



August 21, 2023
Edition 2

On August 17th, 2023, the Board along with Guardian Management met with the TxDOT Project Director for the 205/548 project. The meeting lasted about 45 minutes and we were able to get some very good insights on project status, timelines, and expectations.

Status of Project - Current acquisition of Right of Way efforts are coming to a close for the project. There are still a few parcels that the State has not secured, but they feel they will not otherwise hamper the progress of the project. The project now goes into the utility relocation needed to facilitate construction. This is expected to be completed in summer of 2024 for the 205 portion of the project. The 548 portion is behind schedule and expected to near completion between fall of 2024 and spring of 2025. The portion of 548 nearest CRE will be the last to be completed. State and federal funding have not been secured for construction. This is required to begin the bidding process for the work to be completed. If the funding is not approved, then the project gets rolled into the next fiscal cycle and we could see delays of up to a year each time that happens. The Project Director felt confident they would have funding very soon. All in all, we can expect this project to take 3.5 to 4.5 years on the current timeline without any delays. The 548 portion of the expansion project will trail the 205 project by at least a year.

Updates - We have been made aware of a couple of resources that we can use to keep the community updated on the project. As we explore, we will keep everyone informed and hope to have regular quarterly updates on the project. To obtain updates on the project, you may go to <https://www.rockwallcountytexas.com/Archive.aspx?AMID=49> to view the Rockwall County Planning Consortium Report, which includes updates on all pending projects going on within the county. This also applies to updates regarding the Outer Loop Project.

Entrances - TxDOT will ensure that we do not lose entrance access as construction takes place. They did mention that if they needed to close off an entrance to complete the construction quickly, they would involve us prior to any decision/action being made. TxDOT

only mows Right of Ways (RoWs) twice a year so we should not expect TxDOT to do anything beyond this. Given that, if we have a line-of-sight issues, safety issues, or discover debris that needs removing, TxDOT will address that. The Board and Guardian are currently exploring a bid for a landscape service to maintain our entrances in an acceptable condition. Once again, thanks to Ryan Booth and TJ Embree for mowing the last time. The project director also promised to supply drawing diagrams elevations and plans so that we might consider moving forward with design and plans for our entrances.

Encroachment - We are still engaged with Rockwall County Sheriff's in pursuing a remedy from the commercial corner encroachment. When we have information to report we will do so. Additionally, TxDOT will be sending out its surveyor to remark boundaries along 548 to determine if they wrongfully removed HOA trees and foliage. For the time being, Guardian did meet with a detective on site on 8/17 to discuss remediation of the encroachment. The construction company had expressed a willingness to make some reparations. Unfortunately, we are unable to request replenishment of the tree noise barrier, however, all dirt is supposed to be removed from HOA land next week with affected grounds being smoothed over and regraded with grass seed installed and trash removed. The property line is clearly staked now with no trespassing signs present as well. We are confident that this will prevent any further encroachment.

Noise - We made sure to impress on TxDOT this is a hot button for us. The project director promises to supply us with all of the pertinent documents and decision relating to noise. He also promised to review everything and then discuss with us options if there were any. Meanwhile, the management company contacted Rockwall County. The county representative recommended neighbors contact the county commissioner to express concerns. Our county representative is Dennis Bailey and he can be reached at dbailey@rockwallcountytexas.com, 972-204-6030. There are also meetings open to the public regarding project updates, however, it was not determined whether those are an avenue to express questions or concerns. The next date and location for that meeting is September 20th at 6 p.m. at the Historic Downtown Courthouse in the upstairs courtroom.

Outer Loop - This project is not a TxDOT project but rather a county project. TxDOT believes, unofficially, that if anything were to gain traction and approval it would be at least 5 years until

we would see any action. The Environmental Study is underway so that the counties can file for RoW to protect against future development that would otherwise hamper planned thoroughfares. TxDOT believes this project is at least 25 to 30 years from completion if it ever moves forward.



Regards,

A handwritten signature in black ink, consisting of a stylized, cursive 'A' followed by a horizontal line extending to the right.

Alton Johnson
CRE Board President