?" Every effort will be made to make the offer of purchase sufficiently in advance of construction to allow time for necessary property adjustment work. Examples of property adjustment work are the building of fences along the right of way lines, the construction of new watering facilities for livestock, the removal of any buildings or other improvements which an owner desires to keep from the right of way area being purchased and their reestablishment elsewhere and the adjustment of water lines and similar facilities which are necessary to continued best use of the remaining property.

FARMING OF CROPS

If crops have been planted, the offer to purchase will usually be based on your retaining a right to harvest crops in the ground, with the understanding that after closing the transaction no new crops will be planted. An exception to this procedure is when construction is so imminent that it is not possible to allow time for the harvesting of existing crops. In that case our offer to you will include payment for the existing crops based on the value of such crops at the time of the offer.

MORTGAGES

ABOUT YOUR MORTGAGE

As is the case in the handling of any other real estate transaction, payments must be made to satisfy outstanding mortgages or liens. If only a portion of your property is being acquired, agreement must be reached with the mortgage or lien agency concerning payment requirements. If you were selling your property in a private real estate transaction and part or all of an outstanding mortgage had to be paid, many lending agencies would require a prepayment penalty. Since this sale is being made to the public, most lending agencies, including the Federal Housing Administration, waive this requirement. However, some do not, and you should investigate this matter to determine whether or not such a penalty will have to be paid.

THE VA LOAN

The Veterans Administration recognizes that the sale of your property is not of your choosing. Under these circumstances, your loan privileges may be restored and made available for coverage of another property. The veteran must initiate this action.

SMALL BUSINESS LOAN

The Small Business Administration administers funds for loans for small businesses. You may wish to contact one of their offices to determine how to qualify for a loan.

INCOME TAXES

If your property is worth more today than when you bought it, you may be wondering about paying income tax on the difference when you sell to the public. The sale of property for public purposes comes under a class which the Internal Revenue Service designates as "involuntary conversion." It may not be necessary to pay income tax or capital gains tax depending on how you reinvest your profit from the sale to the state. Any payment received for damages also may not be taxable. You are, therefore, urged to contact the Internal Revenue Service Office which serves your area or seek legal advice on these matters.

EMINENT DOMAIN PROCEEDINGS

Although a sincere and comprehensive effort is made to determine just compensation for the right of way required, including improvements and damages to any of your remaining property and the utilization of the administrative process, you may still not be satisfied and may refuse to sell. In other instances, the title to the land needed for right of way may be clouded to the extent that legal proceedings are necessary to effect transfer of clear title. In these and a few other cases, eminent domain proceedings have to be initiated by the state. In eminent domain proceedings, the court will appoint three disinterested landowners to serve as Special Commissioners and a hearing will be held to determine the value of the property being acquired. The property owner will be notified of the time and place of the hearing. At this hearing, the Special Commissioners will listen to the evidence of value and arrive at an award that will be filed with the court. A deposit in the amount of the award may be made with the court at which time the state will be entitled to take possession of the property involved. After the deposit is made, the court must authorize withdrawal of the award. If either the property owner or the state is dissatisfied with the amount of the award, objections to the award may be filed within the time limits prescribed by law and the case subsequently tried in the same manner as other civil cases. The basic issue decided in eminent domain cases is the amount of just compensation for the property being acquired and, in the case of a partial acquisition, any damages to the value of your remaining property. For additional information on eminent domain procedures consult the Texas Attorney General's Landowner's Bill of Rights.

If any improvements are included in the property being acquired, they may not be retained by the property owner in eminent domain proceedings.

