

**From:** [Clayton Comstock](#)  
**To:** [Clayton Husband](#)  
**Subject:** FW: Re[2]: Western Ridge Access Easement  
**Date:** Thursday, September 6, 2018 11:46:32 AM  
**Attachments:** [Re2 Western Ridge Access Easement.msg](#)

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Better for printing.

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**From:** David Barfield [REDACTED] >  
**Sent:** Wednesday, September 5, 2018 7:49 PM  
**To:** Clayton Comstock [REDACTED]  
**Subject:** Re[2]: Western Ridge Access Easement

I reached a verbal agreement with Mark Wood today, the easement will be 30'. Mark will make a tap for water and sewer at the street where the easement begins, at no cost to me, I will pay for extensions of water and sewer to my property when ever I decide to develop my property. Mark will accept a sheet flow or a concentrated flow of all water from my property, either at the easement or other locations that they determine. Mark will make sure to keep my existing sewer septic system, which lies in my existing 60' easement, in operation while their development is under construction. Mark will make sure that my existing electric service will remain in operation while power company reroutes their service to my property in line with Mark's development. Mark will deed restrict a fence between my property and theirs to be wrought iron or combination wrought iron and masonry. I will refer this to David Casey to work out the language of this agreement.

----- Original Message -----

**From:** "Clayton Comstock" [REDACTED]  
**To:** "David Barfield" [REDACTED]  
**Sent:** 8/30/2018 8:56:20 PM  
**Subject:** RE: Western Ridge Access Easement

Hi, David –

You ask for a letter stating “right-of-way of ‘X’”. If you will accept nothing less than “X”, then we must know what that number is. Otherwise, the letter will continue to state a 20-foot easement with an 18-foot pavement would be sufficient and we can add the reference to 2-4 lots per your request. It would essentially be a wider, expanded, and shared driveway. I lived on a “pipestem” driveway in Virginia that was 18 feet wide and served 5 homes: 1370 Carpers Farm Way, Vienna, VA. Full roads in NRH, Southlake, Keller, Colleyville, etc. are 18 feet wide.

Please understand that the letter will only speak to the access provided to the property and does not guarantee any future subdivision of your property. That will be up to the City Council at the time you decide to request a subdivision.

Thank you,

Clayton

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**From:** David Barfield [REDACTED]  
**Sent:** Thursday, August 30, 2018 8:32 PM  
**To:** Clayton Comstock [REDACTED]  
**Subject:** Re: Western Ridge Access Easement

This is not good enough, if I decide to subdivide my property into 2 or more lots, 18' will not work, 18' might work for a single lot subdivision, but not a multi lot subdivision. Right now I have a 60' deeded right-a-way, and I do not want to give that up for a right-of-way for one that would not give me access to my property as I have now. Before I reduce my 60' right-of-way to anything less, I want a letter from the city saying "a right-of-way of "X" will give me sufficient width for a street to a residential subdivision of 2-4 lots". Sorry to be a butt, but I did not want to 60' x 400' property to Cary Clark with maintaining what access I already owned. Cary had to have my property to get a Texdot access to Precinct Line Road, but reluctantly I did but with the reservations that I now have. So, I stand on what is stated above, and I have explained that to Western Ridge owners several times, and they keep coming back and piece mealing willing to give me a little more each time. It is as I have stated or nothing. I will be out of town for the next 5 days, I will forward this email to Casey, and he will be able to talk to me only in the evenings.

----- Original Message -----

**From:** "Clayton Comstock" [REDACTED]  
**To:** "David Barfield" [REDACTED]  
**Cc:** "Caroline Waggoner" [REDACTED]  
**Sent:** 8/30/2018 7:44:43 AM  
**Subject:** Western Ridge Access Easement

Good morning, David –

In response to the letter of August 23 from your attorney, David Casey, regarding the proposed Western Ridge subdivision, please see the attached letter from the City of North Richland Hills. Please let me know if you have any additional questions or concerns.

Thank you and have a wonderful day,

Clayton Comstock, AICP  
Planning Manager  
City of North Richland Hills  
(817)427-6301