

email Exchange

From: Dan Baker XXX@hertz.com
Subject: Re: Criminal Trespass Notice / Irving Store
Date: March 17, 2017 at 6:43 PM
To: Robert Bauer XXX@beverly-oaks.org
Cc: Richard Gremillion1 XXX@hertz.com, Beverly Oaks HOA XXX@beverly-oaks.org

Sir,

Our goal is to serve in the communities in which we work. We never want to cause an issue with any of our neighbors, and only mean to enhance everyone's experience. Please accept my humble apology.

Thank you,
Dan

From: Robert Bauer <XXX@beverly-oaks.org>
Sent: Friday, March 17, 2017 5:53:28 PM
To: Dan Baker
Cc: Beverly Oaks HOA; Richard Gremillion1
Subject: Re: Criminal Trespass Notice / Irving Store

Dan,

Your words will calm this matter with the residents when we share them, and they will create good will.

We want to be good neighbors, too, and are happy to write this off as "honest misunderstanding, matter resolved". We have good relationships with all our neighboring properties and we will add Hertz to that list.

Respectfully, Robert

email Exchange

On Mar 17, 2017, at 5:23 PM,

Dan Baker XXX@hertz.com

Cc: Richard Gremillion1 XXX@hertz.com, Beverly Oaks HOA XXX@beverly-oaks.org

I appreciate your concern, and bringing it to my attention. We will cease to drive through the Beverly Oaks community. I assume that we have been driving through there on many occasions, and I apologize for any trouble that this may have caused. The community will not have any issues from us going forward. Please feel free to contact me directly if you have any areas of concern.

Thank you, Dan Baker

Southwest Regional GM

Retail Car Sales South West

Hertz Car Sales | 16825 Katy Freeway, Houston, TX 77094 USA

Phone: (281) 398-4181 | Fax: (281) 398-4276 | Mobile: (281) 813-3155

XXX@hertz.com | www.hertzcarsales.com

From: Robert Bauer [<mailto:r.bauer@beverly-oaks.org>] Sent: Friday, March 17, 2017 5:13 PM

To: Dan Baker

Cc: Beverly Oaks HOA

Subject: Fwd: Criminal Trespass Notice / Irving Store Dan,

I'm hoping you can help us out with a problem we are having with Irving sales management at the 1700 East Airport Freeway store.

In short, we have private community with private roads, and the Hertz employees, as instructed by the local general manger, are ignoring our pleas to end the trespassing.

I have attached the warrantee deed for the roadway and the tax records that also show ownership and provide a map, so that there will be no issue of ownership. If you need more information, you can have your attorney do a records search.

Can you commit to not trespassing on our property?

Robert

email Exchange

From: Robert Bauer <XXX @beverly-oaks.org>
Subject: Criminal Trespass Notice
Date: March 17, 2017 at 4:33:58 PM CDT
To: Richard Gremillion XXX@hertz.com
Cc: dan.baker, michael.aguilar

Richard,

Following our meeting today, can you please review the attached letter and let us know if this is sufficient for you will advise your employees to cease using our Lanes or if you still would like the police to speak with you, as you requested earlier today.

Thanks for your cooperation,

Robert



BEVERLY OAKS
Homeowners Association

Hertz Car Sales
Attn: Dan Baker, General Manager
233 North Central Expressway
Dallas, TX 75080

March 17, 2017

Sent Certified Mail
dan.baker@hertz.com
richard.gremillion@hertz.com
michael.aguilar@hertz.com

Re: Demand to Cease Criminal Trespassing

Dear Mr. Baker;

The homeowners in the Beverly Oaks subdivision are upset with Hertz for its continued and intentional trespassing on our private streets. The local management team has expressed comprehensive awareness of our efforts to notify trespassers and has stated that we are fraudulently claiming rights of ownership. We are attaching the warrantee deed for the property so that there may be no misunderstanding of ownership rights.

This is a private community with no sidewalks. Adults, children and pets routinely use the 22 foot wide "lanes" for walking dogs, children riding trikes, teens playing basketball. It is dangerous to have through traffic.

