

1996 Les Lacs Homeowners

|

PROJECT RECORD

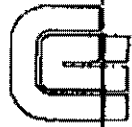
PROJECT NAME Town Homes of Addison *File*

LOCATION Addison, Tx *Les Laes Mirada*

DATE June 19, 1999

JOB NUMBER

Cook Consultants, Inc.
12250 Inwood Road, Suite 10
Dallas, Texas 75244
(214) 387-1890 fax (214) 387-8210



yr	seq	co	ph	dp	sc
81	218	35	3	2	36

ADDRESSEE:
Mr. George Tannous
Fax (214) 250-2854

COPY:
Mr. Avner Papouchado
(214) 960-9175

Mr. Greg Faulkner
(214) 701-9639

Transmittal Proj. Memo Survey Request Print Request Bus Dev Tel. Conv. Other
 Fax Cover Sheet sheets including this cover sheet Addendum No. Change Order No.

We had a telephone conversation with Mr. Baumgartner, P.E. 6-19-99 and discussed the following items:

- I.
 - a) It was reconfirmed that the civil site development plans and plat is approved. Plans not submitted to Town of Addison per Mr. Tannous' instructions.
 - b) The unit design size and/or combination of different front entry do not fit on certain lots to be in compliance to the review comments by the Town of Addison Public Works and other possible Zoning Ordinance Regulations (Sight Easement and possible other regulations). We discussed the interpretation of the Ordinances which we both agreed they were rather difficult to understand and how they should apply to this project. Option is to change the unit size/configuration.
 - c) We discussed if there were options. Those options discussed were:
 - 1) Change street geometrics. This would be a major change to all of the civil development plans. Estimated cost to be \$30,000.00.
 - 2) Traffic Engineer requested to specify reduced sight easement dimension on the 35 ft. specified in comments and Zoning Ordinances. This was discussed with the Traffic Engineer and they stated that could not change or alter the 35 ft. specified easement.
- II.
 - a) We had a telephone conversation with Mr. Tannous regarding the above comments.
 - b) Mr. Tannous again expressed the hold on the processing of the civil plans and plat.
 - c) Mr. Tannous stated he was consulting with owners, attorneys and architect.

If there is any incorrect statements, we request this author be notified immediately. Any changes will be documented and sent to parties listed.

If you have any questions, please call.

Copy to: Client Agency Bus File Civil Arch Struct Survey GeoTech

Transmitted To:
Mr. John Baumgartner, P.E.
Director of Public Works
Fax (214) 931-8645

Transmitted By: Messenger Mail Express In Person Fax Other

By: *[Signature]* Associate/Civil Engineering Dept.
Lloyd A. Picken Title

engineer registration no. 25-1278524
civil & structural engineers - land surveyors - land planners

John
FYE
Ron

RECEIVED
DEC 21 1995
CITY MANAGER



15700 MIDWAY RD. • DALLAS, TEXAS 75244 • (214) 239-2686
P.O. BOX 306 • ADDISON, TEXAS 75001 • FAX (214) 239-2256

December 19, 1995

Mr. Ron Whitehead
City Manager
Town of Addison
5300 Belt Line Road
P.O. Box 144
Addison, Texas 75001

Dear Ron:

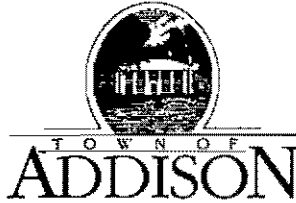
Thank you so much for clearing out the high shrubs on the median in Midway south of the turn to Wright Brothers. Visibility is so much better to see North bound traffic before turning from the North on Midway to Wright Brothers.

May I point out another traffic problem that occurs from time to time at Lindburg and Midway. I suspect you are well aware, but wanted to be sure you or John knew about the situation. The combination of a short light on Midway and Lindburg in early AM drive time coupled with a very limited right turn lane on Lindburg causes very long delays for West bound traffic on Lindburg. You need not respond to this letter, but I do hope funding will be available in 1996 for a longer right turn lane here.

Hope you and yours have a Blessed Christmas..

