

**PROPERTIES OVER ½ MILE**

13813 Mobile home

**13701 McDermett's Ranch (cattle ranch)**

**13621 Alma De Muyer (Center for Social Change) (.9 mile)**

**13509 Boat storage/Mobile home**

**13501 Boat Storage/Mobile Home**

**13500 The Crossings (Spa/Resort) (1.3 mile)**

**Alafina Equestrian Academy**

**13423 Horse Riding Stables (home/business) (1.4 mile)**

**13400 Rentable Party Hall (1.5 mile)**

**{13100} Twin Creeks C.C. Golf Course Maintenance Barn**

**13033 Hearts & Paws Lodge (2.4 mile)**

**12700 Saga Geophysics (3.0 mile)**

**12400 Carter Paint & Body (3.6 mile)**

**12311 Park Place Open Air Storage (RV Storage)**

**Office/ Warehouse Condos**

**Transit Mix Concrete Plant (4.3 mile)**

**Centex Materials**

**Others as FM 2769 nears Hwy 620**

**TOWARD VILLAGE OF VOLENTE**

(City of Austin ETJ ends with 13985, all of these following properties are open to development without City of Austin zoning, thus more commercial development is likely)

**13987 Cypress Creek Marina**

**13993 Anderson Mill Marina**

**14005 to 13263 Residences**

**14265 Austin Pilates Barn (home/business) (.8 mile)**

**14293 Aquaholics (Boat Rentals) (1.0 mile)**

**14297 Riviera Marina (1.1 mile)**

**14800 First Lakeview Church (1.7 mile)**

**15401 VJ's Grocery & Café (2.4 mile)**

**15406 Volente Volunteer Fire Department**

**15707 McNeil Marine (3.0 mile)**

**15808 Regatta Park Boat Trailer & Storage (3.1 mile)**

**16100 Volente Realty**

**16107 Volente Beach Water Park**

**VIP Marina**

**16120 Highland Lakes Marina (3.5 mile)**

**Beachfront Boat Rentals**

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

To: Property Owners along FM 2769

Dear Property Owner:

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2731, Ene dbz Cypress Creek Marina

Printed Name

John C. Besperka, D.D.S.  
Signed Name

13985 FM 2769

Address

GLENN L WILLIAMS  
22 AUG 08

Date

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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William C. H. Allo S.  
Printed Name

William C. H. Allo S.  
Signed Name

13985 FM 2769 Leander TX  
Address 78641

5-27-08  
Date

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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KATHLEEN KRAGER  
Printed Name

13853 FM 2769  
Address

[Signature]  
Signed Name  
8/24/02  
Date

"Home Grown HARVESTS"

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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Robert Long  
Printed Name

[Signature]  
Signed Name

7608 Deer Run, Volente TX  
Address 78641

8-22-08  
Date

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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Ronald A. Saddler  
Printed Name

Ronald A. Saddler  
Signed Name

13987 FM 2769 #C  
Address

Oct 9, 2008  
Date

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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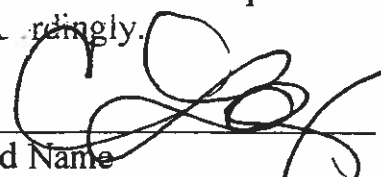
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CAROL LONG  
Printed Name

7608 Deer Run  
Address  
Leander TX

  
Signed Name  
8-30-08  
Date

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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JOHN MITCHELL  
Printed Name

[Signature]  
Signed Name

11502 ECK. PK. CT.  
Address  
AUSTIN TX 78750

8-25-08  
Date  
(2/7/09 NO LONGER UNDER CONTRACT)

13983 FM 2769.  
WARD CONTACT TO BAY FROM NINA HALE



John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

To: Property Owners along FM 2769

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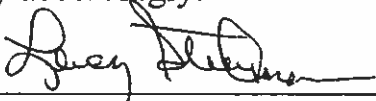
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LEROY STEADMAN  
Printed Name

  
Signed Name

13979 FM Rd 2769  
Address

8-26-08  
Date

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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Timothy A. Davis  
Printed Name

[Signature]  
Signed Name

16100 WHARF COVE  
Address

8/29/08  
Date

(13,825 FM 2769)

(OWNER VOLENTE REALTY)

