

THE CROMEENS LAW FIRM, PLLC

Attorney And Counselor At Law

1413 Brittmoores Road
Houston, TX 77043
713-715-7334
713-715-7335 fax
Karalynn@thecromeenslawfirm.com

September 15, 2015

Mr. Robert Lengefeld, PMP, CCM, Sr. Project Manager *Via e-mail: rlengfeld@omegaengineers.com*
Omega Engineers, Inc.
16360 Park Ten Pl.
Suite # 325
Houston, Texas 77084

RE: N-000398-0001-4 - 1-14101-2: NSR 465: RFI #04B - Dead-End @ N. End of
Thunderbird

Mr. Lengefeld:

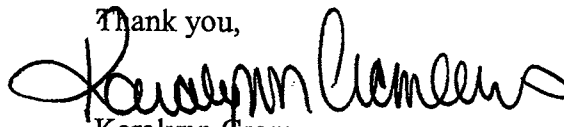
My Husband and I own 9218 Sequoia, a property located at the end of Thunderbird road. I have recently been informed that the city of Houston (the "City") has decided not to continue Thunderbird road to the end of the current roadway. I have been informed this decision was based upon the fact that where the current roadway ends is private property owned by the owners of 9218 Sequoia and 4718 Thunderbird ("the Neighbors").

What I propose is a land swap between the City and the Neighbors. The current plat of the Outpost Estates Sec 3, provides for a cul-de-sac at the end of Thunderbird road (see attached plat). All parties agreed that the cul-de-sac should not be built, and it was not built. But the easement for the cul-de-sac is still on the plat and is reflected on survey of the properties (see attached survey of 9218 Sequoia). What the Neighbors propose is that we deed the city an easement for Thunderbird road to continue all the way to the end of the current road and the city deed us back the easement for the cul-de-sac that was not built.

The way the new road was built, it does not access the driveway at 4718 Thunderbird and that driveway is the only access this property has to the street. The City proposes to put in a ramp from where the road currently ends to the of Thunderbird road. I see a few potential issues with leaving Thunderbird road this way. First, it will be very difficult for emergency services to access 4718 Thunderbird. Second, potential flooding issues. The new road that has been built is at least five feet lower then the previous road and has a new drainage system. When it rains it is going to flood at the bottom of the proposed ramp and make access to 4718 Thunderbird impossible, let alone the fact that this may cause the houses at the end of Thunderbird road to flood.

Please let me know if the city will accept the land swap proposal and what I can do to facilitate getting the deal done.

Thank you,


Karalynn Cromeens

Attachments



Karalynn Cromeens

From: Robert Lengefeld <rlengefeld@omegaengineers.com>
Sent: Thursday, February 19, 2015 1:33 PM
To: Karalynn Cromeens
Subject: RE: Hammerhead Recommendation at Thunderbird at Sequoia

Yes, I will.

Respectfully,

Robert Lengefeld, PMP, CCM, Sr. Project Manager
rlengefeld@omegaengineers.com

OMEGA
ENGINEERS, INC.

16360 PARK TEN PL. Ste. #325
HOUSTON, TEXAS 77084
TX PE. FIRM REG. NO. F-2147
www.OMEGAENGINEERS.com
O: (281)647-9182 C: (281)245-5405

From: Karalynn Cromeens [mailto:KCromeens@thecromeenslawfirm.com]
Sent: Thursday, February 19, 2015 12:12 PM
To: Robert Lengefeld
Subject: RE: Hammerhead Recommendation at Thunderbird at Sequoia

Thank you for getting this issue resolved. Would you please keep me informed as to what they decide to do with the water line.

Thanks
Karalynn



Tel: (713) 715-7334
Fax: (713) 715-7335

The information contained in this message and any attachment may be proprietary, confidential, and privileged or subject to the work product doctrine and thus protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by replying to this message and deleting it and all copies and backups thereof. Thank you.

From: Robert Lengefeld [mailto:rlengefeld@omegaengineers.com]
Sent: Thursday, February 19, 2015 10:37 AM
To: Karalynn Cromeens; 'staceyhanna@earthlink.net'
Subject: FW: Hammerhead Recommendation at Thunderbird at Sequoia
Importance: High

FYI

From: Fong, Raymond - PWE
Sent: Thursday, February 19, 2015 9:19 AM
To: 'Bob Haseman'
Cc: Bansal, Ben - PWE; Mwandia, John - PWE; Sabzevari, Mohammad - PWE
Subject: FW: Hammerhead Recommendation at Thunderbird at Sequoia
Importance: High

Bob, decision has been made not to construct the cul-de-sac and Thunderbird will terminate as a dead end. Per our conversation the contractor has stopped the proposed water line short of the fence encroachment. Instructions are to avoid the fence, please design a solution remedying this issue so we can forward to construction.

***Raymond Fong, Project Manager
Neighborhood Programs Engineering
Engineering Branch, Public Works and Engineering
611 Walker, 14th Flr, Houston, TX 77002
Office: 832.395.2211 Fax: 832.395.2252
raymond.fong@houstontx.gov***

ExchangeDefender Message Security: Check Authenticity

ExchangeDefender Message Security: Check Authenticity



CITY OF HOUSTON
Department of Public Works & Engineering

Annise D. Parker

Mayor

Dale A. Rudick, P.E., Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832 395-2500
F. 832.395.2252
www.houstontx.gov

November 25, 2015

Ms. Karalynn Cromeens
The Cromeens Law Firm, PLLC
1413 Brittmoore Road
Houston, TX 77043

Re: NSR 465: RFI No. 4C – Dead End at the North End of Thunderbird Road

Dear Ms. Cromeens,

This is to acknowledge your letter dated November 19, 2015 addressed to Mr. Raymond Fong, Project Manager. We received one copy through e-mail sent by Ms. Marissa Reyna, Paralegal on November 19, 2015 and another copy of the same through USPS on November 24. Your concerns have duly been noted and reviewed by Engineering.

After a brief in-house discussion, the matter has been referred further to the City of Houston Legal Department for an opinion.