Yours very truly,

Larry R. Byrd



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(214) 450-2871

16801 Westgrove

**Les Laes Village - Phase I
Construction Plan Review
November 20, 1995**

QRB

1. Plat:
 - A. A 10 foot utility easement is required adjacent to private streets.
 - B. Add the following notes:
 1. Fences shall be located a minimum of 10 feet from the curb.
 2. The minimum setback from curb to the face of the garage shall be 20 feet.
 - C. Add all utility easements necessary for meters, electrical, gas, telephone, etc...
 - D. Provide plat approved by TU Electric, Southwestern Bell, TCI, Herron Cable, and Lone Star Gas.
 - E. Show building set back lines.
 - F. Lots 85 through 88 are not available for Phase I construction.
2. Grading Plan:
 - A. All lot drainage shall be self contained or drainage easements provided on adjacent lots.
 - B. Provide spot elevations for final lot grading.
3. Drainage Area Map:
 - A. Where does the water from DA-1 go to? Add inlets and storm sewer lines as required.
 - B. Provide storm sewer report that verifies capacity in the existing system to Midway Road. Verify C-values, street capacity, provide inlet calculations, etc.... If insufficient capacity is available, provide stormwater detention or upgrade the capacity of the system. If the project is phased, provide calculations and capacity analysis for each phase.
 - C. How does the inlet for DA-2 capture the stormwater?
 - D. Inlets are required for DA 4, 7, and 8.
 - E. DA-5 shall be subdivided to show one inlet per area.

4. Water and Wastewater Plan:

- A. Minimum water line size is 6" in dead-end section serving 10 or fewer houses. All other lines shall be a minimum of 8".
- B. Minimum sanitary sewer size is 8". All connections between public mains shall be with manholes.
- C. A cleanout shall be located at the easement or right-of-way line for all services.
- D. A fire hydrant shall be located at the end of all dead-end lines for blow-off/flushing.
- E. Three additional fire hydrants are required.
- F. Provide details for the demolition of existing sanitary sewer services.
- G. Provide plans so Phase I of original property sewers independently.
- H. Relocate line G to provide access for maintenance.
- I. Provide Phase I and II plans.
- J. Provide manholes on storm sewer line to facilitate access and maintenance.
- K. What happens to the existing storm sewer.
- L. Illustrate how access for maintenance is provided for the existing southern line. Relocate manholes as required.
- M. Show existing electrical, telephone, etc... Mitigate all conflicts, if any.

5. Storm Sewer Profiles:

- A. Provide HGL's.
- B. Show all water and sewer crossings including services.

6. Sanitary Sewer Profiles:

- A. Add manholes.
- B. Eliminate drop manholes.
- C. Show all crossings.

7. Proton Drive Modifications:

- A. Revise plan to maintain the majority of the existing median. Cut approximately five feet from the north side. Protect and maintain existing trees.

- B. Provide information verifying who is relocating the telephone pedestal and where.
- C. All striping shall be completed with reflectized buttons.
- D. Provide irrigation/landscape plans for the median and the Proton right-of-way.
- E. Provide evidence that sufficient 300 feet of site distance is provided at the eastern driveway.
- F. All driveways shall be relocated outside the curb returns. Revise all plans as required.
- G. Where is hydrant being relocated to?

8. Details:

- A. Provide typical details for all elements, see attached.
- B. Proposed paving section shall consist of 6" of concrete with 6" of lime or cement treated subgrade to conform to public street standards.
- C. Provide joint spacing details.
- D. Provide typical cross-section.

9. Additional Comments:

- A. All plans and reports shall be sealed by a registered professional engineer.
- B. Prior to proceeding with Phase II/A, approval of plans from the owner of the undeveloped remainder is necessary.
- C. All the applicable notes and details (attached).
- D. Provide erosion control and restoration plans.
- E. Clearly label private streets as private.
- F. Provide copies of owners covenants, conditions, and restrictions detail ownership/maintenance of the private streets.
- G. RESUBMITTAL IS REQUIRED.

