

DEPT NO. S/D 69-45 MAP NO. 6047

NAME BROOKHOLLOW 2nd ADDITION

LOCATION East of Rock Road between
Douglas and Central

ENGINEER Professional Engineering Consultants

OWNER Douglas Development

APPLICATION FILED 5-9-69

SKETCH PLAT FILED _____

PRELIMINARY FILED 4-8-68

S/D ACTION 4-18-68 (see ^{S/D 68-38} Brookhollow add.)

FINAL FILED 5-5-69

S/D ACTION 5-15-69 Approve

MAPC ACTION 5-22-69 Approve

BCC ACTION 5-12-70 Approve

RECORDED 5-27-70

REMARKS _____

Expired letter of credit.

S/S COMMITTEE (final) *Approved* DATE *5-15-69*

M.A.P.C. *Approved* *5-23-69*

B.C.C. *Approved* *5-18-70*

S/D 69-45 - BROOKHOLLOW 2nd ADD.
East of Rock Road between Douglas
and Central. Prof. Eng. Cons.

Map No. 6047
Sec. No. 20
Twp. No. 27
Range 2E

Subdivision Report and Progress
S/D No.: 69-45

Name: BROOKHOLLOW 2nd ADDITION

General Location: East of Rock Road between Douglas & Central.

Owner: Douglas Development, Inc.
Address: 302 N Main Phone: AM 25491
Subdivider: _____ Phone: _____
Address: _____
Engineer/Surveyor: Professional Engineering Consultants
Address: 1440 E. English Phone: AM 22691

Application Received 5-9-69
Conf. with Applicant None
Sketch Plat Received N/A
Present Zoning AA
Proposed Zoning AA
Letter of Intent N/A

PREL. PLAT RECEIVED None
S/D Comm. Action N/A
Dept. Report on Prel. N/A

TRACING PROGRESS:
Received 4-15-70
Released 5-18-70
Received _____
Released _____

FINAL PLAT RECEIVED 5-5-69
S/D Comm. Action 5-15-69 Approve

Dept. Report on Final 5-16-69
M.A.P.C. ACTION 5-22-69 Approve
Dept. Report on Final 5-23-69
~~Letter on Irons Received~~
Title/Taxes Rec'd & Reviewed 4-29-70
Final Review 5-6-70
Referral to B.C.C. 5-7-70

B.C.C. ACTION 5-12-70 Approve

Recorded 5-27-70

Comments:

5-18-70 Called Luis Casador's Office to pick up tracing for recording

REALTORS • BUILDERS • DEVELOPERS



L. A. CASADO

PRESIDENT
CASADO, INC.
WICHITA, KANSAS

302 N. MAIN
OFFICE: AM 2-5491
HOME: MU 2-7602

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

J. J. Hall
5-27-70

BROOKHOLLOW SECOND ADDITION was
filed for record on 5-27-70

Drawer: R-2 2-20
5-27-70
T9-328 sb

J. J. Hall
Register Of Deeds

September 10, 1974

Ralph C. Eberly, City Clerk

Jack H. Galbraith, Chief Planner

S/D 69-45 - Brookhollow 2nd Addition
(irrevocable letter of credit)

We have received notification from the Engineering Division of the Department of Public Works that a sidewalk has been constructed within the walk easement between Lots 12 and 13, and Lots 33 and 34, Block 2, Brookhollow 2nd Addition. An irrevocable letter of credit in the amount of \$740 was submitted to guarantee the installation of said sidewalk. The letter of credit is being held by your office and may now be released upon the request of the applicant. It is our understanding that release of the irrevocable letter of credit requires no action by the Board of City Commissioners.

If you have any questions concerning this matter, please call.

JHG:JR:xme

cc: Luis A. Casado, President
Casado, Inc.
302 North Main, 67202

First National Bank in Wichita
c/o John W. Long
106 West Douglas, 67202

L. A. CASADO, President
JOHN W. MCKAY, JR., Secy.-Treas.

Casado INC.
Realtors - Builders - Loans

302 N. MAIN ST. • (316) 262-5491
WICHITA, KANSAS 67202



August 22, 1974

Mr. Curtis L. Newby
Junior Planner
Wichita Metropolitan Area Planning Dept.
104 S. Main
Wichita, Kansas 67202

Ref: Brookhollow 2nd Addition
Letter of Credit # 229
for sidewalk construction

Dear Mr. Newby:

This is to inform you that we have completed the sidewalk that we were to install in the Brookhollow 2nd Addn between lots 12 & 13 and lots 33 & 34, Block 2.

