



# BEVERLY OAKS

Homeowners Association

FREEMAN IRVING HEIGHTS  
SPLIT A ACS 2.0804  
ALL PRIVATE STREETS  
VOL83030/2277 DD02091983 CO-DC  
127710000000A 2CI12771000



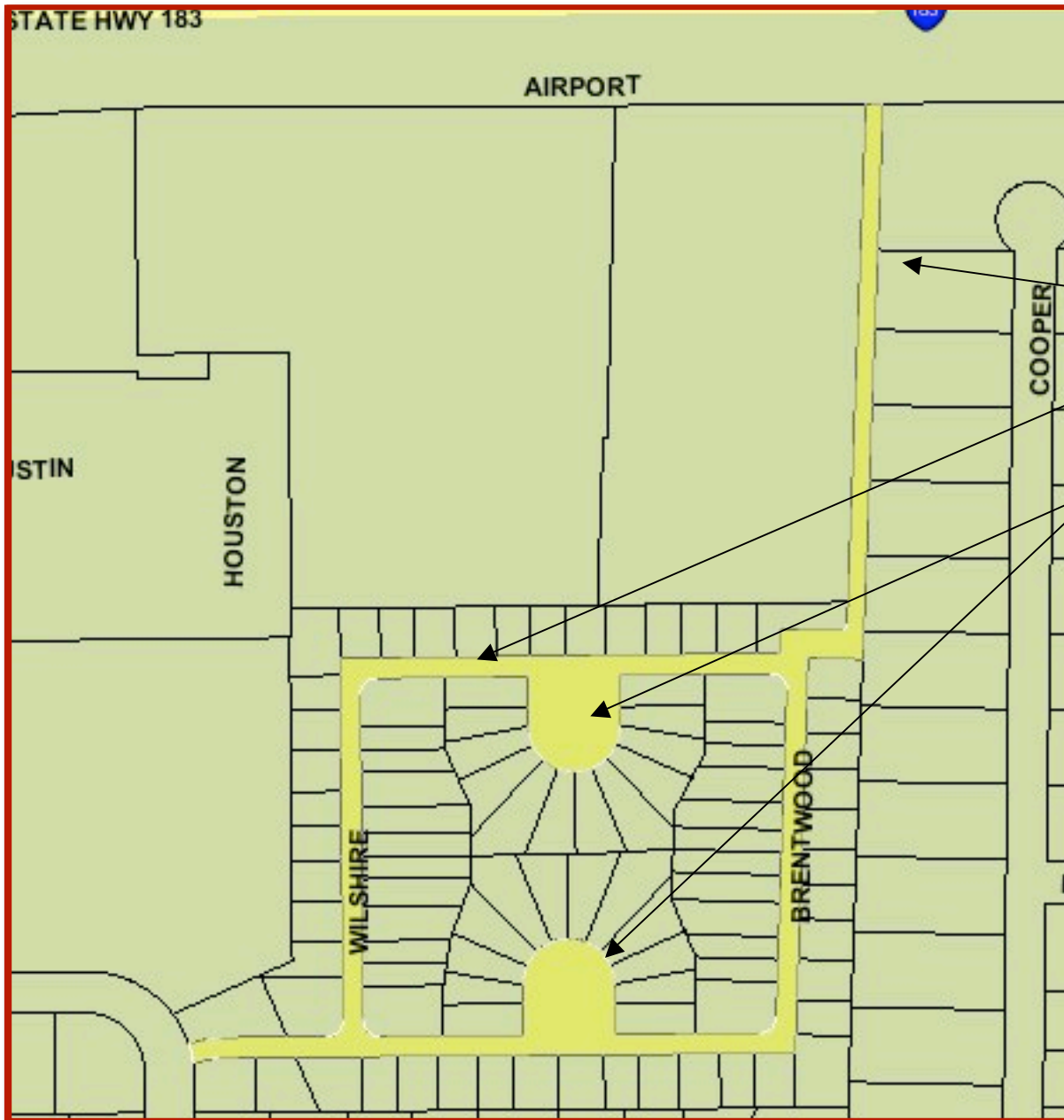
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## **History:**

Residential Account #32127710000000A00 was created in May of 2009 at the request of the Board of Directors of the Beverly Oaks Homeowners Association.

From 1983 to May of 2009, this property was incorrectly listed by the DCAD as a City of Irving Street.



**DCAD Estimate**

2.08 Acres or 90,605 sq ft

**Ground Measurement**

(by calibrated racing bike computer)

Alley .12 m (18 ft wide) or 11,8405 sq ft

Roadway .37m (24 ft wide) or 46,886 sq ft

Culdesacs .06 m (24 ft wide) or 7,603 sq ft

**Total 65,894**

**Satellite Measurement**

Master Construction  
(prior to receiving DCAD estimate)

**Total 64,000**

**MASTER CONSTRUCTION  
P. O. BOX 226984 · DALLAS, TEXAS 75222-6984  
(214) 748-5611 · FAX (214) 748-8577**

**Bid Submitted To:**

Name:	Robert Bauer	Job:	Pavement Budget Numbers
Street:	1950 Wilshire	Street:	Wilshire to Brentwood
City:	Irving TX	City:	Irving TX
Contact:	Robert Bauer	Phone #:	972-322-1600
Date:	5/18/2009	Fax #:	
Email:		Cell:	

**REMOVE THE EXISTING PAVING AND REPLACE WITH NEW CONCRETE PAVING (64,000 SF)**

Remove the existing concrete paving 1/2" at a time. Compact the sub-grade with 2" of flex base and reinforce with #3 rebar 18" on center attached to existing concrete surfaces with dowels. Place 6" of 3500PSI concrete.

Budget Price: \$ 486,767.29  
Payment Terms: Net 10 Days

**REMOVE THE EXISTING PAVING AND REPLACE WITH 1 1/2" OF TYPE D ASPHALT (64,000 SF)**

Apply tack and lay Hot tpe D asphalt 1 1/2" thick and compact with a rubber tire and steel wheel rollers.

Budget Price: \$66,989.00  
Payment Terms: Net 10 Days

**SEAL THE EXISTING CRACKS**

Rout the existing cracks and fill with WR Meadows Hot pour crack fill.

Budget Price: \$1.50 per lineal foot

Excludes permits, permit drawings, inspection fees damage to underground utilities and lab fees.

Thank you for the opportunity to quote this project, tax is not included in the price.

Jim Coulter

Robert Bauer  
1915 Wilshire Lane  
Irving, Texas

I submit the following measurements as taken on July 14, 2009:

The Brentwood Alley  
0.12 miles x 18 ft wide or  
11,840.8 sq ft

Wilshire and Brentwood Roadway  
0.37 miles x 24 ft wide or  
46,886.4 sq ft

Wilshire and Brentwood Culdesacs  
.03 miles x 24 ft wide x 2 or  
7,603.2 sq ft

Total 65,894.4 sq ft



Robert Bauer  
Resident  
July 14, 2009



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*Current DCAD Proposed Value*

\$20,000 or \$0.22 per foot

*Proposed Value*

\$14,545 or \$0.22 per foot