

MEETING NOTICE - AMENDMENT 1 TO PACKET

The Planning and Zoning Commission of the City of Woodcreek, Texas will conduct a special meeting at Camp Young Judaea, 121 Camp Young Judaea Rd., Woodcreek, TX. The meeting will be held on November 9, 2021 at 10:00 AM.

All attendees are encouraged to wear face coverings when a minimum of six-foot social distancing cannot be maintained.

Note: Smoking is not allowed anywhere on the property of Camp Young Judaea.

The public may watch this meeting live at the following link: <https://meetings.ipvideotalk.com/168966494>. The public may listen to this meeting by dialing one of the following numbers: 1(617) 315-8088 or toll free at 1(866) 948-0772. When prompted enter Meeting ID:16866494. Submit written comments by email to woodcreek@woodcreektx.gov by noon on the day prior to the meeting. Please include your full name, home or work address, and agenda item number. Written comments will be part of the official written record only. A recording of the meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon written request.

This notice, as amended, is posted pursuant to the Texas Open Meetings Act (Vernon's Texas Codes Ann. Gov. Code Chapter 551).

AGENDA

CALL TO ORDER

PLEDGES

ROLL CALL

PUBLIC COMMENTS

Interested persons are required to sign up with the presiding officer or designee before the meeting begins and shall indicate the topic about which they wish to speak and whether they wish to speak on the item at the beginning of the meeting or during the meeting when the agenda item is being considered by the Commission. Speakers shall refrain from comments regarding the City's staff, elected officials, or council appointed committee membership which are prohibited by law. Delegations of more than five persons shall appoint one person to present their views before the Commission. The Commission may not discuss or comment about an item not included on the agenda, except that the Commission may (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; or (3) propose that the item be placed on a future agenda. Comments will be limited to three (3) minutes per speaker.

CONSENT AGENDA

- [1.](#) Approval of the Planning and Zoning Commission Minutes from October 12, 2021

REGULAR AGENDA

- [2.](#) Discussion and Take Appropriate Action on a Possible Change in Zoning Classification, Including a Potential Zoning Overlay and/or Lot Subdivision Minimum of 1 Acre, for the Areas Described as Brook Meadow Section One; Brookmeadow Section 2; Brookmeadow Section 3;

a Resubdivision of Brookmeadow Section 3, Lots 1 thru 35, 39 and 40; Brookmeadow, Section 4 a Subdivision of 15.98 Acres of Land out of the Ransom Weed Survey No. 63; Amended Plat of a Portion of Lot 19, Brookmeadow Section 4 Establishing Lot 19-A; Brookmeadow, Section 5 a Subdivision of 3.77 Acres of Land out of the Ransom Weed Survey No. 63; Brookmeadow, Section 6 a Subdivision of 17.01 Acres out of the Ransom Weed Survey No 63; Requiring One Acre or More Lot Sizes for New Development

ADJOURN

The Planning and Zoning Commission may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session. This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

The City of Woodcreek is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary's Office at 512-847-9390 for information. Hearing-impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

I certify that the above notice was posted on the **5th day of November, 2021 at 4:15 PM.**

By: 

Brenton B. Lewis, City Manager

PLANNING AND ZONING COMMISSION MEETING (CYJ)
October 12, 2021; 10:00 AM
Woodcreek, Texas

MINUTES

CALL TO ORDER

Chairperson Kotarba called the meeting to order at 10:01AM.

PLEDGES

ROLL CALL

PRESENT

Chairperson Joe Kotarba
Commissioner Larry Alford
Commissioner Jack Boze
Vice-Chairperson Kathy Maldonado
Commissioner Rogers Holt
Alt. Commissioner Lydia Johns

ABSENT

Alt. Commissioner Chris Sonnier

STAFF PRESENT

City Manager Brenton Lewis
City Secretary Linda Land
Administrative Assistant Maureen Mele
City Inspector Joe Tijerina
City Attorney Bud Wymore

PUBLIC COMMENTS

A public comment was offered by Jeff Rasco.

CONSENT AGENDA

1. Approval of the Special Planning & Zoning Commission Minutes from August 11, 2021

A motion was made by Commissioner Boze to approve the Special Planning & Zoning Commission Minutes from August 11, 2021. The motion was seconded by Vice-Chairperson Maldonado.

A roll call vote was held.

Voting Yea: Vice-Chairperson Maldonado, Commissioner Boze, Commissioner Holt, Chairperson Kotarba, Commissioner Alford

The motion carried with a 5-0-0 vote.

REGULAR AGENDA

Chairperson Kotarba changed the order of the agenda items to address agenda items 4 and 5 at this time.

4. **Discussion and Take Appropriate Action on a Recommendation to the City of Woodcreek City Council Regarding the 2040 Comprehensive Plan Survey Results**

A presentation and discussion was led by Mayor Pro Tem LeBrun and Adrian Frias of K Friese & Associates regarding the Comprehensive Plan Survey results.

A motion was made by Commissioner Maldonado to "drill down" using the census data on top of the survey data to get a better breakdown of age groups, etc. The motion was seconded by Commissioner Alford.

After discussion, a roll call vote was held.

Voting Yea: Commissioner Holt, Commissioner Boze, Vice-Chairperson Maldonado, Chairperson Kotarba, Commissioner Alford

The motion carried with a 5-0-0 vote.

A motion was made by Commissioner Boze to recommend to the City Council to accept the results of the survey. The motion was seconded by Vice-Chairperson Maldonado.

A friendly amendment was made to the motion by Commissioner Boze to recommend to the City Council to accept the results of the survey subject to the prior motion suggested by Vice-Chairperson Maldonado. The amendment was seconded by Vice-Chairperson Maldonado.

A roll call vote on the amendment was held.

Voting Yea: Chairperson Kotarba, Vice-Chairperson Maldonado, Commissioner Alford, Commissioner Boze, Commissioner Holt

The amendment carried with a 5-0-0 vote.

A roll call vote was held on the main motion as amended.

Voting Yea: Commissioner Holt, Commissioner Boze, Commissioner Alford, Vice-Chairperson Maldonado, Chairperson Kotarba

The motion carried with a 5-0-0 vote.

5. **Discussion and Take Appropriate Action on a Recommendation to the City of Woodcreek City Council Regarding the 2040 Comprehensive Plan**

Mayor Pro Tem LeBrun provided Next Steps for Comprehensive Plan. Vice-Chairperson Maldonado made a motion that the Planning and Zoning Commission recommend to the City Council to accept this and approve of a committee that will develop the 2040 Comprehensive Plan. The motion was seconded by Commissioner Alford.