We would appreciate very much if you would release the above mentioned letter of credit that we have put up to complete this job. Please send the release of this letter of credit to the First National Bank of Wichita.

We would also appreciate it if you would send a copy of the letter to our office.

Sincerely yours,

DOUGLAS DEVELOPMENT, INC.

Luis A. Casado

Luis A. Casado, President

LAC:pb

*OK Krueger
2/11/74
9-4-74*



August 8, 1974

Douglas Development, Inc.
c/o John McKay
302 North Main
Wichita, Kansas 67202

Re: S/D 69-45 - BROOKHOLLOW
2ND ADDITION. (irrevocable
letter of credit for sidewalk
construction)

Dear Mr. McKay:

As you will recall, the above captioned plat was approved by the Metropolitan Area Planning Commission on May 22, 1969 and by the Board of City Commissioners on May 12, 1970. One of the conditions of approval was that the applicant guarantee the construction of a sidewalk within the walk easement between Lots 12 and 13, and Lots 33 and 34, Block 2. Our files indicate that you submitted an irrevocable letter of credit in the amount of \$740 guaranteeing that the sidewalk would be installed by April 22, 1974.

Since the two year time limit for construction has now expired, we would appreciate your contacting our office to advise us as to your intent to fulfill this requirement of platting. We are anxious to assist you in any way we can to expedite the fulfilling of this requirement and the closing of our files. Please contact our office if you have any questions concerning this matter.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:JR:rme

September 18, 1973

Ralph C. Eberly, City Clerk

Jack H. Galbraith, Chief Planner

S/D 69-45 - Brookhollow 2nd Addition -
Letter of Credit guarantee for water main extension.

One of the conditions of approval on the above referred to plat which was approved by the Board of City Commissioners on May 12, 1970, was that the applicant guarantee the extension of water mains to serve all lots being platted. The applicant submitted an irrevocable letter of credit guaranteeing the installation of the water mains within two years time. In 1972, the applicant submitted a new letter of credit to replace the original one which expired. The new irrevocable letter of credit was from the First National Bank in Wichita, in the amount of \$11,620.86 for the account of Douglas Development, Inc.

The Water Department now advises that the applicant has entered into a contract for the water main extension and therefore, the irrevocable letter of credit may be released. Your office is holding said letter of credit in the amount of \$11,620.86 and it may now be released at the request of the applicant.

JHG:CLN:rme

cc: Douglas Development, Inc., 302 North Main, 67202
John Long, cashier, 1st National Bank Bldg., 67202

THE CITY OF WICHITA

OFFICE OF WATER DEPARTMENT

DATE July 9, 1973

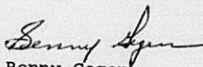


TO Jack Galbraith, Senior Planner

FROM Benny Gegen, Civil Engineer II

SUBJECT Brookhollow Second Addition

The plattors of Brookhollow Second Addition have entered into a contract with the Water Department for a water main extension to serve the properties adjacent to Longford Lane from Tamarac Lane to Brentmoor and in Brookhollow and Brentmoor west from Longford Lane. Therefore, all of our requirements for water service to the east portion of this plat have been fulfilled and the irrevocable letter of credit may be released.


Benny Gegen
Civil Engineer II



EG:ab

cc: John D. Wynkoop, Operations Chief Engineer
Bill H. Otten, Design & Planning Supt.

April 26, 1972

Ralph Wulz, City Manager

Jack H. Galbraith, Chief Planner

S/D 69-45 - BROOKHOLLOW 2ND ADDITION -
Irrevocable letters of credit for side-
walk and water line extension guarantees

The above-referred to plat was approved by the Metropolitan Area Planning Commission on May 22, 1969 and by the Board of City Commissioners on May 12, 1970. Two of the conditions of the approval were that the applicant guarantee the extension of a water main in Longford Lane to Brentwood and in Brookhollow and Brentwood west from Longford Lane; and provide a 4-foot sidewalk in the 10-foot walk easement common and between Lots 12 and 13, and 33 and 34, Block 2. The applicant submitted two irrevocable letters of credit from the First National Bank, #C-201 in the amount of \$10,995.31 for the water main extensions, and #C-202 in the amount of \$740 for the sidewalk construction; guaranteeing said improvements would be completed within two years time.

