



LAND RIGHTS LAW

— PROTECTING YOUR LAND —



Attorney Philip J. Hundl

Traverse Pipeline & Hwy 59 Expansion

What to Know in the Early Stages of Eminent Domain

Traverse Pipeline

Proposed 160-mile, 36-inch High-Pressure Natural Gas Pipeline

Spearheaded by WhiteWater Midstream, in a Joint Venture with
Marathon and Targa

Begins in Agua Dulce and Affects the Following Counties:

- Nueces
- San Patricio
- Refugio
- Victoria
- Jackson
- Wharton
- Waller



Traverse Pipeline

- Right-of-Way Agents are Seeking Permission for Survey Access
- Construction is expected in 2027 – Timing is Critical for Farmers and Ranchers
- Landowners to Know Their Rights –
 - The Project's Impact on the Property
 - Proposed Easements and Restrictions
 - The Condemnor's Obligations Under Texas Law
- Find All Our Traverse Videos for Landowners at <https://txcondemnationrights.com/eminent-domain-projects/traverse-pipeline-landowner-rights/>

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the Videos



12 Steps in Condemnation

To help you navigate the condemnation process, I have created a series of videos that focus on each stage of the Texas condemnation timeline. These informative resources aim to clarify where you are in the process, what to expect during each step, and what lies ahead.

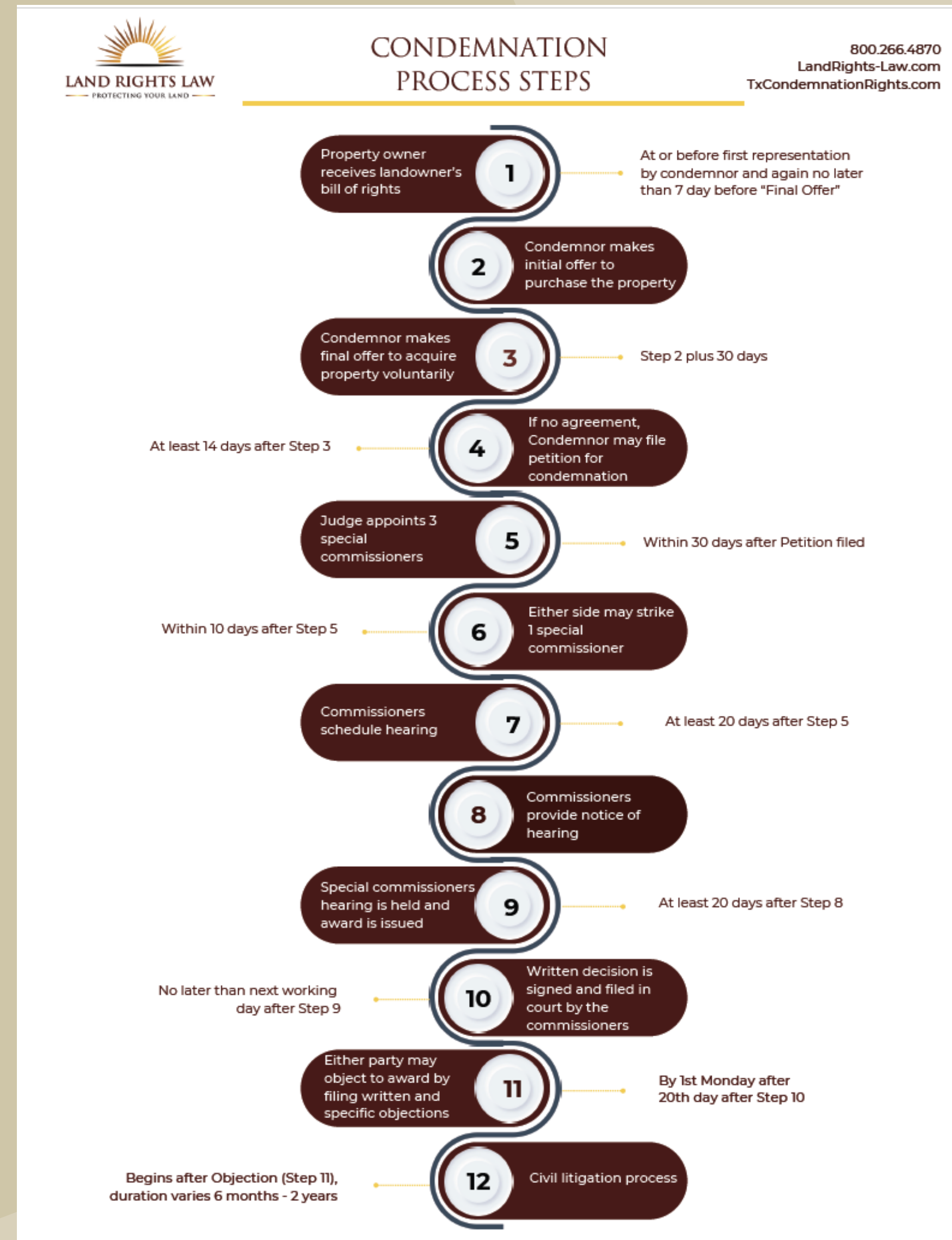
The videos in this series will cover each step in the condemnation process, allowing you to jump to the relevant video based on your current stage, whether it's step one or step four. Each video is designed to be concise and informative, providing you with the guidance you need.