We shall render a formal response upon hearing from the Legal Department.

Sincerely,

Ravi Kaleyatodi, P.E., CPM
Senior Assistant Director
Engineering Branch
Engineering and Construction Division

MS:BB:RF

H:\design\VA-NP-DIV\Bikeway Files\Raymond\NSR-465\4.0 Construction Phase Services (Phase III)\4.3 Correspondence\L112515 Letter to K Cromeens.doc

Attachments: Letter – Karalynn Cromeens dated November 19, 2015

ec: Daniel R. Menendez, P.E.
File No. (4.3 Correspondence)



THE CROMEENS LAW FIRM, PLLC
Attorney And Counselor At Law

Karalynn Cromeens
Janet Townsley
Tina Snelling*
Rhonda Allen
Christa Boyd
Linda White
Nicole Kilgore

* Of Counsel

Board Certified Civil Appellate Law by Texas Board of Legal Specialization

RECEIVED
11-24-15

November 19, 2015

Raymond Fong, Project Manager
Neighborhood Programs Engineering
Engineering Branch, Public Works & Engineering
611 Walker, 14th Floor
Houston, TX 77002
raymond.fong@houstontx.gov

Re: 1-14101-2: NSR 465: RFI#04C – Dead End at North End of Thunderbird

Dear Mr. Fong,

As we have previously discussed, for over half a century the paved dead end road at the northern end of Thunderbird Road has existed. Two neighbors, adjacent to each other at the end of the street, have relied on this road to access and egress to their properties. These are the property owners of 9218 Sequoia (Mr. and Ms. Cromeens) and 4718 Thunderbird (Mr. Mendez and Ms. Rangel). These Neighbors have relied on the dead end street, which extended past their driveways, in order to access their properties. Although the City of Houston owns easements on the Neighbors' property for the potential right to build a cul-de-sac, for over 50 years, those easements sat on the plats untouched while the Neighbors accessed their homes from the dead end of Thunderbird.

In February of this year, the Public Works & Engineering Department ("PWE") decided on project WBS #N-000398-0001-4 to turn the dead end street into a cul-de-sac. The landowners were unanimous in their opposition to the cul-de-sac, and voiced our concern to Robert Lengefeld on the Project. Mr. Lengefeld brought the issue to PWE's attention, and to you, as Project Manager, and the decision was made not to construct the cul-de-sac, to re-design and re-construct Thunderbird Road, and to keep the road as it always had existed in the past.

However, it appears that PWE's redesign plans only provided for the revision of the road up to the Neighbors' property line, and did not extend to the previously existing paved end of the road which terminated at the fence line. Because of this design, the road terminates arbitrarily at a point about 50 yards from the actual end of the road, where it becomes water-logged, and particularly inaccessible for the Neighbors to access their properties. This is especially egregious for the Mr. Mendez and Ms. Rangel on Thunderbird, as this driveway is the exclusive entrance to their property, and without access to it, they are landlocked.

I, and my Neighbors have offered to trade you the easements on our lands in the cul-de-sac, in exchange for the city taking an easement on our private property and to complete the road. When that proposal was rejected, we offered to give the City an easement across our property to complete the road and to allow us access to our driveways. The only thing PWE offered, however, is to build a ramp over one portion of the demolished road to the driveway on Thunderbird.

There are several problems with this offer. First, the neighbor on Thunderbird has a special needs daughter, which necessitates access for emergency vehicles to the property. A flimsy ramp over a marshy pit of gravel is neither a sufficient nor practical means of allowing access to emergency responders. Second, the difference in elevation, created by recent construction, causes pooling of water during rains, further blocking entry and carries the real threat of injury to persons or their vehicles. Third, the contractor demolished the portion of the road which is on private land, but when the new road was built, did not extend it onto the portion on private land. Thus, the City has left the Neighbors' property in worse condition than it was before the work began, and has, actually, caused damage. I attach pictures of the dead end street and my neighbors' driveway before and after construction.

The purpose of this letter is to resolve this matter peaceably, without the necessity of rancor or litigation. To this end, I will point out that the City has exposure to liability by statute as well as by Constitution. First, the City's creation of the existing condition constitutes a special defect under §101.022 of the Texas Tort Claims Act.

The Texas Supreme Court has established that certain considerations establish liability for a special defect: (1) the size of the condition; (2) whether the condition unexpectedly and physically impairs normal use of the road by ordinary users; and (3) whether the condition presents some unusual quality apart from the ordinary course of events. *Texas Dep't of Transp. v. York*, 284 S.W.3d 844, 847 (Tex.2009); *Brazoria Cnty. v. Van Gelder*, 304 S.W.3d 447, 452 (Tex. App.—Houston [14th Dist.] 2009, pet. denied).

However, the only express statutory requisite is that the defect be “a condition of the same kind or class as an excavation or roadway obstruction.” *Denton County v. Beynon*, 283 S.W.3d 329, 331 n. 11, 332 n. 15 (Tex.2009); TEX. CIV. PRAC. & REM.CODE ANN. § 101.021; *City of Mission v. Cantu*, 89 S.W.3d 795, 801 (Tex. App.—Corpus Christi 2002, no pet.); *City of Houston v. Kiju Joh*, 359 S.W.3d 895, 898 (Tex. App.—Houston [14th Dist.] 2012, no pet.).

In this instance, the damage resulting from municipal workers’, and thus the City’s, renovation of the road at issue does, indeed, physically impair normal use of the road by ordinary users, and is an obstruction hindering adjoining landowners and guests from accessing their properties. These are the requisite considerations under the Act’s provisions for a special defect.