A roll call vote was held.

Voting Yea: Commissioner Boze, Commissioner Alford, Commissioner Holt, Vice-Chairperson Maldonado, Chairperson Kotarba

The motion was 5-0-0.

2. **Discussion and Take Appropriate Action on a Possible Change in Zoning Classification, Including a Potential Zoning Overlay and/or Lot Subdivision Minimum of 1 Acre, for the Areas Described as Brook Meadow Section One; Brookmeadow Section 2; Brookmeadow Section 3; a Resubdivision of Brookmeadow Section 3, Lots 1 thru 35, 39 and 40; Brookmeadow, Section 4 a Subdivision of 15.98 Acres of Land out of the Ransom Weed Survey No. 63; Amended Plat of a Portion of Lot 19, Brookmeadow Section 4 Establishing Lot 19-A; Brookmeadow, Section 5 a Subdivision of 3.77 Acres of Land out of the Ransom Weed Survey No.63; Brookmeadow, Section 6 a Subdivision of 17.02 Acres out of the Ransom Weed Survey No 63; Requiring One Acre or More Lot Sizes for New Development**

City Councilmember Rasco presented information about the agenda item. After discussion, an executive session was requested.

EXECUTIVE SESSION

The Planning & Zoning Commission retired to executive session at 11:45AM. The executive session ended at 12:30PM and the meeting resumed.

A motion was made by Vice-Chairperson Maldonado to table the agenda item until the November meeting because of insufficient public input and to provide an opportunity for public input. The motion was seconded by Commissioner Boze.

A roll call vote was held.

Voting Yea: Chairperson Kotarba, Commissioner Holt, Commissioner Alford, Commissioner Boze, Vice-Chairperson Maldonado

The motion carried with a 5-0-0 vote.

3. Discussion and Take Appropriate Action on a Referral from the City Council of the City of Woodcreek for Discussion and Take Appropriate Action on a Short-Term Rental Ordinance

After discussion, a motion was made by Vice-Chairperson Maldonado to refer this item to the City Council for them to do an official proposal and hear from citizens on this issue. The motion was seconded by Commissioner Holt.

A roll call vote was held.

Voting Yea: Commissioner Boze, Commissioner Alford, Chairperson Kotarba, Vice-Chairperson Maldonado, Commissioner Holt

The motion carried with a 5-0-0 vote.

6. Discussion and Take Appropriate Action on Changing the Regular Planning and Zoning Commission Day and Time

City Manager Lewis recommended the regular Planning and Zoning meeting be held at 10AM on the Tuesday immediately before the regular City Council meeting held on the second Wednesday of the month.

Commissioner Boze made a motion to adopt the regular Planning and Zoning meeting on the Tuesday preceding the regular City Council meeting at 10AM. The motion was seconded by Commissioner Alford.

A roll call vote was held.

Voting Yea: Chairperson Kotarba, Commissioner Holt, Commissioner Boze, Vice-Chairperson Maldonado, Commissioner Alford

The motion carried with a 5-0-0 vote.

ADJOURN

Chairperson Kotarba adjourned the meeting at 12:37PM.

Joe Kotarba, Chairperson

Linda Land, City Secretary

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STATE OF TEXAS
COUNTY OF HAYS

I, Lawrence Clayton Smith, General Partner of Brook Meadow, Ltd., owner of the property subdivided in the above and foregoing map of Brook Meadow, Section One, do hereby make subdivision of said property for and on behalf of Brook Meadow, Ltd., according to the lines, streets, lots, alleys, easels, building lines, and easements herein shown and designate said subdivision as Brook Meadow, Section One, located in the Ransom Weed Survey, Number 63, Hays County, Texas and established as Ransom Weeds, but available for the use of all Brook Meadow, Section One property owners, the developers, and their heirs, all of the area shown as roadway easement (over) and do hereby waive any claims for damages occasioned by the establishment of grades as approved for the use of said property owner and developers, or occasioned by the alteration of the surface of any portion of the real contents to conform to such grades; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

There is also dedicated for utilities an easement twenty (20) feet in width located adjacent to all streets shown herein.

FEESHER, all of the property subdivided in the above and foregoing map shall be restricted in its use which restrictions shall run with the title to the property, and shall be enforceable, at the option of Hays County, by Hays County of any violation thereof, of injunction as follows:

1. That drainage of septic tanks into roads, streets, alleys, or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater.
3. All tracts shall have a 10 foot utility easement on both street and exterior lot lines except where two or more lots combined to be up to a single building site.

WITNESSETH:

Lawrence Clayton Smith
Lawrence Clayton Smith - General Partner

BEFORE ME, the undersigned authority, on this day personally appeared Lawrence Clayton Smith, General Partner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set out, as the act and deed of said Brook Meadow Ltd.

WITNESS MY HAND AND SEAL OF OFFICE, this 5 day of July, 1979.

Walter Bick
Notary Public in and for Hays County, Texas

I, J.D. Garner, a Registered Public Surveyor of the State of Texas, do hereby certify that this plat correctly represents a plat of Brook Meadow, Section One.

J.D. Garner
J.D. Garner, Registered Public Surveyor, No. 1646



STATE OF TEXAS
COUNTY OF HAYS

I, Lyle B. Clayton, County Clerk of Hays County, Texas, certify that on the 10th day of SEPT, 1979, the Commissioners Court of Hays County, Texas passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said court in Book _____ Page _____.

WITNESS MY HAND AND SEAL OF OFFICE this the 10th day of SEPT, 1979.

