



# Documentation of Public Meeting

## **Project Location**

Denton County

Farm to Market Road (FM) 2931

CSJ: 2979-01-011

## **Project Limits**

From United States Highway (US) 380 (East University Drive)  
to FM 428 (Spring Hill Road)

## **Meeting Location**

Virtual

[www.KeepItMovingDallas.com/FM2931](http://www.KeepItMovingDallas.com/FM2931)

## **Meeting Date**

July 7, 2020; available through July 22, 2020

## **Translation Services**

Notice, Relocation Assistance, State Purchase of ROW, and Comment Form  
provided in Spanish

## **Presenters**

TxDOT Dallas District

## **Elected Officials in Attendance**

N/A

## **Total Number of Attendees (approx.)**

157 (views)

## **Total Number of Commenters**

25

## **Contents**

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A. Comment/response matrix

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
1	Pastor Jason Hicks Antioch Baptist Church [REDACTED]	7/4/2020	Email	Good morning it was nice to speak with you the other day. Our concerns with the road expansion on FM 2931 are that our building is close to the new purposed right and or the new proposed edge of the expanded road. It seems that our building will end up being way to close to the road for our comfort.	Thank you for your interest and participation in the FM 2931 project. I have forwarded your comments to our design team and provide the following response. Feel free to contact me if you have any further questions.  Road moving too close to the building— The widened FM 2931 will be closer to your building, but it may not be as impactful as you think. While the back of curb will be about 12' closer to the building than the current edge of pavement, the new road will have a curb & gutter (storm sewer) system that replaces the open ditch that you have currently. The small culverts under the driveways are about where the new pavement will end, and a 5' sidewalk will be just outside of that. So essentially, the new road will go to about where the bottom of the existing ditch is. This will put the back of curb about 58 feet from the main building, and about 45' from the drop-off roof line. We are planning on providing pavement (either concrete or asphalt) to tie to your existing concrete driveways on the south, and a similar tie-in to the gravel drive on the north.
				Also we have several three to four hundred year old oak trees that would probably have to come down to accommodate the expansion.  Thank you for the opportunity to address our concerns and please let us know about new updates and developments.	Trees— While we will do everything we can to save trees, we also have to balance that with public safety and their likelihood of dying due to the additional pavement over their roots/driplines. The roadway plans as of now show us matching your three driveways, and providing pavement from the new road to tie into the Church's pavement. There are some options that we may consider together if you'd like to discuss. 1)Reduce the tie-in length of the driveways. Basically, we'd just put less pavement down and not tie into the existing concrete driveway. 2)Reduce the driveway tie-in radius to FM 2931. We've designed a 25' radius for where the driveway ties into the road. If we reduce this we can reduce the amount of pavement, but the connection to the street will be smaller too (making it harder for some vehicles to enter/exit the driveway). 3)Remove the middle driveway tie-in to eliminate some of the new pavement near the tree. This might be a good idea anyway, to help internal traffic circulation so that there is no confusion between cars entering/exiting the property and which direction cars should travel on-site.  Please see the attached PDF for further illustration of your concern.
2	Johnny Bourque Board Chairman of The Bethel Methodist Church of Denton County [REDACTED]	7/6/2020	Email	Ms Brashear, I am Johnny Bourque I am a member and Board Chairman of The Bethel Methodist Church of Denton County. We are located at 3126 FM 2931 and are very concerned about the widening of FM 2931.We are a small church with limited property and to have TXDOT take some of it would take up our sign and our parking since we park in front of the church where our main entrance is located. I may be wrong but the Silverado Addition across the Hwy. has much more property that is not being used. So if possible please consider this, I know we can't stop progress but if TXDOT could take more on that side and leave us as much as possible for our parking. Thank you so much for your time and consideration.	I have received your email and has forwarded it on to the design team and TxDOT area office for review.  Thank you for your interest in the FM 2931 widening project. Our design team has met and discussed your concerns and agree that you have valid points regarding the right-of-way in front of the Church. Our initial designs try to leave room for adjustment as the project progresses, like space for utilities and desirable (instead of minimum) criteria in other areas. Given the fact that this is a Church and our designs begin conservatively, we believe that we can make some changes that should significantly reduce the amount of right-of-way that we will need here.  While I can't guarantee that we will eliminate all impacts to your ROW, we will do our best to move the road away from Church property.  Thank you for your interest and participation in this process, we appreciate your input.
3	Rhonda Guerry Silverado by DR Horton resident [REDACTED]	7/7/2020	Email	What is meant by "ready to let?" Is this when construction will actually begin, or is it when construction ends and the project is completely finished?	Ready to Let is when the construction plans are ready for the construction phase. The construction could start immediately or later within the calendar.
4	Jimmy Blythe Board Chairman of The Bethel Methodist Church of Denton County [REDACTED]	7/7/2020	Email	What [does] Block 3003 mean? The key says Census Blocks with 50% or more Minority Population. What does this mean and does it impact the church?	Block 3003 is the census block number. It's a census area designation. That particular block is shown because it has more than 50% minority designation, which is an important consideration for the environmental justice evaluation that will be done as part of the community impacts analysis for the project.  That block designation does not indicate that the church is being impacted by the project.
5	Joey Medina Providence Village resident [REDACTED]	7/7/2020	Email	Just went over the virtual meeting about the project to widen FM-2931 from US 380 to Springhill/428  Just a question regarding the distance from the existing alleys of Providence Village behind Devonshire Drive.  Our houses already back up to 2931 with a tree lined barrier between the existing drainage area and roadway.  When this road is in its final phase, are we to expect the trees to be removed?	I appreciate your questions concerning the FM 2931 project.  To address your questions, see the following:  Currently, the plans are in a preliminary state and the impact to the existing trees has yet to be determined. We should have a better perspective by the Fall 2020 (likely October or November).
				And if so, is there a plan for a noise reducing barrier included in the final plans?	TxDOT will analyze noise impacts to adjacent properties as part of the environmental assessment process. A noise barrier is one form of noise abatement that will be considered if there are noise impacts to adjacent properties. A noise barrier is generally 10 to 12 feet along an arterial roadway such as FM 2931. If a noise barrier is shown to be "reasonable & feasible" based on Federal Highway Administration (FHWA) requirements such as cost, noise reduction, and property owner agreement, then one would be provided in accordance with FHWA standards.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
6	Michael Cariveau 11125 Blaze [REDACTED]	7/7/2020	Comment Form Submitted Online	Hello, I live in the DR Horton Silverado Subdivision off 2931, and am concerned about how this project would affect the ingress & egress to the community? Will there be some type of alternate route to get in and out of Silverado during the construction please? Also, I do agree that 2931 does in fact need to be widened, and the bridge replaced. The road is dangerous, and there are far too many semi's (dump trucks) on it, at all hours of the day & night. It's very noisy, and the road and especially the bridge cannot handle the weight.	During Final Design, a Maintenance of Traffic (MOT) Plan will be approved by TxDOT for control of traffic ingress and egress for the subdivisions and businesses along FM 2931 during construction.
7	Beau Lollar Providence Village [REDACTED]	7/7/2020	Comment Form Submitted Online	I am excited to see the long-term planning for 2931 but have a few concerns, specifically on a lack of double left turn lanes or single right turn lanes.	Double left turn lanes from FM 2931 to US 380 will be evaluated in Final Design.
				1. Currently turning left from 2931 onto US 380 backs up with a single left turn lane. In the plans there is nothing shown for double left turn lanes as part of this project. Can a 2nd left turn lane be added to the current project and if not, is right-of-way for a future 2nd left turn lane at least being included? 2. As this area is growing and future major east-west roads will be connected to Prosper & US 377, FM 2931 will eventually require double left turn lanes to provide adequate traffic flow. As these double lefts are not shown on the current plans at Fishtrap Rd., Arvin Hill Rd., Frontier Pkwy, Springhill Rd., and other future major thoroughfares not yet designated, is right-off way being preserved to allow for future double left turn lanes?	Double left turn lanes are planned for Fishtrap Rd, Frontier Pkwy, Springhill Rd, Ike Byrom Rd, Lexington Rd, and Cape Cod Blvd.
				3. To ensure proper traffic flow and minimize rear-end collisions, right turn lanes are necessary at not only major cross streets, but also turning into both commercial and residential developments. While I imagine these would be required of the developer when new projects come in, I do not see these for existing developments or major street crossings. Will right turn lanes be included for the major crossings listed in item 2, along with entrances to existing developments, schools?	Right turn lanes will be evaluated at intersections that have sufficient ROW in Final Design.
8	Phillip Hayes 1401 Oakcrest Drive Providence Village, TX 76227 [REDACTED]	7/7/2020	Comment Form Submitted Online	I own the property at 2721 to 2781 FM 2931 and it is proposed that Liberty Circle will cut through some storage area on the land that I have on the East side of our property. I don't think this cut through is necessary and the intersection of FM 2931 and Liberty circle should be moved more to the East where it is now.	The intersection was moved a little to provide more stacking space perpendicular to FM 2931. We will also consider other options in this area.
9	Megan Medina 1405 Devonshire Dr Providence village TX 76227 [REDACTED]	7/8/2020	Comment Form Submitted Online	A barrier wall needs to be added to prevent additional foot traffic, traffic noise, and the potential for easy access to yards facing 2931 on Devonshire Dr. We are already seeing an increase in all these things in addition to the rockhauled trucks and large construction vehicles using this road at all hours. We need some form of protection from vehicles that may stray from 2931 (accident wise) that could potentially end up in our backyards considering the speed limit is fairly high for the one lane each way we have currently. If the addition of streets lights is to occur, with added sidewalks, we will surely see even more garbage along our alley and backyard as the street is to be widened. Vandalism and theft is a huge issue since the back of our house is facing 2931. All of the above will be a bigger issue if the street is widened, sidewalks are added, and the street comes closer to where our kids play in our backyard. We need a retaining wall for this portion of the expansion project.	TxDOT will analyze noise impacts to adjacent properties as part of the environmental assessment process. A noise barrier is one form of noise abatement that will be considered if there are noise impacts to adjacent properties. A noise barrier is generally 10 to 12 feet high along an arterial roadway such as FM 2931. If a noise barrier is shown to be "reasonable & feasible" based on Federal Highway Administration (FHWA) requirements such as cost, noise reduction, and property owner agreement, then one would be provided in accordance with FHWA standards.
10	Kat Wagley 8967 Stallings Rd Providence Village TX 76227 [REDACTED]	7/8/2020	Comment Form Submitted Online	Please. Please do not do this to 2931!! We moved into our first family home out here because of the smaller roads and small town feel as much as we can off 380. We already have a major road right out by us. We don't need 2931 to be 6 lanes. Please.	The proposed project purpose is to provide a facility that will accommodate future traffic and improve safety. There is currently peak hour congestion at US 380 and, as local and regional developments continue traffic volumes will increase, and this congestion will worsen without improvements. Please note that the roadway widening will be in accordance with TxDOT standards for safety and designed to match the existing aesthetics of the corridor.
11	JT McCarroll 1440 FM 2931 [REDACTED]	7/9/2020	Email	I own the property at 1440 FM 2931. I have a retail center with storage units. I can not tell from the environmental map how my property will be affected. Can you email me a map that shows a better image than what is provided on the current website? I would also like to know if my parking lot will be affected by the expansion.	The McCarroll property use & function will not be affected by the project, other than moving the ROW line to the edge of the parking lot.  Driveways will be rebuilt in-place and the tree is on existing TxDOT ROW. There is a sign in front, but it looks like there is a place to move it on either side between the driveway & the parking lot. (Figures included and attached to email.)
12	Jackson Hurst 4216 Cornell Crossing [REDACTED]	7/9/2020	Comment Form Submitted Online	I love how the FM 2931 from US 380 to FM 428 will widen FM 2931 during the first phase to 4 lanes in each direction and during the 2nd phase to 6 lanes in each direction with turning lanes because this will reduce traffic congestion and allow truck traffic to use FM 2931 for their routes.	Comment noted.
13	Denise Nyberg 2800 FM 2931 [REDACTED]	7/10/2020	Comment Form Submitted Online	You are telling me I have to drive at least a mile away to make a U-turn once I leave my drive way to go south towards hwy 380 every single time I need to leave my farm. If I am coming from the north I have to make a U-turn a liberty road to get back to my house??? YOU are blocking us in and making it too difficult to haul animals, trailers and needed equipment for our farm.	Final location of turn lanes and median openings would be determined during the final design phase in coordination with the City and would be placed in accordance with all applicable design criteria. Each comment with concerns regarding turn lanes and median openings would be considered in this phase.



Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
14	Ted Lewis corner of FM 2931 and Liberty Road and Liberty Circle [REDACTED]	7/10/2020	Email	<p>To TxDOT Engineering of FM 2931 This is response to the proposal to widen FM 2931 from US 380 to FM 428:</p> <p>My family and now my wife and I have lived at the corner of FM 2931 and Liberty Road and Liberty Circle since 1976. This is a complicated intersection that is passed its time to be changed. I have complained to the city of Aubrey, the town of Providence Village and Denton County Road and Bridge, Hugh Coleman, Commissioner, and TxDOT for some action. We have seen several accidents at this corner. The last accident occurred when a rock hauler truck went into the ditch to miss other vehicle coming off of FM 2931. With HASMAT required, it slowed the traffic for six hours, backing cars to US 380. This is only one accident that has cost lots of money and near deaths.</p> <p>I had Denton County Road and Bridge install an additional STOP sign on Liberty Circle so the cars there would not be hit as cars and trucks did not stop as they came driving east on Liberty Road and not completely stopping to enter FM 2931. There are commercial auto repair shops on this corner using Liberty Circle.</p> <p>The present situation follows:</p> <p>DR Horton has developed Silverado north of this intersection with hundreds of families and with a new elementary school in the development as it further expands. A new subdivision called "Aspen" will be developed east of the Silverado community off of FM 2931 from now to 2023. This will be during your construction time period!</p> <p>Now DR Horton is developing a new subdivision that requires trucks and construction companies to go from FM 2931 turning west on Liberty Rd. This construction will last past 2023. This could be over 2000 new homes.</p> <p>In addition, cars come from Providence Village go to Aubrey using FM 2931 and Liberty Road. This intersection gets traffic going both directions to these communities and US 377.</p> <p>Last year I located at this intersection to take data on the amount of traffic. As an retired engineer, I recorded extreme use at that location. The most use is the rock hauler trucks traveling north on FM 2931 at 50-60 miles per hour around the curve going north. Coming south, the trucks are slower as they are loaded with sand and cause a back up as they travel to US 380.</p> <p>My "suggestion" has been to install turn lanes in both directions from FM 2931. In addition there must be a signal light to control the speed of the cars and the trucks as well as cars safely entering and leaving FR 2931. This should have been done last year. The letting of a contract in 2023 is too late. Traffic is already passing the STOP sign on Liberty Road to slip into FR 2931 traffic.</p> <p>I have the data on traffic density during 2019 and would be willing to discuss these issues directly.</p>	Thank you for providing comments. I will get with the design team to discuss your concerns. A traffic analysis has been completed within the area but your personal experience is valuable information for the design process.
15	Kuann Gray 2013 Cambridge Dr [REDACTED]	7/13/2020	Comment Form Submitted Online	Will TXDOT build any type of barrier (brick wall/sound wall) behind the houses where the ROW is almost to the back of their property line or alley (i.e. the houses on Cambridge Dr in Providence Village)?	TxDOT will analyze noise impacts to adjacent properties as part of the environmental assessment process. A noise barrier is one form of noise abatement that will be considered if there are noise impacts to adjacent properties. A noise barrier is generally 10 to 12 feet along an arterial roadway such as FM 2931. If a noise barrier is shown to be "reasonable & feasible" based on Federal Highway Administration (FHWA) requirements such as cost, noise reduction, and property owner agreement, then one would be provided in accordance with FHWA standards.
16	Paul Conway 6630 FM 2931, Aubrey, TX 76227 [REDACTED]	7/13/2020	Comment Form Submitted Online	I feel I must write and express my opposition to the proposal for the construction of a 6 lane road right in front of our house. Our house faces the road as do others and I know that I am not alone in my concerns when I say that I do not want that big of a road literally going through our front yard. You are also moving our turn in for our driveway over 300 feet away. (with a huge curve to turn in and go across our property and take our neighbors property) We haul 40+ foot trailers down our driveway at least once a week and that turn into our driveway will make it impossible to do so. We will not be able to get our trailers in our driveway. We have cattle on the back half of our property and trailers and tractors are needed to feed. There is no need to put a 6 lane road in our area just to divert congested traffic off of 380. Increase the roadway on 380 instead of ours if that is the main issue. Please consider our objections. Thanks	<p>The project will first be built as a 4-lane roadway. The ultimate 6-lane roadway will be constructed at a future time, once the roadway capacity requires additional widening.</p> <p>Final location of turn lanes and median openings would be determined during the final design phase in coordination with the City and would be placed in accordance with all applicable design criteria. Each comment with concerns regarding turn lanes and median openings would be considered in this phase.</p> <p>The Design team will review your information.</p>
17	Billy's Custom Cabinets 6912 FM 2931 [REDACTED]	7/14/2020	Comment Form Submitted Online	<p>I just wanted to express my concerns and opposition of the new 6 lane roadway that is being proposed in front of my shop business. The new roadway will be taking up all of my parking in front of my shop for the workers.</p> <p>Also we have multiple 18 wheeler trucks that make deliveries and will be pulling in there on a weekly basis and it will make it hard for them to turn around because you are taking so much of the driveway. As a business in this city since 1979 please consider NOT expanding the roadway.</p>	<p>At 60%, we have shifted the alignment a little, and provided a driveway connection that we feel is an improvement over the existing condition to accommodate access to your property. This should also allow enough space on the property for parking.</p> <p>Final location of turn lanes and median openings would be determined during the final design phase in coordination with the City and would be placed in accordance with all applicable design criteria. Each comment with concerns regarding turn lanes and median openings would be considered in this phase.</p>

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18	Billy Conway 6906 FM 2931 [REDACTED]	7/14/2020	Comment Form Submitted Online	I just wanted to express my concerns and opposition of the new 6 lane roadway that is being proposed in front of my house. The new roadway will be taking up most of my driveway in the front of my house and I will be losing the big tree in my front yard.	Opposition has been noted.  While we will do everything we can to save trees, we also have to balance that with public safety and their likelihood of dying due to the additional pavement over their roots/driplines.
				I have grandchildren that play out front and I am worried about their safety.  We also still have cattle on this FM road and it makes it hard to transport them from field to field. We drive tractors on this road as well to move the hay from pasture to pasture.  Thank you for considering my OPPOSITION of this new 6 lane roadway.	Safety is considered in every aspect of our planning, design, construction and operational phases of a roadway's life. One of the biggest problems with a rapidly developing area such as Providence Village is the ever increasing number of homes being built. Along with this development comes construction traffic, and eventually increased residential & commercial traffic. This increased traffic leads to a reduced "Level of Service" on the roadways—which is just another term for how well traffic moves. Worsening levels of service mean more traffic jams, more time spent waiting at traffic lights and more accidents. The purpose of the proposed project is to improve traffic flow along FM 2931 and thus reduce accidents and delays in this area. We will provide left and right turn lanes as needed so that one vehicle doesn't hold up traffic for everyone else, and a median in the middle to physically separate the northbound and southbound lanes, further increasing safety.
19	Jimmie Blythe [REDACTED]	7/15/2020	Email	<p>(7/15/2020) My name is Jimmie Blythe and I am currently the treasurer for the Bethel Methodist Church of Denton County. I want to add a little historical perspective in regards to the church property as Right of way access and plan design is underway. As per the (Bethel Deed notes attached), The Liberty Congregational Methodist was originally deeded 1(one) acre of land on August 22,1904 - over a hundred years ago. On August 16,1968 (See survey attached, top right of property) .339 acres was deeded over to the State of Texas for Highway purposes leaving the church with close to 2/3 an acre (.675 as per the attached survey) You will notice, as per the survey, we only have a little over 20' behind the church , as well as septic on the side of the church. As a result of these property restrictions, the only place left to park is in front of the church.</p> <p>Any encroachment into our current property will greatly restrict our movement within that parking area as well as potentially affect safety of entering and leaving the church. If the road Right of way is brought closer in toward us, it would also have the domino effect of moving the current utilities almost upon us, as well as take out our church sign. Maybe the utilities could be moved to the other side of the road since the majority of use is in the Silverado housing edition. Additionally, bringing the road any closer to the church will greatly increase noise within the church as we hold services.</p> <p>Since this has been a church property for over a hundred years, and the church property has already surrendered over a 1/3 of its land to road acquisitions, I would ask that you strongly consider not taking anymore of the church property for road right of way. If you look across the street from the church , you will see the Silverado housing edition has set their property back significantly from the current road and already has a berm in place that will greatly mitigate their noise effect.</p> <p>As people who live in the area, some of us a long time, we have every intention of continuing to meet and worship God at our little church. Believe me, we understand the area has, and is changing rapidly. Yet there is real history here. The people of this area before us established this little church which greatly influenced their lives then, as well as it does our lives now. Taking any more of the church property, for a second time, has the potential to really affect our physical surroundings as we seek to gather together and worship. It is for all these reasons that I ask you to look diligently to try and create a design that will not require anymore of the church property.</p>	<p>Thank you for the additional data pertaining to Bethel Methodist Church. We have also received response from Johnny Bourque, Board Chairman of the Bethel Methodist Church of Denton County, concerning impact to the church property. Our design team is currently evaluating a design that will eliminate or significantly reduce the amount of ROW required to make improvements on FM 2931, see email below. We are aware of your parking situation in front of the church and is taking that in consideration in the design.</p> <p>Once we have an alternative design for the property, if so desire we can set up an online conference call to discuss the redesign with you and any other members of your staff.</p>
20	Kyle Arnold 3498 FM 2931 [REDACTED]	7/20/2020	Comment Form Submitted Online	Why does the ROW get wider at my property? We gave up ROW back when they originally widen the road. I also have a shallow well close to the ROW.	Additional ROW will be required at this location in order to meet the current TxDOT standards for safety.
21	Sylvia Phillips 2801 S. Hwy 377, Cross Roads, TX [REDACTED]	7/21/2020	Comment Form Submitted Online	Median cuts should be installed north of Lexington and south of liberty to serve the new subdivisions in the 2100 block of FM 2931. Further the s curve is dangerous with many deaths over the years.	Final location of turn lanes and median openings would be determined during the final design phase in coordination with the City and would be placed in accordance with all applicable design criteria. Each comment with concerns regarding turn lanes and median openings would be considered in this phase. In regards to the "S" turn, roadway re-alignment is not in the scope of this project.
22	AVSP Ranch [REDACTED] 2171 FM 2931 [REDACTED]	7/22/2020	Comment Form Submitted Online	We plan to construct a business park at 2171 FM 2931. We need median cuts to allow traffic flow to exit both north and south. Semi trucks will have difficulty making deliveries otherwise.	Final location of turn lanes and median openings would be determined during the final design phase in coordination with the City and would be placed in accordance with all applicable design criteria. Each comment with concerns regarding turn lanes and median openings would be considered in this phase.
23	Erick Roman [REDACTED]	7/22/2020	Phone & Email	1. Is there a reason why the driveway between lot 32 and 33 is longer than the other driveways?	Thank you for your interest and participation in the FM 2931 Schematic Design process. Hearing from the public helps TxDOT improve the roadway design and we appreciate your input. Hopefully the below responses help answer your questions: 1. The reason the driveway between property 32 & 33 is longer is because the existing driveway is split at the intersection with FM 2931. The additional length was shown at this phase to ensure that we could rebuild & properly grade the "Y" shape into a standard "T" driveway. Final design may be shorter than is shown, but at this phase in the design we want to be conservative. Additionally, this only shows a tie-in to the existing driveway, not an extension of the ROW.
				2. Parcel 35 is impacted by occasional flooding on the property near FM 2931. It is mainly caused by additional flows from the back of the property moving toward FM 2931 ROW. Will the road improvements increase flooding on this property?	2. While TxDOT cannot do anything about the offsite (outside TxDOT ROW) drainage, we are considering downstream options that may help your situation. The new road will have curbs and a storm sewer system, and we'll take this ditch & waterflow into consideration with our design.
				Thank you for taking my call this morning. Per our conversation, here is the video of the water flow. I will also send a second email with another video. Please let me know if any questions arise.	I have received both emails. Thanks for the information.

