



TRANSWESTERN
COMMERCIAL SERVICES

84
901 South MoPac Expressway
Building Four, Suite 250
Austin, TX 78746
Phone: 512.328.5600
Fax: 512.328.9309
www.transwestern.net

August 9, 2006

Mr. Dick Matz
The Dick Matz Agency
9100 United Drive, Suite 101
Austin, Texas 78758

Re: The Crites three acre tract on Southwest Parkway

Dear Dick,

On behalf of the owner of approximately 48.117 acres located in the 5000 block of Southwest Parkway, we understand that there is a proposed use change on Crites three acre tract on Southwest Parkway. The use is now a mobile home park and the proposed change is to a children's day care center. Please let it be known that Travis Oaks Overwatch L.P. is in favor of such change. We feel that a children's day car facility will be an added amenity to the neighborhood.

Should you have any questions, please feel free to contact me.

Sincerely,


Doug Dwyer
Senior Vice President

Carl Roe
5707 Southwest Parkway
Austin, Texas 78735
512-892-0262

August 18, 2006

Dick Matz
Dick Matz Agency, Inc.
9100 United Dr., Suite 101
Austin, Texas 78758

RE: 3 acres owned by the Crites on Southwest Parkway

Dear Mr. Matz,

I am the neighbor of the three acre Crites tract. My tract consist of approximately 46 acres and I have been living on the property since 1946. I have received notice of the proposed rezoning of the tract at 5811 Southwest Parkway. We are experiencing rapid development activity. Most of the projects involve high density residential or office buildings. The representative of the proposed development has plans for a child care facility, which is a use that is badly needed in this area. The average homeowner in the area and occupants of local office parks have children and are in need of a daycare facility for these kids. The location next to an existing school adds additional compatibility for a preschool to the existing neighborhood.

Rezoning from the existing zoning will be necessary to change the use from the existing trailer park. If there is a problem with the requirements of a top quality daycare facility the requested zoning would allow local retail shops, which are badly needed. There is no local shopping for over five miles.

I also strongly support the LR zoning proposed.

Sincerely,



Carl Roe