On March 15, 1972, we wrote the applicant inquiring as to the status of the improvements. Subsequently the applicant contacted our office and has now submitted two new letters of credit to replace the original guarantees as the improvements have not yet been made.

Attached herewith is letter of credit #C-230, from the First National Bank in the new amount of \$11,620.86 for the account of Douglas Development, Inc., guaranteeing the water main extensions to be completed on or before April 27, 1974; and letter of credit #C-229 from the First National Bank in the amount of \$740, for account of Douglas Development, Inc., guaranteeing the construction of the sidewalks on or before July 27, 1974. The new letters of credit should be placed on the City Commission agenda for formal approval of the Board of City Commissioners at their next regular meeting on May 2, 1972. At such time as the new letters of credit have been approved by the Board of City Commissioners, the original letters of credit, #C-201 and #C-202 which are being held by the City Clerk's Office, may be released at request from the applicant. It is our understanding that the release of the original letters of credit require no action by the governing body.

If you have any questions concerning this matter, please call.

JHG:CLN:ber
Attachment

cc: Douglas Development, Inc., 302 North Main 67202
1st Nat'l Bank, Att: John W. Long, Cashier, 105 N. Main 67202

IRREVOCABLE LETTER OF CREDIT
First National Bank in Wichita
Wichita, Kansas 67202
(Name of bank)

Date: April 27, 1972

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 11,620.86 for the account of Douglas Development, Inc., Wichita, Kansas

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before April 27, 1974
(Insert date two years from MAPC approval of plat)

1. Longford Lane from 6' north of North line of Brookhollow Second Addition to Brentwood
2. Brookhollow and Brentwood west from Longford Lane.
- 3.

in Brookhollow Second Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____
First National Bank in Wichita
Wichita, Kansas", Credit No. C-230, dated April 27, 1972
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before 90 calendar days after April 27, 1974.

Very truly yours,

First National Bank in Wichita
Wichita, Kansas
(Name of bank)

By: John W. Lane
John W. Lane, Cashier

(CORPORATE SEAL)

IRREVOCABLE LETTER OF CREDIT
First National Bank in Wichita
Wichita, Kansas 67202
(Name of bank)

Date: April 27, 1972

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 740.00 for the account of Douglas Development, Inc., Wichita, Kansas (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before July 27, 1974
(Insert date two years from MAPC approval of plat)

1. Provide a 4' sidewalk in the 10' walk easement common and between Lots 12 and 13, and 33 and 34, Block 2, in accordance to city specifications.
- 2.
- 3.

in Brookhollow Second Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

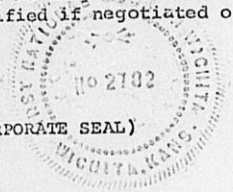
All drafts drawn hereunder must be marked: "Drawn under _____
First National Bank in Wichita
Wichita, Kansas, Credit No. C-229, dated April 27, 1972
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before 90 calendar days after July 27, 1974.

(CORPORATE SEAL)



Very truly yours,
First National Bank in Wichita
Wichita, Kansas
(Name of bank)
By: John W. Long
(Authorized signature)
John W. Long, Cashier

March 15, 1972

Douglas Development, Inc.
302 North Main
Wichita, Kansas 67202

Subject: S/D 69-45 - Brookhollow
2nd Addition - Irrevocable Letters
of Credit for sidewalk and water
line extension guarantees.

Gentlemen:

As you will recall the above referred to plat was approved by the Metropolitan Area Planning Commission on May 22, 1969 and by the Board of City Commissioners on May 12, 1970. Two of the conditions of approval of the plat were that the applicant guarantee the extension of a water main in Longford Lane to Brentwood and in Brookhollow and Brentwood west from Longford Lane; and provide a 4 foot sidewalk in the 10 foot Walk Easement common and between Lots 12 and 13, and 33 and 34, Block 2. You submitted an Irrevocable Letter of Credit #C-201, in the amount of \$10,995.31, from the First National Bank guaranteeing the water main extensions would be completed on or before April 27, 1972. You also submitted a letter of credit #C-202 in the amount of \$740 from the First National Bank, guaranteeing the sidewalks would be constructed on or before July 27, 1972.