Commenter Number	Commenter Name	Date Received	Source	Comment Topic	Response
24	Grant Brodeur Davidson & Bogel Real Estate, LLC [REDACTED]	7/22/2020	Email	Would you have any information or schematic as to how the intersection of Liberty Rd. and F.M. 2931 will be handled? Is there going to be a light-signalized intersection?	<p>Thank you for the information on your development. We have shown a median opening &amp; left turn lane into your property based on its plat and current construction from our aerial. I can't give you a definitive answer on a traffic signal at this point in the design, mostly because Traffic Signal Warrants are mostly (but not completely) determined by existing traffic conditions.</p> <p>At this particular location, there is not only an intersection at your property, but also with Liberty Road just 500' to the north. Given the proximity of these two intersections, signals at both are unlikely and TxDOT will have to take a "wait and see" stance to determine where, when and if a signal is warranted.</p> <p>Sorry I couldn't give you a more concrete answer, but at this early phase of planning it's just too early to tell. Once planning is complete, the next phase for the project is the design phase. At this phase, the final decision of whether a traffic signal is warranted will be determined at that time.</p>
25	Tami & Charles Tabor Devonshire Drive [REDACTED]	7/22/2020	Email	<p>I live on Devonshire Drive in Providence Village. My home will be directly impacted by the 'improvements' that are planned for FM 2931. I know these so-called 'improvements' will totally destroy this area I love. The beautiful pine trees, the grassy area behind our home, mother nature's creatures thriving around our neighborhood.</p> <p>With this destruction will come more people roaming our neighborhood, loss of privacy and the fear of someone running off the road and into our home, or worse, running over the kids in our neighborhood; and not to say the many sleepless nights due to higher volume of auto traffic. Also, the value of our homes will go down and this area will be very hard to attract buyers in the future.</p> <p>We really don't need a sidewalk right behind our driveways, for all to see into our homes and yards to scope out access to our area. This will only increase the crime rate and foot traffic in our area. I work nights and coming home late at night, pulling in my driveway, is another safety concern.</p> <p>If you do this, we will need a retaining wall built in order to keep the noise and foot traffic down in our neighborhood.....for our security and privacy. We have lived here 17 years and really hate to see our area and lives impacted/destroyed by these 'improvements'.</p>	<p>First, thank you taking the time to comment &amp; participate in the FM 2931 process. We are currently in the early phases of the Environmental and public involvement process, and at 30% of the proposed Schematic Design. Input such as yours helps us greatly because we get a better understanding of what the local property owners feel and what their major concerns are.</p> <p>In addition to local concerns, we at TxDOT also have to consider regional concerns of the travelling public that will impact the entire area based on their travel habits and the routes that are available to them. Therefore, we attempt to balance these issues to provide the best solution to move people and goods from point to point, with respect to the areas our roads travel through.</p> <p>Safety is considered in every aspect of our planning, design, construction and operational phases of a roadway's life. One of the biggest problems with a rapidly developing area such as Providence Village is the ever increasing number of homes being built. Along with this development comes construction traffic, and eventually increased residential &amp; commercial traffic. This increased traffic, as you have no doubt observed either in this area or others nearby, leads to a reduced "Level of Service" on the roadways—which is just another term for how well traffic moves. Worsening levels of service mean more traffic jams, more time spent waiting at traffic lights and more accidents. Our plan is to improve traffic flow along FM 2931 and thus reduce accidents and delays in this area. We will provide left and right turn lanes as needed so that one vehicle doesn't hold up traffic for everyone else, and a median in the middle to physically separate the northbound and southbound lanes, further increasing safety.</p> <p>We understand your concern about a sidewalk behind your property, but the Americans with Disabilities Act requires sidewalks be provided when improving roadways. Sidewalks alongside roads are part of a complete transportation network, and as such can't be "hit and miss" or their function is greatly diminished. We have, in this area, moved the sidewalk closer to the road and reduced the amount of ROW taken by about 5' to avoid impacting the alleyway behind the houses.</p> <p>TxDOT will analyze noise impacts to adjacent properties as part of the environmental assessment process. A noise barrier is one form of noise abatement that will be considered if there are noise impacts to adjacent properties. A noise barrier is generally 10 to 12 feet along an arterial roadway such as FM 2931. If a noise barrier is shown to be "reasonable &amp; feasible" based on Federal Highway Administration (FHWA) requirements such as cost, noise reduction, and property owner agreement, then one would be provided in accordance with FHWA standards.</p> <p>TxDOT does not provide privacy/safety walls. This would be the responsibility of the local municipality or homeowner's association. At this time, the roadway design does not require new right-of-way adjacent to your property (the proposed right-of-way line is on the FM 2931 side of the alley). Please contact Providence Village (they own the land between the current FM 2931 and the alley) and discuss the placement of a privacy wall with them. TxDOT is and has been in close contact with Providence Village during this project to help ensure homeowners and their issues are represented.</p>



B. Notices provided



**Notice  
Virtual Public Meeting  
Farm-to-Market Road (FM) 2931  
From United States (US) 380  
to  
FM 428  
CSJ: 2979-01-011  
Denton County, Texas**

The Texas Department of Transportation (TxDOT) is proposing to widen FM 2931 from US 380 to FM 428 in Denton County, Texas. This notice advises the public that TxDOT will be conducting an on-line virtual public meeting on the proposed project. The virtual meeting will be held beginning on Tuesday, July 7th, 2020. The virtual public meeting will consist of a 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/FM2931](http://www.keepitmovingdallas.com/FM2931) on July 7, 2020 and will remain available online through the comment period deadline of July 22, 2020.** If you do not have internet access, you may call (214) 320-6651 between 8 a.m. to 5 p.m. to ask questions 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.

The FM 2931 reconstruction project includes widening approximately 6.37 miles of FM 2931. The existing FM 2931 is a rural 2-lane roadway. The existing right-of-way width is approximately 100 feet wide. The proposed FM 2931 would be reconstructed as a 4-lane urban roadway (ultimate 6-lane) section with turn lanes. The proposed right-of-way would be approximately 140 to 153 feet wide. The proposed project will affect the Town of Providence Village, the Town of Little Elm, the City of Aubrey, and Denton County.

The proposed project would, subject to final design considerations, require additional right-of-way and potentially displace no residential and one non-residential structure. Relocation assistance is available for displaced persons and businesses. Information about the TxDOT Relocation Assistance Program and services and benefits for displaced and other affected property owners, as well as information about the tentative schedule for right-of-way acquisition and construction, can be obtained from the TxDOT district office by calling (214) 320-6651.

The proposed project is anticipated to impact the following properties protected under Section 4(f) of the Department of Transportation Act of 1966: Lakeview Park – North and Lakeview Park – South in the Town of Providence Village. The proposed right-of-way would be on the edge of the park near the roadway improvements and would not impact the public use of the facility. TxDOT anticipates making a *de minimis* determination for this use under Section 4(f) of the Department of Transportation Act of 1966. Public comment on the effects of the proposed project on the activities, features, or attributes of Lakeview Park – North and Lakeview Park – South may be submitted as described below.

The proposed project may involve construction in wetlands. The proposed project would involve an action in a floodplain. Any environmental documentation or studies, maps and drawings showing the project location and design, tentative construction schedules, and other information regarding the proposed project will be available on the project website.

TxDOT makes every reasonable effort to accommodate the needs of the public. The virtual public meeting 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 no later than Thursday, July 2, 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 [edra.brashear@txdot.gov](mailto:edra.brashear@txdot.gov). An online comment form option will also be made available during the virtual public meeting. Verbal comments will also be accepted by calling 940-220-9478 and leaving a voicemail. Responses to written and verbal comments received will be available online at [www.keepitmovingdallas.com/FM2931](http://www.keepitmovingdallas.com/FM2931) once they have been prepared. **All comments must be received on or before July 22, 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 [edra.brashear@txdot.gov](mailto:edra.brashear@txdot.gov).

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.

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**Aviso de la Reunión Pública Virtual  
Farm-to-Market Road (FM) 2931  
Desde United States (US) 380 hasta FM 428  
CSJ: 2979-01-011  
Condado de Denton, Texas**

El Departamento de Transporte de Texas (TxDOT) propone ampliar FM 2931 desde US 380 hasta FM 428 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 el martes, 7 de julio del 2020.** La reunión pública virtual consistirá en una presentación en video que explica el proyecto propuesto, esto 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/FM2931](http://www.KeepItMovingDallas.com/FM2931) el 7 de julio del 2020 y permanecerán disponibles en línea hasta la fecha límite del período de comentarios del 22 de julio de 2020. Si no tiene acceso al Internet, puede llamar al (214) 320-6651 entre las 8 a.m. y las 5 p.m. y puede hacer preguntas sobre el proyecto y tendrá acceso a los materiales del proyecto durante el proceso de desarrollo del proyecto. Los comentarios formales se pueden proporcionar por correo, correo electrónico o correo de voz como se explica a continuación.

El proyecto de reconstrucción del FM 2931 incluye el ensanchamiento de aproximadamente 6.37 millas de FM 2931. El FM 2931 existente es una carretera rural de 2 carriles con aproximadamente 100' de derecho de vía. El FM 2931 propuesto se reconstruiría como una sección de calzada urbana de 4 carriles (6 carriles) con carriles de giro con el derecho de vía propuesto de aproximadamente 140' a 153'. El proyecto propuesto afectará al pueblo de Providence Village, el pueblo de Little Elm, la ciudad de Aubrey y el condado de Denton.

El proyecto propuesto, sujeto a consideraciones de diseño final, requeriría un derecho de paso adicional y potencialmente no desplazaría ninguna estructura residencial o no residencial. La asistencia de reubicación está disponible para personas desplazadas y empresas. Puede obtener información sobre el Programa de asistencia para la reubicación de TxDOT y los servicios y beneficios para desplazados y otros propietarios afectados, así como información sobre el cronograma tentativo para la adquisición y construcción del derecho de vía en la oficina del distrito de TxDOT llamando al (214) 320-6651.

El proyecto propuesto requeriría ROW desde el Norte-Lakeview Park y Sur de Lakeview Park en la ciudad de Providence Village. El ROW propuesto estaría en el borde del parque cerca de las renovaciones de la carretera y no afectaría el uso público de la instalación. TxDOT anticipa hacer una determinación de sin efecto adverso que esta de bajo la Sección 4 (f) de la Ley del Departamento de Transporte de 1966. Comentario público sobre los efectos del proyecto propuesto en las actividades, características o atributos desde el Norte-Lakeview Park y Sur de Lakeview Park se puede enviar como se describe a continuación.

El proyecto propuesto implicaría la construcción en humedales. El proyecto propuesto implicaría una acción en una llanura de inundación. Cualquier documentación o estudios ambientales, mapas y dibujos que muestren la ubicación y el diseño del proyecto, los cronogramas de construcción tentativos y otra información relacionada con el proyecto propuesto estarán disponibles en el sitio web del proyecto.

TxDOT hace todos los esfuerzos razonables para satisfacer las necesidades del público. La reunión pública virtual será en inglés. Si tiene una adaptación 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) 320-4480 a más tardar el jueves 2 de julio de 2020. Tenga en cuenta que se solicita un aviso por adelantado, ya que algunas adaptaciones pueden requerir tiempo para que TxDOT lo arregle.

Se solicitan comentarios escritos, electrónicos y de correo de voz del público sobre el proyecto propuesto y se pueden enviar por correo a la Oficina de Distrito de TxDOT Dallas, Atención Edra Brashear, PE, 4777 E. Highway 80, Mesquite, TX 75150 o por correo electrónico a [edra.brashear@txdot.gov](mailto:edra.brashear@txdot.gov). Una opción de formulario de comentarios en línea también estará disponible durante la reunión pública virtual. Los comentarios verbales también serán aceptados llamando al (940)220-9478 y dejando un mensaje de voz. Las respuestas a los comentarios escritos y verbales recibidos estarán disponibles en línea en [www.KeepItMovingDallas.com/FM2931](http://www.KeepItMovingDallas.com/FM2931) una vez que se hayan preparado. Todos los comentarios deben recibirse antes del 22 de julio de 2020.

Si tiene alguna pregunta o inquietud general sobre el proyecto propuesto o la reunión virtual, comuníquese con Edra Brashear, P.E., Gerente de Proyecto TxDOT, al (214) 320-6651 o por correo electrónico a [edra.brashear@txdot.gov](mailto: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 Memorando de Entendimiento con fecha del 9 de diciembre de 2019, y ejecutado por FHWA y TxDOT.

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Elected and Public Officials Mailing List

<b>City of Denton</b>								
Mayor	Chris	Watts	Mayor	City Hall	215 E. McKinney Street	Denton	TX	76201 Chris.Watts@cityofdenton.com
Council Member	Gerard	Hudspeth	Council Member, District 1	City Hall	215 E. McKinney Street	Denton	TX	76201 Gerard.Hudspeth@cityofdenton.com
Council Member	Keely G.	Briggs	Council Member, District 2	City Hall	215 E. McKinney Street	Denton	TX	76201 Keely.Briggs@cityofdenton.com
Council Member	Jesse	Davis	Council Member, District 3	City Hall	215 E. McKinney Street	Denton	TX	76201 Jesse.Davis@cityofdenton.com
Council Member	John	Ryan	Council Member, District 4	City Hall	215 E. McKinney Street	Denton	TX	76201 John.Ryan@cityofdenton.com
Council Member	Deb	Armintor	At Large, Place 5	City Hall	215 E. McKinney Street	Denton	TX	76201 Deb.Armintor@cityofdenton.com
Council Member	Paul	Meltzer	At Large, Place 6	City Hall	215 E. McKinney Street	Denton	TX	76201 Paul.Meltzer@cityofdenton.com
Mr.	Todd	Hileman	City Manager	City Hall	215 E. McKinney Street	Denton	TX	76201 todd.hileman@cityofdenton.com
Chief	Kenneth	Hedges	City Fire Marshal	Fire Marshal	332 E. Hickory Street	Denton	TX	76201 kenneth.hedges@cityofdenton.com
Chief	Frank	Dixon	Chief of Police	Police Station	601 E. Hickory Street	Denton	TX	76205 frank.dixon@cityofdenton.com
<b>City of Aubrey</b>								
Mayor	Janet	Meyers	Mayor	City Hall	107 S. Main Street	Aubrey	TX	76227 jmeyers@aubreytx.gov
Council Member	Deborah	Goin	Place 1	City Hall	107 S. Main Street	Aubrey	TX	76227 dgoins@aubreytx.gov
Deputy Mayor Pro Tem	Gary	Hammett	Place 2 - Deputy Mayor Pro Tem	City Hall	107 S. Main Street	Aubrey	TX	76227 ghammett@aubreytx.gov
Mayor Pro Tem	Oscar	Pearson	Place 3 - Mayor Pro Tem	City Hall	107 S. Main Street	Aubrey	TX	76227 opearson@aubreytx.gov
Council Member	Dewayne	Brawner	Place 4	City Hall	107 S. Main Street	Aubrey	TX	76227 dbrawner@aubreytx.gov
Council Member	Chuck	Fikes	Place 5	City Hall	107 S. Main Street	Aubrey	TX	76227 cfikes@aubreytx.gov
Mr.	Mark	Kaiser	City Administrator	City Hall	107 S. Main Street	Aubrey	TX	76227 mkaiser@aubreytx.gov
Mr.	Kenny	Faulkner	Director of Public Works	City Hall	107 S. Main Street	Aubrey	TX	76227 kfaulkner@aubreytx.gov
<b>Town of Providence Village</b>								
Mayor Pro-Tem	J. Eric	Newton	Mayor Pro-Tem, Place 2	Town Hall	1755 Main Street	Providence Village	TX	76227 jericnewton@pv-tx.com
Deputy Mayor Pro-Tem	Kelly	Nelson	Deputy Mayor Pro-Tem, Place 1	Town Hall	1755 Main Street	Providence Village	TX	76227 kellynelson@pv-tx.com
Alderman	Victoria	Mitchell	Alderman, Place 3	Town Hall	1755 Main Street	Providence Village	TX	76227 victoriamitchell@pv-tx.com
Alderman	Jesse	Rodriquez	Alderman, Place 4	Town Hall	1755 Main Street	Providence Village	TX	76227 jesserodriquez@pv-tx.com
Alderman	Klayton	Rutherford	Alderman, Place 5	Town Hall	1755 Main Street	Providence Village	TX	76227 klaytonrutherford@pv-tx.com
Mr.	Brian	Roberson	Town Manager	Town Hall	1755 Main Street	Providence Village	TX	76227 brianroberson@pv-tx.com
Mr.	Brian	Markhaim	Development Service Manager	Town Hall	1755 Main Street	Providence Village	TX	76227 brianmarkheim@pv-tx.com
Mr.	Jason	Pool	Staff	Town Hall	1755 Main Street	Providence Village	TX	76227 jasonpool@pv-tx.com
<b>Town of Little Elm</b>								
Mayor	David	Hillock	Mayor	Town Hall	100 W. Eldorado Parkway	Little Elm	TX	75068 dhillock@littleelm.org
Mayor Pro Tem	Curtis J.	Cornelious	Mayo Pro Tem, Number 1	Town Hall	100 W. Eldorado Parkway	Little Elm	TX	75068 ccornelious@littleelm.org
Council Member	Tony	Singh	Council Member, District 2	Town Hall	100 W. Eldorado Parkway	Little Elm	TX	75068 tsingh@littleelm.org
Council Member	Neil	Blais	Council Member, District 3	Town Hall	100 W. Eldorado Parkway	Little Elm	TX	75068 nblais@littleelm.org
Council Member	Lisa	Norman	Council Member, District 4	Town Hall	100 W. Eldorado Parkway	Little Elm	TX	75068 lnorman@littleelm.org
Council Member	Nick	Musteen	Council Member, District 5	Town Hall	100 W. Eldorado Parkway	Little Elm	TX	75068 nmusteen@littleelm.org
Council Member	Stephanie	Shoemaker	Council Member, At Large, Number 6	Town Hall	100 W. Eldorado Parkway	Little Elm	TX	75068 sshoemaker@littleelm.org
Council Member	Michael	McClellan	Council Member, At Large, Number 6	Town Hall	100 W. Eldorado Parkway	Little Elm	TX	75068 mmclellan@littleelm.org
Mr.	Matt	Mueller	Town Manager	Town Hall	100 W. Eldorado Parkway	Little Elm	TX	75068 mmueller@littleelm.org
Mr.	Doug	Peach	Deputy Town Manager	Town Hall	100 W. Eldorado Parkway	Little Elm	TX	75068 dpeach@littleelm.org
Mr.	Wesley	Brandon	Town Engineer	Town Hall	100 W. Eldorado Parkway	Little Elm	TX	75068 wbrandon@littleelm.org
<b>NCTGOG</b>								
Mr.	Berrien	Barks	Program Manager	Centerpoint II	616 Six Flags Drive	Arlington	TX	76011 BBarks@nctcog.org
Mr.	Samuel	Simons	Transportation Planning	Centerpoint II	616 Six Flags Drive	Arlington	TX	76011 SSimmons@nctcog.org
Mr.	Kevin	Kokes	Program Manager	Centerpoint II	616 Six Flags Drive	Arlington	TX	76011 kkokes@nctcog.org
Mr.	Brendon	Wheeler	Senior Transportation Planner	Centerpoint II	616 Six Flags Drive	Arlington	TX	76011 bwheeler@nctcog.org
<b>Other Interested Parties</b>								
Mr.	John	Polster		ITS	2701 Valley View Lane	Dallas	TX	75234 jpolster@itsinc-tx.com
Mr.	Claud (Buzz)	Elsom		ITS	2701 Valley View Lane	Dallas	TX	75234 CElsom@itsinc-tx.com
Ms.	Lisa	Polster		ITS	2701 Valley View Lane	Dallas	TX	75234 lpolster@itsinc-tx.com
Ms.	Christina	Troell		ITS	2701 Valley View Lane	Dallas	TX	75234 CTroell@itsinc-tx.com
Mr.	Kurt	Staller	Asst. Dir. of Eng. and Construction	Upper Trinity Reg. Water District	PO BOX 305	Lewisville	TX	75067 kstaller@utrwd.com
Mr.	Dakota	Breaux		Upper Trinity Reg. Water District	PO BOX 305	Lewisville	TX	75067 dbreaux@utrwd.com
Mr.	Arthur	Ortega	Development Services Coordinator	Mustang Special Utility District	7985 FM 2931	Aubrey	TX	76227 aortega@mustangwater.com
<b>Denton County</b>								
Sheriff	Tracy	Murphree	Denton County Sheriff	Sheriff's Office	127 N. Woodrow Lane	Denton	TX	76205 tracy.murphree@dentoncounty.com

