

# Sheets & Crossfield, P.C.

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ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-255-8877 • fax 512-255-8986

May 25, 2010

Gary Newman  
Somerset Hills, LTD  
7811 Ranch Road 2338  
Georgetown, Texas 78633

Re: Ronald Reagan North III construction project  
Somerset Hills Ltd—fence relocation reimbursement

Dear Mr. Newman:

Please allow this letter to set out my understanding regarding the responsibility for the cost of the relocation of fencing to the new right of way line along the Ronald Reagan Blvd. project in the locations where Somerset Hills, Ltd. has previously provided right of way for the project.

In return for the previous donation of approximately 89 acres of right of way by deed recorded in Document No. 2010006962, the County will pay for the cost to relocate any existing fencing to the new right of way line of Somerset's remaining property.

The County has agreed to pay the amount of \$144,784.00 (plus a possible \$3,500 additional for surveyor clearing costs), total of \$148,284.00, for the fencing relocation/reconstruction work along the new boundary line as supported by the bids from Tom Ed Adkinson and Landesign Services, Inc. attached hereto as Exhibit "A" and incorporated herein.

If this meets with your understanding please have the appropriate person execute this letter on behalf of Somerset Hills, LTD and we will have this executed by the judge and process this for payment as quickly as possible.

Please feel free to contact Charlie Crossfield or myself if you have any questions or concerns about these issues.

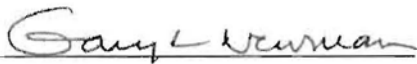
Very truly yours,

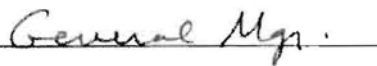


Don Childs  
Sheets & Crossfield, P.C.

AGREED:

Somerset Hills, LTD  
a Texas limited partnership

By: 

Its: 

WILLIAMSON COUNTY, TEXAS

  
Dan A. Gattis  
County Judge

6-24-0



Gary L. Newman &lt;garylnewman1@gmail.com&gt;

## Ronald Reagan North 3--Survey and Fencing Bids

Gary L. Newman &lt;garylnewman1@gmail.com&gt;

Thu, Mar 24, 2011 at 7:45 AM

To: Christen Eschberger <ceschberger@hntb.com>, Todd Janssen <tjaggie84@gmail.com>, Gary Newman <garylnewman1@gmail.com>, Laura Harris <lharris@hntb.com>, Tiffany McConnell <tmccConnell@hntb.com>, James Klotz <jklotz@hntb.com>, Don Childs <DChilds@sheets-crossfield.com>

I know this has taken too long to give you the recommendation on the fencing supplier, but we finally received the right amount of information to make a decision. Below are the bids (for fencing and survey of the ROW in our property), and the recommendation:

### I. Specifications

- A. Fence will placed on ROW of north and south boundaries of Ronald Reagan Boulevard on Somerset Hills property, see attached map.
- B. Specifications will be to Texas Department of Public Safety (see attached), basically 5-strand barbed wire with T-posts and twisted stays.
- C. My rough estimates are the overall length of Ronald Reagan from RR2338 to SH 195 is 27,766 ft or approximately 5.25 miles. The section for Somerset Hills is approximately 17,598x2 for both sides= 35,196 ft. This bid will be just for that section and not include the Joe Owen property, the Madison property nor the Yearwood property. We will fence the Del Webb portion Segment 3 on attached map, which is partially Yearwood property. If the County wants us to include any of those other areas, please notify me.
- D. We will need gates within this fence line, but I need to interview our cattle operator and will follow up with the winning bidder for exact placement, at this point I will specify 14 gates. We will need to ride the areas when it's cleared to determine final number.
- E. Fence contractor will be responsible for clearing Fence ROW, road boundary has been surveyed and is staked.
- F. Fencing can begin immediately, but should begin no later than February 28, 2011 (Mike or John, do you have a priority which section is started first?)
- G. Somerset Hills LTD will manage the fencing project, Williamson County will issue payment checks after Somerset Hills and JCEvans have inspected the completed work.

### II. Bids Summary

A. Fencing	JCEvans 5-strand with \$8,799 in survey cost	\$152,147.32
	Lott Fence 5-strand, no survey cost	\$ 148,711.44
	Tom Ed Atkinson 5-strand, no survey cost	\$140,784.00
B. Survey	AECOM 100-ft.intervals, 50-ft on curves	\$15,985.00
	Land Design 200-ft intervals	\$ 4,000.00
	Chapperal Survey (bid due today)	
C. Combined Fence/Survey	JCEvans	\$152,147.32
	Lott Fence/Land Design Survey	\$ 152,711.44
	Tom Ed Atkinson/Land Design Survey	\$144,784.00

### D. Recommendation and Notes

**Award to Tom Ed Atkinson and Land Design Survey**, we may want to upgrade to 6- strand and 12' between posts instead of 15' as bid. Also, this cost will actually come down as ROW fencing on Myra Young section has been completed (not known when bids sent out), but we will need to confirm with survey if fence is in correct position. We will walk ROW with Tom Ed Atkinson when ROW staked, and revise bid to actual length needed.