TOWN OF
ADDISON

PUBLIC WORKS

To: Lloyd Dickers

From: John Baumgartner, P.E.
Director

Company: Cook Consultants

Phone: 214/450-2886

FAX #: 387-8210

FAX: 214/931-6643

Date: 11/20/95

16801 Westgrove

P.O. Box 144

of pages (including cover): 4

Addison, TX 75001

Original in mail Per your request FYI Call me

Comments:

COWLES & THOMPSON

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

901 MAIN STREET, SUITE 4000
DALLAS, TEXAS 75202-3793

TELEPHONE (214) 872-2000

METRO (214) 263-0805

FAX (214) 672-2020

CHARLES BORRELLS
(1922-1902)

307 W WASHINGTON SUITE 100
P O BOX 1127
SHERMAN, TEXAS 75091-1127
TELEPHONE (803) 893-0999

100 WEST ADAMS AVENUE, SUITE 301
P O BOX 785
TEMPLE, TEXAS 79502-0785
TELEPHONE (817) 771-3800

ONE AMERICAN CENTER, SUITE 777
809 E S.E. LOOP 325
TYLER, TEXAS 75701-3884
TELEPHONE (409) 581-5988

JOHN M. HILL
(214) 672-2170

October 20, 1995

VIA FAX AND U.S. MAIL

Mr. John Baumgartner
City Engineer
Town of Addison
P.O. Box 144
Addison, Texas 75001

Re: Drainage Easement - Les Lacs Village Phase I

Dear John:

We have recently been discussing the matter of storm water drainage from the Les Lacs Village Phase I property in light of questions raised by Mr. Barney Giles. Mr. Giles has a portion of the Les Lacs property under contract, and has asked whether or not an easement located along the north property line of the Greenhill School Addition (located immediately to the south of the Les Lacs property) and identified on the Greenhill School plat as a "water main easement" could also be used for storm water drainage purposes. We have reviewed the plat of the Greenhill School Addition and have concluded that the language on the plat limits the use of the "water main easement" to water main purposes, and therefore the easement may not be used for drainage purposes.

Very truly yours,



John M. Hill

JMH:wn

cc: Ms. Carmen Moran

TOWN OF
ADDISON

PUBLIC WORKS

To: Jim Koch

Company: Pacheco Koch

FAX #: 235-9544

Date: 1/15/96

of pages (including cover): 2

From: John Baumgartner, P.E.

Director

Phone: 214/450-2886

FAX: 214/931-6643

16801 Westgrove

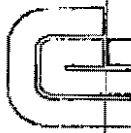
P.O. Box 144

Addison, TX 75001

Original in mail Per your request FYI Call me

Comments:

PROJECT RECORD



Cook Consultants, Inc.
12250 Wood Road, Suite 10
Dallas, Texas 75244
(214) 387-1990, 1-800-545-8093, fax (214) 387-8210

PROJECT NAME Les Lacs

LOCATION Addison, Tx

DATE March 1, 1995

JOB NUMBER

yr seq co ph dp so
81 215 29 9 2 91

ADDRESSEE:

Mr. John Baumgartner, P.E.
Director of Public Works
Town of Addison
16801 Westgrove Drive
Addison, Texas 75001
Phone/fax (214) 450-2888/931-8843

COPY:

Mr. Jim McManus
Carbon Development
16250 North Dallas Parkway, Suite 5200
Dallas, Texas

(214) 250-2990/248-5026

Transmittal Proj. Memo Survey Request Print Request Bus Dev Tel. Conv. Other
 Fax Cover Sheet sheets including this cover sheet Addendum No. Page/ of 7

As per your request on March 1, 1995:

1. Bottom portion of recorded easement
Volume 83182, Page 4376
2. Exhibit A and B as referred in
Volume 83182, Page 4376
3. All remaining pages of recorded instrument showing signatures.