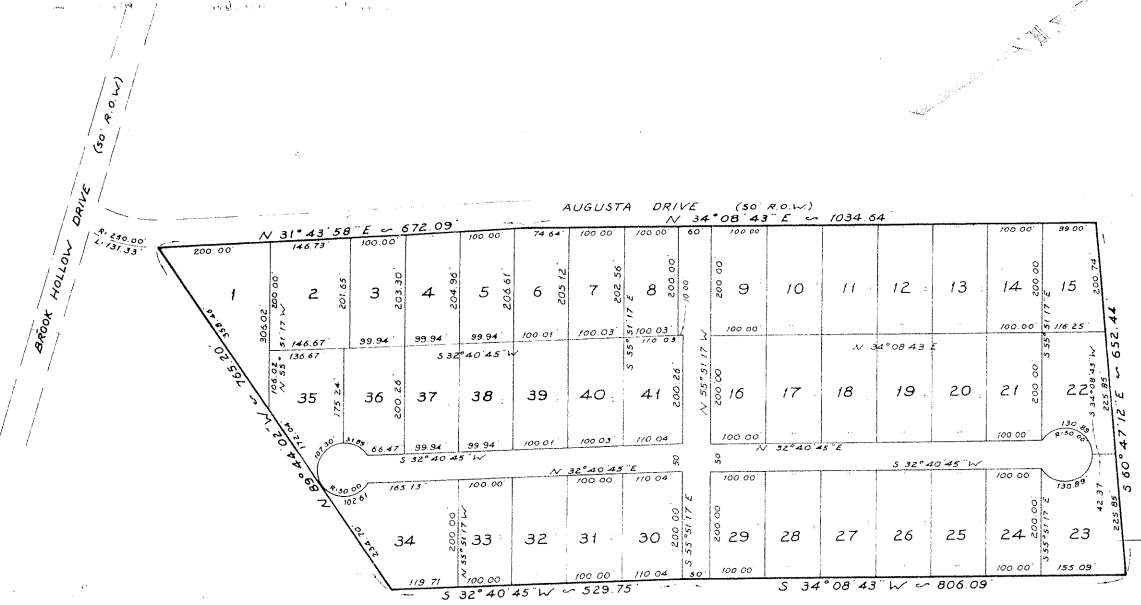
Lyle B. Clayton
Lyle B. Clayton, County Clerk of Hays County, Texas.

STATE OF TEXAS
COUNTY OF HAYS

I, Loretta B. Clayton, County Clerk of Hays County, Texas, certify that the foregoing instrument with its certificate of authorization was filed for record in my office on the 20th day of NOVEMBER, 1979, at 4:45 o'clock P. M., in the Plat Records of said County in Book _____ Page 750.

WITNESS MY HAND AND SEAL OF OFFICE this the 20th day of NOVEMBER, 1979.

Loretta B. Clayton
Loretta B. Clayton, County Clerk of Hays County, Texas.



BROOK MEADOW SECTION ONE
A 22.765 ACRE TRACT OUT OF
THE RANSOM WEED SURVEY NUMBER
63, HAYS COUNTY TEXAS
OWNER:
BROOK MEADOW LTD.
LAWRENCE C. SMITH GENERAL PARTNER

- Notes:
1. Tally (30) + tree building line on front of all lots.
 2. Seven and one-half (7 1/2) feet building line on sides of all lots.
 3. Five (5) feet along all sides and rear for lines is dedicated for the use of public utilities.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

1. Lawrence Clayton Smith, General Partner of Brook Meadow, Limited, owner of the property subdivided as shown on this plat of property located on the east of Brookmeadow, Limited, according to the lines, streets, lots, buildings and easements shown hereon, and Jaysonne said subdivision as BROOKMEADOW, SECTION 2, located in the Random Weed Survey A-480, Hays County, Texas, and establish all roadways as private streets, but suitable for the use of all BROOKMEADOW, SECTION 2, property owners, the Developer, and their assigns, all of the areas shown as roadways easements forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the use of said property owners and Developers, or occasioned by the alteration of the surface of any portion of the road easements to conform to such grades; and do hereby bind ourselves, our heirs and assigns, in warranty and to ever defend the title to the land so dedicated.

Further, all of the property subdivided as shown hereon shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Hays County, the Developer, or any citizen thereof by injunction in Hays County.

1. All structures shall be served by central water.
2. Drainage structures under private streets shall have a net drainage opening area of sufficient size upstream the from flow of water without backwater.

All of the property so divided shall be subject to the property restrictions and covenants filed with the County Clerk at the Hays County Courthouse bearing BROOKMEADOW, SECTION 2.

Lawrence Clayton Smith
General Partner
Brookmeadow, Limited

STATE OF TEXAS
COUNTY OF HAYS

Before me, the undersigned authority, on this day personally appeared Lawrence Clayton Smith, General Partner of Brookmeadow, Limited, known to me to be the person and of the age whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Daryl Sutton
Public Notary Public, Hays County, Texas
My commission expires on 3/28/80

STATE OF TEXAS
COUNTY OF HAYS

1. Lydell B. Clayton, County Clerk in Hays County, Texas, do hereby certify that on the 25th day of August 1978 A.D., the Commissioner, Clerk of Hays County, Texas, passed an order authorizing the filing for record of this plat, and that said order has been duly entered in the minutes of said Court, in Book _____ Page _____

WITNESS my hand and seal of office this the 25th day of August 1978 A.D.

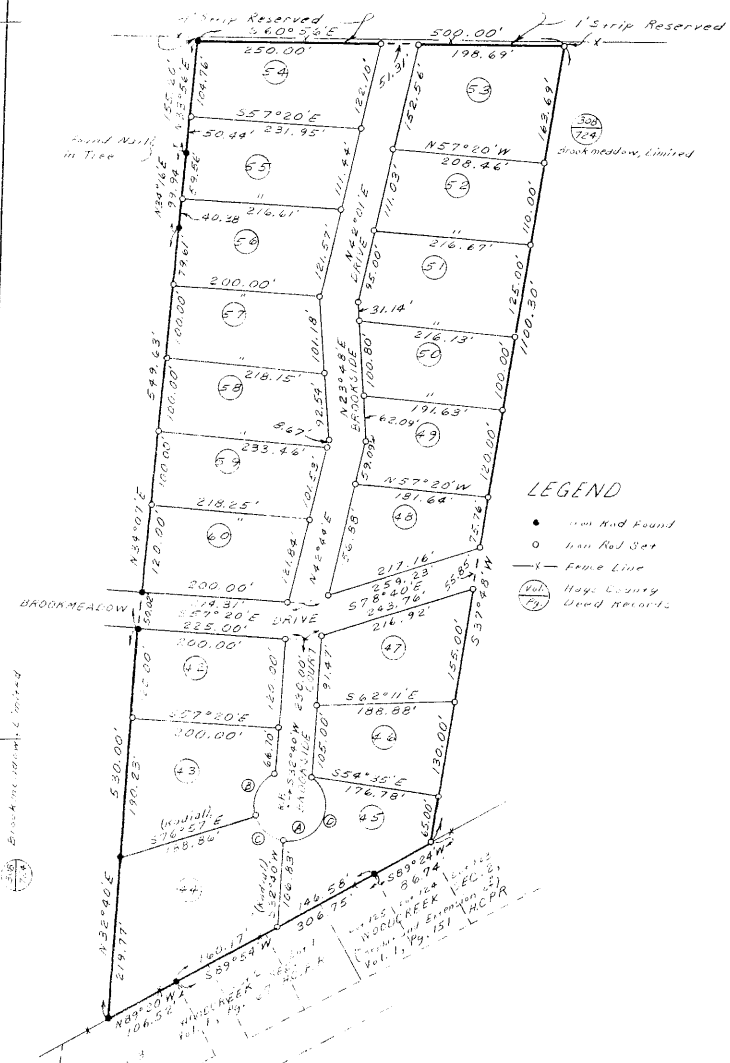
Lydell B. Clayton
County Clerk of Hays County, Texas

