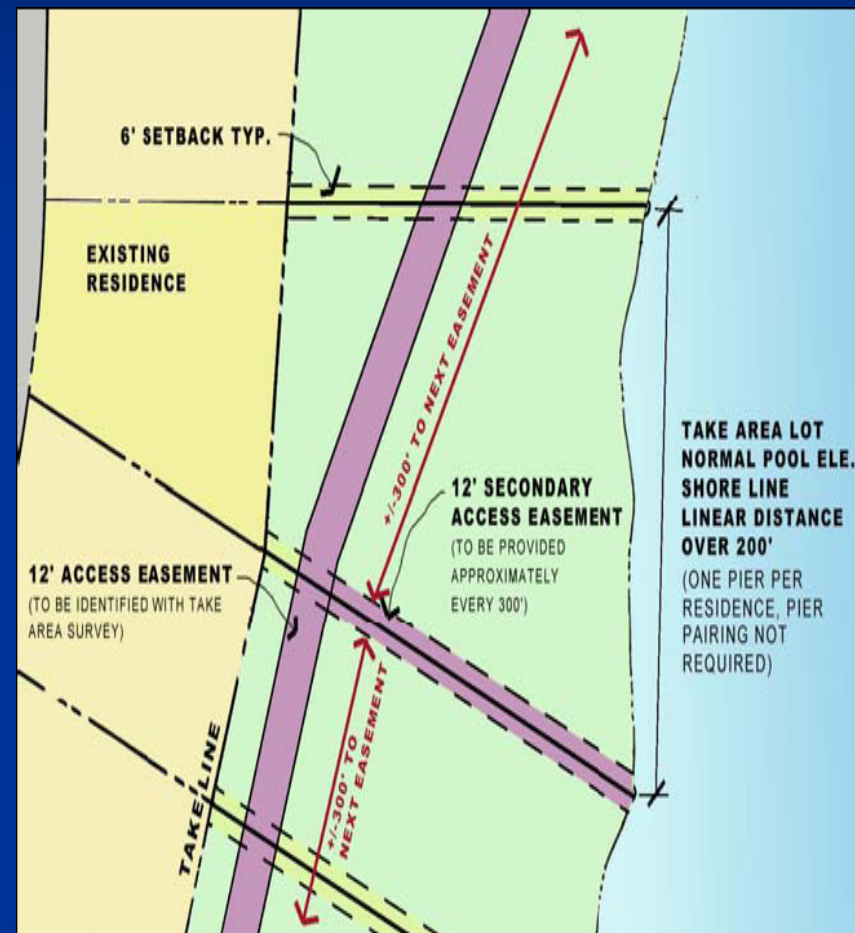
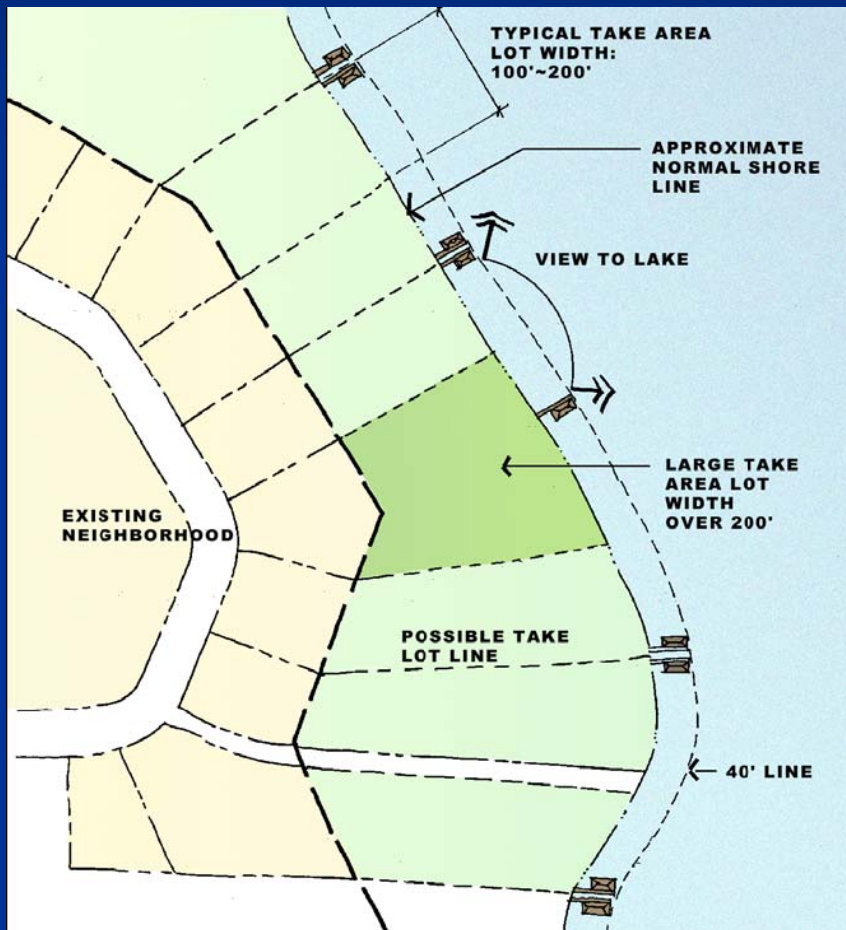


