

PUBLIC MEETING
SUMMARY REPORT

FM 1516

FROM FARM-TO-MARKET (FM) 78 TO FM 1976

BEXAR COUNTY

CSJ: 1477-01-040

TEXAS DEPARTMENT OF TRANSPORTATION

JUNE 2014

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PUBLIC MEETING SUMMARY REPORT
FM 1516 FROM FM 78 TO FM 1976
BEXAR COUNTY
CSJ: 1477-01-040

1.0 PURPOSE OF THE MEETING

The Texas Department of Transportation (TxDOT) San Antonio District held a Public Meeting on February 12, 2014 to discuss proposed improvements to Farm-to-Market (FM) Road 1516 between FM 78 and FM 1976 within the town of Converse, Texas. The proposed project includes the widening of the existing roadway from a two-lane undivided roadway to a four-lane roadway with a center turn lane, the realignment of the roadway at the intersection with FM 1976, and the relocation of an at-grade railroad crossing. The purpose of the public meeting was to solicit the opinion of the public and interested parties regarding the proposed project improvements. This public meeting was completed in accordance TxDOT rules and procedures.

2.0 PUBLIC MEETING DATE, TIME, AND LOCATION

The Public Meeting was held on Wednesday, February 12, 2014, from 5:00 p.m. to 7:00 p.m. at Judson High School Cafeteria, located at 9142 FM 78, Converse, Texas, 78109.

3.0 PUBLIC NOTICES AND SIGNS

The public meeting was advertised as follows:

- Legal notices were published in the *San Antonio Express News* on January 13, 2014 and February 3, 2014.
- Notices were mailed to adjacent property owners and elected officials.
- Two electronic changeable message signs (CMS) advertising the Public Meeting date and location were placed along FM 1516 (one on the southern end of the project and one on the northern end of the project) between February 5, 2014 and February 12, 2014.

Copies of the newspaper publication receipts, newspaper notices, the adjacent landowner mailing list, elected officials mailing list, and location of the CMSs are included in **Appendix A**.

4.0 FORMAT

The Public Meeting consisted of an open-house format during which project team members manned two tables and were available to interact with the public and answer questions. Displays were available for citizen review during the open house. There was no formal presentation given. However, the open house session was supplemented by a PowerPoint presentation projected onto

two screens on a continuous loop throughout the duration of the meeting. The PowerPoint presentation included an overview of the proposed project, project schedule and funding, an explanation of the need and purpose for the project based on traffic projections prepared by TxDOT, and frequently asked questions. A court reporter was available to record all comments verbatim if the public chose to provide comments in this manner.

5.0 ATTENDANCE

A total of 42 people attended the Public Meeting, including 29 members of the public, 7 TxDOT personnel, and 6 project consultants. One elected official attended the meeting – Mr. Al Suarez, City of Converse’s Mayor. Copies of the sign-in sheets are provided in **Appendix B**.

6.0 DISPLAY/MATERIALS

A comment form in English and Spanish was handed out to attendees as they arrived at the meeting. A copy of each of the forms is found in **Appendix C**.

The following displays were available for viewing:

- Proposed project plan schematic
- Renderings of the proposed typical sections and aerial of the project plan
- Environmental constraints map
- A PowerPoint presentation projected onto a screen and on poster boards detailing general project information.

7.0 TRANSCRIPTION

A court reporter was present to take comments from the public. A total of four comments were recorded by the court reporter. A copy of the transcript can be found in **Appendix D**.

Copies of the proposed schematic, typical section renderings, and environmental constraints map are included in **Appendix C**. The PowerPoint presentation shown during the meeting is also included in **Appendix C**.

8.0 DEADLINE

The deadline for public comments was Saturday, February 22, 2014. Comments received and/or postmarked on or before February 22, 2014 are included in **Appendix E**.

9.0 SUMMARY OF MEETING

The attendees were greeted at the sign-in table upon arrival. They were handed a comment sheet and were informed of the open house format of the meeting. They then had the opportunity to approach the display tables at which TxDOT personnel were present to address any questions or concerns. A PowerPoint presentation was projected onto a screen and on poster boards detailing general project information. The court reporter was available to record all comments verbatim at any time during the meeting. Spanish speaking TxDOT personnel were also in attendance to provide interpretation, if needed. TxDOT personnel from TxDOT's ROW Division were available to answer questions about the ROW acquisition process. Photographs of the meeting are included in **Appendix F**.

10.0 PUBLIC COMMENTS AND TXDOT RESPONSES

During the Public Meeting comment period, a total of ten comments were received. Four comments were provided verbally to the court reporter, four comments were submitted in writing at the meeting, and two were submitted by email at FM1516@blantonassociates.com. The comments recorded by the court reporter are included in **Appendix D**, and the written comments received at the meeting or via email are included in **Appendix E**. A summary of the comments and TxDOT's responses are presented below:

Comments and Responses

1) Support of the project

Two commenters stated they supported the project.

Response: Comment noted.

2) Flooding

One commenter noted that there are flooding problems along FM 1516.

Response: A storm sewer system will be constructed as part of the proposed project, to accommodate storm water runoff along the roadway and within the ROW.

3) Driveway problems

One commenter requested that TxDOT repair the driveways along FM 1516 because cars "bottom out."

Response: The proposed roadway will be re-graded and re-constructed. Driveway connections will be reconstructed as necessary to provide acceptable access to the roadway.

4) Streetlights

One commenter requested that TxDOT install streetlights along the roadway because the road is “very dark.”

Response: The installation of streetlights along the project corridor will continue to be investigated by the City of Converse and TxDOT.

5) Utility Adjustments

One commenter representing CPS Energy Company asked that TxDOT coordinate above-ground and underground utility adjustments as needed.

Response: Utilities adjustments will be coordinated during the design and construction phases.

6) Design Considerations

Four commenters requested that TxDOT look at other options to completing the proposed project. Specifically, they all requested that TxDOT upgrade Converse Center Street and create a signalized intersection at Converse Center Street and FM 78 to alleviate traffic congestion on FM 1516. Two of these commenters noted that traffic on FM 1516 is heavy only when sporting events or special events occur at the high school.

Additionally, two of the commenters also requested that TxDOT consider acquiring ROW from the west side of FM 1516 across from their business (Lone Star Car Wash) rather than acquiring their property, or taking ROW equally from the east and west sides of FM 1516.

Response:

The purpose of the proposed project is to alleviate congestion and improve mobility and connectivity along the FM 1516. Traffic studies have shown that average daily traffic (ADT) in 2016 will be 11,300 vehicles per day (VPD). These studies indicate that the ADT along FM 1516 within the proposed project limits will increase to 16,100 VPD by 2036 (an increase of approximately 42 percent in 20 years) and will increase to 18,000 VPD by 2046 (an increase approximately 59 percent in 30 years). These traffic studies are based on average traffic counts, rather than high traffic periods, such as sporting events at the high school.

With regards to Converse Center Street and its intersection at FM 78, such an action would not relieve the congestion on FM 1516 for motorists traveling south on FM 1516. Additionally, any improvements to Converse Center Street would be the responsibility of the City of Converse.

The preliminary ROW requirements necessary for the current design were included in an alternatives evaluation process measuring engineering considerations (including design requirements), numbers of displacements, and anticipated environmental impacts. Through this process, engineers reviewed options for proposed ROW acquisition on the west side of FM 1516, the east side of FM 1516, and on both sides. It was determined that ROW acquisition on the east side of FM 1516 would result in fewer residential and commercial displacements and other environmental constraints (such as historic resources and hazardous materials) as compared to the other alternatives considered.

7) ROW and Property Acquisition

Two commenters were local business owners who requested information about the ROW acquisition process. One commenter requested a purchase offer as soon as possible, and requested information about “TxDOT’s approach at 103 Kneupper [Street].” Another commenter inquired about what costs would be covered by TxDOT (including relocation assistance and compensation for loss of income) and how such costs are calculated. This commenter also asked if there would be an opportunity to talk to project engineers about moving her buildings (204 and 208 South Seguin Road [FM 1516]).

Response:

TxDOT is currently conducting environmental studies for the proposed project. The environmental studies, coupled with public input, aid TxDOT when selecting and proceeding with an alternative. In accordance with federal laws, ROW assessment, estimates, and/or purchase agreements cannot begin until the project is environmentally cleared by TxDOT and the Federal Highway Administration. Environmental clearance for the FM 1516 project is anticipated in late Fall 2014. General information about TxDOT’s ROW purchase process, relocation assistance, and associated compensation can be found at TxDOT’s website (in English and Spanish) at <https://www.txdot.gov/inside-txdot/forms-publications/publications/landowner-rights.html>.