STATE OF TEXAS
COUNTY OF HAYS

1. Lydell B. Clayton, County Clerk in Hays County, Texas, do hereby certify that the foregoing instrument as written with its certificate in Subordinate Chain was filed for record in my office on the 25th day of August 1978 A.D. at 1:50 o'clock P.M. in the Public Records of said County in Volume _____ Page _____

WITNESS my hand and seal of office this the 25th day of August 1978 A.D.

Lydell B. Clayton
County Clerk of Hays County, Texas



LEGEND

- Iron and Lead
- Iron and Lead Set
- - - Fence Line
- HA Hays County Land Records
- W Well

CURVE DATA

Δ	R	T	L	C	@ Bearing
500'00'00"	50.00'	261.80'	20.00'	20.00'	@ 357°20'E
79°37'35"	"	41.48'	67.49'	64.03'	@ 352°52'W
70°22'15"	"	35.25'	41.41'	37.42'	@ 22°04'E
125'00'00"	"	186.60'	130.40'	76.59'	@ N87°40'E

BROOKMEADOW, SECTION 2

CLIENT: Brookmeadow, Limited
DATE: August 1978
OFFICE: Muehlmann, Sutton
CREW: Sutton, Graham, Weismann

I certify that this plat represents a survey and subdivision made by me on the ground. All necessary corners, lot corners, and single poles, have been marked by iron stakes.
Daryl Sutton
9-22-78

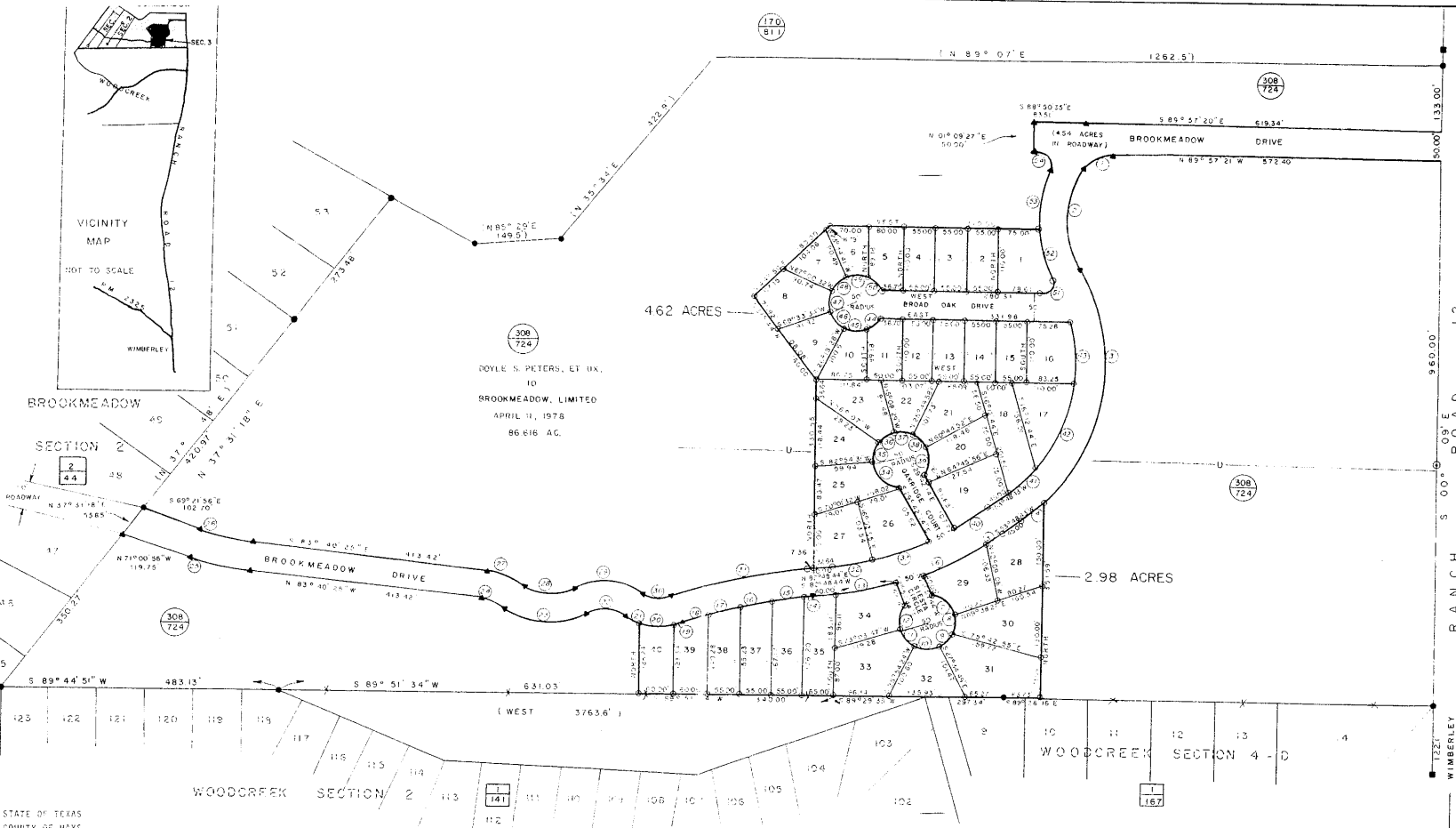
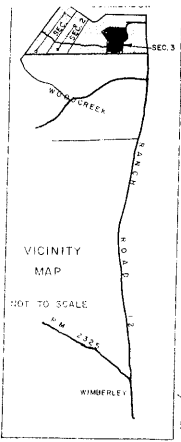


BEAT OF A SURVEY OF A SUBDIVISION CONTAINING 12.75 ACRES IN THE RANDOM WEED SURVEY A-480, HAYS COUNTY, TEXAS

Item 2.

