

BAYLOR

UNIVERSITY

To all residents in area whom this may concern:

This letter is to inform you that the new Baylor University football stadium will be built on this location. This \$255 million dollar project is for all of Baylor University students, alumni, staff, faculty, and families of the greater Waco community. The attached maps show the property that is going to be used. This house is located within the property intended for construction.

Within a short time surveyors will be working in your neighborhood. Later you will be visited by representatives of the Housing Authority, who will ask you to allow them to inspect your house in order to estimate its value. Title investigators will also visit you. You should be sure that any person who comes to your house has proper identification. It will be several months before your property is purchased. If you are not the owner of this property or house, **it is imperative that you contact your landlord.** Following the completion of the purchase, Baylor University and the Housing Authority intend to provide all possible assistance in your efforts to find a new home. If you are a current Baylor student, you will be given top priority in a Baylor University residence hall, starting Fall 2010. The particular residence hall has yet to be announced.

We want to assure you that it is our intention to help you and work with you in every possible way. This is an exciting time for Baylor University and we anticipate for this transition into the construction phase of the project, beginning March 2010, to be conducted in a smooth and timely manner. Thank you for your cooperation! God bless.

Condemning authorities are required to deliver a landowner's bill of rights statement prepared by the Attorney General's office before acquiring real property through eminent domain. As authored by the Attorney General, the first ten sections summarize the basic rights of landowners.

This Bill of Rights applies to any attempt by the government or a private entity to take your property. The contents of this Bill of Rights are prescribed by the Texas Legislature in Texas Government Code Sec. 402.031 and Chapter 21 of the Texas Property Code.

- (1) You are entitled to receive adequate compensation if your property is taken for a public use.
- (2) Your property can only be taken for a public use.
- (3) Your property can only be taken by a governmental entity or private entity authorized by law to do so.
- (4) The entity that wants to take your property must notify you about its interest in taking your property.
- (5) The entity proposing to take your property must provide you with an assessment of the adequate compensation for your property.
- (6) The entity proposing to take your property must make a good faith offer to buy the property before it files a lawsuit to condemn the property.
- (7) You may hire an appraiser or other professional to determine the value of your property or to assist you in any condemnation proceeding.
- (8) You may hire an attorney to negotiate with the condemning entity and to represent you in any legal proceedings involving the condemnation.
- (9) Before your property is condemned, you are entitled to a hearing before a court-appointed panel that includes three special commissioners. This specialized hearing panel must determine the amount of compensation the condemning entity owes for the taking of your property. The commissioners must also determine what compensation, if any, you are entitled to receive for any reduction in value of your remaining property.
- (10) If you are unsatisfied with the compensation awarded by the special commissioners, or if you question whether the taking of your property was proper, you have the right to a trial by a judge or jury. If you are dissatisfied with the trial court's judgment, you may appeal that decision.

*Tex. Gov't Code Ann. § 402.031 (Nelson 2009).