With regards to 103 Kneupper Street, the proposed project currently calls for ROW acquisition within a grassy area between FM 1516 and the property’s parking lot. Based on preliminary plans, the parking lot would not be acquired or impacted by the proposed project. With regards to moving the buildings at 204 and/or 208 South Seguin Road [FM 1516], TxDOT is not planning to move these (or any other) buildings located on FM 1516 at this time; however, property owners are encouraged to discuss the proposed project and any proposed ROW acquisition with TxDOT engineers.

8) Determination of historic structures

One commenter inquired if there will be determinations of the historic value of the buildings along FM 1516.

Response:

As part of the environmental studies, TxDOT is required by Section 106 of the National Historic Preservation Act to evaluate the buildings along FM 1516 within the proposed project area for their National Register of Historic Places (NRHP) eligibility. This assessment will be completed in accordance with National Park Service (NPS) guidelines and criteria for evaluating historic buildings. This evaluation process not only takes into consideration the age of the buildings and the activities that have occurred there, but it also requires an assessment of the changes that have occurred to the buildings over time. After TxDOT makes determinations about the NRHP eligibility of the buildings, they will request Texas Historical Commission (THC) review and concurrence with the assessments. This coordination between TxDOT and THC is required by federal law.

9) Project duration

One commenter asked how long the project will take to complete.

Response:

TxDOT is currently completing environmental studies and preliminary design work on the proposed project. Completion of environmental studies is anticipated in late Fall 2014, and the design work will be finalized in December 2015. The construction is anticipated to begin in early 2016 and last approximately 24 months.

10) Additional public meetings

One commenter asked if there will be additional public meetings for the proposed FM 1516 project.

Response:

There will be an opportunity for a public hearing on this project in the summer of 2014.

11) Signalization

One commenter representing the Converse Fire Department asked if the traffic signal located at the Gibbs Sprawl/Station Street intersection will be removed. He also noted that moving preemption to Gibbs Sprawl/FM 1516 intersection may be necessary.

Response:

TxDOT is currently evaluating the placement of traffic signals and will coordinate with the City of Converse the placement of traffic signals (with preemption) as the project progresses.

11.0 CONCLUSION

TxDOT has reviewed and responded to the comments received in response to the February 12, 2014 public meeting. Public comments will be incorporated into the project record and will be considered as project development continues.

Appendix A

Newspaper Affidavits, Public Notices, and Mailing List

TXDOT

Automated Purchasing System
UR DETAIL Description

M419425A
01/10/14
10:40:23

UR Nbr: 150066201400140000 Line Item Number: 0001 Last Desc Line 008

Action	Line Nbr	UR DETAIL	Description
	001		PUBLISH ADS IN THE SAN ANTONIO EXPRESS__
	002		news in english and spanish_____
	003		_Publish dates: 1/13/14 & 2/3/14_____
	004		_SAN ANTONIO EXPRESS NEWS_____
	005		_PO BOX 2171_____
	006		_SAN ANTONIO, TX 78205_____
	007		_210 250-3000 ATTN: MICKEY URIAS_____
	008		POC: MELISSA BERNAL 210 615-5811_____

Enter-PF1---PF2---PF3---PF4---PF5---PF6---PF7---PF8---PF9---PF10---PF11---PF12---
HELP EXIT UPDT NEXT

Melissa Bernal

From: Urias, Mickey <murias@express-news.net>
Sent: Thursday, January 09, 2014 4:18 PM
To: Melissa Bernal
Subject: RE: Quote to publish an ad - FM 1516

Melissa,

Both English and Spanish notices have been booked for publication on January 13th and February 3rd, in the Public Notices section of Classified. Proofs will be available for review tomorrow morning. Here is a recap of the order(s):

ENGLISH VERSION

4 col. x 6 inch display
January 13th and February 3rd
\$9,323.60 total

SPANISH VERSION

4 col. x 6 inch display
January 13th and February 3rd
\$9,323.60 total

Let me know if there is anything else I can assist with.

Thank you,

Mickey Urias

Inbound/Legals Manager

t: (210) 250-2020

f: (210) 250-2506

murias@express-news.net

P.O. Box 2171 ~ San Antonio, TX ~ 78297



From: Melissa Bernal [<mailto:Melissa.Bernal@txdot.gov>]
Sent: Thursday, January 09, 2014 3:20 PM
To: Urias, Mickey
Subject: RE: Quote to publish an ad - FM 1516

What happened? I tried to call but went to voicemail...

Classifieds

To Advertise
(210) 250-2345
(800) 411-2537



Real Estate 24 Merchandising 24 Business Services 24 Legal 24

FREE HAULING
An experienced, reliable, and affordable service for your hauling needs. Call today for a free quote.

210-864-3300

24 HOUR SERVICE
We are available 24 hours a day, 7 days a week. Call us now for a free quote.

210-250-2345

210-863-4304

210-227-1000

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210-863-4304

210-227-1000

FM 1516

OPEN-HOUSE PUBLIC MEETING

From FM 78 to FM 1876
(Expand from 2 to 4 lanes with Continues 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

Wednesday, February 12, 2014

Judson High School Cafeteria
8142 FM 78
Converse, Texas 78109

Open House: 6:00 - 7:00 p.m.

This open house provides an opportunity for citizens to review preliminary project details and ask questions about the project.

FM 1516

JUNTA PÚBLICA/CASA ABIERTA

De FM 78 a FM 1876
(Ampliar de 2 a 4 carriles con carriles laterales para abarcar la longitud, áreas, queño de biénestar y realizar intersección de FM 1516 en FM 1876)

miércoles, 12 de febrero del 2014

Judson High School Cafetería
8142 FM 78
Converse, Texas 78109

-6:00 p.m. - 7:00 p.m. casa abierta

Esta casa abierta ofrece una oportunidad para que los ciudadanos puedan revisar detalles del proyecto e hacer preguntas sobre el proyecto.



**FM 1516
OPEN HOUSE PUBLIC MEETING**

**From FM 78 to FM 1976
(Expand from 2 to 4 lanes with Continuous Left Turn Lane,
Sidewalk & Bike Accommodation Lane &
Realign Intersection of FM 1516 at FM 1976)**

Wednesday, February 12, 2014

**Judson High School Cafeteria
9142 FM 78
Converse, Texas 78109**

Open House – 5:00 – 7:00 p.m.

This open house provides an opportunity for citizens to review preliminary project details and ask questions about the project.

Persons interested in attending the public meeting who have special communication or accommodation needs should call (210) 615-5811 at least three (3) working days prior to the meeting. For project information call Jerry Carmona at (210) 615-5893.



FM 1516
JUNTA PÚBLICA/CASA ABIERTA



De FM 78 a FM 1976

(Ampliar de 2 a 4 carriles con carriles intermedio para virar a la izquierda, aceras, carril de bicicleta y realinear intersección de FM 1516 en FM 1976)

miercoles, 12 de febrero del 2014

Judson High School Cafetería
9142 FM 78
Converse, Texas 78109

5:00 p.m. – 7:00 p.m. casa abierta

Esta casa abierta ofrece una oportunidad para que los ciudadanos puedan revisar detalles del proyecto y hacer preguntas sobre el proyecto.

Las personas interesadas en participar en la asamblea pública que tienen necesidades especiales de comunicación o de la comodidad deben llamar al (210) 615-5811 por lo menos tres (3) días antes de la junta. Para información sobre el proyecto llama a Jerry Carmona al (210) 615-5893.