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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Thomas BLAUVELT  
Printed Name

[Signature]  
Signed Name

13704 Bulltick Hollow LL  
Address  
Austin, TX, 78726

8/23/08  
Date

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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GARY G ALLISON  
Printed Name

[Signature]  
Signed Name

13700 Bullock + Howard Rd  
Address  
AUSTIN TX 78726

2/7/09  
Date

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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David Nelson  
Printed Name

David Nelson  
Signed Name

~~13634 Bullick Hollow~~  
Address  
13634 Bullick Hollow  
AG

8-29-08  
Date

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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Brad Lenci  
Printed Name

13628 Bulluck Hollow  
Address

John C. Besperka  
Signed Name

8/24/08  
Date

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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Tracy Meadows  
Printed Name

[Signature]  
Signed Name

13985 Bull Creek Hollow Rd  
Address

2/7/02  
Date

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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ED GRANT  
Printed Name

[Signature]  
Signed Name

13612 Bullick Hollow Rd  
Address

8/24/09  
Date



John C. Besperka, D.D.S.

13985 FM 2769

Leander, Texas 78641

(257-0109)

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Gisela B. Osorio  
Printed Name

Gisela B Osorio  
Signed Name

13608 Bullock Hollow Rd.  
Address

8/24/08  
Date

249-9103

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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Debra Sharp  
Printed Name

Debra Sharp  
Signed Name

13570 Bullick Hollow Rd  
Address

8/24/08  
Date

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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Lewis Bowen  
Printed Name

Lewis Bowen  
Signed Name

13508 Bull Creek Hill Dr  
Address

2/7/09  
Date

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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Hugo MENA  
Printed Name

13566 Bollick Hollow Austin, TX  
Address

H. Mena  
Signed Name

08/26/2008  
Date

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

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To LO-MU – Limited Office-Mixed Use  
Please see the city's definitions on accompanying page.

The office will be used only part time. My 10 year plan is to use it as a semi-retirement office. The projected vehicle counts will be only about 30 cars per week. The Village of Volente does not have dental services available at this time. With this Home/Office, emergency dental services can be available nearly 24/7.

I would like to have your input on this matter to present before the City of Austin as rezoning appears to be a challenge.

\_\_\_\_\_ I am opposed to a dental office at the above homestead.

☒ I am indifferent to a dental office at the above homestead.

\_\_\_\_\_ I am in favor of a dental office at the above homestead. I request for \_\_\_\_\_ the City of Austin to rezone the property accordingly.

Diane Hale  
Printed Name

Diane Hale  
Signed Name

1703 Blackjack Dr.  
Address

2-17-09  
Date

Round Rock, TX  
78681

John C. Besperka, D.D.S.  
13985 FM 2769  
Leander, Texas 78641

To: Property Owners along FM 2769

Dear Property Owner:

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Deborah K. Holland  
Printed Name

Deborah K Holland  
Signed Name

13941 FM 2769 Leander Tx  
Address 78641

3-2-2007  
Date

On the bright side

Rates from \$59

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Reply Reply all Forward

## Property on 2769

From: **Barbara Tew** (tewtew22@me.com)

ⓘ You may not know this sender. Mark as safe | Mark as unsafe

Sent: Thu 2/12/09 2:33 PM

To: John Besperka (besperka@hotmail.com)

Good afternoon, Dr. Besperka:

I apologise for not receiving your note in a timely manner.

My architect's office on 2769 is actually in Leander, not the City of Austin. The city would certainly be taxing it if they could. Technically, it is 'unincorporated Travis County', but at any rate, not city. If the city were to annex it, the office usage would surely be grandfathered, because the building has been used as an office since built 20 years ago.

You should be able to do whatever you wish with your own property. I hope your application was approved.

I look forward to meeting you at a future date.

Sincerely,  
Barbara Tew

On the bright side

Rates from \$59

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I look forward to meeting you at a future date.

