Date:

|  |  |
| --- | --- |
| ROW CSJ:        | Parcel:       |
| County:       | Highway:       |
| Federal Project No.:       | From:       |
|  | To:       |

Dear      ,

As you know, it is necessary for the State of Texas, acting through the Texas Department of Transportation, to construct a highway which requires the purchase of the property interest referred to above. Inasmuch as negotiations to purchase this property interest have not been successful to date, a final offer is hereby submitted to you. According to authorization by the Texas Transportation Commission, a total sum of $      is offered for the [ ]  drainage easement / [ ]  highway easement / [ ]  temporary construction easement interest, subject to clear title being secured. Any compensation that may be due to you from this Department’s Relocation Assistance Program is not included in this offer because such funds are paid to eligible persons separately.

If you desire to accept this offer, please contact       at (   )    -      as soon as possible. If this offer is not accepted within 14 days from the date of delivery of this letter, it must be considered as having been rejected. We enclose herein a draft of the instrument by which the easement interest would be conveyed to the State.

If you elect to reject this offer, eminent domain proceedings will be initiated by the State. Thereafter, the Court will appoint three disinterested freeholders to serve as Special Commissioners, a date will be set for a hearing and you will be notified of the time and place set for the hearing at which the Special Commissioners will hear the evidence presented and arrive at an award which will be filed with the Court. The State may then deposit the amount of the award with the Court, at which time the State will be entitled to take possession of the property involved. After the deposit is made, you may withdraw your share of the award. If the award exceeds the amount of any subsequent judgment, you are required to repay the State the excess amount and any excess amount not repaid to the State may be deducted from eligible payments, if any, due to you as the property owner under the Department’s Relocation Assistance Program. If either you or the State is dissatisfied with the amount of the award, objections may be filed within the time prescribed by law and the case subsequently tried before the Court as are other civil cases.

Sincerely,

Right of Way Manager or other signatory

ENCLOSURES:

Draft conveyance instrument

Appraisal on which final offer based (if not previously provided)