



Z-8

June 15, 2004

Mr. William S. Walters III
Walters Southwest
1100 Nucces
Austin, TX 78701

Dear Bill:

I am the owner of approximately 190 acres of largely agricultural property stretching south from FM1626 to Onion Creek. My property starts 1 mile west of IH-35. I have an 80 ft. wide outlet to Old San Antonio Road opposite the southernmost tip of the land you are planning to develop on the east side of Old San Antonio Road, so I am your "neighbor to the west."

I have a residence in San Leanna where I have lived for 40 years.

Over the years I have looked at roadway-plan alternatives for this area, and I have long held the position, as I do now, that **UNDER NO CIRCUMSTANCES** would I ever agree to any plan that would re-route FM1626, nor any other road, through my property.

I have fought such an idea in the past and would do so even more vigorously now. This beautiful little piece of land with Onion Creek on the south, with running springs, with stands of original "specimen" trees on the ridges, with tanks, etc. should not be destroyed by a road nor by any development. It is a little reminder of what this whole area used to be like. I love it and so do people who drive by it daily.

I understand that upgrades and widening of FM1626 are likely in the future. So long as this is done within the existing right-of-way, I would welcome such improvements, particularly if they would include traffic signals to enable citizens of the Village of San Leanna to enter and leave FM1626 with greater safety.

Bill, I have looked at and read about your Double Creek Village development and have been pleasantly surprised that I like your plans. (I am very hard to please in such matters). It appears that your major criterion is integrated "quality." I personally will welcome access to quality restaurants (not junk food stands!), quality grocery choices, stores, shops, etc. It will also be nice to have carefully planned, environmentally friendly living areas close by.

You are coming into a beautiful, historic area along the Old Chisholm Trail. To do anything other than quality would be to dishonor the past.

DOWELL RANCH

Hereford Cattle - Tennessee Wooden-Leg Goats

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I appreciate the fact that from the very beginning you made an effort to contact long-time land owners to apprise us of your plans. The letter from your planners as well as the phone call from you are evidence of your courtesy, as the "new kid on the block," in sharing information and soliciting questions or opinions from us.

Since the issue at the moment is road plans, I cannot support any road plan that would change the current route of FM1626 nor would provide for any road to extend west of Old San Antonio Road between Onion Creek and FM1626. I shall be happy, indeed grateful, if you will share this letter with City of Austin Officials.

Very warm regards,

A handwritten signature in black ink, appearing to read "Caroline Dowell", with a long horizontal flourish extending to the right.

Caroline Dowell