Additionally, damages may be considered a “taking” under the Texas Constitution. No statutory waiver of sovereign immunity or legislative consent to file suit is required because the Texas Constitution authorizes suits and recoveries against a sovereign for taking or damaging property or for interfering with private property interests. Section 17 of the Texas Constitution provides in pertinent part, “No person's property shall be taken, *damaged or destroyed* for or applied to public use without adequate compensation being made, unless by the consent of such person....” TEX. CONST. ART. I, § 17. Under section 17, a landowner may recover for damages to his property even though there is no transfer of property rights. *State v. Biggar*, 848 S.W.2d 291, 295 (Tex. App.—Austin 1993, writ granted); *Steele v. City of Houston*, 603 S.W.2d 786, 790 (Tex.1980). The constitution waives governmental immunity “for the taking, damaging or destruction of property for public use.” *Steele*, 603 S.W.2d at 791. *See also State v. Hale*, 136 Tex. 29, 146 S.W.2d 731, 736 (1941); *City of Abilene v. Smithwick*, 721 S.W.2d 949, 951 (Tex. App.—Eastland 1986, writ ref’d n.r.e.) (The elements of a constitutional taking are (1) the State intentionally performed certain acts in the exercise of its lawful authority (2) that resulted in a “taking” of property (3) for public use.)

The Supreme Court of Texas has held when a governmental entity physically damages private property in order to confer a public benefit, such entity may be subject to liability under Article I, § 17 if it: (1) knows a specific act is causing identifiable harm or (2) knows that the specific property damage is substantially certain to result from an authorized government action — that is, that the damage is ‘necessarily an incident to, or necessarily a consequential result of’ the government’s action. *City of Dallas v. Jennings*, 142 S.W.3d 310, 314 (Tex. 2004). Intentionally causing the damage clearly falls within this standard; so also would acting with knowledge that the damage was substantially certain to result from the conduct. *Id.*

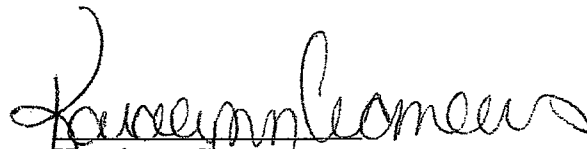
Here, the City cannot ignore that its actions have damaged the Neighbors' private property in constructing the road for public use. The design and planning of the road were done intentionally, and the building is continuing to be done with intent, even though the City has been made aware of the damage it is causing to the Neighbors' property. Even if the cul-de-sac were placed where the street presently terminates, the City removed the remaining paved street belonging to the neighbors and failed to replace it. Thus, the construction done on the road is for public use and the damage caused to the private property is intentional, and with knowledge of the resulting damage.

Because there has actually been a physical invasion of the property, there are no other considerations relevant to the question of whether a taking has occurred. *Sheffield*, 140 S.W.3d at 671. *City of Houston v. Trail Enterprises, Inc.*, 377 S.W.3d 873, 878 (Tex. App.—Houston [14th Dist.] 2012, pet. denied).

In sum, we have tried to be reasonable and work with the City, to compromise and arrive at an effective mutual solution. However, to date, the City has failed to accept our suggestions, and the current state of our properties is neither satisfactory nor sustainable. In fact, as previously noted there is a real danger to the Thunderbird residents' person and property interests under the circumstances that presently exist.

I ask that you contact me to discuss this matter. If you do not respond within ten (10) days of this letter, we will have no choice but to pursue all legal remedies available to us to us in a court of law.

Sincerely,



Karalynn Cromeens

cc: Robert Lengefeld (via email)

Donna Edmundson
City of Houston Attorney
900 Bagby, 4th Floor
Houston, TX 77002

Data/lawshare/m-z/tclif.misc/finalvrsn.

Christa Boyd

From: Karalynn Cromeens
Sent: Monday, November 16, 2015 8:15 AM
To: Christa Boyd
Subject: Fwd: 1-14101-2: NSR 465: RFI #04C - Dead-End @ N. End of Thunderbird
Attachments: image002.png; image003.gif

Sent from my iPhone

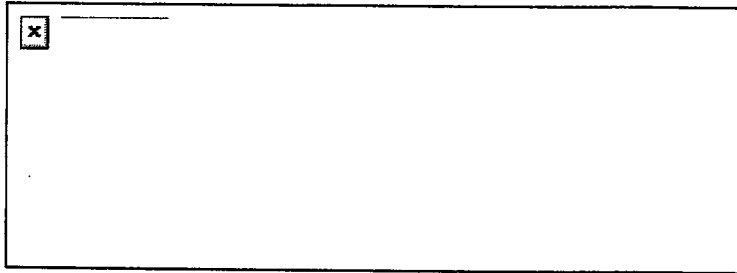
Begin forwarded message:

From: Robert Lengefeld <rlengefeld@omegaengineers.com>
Date: October 8, 2015 at 3:56:55 PM CDT
To: Karalynn Cromeens <KCromeens@thecromeenslawfirm.com>
Subject: RE: 1-14101-2: NSR 465: RFI #04C - Dead-End @ N. End of Thunderbird

Ms. Cromeens,

We talked about this with the City this morning. I recommend that you contact Mr. Raymond Fong, the Project Manager with Public Works and Engineering, to discuss further. His contact information is below:

Raymond Fong, Project Manager
Neighborhood Programs Engineering
Engineering Branch, Public Works and Engineering
611 Walker, 14th Flr, Houston, TX 77002
Office: 832.395.2211 Fax: 832.395.2252
raymond.fong@houstontx.gov