Sincerely,  
Barbara Tew





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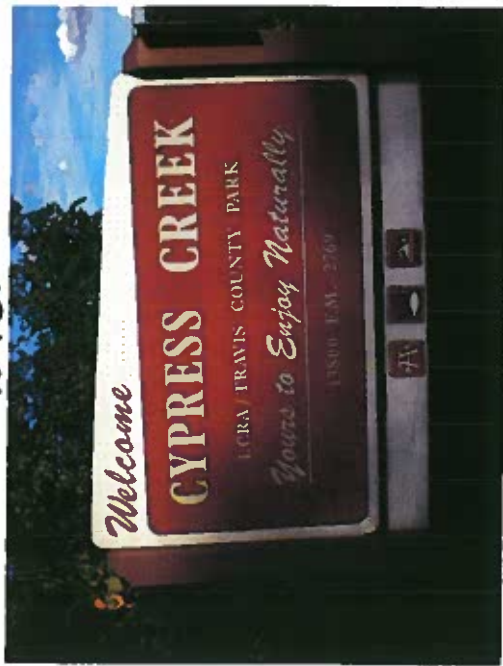
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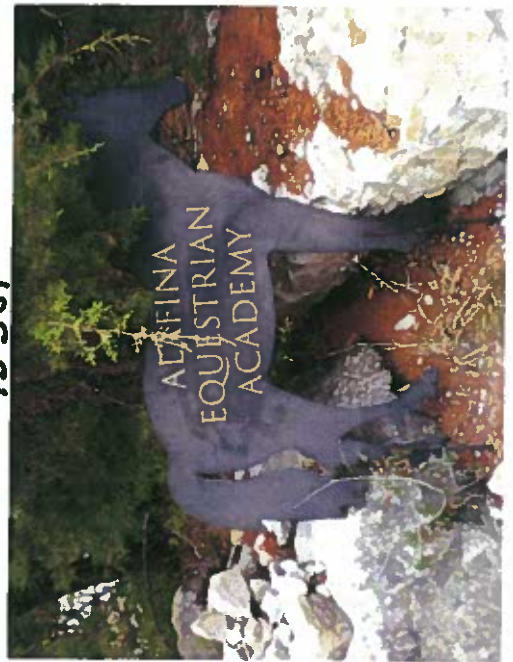
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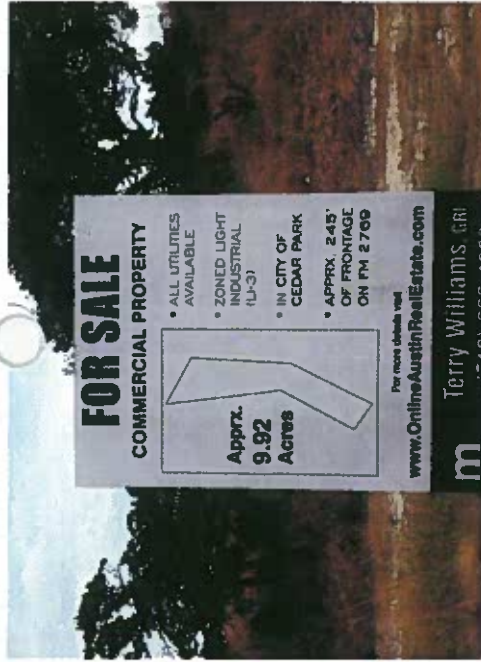




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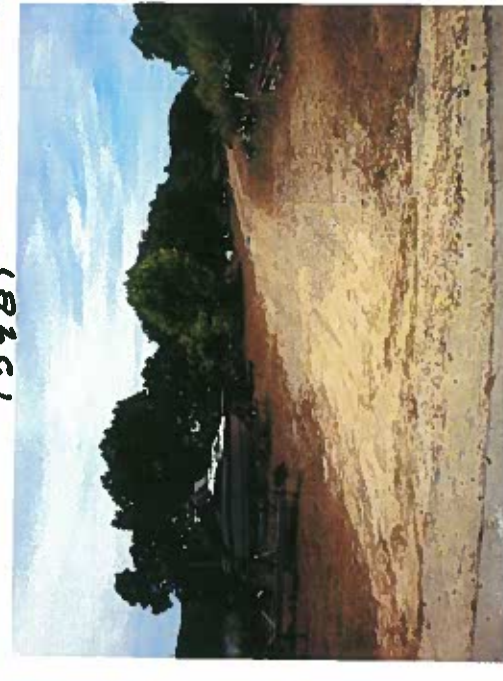


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FOR LEASE  
Benita Dryden  
306-0019





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