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the Videos



12 Steps in Condemnation



Hwy 59 Road Expansion

The construction has moved into Wharton County, spanning across the Colorado River Bridge at FM 961

TxDOT is acquiring additional land tracts, notably around Mackay near the Wharton Municipal Airport

Further acquisitions are anticipated as the project progresses south, extending towards Jackson County and eventually into Victoria

Find All Our HWY 59 Expansion Videos for Landowners at

<https://txcondemnationrights.com/eminent-domain-projects/txdot-i-69-highway-59-road-expansion-project-landowner-rights/>

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Do's & Don'ts

You didn't choose this project, but it will impact your land. To help protect your rights, here are some key Do's and Don'ts to keep in mind during the condemnation process.



- Save all letters, packets, and communications from right-of-way agents or companies.
- Notify your attorney immediately when you receive documents.
- Take photos and videos of your land and improvements.
- Take notes of your concerns and send them to your attorney.
- Let your attorney know before listing or selling property during the process.
- Share information with your attorney about recent nearby land sales or appraisals.

DON'T

- Don't sign survey access agreements or easements without review.
- Don't assume the condemnor's offer is fair.
- Don't tell right-of-way agents what you "may" accept.
- Don't answer condemnor questionnaires or provide information directly.
- Don't ignore deadlines — timing is critical.



FAQs

You're not alone — most landowners have similar questions when facing condemnation. We've compiled answers to help guide you through the process.

What is eminent domain and who uses it?

Eminent Domain is the power of the government to take private property and convert it into public use. Government agencies that use eminent domain include state government agencies like the Transportation Department and local agencies tied to the municipalities.

“The Fifth Amendment provides that the government may only exercise this power if it provides just compensation to the property owners.” This means if the government wants your land for public use, it must buy it from you at fair market rates. Usually, it tries to buy your property before going through the condemnation process.

What is the condemnation process?

The U.S. and Texas Constitutions give the local, state, and federal government the authority of “eminent domain” to acquire private property for public uses such as expanding a highway or building a school. Condemnation is the legal process through which the government exercises its right of eminent domain to acquire property.

What is “just compensation”?

The U.S. and Texas Constitutions also both require that the property owner receive “just compensation” for the taking of their property. In addition to receiving market value for their property, landowners are also entitled to compensation for damages to remaining land caused by the acquisition (damage to the remainder).

In an eminent domain case in which the entire property is taken, compensation is typically determined based on current market value. If only part of the property or property rights are being taken, then compensation is typically calculated based on the difference in the property value before and after the acquisition.

Q. Do I have to accept the initial or final offer?

No. You are not required to accept. Offers can and should be negotiated.

Q. What happens if I don't agree to the offer?

The condemnor may file a condemnation petition. A Special Commissioners' Hearing will follow, and either side can object and continue to court.

Q. Who represents me?

Right-of-way agents work for the condemning authority — not you. Only your attorney is dedicated to protecting your interests.



YOUR LAND. YOUR RIGHTS. OUR FOCUS.

"At Land Rights Law, our loyalty is to Texas landowners — not government agencies or big utility companies. We fight to secure the fair compensation you deserve when your property is threatened by eminent domain."

Questions?



**CALL: 800-266-4870 OR
TEXT: 979-320-9320**

Visit TXCondemnationRights.com
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Thank You!