Elected and Public Officials Mailing List								
Dr.	Jamie	Wilson	Superintendent of Schools	Central Offices	1307 N. Locust St.	Denton	TX	76201 jwilson@dentonisd.org
Mr.	Jim	Watson	Transportation Director	Central Offices	1307 N. Locust St.	Denton	TX	75201 jwatson2@dentonisd.org
Mr.	Fred	Ehler	Denton County	Director of Public Works	1505 E. McKinney St. Ste 17	Denton	TX	76209 Fred.Ehler@dentoncounty.com
Mr.	James	Gossie	Denton County	Engineer	1505 E. McKinney St. Ste 17	Denton	TX	76209 james.gossie@dentoncounty.com
Denton County Comissioners								
Commissioner	Hugh	Coleman	Precinct 1	Courthouse-on-the-Square	110 West Hickory Street	Denton	TX	76201 hugh.coleman@dentoncounty.com
Commissioner	Ron	Marchant	Precinct 2	Courthouse-on-the-Square	110 West Hickory Street	Denton	TX	76201 ron.marchant@dentoncounty.com
Commissioner	Bobbie J.	Mitchell	Precinct 3	Courthouse-on-the-Square	110 West Hickory Street	Denton	TX	76201 bobbie.mitchell@dentoncounty.com
Commissioner	Dianne	Edmondson	Precinct 4	Courthouse-on-the-Square	110 West Hickory Street	Denton	TX	76201 dianne.edmundson@dentoncounty.com
Judge	Andy	Eads	County Judge	Courthouse-on-the-Square	110 West Hickory Street	Denton	TX	76201 andy.eads@dentoncounty.com
US Senators								
Senator	John	Cornyn	Senator	5001 Spring Valley Road	Suite 1125 E	Dallas	TX	75244 Collin_McLochlin@cornyn.senate.gov
Senator	Ted	Cruz	Senator	3626 N. Hall St.	Suite 410	Dallas	TX	75219 Christine_Babcock@cruz.senate.gov
US Representatives								
Congressman	Michael	Burgess	District 26	2000 S Stemmons Freeway	Suite 200	Lake Dallas	TX	75065 Erik.With@mail.house.gov
State Senators								
Senator	Jane	Nelson	District 12	1225 S Main Street	Suite 100	Grapevine	TX	76051 Michael.Ruggieri@senate.texas.gov
State Representatives								
Representative	Jared	Patterson	District 106	5533 FM 423	Suite 503	Frisco	TX	75034 Brian.Thornton@house.texas.gov



Denton County, Texas

CSJ: 2979-01-011

Property ID	Landowner Name	Mailing Address			
38033	R & M MATERIALS LLC	5208 TENNYSON PKWY STE 130	PLANO	TX	75024-4207
38037	GOODE, FAYE M & JACK J	9897 CHEROKEE OAKS RD	AUBREY	TX	76227-3872
38157	2931 & 380 PARTNERS LLC	6609 SAPPHIRE CIR S	COLLEYVILLE	TX	76034-6286
51521	RUSSELL, JAMES W & TRULA MAE	7341 FM 2931	AUBREY	TX	76227-3937
51563	MICHAELS, MARCIE L	7411 FM 2931	AUBREY	TX	76227-3968
51566	WILSON, JASON CARROLL	9560 FM 2931	PILOT POINT	TX	76258-7659
51568	WILSON, KALON OWEN	6865 FM 2921	AUBREY	TX	76227
51746	REDFEARN, BOBBY C	6517 FM 2931	AUBREY	TX	76227-3932
51747	PRAKULRAM LLC	1139 FOSSIL LAKE DR	FRISCO	TX	75036-3939
51748	BINDEL, VICKIE LYNN	6221 FM 2931	AUBREY	TX	76227-8943
51823	G1719 LLC	12900 PRESTON RD STE 1117	DALLAS	TX	75230-1383
51825	RAMIREZ, JOSE CRUZ	6641 KNUCKLES RD	AUBREY	TX	76227-7412
52032	ANTIOCH BAPTIST CHURCH	7478 FM 2931	AUBREY	TX	76227-3970
52059	A1719 LLC	12900 PRESTON RD STE 1117	DALLAS	TX	75230-1383
52087	ORTEZ, E J	7922 FM 2931	AUBREY	TX	76227-3947
52088	BELL, VAN FRANKLIN TR OF VAN FRANKLIN BELL HERITAGE TRUST	7769 FM 2931	AUBREY	TX	76227-3938
52219	CLEMMER, ERNIE & SHARON	7304 FM 2931	AUBREY	TX	76227-3950
52223	BELL, CYNTHIA ANN SUPP NEEDS TRUST, BELL, ANDREW CALEB TREE	7118 FM 2931	AUBREY	TX	76227-3952
52224	DAVIS, BARBARA JEAN	6411 KNUCKLES RD	AUBREY	TX	76227-7428
52228	ZT EQUIPMENT, LLC	10721 LUNA RD	DALLAS	TX	75220-7009
52231	CONWAY, BILLY WAYNE	11096 FM 2953	NOCONA	TX	76255-4941
52236	S A POLO, INC	6358 FM 2931	AUBREY	TX	76227-3955
52238	SANDBROCK INVESTMENTS INC	5601 DEMOCRACY DR STE 300	PLANO	TX	75024-3674
52265	MCFARLING, OLIVER LEE	5146 FM 2931	AUBREY	TX	76227-7453
52310	MIZELL, ROBERT G & CAROL LYNN	2722 CRESTWOOD PL	DENTON	TX	76209-1116
52445	DEAR, ELISABETH CHRISTINE	5190 FM 2931	AUBREY	TX	76227-7453
52451	ASPEN 2931 LLC	8200 DOUGLAS AVE STE 300	DALLAS	TX	75225-0015
52459	RPM XCONSTRUCTION LLC	PO BOX 2706	FRISCO	TX	75034-0050
52513	GRAHAM, DALE J	3055 FM 2931	AUBREY	TX	76227-7469
52534	NEELEY, MICHAEL G	2867 FM 2931	AUBREY	TX	76227-7471
52539	HESSE, MATTHEW FRAZIER	2831 FM 2931	AUBREY	TX	76227-7471
52552	BOROWIEC, MELISSA M R	2811 FM 2931	AUBREY	TX	76227-7471
52555	NORTH TEXAS NATURAL SELECT MATERIALS LLC	5208 TENNYSON PKWY STE 130	PLANO	TX	75024-4207
52562	ROBERTSON, JOEL T	2536 LIBERTY CIR	AUBREY	TX	76227-7430
52575	ROBERT, ALMA FAY LIFE EST & LOYD, SANDRA	PO BOX 247	AUBREY	TX	76227-0247
52607	RODRIGUEZ, BETTY	11067 N POWELL RD	AUBREY	TX	76227-7433
52626	LEWIS, THEODORE KAY & VERLA S LIVING TRUST WITH LIFE ESTATE	2648 LIBERTY CIR	AUBREY	TX	76227-7477
52634	SKINNER, KATHERYN	2729 MAVERICK LN	AUBREY	TX	76227-5246
52641	FM 2931 SHOP, A SERIES OF CHUBBYHUT	1401 OAKCREST DR	PROVIDENCE VILLAGE	TX	76227-8509
52645	WEINGART, THOMAS E LIFE ESTATE & WEINGART, DARLENE & DENISE NYBERG	2784 FM 2931	AUBREY	TX	76227-7213
52653	BETHEL METHODIST CHURCH OF DENTON COUNTY INC	PO BOX 55	AUBREY	TX	76227-0055
52659	ARRINGTON, ANGELENA LIFE EST	PO BOX 614	AUBREY	TX	76227-0614
52663	BROWN DEVELOPMENT I LTD	PO BOX 292966	LEWISVILLE	TX	75029-2966
52671	WILSON, DAN	PO BOX 1	AUBREY	TX	76227-0001
52693	JOHNSON, TEDDY C	2086 FM 2931	AUBREY	TX	76227-5269
52697	HOLLAR, WAYNE D	1979 FM 2931	AUBREY	TX	76227-5276
53195	TEXAS DEPARTMENT OF TRANSPORTATION	4777 US HIGHWAY 80 E	MESQUITE	TX	75150-6642
67033	SANDERS, TAD L & LANCE R	2729 MAVERICK LN	AUBREY	TX	76227-5246
73921	KECK, LAURA E ETAL	15175 BIRMINGHAM HWY	ALPHARETTA	GA	30004-3024
77033	LOYD, SANDRA GAY	PO BOX 247	AUBREY	TX	76227-0247
77842	GRIFFIN, MARCIE L	7411 FM 2931	AUBREY	TX	76227-3968
77843	REEVES, ALRA E II & DORI S, TRUSTEES OF REEVES FAMILY LIVING TRUST	2824 SPRING HILL RD	AUBREY	TX	76227-3928
84636	CPK INTERNATIONAL LLC	7700 RONNIE DR STE 101	DALLAS	TX	75252-6813
98067	MIZE, SHERRY L	3094 FM 2931	AUBREY	TX	76227-7445
111190	POWELL, JOE R	5037 FM 2931	AUBREY	TX	76227-7461
111191	ARNOLD, JO LINDA	PO BOX 614	AUBREY	TX	76227-0614

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147828	PARKIN, JOHN III	457 2 PINES LN	LITTLE ELM	TX	75068-4014
154973	CARAFELLI, KATHY WILSON	2409 SAINT ELLEN RD	LEAKESVILLE	MS	39451-5605
154985	RICE, GAYLA J	PO BOX 485	AUBREY	TX	76227-0485
156151	TAYLOR, MILDRED JOAN	7272 FM 2931	AUBREY	TX	76227-3951
163552	AKIN, RICKY D & CONNIE R	7083 FM 2931	AUBREY	TX	76227-3971
167965	COSBY, GERALD DAVID	7438 FM 2931	AUBREY	TX	76227-3970
168317	R&M MATERIALS LLC	PO BOX 2083	FRISCO	TX	75034-0037
168318	FREEMAN, VALORIE L	9920 CHEROKEE OAKS RD	AUBREY	TX	76227-3873
168322	BELL, VAN FRANKLIN	7769 FM 2931	AUBREY	TX	76227-3938
176460	PROVIDENCE SQUARE LLC	PO BOX 701838	DALLAS	TX	75370-1838
179423	TRUSTY, SHARI L & KELBY L	6825 ROCKRIDGE TRL	AUBREY	TX	76227-5062
179432	SELF, MARK	7338 FM 2931	AUBREY	TX	76227-3950
179435	WILSON, MARIJO	6061 FM 2931	AUBREY	TX	76227-3930
187433	CADG REGATTA III LLC	1603 LYNDON B JOHNSON FWY	DALLAS	TX	75234-6057
189722	ROMAN, BRENDA L & ERICK M SR	6363 FM 2931	AUBREY	TX	76227-3931
192984	SHARP, PHILLIP B & STEFFONI D	6383 FM 2931	AUBREY	TX	76227-3931
196275	PEREZ, RAQUEL HERNANDEZ	6906 FM 2931	AUBREY	TX	76227-3953
200772	2931 COMMERCIAL LP	10210 N CENTRAL EXPY STE 300	DALLAS	TX	75231-3470
208246	WILSON, HERSHELL D	8999 MCNATT RD	AUBREY	TX	76227-5920
220098	SANCHEZ, CRUZ JR & SHEILA	11089 N POWELL RD	AUBREY	TX	76227-7433
221550	GILLILAND, JOHN & EREKSON, CHATHERINE & GILLILAND, JAMES	1705 MARBLE COVE LN	DENTON	TX	76210-5823
234838	HOLLAR, SANDRA J & WAYNE D	1979 FM 2931	AUBREY	TX	76227-5276
237520	HARRIS, SHIRLEY J & JOHN M	7056 BURGER RD	AUBREY	TX	76227-3251
238886	MANGUN, LINDA & TAMMY L & BRYCE TAYLOR	2880 FM 2931	AUBREY	TX	76227-7443
239615	KUBICEK, STEVE G & KAREN R	104 BENT OAK DR	AUBREY	TX	76227-6260
241491	WILSON, MARILINE KELLY	6061 FM 2931	AUBREY	TX	76227-3930
244742	HERITAGE TRUST	7769 FM 2931	AUBREY	TX	76227-3938
245520	GREGORY, JOHNNY L & JANE	6429 FM 2931	AUBREY	TX	76227-8908
245521	ASHER, CONNIE JO	6409 FM 2931	AUBREY	TX	76227-8908
246254	LANE, JAMES VAUGHN & MCMULLEN, JENNIFER C	9802 MAPLE DR	PROVIDENCE VILLAGE	TX	76227-5442
246255	WELSH, MATHEW & LORI	1001 DEVONSHIRE DR	PROVIDENCE	TX	76227
246256	JONES-TURNER, SHONDRA MICHELLE	1005 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-7497
246257	MARTINEZ, SARAH BETH	1011 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-7497
246258	CARNES, CLARENCE	1015 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-7497
246259	JANSSEN, THERESA M	1021 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-7497
246260	WYMAN, JESSE D & JENNIFER A	1025 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-7497
246261	MISEMER, ISIAH & SUSANNAH	1029 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-7497
246262	LUNA, KARIN	1037 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-7497
246263	ANKENEY, JOHN & MELISSA	1041 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-7497
246264	DAVIS, TODD J & MELISSA S	1047 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-7497
246492	MURPHY, JULIA K & RYAN J	1211 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5419
246493	MONSANTO, PATRICIA	1215 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5419
246494	WATKINS, MATTHEW SEAN & KRISTEN E	1219 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5419
246495	CAREY, DENNIS K	1223 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5419
246496	STOWELL, JAMES ANDREW & LACEY- STOWELL, ASHLEA NICOLE	1227 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5419
246497	GANNON, KRISTA	1305 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5421
246498	NYMAN, NATHANIEL & CHEN, HUNG CHUN NYMAN	1309 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5421
246499	CONTRERAS, NATANAEL & CRISTINA M	1313 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5421
246500	BROWN, CATHY M	1317 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5421
246501	THOMPSON, ELIZABETH	1321 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5421
246502	TABOR, DANIEL & CHARLES H	1325 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5421
246503	MEDINA, JOSE M	1405 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5423
246504	TIBURCIO, JOMARA	1409 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5423
246505	BUYCKS, JUSTIN D SR	1413 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5423
246506	MARTIN, MELISSA A	1417 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5423
246507	GUTIERREZ, JOSE L & RIOS, EVANGELINA	1421 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5423
246508	BRYANT, MISTY & DILLON	1425 DEVONSHIRE DR	PROVIDENCE VILLAGE	TX	76227-5423
246509	SK TEXAS	505 S YORBITA RD	LA PUENTE	CA	91744-5954
246510	FRANCIS, JOS	2208 NEW COLLEGE LN	PLANO	TX	75025-5500
246511	REITTER, STEPHANIE MARIE	9803 CEDARCREST DR	PROVIDENCE VILLAGE	TX	76227-5413

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246530	PING, DEEPAK	9879 CEDARCREST DR	PROVIDENCE VILLAGE	TX	76227-5413
246571	DENTON ISD	PO BOX 2387	DENTON	TX	76202-2387
247020	PROVIDENCE VILLAGE, TOWN OF	1745 FM 2931	PROVIDENCE VILLAGE	TX	76227-5274
249408	SIMS, DONNA G	2395 FM 2931	AUBREY	TX	76227-7216
268141	RUSSELL, AMOS R	PO BOX 759	VAN ALSTYNE	TX	75495-0759
268914	BARNES, STEVE	9801 LEXINGTON DR	PROVIDENCE VILLAGE	TX	76227-8572
268915	FRANKLIN, KATHRYN E & SAUNDRA M DAVISON	9805 LEXINGTON DR	PROVIDENCE VILLAGE	TX	76227-8572
269234	DALE, JANIE	9808 CHERRY HILL LN	PROVIDENCE VILLAGE	TX	76227-8546
269235	HOLLOWAY, CARLTON	9804 CHERRY HILL LN	PROVIDENCE VILLAGE	TX	76227-8546
269236	HENDRIX, BILLY LEE & CARRIE LYNNE	9800 CHERRY HILL LN	PROVIDENCE VILLAGE	TX	76227-8546
269237	BHAT, PRAVEEN	4580 N MERIDIAN ST	INDIANAPOLIS	IN	46208-3536
269238	HPA TEXAS SUB 2016 ML LLC	120 S RIVERSIDE PLZ STE 2000	CHICAGO	IL	60606-6995
269239	LONE STAR S&H ASSETS, LLC	2613 MARBLE CREEK DR	THE COLONY	TX	75056-4355
269240	GO, IRENE	1617 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-8536
269241	LEDESMA, TERESA & JUAN	1621 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-8536
269242	GERRON, BRADLEY JAMES & GOSSEAND, WILLIAM BOYD	1400 BUCKSKIN TRL	PROSPER	TX	75078-9578
269243	2018-4 IH BORROWER LP	1717 MAIN ST STE 2000	DALLAS	TX	75201-4657
269244	KHOROSHA, PETROVNA	1633 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-8536
269245	HAKES, DANA G & VIVIAN	1637 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-8536
269246	OCKER, TIMOTHY MICHAEL	1641 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-8536
269247	MALIAKAL, LIJIMOL PAUL	3509 MIDNIGHT CT	FLOWER MOUND	TX	75028-1369
269248	AH4R PROPERTIES LLC	30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301-2148
269249	DAVERN, ANDRE & JENNIFER	1705 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-8538
269250	XU, ZHAOHUI & LIU, QIAN	7873 TULLYMORE DR	DUBLIN	OH	43016-8681
269251	ZAHRAOUI, GISELLE	1205 MORNING DOVE	AUBREY	TX	76227-7524
269252	SYMMANK, ANDREW & MAXINE	285 WILSON LOOP	NACOGDOCHES	TX	75961-8808
269253	JACKSON, YASHICA	1721 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-8538
269254	GERMAN, JADE ANTONETTE & TIMOTHY LAMOUNT II	1725 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-8538
269255	ALAMADA PROPERTIES INC	PO BOX 729	PRINCETON	TX	75407-0729
269318	PROVIDENCE HOMEOWNERS ASSOCIATION INC	3102 OAK LAWN AVE STE 202	DALLAS	TX	75219-6400
269319	KNOWLES, CASEY K & HILLARY ANN WARD	1805 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-3577
269320	AUNGST, KASANDRA	1809 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-3577
269321	ROYALL ACQUISITIONS LLC	3637 TIMBERGLEN RD APT 3204	DALLAS	TX	75287-3588
269322	DAL 2 SF LLC	900 JACKSON ST STE 710	DALLAS	TX	75202-2416
269323	MULLEN, RUSSEL C & JOAN M	1821 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-3577
269324	WANG, SHAOHUI	4013 BRECKENRIDGE CT	THE COLONY	TX	75056-3922
269325	PRATZ, MELINDA LUCILLE	1905 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-8569
269326	FORTNER, LINDA M	1909 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-8569
269327	TURNER, ACHIE III & LORIE H	1913 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-8569
269331	MCCARTNEY, CINDY M	1917 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-8569
269332	NABORS, AMANDA A & EDWARD	1921 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-8569
269333	HARRIS, LINDA KAY	2001 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-3571
269334	STEWART, JAMIE G	2005 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-3571
269335	MATTIEX, ROOSEVELT & MILLS-MATTIEX, WANDA	2009 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-3571
269336	GRAY, KUANN L	2013 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-3571
283000	VANDENBERG, DENA M	1900 STEPHANIE CT	PROVIDENCE VILLAGE	TX	76227-5737
283032	GOODMAN, MICHAEL S & NICOLE E	1900 HARTWELL CT	AUBREY	TX	76227-5739
283033	LEIGH, JAMES T & MARGARET R	1920 HARTWELL CT	PROVIDENCE VILLAGE	TX	76227-5739
307898	TK PARTNERSHIP, LP	PO BOX 107	LINDSAY	TX	76250-0107
310913	TRUSTY, KELBY & SHARI	6825 ROCKRIDGE TRL	AUBREY	TX	76227-5062
312467	HUGHEY, BRIAN & JULIEN, ALYSSA	7876 FM 2931	AUBREY	TX	76227-3948
312468	CORNERSTONE CHURCH AND CORNERSTONE CHRISTIAN ACADEMY OF AUBREY TEX INC	7850 FM 2931	AUBREY	TX	76227-3948
313958	HARTIN, JAMES ROBERT	PO BOX 159	VAN ALSTYNE	TX	75495-0159
313958	HARTIN, RICHARD K	925 SPRING BROOK DR	ALLEN	TX	75002-2304
313958	HARTIN, THOMAS LEE	PO BOX 992	KRUM	TX	76249-0992
313958	MARRS, JANETT CAROL	PO BOX 126	KRUM	TX	76249-0126
330515	DE LA CRUZ, CESAR	6906 FM 2931	AUBREY	TX	76227-3953
330516	APPLIN, WARREN A	PO BOX 782	AUBREY	TX	76227-0782
335396	WEINGART, DARLENE	2850 FM 2931	AUBREY	TX	76227-7443