Changeable Message Sign (CMS) Locations and Messages

CMS #1

Located on Toepperwein
South of FM 1976

CMS #2

Located on S Seguin
North before FM 78



CMS #1

CMS #2

SCREEN 1
TxDOT
FM 1516
Open House

SCREEN 2
FM 1976
To FM 78
Feb 12

SCREEN 3
Judson HS
Cafeteria
5 – 7 pm

Appendix B

Sign-In Sheets



Citizen Sign In
FM 1516 Open House
Judson High School Cafeteria
February 12, 2014

Name	Address	Phone Number	Email Address	Affiliation	How did you hear about the meeting?
Susan Tilleman	12601 Wilderness Trl Live Oak, TX 78233	(210) 723-7702	setilleman@gmail.com	Property Owner JISD Employee	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) <u>work e-mail</u>
HOWARD A. GUILLY	302 DEBORAH DR NE CONVERSE, TX 78109	(210) 849-7188	hg.gully@gmail.com	PROPERTY OWNER	Newspaper ___ Road-side sign <u>X</u> TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
Darcie Schupull	2506 Brookglade San Antonio TX 78282	210 615 5902			Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
Laurie Carroll	109 Kimberly Dr Converse, TX 78109	(210) 921 ⁵⁵⁹ -3057			Newspaper ___ Road-side sign <input checked="" type="checkbox"/> TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
Jeff Flinn	NE Herald	210 254-3311			Newspaper <u>circled</u> Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
Joyce Javel	9141 FM 78	210-5660222			Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
Shawna Burkheart	City of Converse	210 658-5336	cm@conversetx.net		Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) <input checked="" type="checkbox"/>
Jesús Hernández	8303 Delyhian U.C. TX 78148	210 945 1100	jehernandez@judsonisd.org	JISD	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer <input checked="" type="checkbox"/> Other (please specify) ___
ALEX TORRES	501 S. SHERWIN RD	956-472 6298			Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
					Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___



Citizen Sign In
FM 1516 Open House
Judson High School Cafeteria
February 12, 2014

Name	Address	Phone Number	Email Address	Affiliation	How did you hear about the meeting?
CLAYTON RIPP	TXDOT - CAT	615-6676	clayton.ripp@txdot.gov	TXDOT	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
Maryellen Russo	5 Lakeway Center Ct Austin, TX 78734 Blanton & Assoc.	512/264-1095	mrusso@blantonassociates.com	Blanton & Assoc.	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
DAVID NAJVAR	BLANTON & ASSOC.	(512) 264-1095	DNAJVAR@BLANTONASSOCIATES.COM	BLANTON	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
Dean Tesmer	5 Lakeway Center Ct, Suite 200 Austin, TX 78734	512 264 1095	dtesmer@blantonassociates.com	Blanton	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
HOWIE MARBACH	304 CASTLE CT. CONVERSE, TX 78109	210-658-2168	HOWIEM@QUXNET.NET	RESIDENT/ BUSINESS OWNER	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
Doise miers	TXDOT - OPI	512 463 1670	doise.miers@txdot.gov	TXDOT	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
Susan Bacak	10503 Big Mesa Converse, TX 78109	(210)-8574803		Resident	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) <u>Judson Email</u>
Michael Hollinger	204 S Seguin Rd Converse TX 78109	210 380 7981	Mhollinger@KingdomLivingRealty.com	Business	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) <u>Email notice</u>
Blaine Josemar	208 Ave B Converse	801 635 5418		TXDOT Hamilton & Assoc	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___



Citizen Sign In
FM 1516 Open House
Judson High School Cafeteria
February 12, 2014

Name	Address	Phone Number	Email Address	Affiliation	How did you hear about the meeting?
Barry Lynn West				TXDOT	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
Jani Lott	103 Kneupper 202 S Seguin	210- 386-9102	JLOREALTOR @yahoo.com		Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer <input checked="" type="checkbox"/> Other (please specify) ___
Andy & Jaylene Herrera	8215 TRAINER HALE SCHERTZ	210- 275-5641			Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) <u>AD</u>
Eric Ingalls	13842 CHASSON CT			TXDOT	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
Rick JAMISON	Converse P.D 402 S Seguin	210 658-2322	PDchief@ conversetx.net		Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
Al Suarez	Converse Mayor	787-7295	mayorsuarez@ conversetx.net		Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
Skip Lietz	1516 + Walzem	486 7775	slietz@ dirtdealers.com		Newspaper <input checked="" type="checkbox"/> Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
Clay Smith				VIA	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) <u>TXDOT</u>
Blanca Mullins	506 Michelle Dr	210-313-6186	blanca.mullins@ rocketmail.com	home owner	Newspaper ___ Road-side sign <input checked="" type="checkbox"/> TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___
					Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) ___



Citizen Sign In
FM 1516 Open House
Judson High School Cafeteria
February 12, 2014

Name	Address	Phone Number	Email Address	Affiliation	How did you hear about the meeting?
Richard W. Warr	107 Station St.	658-8900	firechief@convincetx.net	fire dept	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify) <u>CITE</u>
Troy Lott	8710 Business Circle #1	658-4848	TTL@ELITEPROPERSATX.RR.COM		Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify)
Roland Hinojosa	145 Navarro	353-2747	r.hinojosa@casenergy.com	CAS Energy	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify)
A.J. Rice	SEGWIN TX	830-375-0650		letter	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify)
Sandra Nicholson	202 Hillview Dr. 78209 San Antonio, TX	210-859-7448	sanantjane@aol.com	property owner	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer <input checked="" type="checkbox"/> Other (please specify)
Norma Currell	109 Kimberly	210 559-1639	-	Home owner	Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify)
Catherine Tuttle	339 Lucille Converse TX 78109	2108874921	txtut@aol.com	home owner	Newspaper ___ Road-side sign <input checked="" type="checkbox"/> TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify)
LARRY SILVA	209 S. SEGWIN LN Converse, TX 78109				Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify)
					Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify)
					Newspaper ___ Road-side sign ___ TV ___ Friend ___ Radio ___ Community Flyer ___ Other (please specify)

Appendix C

Exhibits and Presentation Slides



5'

