

# DRAFT

December 21, 2007

## VIA REGULAR MAIL

RJ Rivera Associates, Inc.  
7410 Blanco Road, Suite 250  
San Antonio, Texas 78216

Dear Sirs:

We write to express concern and comment on the B23/B10 alternative you recently identified in the New Braunfels Outer Loop Study. As you know, B23/B10/B13 place the Loop along and through Elm Creek Estates and near or through the Elm Creek Estates Park at the end of Elm Creek Road. At the December work group meeting, you indicated B14 was no longer under consideration. By the end of the meeting, though, Clint Ray said that the B14 segment may merit further consideration. B14 would also place the Loop across Elm Creek Estates properties and directly across the park and is of equal concern to us. Among our concerns are the following:

First, the B10/B11 and B13 segments on the latest map appear to require destruction of certain homes and displacement of residents, as does the B14 segment. The route passes so close to other homes as to destroy the peace and solitude that the owners expected when they purchased or built them. B10/B13 crosses near and then through a steep gorge belonging to numerous residents in Elm Creek and draining into the river. Cutting through this gorge likely would cause runoff of construction materials for almost a mile directly into the river.

Second, the B6 and B8 segments appear to require displacement of almost no residents. They cross through open land, which you indicated at the most recent work group meeting that Rivera and TxDot seek. While B23 and B5 each appear from your map to require some displacement of residents near FM 2722, we suggest that the overall negative impact of B5/B6 and B8 is less, considering the effect of the river crossing at B13, the damage to multiple properties in the B10/B13 area, and the loss of the park to all of the Elm Creek Estates property owners.

Third, if the negative effect of B5 is considered too large, another alternative apparently exists to the B23/B10/B13 route. In fact, one of your personnel drew this alternative on the map in response to some of these concerns expressed at the most recent work group meeting. A photo of that map is enclosed. The dark blue line depicts a route connecting B23 to B8 and joining B8. If B8 is then followed east to B15, that combined route would avoid most of the negative impact we dislike.

Fourth, the Park serves numerous residents in Elm Creek Estates who own an interest in it. (Those who own ten acres or more own the park.) Loss of the park would affect many more

people than crossing a piece of property with one owner. Some families have used and relied on this park for recreation on the Guadalupe River for over thirty-five years. Loss of this park would destroy a major attribute of Elm Creek Estates. Those residents who own ten acres or more relied on and expected access to the park when purchasing their property.

Fifth, the B13 or B14 routes would require a new crossing at the Guadalupe River. While the entire Guadalupe River is an environmentally sensitive area to say the least, this park has lush vegetation and the owners have purposely kept it in a pristine, natural condition. Large cypress trees line the river. A spring runs through the park when the water table is high. The existing bridge at the Second Crossing on River Road is only a short distance upriver from the park. The B15 segment could cross the river at or just below the second crossing. Utilizing an existing crossing point on the river would lessen the impact of a large elevated bridge - not just to owners of the park but to all who use the river for recreation.

Finally, some residents of the Estates lived with the construction and permanent presence of the LCRA transmission line through their properties. Placing a highway through it is yet another eyesore and intrusion on their peace and tranquility.

We strongly urge you and TxDot to discard the B23/B10/B11/B13 (and B14) proposed route in favor of B5/B6/B8 and B15. In the alternative, we urge you to combine B23 with B8 and continue to B15 and then cross the river at the Second Crossing on River Road.

Thank you for your consideration.

Sincerely,

Elm Creek Estates Affected Property Owners  
Identified Below

  
\_\_\_\_\_  
Signature  
TERESA JEFFERS  
\_\_\_\_\_  
Printed Name

Address:  
942 Elm Creek Rd  
New Braunfels, TX 78132  
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Signature  
Clayton Jeffers  
\_\_\_\_\_  
Printed Name

Address:  
942 Elm Creek Rd.  
New Braunfels, TX 78132  
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