RELOCATION ASSISTANCE AND BENEFITS

In addition to payment for your property, you may be entitled to additional benefits. If you must move, you may be entitled to assistance in locating another home or business and financial assistance in the form of moving and related expenses. Such benefits, if any, are in addition to the state's offer for your property and are handled separately from the purchase of your real property. It is beyond the scope of this booklet to detail specific benefits; however, if you are eligible, your rights and benefits will be fully explained in detail. A separate relocation assistance booklet is available and you will be furnished with one if you have to move and/or your personal property has to be moved. If the needed right of way is occupied by a home, business or any personal property, DO NOT MOVE UNTIL YOU HAVE BEEN CONTACTED BY A RELOCATION ASSISTANCE COUNSELOR AND HAVE ESTABLISHED ELIGIBILITY FOR POSSIBLE RELOCATION BENEFITS. MOVING PREMATURELY MAY RESULT IN FORFEITURE OF THESE BENEFITS.

INCIDENTAL EXPENSES

After the date of payment of the purchase price, or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire real property, you will be reimbursed for any fair and reasonable expenses necessarily incurred in transferring title to the property for use by the Texas Department of Transportation. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the department and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. The Texas Department of Transportation will reimburse eligible incidental expenses upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the department failed to properly determine the eligibility for or the amount of incidental expenses to be reimbursed. There is no standard form on which to request review of a claim; however, it must be filed with the department's district office for your area within three months after you are notified of the department's determination on any claim for reimbursement.

YOUR CIVIL RIGHTS

In accordance with Title VI of the Civil Rights Act of 1964 and related statutes, it is the policy of the department to ensure that no person in the United States of America shall, on the grounds of race, religion (where the primary objective of the financial assistance is to provide employment. 42 U.S.C. §2000d-3), color, national origin, sex, age, retaliation or disability be excluded from participation in, be denied the benefits of or be otherwise subjected to discrimination under any of our programs or activities.

If you believe you have been discriminated against or your rights have been violated under any program or activity of the department, you may file a Title VI Discrimination Complaint.

The Title VI Discrimination Complaint Form can be obtained by:

- Visiting TxDOT's website at <u>http://www.txdot.gov</u> and entering keywords "civil rights."
- Contacting the Office of Civil Rights 1-866-480-2518.
- Visiting, in person, the Office of Civil Rights located at 125 E. 11th Street, Austin, TX 78701.

If you have any questions regarding the completion of the form, you may contact the Office of Civil Rights at the number listed above. Upon request, assistance will be provided if you are limited English proficient or disabled. Complaints may be filed using an alternative format, e.g., computer disk, audio tape or in Braille. If you have a speech or hearing impairment, dial Texas Relay at 1-800/735-2988 or 711 for assistance.

The department's Office of Civil Rights will notify you when it receives your complaint.

CONCLUSION

Your Texas Department of Transportation sincerely hopes that the purchase of your property can be accomplished to your satisfaction with an absolute minimum of inconvenience to you. We will be more than happy to assist you in any way we can.

Name, address and telephone number of our representative:

Brochure: 15.500 (Previous Versions Obsolete) (Rev. 10/2012) DHT #130191

Attachment D – Virtual Public Meeting Content

Home Screen

Project Website
Presentation
Script
Exhibits
Project Schematic
Right of Way Information

Online English Comment Form

Online Spanish Comment Form
PDF English Comment Form
PDF Spanish Comment Form



Virtual Public Meeting Comment Form

FM 1385 FROM US 380 TO FM 455 CSJ: 1315-01-030 DENTON COUNTY, TEXAS Tuesday, September 15, 2020

The Texas Department of Transportation is seeking your feedback on the proposed project. All written
comments are welcome. All written comments must be received or postmarked by Wednesday,
September 30, 2020 to be included in the official public meeting record. Written comments can also be
emailed to <u>Edra.Brashear@txdot.gov</u> . 🔽

la l	
In accordance with Texas Transportation Code, 201.811(a)(5): Check the boxes(s) that apply to you:	•

○ I am employed by TxDOT

Comments: 🔽

- I do business with TxDOT
- 🔘 I could benefit monetarily from the project or other item about which I am commenting

Contact Information (Optional) 💽			
Name			
Address			
City			
State			
ZIP Code			
Email			

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.