11' Lane

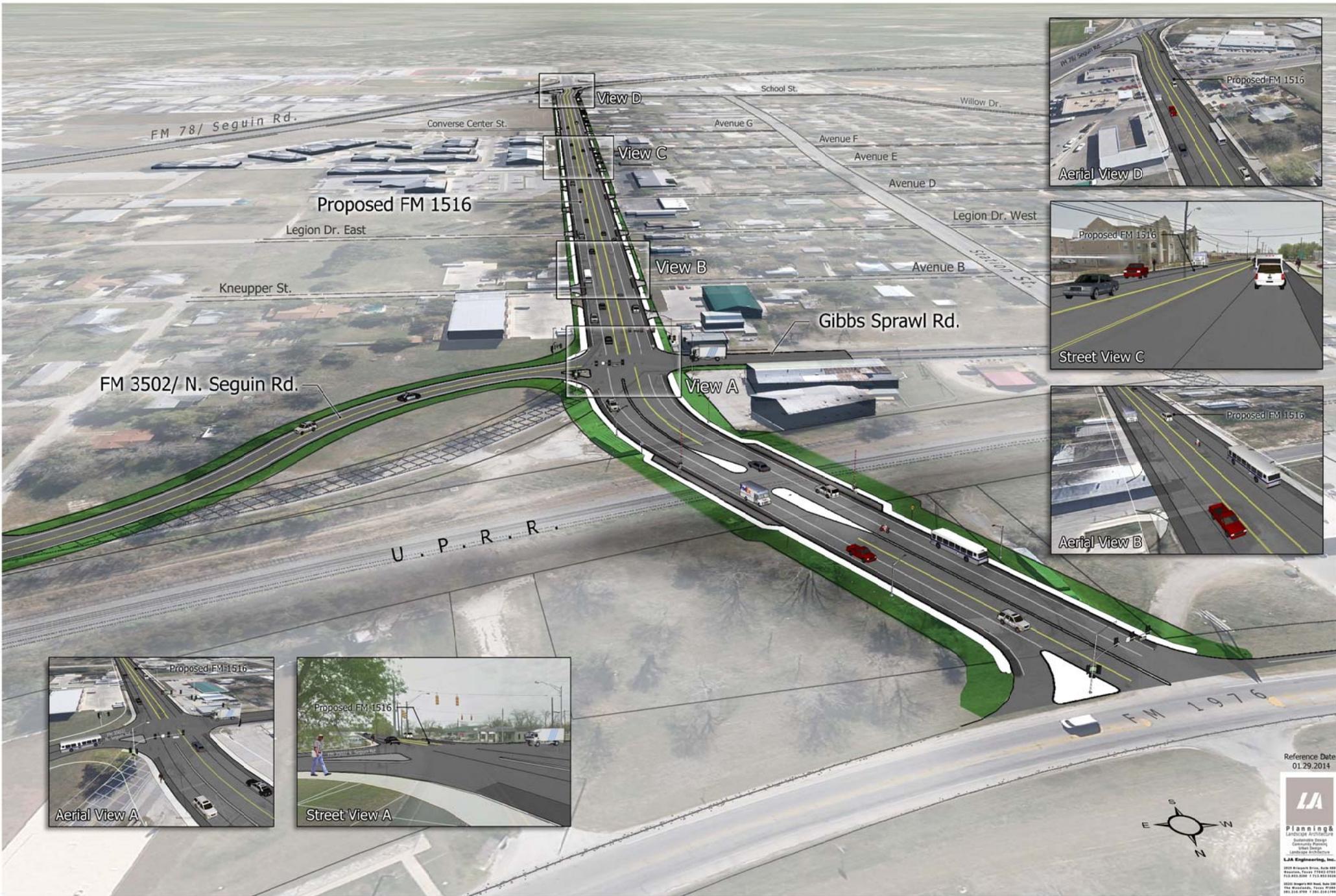
11' Lane

12' CTWLTL

11' Lane

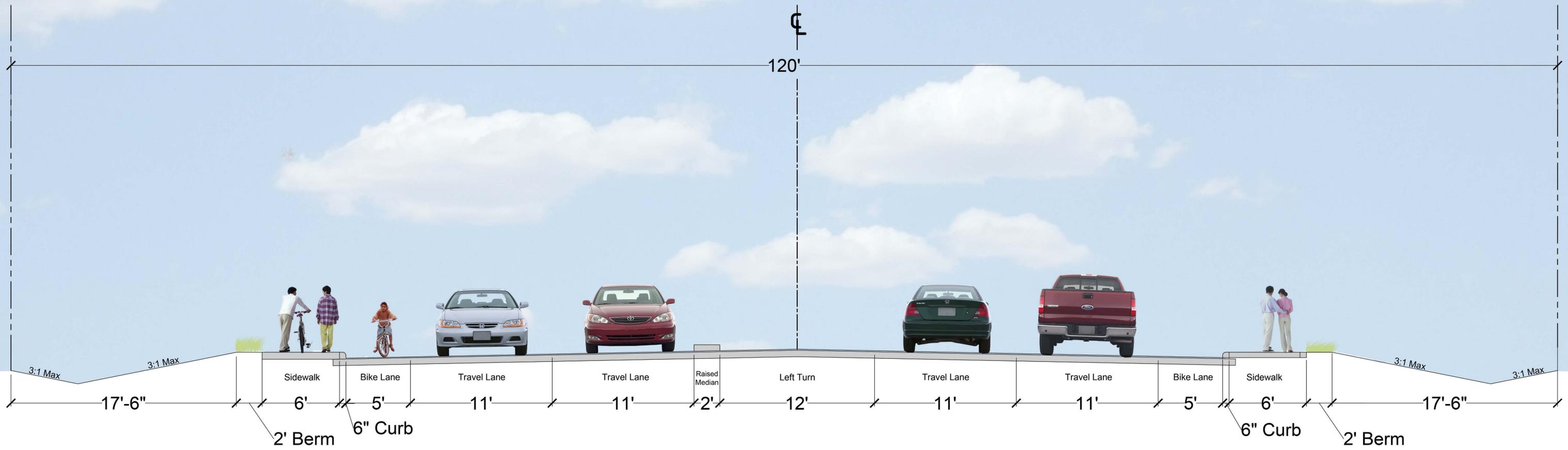
11' Lane

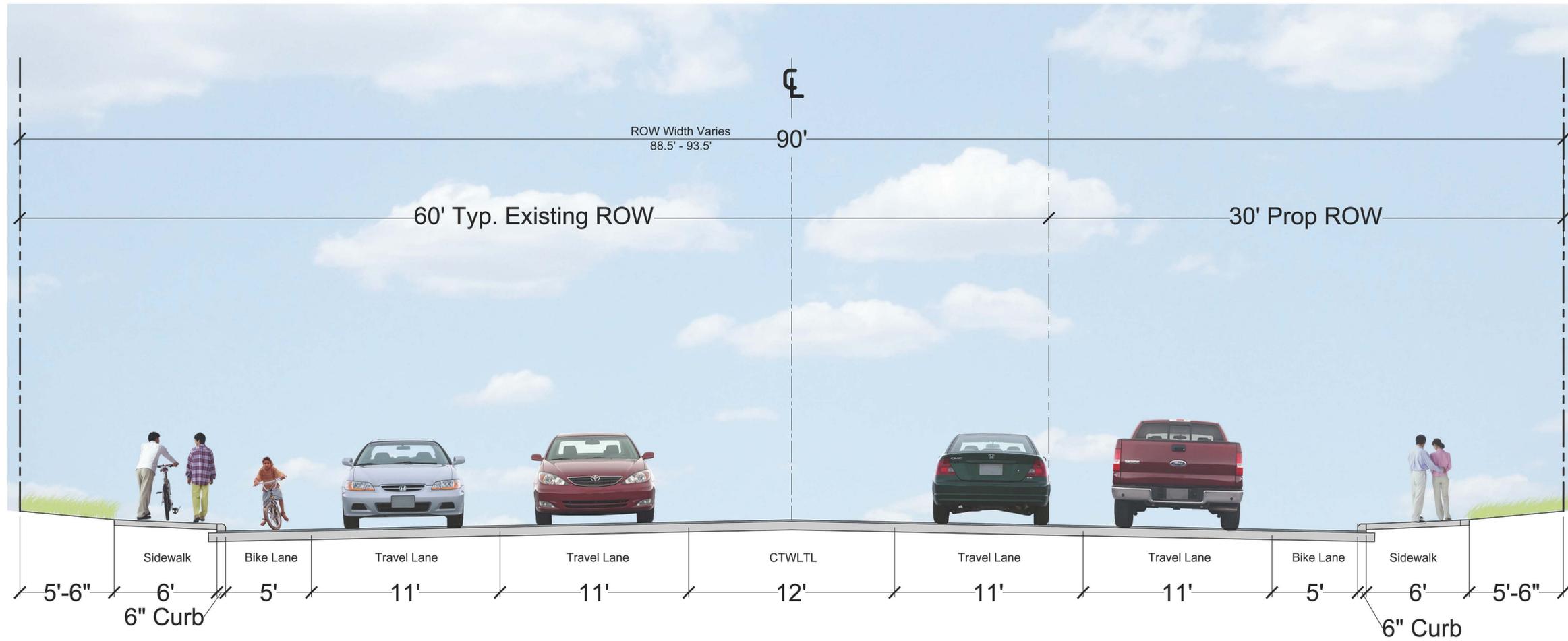
5'



Reference Date:
01.29.2014







ENVIRONMENTAL CONSTRAINTS MAP

FM 1516 / South Seguin Road
From FM 78 to FM 1976



Historic-age Building	Existing Right-of-way	Commercial Property	School (JISD)
Water Well	Proposed Right-of-way	Municipal Property	Vacant Property
Potential Hazardous Material Site	Railroad Right-of-way	Residential Property	

0 100 200 400 600 800 1,000
Feet



TEXAS DEPARTMENT OF TRANSPORTATION



FM 1516

OPEN HOUSE PUBLIC MEETING



FM 1516

FROM: FM 78
TO: FM 1976

BEXAR COUNTY



-
- OPEN HOUSE PUBLIC MEETING
 - February 12, 2014
 - 5:00 p.m. – 7:00 p.m.

Judson High School Cafeteria
9142 FM 78
Converse, Texas 78109

Need and Purpose

- Need

- Congestion on FM 1516, particularly at the FM 1516 and Gibbs Sprawl Road/FM 3502 intersection
- Increasing traffic volumes

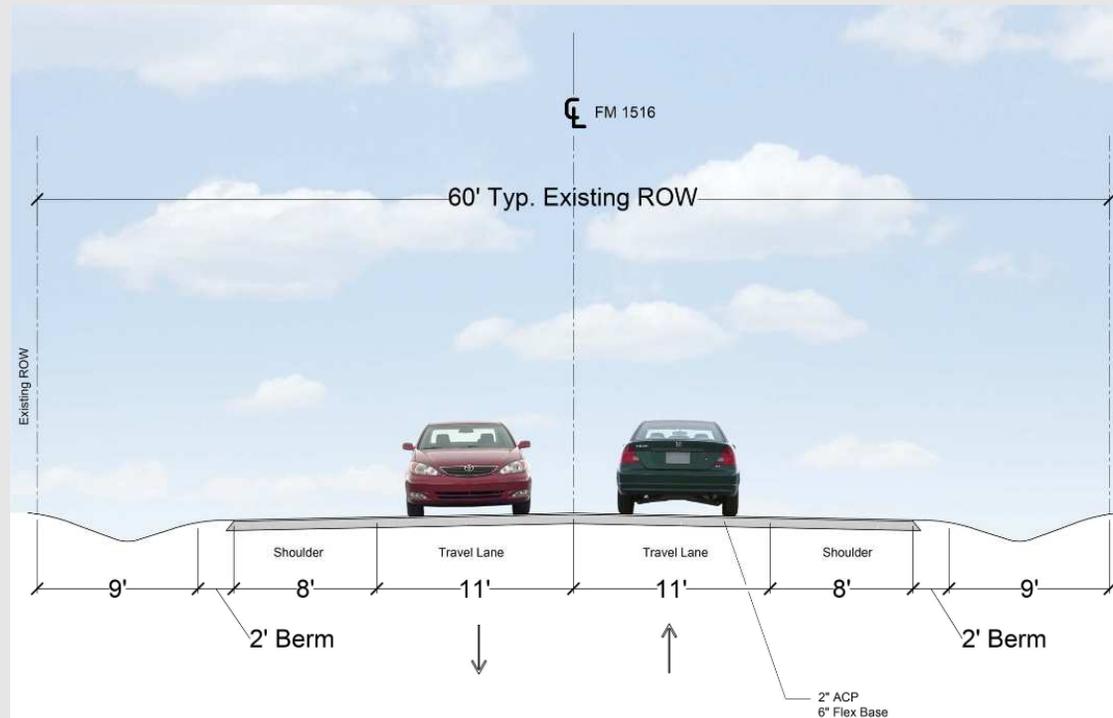
- Purpose

- Improve mobility, connectivity, and operational functioning of FM 1516

Project Information

- Project selected as part of the San Antonio-Bexar County Metropolitan Planning Organization's call for projects (Cat 7 funds)
- Project submitted by City of Converse and TxDOT