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335397	WEINGART, DARLENE & DENISE NYBERG	2850 FM 2931	AUBREY	TX	76227-7443
523514	LELAND, DANIEL R	7533 COLGATE AVE	DALLAS	TX	75225-4510
526963	KEAHEY, ALICIA L	1609 CAMBRIDGE DR	PROVIDENCE VILLAGE	TX	76227-8536
581049	HAMMONDS, TAMARA JO & JOSHUA MITCHELL HAMMONDS	5154 FM 2931	AUBREY	TX	76227-7453
614326	MCFARLING, ANTHONY	5260 FM 2931	AUBREY	TX	76227-7454
614478	CONWAY, PAUL	6630 FM 2931	AUBREY	TX	76227-7419
632487	GARCIA, LUIS O & ANGELICA LEVARIO	5117 FM 2931	AUBREY	TX	76227-7460
651076	SPIRITAS RANCH ENTERPRISES	2900 N FITZHUGH AVE STE 200	DALLAS	TX	75204-3286
675372	N2I ONE LLC	ONE VALERO WAY BLD D STE 20	SAN ANTONIO	TX	78249-1616
683084	BERMUDEZ, MELISSA	5705 MAPLESHADE LN	DALLAS	TX	75252-2356
683478	SHAW, RUSTY DEAN & JESSICA DELORIS	6301 FM 2931	AUBREY	TX	76227-3931
686718	ARNOLD, KYLE & SHELLY RAE	3498 FM 2931	AUBREY	TX	76227-7447
692943	TWENTY NINE 31 LLC	2801 S HIGHWAY 377	CROSSROADS	TX	76227-2511
692945	AVSP RANCH LLC	2801 S HIGHWAY 377	AUBREY	TX	76227-5012
699101	BP VENTURE FOUR LLC	1880 SOUTHPARK DR	BIRMINGHAM	AL	35244
699640	M84 ENTERPRISES, LTD	1440 FM 2931 STE A	AUBREY	TX	76227-5753
701551	CHAMBERLIN, MARY ANN	9244 BLACKSTONE DR	AUBREY	TX	76227-1346
701551	PARKS, KENNETH	PO BOX 717	PROSPER	TX	75078-0717
705183	RAE, SHERRI & DELBERT D HARRIS	5122 FM 2931	AUBREY	TX	76227-7453
705799	THE LANDING AT LITTLE ELM LLC	113 PARK CIRCLE DR	FLOWOOD	MS	39232-8878
722256	MORALES, CARLOS	1130 PARTRIDGE DR	AUBREY	TX	76227-7503
727287	LOYD, BRIT ALLEN & APRIL DIANE	PO BOX 247	AUBREY	TX	76227-0247
733035	ADAMS, SAM	2501 GALISTO LN	PROVIDENCE VILLAGE	TX	76227-8010
733049	BRYSON, LANCE & PAINTER, RYAN	2500 CERRO RANCH RD	AUBREY	TX	76227
733055	MUSTANG SPECIAL UTILITY DISTRICT	7985 FM 2931	AUBREY	TX	76227-3940
733056	DR HORTON TX LTD	4306 MILLER RD STE A	ROWLETT	TX	75088-8033
733059	THE LAKES FRESH WATER SUPPLY DISTRICT OF DENTON COUNTY	14755 PRESTON RD STE 600	DALLAS	TX	75254-6825
733063	JAMES, THOMAS PATRICK & ASHLEY	10700 ALEDO LN	AUBREY	TX	76227
733064	CANO, VINCENT HENRY & MARISA RINCON	10704 ALEDO LN	AUBREY	TX	76227
733065	BROWN, MORGAN & DENVER C	10708 ALEDO LN	AUBREY	TX	76227
733066	FRAZER, LOGAN & KUHN, KAYLA	10712 ALEDO LN	AUBREY	TX	76227
733067	NASSIF, KAREN RODRIGUEZ & DELGADO, YESLIN LOPEZ	10800 ALEDO LN	AUBREY	TX	76227
733068	CRISTAN, ARTURO & DELIA	10804 ALEDO LN	AUBREY	TX	76227
733069	BRECKENRIDGE, AARON T & KEELEY B	10808 ALEDO LN	AUBREY	TX	76227
733070	SPENCER, NATALIE	10812 ALEDO LN	AUBREY	TX	76227
733071	MCKINNEY, AUSTEN CONNER & GARCIA, KATRINA	10816 ALEDO LN	AUBREY	TX	76227-8008
733072	RIVAS, DANIELLE & GARCIA, IGNACIO RIVAS	10820 ALEDO LN	AUBREY	TX	76227
733073	MBIAKOP-NZOUJJA, PATRICE A	10900 ALEDO LN	AUBREY	TX	76227
733074	DEVERS, AMOS JR & MARGARET	10904 ALEDO LN	AUBREY	TX	76227-7998
733075	CROW, SHARESE LANET	10908 ALEDO LN	PROVIDENCE VILLAGE	TX	76227-7998
733076	FERRER, JESSICA MARIE & SOTO, LUIS D FERRER	10912 ALEDO LN	AUBREY	TX	76227
733077	ADAMS, JOSEPH WILLIAM & CAROLYN JOAN	10916 ALEDO LN	AUBREY	TX	76227-7998
733078	COURSEY, IAN & ONALEE	10920 ALEDO LN	AUBREY	TX	76227
733079	BOOTH, JOHN SCOTT & QEDRIN DHONYALE	11000 ALEDO LN	PROVIDENCE VILLAGE	TX	76227-7996
733080	TIPTON, COREY ALLAN & STRAND, MARISSA & TIPSTON, JERRY R	11004 ALEDO LN	PROVIDENCE VILLAGE	TX	76227-7996
733081	TRUONG VAZQUEZ, JASMIN & TRUONG, HUNG	11008 ALEDO LN	AUBREY	TX	76227
733082	RADICK, MICAH & DEANN LYNN	11012 ALEDO LN	AUBREY	TX	76227
733083	HAIK, ALEAH MICHELLE	11016 ALEDO LN	PROVIDENCE VILLAGE	TX	76227-7996
733084	SCOTT, SHEENA M	11020 ALEDO LN	AUBREY	TX	76227
733085	MITCHELL, CHARLES & KAREN FRENCY WOODS	11024 ALEDO LN	AUBREY	TX	76227-7996
733086	CAMP, CAMILLE B	11028 ALEDO LN	AUBREY	TX	76227
733087	GONZALEZ, AYDE LOPEZ & ARROYO, MANUEL JR	11032 ALEDO LN	PROVIDENCE VILLAGE	TX	76227-7996
746329	PADILLA, PRAGEDES & KRISTI	2600 AINSWORTH RD	AUBREY	TX	76227


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746330	PORTILLO, MIGUEL ANGEL & CASTILLEJA, DAISY	2604 AINSWORTH RD	AUBREY	TX	76227
746331	GALLANT, JULIE	2608 AINSWORTH RD	AUBREY	TX	76227-2146
746332	KALAL, CASEY LYNN	2612 AINSWORTH RD	AUBREY	TX	76227
746333	HOHN, NANCY J	2616 AINSWORTH RD	AUBREY	TX	76227-2146
746334	ACEVEDO, ERIC J & URBANO, MARINELA	2620 AINSWORTH RD	AUBREY	TX	76227
746335	CHANDE, AHMED FRANK & HERI, SHADIA MAHELA	2624 AINSWORTH RD	AUBREY	TX	76227-2146
746336	CAVAZOS, JOSE LUIS	2628 AINSWORTH RD	AUBREY	TX	76227-2146
746337	LEDERER, JAMES	2632 AINSWORTH RD	AUBREY	TX	76227
746338	KEMP, ANTHONY D & JULIA T	2700 AINSWORTH RD	AUBREY	TX	76227
746339	HOWARD, SEAN B	2704 AINSWORTH RD	AUBREY	TX	76227-2148
746340	TOLER, KEVIN RAY & JUDY	2708 AINSWORTH RD	AUBREY	TX	76227-2148
746341	FERGUSON, KEHAULANI	2712 AINSWORTH RD	AUBREY	TX	76227-2148
746342	WILSON, KAITLYNN & BRIAN	2716 AINSWORTH RD	AUBREY	TX	76227
746343	SCOTT, TONY T & BROWN, DENA K	2720 AINSWORTH RD	AUBREY	TX	76227-2148
746344	COOLEY, DLEXIS DIONNE	2724 AINSWORTH RD	AUBREY	TX	76227-2148
746345	HERNANDEZ, JOSE DEJESUS ROMERO	2728 AINSWORTH RD	AUBREY	TX	76227-2148
746346	GUERRY, RHONDA BOGGS	2800 AINSWORTH RD	AUBREY	TX	76227
746347	LANKFORD, JOSEPH T & MONTANA	2804 AINSWORTH RD	AUBREY	TX	76227
746348	BLEDSE, CHARLES & NANNDI	2808 AINSWORTH RD	AUBREY	TX	76227
746349	GURLEY, PATRICK & BROOKE	2812 AINSWORTH RD	AUBREY	TX	76227-2150
746350	LITTON, JOHN	2816 AINSWORTH RD	AUBREY	TX	76227
746351	RUSSEY, DAVID JAMES	2820 AINSWORTH RD	AUBREY	TX	76227
746352	DUBILA-NEWELL, YVONNE N	2824 AINSWORTH RD	AUBREY	TX	76227
746353	HUMPHREYS, CAROL	2828 AINSWORTH RD	AUBREY	TX	76227
746354	BINKLEY, STEVEN DEREK & HANSEN, JESSIE LYNN	2832 AINSWORTH RD	AUBREY	TX	76227
746355	KOWN, ALEXANDER & NATALIE	2836 AINSWORTH RD	AUBREY	TX	76227
746428	KEY, MAEGAN & CODY	11321 DELTA DR	AUBREY	TX	76227-1121
746429	MORA, JANNET T & MOLINA, DAVID	11317 DELTA DR	AUBREY	TX	76227-1121
746444	MATKOVICH, JONATHAN MATTHEW & AMBER	11316 BULLION WAY	AUBREY	TX	76227-2152
746969	HMH LIBERTY DEVELOPMENT INC	1038 TEXAN TRL	GRAPEVINE	TX	76051-3703
747074	LIBERTY IN PROVIDENCE LP	1038 TEXAN TRL	GRAPEVINE	TX	76051-3703
748979	TEXAS DEPARTMENT OF TRANSPORTATION	TEXAS DEPT OF TRANS 125 E 11	AUSTIN	TX	78701-2483
765526	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	1707 MARKET PL STE 250	IRVING	TX	75063-8050
765969	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	1707 MARKET PL STE 100	IRVING	TX	75063-8050
771181	ALCM CONSTRUCTION LLC	PO BOX 541793	DALLAS	TX	75354-1793
773540	AUBREY, CITY OF	107 S MAIN ST	AUBREY	TX	76227-5519
	HURST, JACKSON	4216 CORNELL CROSSING	KENNESAW	GA	30144



## Virtual Public Meeting: Farm-to-Market Road 2931



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### Notice

#### Virtual Public Meeting

Farm-to-Market Road (FM) 2931

From United States (US) 380 To FM 428

CSJ: 2979-01-011

Denton County, Texas

The Texas Department of Transportation (TxDOT) is proposing to widen FM 2931 from US 380 to FM 428 in Denton County, Texas. This notice advises the public that TxDOT will be conducting an on-line virtual public meeting on the proposed project. The virtual meeting will be held beginning on Tuesday, July 7th, 2020. The virtual public meeting will consist of a 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/FM2931](http://www.keepitmovingdallas.com/FM2931) (<http://www.keepitmovingdallas.com/FM1641>) on July 7, 2020 and will remain available online through the comment period deadline of July 22, 2020.** If you do not have internet access, you may call (214) 320-6651 between 8 a.m. to 5 p.m. to ask questions 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.

The FM 2931 reconstruction project includes widening approximately 6.37 miles of FM 2931. The existing FM 2931 is a rural 2-lane roadway. The existing right-of-way width is approximately 100 feet wide. The proposed FM 2931 would be reconstructed as a 4-lane urban roadway (ultimate 6-lane) section with turn lanes. The proposed right-of-way would be approximately 140 to 153 feet wide. The proposed project will affect the Town of Providence Village, the Town of Little Elm, the City of Aubrey, and Denton County.

The proposed project would, subject to final design considerations, require additional right-of-way and potentially displace no residential and one non-residential structure. Relocation assistance is available for displaced persons and businesses. Information about the TxDOT Relocation Assistance Program and services and benefits for displaced and other affected property owners, as well as information about the tentative schedule for right-of-way acquisition and construction, can be obtained from the TxDOT district office by calling (214) 320-6651.

The proposed project is anticipated to impact the following properties protected under Section 4(f) of the Department of Transportation Act of 1966: Lakeview Park – North and Lakeview Park – South in the Town of Providence Village. The proposed right-of-way would be on the edge of the park near the roadway improvements and would not impact the public use of the facility. TxDOT anticipates making a *de minimis* determination for this use under Section 4(f) of the Department of Transportation Act of 1966. Public comment on the effects of the proposed project on the activities, features, or attributes of Lakeview Park – North and Lakeview Park – South may be submitted as described below.

The proposed project may involve construction in wetlands. The proposed project would involve an action in a floodplain. Any environmental documentation or studies, maps and drawings showing the project location and design, tentative construction schedules, and other information regarding the proposed project will be available on the project website.

TxDOT makes every reasonable effort to accommodate the needs of the public. The virtual public meeting 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 no later than Thursday, July 2, 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 [edra.brashear@txdot.gov](mailto:edra.brashear@txdot.gov) (<mailto:edra.brashear@txdot.gov>). An online comment form option will also be made available during the virtual public meeting. Verbal comments will also be accepted by calling 940-220-9478 and leaving a voicemail. Responses to written and verbal comments received will be available online at [www.keepitmovingdallas.com/FM2931](http://www.keepitmovingdallas.com/FM2931) (<http://www.keepitmovingdallas.com/FM1641>) once they have been prepared. **All comments must be received on or before July 22, 2020.**

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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.



# Pandemic becomes patchwork of small successes, setbacks

**By Ken Moritsugu and Jill Lawless**  
Associated Press

BEIJING — Authorities in China appeared to be winning their battle against an outbreak of coronavirus in Beijing on Saturday, but in parts of the Americas the pandemic raged unabated. Brazil surpassed 1 million confirmed infections, second only to the United States.

Europe, in contrast, continued to emerge warily from lockdown, with hard-hit Britain considering easing social distancing rules to make it easier for restaurants, pubs and schools to reopen. In Italy, once the pandemic's European epicenter, Pope Francis told medics that their heroic efforts during the outbreak would help the country forge a future of hope and solidarity.

The head of the World Health Organization warned Friday that the pandemic is "accelerating" and that more than 150,000 cases were reported the day before — the highest single-day number so far.

Tedros Adhanom Ghebreyesus told reporters in Geneva that nearly half of the newly reported cases were from the Americas, with significant numbers from South Asia and the Middle East.

The new coronavirus has infected more than 8.5 million people worldwide and killed more than 454,000, according to figures compiled by Johns Hopkins University. The actual number is thought to be much higher because many cases are asymptomatic or go untested.

The global battle against COVID-19 is a patchwork of successes and setbacks at this point in the pandemic, quantified by the trajectory of the coronavirus in different countries.

In China, where the virus was first identified and where authorities hoped it had been vanquished, Beijing recorded a further drop in cases amid tightened containment measures. Officials reported 22 new cases in Beijing along with five others



Tatan Syuflana/AP

**A young girl wearing a protective face shield enjoys a swing ride as physical distancing markings are seen on the seats during the first day of the reopening of Dunia Fantasi Amusement Park at Ancol Dream Park Saturday in Jakarta, Indonesia.**

elsewhere in China. There were no new deaths and 308 people remained hospitalized for treatment.

South Korea, which has won global praise for its handling of the coronavirus, recorded 67 new cases, the largest 24-hour increase in about three weeks. Most of them come from the densely populated Seoul area, where about half of the country's 51 million people reside. Many cases have been linked to exposure in nightlife outlets.

Brazil's Health Ministry said the total number of cases had risen by more than 50,000 from the previous day. President Jair Bolsonaro still downplays the risks of the virus after nearly 50,000 fatalities in three months, saying the impact of social isolation on Brazil's economy could be more deadly.

South Africa continues to loosen lockdown measures under economic pressure, despite reporting nearly 4,000 more COVID-19 cases on Saturday. Casinos, beauty salons and sit-down restaurant service are among the latest permitted activities as the country eases one of the world's strictest lockdowns. South Africa has about 30% of the virus cases on the African continent, or more than 87,000.

South Africa and Ethiopia

both said they are recommending the limited use of the commonly available steroid dexamethasone for all COVID-19 patients on ventilators or supplementary oxygen. In a British trial, the drug was shown to significantly improve survival chances for the most seriously ill.

South African Health Minister Zweli Mkhize said "this breakthrough is excellent news for us and we are especially fortunate that it came as we are preparing for our upcoming surge" in cases.

Britain lowered its coronavirus threat level one notch, becoming the latest country to claim it's getting a national outbreak under control.

Prime Minister Boris Johnson's government said it would announce next week whether it will ease social distancing rules that say people should remain 6½ feet apart. Business groups are lobbying for the distance to be cut to 3 feet to make it easier to restart the U.K.'s economy.

While many stores in Britain have reopened, pubs, hotels and restaurants won't be allowed to resume serving customers until July 4 at the soonest. Proposals to allow them to reopen safely include pubs having people order pints using phone apps rather than going to the bar.



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### Notice Virtual Public Meeting Farm-to-Market Road (FM) 2931 From United States (US) 380 to FM 428 CSJ: 2979-01-011 Denton County, Texas

The Texas Department of Transportation (TxDOT) is proposing to widen FM 2931 from US 380 to FM 428 in Denton County, Texas. This notice advises the public that TxDOT will be conducting an on line virtual public meeting on the proposed project. The virtual meeting will be held beginning on Tuesday, July 7th, 2020. The virtual public meeting will consist of a 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/FM2931](http://www.keepitmovingdallas.com/FM2931) on July 7, 2020 and will remain available online through the comment period deadline of July 22, 2020.** If you do not have internet access, you may call (214) 320-6651 between 8 a.m. to 5 p.m. to ask questions 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.

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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.

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DE-27848



ARTE

Museos abren en Fort Worth

Por ADRIANA MORGA OREGEL/AL DÍA

Los Museos Kimbell y Amon Carter en Fort Worth reabrirán el viernes 19 de junio y sábado 20 de junio respectivamente, de acuerdo a comunicados de prensa. Estos museos habían sido cerrados temporalmente debido a la pandemia de covid-19. Ambas instituciones implementarán medidas de seguridad para sus empleados y visitantes para así mantener las recomendaciones de salud del estado. Cada establecimiento operará a un 50% de su capacidad total. Será obligatorios que todos los empleados y visitantes usen mascarillas, y se recomendará el distanciamiento mínimo de 6 pies con otras personas. Cada sitio se comprometió a desinfectar constantemente las áreas comunes. La iniciativa “Kimbell From Home”, del Museo Kimbell, continuará con su servicio en línea. Algunas de las exhibiciones que estarán disponibles en el Museo Amon Carter serán “Las peligrosas aventuras en Texas de Mark Dion, Mirando hacia adentro: Fotografía desde afuera”, entre otras más.

Museo Amon Carter de Arte Americano

Reapertura: 19 de junio  
Lunes: Cerrado  
Martes, Miércoles, Viernes y Sábados: 10 a.m. a 5 p.m.  
Jueves: 10 a.m. a 8 p.m.  
Domingo: 12 p.m. a 5 p.m.  
Dirección: 3501 Camp Bowie Blvd., Fort Worth

Museo de Arte Kimbell

Reapertura: 20 de junio  
Lunes: cerrado  
Martes a sábados: 10 a.m. a 5 p.m.  
Viernes: 12 p.m. a 8 p.m.  
Domingos: 12 p.m. a 5 p.m.  
Dirección: 3333 Camp Bowie Blvd., Fort Worth  
Para más información visite las páginas del Museo Kimbell, www.kimbellart.org, y del Museo Amon Carter, www.cartermuseum.org.

AVISO DE AUDIENCIA PÚBLICA DE DART

Audiencia Pública sobre el Proyecto Complementario de Declaración del Impacto Ambiental del Metro D2

AUDIENCIA PÚBLICA EN PERSONA CUMPLIENDO CON LOS PROTOCOLOS Y LAS PRÁCTICAS DE SEGURIDAD POR EL COVID-19  
DART, 1401 Pacific Avenue, Dallas, TX 75202; 25 de junio de 2020, De 12:00 p. m. a 1:00 p. m..  
Si no pudo asistir a las Audiencias Públicas virtuales el 11 de junio, DART realizará una Audiencia Pública en persona para recibir comentarios sobre el SDEIS del Metro D2. DART le recomienda que consulte la última guía del condado de Dallas en dallascounty.org/covid-19 para tomar su decisión de asistir a este evento. Los asistentes deben ingresar a las oficinas centrales de DART desde Akard Street y se someterán a una medición de la temperatura antes de ingresar. Se deberán usar barbijos o mascarillas mientras permanezca en el edificio y se aplicarán protocolos de distanciamiento social.  
También hay una presentación informativa disponible en DART.org/D2 o a través de los canales de televisión de acceso público del Área de Servicios de DART. Contacte a la División de Participación de la Comunidad de DART al 214-749-2543 para recibir más información.

La Administración Federal de Tránsito (FTA), en cooperación con DART, ha completado el Proyecto Complementario de Declaración del Impacto Ambiental (SDEIS) para el Proyecto del Metro D2, una segunda línea de tránsito de tren ligero (LRT) propuesta, que pasará a través del centro de Dallas que se extendería 2.4 millas desde la Victory Station hasta Green Line a lo largo de la Good Latimer Expressway.  
Puede encontrar el SDEIS para su revisión en DART.org/D2. El período de 45 días para la opinión pública termina el 29 de junio de 2020. Comuníquese con la División de Participación de la Comunidad de DART llamando al 214-749-2543 para programar una consulta de una copia en papel del SDEIS. En el SDEIS se están considerando dos alternativas: una de construcción y otra de no construcción, con los posibles impactos y la mitigación identificada en una amplia gama de categorías ambientales. Los posibles impactos de la alternativa de construcción incluyen: la estación de gasolina Magnolia, 902 Ross Avenue; el St. James A.M.E. Temple, la 624 North Good Latimer Expressway; el Pegasus Plaza, 1500 Main Street; y el Belo Garden, 1014 Main Street.  
Los comentarios escritos se pueden enviar por correo electrónico a D2@DART.org o por escrito a: Ernie Martinez, DART Capital Planning, PO Box 660163, Dallas, TX 75266-7213.  
No habrá ninguna presentación durante la audiencia.  
Si no planea realizar comentarios, se le recomienda no asistir.  
Después del evento, se pondrá a disposición una transcripción de la audiencia.