We would appreciate your advising us as to the status of the water line and sidewalk construction and as the expiration date of the water line guarantee is near, we would appreciate your advising us as to your intentions to complete this requirement of the plat approval.

3-20-72 Mr Lightner called to say he would
contact Water Dept re. extension of letter of Credit
and the Eng. Dept re. sidewalk on sidelot easements.
4-3-72 - Lightner picked up new letter of credit forms for extension of guarantees
Newby
Newby

Page 2
March 15, 1972

If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Planning Analyst

CLN:rme

cc: John W. Long, Cashier, First National Bank
105 North Main, 67202

January 21, 1971

Ralph C. Eberly, City Clerk

John D. Gist, Senior Planner

S/D 69-45 - Brookhollow 2nd Addition (Irrevocable
Letter of Credit for water main extension)

The above captioned case was approved by the Metropolitan Area Planning Commission on May 22, 1969, and by the Board of City Commissioners on May 12, 1970. One of the conditions of approval was that the applicant guarantee the extension of water mains in Tara Lane, Brookhollow and Brentmoor Lane.

The applicant submitted an irrevocable letter of credit, in the amount of \$11,343.36, from the First National Bank of Wichita (Credit No. C-200), guaranteeing that the water mains would be constructed on or before April 27, 1972. We have received notification from the City Water Department that the applicant has entered into a contract for said water mains.

The aforementioned letter of credit is being held by your office and may be released by your office upon the request of the applicant. It is our understanding that the release of the letter of credit requires no action by the Board of City Commissioners.

It should be pointed out that an additional letter of credit in the amount of \$10,995.31 was also submitted guaranteeing extension of water mains in Longford Lane, Brookhollow and Brentmoor and should not be released until further notice is received from this office.

If you have any questions concerning this matter, please call.

JDG:CLN:rme

cc: Douglas Development, Inc., 302 North Main, 67202
First National Bank in Wichita, 105 North Main, 67202

THE CITY OF WICHITA

OFFICE OF WATER DEPARTMENT

DATE January 18, 1971

TO Jack Gailbreth, Senior Planner

FROM Bill H. Otten, Design & Planning Supt.

THE
ROAD TO
SAFETY



SUBJECT BROOKHOLLOW
SECOND ADDITION

The platfors of Brookhollow Second Addition have entered into contract with the Water Department for a water main extension to serve the properties adjacent to Tara Lane from Tamarac to Brentmoor and in Brentmoor and Brookhollow east from Tara Lane. Therefore, all of our requirements for water service to the west portion of this plat have been fulfilled. And, the irrevocable letter of credit may be released.

Bill H. Otten
Bill H. Otten
Design & Planning Superintendent

BHO:ls

cc: John D. Wynkoop, Operations Chief Engineer



POOK HOLLOW SECOND ADDITION
CLOSURE

BY E. SANDER

NOSE	DISTANCE	BEARING	COS. BRG.	SIN. BRG.	LATITUDE		DEPARTURE		DIB	
					N	S	E	W		
1	420.42, 132.3	115°00'E			45.758, 427		111.462, 020, 7			
2	21.247, 132.3	411°32'24"E			36.421, 113.6		7.515, 150.2			
3	146.77'	578°21'35.4"E				29.612, 005, 0	143.751, 522, 1			
4	1710.51'	321°49'45"E				5.100, 342, 7	1710.502, 302, 7			
5	167.65'	462°54'15"E			73.744, 276, 1		150.557, 653, 1			
6	694.19'	50°16'00"W				694.122, 502, 7	3.220, 229, 6			
7	1522.40	N 29°49'45"W			4721, 620, 6		1522.472, 274, 3			
8	70.70	S 62°00'W				32.097, 142, 4	62.994, 159, 2			
9	109.70	S 51°20'30"W				68.277, 322, 7	85.262, 021, 4			
10	147.47, 742, 1	N 28°29'30"W			115.279, 791		91.749, 779, 1			
11	240.460, 407, 3	N 52°17'00"W			122.192, 326, 3		246.420, 627, 9			
					229.212, 154, 8 - 229.210, 427, 5					
					DIFF = 0.0077273 = A		2122.720, 676, 8		2122.720, 746, 9	
							DIFF = 0.00033 = B			
							$\sqrt{A^2 + B^2} = 0.0077721$			
					PERIMETER = 5446.545, 051, 5					
					ERROR OF CLOSURE = 0.0077721					
					5446.545, 051, 5		700.241, 068			