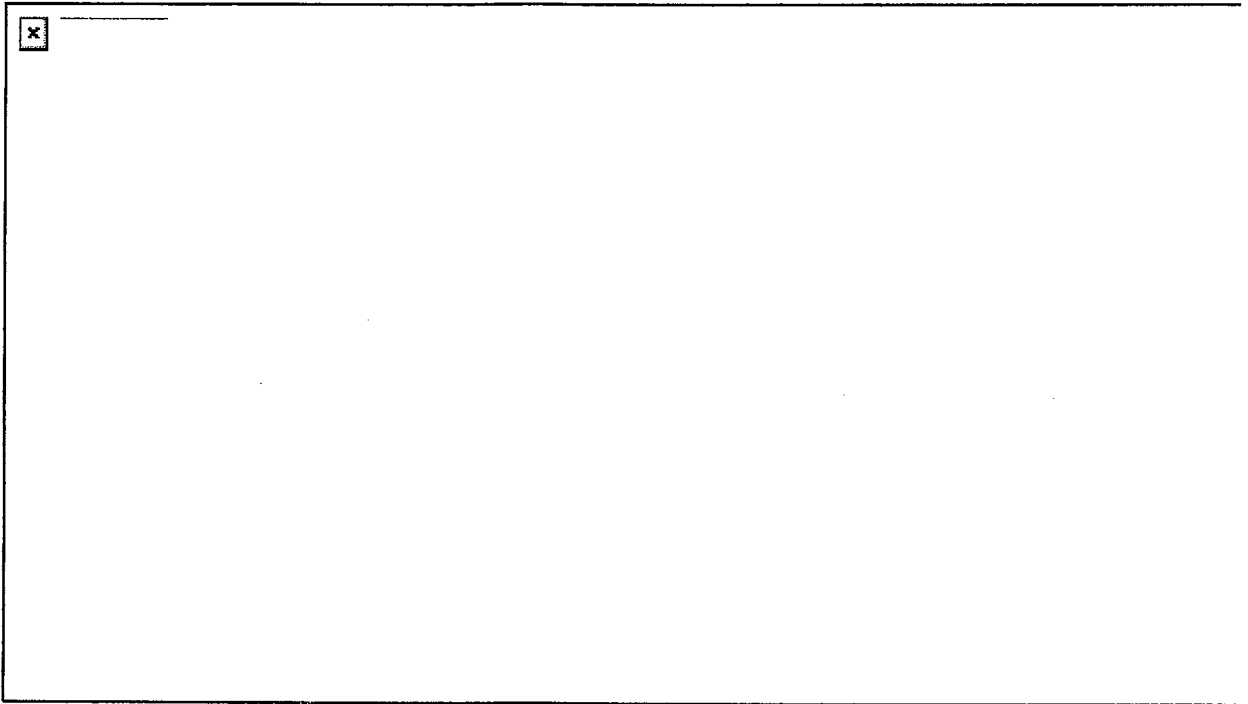
From: Karalynn Cromeens [<mailto:KCromeens@thecromeenslawfirm.com>]
Sent: Thursday, October 08, 2015 12:55 PM
To: Robert Lengefeld <rlengefeld@omegaengineers.com>
Subject: Re: 1-14101-2: NSR 465: RFI #04C - Dead-End @ N. End of Thunderbird

I don't understand. The city is the one who put the street there in the first place. If they would like the right of way without doing the land swap, we are willing to do that as well. I just think if we leave the street the way it is now we are going to have real issues
Thanks

Karalynn

Sent from my iPhone

On Oct 6, 2015, at 2:14 PM, Robert Lengefeld <rlengefeld@omegaengineers.com> wrote:



Ms. Cromeens,

Please see the City's response below to your request to extend the North end of Thunderbird. The City's decision is to not to pave past the existing ROW except for a driveway to meet elevation differences. I am sorry.

<image003.png>

From: Mwandia, John - PWE [<mailto:John.Mwandia@houstontx.gov>]
Sent: Thursday, October 01, 2015 8:14 AM
To: Robert Lengefeld <rlengefeld@omegaengineers.com>
Cc: Masek, Jeff - PWE <Jeff.Masek@houstontx.gov>; Fong, Raymond - PWE <Raymond.Fong@houstontx.gov>
Subject: FW: 1-14101-2: NSR 465: RFI #04C - Dead-End @ N. End of Thunderbird

Below is the City's position on the residents request. Respond accordingly. Should you need additional information please get back to me.

From: Fong, Raymond - PWE
Sent: Wednesday, September 30, 2015 9:51 AM
To: Mwandia, John - PWE
Cc: Masek, Jeff - PWE; Sabzevari, Mohammad - PWE; Bansal, Ben - PWE; Bob Haseman (bhaseman@nakennedy.com)
Subject: RE: 1-14101-2: NSR 465: RFI #04C - Dead-End @ N. End of Thunderbird

John, Neighborhood Engineering and Mr. Ravi Kaleyatodi have reviewed the subject and has concluded not to pave pass the existing ROW (unless to meet the elevation differences). Please respond to the CM accordingly.


Raymond Fong, Project Manager
Neighborhood Programs Engineering
Engineering Branch, Public Works and Engineering
611 Walker, 14th Flr, Houston, TX 77002
Office: 832.395.2211 Fax: 832.395.2252
raymond.fong@houstontx.gov