Aviso de la Reunión Pública Virtual  
Farm-to-Market Road (FM) 2931  
Desde United States (US) 380 hasta FM 428  
CSJ: 2979-01-011  
Condado de Denton, Texas

El Departamento de Transporte de Texas (TxDOT) propone ampliar FM 2931 desde US 380 hasta FM 428 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 el martes, 7 de julio del 2020. La reunión pública virtual consistirá en una presentación en video que explica el proyecto propuesto, esto 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/FM2931](http://www.KeepItMovingDallas.com/FM2931) el 7 de julio del 2020 y permanecerán disponibles en línea hasta la fecha límite del período de comentarios del 22 de julio de 2020. Si no tiene acceso al Internet, puede llamar al (214) 320-6651 entre las 8 a.m. y las 5 p.m. y puede hacer preguntas sobre el proyecto y tendrá acceso a los materiales del proyecto durante el proceso de desarrollo del proyecto. Los comentarios formales se pueden proporcionar por correo, correo electrónico o correo de voz como se explica a continuación.

El proyecto de reconstrucción del FM 2931 incluye el ensanchamiento de aproximadamente 6.37 millas de FM 2931. El FM 2931 existente es una carretera rural de 2 carriles con aproximadamente 100 'de derecho de vía. El FM 2931 propuesto se reconstruirá como una sección de calzada urbana de 4 carriles (6 carriles) con carriles de giro con el derecho de vía propuesto de aproximadamente 140 'a 153'. El proyecto propuesto afectará al pueblo de Providence Village, el pueblo de Little Elm, la ciudad de Aubrey y el condado de Denton.

El proyecto propuesto, sujeto a consideraciones de diseño final, requeriría un derecho de paso adicional y potencialmente no desplazaría ninguna estructura residencial o no residencial. La asistencia de reubicación está disponible para personas desplazadas y empresas. Puede obtener información sobre el Programa de asistencia para la reubicación de TxDOT y los servicios y beneficios para desplazados y otros propietarios afectados, así como información sobre el cronograma tentativo para la adquisición y construcción del derecho de vía en la oficina del distrito de TxDOT llamando al (214) 320-6651.

El proyecto propuesto requeriría ROW desde el Norte-Lakeview Park y Sur de Lakeview Park en la ciudad de Providence Village. El ROW propuesto estaría en el borde del parque cerca de las renovaciones de la carretera y no afectaría el uso público de la instalación. TxDOT anticipa hacer una determinación de sin efecto adverso que esta de bajo la Sección 4 (f) de la Ley del Departamento de Transporte de 1966. Comentario público sobre los efectos del proyecto propuesto en las actividades, características o atributos desde el Norte-Lakeview Park y Sur de Lakeview Park se puede enviar como se describe a continuación.

El proyecto propuesto implicaría la construcción en humedales. El proyecto propuesto implicaría una acción en una llanura de inundación. Cualquier documentación o estudios ambientales, mapas y dibujos que muestren la ubicación y el diseño del proyecto, los cronogramas de construcción tentativos y otra información relacionada con el proyecto propuesto estarán disponibles en el sitio web del proyecto.

TxDOT hace todos los esfuerzos razonables para satisfacer las necesidades del público. La reunión pública virtual será en inglés. Si tiene una adaptación 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) 320-4480 a más tardar el jueves 2 de julio de 2020. Tenga en cuenta que se solicita un aviso por adelantado, ya que algunas adaptaciones pueden requerir tiempo para que TxDOT lo arregle.

Se solicitan comentarios escritos, electrónicos y de correo de voz del público sobre el proyecto propuesto y se pueden enviar por correo a la Oficina de Distrito de TxDOT Dallas, Atención Edra Brashear, PE, 4777 E. Highway 80, Mesquite, TX 75150 o por correo electrónico a [edra.brashear@txdot.gov](mailto:edra.brashear@txdot.gov). Una opción de formulario de comentarios en línea también estará disponible durante la reunión pública virtual. Los comentarios verbales también serán aceptados llamando al (940)220-9478 y dejando un mensaje de voz. Las respuestas a los comentarios escritos y verbales recibidos estarán disponibles en línea en [www.KeepItMovingDallas.com/FM2931](http://www.KeepItMovingDallas.com/FM2931) una vez que se hayan preparado. Todos los comentarios deben recibirse antes del 22 de julio de 2020.

Si tiene alguna pregunta o inquietud general sobre el proyecto propuesto o la reunión virtual, comuníquese con Edra Brashear, P.E., Gerente de Proyecto TxDOT, al (214) 320-6651 o por correo electrónico a [edra.brashear@txdot.gov](mailto: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 Memorando de Entendimiento con fecha del 9 de diciembre de 2019, y ejecutado por FHWA y TxDOT.

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Q24V-HR010X10-NAT200-DP69

A5 8 06-17-2020 Set: 17:12:36  
Sent by: jmeddaugh@dallasnews.com News BLACKITA





## Virtual Public Meeting - FM 2931 from US 380 to FM 428

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<b>Where:</b>	The virtual public meeting will be posted at the date below.
<b>When:</b>	The virtual public meeting will be held on Tuesday, July 7, 2020 and will be available through Wednesday, July 22, 2020. All comments must be received on or before July 22, 2020.
<b>Purpose:</b>	The purpose of the virtual public meeting is to present the proposed improvements to FM 2931 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.
<b>Description:</b>	<p>The FM 2931 reconstruction project includes widening approximately 6.37 miles of FM 2931. The existing FM 2931 is a rural 2-lane roadway. The existing right-of-way width is approximately 100 feet wide. The proposed FM 2931 would be reconstructed as a 4-lane urban roadway (ultimate 6-lane) section with turn lanes. The proposed right-of way would be approximately 140 to 153 feet wide. The proposed project will affect the Town of Providence Village, the Town of Little Elm, the City of Aubrey, and Denton County.</p> <p>The proposed project would, subject to final design considerations, require additional right-of-way and potentially displace no residential and one non-residential structure.</p>
<b>Special Accommodations:</b>	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
- Notice (Español)

**Contact:**

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

*Posted: June 17, 2020*

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## Notice of Virtual Public Meeting for Improvements to Farm-to-Market Road (FM) 2931, Denton County

Monday, June 15, 2020

CSJ: 2979-01-011

### Where:

The virtual public meeting will be posted to [www.keepitmovingdallas.com/FM2931](http://www.keepitmovingdallas.com/FM2931).

### When:

The virtual public meeting will be held on Tuesday, July 7, 2020 and will be available through Wednesday, July 22, 2020. All comments must be received on or before July 22, 2020.

### Purpose:

The purpose of the virtual public meeting is to present the proposed improvements to FM 2931 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.

### Description:

The FM 2931 reconstruction project includes widening approximately 6.37 miles of FM 2931. The existing FM 2931 is a rural 2-lane roadway. The existing right-of-way width is approximately 100 feet wide. The proposed FM 2931 would be reconstructed as a 4-lane urban roadway (ultimate 6-lane) section with turn lanes. The proposed right-of-way would be approximately 140 to 153 feet wide. The proposed project will affect the Town of Providence Village, the Town of Little Elm, the City of Aubrey, and Denton County. The proposed project would, subject to final design considerations, require additional right-of-way and potentially displace no residential and one non-residential structure.

### 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



C. Sign-in sheets

As this was a virtual public meeting, there were no sign-in sheets available.



D. Comments received

**From:** Bowen, Doug (Dallas) <Doug.bowen@jacobs.com>  
**Sent:** Thursday, August 6, 2020 9:23 AM  
**To:** Jason Buntz; sbarrientes@hicksenv.com  
**Cc:** Breen, April; Barlow, Teresa  
**Subject:** FM 2931: TxDOT Response to Antioch Baptist  
**Attachments:** Antioch Baptist.pdf

---

**From:** Edra Brashear <Edra.Brashear@txdot.gov>  
**Sent:** Thursday, August 6, 2020 7:18 AM  
**To:** [REDACTED]  
**Cc:** Edra Brashear <Edra.Brashear@txdot.gov>; Bowen, Doug (Dallas) <Doug.bowen@jacobs.com>  
**Subject:** [EXTERNAL] FM 2931: Response to Antioch Baptist

Pastor Hicks,

Thank you for your interest and participation in the FM 2931 project. I have forwarded your comments to our design team and provide the following response. Feel free to contact me if you have any further questions.

**Road moving too close to the building—**

The widened FM 2931 will be closer to your building, but it may not be as impactful as you think. While the back of curb will be about 12' closer to the building than the current edge of pavement, the new road will have a curb & gutter (storm sewer) system that replaces the open ditch that you have currently. The small culverts under the driveways are about where the new pavement will end, and a 5' sidewalk will be just outside of that. So essentially, the new road will go to about where the bottom of the existing ditch is.

This will put the back of curb about 58 feet from the main building, and about 45' from the dropoff roof line.

We are planning on providing pavement (either concrete or asphalt) to tie to your existing concrete driveways on the south, and a similar tie-in to the gravel drive on the north.

**Trees—**

While we will do everything we can to save trees, we also have to balance that with public safety and their likelihood of dying due to the additional pavement over their roots/driplines.

The roadway plans as of now show us matching your three driveways, and providing pavement from the new road to tie into the Church's pavement. There are some options that we may consider together if you'd like to discuss.

- 1) Reduce the tie-in length of the driveways. Basically, we'd just put less pavement down and not tie into the existing concrete driveway.
- 2) Reduce the driveway tie-in radius to FM 2931. We've designed a 25' radius for where the driveway ties into the road. If we reduce this we can reduce the amount of pavement, but the connection to the street will be smaller too (making it harder for some vehicles to enter/exit the driveway).
- 3) Remove the middle driveway tie-in to eliminate some of the new pavement near the tree. This might be a good idea anyway, to help internal traffic circulation so that there is no confusion between cars entering/exiting the property and which direction cars should travel on-site.

Please see the attached PDF for further illustration of your concern.

Middle & South driveway closeup:



North & Middle drive closeup:



**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 <[Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov)>  
**Sent:** Tuesday, August 4, 2020 10:37 AM  
**To:** Bowen, Doug (Dallas) <[Doug.bowen@jacobs.com](mailto:Doug.bowen@jacobs.com)>  
**Subject:** [EXTERNAL] fm 2931: Comments (Highway Expansion)

See comments below from Antioch Baptist Church. Please prepare response.

Thank you in Advance.

---

**From:** Jason Hicks [REDACTED]  
**Sent:** Tuesday, August 04, 2020 10:32 AM  
**To:** Edra Brashear <[Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov)>  
**Subject:** Comments (Highway Expansion)

Edra,

Good morning it was nice to speak with you the other day. Our concerns with the road expansion on FM 2931 are that our building is close to the new purposed right and or the new proposed edge of the expanded road. It seems that our building will end up being way to close to the road for our comfort.

Also we hace several three to four hundred year old oak trees that woukd probably have to come down to accommodate the expansion.

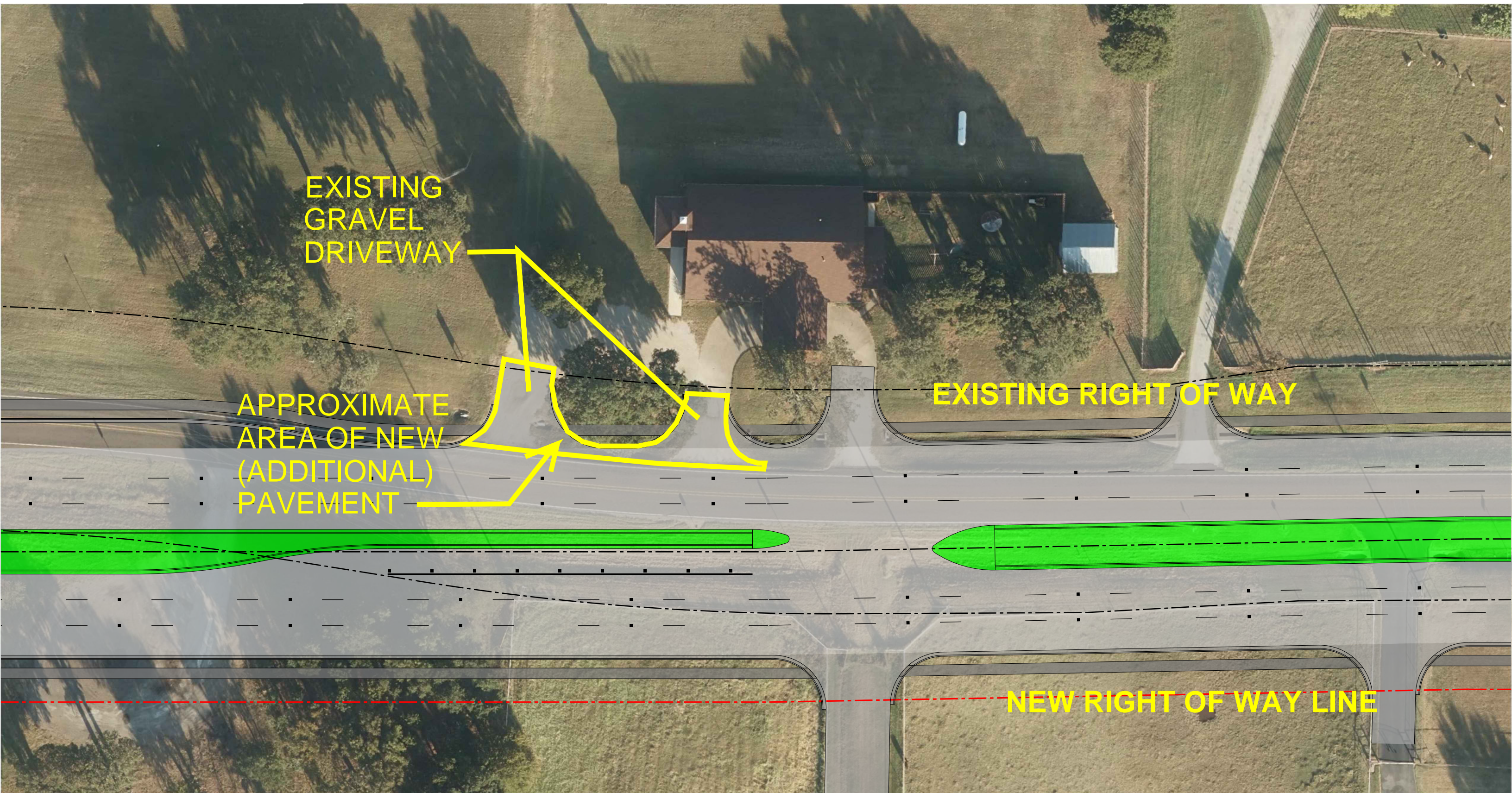
Thank you for the opportunity to address our concerns and please let us know about new updates and developments.

Thank You

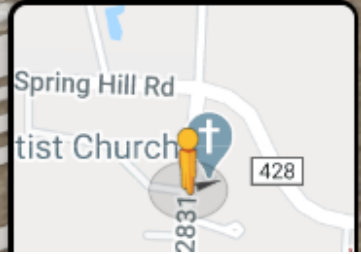
Pastor Jason Hicks  
Antioch Baptist Church  
[REDACTED]



# ANTIOCH BAPTIST CHURCH TREE IMPACT (AUG 2020)









**From:** Edra Brashear <Edra.Brashear@txdot.gov>  
**Sent:** Tuesday, July 7, 2020 7:19 AM  
**To:** [REDACTED]  
**Cc:** Edra Brashear  
**Subject:** FM 2931

Mr. Bourque,

I have received your email and has forwarded it on to the design team and TxDOT area office for review.

**Edra Brashear, P.E., CFM**

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

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**From:** [REDACTED]  
**Sent:** Monday, July 06, 2020 2:04 PM  
**To:** Edra Brashear <Edra.Brashear@txdot.gov>  
**Subject:**

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 Brashear, I am Johnny Bourque I am a member and Board Chairman of The Bethel Methodist Church of Denton County. We are located at 3126 FM 2931 and are very concerned about the widening of FM 2931. We are a small church with limited property and to have TXDOT take some of it would take up our sign and our parking since we park in front of the church where our main entrance is located. I may be wrong but the Silverado Addition across the Hwy. has much more property that is not being used. So if possible please consider this, I know we can't stop progress but if TXDOT could take more on that side and leave us as much as possible for our parking. Thank you so much for your time and consideration, Johnny Bourque

**sbarrientes@hicksenv.com**

---

Sent from [Mail](#) for Windows 10

**From:** Rhonda Guerry [REDACTED]  
**Sent:** Tuesday, July 7, 2020 3:32 PM  
**To:** Edra Brashear  
**Subject:** Re: Widening of FM2931

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.

Thanks for the clarification.

Sent from my iPhone

On Jul 7, 2020, at 3:21 PM, Edra Brashear <Edra.Brashear@txdot.gov> wrote:

Hi Rhonda,

Ready to Let is when the construction plans are ready for the construction phase. The construction could start immediately or later within the calendar.

**Edra Brashear, P.E., CFM**

**TxDOT Dallas District**  
Project Delivery  
Hydrology & Hydraulics  
4777 E. US Highway 80  
Mesquite, TX 75150  
(214)320-6651

---

**From:** Rhonda Guerry [REDACTED]  
**Sent:** Tuesday, July 07, 2020 2:05 PM  
**To:** Edra Brashear <Edra.Brashear@txdot.gov>  
**Subject:** Widening of FM2931

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 meant by "ready to let?"

Is this when construction will actually begin, or is it when construction ends and the project is completely finished?

Thanks,  
Rhonda Guerry

**From:** Edra Brashear <Edra.Brashear@txdot.gov>  
**Sent:** Thursday, July 9, 2020 3:48 PM  
**To:** [REDACTED]  
**Cc:** Edra Brashear  
**Subject:** FW: JT McCarroll Property  
**Attachments:** McCarroll.pdf

Mr. McCarroll,

Please see response below.

The McCarroll property use & function will not be affected by the project, other than moving the ROW line to the edge of the parking lot.

Driveways will be rebuilt in-place and the tree is on existing TxDOT ROW. There is a sign in front, but it looks like there is a place to move it on either side between the driveway & the parking lot.





---

**From:** JT McCarroll [REDACTED]  
**Sent:** Thursday, July 09, 2020 10:33 AM  
**To:** Edra Brashear <[Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov)>  
**Subject:** FM 2931 Improvements

I own the property at 1440 FM 2931. I have a retail center with storage units. I can not tell from the environmental map how my property will be affected. Can you email me a map that shows a better image than what is provided on the current website? I would also like to know if my parking lot will be affected by the expansion.

--

Thank you,  
JT McCarroll

---

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**From:** Edra Brashear <Edra.Brashear@txdot.gov>  
**Sent:** Friday, July 10, 2020 2:08 PM  
**To:** Ted &  
**Cc:** Brian Roberson; Edra Brashear  
**Subject:** Response: Plan to widen FM 2931

Mr. Lewis,

Thank you for providing comments. I will get with the design team to discuss your concerns. A traffic analysis has been completed within the area but your personal experience is valuable information for the design process.

Give me till next week to respond. This will give me time to meet with our design team to analyze the intersection.

Have a great weekend.

**Edra Brashear, P.E., CFM**

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

---

**From:** Ted & [REDACTED]  
**Sent:** Friday, July 10, 2020 11:34 AM  
**To:** Edra Brashear <Edra.Brashear@txdot.gov>  
**Cc:** Brian Roberson [REDACTED]  
**Subject:** Plan to widen FM 2931

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 TxDOT Engineering of FM 2931

This is response to the proposal to widen FM 2921 from US 380 to FM 428:

My family and now my wife and I have lived at the corner of FM 2931 and Liberty Road



and Liberty Circle since 1976. This is a complicated intersection that is passed its time to be changed. I have complained to the city of Aubrey, the town of Providence Village and Denton County Road and Bridge, Hugh Coleman, Commissioner, and TxDOT for some action.

We have seen several accidents at this corner. The last accident occurred when a rock hauler truck went into the ditch to miss other vehicle coming off of FM 2931. With HASMAT required, it slowed the traffic for six hours, backing cars to US 380. This is only one accident that has cost lots of money and near deaths.

I had Denton County Road and Bridge install an additional STOP sign on Liberty Circle so the cars there would not be hit as cars and trucks did not stop as they came driving east on Liberty Road and not completely stopping to enter FM 2931. There are commercial auto repair shops on this corner using Liberty Circle.

The present situation follows:

DR Horton has developed Silverado north of this intersection with hundreds of families and with a new elementary school in the development as it further expands. A new subdivision called "Aspen" will be developed east of the Silverado community off of FM 2931 from now to 2023. This will be during your construction time period!

Now DR Horton is developing a new subdivision that requires trucks and construction companies to go from FM 2931 turning west on Liberty Rd. This construction will last past 2023. This could be over 2000 new homes.

In addition, cars come from Providence Village go to Aubrey using FM 2931 and Liberty Road. This intersection gets traffic going both directions to these communities and US 377.

Last year I located at this intersection to take data on the amount of traffic. As an retired engineer, I recorded extreme use at that location. The most use is the rock hauler trucks traveling north on FM 2931 at 50-60 miles per hour around the curve going north. Coming south, the trucks are slower as they are loaded with sand and cause a back up as they travel to US 380.

My "suggestion" has been to install turn lanes in both directions from FM 2931. In addition there must be a signal light to control the speed of the cars and the trucks as well as cars safely entering and leaving FR 2931. This should have been done last year. The letting of a contract in 2023 is too late. Traffic is already passing the STOP sign on Liberty Road to slip into FR 2931 traffic.

I have the data on traffic density during 2019 and would be willing to discuss these issues directly.

Sincerely,

Ted Lewis



**From:** Edra Brashear <Edra.Brashear@txdot.gov>  
**Sent:** Thursday, July 16, 2020 7:47 AM  
**To:** Bowen, Doug (Dallas)  
**Subject:** [EXTERNAL] FW: Bethel Methodist on FM2931  
**Attachments:** Survey Bethel Denton.pdf; Bethel Deed Notes.pdf

FYI

I forwarded Mr. Blythe the email sent to Mr. Bourque. They are both from Bethel.

I plan to call him this week to reassure Mr. Blythe we are evaluating the situation.