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	69-45	Name	BROOKHOLLOW 2ND ADDITION
Application Filed:	5-9-69	Sketch Filed:	N/A
Preliminary Plat Filed:	4-8-68	Approved by S/D:	4-18-68
Final Plat Filed:	5-5-69	Approved by S/D:	5-15-69
Approved by Metropolitan Area Planning Commission:			5-22-69

DESCRIPTION

General Location: East of Rock Road between
Douglas and Central

Surveyor or Engineer: Professional Engineering Consultants
Owner: Douglas Development, Inc.
Address: 302 North Main

- | | |
|---|--------------------------------|
| 1. Gross Acreage of Plat _____ | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: _____ | a. 50 R/W 904 ft. |
| Residential <u>78</u> | b. 55 R/W 694 ft. |
| Commercial <u>78</u> | c. 64 R/W 3,778 ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots: <u>78</u> | TOTAL 5,376 ft. |
| 3. Minimum Lot Frontage: <u>63.54</u> ft. | 6. Existing Zoning: "AA" |
| 4. Minimum Lot Area <u>10,450</u> sq.ft. | |

Petitions have been submitted guaranteeing the extension of sanitary sewer, paving of Longford Lane, Brookhollow Lane, Brentmoor Lane and Tara Lane and for the construction of sidewalks adjacent to said streets. The applicant has also submitted a petition guaranteeing construction of a pedestrian bridge across the drainage ditch to the west, together with a "certificate" certifying all the petitions. Irrevocable letters of credit have also been submitted guaranteeing the extension of City water to serve the subdivision.

Planning Commission Recommendation:

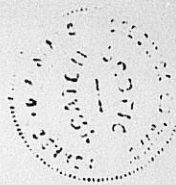
SOULDERS moved and WILKINSON seconded that the Planning Commission recommend to the City Commission that this plat be approved subject to recording within 30 days after approval by the City Commission.

Vote of Planning Commission: Unanimous

ACTION: Receive and file the irrevocable letters of credit and approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be paid by the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)



I, Douglas Development, Inc., owner and plat-
tor of BROOKHOLLOW 2ND Addition, do hereby
certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas:

1. Extension of sanitary sewer to serve all lots within the subdivision.
2. Installation of sidewalks on the east side of Tara Lane, west side of Longford Lane and both sides of Brookhollow and Brentmoor Lanes.
3. Installation of paving on Tara Lane, Brookhollow Lane, Brentmoor Lane and Longford Lane.
4. Installation of a pedestrian foot bridge and approach sidewalks across drainage channel in Brookhollow 1st Addition.
5. N/A
6. N/A

As a result of the above-mentioned petitions for im-
provements, lots within BROOKHOLLOW 2ND Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 8th day of MAY, 1970.

DOUGLAS DEVELOPMENT, INC.

Luis A. Casado Pres.
Luis A. Casado, President

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 8th day of May,
1970, before me, a notary public in and for said County and State,
came LUIS A. CASADO, to me personally
known to be the same person who executed the fore-going instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

Barbara J. Gehring
Notary Public Barbara J. Gehring

My Commission Expires:
September 9, 1973

T9-128



IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK IN WICHITA

(Name of bank)

WICHITA, KANSAS

Date: May 8, 1970

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 740.00 for the account of Douglas Development, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before July 27, 1972
(Insert date two years from MAPC approval of plat)

1. Provide a 4' sidewalk in the 10' Walk Easement Common and between Lots 12 and 13, and 33 and 34, Block 2, in accordance to City specifications.
- 2.
- 3.

in Brookhollow Second Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

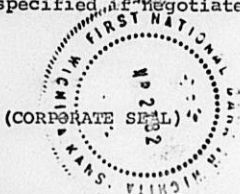
1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under First National Bank in Wichita, Credit No. C-202, dated May 8, 1970.
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified, if negotiated on or before July 27, 1972.