Lake Ray Hubbard Sublease Meeting

December 17, 2009



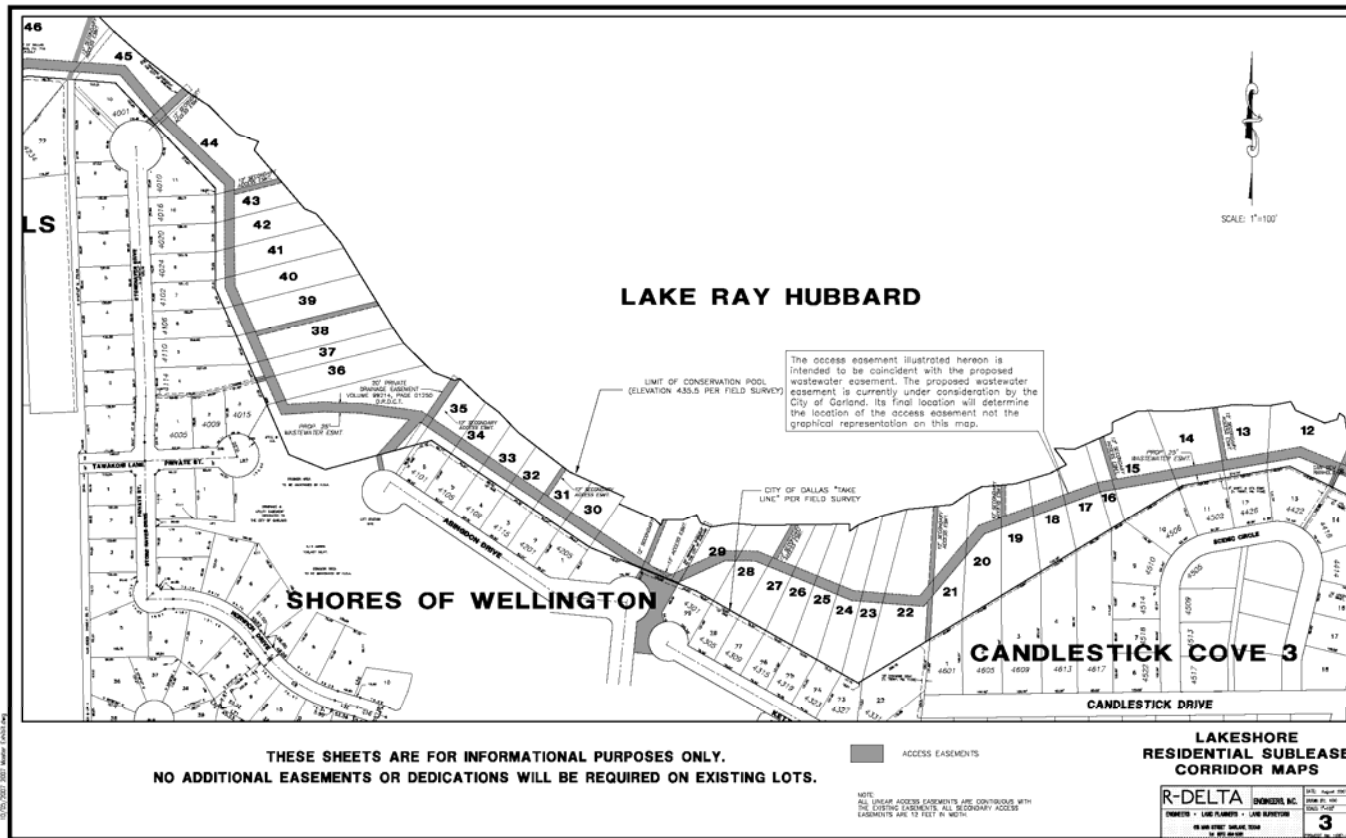
Governing Documents

- Dallas-Garland Interlocal Agreement and Lease
- Lake Edge Development Standards
- Sublease Agreement
- Lake Ray Hubbard Erosion Control Study - Bernard Johnson Report