Demand is hereby made that employees of the Hertz Corporation and specifically Hertz Car Sales at 1700 East Airport Freeway Irving, Texas immediately cease using the 90,396 square foot private drive known as:

FREEMAN IRVING HEIGHTS
SPLIT A ACS 2.0752
ALL PRIVATE STREETS
VOL83030/2277 DD02091983 CO-DC 127710000000A 2CI12771000

or more commonly, Wilshire and Brentwood Lane, Irving Texas (please see attached map).

On March 17, 2017, the Sales Manager at Hertz Car Sales, Richard Gremillion acknowledged having seen in recent months private property warning signs mounted on temporary street blockages, private property ground signage, security gate arms with the name of the community and the terms "Residents Only", and traffic spikes at the exit, and informed us of being stopped by residents asking him to cease the use of the property. Mr. Gremillion ardently stated that, despite the above, he does not recognize the property as private property and it is his intention to continue to use and have his employees use Beverly Oaks private property with their private and company vehicles. He added "see you in court".

Any further entry on to these premises is a criminal offense (Class A – C misdemeanor) and will be reported to the police for prosecution. This notices complies with the requirements of Texas Penal Code - Section 30.05. "*Criminal Trespass*".

Notice is hereby given that if Hertz and Hertz Corporation and specifically Hertz Car Sales that employees use the private property known as Beverly Oaks community located at Brentwood Drive or Wilshire Lane in Irving, all efforts to enforce our domain of privacy will be exercised.

It is our desire to have good relations with our bordering neighbors and we ask, in the spirit of cooperation, that Hertz formally acknowledge their commitment to not trespass on Beverly Oaks community roadways located at Brentwood Drive or Wilshire Lane in Irving.

Thanks for understanding,



Robert Bauer
Director and Registered Agent
Beverly Oaks Homeowners' Association
c/o Guardian Association Management, LLC.
12700 Hillcrest Road, Suite 234
Dallas, Texas 75230
directors@beverly-oaks.org