Don, please advise if we are ok to proceed with recommended bid as shown above.  
Thanks, sorry this took so long. G

Gary L. Newman  
1100 Inverness, LLC  
2001 Ranch Road 2333  
Georgetown, TX 78633

[garylnewman1@gmail.com](mailto:garylnewman1@gmail.com)

512.751.3337

**2 attachments**

 **Somerset Hills Roads\_010908\_11x17.pdf**  
664K

 **Somerset Hills Ronald Reagan TxDot Fence Specifications.pdf**  
88K





Gary L. Newman <garylnewman1@gmail.com>

## Ronald Reagan Fencing Specifications for Somerset Hills property

Gary L. Newman <garylnewman1@gmail.com>

Mon, Feb 21, 2011 at 11:59 AM

To: Todd Janssen <tjaggie84@gmail.com>, Abel Vasquez <AbelV@jcevens.com>, Don Childs <DChilds@sheets-crossfield.com>

This is a request for your company to prepare a fencing bid for the fencing along the Ronald Reagan ROW which is on the Somerset Hills property, and on Myra Young property in Williamson County. JCEvans (Abel this our form letter so we know this coordination is automatic for your company) is the road builder and coordination with them will be important to work together, they plan to start their clearing in the very near future. Please call me with any questions, we are bidding 3 fencing companies, and will award the contract when all the bids are in. Williamson County will need to approve the successful bid, and payment of invoices will come directly from Williamson County.

Here are the specifications:

A. Fence will placed on ROW of north and south boundaries of Ronald Reagan Boulevard on Somerset Hills property, see attached map.

B. Specifications will be to Texas Department of Public Safety (see attached), basically 5-strand barbed wire with T-posts.

C. My rough estimates are the overall length of Ronald Reagan from RR2338 to SH 195 is 27,766 ft or approximately 5.25 miles. The section for Somerset Hills is approximately 17,598 or 3.3 miles, and due to fencing both sides of the ROW the total length is 35,196 feet. See attached SHRoads 010908 file, we will fence sections 2, 3, and 4 in the legend detail.

This bid will be just for that section and not include the Joe Owen property, the Madison property nor the Yearwood property. We will fence both sides of the Del Webb portion Segment 3 on attached map, which is partially Yearwood property.

D. We will need gates within this fence line, and for this estimate, we specify 8 gates.

E. Fence contractor will be responsible for clearing Fence ROW, road boundary has been surveyed and is staked.

F. Fencing can begin immediately, and needs to be started as soon as possible. Please give us your start date and predicted completion date.

G. Somerset Hills LTD will manage the fencing project, Williamson County will issue payment checks after Somerset Hills and JCEvans have inspected the completed work.

Please email or mail us your bid by March 1, 2011 to the information below. Please call me if you have any questions, or want to see the property. Thanks.


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Gary L. Newman  
New Investments, LLC  
7811 Ranch Road 2338  
Georgetown, TX 78633

garylnewman1@gmail.com

512.751.3337

2 attachments

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664K

 **Somerset Hills Ronald Reagan TxDot Fence Specifications.pdf**  
88K



Gary L. Newman <garylnewman1@gmail.com>

## Ronald Reagan North 3--Survey and Fencing Bids

Don Childs <Don@scrllaw.com>

Thu, Mar 24, 2011 at 10:43 AM

To: "Gary L. Newman" <garylnewman1@gmail.com>

Cc: Steven Shull <sshull@hntb.com>, Laura Harris <lharris@hntb.com>, Charlie Crossfield <charlie@scrllaw.com>

Sounds good. Get them going ASAP

The HNTB observer for this project is going to be Steven Shull (as of now). His phone number is 450-2791. Please pass his number on to the fence contractor. He is someone they can call with any "field" problems, and he will be out there to make sure they are getting the work done as well.

Have the contractor make their invoices out to WILLIAMSON COUNTY, but sent c/o me at Sheets & Crossfield.

Let me know if you need anything else.

Don Childs

Sheets & Crossfield, P.C.

309 East Main St.

Round Rock, Texas 78664

512/255-8877

**From:** Gary L. Newman [mailto:garylnewman1@gmail.com]


**Sent:** March 24, 2011 7:45 AM

**To:** Christen Eschberger; Todd Janssen; Gary Newman; Laura Harris; Tiffany McConnell; James Klotz; Don Childs

**Subject:** Ronald Reagan North 3--Survey and Fencing Bids

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