

The Lower Bois d'Arc Creek Reservoir and Fannin County Frequently Asked Questions



Will the Lower Bois d'Arc Creek Reservoir (Reservoir) cause or increase flooding downstream?

No. The North Texas Municipal Water District (NTMWD) employed the consulting engineering firm, Freese and Nichols, Inc., to perform a flood analysis of the Reservoir. Results showed that the Reservoir will significantly reduce downstream flood levels due to its ability to temporarily store excess flood waters within the Reservoir. Flood analyses have also shown that the Reservoir will not increase flood levels above the Reservoir upstream from U.S. Highway 82.

How much land is needed for the reservoir?

For the full normal pool of the Reservoir, 16,526 acres will be needed. An additional estimated 5,574 acres will be purchased for flood pool. Additional land will be needed to mitigate environmental impacts of the Reservoir. NTMWD

will work with the U.S. Army Corps of Engineers to determine mitigation requirements.

Who owns the land now, and how will the land be acquired for this Reservoir?

With the exception of the roadways, most of the land is privately owned. The price of land will be negotiated with each landowner based upon recent appraisals. If negotiations fail, the eminent domain procedure begins, which is based upon a fair, independent appraisal of the land to be acquired. Historically, NTMWD has utilized the eminent domain process on fewer than 10 percent of all properties acquired.

Will Fannin County lose revenue because flooded land will be removed from the tax rolls?

No. Fannin County's tax rolls will increase. While some land will be removed from the tax rolls, the taxable value of new homes built

due to development of the Reservoir is 27 times the loss of the taxable value of the land removed from the tax rolls. At present, the land's taxable value is \$11.9 million. The projected taxable value of new homes is expected to be \$326.2 million, a \$314.3 million increase.

When will NTMWD purchase the land for this project?

Project plans call for all land to be acquired prior to construction, which is slated for 2015. The NTMWD is currently contacting landowners to begin the acquisition process and could begin purchasing land as early as 2007.

How will this project affect the environment?

Detailed and methodical environmental studies are part of the project's planning and design. As the studies are completed, state and federal agencies will review, approve and finalize the studies. A plan will be developed to minimize environmental impacts and provide solutions for those impacts. The public will have input during the study process and public meetings will cover these issues.



Landowner Questions

How can I find out if my land will be included in the Reservoir?

A recently developed map overlays property ownership tracts with the Reservoir's normal pool and flood pool. If you believe your property is affected, please contact NTMWD for a much more precise determination of the portion of land, if any, which may be impacted by the Reservoir.

Does NTMWD intend to purchase the mineral rights for properties that are acquired?

At this time it is uncertain as to whether NTMWD will purchase mineral rights. The purchase of mineral rights would be negotiated at the time of the land purchase. If mineral rights are retained by the landowner, the District will likely place restrictions on access to underground minerals from the lake surface for the protection of water quality.

Will NTMWD acquire all the shoreline property so that there is no private ownership around the lake?

No. NTMWD will purchase only property and flood easements needed for the Reservoir. Local government will ultimately control the decisions about shoreline development.

I am interested in purchasing some land on the proposed Lower Bois d'Arc Creek Reservoir. Who can I contact about buying a lakefront site before the lake is built?

Until purchased by NTMWD, all land is privately owned. NTMWD is only planning on purchasing up to certain elevations and will not be involved in transactions beyond the project area. Any land for sale would be either through the landowner or listed by an area realtor.



About North Texas Municipal Water District (NTMWD)

The NTMWD provides water supply, sanitary sewer, and solid waste disposal services for cities and customers across Collin, Dallas, Denton, Hunt, Kaufman, Rains and Rockwall counties. NTMWD has also contracted to supply water to the City of Bonham in Fannin County.