CURVE DATA

②	③	④
537°19'	75°40'22"	07°37'40"
6.12'	333.00'	333.00'
4.92'	439.81'	144.33'
5.03'	258.64'	22.20'
3.45'	408.53'	44.30'
1°19'12"E	408°20'54"E	169°59'54"E
⑤	⑥	⑦
132°45'	68°29'06"	40°58'29"
1.00'	50.00'	50.00'
3.58'	59.76'	35.76'
34.32'	18.33'	14.33'
3.39'	56.27'	15.01'
1°31'44"E	547°43'02"E	507°01'03"W
⑧	⑨	⑩
28°15'	47°09'23"	54°60'51"
50.00'	50.00'	50.00'
68'	41.15'	47.98'
20'	21.52'	26.02'
00'	40.00'	166.18'
1°09'48"W	N40°30'56"W	N10°33'01"E
⑪	⑫	⑬
48°28'	02°54'55"	02°56'30"
5.92'	1095.90'	1095.98'
45'	55.27'	55.27'
3'	27.89'	28.10'
45'	56.76'	56.31'
54°33'3"W	S80°32'47"W	S77°17'03"W
⑭	⑮	⑯
35°58'	07°16'28"	33°25'10"
5.98'	104.67'	104.67'
72'	12.26'	61.05'
05'	6.66'	31.42'
72'	13.25'	60.19'
51°51'W	S74°11'35'W	N85°28'14'W
⑰	⑱	⑲
58°17'	67°37'59"	51°27'52"
46'	131.07'	78.67'
07'	154.72'	43.31'
26'	87.86'	22.72'
29'	145.89'	42.27'
51°13'W	N86°01'24"W	N67°56'23"W
⑳	㉑	㉒
25°09'	31°28'02"	67°38'09"
.00'	128.87'	81.07'
38'	70.78'	75.20'
36'	36.31'	54.31'
17'	89.89'	90.28'
57°50'E	S67°56'23"E	S60°11'24"E
㉓	㉔	㉕
14°40'	12°14'55"	07°09'29"
7'	1145.90'	575.80'
2'	24.89'	71.44'
0'	124.96'	35.07'
0'	242.52'	71.79'
39°08'E	N76°43'16"E	N79°13'58"W
㉖	㉗	㉘
5°04'	40°58'29"	40°56'129"
0'	30.00'	50.00'
1'	35.76'	35.76'
0'	10.68'	19.58'
0'	35.00'	35.00'
22°55'E	S13°23'46"W	S54°22'18"W
㉙	㉚	㉛
1°55'	59°34'37"	06°29'04"
2'	50.00'	575.00'
2'	52.00'	65.07'
2'	49.58'	37.57'
12°36'W	S00°32'19"E	S57°03'14"E
㉜	㉝	㉞
1°39'	22°28'23"	36°25'12"
10'	282.00'	50.00'
6'	111.00'	31.72'
6'	56.22'	16.45'
5°05'E	N04°09'54"W	N48°12'47"E
㉟	㊱	㊲
47'	43°25'52"	43°23'52"
50.00'	50.00'	50.00'
37.90'	19.91'	37.90'
37.00'	37.00'	37.00'
35°57'E	S01°16'28"W	S44°42'24"W
㊳	㊴	㊵
12'	117°22'05"	23°16'53"
15.15'	226.19'	226.19'
31.04'	91.88'	91.88'
24.90'	46.58'	46.58'
25.89'	91.25'	91.25'
21°37'W	S11°23'24"E	S15°34'45"W
㊶	㊷	㊸
1°00'	1°00'	1°00'
1°29'W	1°29'W	1°29'W



- LEGEND
- IRON ROD SE
 - IRON ROD FC
 - CALCULATED
 - VOL. PG. HAYS COUNTY
 - VOL. PG. HAYS COUNTY
 - IRON PIPE I
 - CONCRETE HI
 - U- UTILITY LIN

- SURVEYOR'S NOTES:
- BEARINGS AND DISTANCES ARE FROM PDB INFORMATION.
 - FENCES MEASURED.

THIS IS A SUBDIVISION MADE BY ME ON THE GROUND DURING MAY AND JUNE OF 1980. ALL EXTERIOR CORNERS, LOT CORNERS, AND ANGLE POINTS HAVE BEEN MARKED AS SHOWN.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: I, C. R. LAMME, GENERAL PARTNER OF BROOKMEADOW, LIMITED, OWNER OF THE PROPERTY SUBDIVIDED AS SHOWN ON THIS PLAT OF BROOKMEADOW, SECTION 3, DO HEREBY MAKE A SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF BROOKMEADOW, LIMITED, ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS NOTED HEREON, AND DESIGNATE SAID SUBDIVISION AS BROOKMEADOW, SECTION 3, LOCATED IN THE RANSOM NEED SURVEY A-809, HAYS COUNTY, TEXAS, AND ESTABLISH ALL ROADWAYS AS PRIVATE STREETS, BUT AVAILABLE FOR THE USE OF ALL BROOKMEADOW, SECTIONS 1, 2, & 3, PROPERTY OWNERS, THE DEVELOPERS, AND THEIR GUESTS, ALL OF THE AREAS SHOWN AS ROADWAYS EASEMENTS OR GRASSES AS APPROVED FOR THE USE OF SAID PROPERTY OWNERS AND DEVELOPERS, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE ROAD EASEMENTS TO CONFORM TO SUCH GRADE; AND DO HEREBY RISE UNDEVELOPED, OUR HEIRS AND ASSIGNS TO WARRANT AND TO EVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED AS SHOWN HEREON SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE, AT THE OPTION OF HAYS COUNTY, THE DEVELOPER, OR ANY CITIZEN THEREOF BY INJUNCTION AS FOLLOWS:

- ALL STRUCTURES SHALL BE SERVED BY CENTRAL WATER.
- ROADWAY STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE CATCHING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER.
- ALL LOTS SHALL HAVE THE FOLLOWING BUILDING SET-BACK LINES: THIRTY (30) FOOT SIDEWALKING LINE ON THE FRONT OF THE LOT, AND SEVEN AND ONE-HALF (7 1/2) FOOT BUILDING LINE ON SIDES OF THE LOT.
- FIVE (5) FEET ALONG ALL SIDE AND REAR LOT LINES IS DEDICATED FOR THE USE OF PUBLIC UTILITIES.