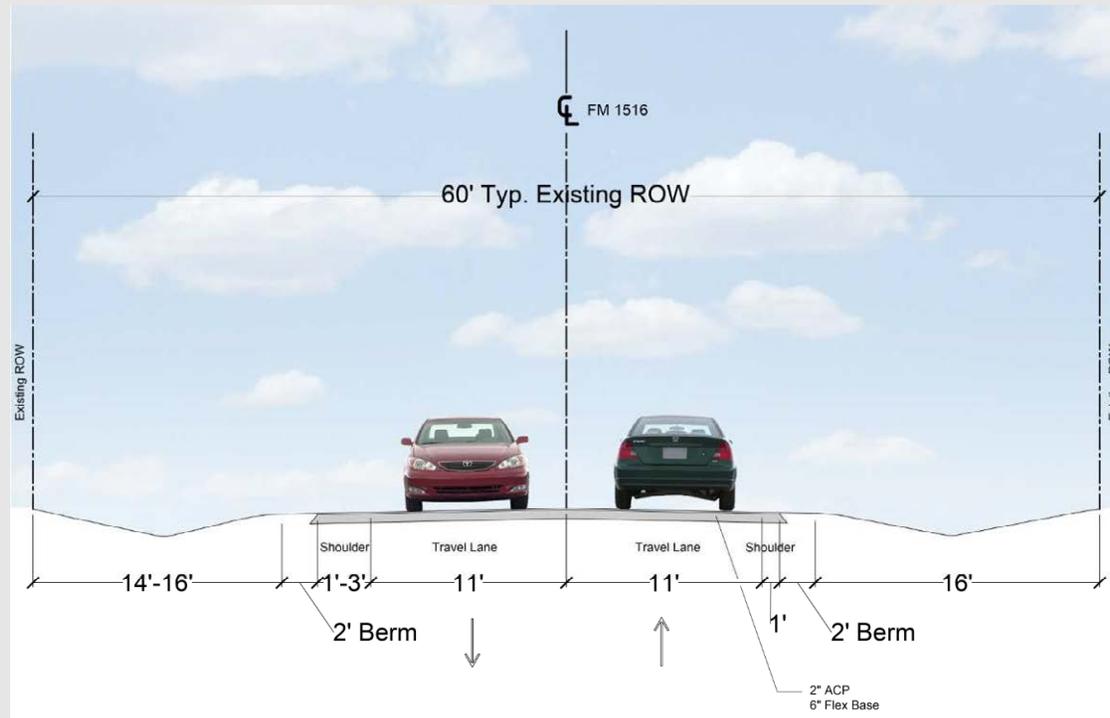
Typical Section



Existing FM 1516 from FM 78 to School St. Includes:

- Two 11' travel lanes (one in each direction)
- Two 8' outside shoulders
- Open ditch

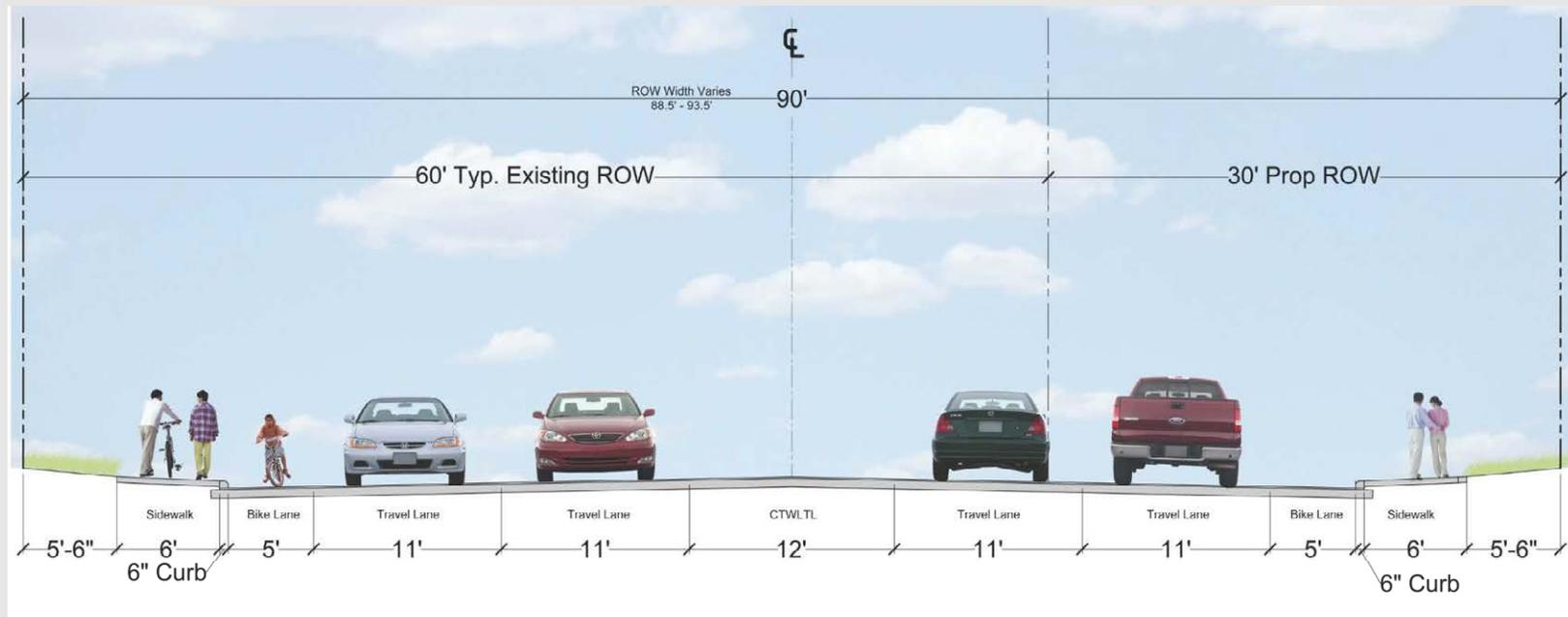
Typical Section



Existing FM 1516 from School St. to Gibbs Sprawl Rd. Includes:

- Two 11' travel lanes (one in each direction)
- Two 1' to 3' outside shoulders
- Open ditch

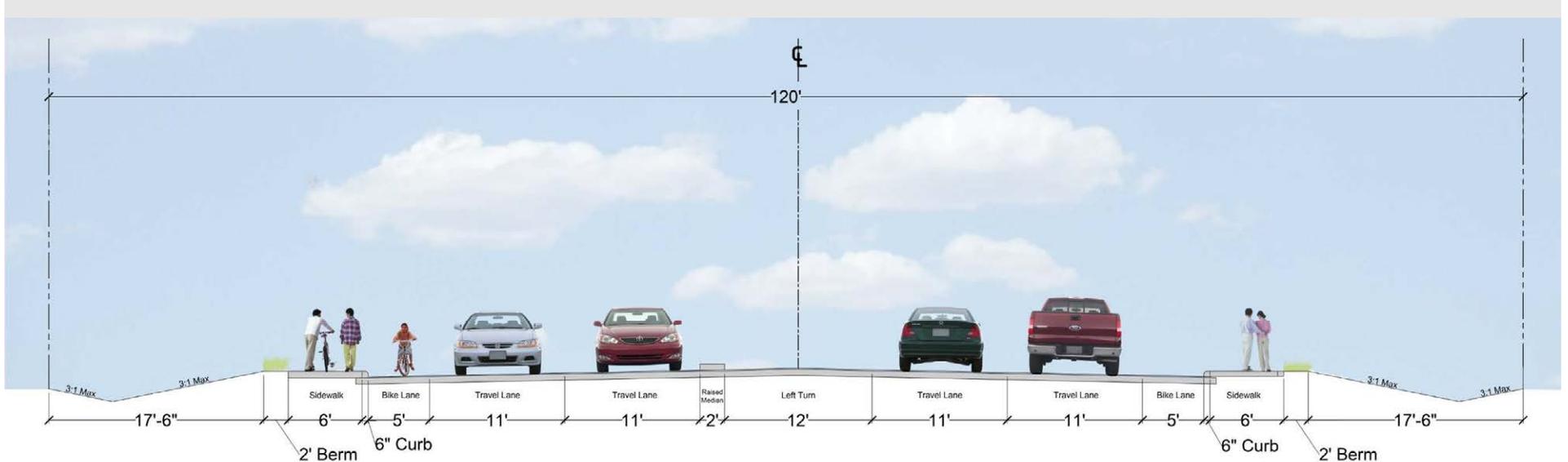
Typical Section



Proposed FM 1516 from FM 78 to Gibbs Sprawl Rd. Includes:

- Four 11' travel lanes (two in each direction)
- One 12' continuous two-way left turn lane
- Two 5' bike lanes (one in each direction)
- Adding curbs and sidewalk along both sides of road

Typical Section



Proposed FM 1516 from Gibbs Sprawl Rd. to FM 1976 Includes:

- Four 11' travel lanes (two in each direction)
- One 12' left turn lane with raised median
- Two 5' bike lanes (one in each direction)
- Adding curbs and sidewalk along both sides of road

Project Description

- Expand FM 1516 from 2 lanes to 4 lanes with a continuous left turn lane from FM 78 to FM 1976
 - Proposed FM 1516 will have dedicated bike lanes with curb and 6' sidewalks
- Construct intersection improvements at FM 1516 and FM 3502 by realigning FM 3502
- Construct new right turn lanes on FM 1976 at Toepperwein Rd. and FM 1516
- Construct underground storm sewer from FM 78 to Gibbs Sprawl Rd.
- Relocate railroad crossing to the new FM 1516 alignment



Conceptual Layout – Looking South from FM 1976



Environmental Assessment

- 2.77 acres of additional ROW with 7 displacements
- Traffic Noise Analysis is currently underway
- Historic resource studies and research of potential hazardous materials are currently underway
- No impacts to air quality, wetlands, floodwater storage, or any federally listed species are anticipated
- No impacts to archeological resources/sites are anticipated



Project Schedule

- **Current Let Date:**
December 2015
 - **Construction Duration:**
Approximately 24 Months
- 

- Total Estimated Project Cost:
\$10 Million
- 

Provide Your Comments

Options for Commenting

1. Give comment card to TxDOT staff tonight
2. Fax comments to: (512) 264-1531, Attn: Dean Tesmer
3. Email comments to: FM1516@blantonassociates.com
4. Mail comments to:
Blanton & Associates, Inc.
Attn: Dean Tesmer
5 Lakeway Centre Court
Austin, Texas 78734

Deadline for comments : February 22, 2014

- Public Meeting Report will be posted at www.txdot.gov when analysis is complete

*Thank You for Your
Participation!*



Appendix D

Court Reporter Transcript

SPEAKER SIGN-UP CARD

(PLEASE PRINT)

NAME:

Joy Herrera

ADDRESS:

726 S. Seguin

REPRESENTING:

Lone Star Car Wash

(Texas Transportation Code, §201.811(a)(5)): check each of the following boxes that apply to you:

I am employed by TxDOT

I do business with TxDOT

I could benefit monetarily from the project or other item about which I am commenting

SPEAKER SIGN-UP CARD

(PLEASE PRINT)

NAME:

ANDY HERRERA

ADDRESS:

726 S. Seguin

REPRESENTING:

Lone Star Car Wash

(Texas Transportation Code, §201.811(a)(5)): check each of the following boxes that apply to you:

I am employed by TxDOT

I do business with TxDOT

I could benefit monetarily from the project or other item about which I am commenting

SPEAKER SIGN-UP CARD

(PLEASE PRINT)

NAME: Alfredo Ruvalcaba

ADDRESS: 9141 F.M. 78

REPRESENTING: El Sabrosito

(Texas Transportation Code, §201.811(a)(5)): check each of the following boxes that apply to you:

I am employed by TxDOT

I do business with TxDOT

I could benefit monetarily from the project or other item about which I am commenting

SPEAKER SIGN-UP CARD

(PLEASE PRINT)

NAME: Joyce Sanchez

ADDRESS: 9141 FM 78 Converse Tx 78109

REPRESENTING: El Sabrosito

(Texas Transportation Code, §201.811(a)(5)): check each of the following boxes that apply to you:

I am employed by TxDOT

I do business with TxDOT

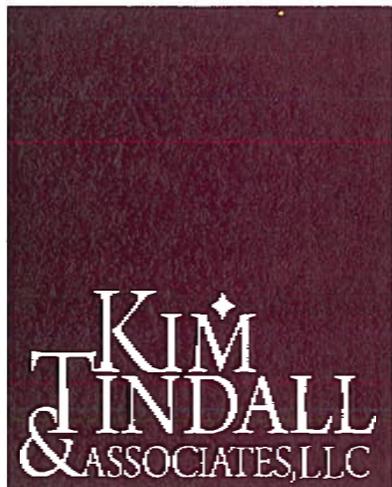
I could benefit monetarily from the project or other item about which I am commenting

Date:

February 15, 2014

Case:

TxDOT Public Meeting 2-12-14



Kim Tindall and Associates, LLC.

Phone:(210) 697-3400

Fax:(210) 697-3408

Email:ktindall@ktanda.com

Internet: www.KimTindallandAssociates.com

ORIGINAL

TEXAS DEPARTMENT OF TRANSPORTATION

FM 1516

OPEN HOUSE PUBLIC MEETING

FROM FM 78 TO FM 1976

(Expand from 2 to 4 lanes with continuous left turn lane,
sidewalk and bike accommodation lane and realign
intersection FM 1516 at FM 1976)

Judson High School Cafeteria

9142 FM 78

Converse, Texas 78109

FEBRUARY 12, 2014

5:00 P.M. - 7:00 P.M.

1 ANDY HERRERA: My address is 726 South Seguin,
2 Lone Star Car Wash. They want to take property away from my
3 location, which would affect my business tremendously.
4 Across the street are some homes that are coming apart, and
5 the renter said the house is going to fall on him. And they
6 have a lot for sale next to him and another home coming
7 apart. These are all across the street from the car wash.
8 But they own the lot -- one lot across the street from me
9 too, El Sabrosito restaurant. They have a parking lot
10 across the street. That's the only best thing across the
11 street from my car wash. And it would be best for them to
12 condemn those homes than take property from my site. It is
13 like the mayor out of Converse said, let's be fair with each
14 other.

15 JOY HERRERA: Instead of taking it off from
16 our side, maybe half and half, you know, because they're
17 taking it all from ours. They're not taking any from the
18 other side.

19 ANDY HERRERA: And that would affect the car
20 wash, the restaurant and the little shopping center too.
21 So --

22 JOY HERRERA: Are you going to tell her about
23 -- I don't know what the name of that little street is.
24 Converse Center Street.

25 ANDY HERRERA: Right now the best thing to do

1 to get the flow of traffic out is put a light on South
2 Seguin. And what's the name of the road?

3 JOY HERRERA: Converse Center Street. It's
4 the one right by -- in front of the apartments there.

5 ANDY HERRERA: And then put a light on 78 and
6 Converse.

7 JOY HERRERA: And they can widen that road and
8 make it --

9 ANDY HERRERA: Because there is vacant lots on
10 both sides to get the flow of traffic because they're going
11 to take away from me and not go across 78, widen 1516. It's
12 not going to help the flow of traffic problem. I see it
13 every day.

14 JOYCE SANCHEZ: I am Joyce Sanchez. I own a
15 business off of 9141 FM 78, Converse, Texas, 78109, called
16 the El Sabrosito. My comment is that I see that they have
17 -- we have a drive-through, and I don't see -- we originally
18 have a drive-through exit going out, and I don't see it on
19 the floor plans. That's what I'm addressing on there. And
20 then we also have another exit to our parking, which I'm
21 okay with everything on there. But my comment also on
22 Converse Center Street -- I mean why not expand that one to
23 a four-lane street and save some of this money by that
24 easement on the side and use it that way because it opens up
25 -- I've been there 15 years. I've seen Converse grow a lot,

1 but never have I seen any of the traffic go the other
2 direction that bad. And it's only when y'all have games or
3 at the school, stuff like that, events like that, that you
4 see the traffic. So why not invest that money on other
5 things and not just completely take it all the way from
6 there? That's the other comment that I have.