ExchangeDefender Message Security: Check Authenticity

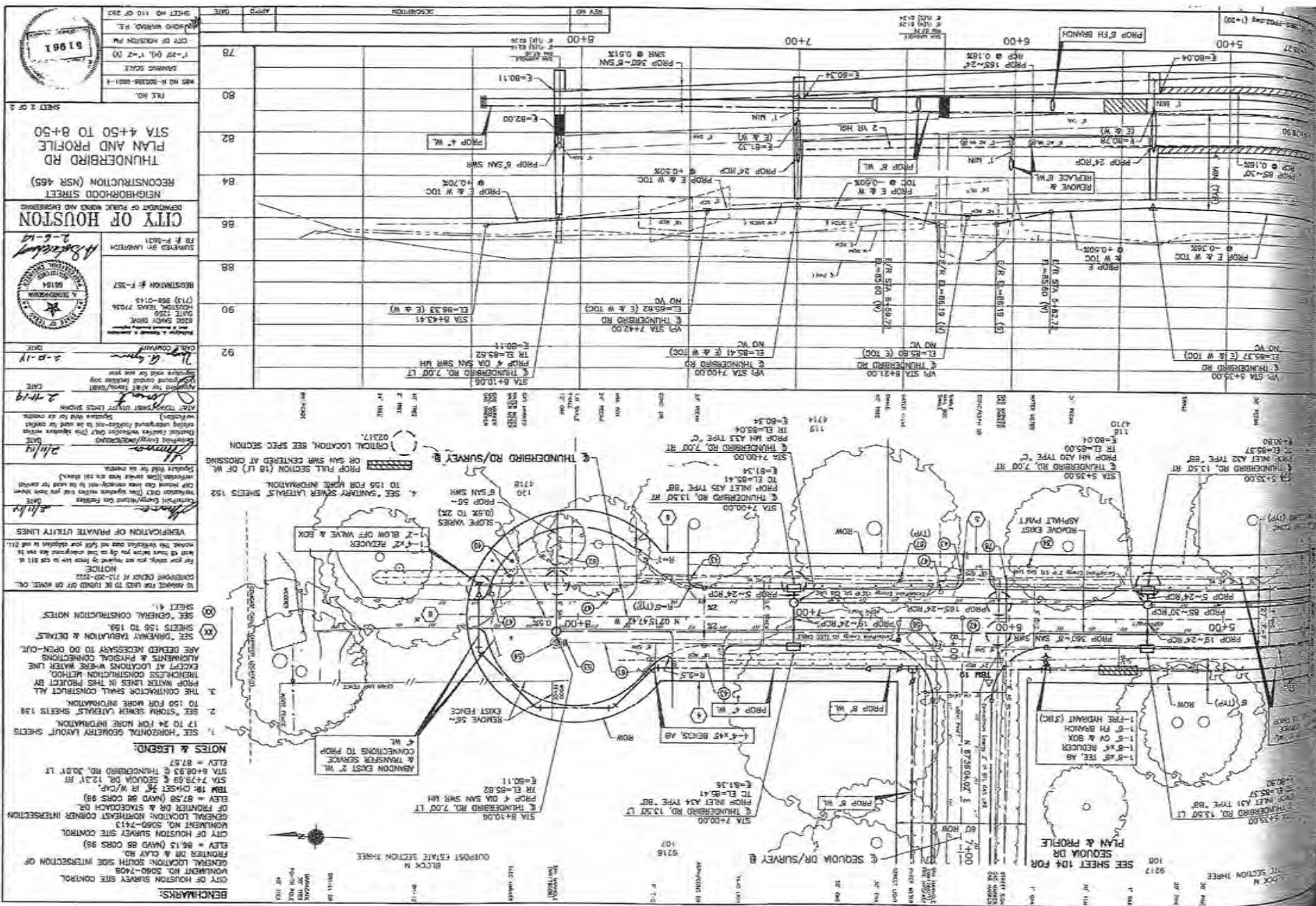
ExchangeDefender Message Security: Check Authenticity