ALL OF THE PROPERTY SO DIVIDED SHALL BE SUBJECT TO THE PROPERTY RESTRICTIONS AND COVENANTS FILED WITH THE COUNTY CLERK AT THE HAYS COUNTY COURTHOUSE COVERING BROOKMEADOW, SECTION 3.

STATE OF TEXAS
COUNTY OF HAYS

I, LYRELL B. CLAYTON, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 25th DAY OF APRIL 1980 A.D., THE COMMISSIONER'S COURT OF HAYS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER HAS BEEN ONLY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK _____ PAGE _____.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 25th DAY OF APRIL 1980 A.D.
Lyrell B. Clayton
COUNTY CLERK OF HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

I, LYRELL B. CLAYTON, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 25th DAY OF APRIL 1980 A.D. AT 2:00 O'CLOCK P. M. IN THE PLAT RECORDS OF SAID COUNTY IN VOLUME 2, PAGE _____.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 25th DAY OF APRIL 1980 A.D.
Lyrell B. Clayton
COUNTY CLERK OF HAYS COUNTY, TEXAS

BROOKMEADOW, LIMITED
1980
SON
EVERETT

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED C. R. LAMME, GENERAL PARTNER OF BROOKMEADOW, LIMITED, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID MAN WAS THE ACT AND DEED OF SAID COMPANY, AND THAT HE EXECUTED THE SAME AS THE ACT OF SAID COMPANY FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

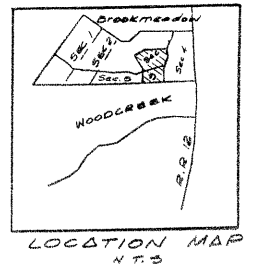
NOTARY PUBLIC IN AND FOR _____ COUNTY, _____
MY COMMISSION EXPIRES ON _____

BROOKMEADOW
SECTION 3
A SUBDIVISION IN HAYS COUNTY, TEXAS

File # 14504

STATE OF TEXAS
COUNTY OF HAYS

A RESUBDIVISION OF
BROOKMEADOW, SECTION 3
LOTS 1 THRU 35, 39 AND 40
CITY OF WOODCREEK
HAYS COUNTY, TEXAS



KNOW ALL MEN BY THESE PRESENTS:
That State Bank and Trust Company, a corporation organized and existing under the laws of the State of Texas, with its home address at P. O. Box 649, San Marcos, Texas, 78666 owners of Lots 1 thru 35 inclusive and lots 39 & 40 of Brookmeadow Section 3, a subdivision of Record in Volume 2, Page 149, Hays County Plat Records, as conveyed to it by deed dated December 2, 1987, and recorded in Volume 708, Page 781, Hays County Deed Records, DOES HEREBY VACATE THE SAID LOTS AND STREETS SURROUNDED THEREBY AS SHOWN ON THE ATTACHED VACATING PLAT and RESUBDIVIDE the same, in accordance with the resubdivision plat shown hereon, subject to any and all easements or restrictions heretofore granted, and does hereby dedicate to the owners of the property shown hereon the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said State Bank and Trust Company has caused these presents to be executed by its Senior Vice-President, Tom A. Halsey, thereunto duly authorized this 5th day of August, 1992.

State Bank & Trust Company

Tom A. Halsey
Tom A. Halsey
Senior Vice-President

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authorities, on this day personally appeared, Tom A. Halsey, known to me to be the person whose name is subscribed to the foregoing instrument as Senior Vice-President of State Bank and Trust Company, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of August, 1992



Marybelle H. Perez
NOTARY PUBLIC in and for the
STATE OF TEXAS

This "RESUBDIVISION OF BROOKMEADOW SECTION 3" has been submitted to and considered by the City Council of the City of Woodcreek and is hereby approved.

Dated this 31st day of August, A.D. 1992

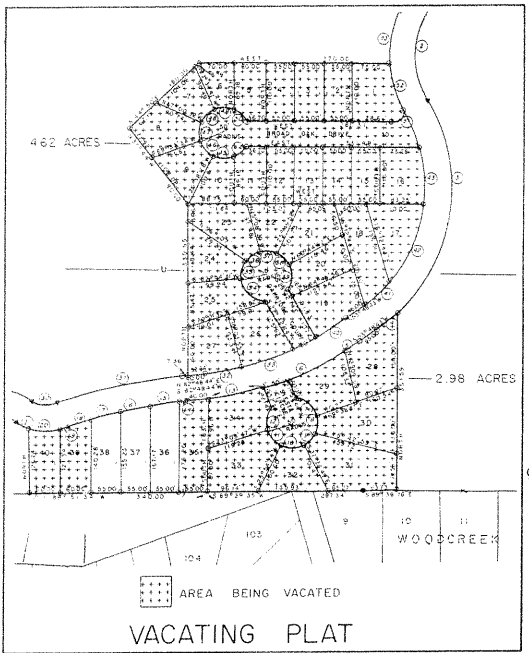
Johnnaire Cook
MAYOR
ATTEST: *Shirley Byrum*
CITY SECRETARY

STATE OF TEXAS
COUNTY OF HAYS

I, RONNIE DANDELLEY, COUNTY CLERK OF HAYS COUNTY, TEXAS, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 2nd day of September, A.D., 1992, at 11:05 o'clock A. M. and duly recorded on the 2nd day of September, A.D., 1992 at 11:05 o'clock A. M., in the Plat Records of Hays County, Texas, in Book 5, Page 367-368.

WITNESS MY HAND AND SEAL OF OFFICE this the 2nd day of September, A.D., 1992.

Ronnie Dannelley
RONNIE DANDELLEY by *Carly Green* Deputy
COUNTY CLERK
HAYS COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF HAYS

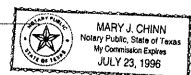
I hereby certify that proper engineering consideration has been given to this plat to the matters of streets, lots and drainage layout, and that no part of this plat is in an area which has been identified as a Special Flood Hazard Area on the FIA Map for Hays County except as indicated on the plat. To the best of my knowledge this plat conforms to the requirements of the Subdivision Ordinance of the City of Woodcreek, except for those variances granted by the Board of Aldermen.

Kelly Kilber
Kelly Kilber
Registered Professional Engineer No. 41187



Sworn to and subscribed before me this 5th day of August, 1992.

Mary J. Chinn
Notary Public in and for
STATE OF TEXAS



STATE OF TEXAS
COUNTY OF HAYS

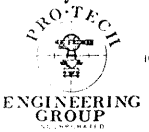
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision and that the monuments were properly placed under my supervision.