Very truly yours,

FIRST NATIONAL BANK IN WICHITA, WICHITA, Kansas
(Name of bank)

By: John W. Long
(Authorized signature)
John W. Long, Cashier

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE May 4, 1970

THE
ROAD TO
SAFETY



TO Jack Gailbreth, Senior Planner
FROM Bill H. Otten, Supt. of Design & Planning

SUBJECT Brookhollow Second Addition

Attached are two irrevocable letters of credit guaranteeing the installation of water mains to serve the Brookhollow Second Addition. Therefore, all of our requirements for water service to this area have been fulfilled.

Bill H. Otten

Bill H. Otten
Supt. of Design & Planning

BHO:EG:ls

Attachments

cc: John D. Wynkoop, Operations Chief Engineer



IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK IN WICHITA

(Name of bank)

WICHITA, KANSAS

67202

Date: April 27, 1970

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 11,343.36 for the account of Douglas Development, Inc., Wichita, Kansas

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before April 27, 1972

(Insert date two years from MAPC approval of plat)

1. Tara Lane from Tamarac to Brantwood Lane. (extension of water main)
2. Brookhallow & Brantwood east from Tara. (extension of water main)
- 3.

in Brookhallow 2nd Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under First

National Bank in Wichita, Wichita, Ks., Credit No. C-200, dated April 27, 1970
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

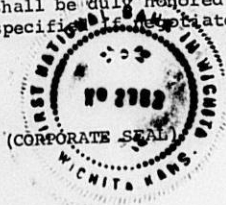
Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be fully honored on due presentation and delivery of documents as specifically stipulated on or before April 27, 1972.

Very truly yours,

First National Bank in Wichita, Wichita, Kansas
(Name of bank)

By: John W. Long
John W. Long, Cashier



IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK IN WICHITA

(Name of bank)
WICHITA, KANSAS
67202

Date: April 27, 1970

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 10,995.31 for the account of Douglas Development, Inc., Wichita, Kansas (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before April 27, 1972 (Insert date two years from MAPC approval of plat)

1. Longford Lane from six feet north of north line of Brookhallow 2nd Addition to Brentwood. (extension of water main)
2. Brookhallow & Brentwood west from Longford Lane. (extension of water main)
- 3.

in Brookhallow 2nd Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under First

National Bank in Wichita, Wichita, Ks., Credit No. C-201, dated April 27, 1970
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified, negotiated on or before April 27, 1972.

Very truly yours,

First National Bank in Wichita, Wichita, Kansas
(Name of bank)

By: John W. Long
(Authorized signature)
John W. Long, Cashier



LAW OFFICES OF
MARTIN, PORTER, PRINGLE, SCHELL & FAIR
1111 VICKERS TOWER
WICHITA, KANSAS 67202

ROBERT MARTIN
WILLIAM PORTER
K. W. PRINGLE, JR.
WILLIAM F. SCHELL
DALE FAIR
WILLIAM L. OLIVER, JR.
WILLIAM V. CRANK
THOMAS C. TRIPLETT
WAYNE W. WALLACE
JOHN P. WOOLF
DOUGLAS K. DUSENBURY

AREA CODE 316
287-7325

April 28, 1970

Wichita-Sedgwick County Metropolitan Area
Planning Commission
Wichita, Kansas

Gentlemen:

We have examined the abstract of title covering the following described land:

That tract of land in the Northwest Quarter (NW/4) of Section 20, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, which is covered by the final plat of Brookhollow Second Addition which has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission in Wichita, Kansas,

from Government to March 21, 1968, at 7:00 o'clock A.M., consisting of Entries 1 through 102 and court proceedings therein, certified by The Security Abstract and Title Co., Inc. We have checked the records of the Register of Deeds since the above mentioned date, and there have been no instruments placed of record or court proceedings concerning said land since said date to the date hereof.

Based upon our examination, it is our opinion that fee simple title is vested in

DOUGLAS DEVELOPMENT, INC.

There is no mortgage on said property, and the taxes for 1969 and prior years have been paid in full.

Very truly yours,

Dale Fair
of MARTIN, PORTER, PRINGLE,
SCHELL & FAIR

DF:kwd





Southwestern Bell Telephone Company

P.O. Box 2206
Wichita, Kansas 67201
May 21, 1969

Mr. John Gist
Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

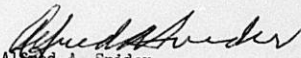
Re: Brookhollow Second
Addition

Dear Sir:

Please refer to Mr. Harold E. Davis' letter dated May 19, 1969,
regarding the above addition.