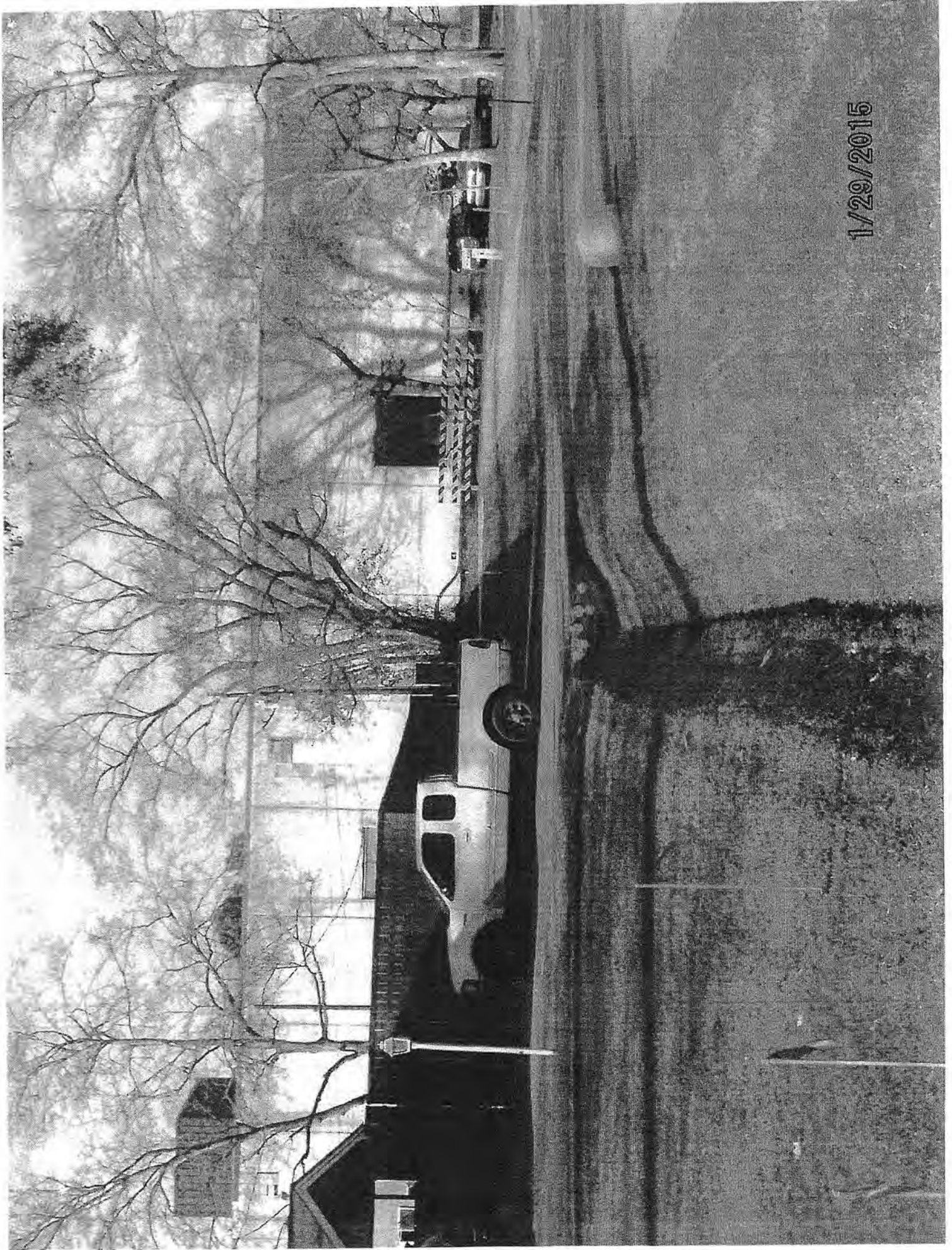
Document 00931

REQUEST FOR INFORMATION

1. PROJECT No.: N-000398-0001
2. RFI No.: 04
3. PROJECT NAME: NEIGHBORHOOD STREET RECONSTRUCTION #465
4. CONTRACTOR: OMEGA ENGINEERS for REYTEC CONSTRUCTION RESOURCES, Inc.
5. CONTRACT No.: 4600012785
6. SPECIFICATION Nos.: _____
7. DRAWING Nos.: 110
8. RESPONSE CODE: [] CRITICAL [X] ROUTINE 9. DATE RESPONSE REQUIRED: 02/09/2015
10. INFORMATION REQUIRED: Drawing #110 indicates a cul-de-sac to be installed at the N. end of Thunderbird Rd. Currently, the N. end of Thunderbird Rd. is a dead-end street and has been in that condition for at least 50 years. See the photos attached. All of the residents that live on both sides of Thunderbird Rd. from the Sequoia Drive intersection North do not want the cul-de-sac installed and has contacted the City and the CM requesting that it not be installed. In other words all of the residents affected are in consensus on their position that it not be installed. A new cul-de-sac will also require the resident on the West side of Thunderbird to remove a large portion of their wood fence. Please review this request with the City and advise how the Contractor should proceed.
11. 
CONTRACTOR (Signature) OMEGA ENGINEERS, INC. Project Manager 02/02/2015
TITLE DATE
12. RESPONSE:
13. _____
PROJECT MANAGER (Signature) DATE
14. If Contractor believes the response given in Item 12 requires an adjustment in Contract Price or Contract Time, Contractor shall submit a timely proposal so as not to delay Contractor's Work in accordance with General Conditions, Article 7 - Changes in the Work.

END OF DOCUMENT





1/29/2015

1/29/2015



1/29/2015



mreyna

From: Karalynn Cromeens
Sent: Thursday, November 19, 2015 4:16 PM
To: mreyna
Subject: FW: 1-14101-2: NSR 465: RFI #04C - Dead-End @ N. End of Thunderbird

From: Robert Lengefeld [mailto:rlengefeld@omegaengineers.com]
Sent: Thursday, October 8, 2015 3:57 PM
To: Karalynn Cromeens <KCromeens@thecromeenslawfirm.com>
Subject: RE: 1-14101-2: NSR 465: RFI #04C - Dead-End @ N. End of Thunderbird

Ms. Cromeens,

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Neighborhood Programs Engineering
Engineering Branch, Public Works and Engineering
611 Walker, 14th Flr, Houston, TX 77002
Office: 832.395.2211 Fax: 832.395.2252
raymond.fong@houstontx.gov

Respectfully,

Robert Lengefeld, PMP, CCM, Sr. Project Manager

rlengefeld@omegaengineers.com

OMEGA
ENGINEERS INC.

16500 PARK TEN PL STE. #325
HOUSTON, TEXAS 77054
TX TEL: 281-464-4500, HQ F-2147
www.OMEGAENGINEERS.com
O: (281)464-4500 C: (281)265-5401

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Sent: Thursday, October 08, 2015 12:55 PM
To: Robert Lengefeld <rlengefeld@omegaengineers.com>
Subject: Re: 1-14101-2: NSR 465: RFI #04C - Dead-End @ N. End of Thunderbird

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Thanks
Karalynn

Sent from my iPhone

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Cc: Masek, Jeff - PWE <Jeff.Masek@houstontx.gov>; Fong, Raymond - PWE <Raymond.Fong@houstontx.gov>

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Subject: RE: 1-14101-2: NSR 465: RFI #04C - Dead-End @ N. End of Thunderbird

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Raymond Fong, Project Manager
Neighborhood Programs Engineering
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Office: 832.395.2211 Fax: 832.395.2252

mreyna

From: mreyna
Sent: Thursday, November 19, 2015 4:35 PM
To: 'raymond.fong@houstontx.gov'
Cc: Karalynn Cromeens; 'rlengefeld@omegaengineers.com'
Subject: Dead End at North End of Thunderbird
Attachments: Letter re Thunderbird 11-19-15.pdf

Tracking:	Recipient	Delivery	Read
	'raymond.fong@houstontx.gov'		
	Karalynn Cromeens	Delivered: 11/19/2015 4:35 PM	Read: 11/19/2015 4:36 PM
	'rlengefeld@omegaengineers.com'		

Good Afternoon,

Please find attached Correspondence dated 11-19-15 regarding the Dead End at North End of Thunderbird.

Thank you,

Marissa E. Reyna
Paralegal



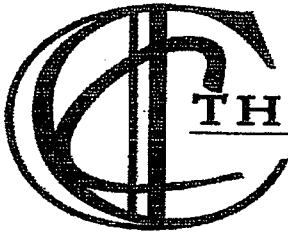
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Attorney And Counselor At Law

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Houston, TX 77043
Telephone: 713-715-7334
Fax: 713-715-7335
mreyna@TheCromeensLawFirm.com

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THE CROMEENS LAW FIRM, PLLC

Attorney And Counselor At Law

1413 Brittmoores Road
Houston, TX 77043
713-715-7334
713-715-7335 fax
Karalynn@thecromeenslawfirm.com

September 15, 2015

Mr. Robert Lengefeld, PMP, CCM, Sr. Project Manager *Via e-mail: rlengfeld@omegaengineers.com*
Omega Engineers, Inc.
16360 Park Ten Pl.
Suite # 325
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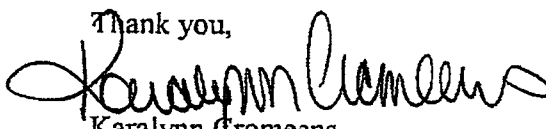
My Husband and I own 9218 Sequoia, a property located at the end of Thunderbird road. I have recently been informed that the city of Houston (the "City") has decided not to continue Thunderbird road to the end of the current roadway. I have been informed this decision was based upon the fact that where the current roadway ends is private property owned by the owners of 9218 Sequoia and 4718 Thunderbird ("the Neighbors").