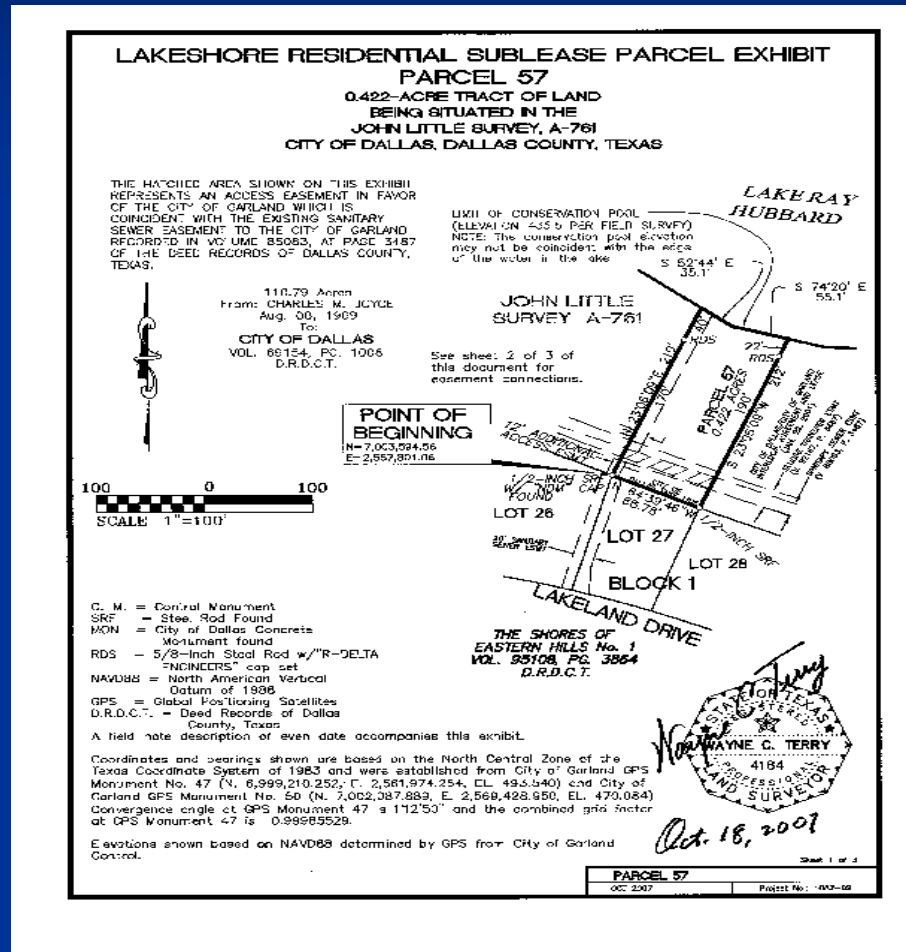
Sublease Agreement – Major Points

- Sublease Area – “As Is – Where Is”
- Un-permitted encroachments must be removed
- Sublease Term – 20 years
- Renewal options, up to four 5-year periods
- Initial rental payment \$750.00
 - Possible additional surveying fees required to re-establish on the ground monumentation
- Annual rental payment - \$50.00
- Insurance required, list City of Dallas & Garland as additional insured

Example Sublease Residential Corridor Map



Typical Sublease Parcel



Allowed Uses

- Any lawfully permitted uses as defined by the Interlocal and Sublease Agreements

Typical Uses and Structures

- Playground equipment
- Tennis Court
- Boat Dock
- Boat House
- Fence

For additional information, consult Lake Edge Development Standards

Typical Prohibited Uses and Materials

- Propane tanks
- Gasoline Storage
- Pesticide Storage
- Habitable Structures
- Toilets
- Chemically preserved wood
- Storage of personal items on shore area, including but limited to, boats, jet skis, trailers, vehicles, etc

Consult the Sublease Agreement and Development Standards for additional items.

Additional Requirements

- Tree Removals – must comply with City of Garland Tree Preservation Ordinance
- Lake Dredging – City of Dallas permit required
- Land Reclamation – City of Dallas / US Corps of Engineers permit required
- Structures – City of Garland Building Permit required
- Structures contacting or over Lake – City of Garland Building Permit and City of Dallas approval required

Erosion Control Measures

- Required when improvements contact the water
- Typically requires installation of lake wall
- Designed and sealed by licensed professional engineer in the State of Texas
- Erosion Control submission requirements,
<http://www.garlandengineering.org/Home/Departments/Development+Services/>
- Engineering Department coordinates with the City of Dallas for approval

Sublease Procedure

- Remove un-permitted encroachments
- Applicant secures insurance per Exhibit B
- Applicant executes sublease agreement submits to Engineering Department with initial rental payment
- City initiates surveying of lease area
- Once survey complete, Staff attaches survey to Sublease Agreement
- Director signs and returns executed sublease agreement to applicant
- Applicant is directed to Building Inspection Department for Building Permit

Combining Parcels – Forming a Co-Op

- Parcels can be combined
- Lessees write Engineering Director stating desire, with sketch of proposed boundaries
- Each lessee signs Lease Agreement
- Secure insurance

Lease Line Appeals

- Disputes regarding lease boundaries
- Lake Ray Hubbard Appeals Board
- Submit request to Engineering Department
- Engineering Department shall notify parties of meeting date, time, etc.

List of Contacts

- Engineering Department: General Sublease
Lyle Jenkins / Leo Signey (972)-205-2170
- Planning Department: Allowed uses
Maxwell Fisher (972)-205-2456
- Building Inspection Department: Permitting
James Boren (972) 205-2308