Edra

---

**From:** Edra Brashear  
**Sent:** Thursday, July 16, 2020 7:26 AM  
**To:** JIMMIE BLYTHE JR [REDACTED]  
**Cc:** Edra Brashear <Edra.Brashear@txdot.gov>  
**Subject:** RE: Bethel Methodist on FM2931

Mr. Blythe,

Thank you for the additional data pertaining to Bethel Methodist Church. We have also received response from Johnny Bourque, Board Chairman of the Bethel Methodist Church of Denton County, concerning impact to the church property. Our design team is currently evaluating a design that will eliminate or significantly reduce the amount of ROW required to make improvements on FM 2931, see email below. We are aware of your parking situation in front of the church and is taking that in consideration in the design.

Once we have an alternative design for the property, If so desire we can set up an online conference call to discuss the redesign with you and any other members of your staff.

Please review the email below and I will be in contact you by phone in the near future.

Have a great day.

**Edra Brashear, P.E., CFM**

**TxDOT Dallas District**  
Project Delivery

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

**From:** Edra Brashear  
**Sent:** Friday, July 10, 2020 1:46 PM  
**To:** [REDACTED]  
**Cc:** Edra Brashear <[Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov)>  
**Subject:** Response: FM 2931 Text for Bethel Methodist Church

Mr. Bourque,

Thank you for your interest in the FM 2931 widening project. Our design team has met and discussed your concerns and agree that you have valid points regarding the right-of-way in front of the Church. Our initial designs try to leave room for adjustment as the project progresses, like space for utilities and desirable (instead of minimum) criteria in other areas. Given the fact that this is a Church and our designs begin conservatively, **we believe that we can make some changes that should significantly reduce the amount of right-of-way that we will need here.**

While I can't guarantee that we will eliminate all impacts to your ROW, we will do our best to move the road away from Church property.

Thank you for your interest and participation in this process, we appreciate your input.

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

**Edra Brashear, P.E., CFM**

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

---

**From:** JIMMIE BLYTHE JR [REDACTED]  
**Sent:** Wednesday, July 15, 2020 5:46 PM

To: Edra Brashear <[Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov)>

Subject: Bethel Methodist on FM2931

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 Edra Brashear and All Others Concerned:

My name is Jimmie Blythe and I am currently the treasurer for the Bethel Methodist Church of Denton County. I want to add a little historical perspective in regards to the church property as Right of way access and plan design is underway.

As per the (Bethel Deed notes attached), The Liberty Congregational Methodist was originally deeded 1(one) acre of land on August 22,1904 - over a hundred years ago. On August 16,1968 (See survey attached, top right of property) .**339** acres was deeded over to the State of Texas for Highway purposes leaving the church with close to 2/3 an acre(.675 as per the attached survey) You will notice, as per the survey, we only have a little over 20' behind the church , as well as septic on the side of the church. As a result of these property restrictions, the only place left to park is in front of the church. Any encroachment into our current property will greatly **restrict** our **movement** within that parking area as well as **potentially affect safety** of entering and leaving the church.

If the road Right of way is brought closer in toward us, it would also have the domino effect of moving the current utilities almost upon us, as well as take out our church sign. Maybe the utilities could be moved to the other side of the road since the majority of use is in the Silverado housing edition. Additionally, bringing the road any closer to the church will greatly **increase noise** within the church as we hold services.

Since this has been a church property for over a hundred years, and the church property has already surrendered over a 1/3 of its land to road acquisitions, I would ask that you **strongly consider not taking** anymore of the church property for road right of way. If you look across the street from the church , you will see the Silverado housing edition has set their property back significantly from the current road and already has a berm in place that will greatly mitigate their noise effect.

As people who live in the area, some of us a long time, we have every intention of continuing to meet and worship God at our little church. Believe me, we understand the area has, and is changing rapidly. Yet there is real history here. The people of this area before us established this little church which greatly influenced their lives then, as well as it does our lives now. Taking any more of the church property, for a second time, has the potential to really affect our physical surroundings as we seek to gather together and worship. It is for all these reasons that I ask you to look diligently to try and create a design that will not require anymore of the church property.

Thank you for your consideration,

Jimmie Blythe

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT NOT SHOWN HEREON.

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●	= PROPERTY CORNER	CIRF	= CAPPED IRON ROD FOUND
⬮	= BENCHMARK	IRF	= IRON ROD FOUND
⬮	= TELEPHONE/UTILITY RISER (TR/UR)	CIRS	= CAPPED IRON ROD SET
⬮	= BURIED CABLE MARKER (BCM)	MFCP	= METAL FENCE CORNER POST
⬮	= TELEPHONE MANHOLE (TMH)	WFCP	= METAL FENCE CORNER POST
⬮	= POWER/UTILITY POLE (PP/UP)	( )	= PLAT/DEED CALLS
⬮	= LIGHT POLE (LP)	POB	= POINT OF BEGINNING
⬮	= GUY WIRE (GUY)	R.O.W.	= RIGHT-OF-WAY
⬮	= ELECTRIC VAULT (VLT)		= CONCRETE SURFACE
⬮	= ELECTRIC TRANSFORMER (TRAN)		= ASPHALT SURFACE
⬮	= WATER METER (WM)		= GRAVEL SURFACE
⬮	= WATER VALVE (WV)		

LINETYPE LEGEND	
PROPERTY LINE	---
EASEMENT LINES	---
DEED/LOT LINES	---
ADJOINER LINES	---
OVERHEAD UTILITY	---
ASPHALT ROAD	---
GRAVEL ROAD	---
FENCE LINES	---

0.675 ACRES  
JAMES BRIDGES SURVEY  
ABSTRACT NO. 36  
DENTON COUNTY

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36, DENTON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED ONE ACRE TRACT OF LAND DESCRIBED IN DEED TO NORTH TEXAS ANNUAL CONFERENCE OF CONGREGATIONAL METHODIST CHURCHES, AS RECORDED IN DOCUMENT NO. 2006-25140, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AND AT THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 0.339 ACRE TRACT OF LAND DESCRIBED IN DEED TO DENTON COUNTY, AS RECORDED IN VOLUME 573, PAGE 572, OF SAID REAL PROPERTY RECORDS, AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 2931 (F.M. 2931);

THENCE SOUTH 01 DEGREES 00 MINUTES 49 SECONDS WEST, WITH THE EAST LINE OF SAID ONE ACRE TRACT, A DISTANCE OF 142.97 FEET TO A CAPPED IRON ROD SET AT THE SOUTHEAST CORNER OF SAID ONE ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 3.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO AMOS RUSSELL, AS RECORDED IN DOCUMENT NO. 2003-189771, OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 87 DEGREES 51 MINUTES 04 SECONDS WEST, WITH THE SOUTH LINE OF SAID ONE ACRE TRACT AND THE NORTH LINE OF SAID 3.00 ACRE TRACT, A DISTANCE OF 210.47 FEET TO A 3/4-INCH STEEL PIPE FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID ONE ACRE TRACT AND THE NORTHWEST CORNER OF SAID 3.00 ACRE TRACT, AND IN THE EAST LINE OF THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO SHERRY LYNNE MIZE, AS RECORDED IN VOLUME 3143, PAGE 144, OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 52 MINUTES 00 SECONDS EAST, WITH THE WEST LINE OF SAID ONE ACRE TRACT AND THE EAST LINE OF SAID MIZE TRACT, A DISTANCE OF 136.12 FEET TO AN IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID ONE ACRE TRACT, THE NORTHEAST CORNER OF SAID MIZE TRACT, AND THE SOUTHWEST CORNER OF SAID 0.339 ACRE TRACT, AND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 2139;

THENCE SOUTH 89 DEGREES 42 MINUTES 53 SECONDS EAST, WITH THE SOUTH LINE OF SAID 0.339 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 2931, A DISTANCE OF 210.79 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.675 ACRES OF LAND, MORE OR LESS.

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 09/26/2018 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J.E. THOMPSON II R.P.L.S. No. 4857



JAMES BRIDGES SURVEY  
ABSTRACT NO. 36

CALLLED 3 ACRES  
AMOS RUSSELL  
DOCUMENT NO. 2003-189771  
R.P.R.D.C.T.

SHERRY LYNNE MIZE  
CALLED 1.00 ACRE  
VOLUME 3143, PAGE 144  
R.P.R.D.C.T.

F.M. 2931

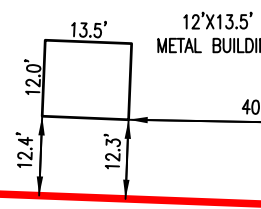
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VOLUME 573, PAGE 572  
R.P.R.D.C.T.

P.O.B.

0.675 ACRES

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A CALLED ONE ACRE  
NORTH TEXAS ANNUAL  
CONFERENCE OF CONGREGATIONAL  
METHODIST CHURCHES  
DOCUMENT NO. 2006-25140

PRIVATE ROAD 2708



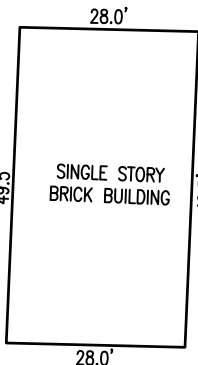
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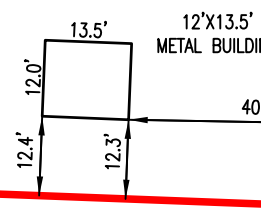
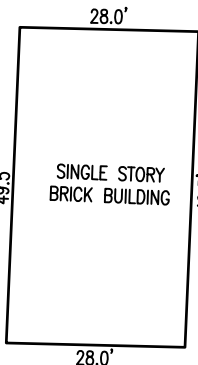
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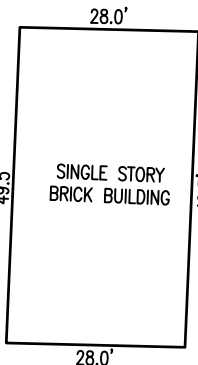
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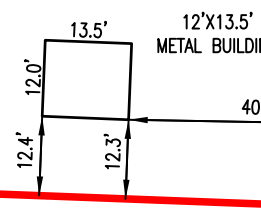
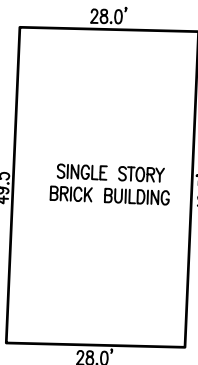
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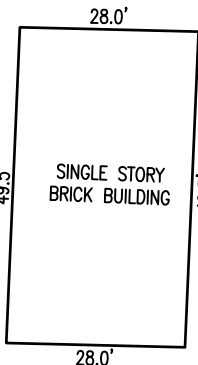
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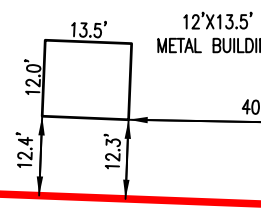
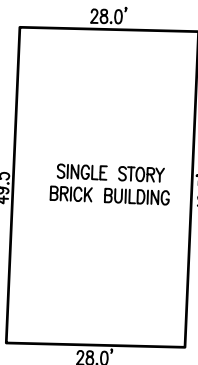
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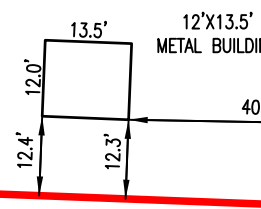
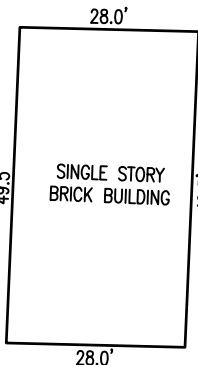
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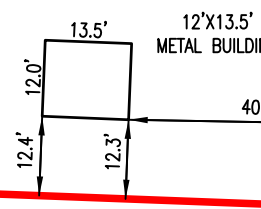
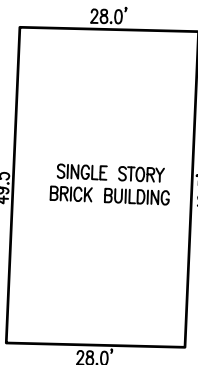
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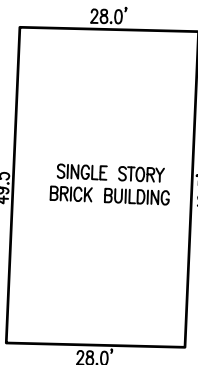
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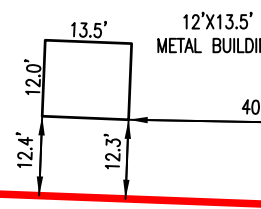
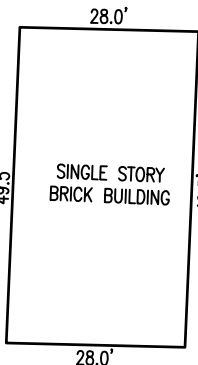
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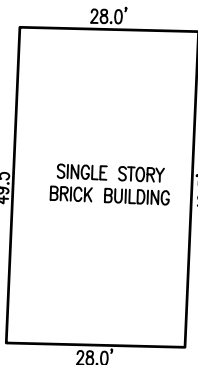
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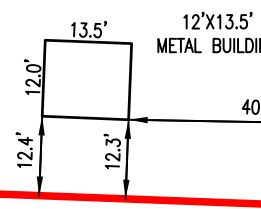
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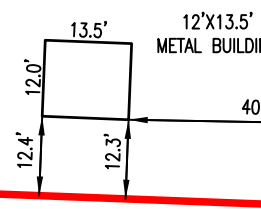
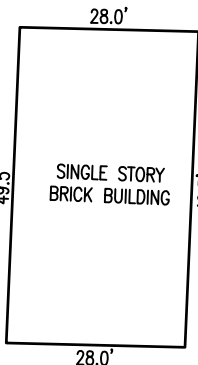
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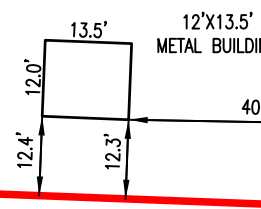
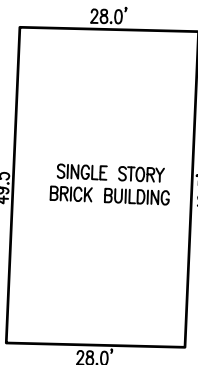
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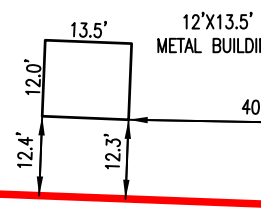
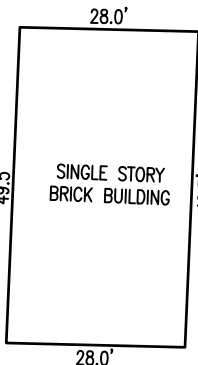
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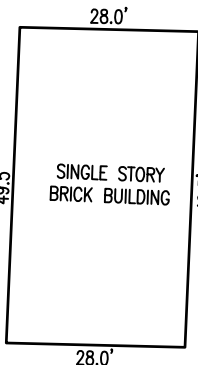
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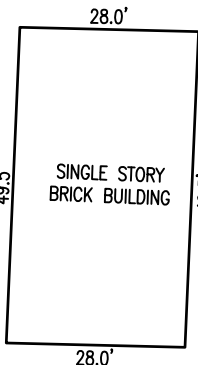
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PRIVATE ROAD 2708





**Note(s):**

Date: <sup>May 1</sup>  
~~APRIL 30~~, 2019

Amount: \$ [REDACTED]

Maker: BETHEL METHODIST CHURCH INC.

Payee: NORTH TEXAS ANNUAL CONFERENCE CONGREGATIONAL OF METHODIST CHURCHES

Final Maturity Date: MAY 1, 2029

Terms of Payment (Optional): AS IN SAID NOTE PROVIDED

**Property (including any improvements):**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN DENTON COUNTY, TEXAS, BEING OUT OF THE JAMES BRIDGES SURVEY ABST. #36, AND ALSO BEING OUT OF LOT NO. 22 OF A SUBDIVISION OF SAID SURVEY, AND OUT OF THE NORTH EAST CORNER OF A TRACT DEEDED TO S.T. BOTHWELL BY G.A. MCKINNISTER DATED DEC. 1st, 1903, AND RECORDED IN VOL. 88, PAGE 146, DEED RECORDS OF DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED TO-WRIT:

BEGINNING AT THE NORTH EAST CORNER OF SAID LAST MENTIONED TRACT;  
THENCE WEST 210 FEET;

THENCE SOUTH 210 FEET;

THENCE EAST 210 FEET;

THENCE NORTH 210 FEET TO THE PLACE OF THE BEGINNING, AND CONTAINING ONE ACRE, MORE OR LESS, AND BEING THE SAME PROPERTY CONVEYED BY S.T. BOTHWELL AND WIFE, TO J.C. COPELAND, J.W. BROCKETT AND CHARLES H. SIKES, AS TRUSTEES, OF THE LIBERTY CONGREGATIONAL METHODIST CHURCH AND THEIR SUCCESSORS, BY DEED DATED AUGUST 22, 1904, RECORDED IN VOL. 98, PAGE 448, DEED RECORDS OF DENTON COUNTY, TEXAS.

SAVE AND EXCEPT A PORTION OF THE PROPERTY THAT WAS CONVEYED TO CHARLIE REDFEAN, ET AL, TRUSTEES OF LIBERTY CONGREGATIONAL CHURCH TO THE STATE OF TEXAS, FOR HIGHWAY PURPOSES DEED DATED AUGUST 16, 1968, RECORDED VOL. 573, PAGE 572, DEED RECORDS OF DENTON COUNTY, TEXAS.

**From:** [Edra Brashear](#)  
**To:** [REDACTED]  
**Cc:** [Edra Brashear](#)  
**Subject:** RE: FM 2931 project  
**Date:** Wednesday, July 8, 2020 1:40:19 PM

---

Mr. Medina,

I appreciate your questions concerning the FM 2931 project.

To address your questions, see the following:

1. When this road is in its final phase, are we to expect the trees to be removed? **Currently, the plans are in a preliminary state and the impact to the existing trees has yet to be determined. We should have a better prospective by the Fall 2020 (likely October or November)**
2. And if so, is there a plan for a noise reducing barrier included in the final plans? **A noise analysis will be completed on this project. Once complete, it will be determined if a noise reducing barrier is required.**

Please check back with me around November and hopefully I can provide you with additional information.

**Edra Brashear, P.E., CFM**

**TxDOT Dallas District**

Project Delivery  
Hydrology & Hydraulics  
4777 E. US Highway 80  
Mesquite, TX 75150  
(214)320-6651

---

**From:** Joey Medina [REDACTED]  
**Sent:** Tuesday, July 07, 2020 9:41 PM  
**To:** Edra Brashear <Edra.Brashear@txdot.gov>  
**Subject:** FM 2931 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.

Just went over the virtual meeting about the project to widen FM-2931 from US 380 to Springhill/428

Just a question regarding the distance from the existing alleys of Providence Village behind Devonshire Drive.

Our houses already back up to 2931 with a tree lined barrier between the existing drainage area and roadway.

When this road is in its final phase, are we to expect the trees to be removed? And if so, is there a plan for a noise reducing barrier included in the final plans?

Thank you kindly,

Joey Medina  
Providence Village resident.

**From:** [REDACTED]  
**To:** [Edra Brashear](#)  
**Subject:** Re: 6363 FM 2931/Roman/#35  
**Date:** Wednesday, July 22, 2020 11:04:32 AM

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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.

Thank you,

Erick

On Jul 22, 2020, at 10:55 AM, Edra Brashear <Edra.Brashear@txdot.gov> wrote:

Mr. Roman,

I have received both emails. Thanks for the information.

**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:** ERICK ROMAN SR [REDACTED]  
**Sent:** Wednesday, July 22, 2020 10:52 AM  
**To:** Edra Brashear <Edra.Brashear@txdot.gov>  
**Subject:** 6363 FM 2931/Roman/#35

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.

Hi Edra,

Thank you for taking my call this morning. Per our conversation, here is the video of the water flow. I will also send a second email with another video.

Please let me know if any questions arise.

Thank you,

Erick

**From:** Edra Brashear <Edra.Brashear@txdot.gov>  
**Sent:** Friday, July 24, 2020 1:24 PM  
**To:** [REDACTED]  
**Cc:** Edra Brashear; Bowen, Doug (Dallas)  
**Subject:** [EXTERNAL] TXDOT FM 2931 Response to Brodeur: FM 2931--near Liberty Road and FM 2931

Mr. Brodeur,

Thank you for the information on your development. We have shown a median opening & left turn lane into your property based on its plat and current construction from our aerial. I can't give you a definitive answer on a traffic signal at this point in the design, mostly because Traffic Signal Warrants are mostly (but not completely) determined by existing traffic conditions.

At this particular location, there is not only an intersection at your property, but also with Liberty Road just 500' to the north. Given the proximity of these two intersections, signals at both are unlikely and TxDOT will have to take a "wait and see" stance to determine where, when and if a signal is warranted.

Sorry I couldn't give you a more concrete answer, but at this early phase of planning it's just too early to tell. Once planning is complete, the next phase for the project is the design phase. At this phase, the final decision of whether a traffic signal is warranted will be determined at that time.

Thank you again for responding and 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:** Grant Brodeur [REDACTED]  
**Sent:** Wednesday, July 22, 2020 11:37 AM  
**To:** Edra Brashear <[Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov)>  
**Cc:** Bobby Kearns [REDACTED]  
**Subject:** RE: FM 2931 project

Is there going to be a light signaled intersection? Any information that you would be able to provide would be extremely helpful. Thank you.

---

**From:** Edra Brashear <[Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov)>  
**Sent:** Wednesday, July 22, 2020 11:33 AM  
**To:** Grant Brodeur [REDACTED]  
**Cc:** Bobby Kearns [REDACTED]  
**Subject:** RE: FM 2931 project

Mr. Brodeur,

Are you looking for any particular type of information at the intersection or is there a concern that you have? I just want to make sure I provide you with the right information.

***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:** Grant Brodeur [REDACTED]  
**Sent:** Wednesday, July 22, 2020 11:26 AM  
**To:** Edra Brashear <[Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov)>  
**Cc:** Bobby Kearns [REDACTED]  
**Subject:** FM 2931 project

Edra,

Good morning. I am representing this attached property along FM 2931 and we have reviewed the information concerning the future plans.

Would you have any information or schematic as to how the intersection of Liberty Rd. and F.M. 2931 will be handled?

Thank you.