Enclosures or Attachments: Prints, Set of Plans, Copies, Other _____
Copy to: Client Agency Bus File Civil Arch Struct Survey GeoTech
Transmitted To:

Transmitted By: Messenger Mail Express In Person Fax Other _____

By: 
Lloyd A. Dicker Assoc./Civil Engineering Title

employee identification no. 76-5278924
civil & structural engineers . land surveyors . land planners

GRANT OF EASEMENT

0791

13.00 DED
2 07/16/83

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT BUSH PROPERTY JOINT VENTURE (the "Grantor"), for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, does hereby grant, sell, and convey unto Florida Federal Savings and Loan Association ("Lender") and the owners (the Lender and such owners are referred to collectively herein as the "Grantees") of the property (the "Property") described in Exhibit "A", attached hereto and made a part hereof for all purposes the following easement (the "Easement") upon and across those same strips of land upon which the twenty-four (24) foot fire lane and utility easements are located as described in that certain Plat (the "Plat") dated June 29, 1982, recorded in Volume 82178, Page 2795, Map Records, Dallas County, Texas, to the extent such strips of land are located on the real property more particularly described in Exhibit "B", attached hereto and made a part hereof for all purposes. The Lender is the owner and holder of that certain Deed of Trust (the "Deed of Trust") dated March 29, 1982 recorded in Volume 82063, Page 1822, Deed of Trust Records, Dallas County, Texas, covering the Property.

The Easement, rights, and privileges shall be used only for the purpose of access, ingress and egress by Grantee, its successors, assigns, licensees and designees to and from the Property to Proton Drive.

Grantor reserves the right to use the Easement except as such use may unreasonably interfere with the enjoyment of the Easement by Grantee.

The Easement herein granted shall be perpetual and is subject to the rights of third parties created in the Plat and restrictions of record to the extent they affect the real property described in Exhibit "B." The covenants and conditions hereof shall run with and bind the land subject thereto and the Easement shall be appurtenant to the Property. Grantor hereby binds itself, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, provided, however, upon the final release of the liens of the Deed of Trust, at the sole option of the then owners of the Property, upon recordation of a Notice of Termination by such owners, the Easement shall terminate and become null and void.

It is the intent of the Grantor hereof that this Easement shall not terminate by operation of the doctrine of merger as a result of this grant to the grantee.

IN WITNESS WHEREOF, this instrument is executed this 9th day of September, 1983.

BUSH PROPERTY JOINT VENTURE

By: Sundial Group, Inc.

By: [Signature]
Its: [Signature]

* See EXHIBIT "C" Attached

83182 4376

THE STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Donald P. Chambliss, Jr. Vice President of Dondi Residential Properties, Inc., a Texas corporation, a venturer in BUSH PROPERTY JOINT VENTURE, a Texas joint venture, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation and joint venture.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of September, 1983.



CATHY SENGER
Notary Public, State of Texas
My Commission Expires 4/21/84

My Commission Expires: 4/21/84

Cathy Senger
Notary Public in and for
the State of Texas

THE STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Charles E. Butler Sr. Vice President of ALLIED BANK OF DALLAS, a state banking association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of September, 1983.

Larry K. Stule
Notary Public in and for
the State of Texas

My Commission Expires: 1-16-86

THE STATE OF Texas

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Charles D. Sutt Regional Manager of Sundial Group, Inc., a Florida Corporation, a venturer in BUSH PROPERTY JOINT VENTURE, a Texas joint venture, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation and joint venture.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of September, 1983.



CATHY SENGER
Notary Public, State of Texas
My Commission Expires 4/21/84

My Commission Expires: 4/21/84

Cathy Senger
Notary Public in and for the State of Texas

VOLUME PAGE
83193 4378

Cook Consultants, Inc.
Project No. 81218-3
August 25, 1983

LEGAL DESCRIPTION
OF REMAINING LAND

Being a tract of land situated in the City of Addison, Dallas County, Texas, and being out of the Thomas L. Chenoweth Survey, Abstract No. 273 and being part of Les Lach Village, Phase I, an addition to the City of Addison, as recorded in Volume 82175, page 2793, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a fence corner for the southeast corner of said Les Lach Village, Phase I;

THENCE, N 89° 21' 22" W, with the south line of said Les Lach Village for a distance of 811.08 feet to an iron rod found for the southwest corner of Les Lach Village, Phase I;

THENCE, N 00° 38' 38" E, with the west line of said addition for a distance of 308.92 feet to a point;