This is to advise that new easements and deletions are satisfactory
with Southwestern Bell Telephone Company.

Yours truly,


Alfred A. Snider
District Engineer





KANSAS GAS AND ELECTRIC COMPANY

May 19, 1969

Mr. John Gist
Metropolitan Area Planning Commission
104 South Main Street
Wichita, Kansas 67202

Dear Mr. Gist:

When the Final Form Plat of Brookhollow Second Addition passed thru the Subdivision Committee at the May 15th meeting, I did not realize the size of the lots had been changed from the preliminary plat of Brentwood Addition. In checking these changes I find the easements, as shown on the Final Form Plat, will not coincide with our plans to provide underground electric service to this area. I would like to request the following changes:

Block 1

Add 10 foot side lot easement between Lots 1 and 2.

Block 2

Add 10 foot side lot easements between Lots 1 and 2, 22, and 23, 37 and 38. Delete the 10 foot easements between Lots 23 and 24, also Lots 36 and 37.

Block 3

Add 10 foot side lot easements between Lots 1 and 2, also Lots 9 and 10.

Copies of this request are being sent to Southwestern Bell Telephone Company, Gas Service Company, and City Engineering Department. I am requesting them to advise you if they approve these changes.

Sincerely yours,

Harold B. Davis

Harold B. Davis
Wichita Chief Estimator

- George Ecknor of Gas Service Co. called on 5-21-69 and advised the above changes are OK with his company.

- SWB indicated by letter that the above changes are OK with his company.

cc: Mr. Henry Ruff ✓
Mr. George Ecknor ✓
Mr. R. W. Linn ✓

- Nicklin of Engineering Division advised on 5-27-69 that the above changes are satisfactory.



May 23, 1969

Professional Engineering Consultants
1440 English
Wichita, Kansas 67211

Subject: S/D 69-45 - Final Plat of
BROOKHOLLOW SECOND ADDITION

Gentlemen:

At its regular meeting on May 22, 1969, the Metropolitan Area Planning Commission considered the final plat of Brookhollow Second Addition. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions as stated in our letter of May 16, 1969.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for its consideration.

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
NOTE EASEMENT CHANGES REQUESTED BY K&E.
3. Certification by an attorney that fee title is vested in the platlor.
4. Certification that all taxes due and payable have been paid.
5. *no longer a requirement as of 4-7-70*
Certification that the irons have been set as required by the Subdivision Regulations of the Metropolitan Area Planning Commission.

Page 2 - S/D 69-45
Professional Engineering Consultants
May 23, 1969

If you have any questions concerning this matter, please call
our office.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:JDG:vjp

cc: Douglas Development, Inc.
302 North Main
Wichita, Kansas 67202

May 16, 1969

Professional Engineering Consultants
1440 English
Wichita, Kansas 67211

Subject: S/D 69-45 - Final Plat of
BROOKHOLLOW SECOND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 15, 1969, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- OK* The overall dimension adjacent to the northerly line of Lot 22, Block 2 and Longford Lane shall correspond with the dimension indicated in the engineer's text.
- OK* The "drainage dedication" adjacent to the westerly line of Tara Lane shall be labeled on the face of the plat.
- OK* The rear lot 8 and 16-foot utility easements shall be increased to 10 and 20 feet in width accordingly. It is also necessary for the 10-foot easement between Lots 16, 17 and 18 in Block 1 to be increased to 20 feet in width.
- OK* The applicant shall contact Bob Vinson of the Department of Public Works regarding the naming of streets within the plat.
- OK* The 15-foot building setback on Lots 9 and 10, Block 1 shall be labeled on the face of the plat.
- OK* Change the City and County Commissioners' texts to read: "The dedications shown on this plat accepted by".

OK - petition

The applicant shall install or guarantee the extension of sanitary sewer to serve all lots within the subdivision.

OK - two irrevocable letters of credit

The applicant shall contact the Water Department and make satisfactory arrangements for the extension of City water to serve all lots within the Subdivision.

OK - sidewalks - petitioned

The applicant shall install or guarantee the paving of all streets.