Sincerely,

[Information About Brokerage Services](#)

**Grant Brodeur, CCIM** | *Suburban Land, Davidson & Bogel Real Estate, LLC*

Office: [REDACTED] | Mobile: [REDACTED]

 | [DB2RE.com](http://DB2RE.com)  
2929 Carlisle Street, Suite 250, Dallas, TX 75204  
**LAND IS OUR BUSINESS.**

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**From:** [Edra Brashear](#)  
**To:** [REDACTED]  
**Cc:** [Edra Brashear](#)  
**Subject:** TxDOT FM 2931 Response: Tabor: Expansion of FM2931  
**Date:** Friday, July 24, 2020 3:46:03 PM

---

Mr. & Mrs. Tabor,

First, thank you taking the time to comment & participate in the FM 2931 process. We are currently in the early phases of the Environmental and public involvement process, and at 30% of the proposed Schematic Design. Input such as yours helps us greatly because we get a better understanding of what the local property owners feel and what their major concerns are.

In addition to local concerns, we at TxDOT also have to consider regional concerns of the travelling public that will impact the entire area based on their travel habits and the routes that are available to them. Therefore, we attempt to balance these issues to provide the best solution to move people and goods from point to point, with respect to the areas our roads travel through.

I'll try to address your concerns individually below:

### **Safety**

Safety is considered in every aspect of our planning, design, construction and operational phases of a roadway's life. One of the biggest problems with a rapidly developing area such as Providence Village is the ever increasing number of homes being built. Along with this development comes construction traffic, and eventually increased residential & commercial traffic. This increased traffic, as you have no doubt observed either in this area or others nearby, leads to a reduced "Level of Service" on the roadways—which is just another term for how well traffic moves. Worsening levels of service mean more traffic jams, more time spent waiting at traffic lights and more accidents. Our plan is to improve traffic flow along FM 2931 and thus reduce accidents and delays in this area. We will provide left and right turn lanes as needed so that one vehicle doesn't hold up traffic for everyone else, and a median in the middle to physically separate the northbound and southbound lanes, further increasing safety.

### **Sidewalk**

We understand your concern about a sidewalk behind your property, but the Americans with Disabilities Act requires sidewalks be provided when improving roadways. Sidewalks alongside roads are part of a complete transportation network, and as such can't be "hit and miss" or their function is greatly diminished. We have, in this area, moved the sidewalk closer to the road and reduced the amount of ROW taken by about 5' to avoid impacting the alleyway behind the houses.

**Noise Barrier**

TxDOT will analyze noise impacts to adjacent properties as part of the environmental assessment process. A noise barrier is one form of noise abatement that will be considered if there are noise impacts to adjacent properties. A noise barrier is generally 10 to 12 feet along an arterial roadway such as FM 2931. If a noise barrier is shown to be "reasonable & feasible" based on Federal Highway Administration (FHWA) requirements such as cost, noise reduction, and property owner agreement, then one would be provided in accordance with FHWA standards.

TxDOT does not provide privacy/safety walls. This would be the responsibility of the local municipality or homeowner's association. At this time, the roadway design does not require new right-of-way adjacent to your property (the proposed right-of-way line is on the FM 2931 side of the alley). Please contact Providence Village (they own the land between the current FM 2931 and the alley) and discuss the placement of a privacy wall with them. TxDOT is and has been in close contact with Providence Village during this project to help ensure homeowners and their issues are represented.

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

Have a great weekend.

**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:** btabor2001 [REDACTED]  
**Sent:** Wednesday, July 22, 2020 3:48 PM  
**To:** Edra Brashear <[Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov)>  
**Subject:** FW: Expansion of FM2931

I live on Devonshire Drive in Providence Village. My home will be directly impacted by the 'improvements' that are planned for FM 2931.

I know these so-called 'improvements' will totally destroy this area I love. The beautiful pine trees,

the grassy area behind our home, mother nature's creatures thriving around our neighborhood.

With this destruction will come more people roaming our neighborhood, loss of privacy and the fear of someone running off the road and into our home, or worse, running over the kids in our neighborhood; and not to say the many sleepless nights due to higher volume of auto traffic. Also, the value of our homes will go down and this area will be very hard to attract buyers in the future.

We really don't need a sidewalk right behind our driveways, for all to see into our homes and yards to scope out access to our area. This will only increase the crime rate and foot traffic in our area. I work nights and coming home late at night, pulling in my driveway, is another safety concern.

If you do this, we will need a retaining wall built in order to keep the noise and foot traffic down in our neighborhood.....for our security and privacy.

Please consider these requests for our safety.

We have lived here 17 years and really hate to see our area and lives impacted/destroyed by these 'improvements'.

Tami N. Tabor

Charles H. Tabor

---

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Comment Number	Date Received	Comments	Name	Address	Phone Number Redacted	Email Redacted
6	2020-07-07 10:55:42	Hello, I live in the DR Horton Silverado Subdivision off 2931, and am concerned about how this project would affect the ingress & egress to the community? Will there be some type of alternate route to get in and out of Silverado during the construction please? Also, I do agree that 2931 does in fact need to be widened, and the bridge replaced. The road is dangerous, and there are far too many semi's (dump trucks) on it, at all hours of the day & night. It's very noisy, and the road and especially the bridge cannot handle the weight.	Michael Cariveau	11125 Blaze		
7	2020-07-07 12:38:34	I am excited to see the long-term planning for 2931 but have a few concerns, specifically on a lack of double left turn lanes or single right turn lanes. 1. Currently turning left from 2931 onto US 380 backs up with a single left turn lane. In the plans there is nothing shown for double left turn lanes as part of this project. Can a 2nd left turn lane be added to the current project and if not, is right-of-way for a future 2nd left turn lane at least being included? 2. As this area is growing and future major east-west roads will be connected to Prosper & US 377, FM 2931 will eventually require double left turn lanes to provide adequate traffic flow. As these double lefts are not shown on the current plans at Fishtrap Rd., Arvin Hill Rd., Frontier Pkwy, Springhill Rd., and other future major thoroughfares not yet designated, is right-off way being preserved to allow for future double left turn lanes? 3. To ensure proper traffic flow and minimize rear-end collisions, right turn lanes are necessary at not only major cross streets, but also turning into both commercial and residential developments. While I imagine these would be required of the developer when new projects come in, I do not see these for existing developments or major street crossings. Will right turn lanes be included for the major crossings listed in item 2, along with entrances to existing developments, schools?	Beau Lollar	Providence Village		
8	2020-07-07 14:24:36	I own the property at 2721 to 2781 FM 2931 and it is proposed that Liberty Circle will cut through some storage area on the land that I have on the East side of our property. I don't think this cut through is necessary and the intersection of FM 2931 and Liberty circle should be moved more to the East where it is now.	Phillip Hayes	1401 Oakcrest Drive, Providence Village, TX 76227		
9	2020-07-08 11:55:36	A barrier wall needs to be added to prevent additional foot traffic, traffic noise, and the potential for easy access to yards facing 2931 on Devonshire dr. We are already seeing an increase in all these things in addition to the rockhauler trucks and large construction vehicles using this road at all hours. We need some form of protection from vehicles that may stray from 2931 (accident wise) that could potentially end up in our backyards considering the speed limit is fairly high for the one lane each way we have currently. If the addition of street lights is to occur, with added sidewalks, we will surely see even more garbage along our alley and backyard as the street is to be widened. Vandalism and theft is a huge issue since the back of our house is facing 2931. All of the above will be a bigger issue if the street is widened, sidewalks are added, and the street comes closer to where our kids play in our backyard. We need a retaining wall for this portion of the expansion project.	Megan Medina	1405 Devonshire dr. Providence village tx 76227		
10	2020-07-08 21:25:37	Please. Please do not do this to 2931!! We moved into our first family home out here because of the smaller roads and small town feel as much as we can off 380. We already have a major road right out by us. We don't need 2931 to be 6 lanes. Please.	Kat wagley	8967 Stallings rd Providence Village TX 76227		
12	2020-07-09 15:33:18	I love how the FM 2931 from US 380 to FM 428 will widen FM 2931 during the first phase to 4 lanes in each direction and during the 2nd phase to 6 lanes in each direction with turning lanes because this will reduce traffic congestion and allow truck traffic to use FM 2931 for their routes.	Jackson Hurst	4216 Cornell Crossing		
13	2020-07-10 09:21:09	You are telling me I have to drive at least a mile away to make a U-turn once I leave my drive way to go south towards hwy 380 every single time I need to leave my farm. If I am coming from the north I have to make a U-turn a liberty road to get back to my house??? YOU are blocking us in and making it too difficult to haul animals, trailers and needed equipment for our farm.	Denise Nyberg	2800 FM 2931		
15	2020-07-13 17:41:15	Will TXDOT build any type of barrier (brick wall/sound wall) behind the houses where the ROW is almost to the back of their property line or alley (i.e the houses on Cambridge Dr in Providence Village)?	Kuann Gray	2013 Cambridge Dr		
16	2020-07-13 11:26:51	I feel I must write and express my opposition to the proposal for the construction of a 6 lane road right in front of our house. Our house faces the road as do others and I know that I am not alone in my concerns when I say that I do not want that big of a road literally going through our front yard. You are also moving our turn in for our driveway over 300 feet away. (with a huge curve to turn in and go across our property and take our neighbors property) We haul 40+ foot trailers down our driveway at least once a week and that turn into our driveway will make it impossible to do so. We will not be able to get our trailers in our driveway. We have cattle on the back half of our property and trailers and tractors are needed to feed. There is no need to put a 6 lane road in our area just to divert congested traffic off of 380. Increase the roadway on 380 instead of ours if that is the main issue. Please consider our objections. Thanks	Paul Conway	6630 FM 2931, Aubrey, TX 76227		

17	2020-07-14 08:03:15	I just wanted to express my concerns and opposition of the new 6 lane roadway that is being proposed in front of my shop business. The new roadway will be taking up all of my parking in front of my shop for the workers. Also we have multiple 18 wheeler trucks that make deliveries and will be pulling in there on a weekly basis and it will make it hard for them to turn around because you are taking so much of the driveway. As a business in this city since 1979 please consider NOT expanding the roadway.	Billys Custom Cabinets	6912 FM 2931		
18	2020-07-14 08:49:45	I just wanted to express my concerns and opposition of the new 6 lane roadway that is being proposed in front of my house. The new roadway will be taking up most of my driveway in the front of my house and I will be losing the big tree in my front yard. I have grandchildren that play out front and I am worried about their safety. We also still have cattle on this FM road and it makes it hard to transport them from field to field. We drive tractors on this road as well to move the hay from pasture to pasture. Thank you for considering my OPPOSITION of this new 6 lane roadway.	Billy Conway	6906 FM 2931		
20	2020-07-20 15:22:31	Why does the ROW get wider at my property? We gave up ROW back when they originally widen the road. I also have a shallow well close to the ROW.	Kyle Arnold	3498 FM 2931		
21	2020-07-21 14:10:20	Median cuts should be installed north of Lexington and south of liberty to serve the new subdivisions in the 2100 block of FM 2931. Further the s curve is dangerous with many deaths over the years.	Sylvia Phillips	2801 S. Hwy 377, Cross Roads, TX		
22	2020-07-22 17:46:49	We plan to construct a business park at 2171 FM 2931. We need median cuts to allow traffic flow to exit both north and south. Semi trucks will have difficulty making deliveries otherwise.	AVSP Ranch	2171 FM 2931		



## E. Figures

The Online Video Presentation can be accessed at <https://youtu.be/mIWLPSSyR-w>.

# Virtual Public Meeting

## Farm-to-Market Road (FM) 2931

From United States Highway (US) 380 (East University Drive)  
to FM 428 (Spring Hill Road)

July 7, 2020

Denton County, Texas

FM 2931 Virtual Public Meeting CSJ: 2979-01-011

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### FM 2931 Virtual Public Meeting

Unlisted

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TxDOT's virtual public meeting for proposed improvements to FM 2931 from US 380 to FM 428 in Denton County, Texas.





# Virtual Public Meeting

## Farm-to-Market Road (FM) 2931

From United States Highway (US) 380 (East University Drive)  
to FM 428 (Spring Hill Road)

July 7, 2020

Denton County, Texas

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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.

**FACT  
1**

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.

**FACT  
2**

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.

**FACT  
3**

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.

**FACT  
4**

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.

**FACT  
5**

You can help stop COVID-19 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](https://cdc.gov/COVID-19)



C370466-4 01/16/2020





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, **July 22, 2020**.



### Comment Online

Click the provided link on the website



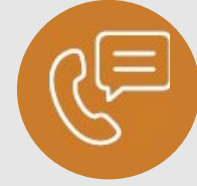
### Email Us

[Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov)



### Mail-in Comments

TxDOT Dallas District Office  
Attn: Edra Brashear, P.E.  
4777 E. Highway 80  
Mesquite, TX 75150



### Leave a Voicemail

(940) 220-9478

For general questions about the presentation or the project, please contact TxDOT Project Manager, Edra Brashear, P.E. at [Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov).



## Websites

- [www.keepitmovingdallas.com/](http://www.keepitmovingdallas.com/)  
Under “Public Hearings/Meetings”
- [www.txdot.gov](http://www.txdot.gov)  
Search “FM 2931”
- [www.keepitmovingdallas.com/FM2931](http://www.keepitmovingdallas.com/FM2931)  
Direct site link to the posted materials



The proposed FM 2931 Project would be widened from US 380 (East University Drive) to FM 428 (Spring Hill Road).

Two construction phases are proposed:

- Phase 1 – 4-Lane urban curbed roadway with approximately 42-foot wide raised median and a minimum 140-foot to a maximum 153-foot wide right-of-way
- Phase 2/Ultimate Section – 6-Lane urban curbed roadway  
Add a 3rd lane in each direction in the median



## FM 2931 PROJECT LIMITS:

From US 380 (East University Drive)  
to  
FM 428 (Spring Hill Road)

## PROJECT LENGTH:

Approximately 6.37 miles

## COUNTY:

Denton





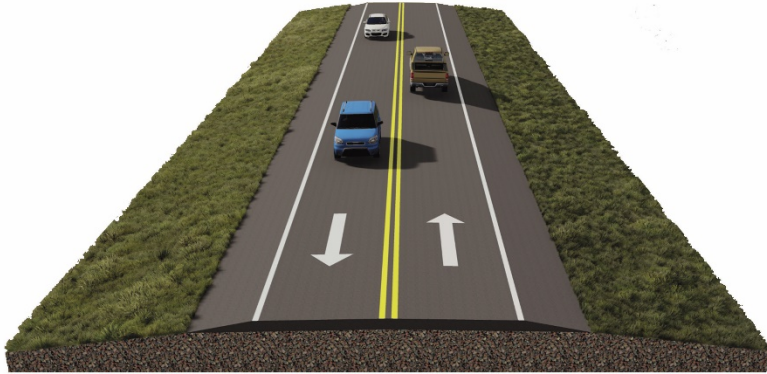
## Project Need:

The proposed project is needed to address future traffic growth in the corridor and the region. There is currently peak hour congestion at US 380, and as local and regional developments continue traffic volumes will increase and this congestion will worsen without improvements. Additionally, traffic accidents along this corridor have increased from 4 to 14 between 2014 & 2018. While this is still slightly below the statewide average, it is enough of an increase to warrant considering safety improvements.

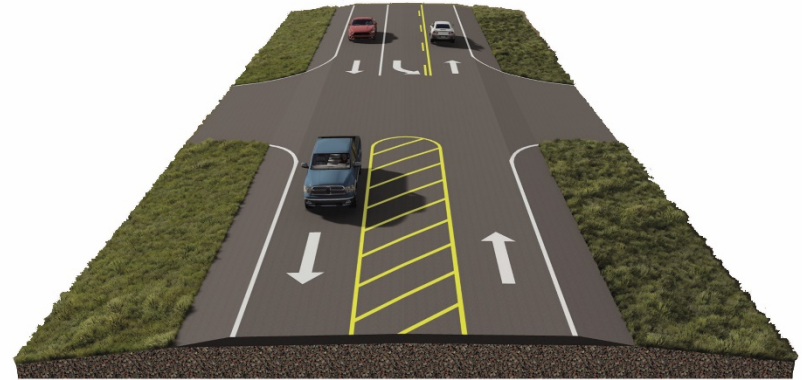
## Project Purpose:

The proposed project purpose is to provide a facility that will accommodate future traffic and improve safety with additional through lanes and designated turning lanes. Current design standards, longer sight distances and smoother traffic flows will also improve safety.





Rural section North of Lexington Drive

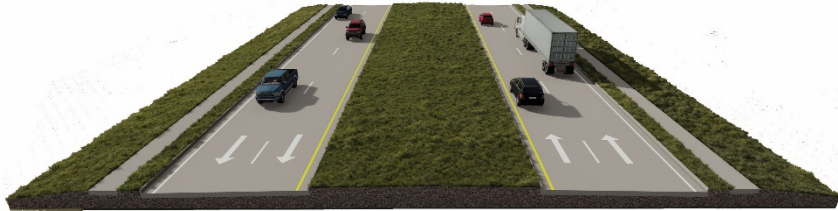


Widening and intermittent center turn lane south of Lexington Drive

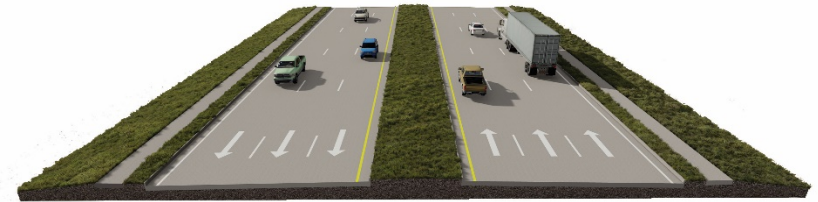


Turn Lanes at Cape Cod Boulevard

# Proposed Roadway Typical Sections

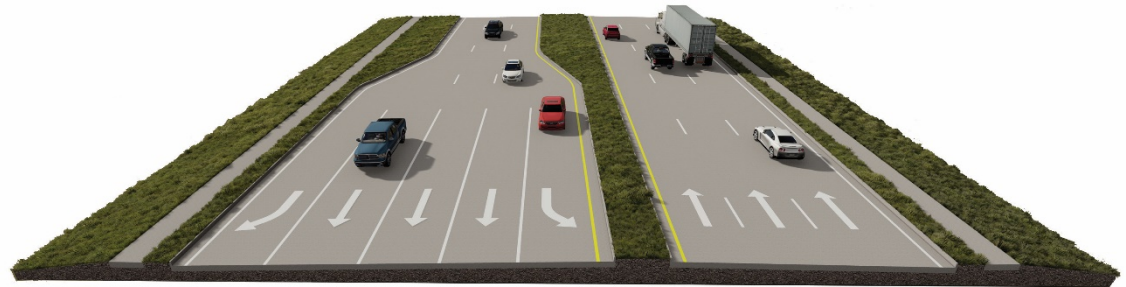


**Phase 1: (4-Lanes) 42-foot Raised Median**



**Phase 2: Ultimate (6-Lanes) 18-foot Raised Median**

- Lanes are typically 12 feet wide
- 11-foot inside lanes are used south of Lexington Drive to avoid residential right-of-way.
- All outside lanes are required to be 14 feet wide for bicycle accommodation.



**Phase 2: Ultimate (6-Lanes) Left & Right Turn Lanes  
Shown 6-foot Raised Median**



**Anticipated Ready to Let Date**  
**2023**

**Estimated Total Project Cost**  
**Approximately \$70 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 TxDOT - en 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.***







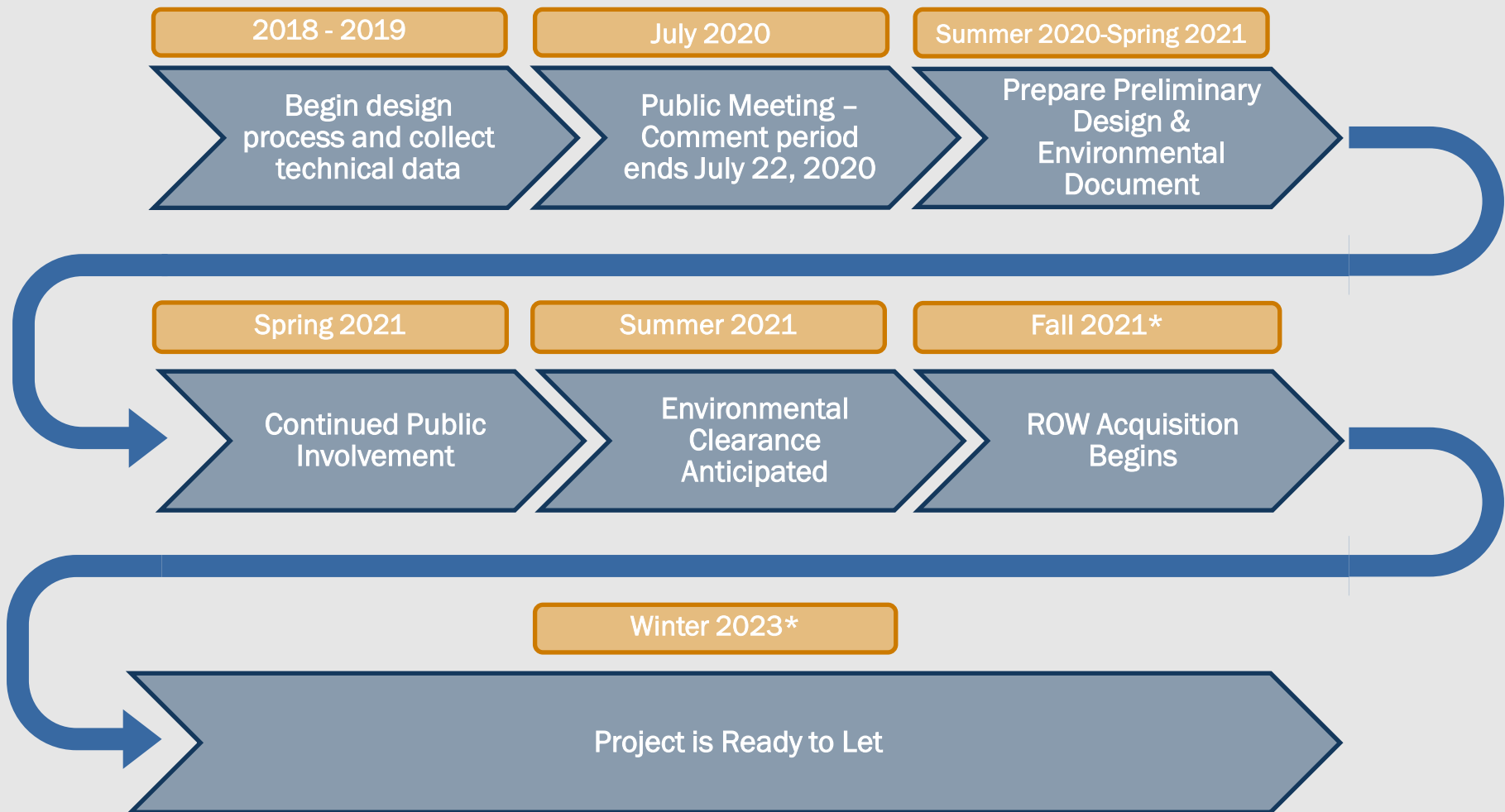
### Proposed Right-of-Way (ROW)

- Approximately 46 acres of new ROW
- The ROW would be acquired from properties along the east and west sides of the project.
- No residential displacements are anticipated.
- All ROW acquisition would be completed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.