What I propose is a land swap between the City and the Neighbors. The current plat of the Outpost Estates Sec 3, provides for a cul-de-sac at the end of Thunderbird road (see attached plat). All parties agreed that the cul-de-sac should not be built, and it was not built. But the easement for the cul-de-sac is still on the plat and is reflected on survey of the properties (see attached survey of 9218 Sequoia). What the Neighbors propose is that we deed the city an easement for Thunderbird road to continue all the way to the end of the current road and the city deed us back the easement for the cul-de-sac that was not built.

The way the new road was built, it does not access the driveway at 4718 Thunderbird and that driveway is the only access this property has to the street. The City proposes to put in a ramp from where the road currently ends to the of Thunderbird road. I see a few potential issues with leaving Thunderbird road this way. First, it will be very difficult for emergency services to access 4718 Thunderbird. Second, potential flooding issues. The new road that has been built is at least five feet lower then the previous road and has a new drainage system. When it rains it is going to flood at the bottom of the proposed ramp and make access to 4718 Thunderbird impossible, let alone the fact that this may cause the houses at the end of Thunderbird road to flood.

Please let me know if the city will accept the land swap proposal and what I can do to facilitate getting the deal done.

Thank you,


Karalynn Cromeens

Attachments

Christa Boyd

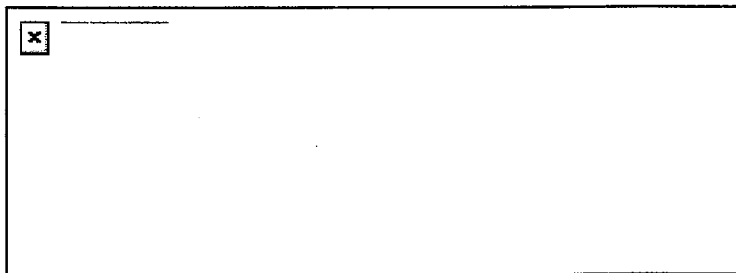
From: Karalynn Cromeens
Sent: Monday, November 16, 2015 8:15 AM
To: Christa Boyd
Subject: Fwd: Hammerhead Recommendation at Thunderbird at Sequoia
Attachments: image002.png; image003.png

Sent from my iPhone

Begin forwarded message:

From: Robert Lengefeld <rlengefeld@omegaengineers.com>
Date: February 19, 2015 at 1:32:38 PM CST
To: Karalynn Cromeens <KCromeens@thecromeenslawfirm.com>
Subject: RE: Hammerhead Recommendation at Thunderbird at Sequoia

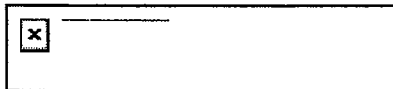
Yes, I will.



From: Karalynn Cromeens [<mailto:KCromeens@thecromeenslawfirm.com>]
Sent: Thursday, February 19, 2015 12:12 PM
To: Robert Lengefeld
Subject: RE: Hammerhead Recommendation at Thunderbird at Sequoia

Thank you for getting this issue resolved. Would you please keep me informed as to what they decide to do with the water line.

Thanks
Karalynn



Tel: (713) 715-7334
Fax: (713) 715-7335

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From: Robert Lengefeld [<mailto:rlengefeld@omegaengineers.com>]
Sent: Thursday, February 19, 2015 10:37 AM

To: Karalynn Cromeens; 'staceyhanna@earthlink.net'
Subject: FW: Hammerhead Recommendation at Thunderbird at Sequoia
Importance: High

FYI

From: Fong, Raymond - PWE
Sent: Thursday, February 19, 2015 9:19 AM
To: 'Bob Haseman'
Cc: Bansal, Ben - PWE; Mwandia, John - PWE; Sabzevari, Mohammad - PWE
Subject: FW: Hammerhead Recommendation at Thunderbird at Sequoia
Importance: High

Bob, decision has been made not to construct the cul-de-sac and Thunderbird will terminate as a dead end. Per our conversation the contractor has stopped the proposed water line short of the fence encroachment. Instructions are to avoid the fence, please design a solution remedying this issue so we can forward to construction.

Raymond Fong, Project Manager
Neighborhood Programs Engineering
Engineering Branch, Public Works and Engineering
611 Walker, 14th Flr, Houston, TX 77002
Office: 832.395.2211 Fax: 832.395.2252
raymond.fong@houstontx.gov

ExchangeDefender Message Security: [Check Authenticity](#)

ExchangeDefender Message Security: [Check Authenticity](#)

Christa Boyd

From: Karalynn Cromeens
Sent: Monday, November 16, 2015 8:14 AM
To: Christa Boyd
Subject: Fwd: SR 1645955 4718 Thunderbird)
Attachments: image003.gif; image002.png

Sent from my iPhone

Begin forwarded message:

From: Robert Lengefeld <rlengefeld@omegaengineers.com>
Date: February 13, 2015 at 4:49:38 PM CST
To: Karalynn Cromeens <KCromeens@thecromeenslawfirm.com>
Subject: Re: SR 1645955 4718 Thunderbird)

Not officially, however I know there was a meeting this afternoon in the City Design Manager's office to discuss this. I will let you know when I get a decision. Indications are that it might be in your favor but as I said, nothing official yet.

Sent from my iPhone

On Feb 13, 2015, at 2:55 PM, Karalynn Cromeens
<KCromeens@thecromeenslawfirm.com> wrote:

Any up dates?