THENCE, S 89° 21' 22" E, and leaving said west line for a distance of 140.83 feet to a point;

THENCE, N 00° 38' 38" E, for a distance of 15.20 feet to a point;

THENCE, S 89° 21' 22" E, for a distance of 275.13 feet to a point;

THENCE, S 00° 38' 38" W, for a distance of 5.73 feet to a point;

THENCE, S 89° 10' 35" E, for a distance of 109.09 feet to a point;

THENCE, S 00° 49' 25" W, for a distance of 12.33 feet to a point;

THENCE, S 89° 10' 35" W, for a distance of 87.00 feet to a point on the east line of said Les Lach Village, Phase I;

THENCE, S 00° 49' 25" W, with said east line for a distance of 305.45 feet
THE POINT OF BEGINNING AND CONTAINING 193,821 square feet or 4.4495 acres of land, more or less.

PAUL
81182 4379

53182 4280

CORRECT DESCRIPTION OF PROPERTY:

Being a tract of land situated in the City of Addison, Dallas County, Texas, and being a part of the Thomas L. Chenoweth Survey, Abstract No. 273 and also being part of an 83.7 acre tract of land described to Les Lacs Village, Inc. by Deed recorded in Volume 81038, page 328, Deed Records of Dallas County, Texas, said tract also being part of Les Lacs Village, Phase I, as recorded in Volume 82175, page 2795, Deed Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at the intersection of the West line of said Les Lacs Village, Phase I, with the centerline of Proton Drive (a private driveway), as shown in Volume 82053, Page 1914, Dallas County Map Records:

THENCE, along the center line of said Proton Drive with said curve to the left, an arc distance of 280.99 feet to a P.M. nail set for corner, said curve also having a central angle of 19 degrees 43 minutes 59 seconds, a radius of 1500.00 feet, a tangent length of 140.91 feet, a chord bearing North 47 degrees 42 minutes 42 seconds East, and a chord length of 280.88 feet, said point also being the point of reverse curvature of a curve to the right; **THENCE** continuing along the center line of said Proton Drive, with said curve to the right; an arc length of 197.34 feet to an Iron rod set at the point of tangency of said curve, said curve having a central angle of 28 degrees 14 minutes 00 seconds, a radius of 400.00 feet, a tangent length of 100.72 feet, a chord bearing North 76 degrees 28 minutes 41 seconds East, and a chord length of 193.34 feet;

THENCE South 89 degrees 23 minutes 17 seconds East continuing along the center line of said Proton Drive, a distance of 145.84 feet to an 'X' cut in concrete for corner in the East line of said Les Lacs Village Phase I;

THENCE South 00 degrees 49 minutes 23 seconds West, departing the center line of said Proton Drive and along the East line of said Les Lacs Village Phase I, a distance of 527.18 feet to a point for corner;

THENCE North 89 degrees 10 minutes 35 seconds West, departing the East line of said Les Lacs Village Phase I, a distance of 87.00 feet to a point for corner;

THENCE North 00 degrees 49 minutes 23 seconds East, a distance of 12.33 feet to a point for corner;

THENCE North 89 degrees 10 minutes 35 seconds West, a distance of 109.09 feet to a point for corner;

THENCE North 00 degrees 38 minutes 38 seconds East, a distance of 8.73 feet to a point for corner;

THENCE North 89 degrees 21 minutes 22 seconds West, a distance of 278.13 feet to a point for corner;

THENCE South 00 degrees 38 minutes 38 seconds West a distance of 18.20 feet to a point for corner;

THENCE North 89 degrees 21 minutes 22 seconds West, a distance of 140.83 feet to a point for corner in the West line of said Les Lacs Village Phase I;

THENCE North 00 degrees 38 minutes 38 seconds East, along the West line of said Les Lacs Village Phase I, a distance of 344.43 feet to the **POINT OF BEGINNING AND CONTAINING 288,342 square feet** of 83.7 acres of land, more or less.