- The Public Meeting comment period ends on  
**July 22, 2020**
- Begin development and finalize the Environmental document
- Approval of the Environmental document anticipated Summer 2021

# Project Timeline



\* Dates Subject to Change





Please submit your comments regarding the design modifications presented in this Virtual Public Hearing by using any of the four methods below by our deadline, **July 22, 2020**.



### Comment Online

Click the provided link on the website



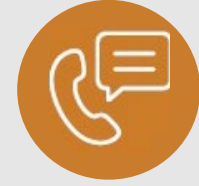
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[Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov)



### Mail-in Comments

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Attn: Edra Brashear, P.E.  
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### Leave a Voicemail

(940) 220-9478

For general questions about the presentation or the project, please contact TxDOT Project Manager, Edra Brashear, P.E. at [Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov).



# Thank you for attending!



## **Virtual Public Meeting Video Script FM 2931**

### **SLIDE 1 – Welcome Slide**

Ladies and gentlemen, welcome to the FM 2931 virtual public meeting. We appreciate your interest in the FM 2931 Project and welcome each of you.

Please note you can pause this presentation at any point to allow more time to view the slides.

### **SLIDE 2 – Virtual Public Meeting in Response to Public Health**

Given the unique circumstances of the COVID-19 outbreak, along with our commitment to protecting public health during this national emergency, the Texas Department of Transportation is conducting this virtual public meeting to avoid in-person contact. At this time, the virtual format will be in lieu of an in-person public meeting.

The presentation will cover the same information the Dallas District would have shared at the in-person public meeting. However, the comment process will be different. Details on how to submit a comment and have your questions addressed will be covered later on in this presentation. All project information can be found on the project website at [www.keepitmovingdallas.com/FM2931](http://www.keepitmovingdallas.com/FM2931).

### **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 2931 Project.

You may have attended previous public meetings conducted by TxDOT. However, for the benefit of those who have never attended one, I would like to 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 on the project and present the recommendations based on studies performed to date.
2. To describe the project so those attending can determine the project's potential to affect their lives and property.
3. To provide the public an opportunity to see information and express their views at this stage in the planning process when flexibility to respond to comments still 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.

## **Virtual Public Meeting Video Script**

### **FM 2931**

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 2931 Project.

Comments will be accepted in a number of ways. You may fill out an online comment form, submit a written comment via email to [Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov), submit a written comment via 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 940-220-9478.

Comments must be received or postmarked within 15 days of the meeting date, which is July 22, 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 [Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov).

#### **SLIDE 5 – Viewing Design Schematic and Environmental Documentation**

I will now explain the design aspects of the FM 2931 project. The design schematic and other project information for the FM 2931 Project may be viewed at [www.keepitmovingdallas.com](http://www.keepitmovingdallas.com) under “Public Hearings / Meetings,” at [www.txdot.gov](http://www.txdot.gov) by searching “Hearings and Meetings Schedule,” or on [www.keepitmovingdallas.com/FM2931](http://www.keepitmovingdallas.com/FM2931). The information on these websites is the same information being presented in this presentation.

#### **SLIDE 6 – Project Details**

TxDOT is proposing to widen FM 2931 in Denton County. The project construction is planned as 2 phases. In Phase 1, this rural two lane road will be widened first to a four lane roadway with an approximately 42-foot wide raised median and a minimum 140-foot to a maximum 153-foot wide right-of-way. In Phase 2, the Ultimate Section, the road will be widened to a six lane urban curbed road with a 3<sup>rd</sup> lane in each direction in the median.

#### **SLIDE 7 – Project Location**

FM 2931, or Main Street, is a 6.37 mile connection between US 380, or East University Drive, and FM 428, or Spring Hill Road, in Denton County. The proposed project will affect the Town of Providence Village and Denton County.



## **Virtual Public Meeting Video Script**

### **FM 2931**

#### **SLIDE 8 – Project Purpose and Need**

The proposed project is needed to address future traffic growth in the corridor and the region. The annual average daily traffic for this stretch of FM 2931 is approximately 9,000 vehicles per day in 2020. In 2025, the annual average daily traffic for FM 2931 is projected to be approximately 14,000 vehicles per day, a 54% increase over 2020, and in 2045, it is projected to be approximately 22,000 vehicles per day, a 144% increase over 2020 volumes. There is currently peak hour congestion at US 380, and as local and regional developments continue traffic volumes will increase and this congestion will worsen without improvements. Additionally, traffic accidents along this corridor have increased from 4 to 14 between 2014 & 2018. While this is still slightly below the statewide average, it is enough of an increase to warrant considering safety improvements.

The purpose of the proposed project is to provide a facility that will accommodate projected future traffic volumes and improve traffic safety through design elements such as additional through lanes and designated turning lanes. Safety will be improved with updated design standards, longer sight distances and smoother traffic flows due to an increased level of service.

#### **SLIDE 9 – Existing Roadway Typical Sections**

The existing FM 2931 in Denton County is a rural roadway consisting of two 11-foot wide northbound travel lanes and two 11-foot wide southbound travel lanes north of Lexington Drive. South of Lexington Drive the existing FM 2931 consists of two 11-foot wide northbound travel lanes and two 11-foot wide southbound travel lanes, with an 11-foot wide intermittent center turn lane. The existing FM 2931 right-of-way is 100 feet wide. The facility is intersected by one major collector, US 380 at the southern limit and one principal arterial, FM 428 at the northern project limit. There are right and left-turn lanes present at Cape Cod Boulevard.

#### **SLIDE 10 – Proposed Roadway Typical Sections**

The proposed FM 2931 would be reconstructed as a 4-lane urban roadway with an ultimate 6-lane section with turn lanes. The project will be constructed in two phases. Phase 1 consists of a 4-lane urban curbed roadway with an approximately 45-foot wide curbed median. Phase 2 consists of a 6-lane urban curbed roadway ultimate section with a 3<sup>rd</sup> lane in each direction in the median. Sidewalks on both sides will be provided along the length of the project, and the section will be narrowed south of Lexington Drive to avoid impacting the residential developments in this area. There is a 14-foot wide outside shared use lane on each side, to accommodate bicycles. The proposed right-of-way width would range from a minimum of 140 feet to a maximum of approximately 153 feet. Approximately 46 acres of new right-of-way would be required to accommodate the proposed improvements.

## **Virtual Public Meeting Video Script**

### **FM 2931**

#### **SLIDE 11 – Projected Cost and Schedule**

The FM 2931 Project is anticipated to be Ready to Let by Winter 2023 and will 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 \$70 million.

The project is unfunded and cannot be let until funding is identified.

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 2931 Project.

#### **SLIDE 12 – National Environmental Policy Act (NEPA) Assignment to the Texas Department of Transportation**

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 2931 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 *The Cross Timbers Gazette online*, on the [TxDOT.gov](http://TxDOT.gov) website under “Hearings and Meetings Schedule” and on [Keepitmovingdallas.com](http://Keepitmovingdallas.com) 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 [Keepitmovingdallas.com](http://Keepitmovingdallas.com).

#### **SLIDE 13 – Environmental Constraints Map**

This Environmental Constraints Map is used to help planners & 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 2931, some of the major known constraints are the

## **Virtual Public Meeting Video Script**

### **FM 2931**

Providence Elementary School and the Kid's Corral school. There are also two churches, Bethel Methodist and Antioch Baptist. Environmental studies for this project are ongoing.

#### **SLIDE 14 – Environmental Review – Right-of-Way**

A total of approximately 46 acres of new right-of-way would be required to complete the proposed improvements. Right-of-way would be acquired from properties along both the east and west side of the project. No businesses or residents are anticipated to be displaced.

No public facilities such as parks, recreational areas, churches, schools, or cemeteries, would be displaced as a result of the construction of the project.

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 provide information about the TxDOT right-of-way acquisition process.

#### **SLIDE 15 – Next Steps**

Following this Public Meeting, we will evaluate the comments that are made during the comment period and incorporate ideas and requests as appropriate.

#### **SLIDE 16 – Project Timeline**

The public comment period for the proposed project ends on July 22, 2020. Following this virtual public meeting, schematic design will continue 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 Summer 2021.

The project has an anticipated Ready to Let Date of 2023. Construction will begin once the project is let.

#### **SLIDE 17 – 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](http://www.KeepItMovingDallas.com).

All of your statements, comments and questions will be given careful consideration before final design features are determined. Additionally, all information developed for the proposed design is available for public inspection and copying at [www.KeepItMovingDallas.com](http://www.KeepItMovingDallas.com) under Upcoming Public Hearing / Meeting, or on

**Virtual Public Meeting Video Script  
FM 2931**

[www.txdot.gov](http://www.txdot.gov) by searching “Hearings and Meetings Schedule.” As a reminder, all comments must be received or postmarked by July 22, 2020.

**SLIDE 18 – “Thank You For Attending”**

Ladies and gentlemen, we sincerely appreciate your attendance and interest concerning the proposed design of the FM 2931 Project. Your questions, comments and concerns will receive careful consideration.

Thank you, this concludes the presentation.





## Virtual Public Meeting for FM 2931 Improvements

Farm to Market Road (FM) 2931  
 From United States Highway (US) 380 (East University Drive) to FM 428 (Spring Hill Road)  
 Denton County, Texas  
 CSJ: 2979-01-011

July 7, 2020

TEXAS DEPARTMENT OF TRANSPORTATION

## WELCOME

### Virtual Public Meeting

**Farm-to-Market Road (FM) 2931**

From United States Highway (US) 380 (East University Drive) to FM 428 (Spring Hill Road)

**Denton County, Texas**

**Tuesday, July 7, 2020**

The FM 2931 reconstruction project includes widening approximately 6.37 miles of FM 2931 from US 380 (East University Drive) to FM 428 (Spring Hill Road). The existing FM 2931 is a rural 2-lane roadway. The existing right-of-way width is approximately 100 feet wide. The proposed FM 2931 would be reconstructed as a 4-lane urban roadway (ultimate 6-lane) section with turn lanes. Sidewalks would be added on both sides of the roadway. The proposed right-of way would be approximately 140 to 153 feet wide. Approximately 46 acres of new ROW would be required to accommodate the proposed improvements. No relocations or displacements are anticipated.

**This virtual meeting begins on July 7, 2020 and will remain available online through the comment period deadline of July 22, 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 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.

**FACT 1** 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.

**FACT 2** 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.

**FACT 3** 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.

**FACT 4** 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.

**FACT 5** You can help stop COVID-19 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**

### PRESENTATION

Click this link to view the narrated video presentation: <https://youtu.be/mIWLPSSyR-w>

### EXHIBITS

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

**Project Details**

The proposed FM 2931 Project would be widened from US 380 (East University Drive) to FM 428 (Spring Hill Road).

Two construction phases are proposed:

- Phase 1 – 4-Lane urban curbed roadway with approximately 42-foot wide raised median and a minimum 140-foot to a maximum 153-foot wide right-of-way
- Phase 2/Ultimate Section – 6-Lane urban curbed roadway  
Add a 3rd lane in each direction in the median

## Project Location

### FM 2931 PROJECT LIMITS:

From US 380 (East University Drive)  
to  
FM 428 (Spring Hill Road)

### PROJECT LENGTH:

Approximately 6.37 miles

### COUNTY:

Denton



## Purpose and Need

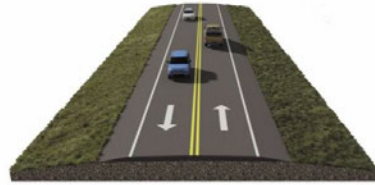
### Project Need:

The proposed project is needed to address future traffic growth in the corridor and the region. There is currently peak hour congestion at US 380, and as local and regional developments continue traffic volumes will increase and this congestion will worsen without improvements. Additionally, traffic accidents along this corridor have increased from 4 to 14 between 2014 & 2018. While this is still slightly below the statewide average, it is enough of an increase to warrant considering safety improvements.

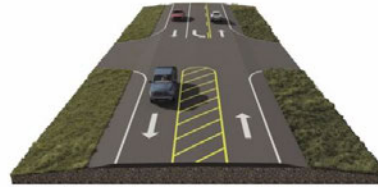
### Project Purpose:

The proposed project purpose is to provide a facility that will accommodate future traffic and improve safety with additional through lanes and designated turning lanes. Current design standards, longer sight distances and smoother traffic flows will also improve safety.

## Existing Roadway Typical Sections



Rural section North of Lexington Drive



Widening and intermittent center turn lane south of Lexington Drive



Turn Lanes at Cape Cod Boulevard

## Proposed Roadway Typical Sections



Phase 1: (4-Lanes) 42-foot Raised Median



Phase 2: Ultimate (6-Lanes) 18-foot Raised Median

- Lanes are typically 12 feet wide
- 11-foot inside lanes are used south of Lexington Drive to avoid residential right-of-way.
- All outside lanes are required to be 14 feet wide for bicycle accommodation.



Phase 2: Ultimate (6-Lanes) Left & Right Turn Lanes  
Shown 6-foot Raised Median

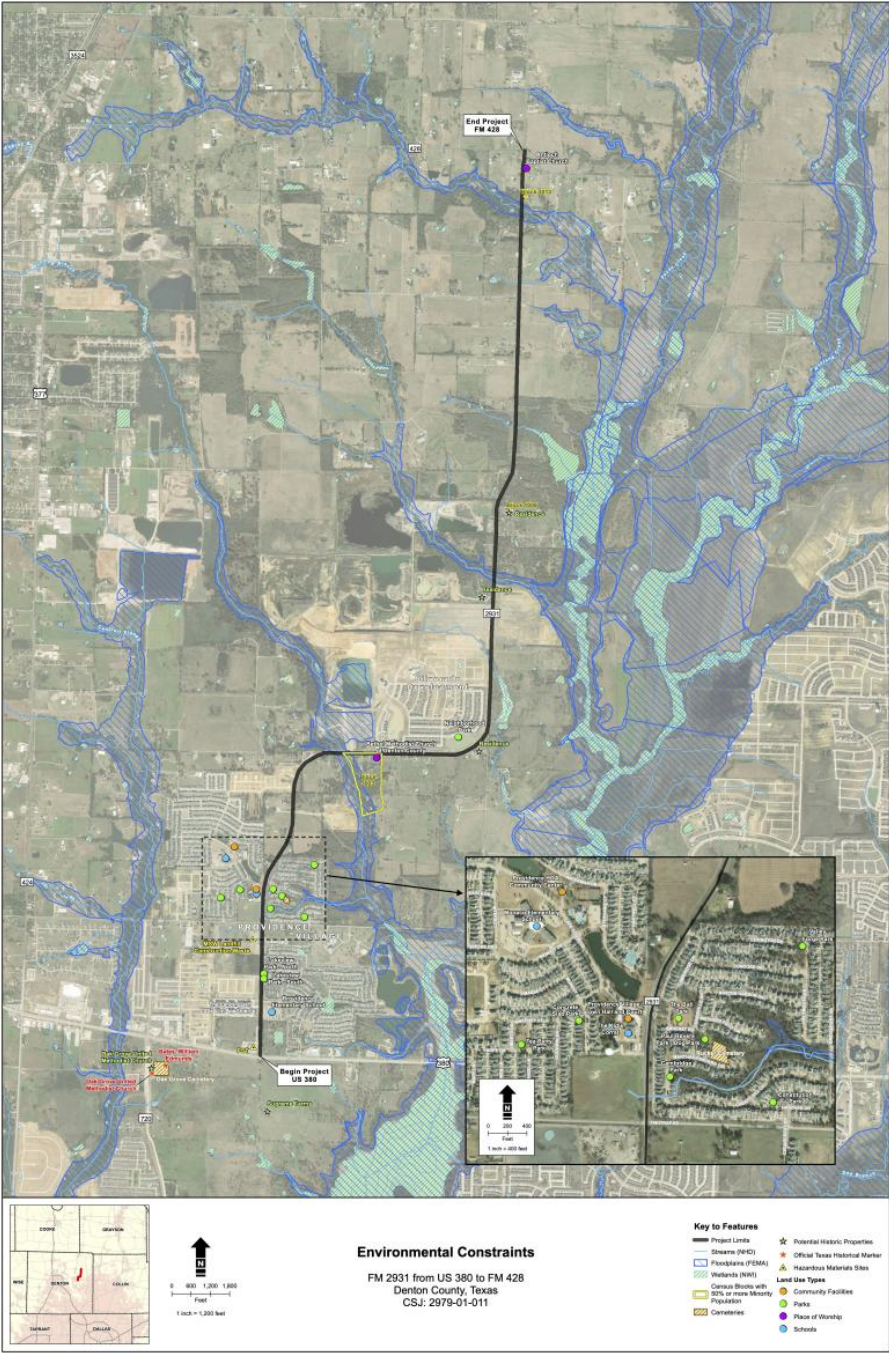


**National Environmental Policy Act (NEPA) Assignment  
to the Texas Department of Transportation**



***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 TxDOT - en 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.***



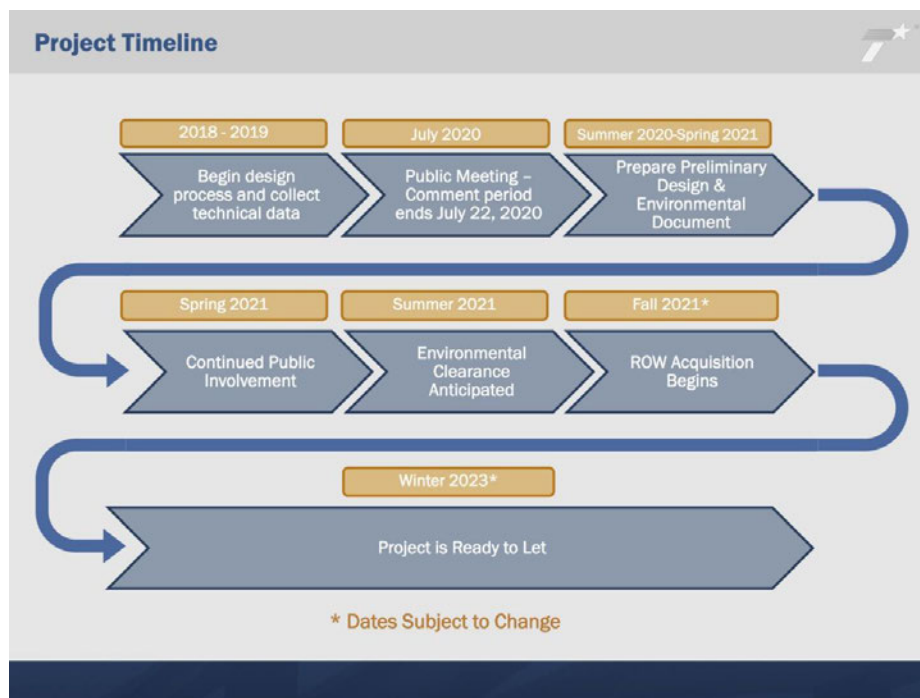
**Projected Cost and Schedule**

**Anticipated Ready to Let Date**  
**2023**

**Estimated Total Project Cost**  
**Approximately \$70 Million**

**Next Steps**

- The Public Meeting comment period ends on  
**July 22, 2020**
- Begin development and finalize the Environmental document
- Approval of the Environmental document  
anticipated Summer 2021



Click the links below to view the 30% Schematic for the FM 2931 project. The Roll Index provides an overview to help locate your property on the map rolls.

[Schematic Roll Index](#)  
[Schematic Roll 1 – FM 428/Spring Hill Road to Knuckles Road](#)  
[Schematic Roll 2 – Knuckles Road to Liberty Road](#)  
[Schematic Roll 3 – Liberty Road to US 380/East University Drive](#)  
[Schematic Roll 4 – Typical Sections](#)

#### RIGHT-OF-WAY (ROW) INFORMATION

The proposed project would require approximately 46 acres of new ROW. Although additional ROW would be required, no displacements are anticipated.

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 July 22, 2020.**

### How to Submit Your Comments 7

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, July 22, 2020.

			
<b>Comment Online</b>	<b>Email Us</b>	<b>Mail-in Comments</b>	<b>Leave a Voicemail</b>
Click the provided link on the website	Edra.Brashear@txdot.gov	TxDOT Dallas District Office Attn: Edra Brashear, P.E. 4777 E. Highway 80 Mesquite, TX 75150	(940) 220-9478

For general questions about the presentation or the project, please contact TxDOT Project Manager, Edra Brashear, P.E. at [Edra.Brashear@txdot.gov](mailto:Edra.Brashear@txdot.gov).

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 this link:  
<https://www.surveymonkey.com/r/9C6JPVG>

**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](mailto: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

**Verbal Comments:** Call (940) 220-9478 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](mailto:Edra.Brashear@txdot.gov) or (214) 320-6651.



**Thank you for attending!**



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# FM 2931 Roll Plot Index

**CSJ 2979-01-011**



SPRING HILL RD

McNATT RD

REDFERN RD

McNATT RD



IKE BYROM RD

ARVIN HILL RD

RUNNING BRANCH

LIBERTY RD

**PROVIDENCE  
VILLAGE**

FISHTRAP RD

LITTLE ELM CREEK



**Roll 3**

Liberty to US 380

**Roll 1**

FM 428 to Knuckles

**Roll 2**

Knuckles to Liberty

**Roll 4**

Typical Sections

