<image002.png>
Tel: (713) 715-7334
Fax: (713) 715-7335

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From: Robert Lengefeld [<mailto:rlengefeld@omegaengineers.com>]
Sent: Tuesday, February 10, 2015 7:48 AM
To: Karalynn Cromeens
Subject: FW: SR 1645955 4718 Thunderbird)

Karalynn,

I received this e-mail this morning from the Managing Engineer for the City of Houston Public Works & Engineering/Construction Division. Engineering is still researching this issue and will provide a response this afternoon.

Robert Lengefeld
Omega Engineers, Inc.
281-245-5405

From: <Masek>, Jeff Masek <jeff.masek@houstontx.gov>
Date: Tuesday, February 10, 2015 at 7:20 AM
To: "Calhoun-Williams, Keshia - PWE" <Keshia.Calhoun-Williams@houstontx.gov>
Cc: Robert Lengefeld <rlengefeld@omegaengineers.com>, "Morgan, Jerry D. - PWE" <Jerry.Morgan@houstontx.gov>, "Fisher, Laura - PWE" <Laura.Fisher@houstontx.gov>, "Bueno, Maria - PWE" <Maria.Bueno@houstontx.gov>, John Mwandia <john.mwandia@houstontx.gov>
Subject: RE: SR 1645955 4718 Thunderbird)

Keshia,

Engineering is researching this SR. I am out of the office this morning but can provide a formal response this afternoon.

Jeff

"Calhoun-Williams, Keshia - PWE" <Keshia.Calhoun-Williams@houstontx.gov> wrote:

<image003.gif>

The subject service request is now overdue, please forward update, thanks.

Keshia Williams, MBA
PWE-Engineering and Construction, Support Services Branch

From: Bueno, Maria - PWE
Sent: Thursday, February 05, 2015 10:42 AM
To: rlengefeld@omegaengineers.com
Cc: Morgan, Jerry D. - PWE; Calhoun-Williams, Keshia - PWE; Fisher, Laura - PWE
Subject: RE: SR 1645955 4718 Thunderbird)

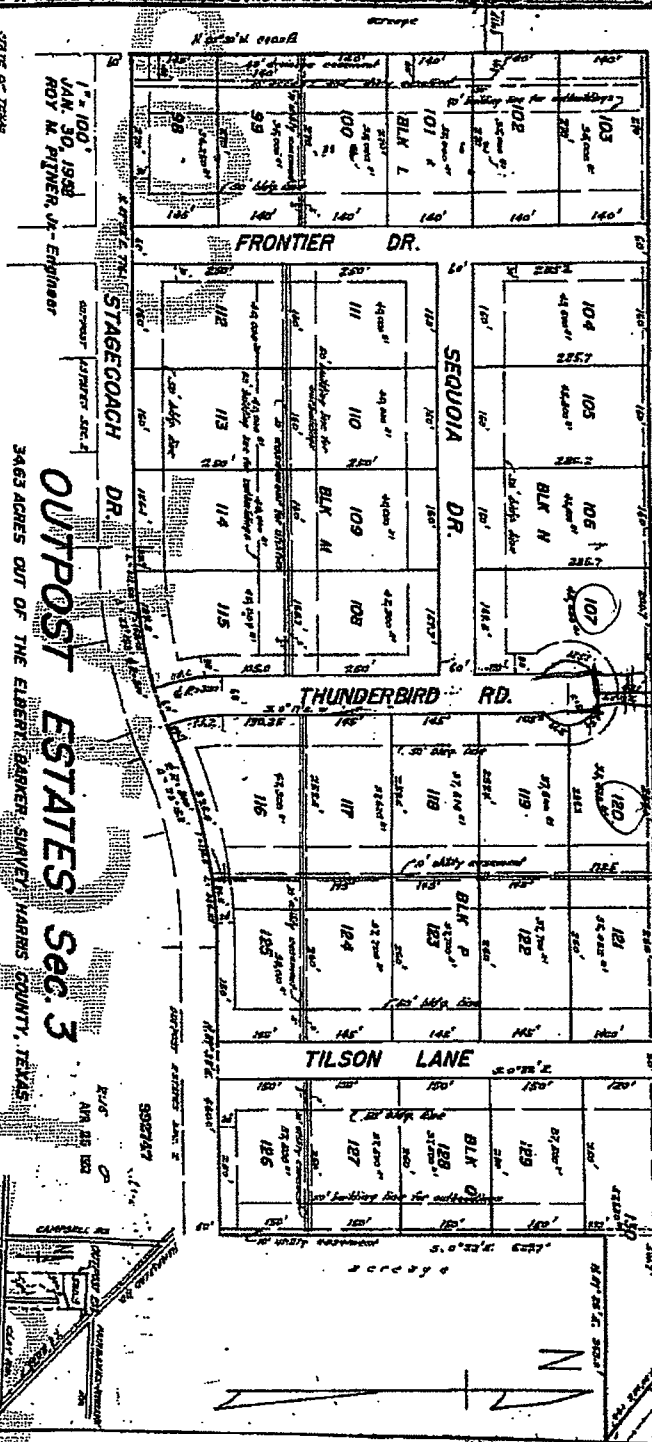
Please provide update for service request.

M. Bueno
832-395-2059

From: Bueno, Maria - PWE
Sent: Monday, February 02, 2015 2:55 PM
To: rlengefeld@omegaengineers.com
Cc: Morgan, Jerry D. - PWE; Calhoun-Williams, Keshia - PWE; Fisher, Laura - PWE
Subject: SR 1645955 4718 Thunderbird)

Robert,

Citizen is requesting to be contacted regarding the street being turned into a cul de sac. WBS # N-000398-0001-4. Please address citizen concern and notify me by email with your findings and solutions.



JAN. 30, 1958
ROY M. PLYNER, Jr. - Engineer

OUTPOST ESTATES Sec. 3

[illegible]

FILED FOR RECORD April 23, 1982 AT 4:15 o'clock P. M.
RECORDED June 18, 1982 AT 4:10 o'clock A. M.
WIDALLER, CLERK COUNTY COURT, HARRIS COUNTY, TEXAS
BY W. P. Williams DEPUTY