53182 4280

FROM COOK CONSULTANTS INC

EXHIBIT "C"

..... and two 24 foot x 11.5 foot segments continuing in the same direction (along the same water and bounds calls) from the northernmost boundary of such 24' firelane and utility easements across the 11.5' pedestrian access easement as depicted in the Plat to the southern boundary of the 18.5' firelane and private access easement, as is depicted in the plat, which is also the southern boundary of Proton Drive,

VUL. PAGE
83183 4381

SEARCHED
SERIALIZED
INDEXED
FILED



THE STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the record showing
of Dallas County, Texas as stamped herein by me.

Grantee: Address:
1850 Montfort, Suite 100
Dallas, TX. 75240

RETURN TO:
STEWART TITLE
1850 MONTFORT
SUITE 107
DALLAS, TX 75240

Order Recording
Return To:

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the record showing
of Dallas County, Texas as stamped herein by me.

SEP 10 1983

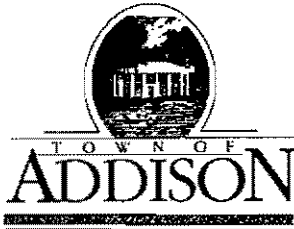


Ed Ballew
COUNTY CLERK, DALLAS COUNTY, TEXAS

YUL 22 1983
83182 4382

03 SEP 15 AM 10:05

FILED
COUNTY CLERK
DALLAS COUNTY



STREET DEPARTMENT

(214) 450-2841 FAX (214) 931-6648

Post Office Box 144, Addison, Texas 75001

16801 Westgrove

To: John Baumgartner

From: Robin Jones *RT*

Date: May 2, 1994

Subject: Continuation of sidewalk at 4102 Azure Lane.

About two weeks ago, I met with Ms. Cindy Bates who resides at 4102 Azure Lane. I went to her home and discussed with her the Town's desire to construct a sidewalk in front of her house.

I explained to Ms. Bates that we would construct a standard sidewalk with a low retaining wall. I informed her that construction would require the removal of three or four of her existing Live Oak trees but that we would replace them. I explained that we wouldn't be able to replant trees as large as hers, (10" caliber, new ones would be about 6") but that we would provide her with quality trees and restore her property to its present condition or better.

I gave her my business card, asked her to think about it for awhile, and call me as soon as she had made a decision.

I called her this morning and asked if she would permit us to construct the sidewalk. She stated that she just wasn't interested in having a sidewalk built in front of her home and didn't want to lose her mature trees. I offered to plant additional smaller trees for her to make up for what she would be losing in size, but she still wasn't interested. I asked if there was anything else we could do for her that might help her decide in favor of our request. She said there wasn't, and that she has been very busy with her job and just wasn't interested in dealing with this issue now. I thanked her for her time and asked that she keep my card and call if she changed her mind.

*Row -
would you like us to pursue this
further?
John*

1-3-94

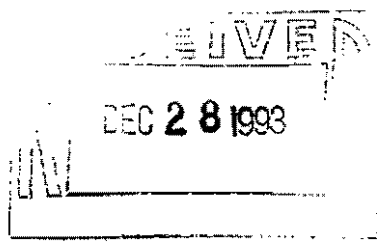


RON WHITEHEAD
(214) 450-7028

John,
Please
review this
and give me
a call.
Ron

960-7684
12/28
URGENT!
me to FAX this to you.
Betty asked

Betty Muennink
3821 Canot Lane
Addison, Texas 75244
620-1034



Town of Addison
Mr. Ron Whitehead, City Manager
5350 Beltline Road
Addison, Texas 75001

DECEMBER 27, 1993

Dear Ron:

My neighbors and I sincerely thank you for the thorough attention you and the other members of the Town of Addison (TOA) Management team have given the Addison Greenbelt and the Waterford Park drainage problem. We sincerely appreciate the (TOA) acknowledgment of their responsibility in this matter.

The purpose of this letter is to state what we have heard to be your intentions, our current problems, and proposed solutions expressed during your personal inspection during the week of 12/13, as well as the content of my telephone conversation with you on 12/21:

I. FOR THE ADDISON GREENBELT:

- A. Your City Engineer acknowledged the rainwater run-off on to and through at least the four properties who have complained to you and Jim Jenne Homes (JJH).
- B. We heard you say that (JJH) was notified about this and was requested to correct the existing drainage condition when our homes were designed and constructed.
- C. We understand that the Greenbelt drainage problem will be corrected before the Spring of 1994.