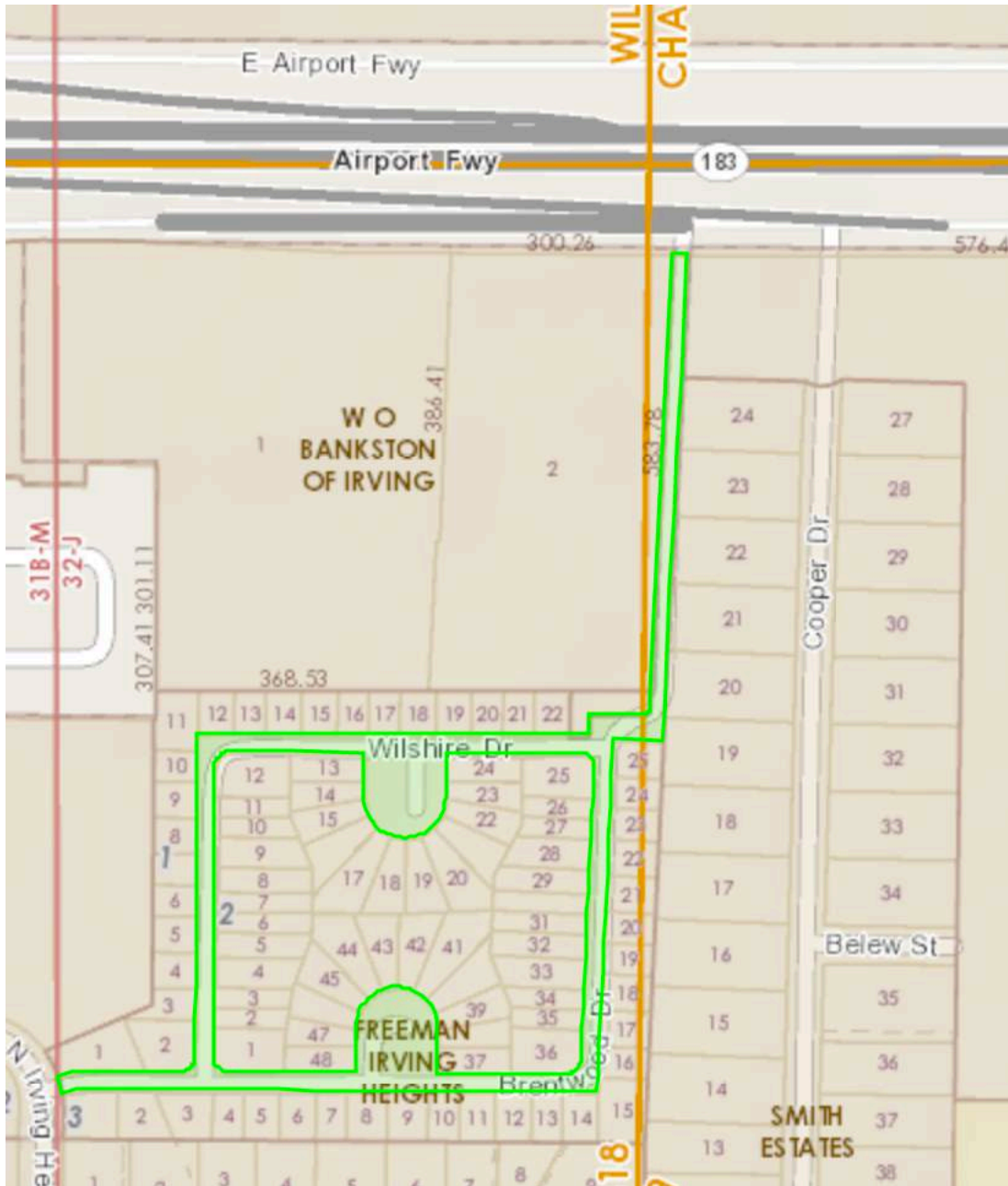


Exhibit A
Warranty Deed

WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

THAT NEW MAC, INC. of the County of Dallas, State of Texas, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto BEVERLY OAKS HOMEOWNERS ASSOCIATION, INC. of the County of Dallas, State of Texas, all of the following described real property in Dallas County, Texas:

All of the FREEMAN INVISU HEIGHTS ADDITION, an Addition to the City of Irving, Dallas County, Texas, according to Plat thereof recorded in Volume 82117, Page 1451, Map Records, Dallas County, Texas, SAVE AND EXCEPT LOTS 1 through 22, BLOCK A, LOTS 1 through 48, BLOCK D, and LOTS 1 through 25, BLOCK C, of said FREEMAN INVISU HEIGHTS ADDITION.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances therein in anywise belonging, unto the said grantee, its successors and assigns forever; and we do hereby bind ourselves, our successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its successors and assigns, against every person whatsoever lawfully claiming or to claim the same or any part thereof, by, through or under us, but not otherwise.

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record.

EXECUTED this 9 day of November, 1982.

Feb. 1983

NEW MAC, INC.

BY Alfred Allard
TITLE V.P.

The State of Texas

County of Dallas

This instrument was acknowledged before me this 9th day of November, 1982, by Alfred Allard, Vice President of NEW MAC, INC. on behalf of said corporation.



My Commission Expires: 7-31-84

James A. Cline
Notary Public, State of Texas

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E







[Home](#) | [Find Property](#) | [Contact Us](#)

Residential Account #32127710000000A00

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Main Improvement](#) [Additional Improvements](#) [Land Exemptions](#) [Estimated Taxes](#) [History](#)

Property Location (Current 2017)

Address: 1700 BRENTWOOD DR
Neighborhood: 5IS111
Mapsc0: 32-J (DALLAS)

[DCAD Property Map](#)

[2016 Appraisal Notice](#)

Electronic Documents (ENS)

[File Homestead Exemption Online](#)



[Print Homestead Exemption Form](#)

Owner (Current 2017)

BEVERLY OAKS HOA INC
 %ROBERT BAUER
 12700 HILLCREST RD STE 234
 DALLAS, TEXAS 752302157

Multi-Owner (Current 2017)

Owner Name	Ownership %
BEVERLY OAKS HOA INC	100%

Legal Desc (Current 2017)

- 1: FREEMAN IRVING HEIGHTS
- 2: SPLIT A ACS 2.0752
- 3: ALL PRIVATE STREETS
- 4: VOL83030/2277 DD02091983 CO-DC
- 5: 127710000000A 2CI12771000

Deed Transfer Date: 2/10/1983

Value

2016 Certified Values	
Improvement:	\$0
Land:	+ \$15,000
Market Value:	= \$15,000
Revaluation Year:	2016
Previous Revaluation Year:	2015

Main Improvement (Current 2017)

No Main Improvement.