7 ALFREDO RUVALCABA: My name is Alfredo
8 Ruvalcaba, and my address is 9141 FM 78 in Converse, Texas.
9 I just want to make a comment on the proposal on the street
10 on 1516. To me I mean they told us before that it was --
11 they put a pin on the floor letting us -- letting us know --
12 how far they were going to come, and now we see something
13 different. They're taking more of our parking lot. We're
14 losing a lot of our parking spaces. To me I mean it looks
15 nice and everything, but I think it's unnecessary. To me I
16 mean they should do something on the high school to make
17 easier access to the -- when they have games or any big
18 events that they have. That's where we have a problem on
19 that road. Also, I think they should consider Converse
20 Center Street, make it wider and put lights on both sides so
21 1516 and FM 78 to have better access for both -- to access
22 1516 and FM 78 easier. We can put more trees to make it
23 look nice and everything.

24 * * * * *

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THE STATE OF TEXAS

COUNTY OF BEXAR

I, BARBARA KAY GRIFFIN, a Certified Reporter in and for the State of Texas, do hereby certify that the above and foregoing contain a true and correct transcription of all proceedings, all of which occurred and were reported by me.

WITNESS MY HAND, this the 17 day February, A.D. 2014.

Barbara Kay Griffin
BARBARA KAY GRIFFIN, Texas CSR

Expiration Date: 12/31/14
Firm Registration No. 631
645 Lockhill Selma, Suite 200
San Antonio, Texas 78216
(210) 697-3400



<p>A access 4:17,21,21 accommodation 1:8 address 2:1 4:8 addressing 3:19 affect 2:3,19 Alfredo 4:7,7 ANDY 2:1,19,25 3:5,9 Antonio 5:13 apart 2:4,7 apartments 3:4 A.D 5:9</p>	<p>correct 5:5 COUNTY 5:2 CSR 5:11</p> <hr/> <p>D Date 5:12 day 3:13 5:8 DEPARTMENT 1:4 different 4:13 direction 4:2 drive-through 3:17 3:18</p>	<p>half 2:16,16 HAND 5:8 help 3:12 HERRERA 2:1,15 2:19,22,25 3:3,5,7 3:9 high 1:11 4:16 home 2:6 homes 2:4,12 house 1:6 2:5</p>	<p>4:16 MEETING 1:6 money 3:23 4:4</p> <hr/> <p>N name 2:23 3:2 4:7 never 4:1 nice 4:15,23</p>	<p>save 3:23 school 1:11 4:3,16 see 3:12,16,17,18 4:4,12 seen 3:25 4:1 Seguin 2:1 3:2 Selma 5:13 shopping 2:20 side 2:16,18 3:24 sides 3:10 4:20 sidewalk 1:8 site 2:12 South 2:1 3:1 spaces 4:14 Star 2:2 State 5:1,4 street 2:4,7,8,10,11 2:23,24 3:3,22,23 4:9,20 stuff 4:3 Suite 5:13</p>
<p>B bad 4:2 BARBARA 5:3,11 best 2:10,11,25 better 4:21 BEXAR 5:2 big 4:17 bike 1:8 business 2:3 3:15</p>	<p>E easement 3:24 easier 4:17,22 El 2:9 3:16 events 4:3,18 exit 3:18,20 expand 1:8 3:22 Expiration 5:12</p>	<p>I intersection 1:9 invest 4:4</p> <hr/> <p>J JOY 2:15,22 3:3,7 Joyce 3:14,14 Judson 1:11</p>	<p>O occurred 5:6 okay 3:21 OPEN 1:6 opens 3:24 originally 3:17</p>	<p>T take 2:2,12 3:11 4:5 tell 2:22 Texas 1:4,13 3:15 4:8 5:1,4,11,13 thing 2:10,25 things 4:5 think 4:15,19 told 4:10 traffic 3:1,10,12 4:1,4 transcription 5:6 TRANSPORTA... 1:4 trees 4:22 tremendously 2:3 true 5:5 turn 1:8</p>
<p>C Cafeteria 1:11 called 3:15 car 2:2,7,11,19 center 2:20,24 3:3 3:22 4:20 Certified 5:3 certify 5:4 come 4:12 coming 2:4,6 comment 3:16,21 4:6,9 completely 4:5 condemn 2:12 consider 4:19 contain 5:5 continuous 1:8 Converse 1:13 2:13 2:24 3:3,6,15,22 3:25 4:8,19</p>	<p>F fair 2:13 fall 2:5 far 4:12 FEBRUARY 1:15 Firm 5:12 floor 3:19 4:11 flow 3:1,10,12 FM 1:5,7,7,9,12 3:15 4:8,21,22 foregoing 5:5 four-lane 3:23 front 3:4</p>	<p>K KAY 5:3,11 know 2:16,23 4:11</p>	<p>P parking 2:9 3:20 4:13,14 pin 4:11 plans 3:19 problem 3:12 4:18 proceedings 5:6 property 2:2,12 proposal 4:9 PUBLIC 1:6 put 3:1,5 4:11,20 4:22 P.M 1:16,16</p>	<p>R realign 1:8 Registration 5:12 renter 2:5 reported 5:7 Reporter 5:4 restaurant 2:9,20 right 2:25 3:4 road 3:2,7 4:19 Ruvalcaba 4:7,8</p>
<p>G games 4:2,17 go 3:11 4:1 going 2:5,22 3:10 3:12,18 4:12 GRIFFIN 5:3,11 grow 3:25</p>	<p>H</p>	<p>L lane 1:8,8 lanes 1:8 left 1:8 letting 4:11,11 let's 2:13 light 3:1,5 lights 4:20 little 2:20,23 location 2:3 Lockhill 5:13 Lone 2:2 look 4:23 looks 4:14 losing 4:14 lot 2:6,8,8,9 3:25 4:13,14 lots 3:9</p>	<p>S Sabrosito 2:9 3:16 sale 2:6 San 5:13 Sanchez 3:14,14</p>	<p>U unnecessary 4:15 use 3:24</p>
<p>V</p>	<p>H</p>	<p>M mayor 2:13 mean 3:22 4:10,14</p>	<p>S Sabrosito 2:9 3:16 sale 2:6 San 5:13 Sanchez 3:14,14</p>	<p>V</p>

vacant 3:9	78216 5:13			
W	9			
want 2:2 4:9 wash 2:2,7,11,20 way 3:24 4:5 We're 4:13 widen 3:7,11 wider 4:20 WITNESS 5:8	9141 3:15 4:8 9142 1:12			
Y				
years 3:25 y'all 4:2				
1				
12 1:15 12/31/14 5:12 15 3:25 1516 1:5,9 3:11 4:10,21,22 1976 1:7,9				
2				
2 1:8 200 5:13 2014 1:15 5:9 210 5:14 2494 5:11				
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4 1:8				
5				
5:00 1:16				
6				
631 5:12 645 5:13 697-3400 5:14				
7				
7:00 1:16 726 2:1 78 1:7,12 3:5,11,15 4:8,21,22 78109 1:13 3:15				

Appendix E

Written Comments

COMMENT CARD

(PLEASE PRINT)

NAME: Susan Bacak

ADDRESS: 10503 Big Mesa

REPRESENTING: Resident

(Texas Transportation Code, §201.811(a)(5)): check each of the following boxes that apply to you:

- I am employed by TxDOT
- I do business with TxDOT
- I could benefit monetarily from the project or other item about which I am commenting

COMMENTS: I love what Tx#Dot showed us on the new roads for 1516. Right now it takes a long ~~to~~^{time} to get through town because of the Via buses not pulling over for drop-off and pick-up. Having the 2 lanes going both ways will help the flow of traffic. The new part from FM 3502 to 1976 will also help with traffic flow. I saw that they will still have the traditional railroad crossings, which will still stop-up traffic, but I understand that they can't have an over or under pass. Guess we will just have to deal with Union Pacific.

Deadline for Comments: Saturday, February 22, 2014

Please submit by - Fax: (512) 264-1531, Attn: Dean Tesmer
Email: FM1516@blantonassociates.com
Mail: Blanton & Associates, Inc.
Attn: Dean Tesmer
5 Lakeway Centre Court
Lakeway, Texas 78734

COMMENT CARD

(PLEASE PRINT)

NAME: JUAN TORRES

ADDRESS: 501 S. SEGUIN RD, CONVERSE, TX 78109

REPRESENTING: SELF

(Texas Transportation Code, §201.811(a)(5)): check each of the following boxes that apply to you:

I am employed by TxDOT

I do business with TxDOT

I could benefit monetarily from the project or other item about which I am commenting

COMMENTS: I OWN 2 HOMES ALONG 1516. WATER

POOLS AT CORNER OF 1516 + AVE E. AND RUNS

INTO MY GARAGE AT 501 S. SEGUIN RD. NEED TO

FIX DRIVEWAYS. LARGE DIP CARS BOTTOM OUT.

