



Andrew Bogda <andrew.bogda@mansfieldtexas.gov>

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## Fwd: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17 & Sweeney Track. 5-6-2020

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David Boski <david.boski@mansfieldtexas.gov>  
To: Andrew Bogda <andrew.bogda@mansfieldtexas.gov>

Fri, May 8, 2020 at 7:38 AM

FYI

----- Forwarded message -----

From: **Ken Reimer** <[kreimer@venturedfw.com](mailto:kreimer@venturedfw.com)>

Date: Thu, May 7, 2020 at 1:55 PM

Subject: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17 & Sweeney Track. 5-6-2020

To: David Boski <[david.boski@mansfieldtexas.gov](mailto:david.boski@mansfieldtexas.gov)>

Cc: Keith Smith <[ksmith@venturedfw.com](mailto:ksmith@venturedfw.com)>, Anne Bryan <[abryan@venturedfw.com](mailto:abryan@venturedfw.com)>

5-7-20

David Bosky

City of Mansfield

We are fine with the attached Guefen Site Plan attached labeled "Concept-Plan-TXDOT-05056.03".

Mark Price with TXDOT has advised that TXDOT is also fine in concept with this plan.

We understand that a Common Access easement will have to be executed between the Sweeney's and Guefen Development Partners.

We also understand that the city of Mansfield is fine with the attached concept plan labeled "Guefen-Site Plan with proposed access expansion for Sweeney tract 5-7-20" with the proposed extension of the access drive into the Sweeney property in order to accommodate access needs for future development.

Based on this understanding, we will move forward to prepare the necessary Common Access Easement Agreement and Development Agreement with Guefen Development Partners.

Thank you very much for your assistance with this site plan.

Best regards,

**Ken Reimer** | Founding Principal | Managing Partner | **Venture Commercial Real Estate, LLC**  
8235 Douglas Avenue | Suite 720 | Dallas, Texas 75225 | p 214.378.1212 | f 214.378.1213 | vCard | LinkedIn

Member of **X TEAM**

## LAND TEAM



**Ken Reimer**



**Anne Bryan**



**Felix Saenz**



**Hank Autrey**

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David Boski, P.E.  
Asst. Director of Public Works - Transportation

City of Mansfield  
[mansfieldtexas.gov](http://mansfieldtexas.gov)  
[1200 E. Broad Street](#)  
[Mansfield, TX 76063](#)  
817-276-4208  
817-453-8176 (fax)

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### 2 attachments



**Concept-Plan-TxDOT-05056.03.pdf**  
878K



**Guefen- Site Plan with proposed access expansion for Sweeney tract 5-7-20.pdf**  
101K

## Philip Graham


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From: Ken Reimer <kreimer@venturedfw.com>  
Sent: Tuesday, May 5, 2020 2:53 PM  
To: Philip Graham; Keith Smith; kyle@thesweeneyco.com  
Cc: David Kulkarni; Emily Shackelford (emilyshack@mac.com); kyle@thesweeneyco.com  
Subject: RE: WA05056.03 Haven at Mansfield

It appears so and we appreciate your work on this. We are making sure the drive continuance to the west along THR boundary works for the city for future fire lane for the Sweeney tract.

We will be back to you very shortly.

Ken

[Ken Reimer](#) | Founding Principal | Managing Partner | [Venture Commercial Real Estate, LLC](#)  
8235 Douglas Avenue | Suite 720 | Dallas, Texas 75225 | p 214.378.1212 | f 214.378.1213 | vCard | LinkedIn  
Member of  TEAM

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From: Philip Graham <PhilipG@wierassociates.com>  
Sent: Tuesday, May 05, 2020 2:50 PM  
To: Ken Reimer <kreimer@venturedfw.com>; Keith Smith <ksmith@venturedfw.com>; kyle@thesweeneyco.com  
Cc: David Kulkarni <dkulkarni@guefen.com>  
Subject: RE: WA05056.03 Haven at Mansfield

Is the location and configuration acceptable?

**Philip Graham, P.E. , Senior Associate**  
**WIER & ASSOCIATES, INC.**  
**Engineers / Surveyors / Land Planners**  
*Celebrating 42 Years of Serving Clients, Employees & Community*  
**2201 E. Lamar Blvd., Suite 200E, Arlington, TX 76006-7440**  
**Ph: 817-467-7700 ext. 114 Fax: 817-467-7713**  
[www.WierAssociates.com](http://www.WierAssociates.com)

Texas Engineering Firm No. F-2776  
Texas Land Surveying Firm No. 10033900 & 10194175

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From: Ken Reimer <[kreimer@venturedfw.com](mailto:kreimer@venturedfw.com)>  
Sent: Tuesday, May 5, 2020 2:48 PM  
To: Philip Graham <[PhilipG@wierassociates.com](mailto:PhilipG@wierassociates.com)>; Keith Smith <[ksmith@venturedfw.com](mailto:ksmith@venturedfw.com)>; [kyle@thesweeneyco.com](mailto:kyle@thesweeneyco.com)  
Cc: David Kulkarni <[dkulkarni@guefen.com](mailto:dkulkarni@guefen.com)>  
Subject: RE: WA05056.03 Haven at Mansfield

Philip:


Our understanding from TxDOT is that we would not need a decel lane for the tiny parcel we have. The owners figure this is a tract that MAY sell in the next 10 years and are not allocating any money to this.

We are happy to make all other accommodations as far as easement, development agreement, etc.

Let us know next steps!

Thanks,

Ken

Ken Reimer | Founding Principal | Managing Partner | [Venture Commercial Real Estate, LLC](#)  
8235 Douglas Avenue | Suite 720 | Dallas, Texas 75225 | p 214.378.1212 | f 214.378.1213 | vCard | LinkedIn  
Member of  TEAM

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From: Philip Graham <[PhilipG@wierassociates.com](mailto:PhilipG@wierassociates.com)>  
Sent: Tuesday, May 05, 2020 11:17 AM  
To: Ken Reimer <[kreimer@venturedfw.com](mailto:kreimer@venturedfw.com)>; Keith Smith <[ksmith@venturedfw.com](mailto:ksmith@venturedfw.com)>; [kyle@thesweeneyco.com](mailto:kyle@thesweeneyco.com)  
Cc: David Kulkarni <[dkulkarni@quefen.com](mailto:dkulkarni@quefen.com)>  
Subject: WA05056.03 Haven at Mansfield

Mr. Reimer, we have made changes to our site layout to move the proposed drive to the common property line as you have expressed to Ben McAnally of our office. Please review and the attached plan and let us know if this addresses you concerns and is acceptable.

Mark Price of TxDOT has already informed us that a deceleration lane will be necessary for this drive considering that it will be serving two properties with one of the property uses being a multi-family and the other being unknown. This deceleration lane will require a modification/extension of the multiple box culvert crossing under the SH 360 frontage road. Since this drive and deceleration lane will also be serving your property, would you be willing to share some of the costs related to this deceleration lane construction?

Thank you.

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