Additional Improvements (Current 2017)

No Additional Improvements.

Land (2016 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	UNASSIGNED	SINGLE FAMILY R-7.5	0	0	90,396.0000 SQUARE FEET	FLAT PRICE	\$15,000.00	0%	\$15,000	N

*** All Exemption information reflects 2016 Certified Values. ***

Exemptions (2016 Certified Values)

No Exemptions

Estimated Taxes (2016 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	IRVING	IRVING ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.5941	\$1.445	\$0.252371	\$0.122933	\$0.2794	N/A
Taxable Value	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$0
Estimated Taxes	\$89.12	\$216.75	\$37.86	\$18.44	\$41.91	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$404.07

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [TaxEstimator](#) to assist you.

History

[History](#)



1 inch = 70 feet





FREEMAN IRVING HEIGHTS

PROPERTY OF STATE OF MICHIGAN

J.P. MOORE CO. ENGINEERS

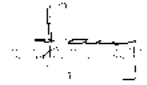
THIS PLAN IS THE PROPERTY OF THE STATE OF MICHIGAN AND IS LOANED TO YOU FOR YOUR INFORMATION ONLY. IT IS TO BE RETURNED TO THE STATE OF MICHIGAN UPON REQUEST. ANY REPRODUCTION OR DISTRIBUTION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF THE STATE OF MICHIGAN IS STRICTLY PROHIBITED.

DATE: 10/15/60

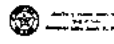
John

John

John



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John

F-095A

11/1/60

TEXAS PENAL CODE

§ 30.05. CRIMINAL TRESPASS.

(a) A person commits an offense if he enters or remains on or in property, including an aircraft or other vehicle, of another without effective consent or he enters or remains in a building of another without effective consent and he:

- (1) had notice that the entry was forbidden; or
- (2) received notice to depart but failed to do so.

(b) For purposes of this section:

- (1) "Entry" means the intrusion of the entire body.
- (2) "Notice" means:
 - (A) oral or written communication by the owner or someone with apparent authority to act for the owner;
 - (B) fencing or other enclosure obviously designed to exclude intruders or to contain livestock;
 - (C) a sign or signs posted on the property or at the entrance to the building, reasonably likely to come to the attention of intruders, indicating that entry is forbidden;

An offense under Subsection (a) is a Class B misdemeanor

Acts 1973, 63rd Leg., p. 883, ch. 399, § 1, eff. Jan. 1, 1974. Amended by Acts 1979, 66th Leg., p. 1114, ch. 530, § 3, eff. Aug. 27, 1979; Acts 1981, 67th Leg., p. 2385, ch. 596, § 1, eff. Sept. 1, 1981; Acts 1989, 71st Leg., ch. 139, § 1, eff. Sept. 1, 1989; Acts 1991, 72nd Leg., ch. 308, § 1, eff. Sept. 1, 1991; Acts 1993, 73rd Leg., ch. 24, § 1, eff. Sept. 1, 1993; Acts 1993, 73rd Leg., ch. 900, § 1.01, eff. Sept. 1, 1994; Acts 1997, 75th Leg., ch. 1229, § 1, 2, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 161, § 1, eff. Sept. 1, 1999; Acts 1999, 76th Leg., ch. 169, § 1, 2, eff. Sept. 1, 1999; Acts 1999, 76th Leg., ch. 765, § 1, 2, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 1420, § 16.002, 21.001(94), eff. Sept. 1, 2001; Acts 2003, 78th Leg., ch. 1078, § 1, eff. Sept. 1, 2003; Acts 2003, 78th Leg., ch. 1178, § 1, eff. Sept. 1, 2003; Acts 2003, 78th Leg., ch. 1276, § 14B.001, eff. Sept. 1, 2003; Acts 2005, 79th Leg., ch. 1093, § 3, eff. Sept. 1, 2005; Acts 2005, 79th Leg., ch. 1337, § 20, 21, eff. June 18, 2005.