SUBMIT YOUR COMMENTS

Attachment D – Virtual Public Meeting Content

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Formulario de Comentarios de la Reunión Pública Virtual

FM 1385 de US 380 a FM 455 CSJ: 1315-01-030 EL CONDADO DE DENTON, TEXAS martes, 15 de septiembre de 2020

El Departamento de Transporte de Texas está buscando sus comentarios sobre el proyecto propuesto. Todos los comentarios escritos son bienvenidos. Todos los comentarios escritos deben recibirse o enviarse con sello postal antes del miércoles, 30 de septiembre de 2020 para ser incluidos en el registro oficial de la reunión pública. Los comentarios escritos también se pueden enviar por correo electrónico a <u>Edra.Brashear@txdot.gov</u>.

Comentarios: 💽	

De acuerdo con el Código de Transporte de Texas, 201.811 (a) (5): Marque las casillas que le correspondan:

- 🔘 Soy un empleado de TxDOT
- Tengo negocios con TxDOT

O Podría beneficiarme monetariamente del proyecto o de los comentarios que haga

Información de conta	acto: 🔽	
Nombre		
Dirección		
Ciudad		
Estado		
Código Postal		
Correo Electrónico		

La revisión ambiental, consultas y otras acciones requeridas por las leyes ambientales federales aplicables para este proyecto están siendo o han sido, llevado a cabo por TxDOT - en virtud de 23 USC 327 y un Memorando de Entendimiento fechado el 9 de diciembre del 2019, y ejecutado por la FHWA y el TxDOT.

ENVIAR

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COMMENTS (PLEASE PRINT):

In accordance with Texas Transportation Code, 201.811(a)(5): Check the boxes(s) that apply to you:

□ I am employed by TxDOT.

 \Box I do business with TxDOT.

□ I could benefit monetarily from the project or other item about which I am commenting about.

Name:		
Address:		
City:	State:	_ Zip Code:
Email:		

The environmental review, consultation and other actions required by applicable Federal environmental laws for this project are being or has been conducted by TxDOT in accordance with 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019 and executed by the FHWA and TxDOT.

To mail, fold along the dotted lines with this page inside, place the postage and the closed ribbon (do not staple).

Fold Here

_____ Fold Here

Place Stamp Here

TXDOT DALLAS DISTRICT OFFICE ATTN: EDRA BRASHEAR, P.E. TXDOT DALLAS DISTRICT - PDO 4777 E. U.S. HIGHWAY 80 MESQUITE, TEXAS 75150-6643

RE: FM 1385

CSJ: 1315-01-030

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Formulario de Comentarios de la Reunión Pública Virtual FM 1385 de US 380 a FM 455 CSJ: 1315-01-030 EL CONDADO DE DENTON, TEXAS martes, 15 de septiembre de 2020

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COMENTARIOS (UTILIZE LETRA DE MOLDE):

De acuerdo con el Código de Transporte de Texas, 201.811 (a) (5): Marque las casillas que le correspondan:

□ Soy un empleado de TxDOT

□ Tengo negocios con TxDOT

Dedría beneficiarme monetariamente del proyecto o de los comentarios que haga.

 Nombre:

Dirección:

Ciudad:

Correo Electrónico:

La revisión ambiental, consultas y otras acciones requeridas por las leyes ambientales federales aplicables para este proyecto estánsiendo o han sido, llevado a cabo por TxDOT - en virtud de 23 USC 327 y un Memorando de Entendimiento fechado el 9 de diciembre del 2019, y ejecutado por la FHWA y el TxDOT.

Para enviar por correo, doble a lo largo de las líneas punteadas con esta página adentro, coloque el franqueo y la cinta cerrada (no engrape)

Doble aquí

Doble aquí

COLOQUE AQUÍ EL SELLO

TXDOT DALLAS DISTRICT OFFICE ATTN: EDRA BRASHEAR, P.E. TXDOT DALLAS DISTRICT - PDO 4777 E. U.S. HIGHWAY 80 MESQUITE, TEXAS 75150-6643

RE: FM 1385

CSJ: 1315-01-030