II. FOR ALL (JJH) HOMEOWNERS ON CANOT LANE:

- A. Your staff has seen at least four Canot Lane homes that have serious surface, subsurface and downspout rainwater drainage problems which have resulted in flooded yards and at least one flooded home.
- B. I heard you say that to insure the total solution to the problem, the (TOA) will provide overview engineering design, supervision, and inspection services to correct each property owner's drainage problems to meet (TOA) building codes.
- C. You explained that the City Engineer will consider rerouting the water to either the street or the parking lot of the Addison Athletic Club to correct the greenbelt water

drainage through our yards.

III. FOR THE HIBBARD'S HOUSE:

- A. You were shown that their house has been flooded from the last major storm (for the third time).
- B. As pointed out to you, their atrium floods from my yard runoff during every storm.

IV. FOR MY HOUSE:

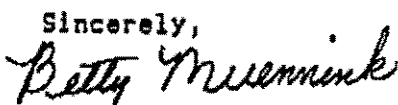
- A. As I explained to you, since it's purchase, my yard has had improper drainage from the Addison Greenbelt, downspouts from my house and the Hibbard's, and subsurface water moving downhill resulting in standing water and flooding.
- B. You observed that the original sideyard design was inadequate to handle all runoff and the downspout water from my and the Hibbard's roof drainage.

As I write this letter, Jim Jenne has his landscaper digging up my yard. There is no written design and supervision being provided to this landscaper to meet (TOA) building codes.

I AM VERY CONCERNED. THIS URGENTLY NEEDS YOUR ATTENTION!

To conclude, I am requesting the (TOA) to: (1) approve all (JJH) drainage design for each homeowner, (2) supervise all construction periodically, and (3) inspect and approve the project's completion. Also, I have been told by several real estate people that because of the above problems, and the necessity to reveal them in a contract, we homeowners "will not" be able to sell our homes. Thus, we're requesting the (TOA) to provide each of us with a document which will assure future purchasers that the above drainage problems have been corrected and now meet (TOA) building codes.

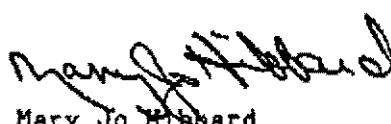
Sincerely,



Betty Muennink



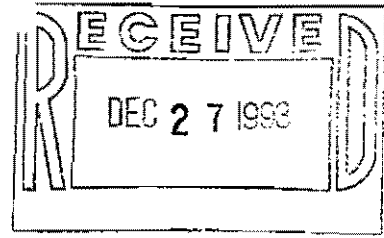
Sheldon Hibbard



Mary Jo Hibbard

CC To: Jim Jenne, Jim Jenne Homes

1-4-94
cc John B.
Slade
John C.



Mr. Ron Whitehead
City Manager
Addison, TX

26 December 1993

Ref: drainage and runoff of water from Town property

Thank you and the members of your Staff for your on-site visit 12-15-93 to look at and discuss the drainage and runoff problems of the Park and the 4 homes mostly affected: (please excuse any misspelled names)

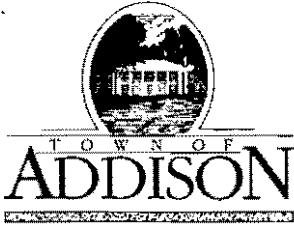
- | | | | |
|------------------|------------------|-----------------|------------|
| Ron Whitehead | - City Manager | Don Dempsey | 3825 Canot |
| Chris Terry | - Asst. City Mgr | Nancy Palmer | 3823 Canot |
| John Baumgartner | - City Engineer | Betty Muennick | 3821 Canot |
| Slade Strickland | - Parks & Rec. | Sheldon and | |
| Lynn Chandler | - Build. Insp. | Mary Jo Hibbard | 3819 Canot |

Jim Jenne Homes failed to properly grade each of these houses and the water drainage/runoff from the Park area was allowed to flow across each of the house. Each of the homeowners has been out time, trouble, expense, and sustained damage as a result of the substandard work of Jim Jenne Homes and the drainage/runoff water from the park. Each has attempted to correct the water problem on our property; however, the problem cannot be resolved unless the drainage/runoff from the Park is properly handled.