Kelly Kilber
KELLY KILBER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2219

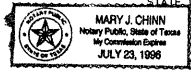


Sworn to and subscribed before me this 5th day of August, 1992.

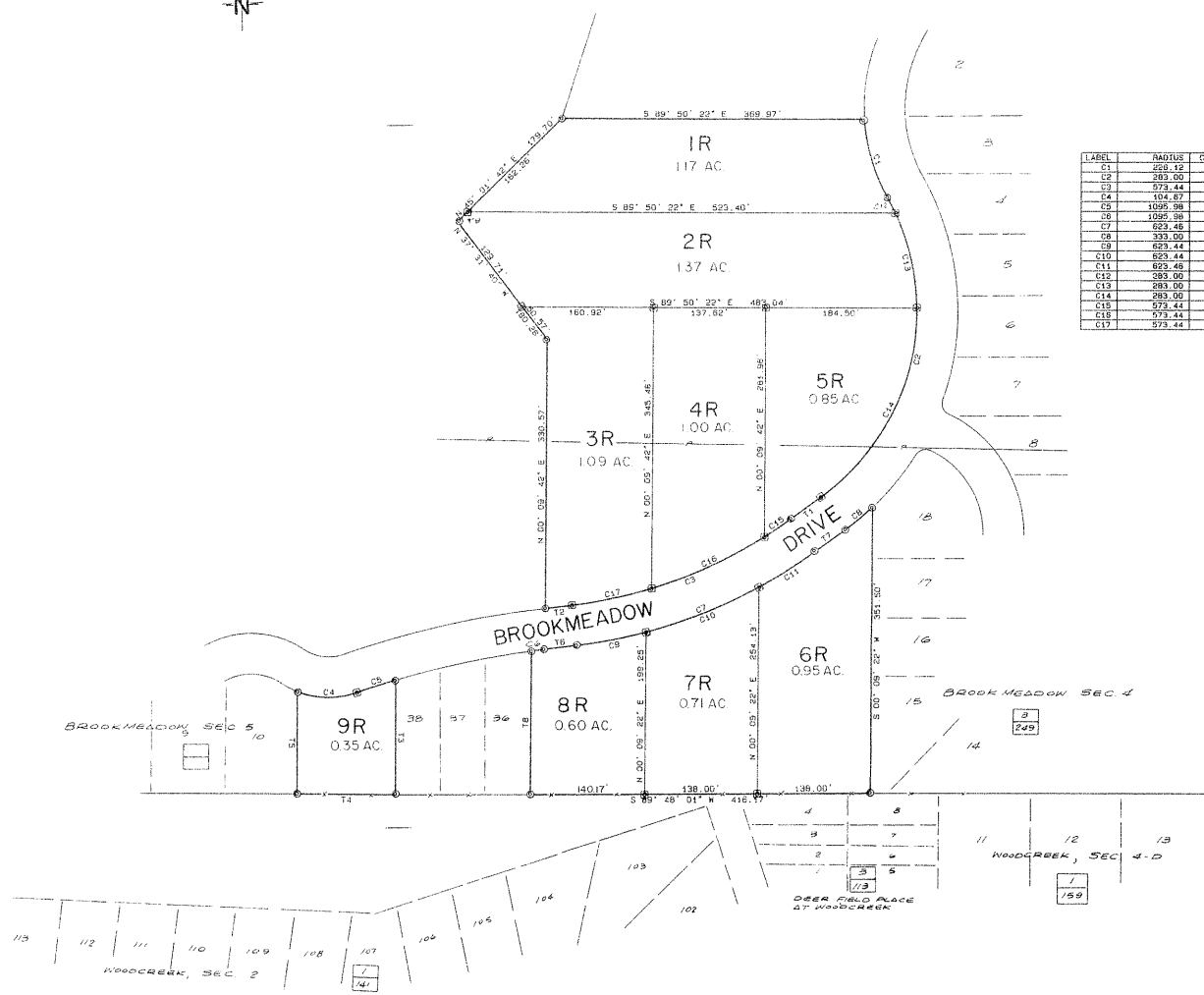
Mary J. Chinn
Notary Public in and for
STATE OF TEXAS



100 E. San Antonio St. Suite 100
San Marcos, TX 78666



A RESUBDIVISION OF
 BROOKMEADOW, SECTION 3
 LOTS 1 THRU 35, 39 AND 40
 CITY OF WOODCREEK
 HAYS COUNTY, TEXAS



LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TAN. LENGTH
C1	229.12	25° 27' 26"	100.47	99.64	S 16° 39' 29" E	51.08
C2	283.00	03° 23' 08"	411.86	376.47	S 10° 18' 22" W	252.08
C3	273.44	29° 03' 21"	290.81	297.70	S 68° 29' 32" W	149.60
C4	104.67	40° 40' 37"	74.31	72.78	S 88° 54' 23" E	38.60
C5	1095.98	02° 39' 53"	50.62	50.06	N 72° 03' 40" E	29.92
C6	1095.98	00° 48' 27"	15.45	15.45	N 85° 38' 18" E	7.72
C7	623.46	29° 03' 33"	312.20	312.83	N 66° 28' 43" E	161.58
C8	333.00	07° 36' 44"	44.24	44.21	N 90° 11' 34" E	22.10
C9	623.44	07° 57' 10"	86.54	86.47	N 78° 59' 38" E	43.34
C10	623.44	13° 42' 37"	149.38	140.63	N 66° 09' 48" E	74.55
C11	623.46	07° 23' 40"	80.48	80.42	N 57° 37' 37" E	40.30
C12	383.00	04° 28' 17"	22.09	22.08	S 27° 09' 04" E	11.05
C13	283.00	24° 04' 58"	118.92	116.04	S 12° 58' 39" E	60.39
C14	283.00	54° 50' 10"	270.86	260.64	S 35° 34' 47" W	145.81
C15	273.44	03° 53' 13"	38.30	38.00	S 55° 51' 29" W	19.46
C16	273.44	15° 11' 10"	132.00	131.06	S 68° 29' 44" W	79.45
C17	273.44	09° 58' 23"	99.90	99.77	S 77° 58' 48" W	50.08

LABEL	BEARING	DISTANCE
T1	S 53° 58' 28" W	46.11
T2	S 83° 00' 01" W	32.73
T3	S 00° 02' 44" E	140.66
T4	N 83° 22' 51" W	129.26
T5	N 00° 08' 19" W	125.35
T6	N 83° 09' 36" E	49.06
T7	N 53° 56' 33" E	45.00
T8	N 00° 14' 32" E	175.40
T9	N 45° 01' 25" E	17.44

- LEGEND
- ⊙ IRON STAKE FOUND
 - ⊗ IRON STAKE W/CAP (PRO-TECH 2219) SET
 - WIRE FENCE
 - POWER LINE
 - HAYS COUNTY PLAT RECORDS



100 E. San Antonio St. Suite 100
 San Marcos, TX 78666

PLAN NO. 5070

SCALE: 1"=200'

SHEET 2 OF 2

BROOKMEADOW, SECTION 4

Vol. 3 Pg. 249-25

Item 2.