OK - sidewalks - petitioned
The applicant shall install or guarantee the installation of sidewalks adjacent to all streets; the total estimated construction cost to be in the amount of \$21,090. *and within the 10' walk segments between lots # 42, 43, and 44 block 2. (C/15.00)*

11. Recording within 30 days after approval by the Board of City Commissioners.

OK - Provide installation or guarantee for construction of pedestrian bridge across drainage culvert and nearby approach to lot into that of Dean-Pearce Second. (Probably by Charney petition)
The enclosed marked copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 22, 1969, at 1:45 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Planner III

JDG:vjp

Enclosure

cc: Douglas Development, Inc.
302 North Main
Wichita, Kansas 67202

S/D meeting 7/3/69

Call Lightner or applicants on Brookhollow Second Addition re: guarantee for bridge & sidewalk to & across drainage ditch as discussed in first plat.

POINT OUT Dean-Pearce Second add.

*CALLER LATE
FAVE & CO. ADVISED
ON 7-15-69*

OK, sidewalk in amount guaranteed by letter of credit for 7/16/69

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 69-45 Name BROOKHOLLOW SECOND ADDITION
Date Application Rec'd. 4-8-68 and Preliminary Approval
5-9-69 Revised Scheduled S/D Meeting 5-15-69

DESCRIPTION

General Location Between Douglas and Central in an area east of Rock Road

Owner Douglas Development, Inc.
Surveyor/Engineer Professional Engineering Consultants
Address 1440 English Phone AM 2-4355

- | | |
|---|---|
| 1. Gross Acreage of Plat _____ | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>904 ±</u> ft. |
| Residential <u>78</u> | b. <u>55</u> R/W <u>694 ±</u> ft. |
| Commercial _____ | c. <u>64</u> R/W <u>3,778</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>78</u> | TOTAL <u>5,376±</u> ft. |
| 3. Minimum Lot Frontage <u>63.54</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>10,450 sq.</u> ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u>yes</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: This final plat is a portion of a previously approved preliminary plat known as Brookhollow Addition.

1. The overall dimension adjacent to the northerly line of Lot 22, Block 2 and Longford Lane shall correspond with the dimension indicated in the engineer's text.
2. The "drainage dedication" adjacent to the westerly line of Tara Lane shall be labeled on the face of the plat.
3. The rear lot utility easements shall be increased to 20 feet in width, the new standard as required by the Subdivision Regulations.
4. The 15-foot building setback on Lots 9 and 10, Block 1, shall be labeled on the face of the plat.
5. Change the City and County Commissioners' texts to read: "The dedications shown on this plat accepted by".
6. The applicant shall install or guarantee the extension of sanitary sewer to serve all lots within the subdivision.
7. The applicant shall contact the Water Department and make satisfactory arrangements for the extension of City water to serve all lots within the subdivision.
8. The applicant shall install or guarantee the paving of all streets.
9. The applicant shall install or guarantee the installation of sidewalks adjacent to all streets; the total estimated construction cost to be in the amount of \$21,090.
10. Recording within 30 days after approval by the Board of City Commissioners.

Map No.: 6047
Section No.: 20
Twp. No.: 27
Range: 2E

S/D No. 69-45

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Brookhollow 2nd Addition
Wichita, Sedgwick County, Kansas
General Location: Southeasterly of the intersection of Central and Rock Road
South of Brookhollow First Addition.

Name of Property Owner: Douglas Development, Inc.
Address: 302 North Main Phone: AM-2-5491
Name of Subdivider: Douglas Development, Inc.
Address: _____ Phone: _____
Name of Agent/Surveyor: Professional Engineering Consultants
Address: 1440 E. English Phone: AM-2-2691
Date of Application: May 5, 1969

SUBDIVISION INFORMATION:

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>29.21</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>882.29</u> R/W <u>50</u> ft. |
| Residential <u>78</u> | b. <u>677.76</u> R/W <u>55</u> ft. |
| Commercial _____ | c. <u>3615.10</u> R/W <u>64</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>78</u> | TOTAL <u>5175.15</u> ft. |
| 3. Minimum Lot Frontage <u>85</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>10,455</u> ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <input checked="" type="checkbox"/> <u>Three-Mile Area</u> | |

The owner herein agrees to comply with the Subdivision Rules and Regulations for the Wichita-Sedgwick County Metropolitan Area, as amended, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Douglas Development, Inc.
Allen Fair city-treas.

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by _____
Date 5-9-69
Fee Submitted none req.