

## CONDEMNATION LAW

SettlePou has provided representation for clients in all aspects of eminent domain law, also known as condemnation law. SettlePou's condemnation attorneys have extensive experience in litigation against federal, state, county, and local governments as well as private corporations that have been legislatively delegated the power of eminent domain. Our representation encompasses all property interests including residential, commercial, industrial, ranch, special purpose (schools and churches), outdoor advertising and vacant land. Such representation has included takings for roads, streets, highways, drainage projects, flood control projects, national preserves and parks, schools, electric transmission lines, telecommunications lines, and pipelines of all sorts.

SettlePou has represented local and national clients in formal eminent domain proceedings including administrative commissioner's hearings, trials and appeals in the state courts of appeal. The firm has also represented its clients in inverse condemnation claims under the Texas and U.S. Constitution, federal deprivation of property claims, and claims under the Texas Real Property Preservation Rights Act. Our firm traditionally assists property owners that are under a direct or threat of taking by a governmental entity in the following areas:

- \* Commissioner's hearing
- \* Condemnation trials
- \* Impact Assessment Study
- \* Inverse condemnation
- \* Land Use
- \* Mediation
- \* Necessity to take
- \* Pre-condemnation planning
- \* Regulatory taking