It is my understanding that the Town of Addison will properly address the drainage/runoff of water from the Park. I'm sure all of the homeowners will be relieved and grateful because otherwise we cannot properly address the grade and drainage problems on our lots. It would also be very helpful if the Town would re-instate and/or otherwise install landscaping in back of the fences - the foundation of 2 of the houses is only 3 feet from the park.

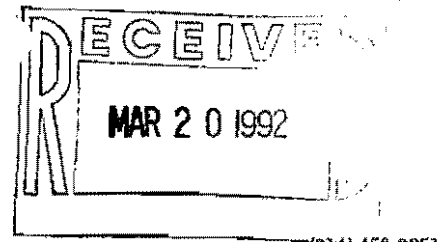
Thank you and you Staff for properly addressing this situation.

Don Dempsey
3825 Canot Ln
Addison, TX 75244



PARKS & RECREATION

Post Office Box 144 Addison, Texas 75001



(214) 450-2851

16801 Westgrove

Date: March 19, 1992
To: John Baumgartner, Acting City Manager
From: Slade Strickland, Director *SS*
Parks and Recreation
Subject: Les Lacs Park and Recreation Improvements

Acquisition of the Les Lacs greenbelt and open areas offer the Town of Addison the opportunity to continue the goal of developing quality parks and recreation trails.

The proposed Les Lacs trail can be tied to the existing Easement Park trail and constructed to encompass all of Les Lacs as well as link the lake, the 7 acre D.I.S.D./park property, and tie back to the future park space acquired behind the Athletic Club.

Although the site behind the Club is somewhat limited, construction of an outdoor pool facility in this space is feasible. Regardless of its function, it could serve as a key element in linking the trail system.

Another potential key element of the trail is the 11 acre park located north of Beltway Drive proposed by the K-Mart center developer. If acquisition of this land becomes reality, it could also be incorporated into the over all trail plan thus completing a park and trail package with many conceivable uses.

The following cost projections assume that the aforementioned scenario may occur. Obviously, without knowing what the final program will end up being, these estimates should only be for discussion purposes only.

<u>PROJECT PHASE</u>	<u>COST PROJECTION</u>
Outdoor Pool Facility	\$1 - 1.5 million
Jogging Loop encompassing Les Lacs	\$800,000 - \$1.2 million
7 Acre D.I.S.D./Park	\$800,000 - \$1 million
11 Acre Dedicated Park	\$1.2 - \$1.6 million
Consultant Fees	<u>\$224,000 - \$424,000</u>
<u>TOTAL COST</u>	<u>\$3.8 - \$5.3 MILLION</u>

These costs were derived by using the per foot cost of developing similar amenities found in the Easement Park.

Development of this park/trail system would have a substantial impact on operational and maintenance cost. The pool facility alone would increase the Recreation Budget by \$50,000 to \$60,000 per year.

The effect on the Parks Budget is more difficult to put a handle on without knowing the full scope of development. The above projects would add 28 acres resulting in a 33% increase in park area to maintain. Contract mowing would increase by \$25,000 to 30,000, not to mention the need for additional park employees and equipment.

In conclusion, once the decision is made to develop these parks and trail system, a master plan should first be developed and a budget established for issuance of bonds. The Town Council should be aware that there lies the possibility for the Town to receive a park development grant from Texas Parks and Wildlife. Consideration and the amount of funding the Town could expect depends solely on the type of development program.

When a grant application is submitted to Texas Parks and Wildlife, they review and award points on certain elements that they feel are important to enhancement of outdoor recreation opportunities. A recreation trail that combines a pool, a lake, and two multi-purpose parks within an urban area should certainly receive consideration.

ISSUE A CARD TO ROSEMEADE,