



Page Keeton Civil Litigation
Conference, Oct. 27-28, 2005

NUISANCE

Why now?

Working Up the Case.

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Why now?

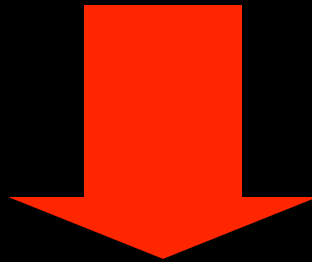
(1) Meet *Schneider National Carriers, Inc. v. Bates*

(The case is causing many to re-think real property litigation)

(2) Texas Real Estate Boom: More Reason to Protect Real Property Investments

What Real Estate Boom?

Rising Interest Rates
Hurricane Wreckage
Petroleum Prices!!!



Drag on National Economy?

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**“Correction” of Already Pricey
Texas Real Estate Market?**

The Real Estate Boom



Rising Interest Rates
Hurricane Wreckage
Petroleum Prices!!!

**Despite These Factors, Texas
Residential/Commercial Real
Property Remains a Bargain by West
Coast or East Coast Standards**

M.A. Anari, *Bubbltalk*, Tierra Grande, Texas A&M Univ., Vol. 12, No. 3 (July 2005)

Ilan Brat, *The Californians Are Coming*, WSJ Online, Aug. 8, 2005

The Real Estate Boom

Texas Residential Real Estate Is “Hot” but Not Over-Heated:

**Only 2/3 of Texans Own Their Homes
(Which Is Below the Nat’l Avg)**

From 2004 to 2005, “the median cost of a single-family residence in Austin grew **2.5%**; homes in Dallas rose **5.4%**. Houston climbed **5.7%**, while the increase was **8.6%** in San Antonio. Fort Worth [climbed] **13.3%** [and] El Paso topped out at **15%**.”

Economist M. Ray Perryman, PhD, Waco, Texas (254-751-9595)