WATER PITCH THROUGH DRIVEWAYS CAUSE WASH OUTS.

NEED LIGHTS ALONG STREET, VERY DARK.

Deadline for Comments: Saturday, February 22, 2014

Please submit by - Fax: (512) 264-1531, Attn: Dean Tesmer

Email: FM1516@blantonassociates.com

Mail: Blanton & Associates, Inc.

Attn: Dean Tesmer

5 Lakeway Centre Court

Lakeway, Texas 78734

COMMENT CARD

(PLEASE PRINT)

NAME: Rolando Hinojosa

ADDRESS: 145 NAVARRO

REPRESENTING: CPS ENERGY

(Texas Transportation Code, §201.811(a)(5)): check each of the following boxes that apply to you:

- I am employed by TxDOT
- I do business with TxDOT
- I could benefit monetarily from the project or other item about which I am commenting

COMMENTS: _____

Please coordinate Overhead & Underground
Electric utility adjustments as needed.

R. Hinojosa

Deadline for Comments: Saturday, February 22, 2014

Please submit by - Fax: (512) 264-1531, Attn: Dean Tesmer
Email: FM1516@blantonassociates.com
Mail: Blanton & Associates, Inc.
Attn: Dean Tesmer
5 Lakeway Centre Court
Lakeway, Texas 78734

COMMENT CARD

JLOREALTOR@yahoo.com
210-386-9102

(PLEASE PRINT)

NAME: Troy + Jami LOTT

ADDRESS: 202 South Seguin

REPRESENTING: SELF/OWNER

(Texas Transportation Code, §201.811(a)(5)): check each of the following boxes that apply to you:

I am employed by TxDOT

I do business with TxDOT

I could benefit monetarily from the project or other item about which I am commenting

COMMENTS: _____

① I would like to SEE AN offer on my building asap.

② I would like to see if we could get Tx DOT Approach at 103 Kneupper

~~③~~

Deadline for Comments: Saturday, February 22, 2014

Please submit by - Fax: (512) 264-1531, Attn: Dean Tesmer

Email: FM1516@blantonassociates.com

Mail: Blanton & Associates, Inc.

Attn: Dean Tesmer

5 Lakeway Centre Court

Lakeway, Texas 78734

Maryellen Russo

From: Richard Wendt [firechief@conversetx.net]
Sent: Thursday, February 13, 2014 4:34 PM
To: FM1516
Subject: 1516 Project

My name is Richard Wendt and I am the Fire Chief for Converse. I attended the public meeting held at Judson High Scholl on the 02-12 and I think the project is a huge improvement over the current roadway.

We currently have preemption on the signal located at Gibbs Sprawl and Station Street. Once the existing crossing is closed will the signal at Station Street be removed?

In addition we may need to look at moving preemption to Gibbs Sprawl and S. Seguin.

Thanks for all your help.

Richard Wendt
Fire Chief

Maryellen Russo

From: Elizabeth Mathews-King [kingsrealtor@yahoo.com]
Sent: Thursday, February 20, 2014 2:00 PM
To: FM1516
Subject: COMMENT CARD FOR 1516 PROJECT
Attachments: COMMENDT CARD FOR TEXDOT.pdf

Please find attached two Comment Cards with questions regarding the 1516 Road Project.

Thank you,

Elizabeth J. Mathews-King
"An Heiress of God's Glory"
Romans 8:17

COMMENT CARD

(PLEASE PRINT)

NAME: Elizabeth MATHEWS-King + Ritchie King
ADDRESS: 2809 Lotus Park, Schertz, TX 78159
REPRESENTING: SELF - OWNS 204 + 208 South Seguin
(FM1516)

(Texas Transportation Code, §201.811(a)(5)): check each of the following boxes that apply to you:

- I am employed by TxDOT
 I do business with TxDOT
 I could benefit monetarily from the project or other item about which I am commenting

COMMENTS: _____

① Will there be opportunities ^{to meet} ~~with~~ with engineers to discuss whether or not there are options to have buildings moved to another location.

② Will there be determinations on whether some of the buildings are historical monuments.

③ What kinds of cost will be covered by TxDOT to assist owners and tenants during the transition and construction?

Deadline for Comments: Saturday, February 22, 2014

Please submit by - Fax: (512) 264-1531, Attn: Dean Tesmer
Email: FM1516@blantonassociates.com
Mail: Blanton & Associates, Inc.
Attn: Dean Tesmer
5 Lakeway Centre Court
Lakeway, Texas 78734

COMMENT CARD

(PLEASE PRINT)

NAME: Elizabeth Mathews King & Ritchie King

ADDRESS: 2809 Lotus Park, Schertz, TX 78154

REPRESENTING: SELF-OWNS 004 + 208 South Seguin Road

(Texas Transportation Code, §201.811(a)(5)): check each of the following boxes that apply to you:

I am employed by TxDOT

I do business with TxDOT

I could benefit monetarily from the project or other item about which I am commenting

COMMENTS:

- ④ How long will the project take to complete
- ⑤ Will there be other meetings for the public prior to starting the project.
- ⑥ Will there be relocation assistance for owners and tenants? If so is there a set amount or how is the amount determined
- ⑦ Will there be compensation or reimbursement for loss of income due to stoppage of work during the transition.

Deadline for Comments: Saturday, February 22, 2014

Please submit by - Fax: (512) 264-1531, Attn: Dean Tesmer

Email: FM1516@blantonassociates.com

Mail: Blanton & Associates, Inc.

Attn: Dean Tesmer

5 Lakeway Centre Court

Lakeway, Texas 78734

Appendix F

Photographs



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

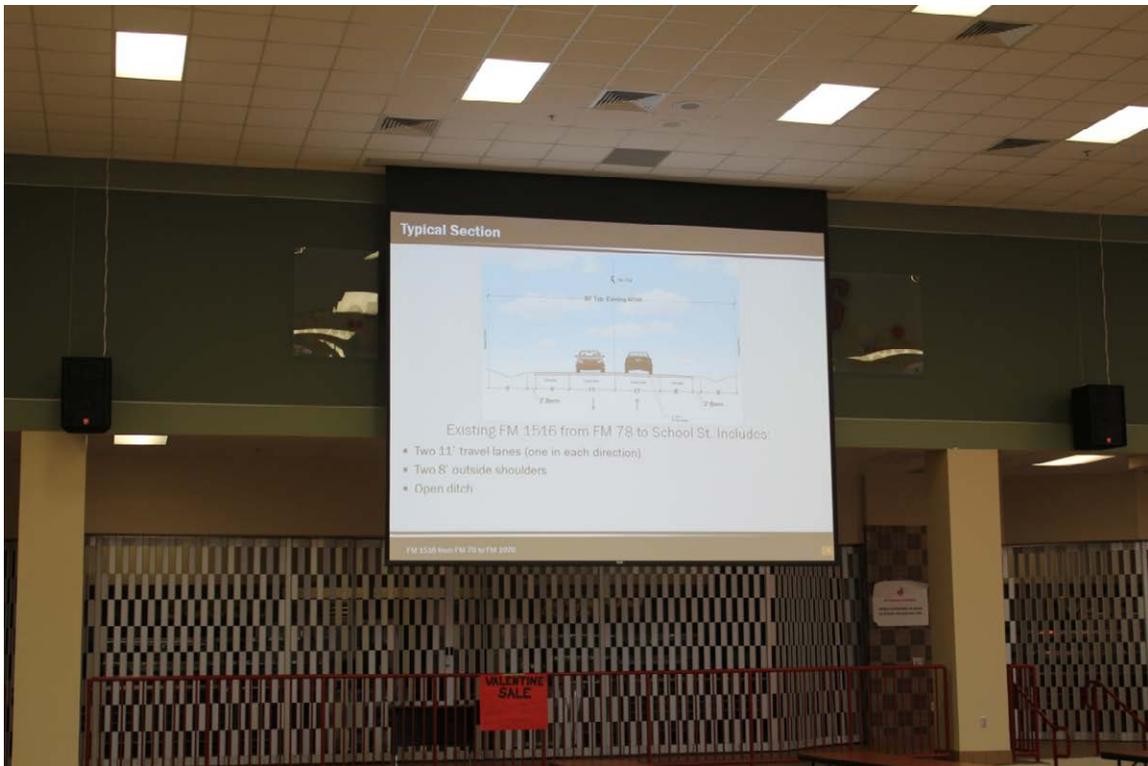


Photo 8