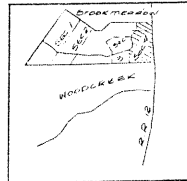
A SUBDIVISION OF 15.98 ACRES OF LAND

15.63 AC. IN LOTS
0.35 AC. IN STREET
16.15 AC. IN SUBDIVISION

OUT OF THE
RANSOM WEED SURVEY NO. 63,
TOWN OF WOODCREEK,
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: That Pathfinder, Inc., a corporation organized and existing under the laws of the State of Texas, with its home address at P. O. Box 18, Wimberly, Texas 78676, owners of parcels of land out of the Ransom Weed Survey No. 63, Hays County, Texas, as conveyed to it by deed dated December 28, 1984, and recorded in Volume 491, Page 10, Hays County Deed Records, DOES HEREBY SUBDIVIDE 16.15 acres of land out of the Ransom Weed Survey No. 63, to be known as BROOKMEADOW, SECTION 4 in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore noted, and does hereby dedicate to the future owners of the property shown hereon the use of the streets and easements shown hereon.



I, WITNESS WHEREOF the said Pathfinder, Inc., has caused these presents to be executed by its President, Charles D. Patterson, esquire duly authorized, this the 24th day of February, A.D. 1985.

Pathfinder, Inc.
Charles D. Patterson, President

STATE OF TEXAS
COUNTY OF HAYS

Before me, the undersigned authority, on this day personally appeared Charles D. Patterson, known to me to be the person whose name is subscribed to the foregoing instrument as President of Pathfinder, Inc. and acknowledged to me that he executed the same in such capacity as the act and deed of said corporation for the purposes and considerations therein stated.

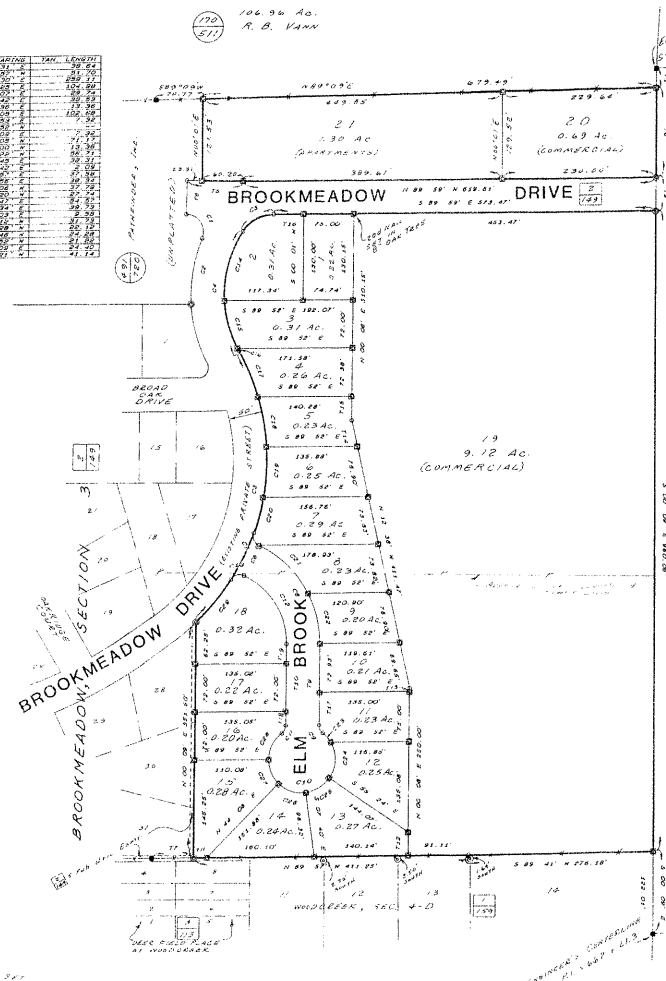
Given under my hand and seal of office this the 24th day of February, A.D. 1985.

NOTARY PUBLIC in and for Hays County, Texas

TRACT	ACRES	SURVEY	ADJACENT PARTIES	SECTION	TWP.	R.
1	15.98	THIS SURVEY		4	34	3
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TRACT	ACRES	SURVEY	ADJACENT PARTIES	SECTION	TWP.	R.
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- Notes:
- 1. There shall be a 25 foot building setback line along all front street lines, a 15 foot building setback on all side street lines, and a 7.5 foot building setback line along all side lot lines.
 - 2. A 5 foot utility easement is hereby dedicated along all side and rear lot lines.
 - 3. A utility and drainage easement is hereby dedicated over the private street Elm Brook.
 - 4. LOTS 1 THROUGH 16 SHOWN ARE TO BE USED AS COWPENS ONLY.



LEGEND

- Iron Stake Found
- Iron Stake Set
- Iron Stake with Reflecting Aluminum Cap Set
- Concrete Monument Found
- Hays County Deed Monument
- Hays County Plat Record

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned, a Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision. Surveyed February, 1985.

Barrel Sutton
Barrel Sutton
Reg. Public Surveyor No. 1927



STATE OF TEXAS
COUNTY OF HAYS

LYDELL B. CLAYTON, COUNTY CLERK OF HAYS COUNTY, TEXAS, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 13th day of February, A.D. 1985, at 9:20 o'clock A.M., and duly recorded on the 14th day of February, A.D. 1985 at 7:50 o'clock A.M., in the Plat Books of Hays County, Texas, in Book 2, Page 249-250.

I PRESS MY HAND AND SEAL OF OFFICE this the 13th day of February, A.D. 1985.

Lydell B. Clayton
LYDELL B. CLAYTON, COUNTY CLERK,
HAYS COUNTY, TEXAS

AMENDED PLAT OF A PORTION OF LOT 19, BROOKMEADOW, SECTION 4,

a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 3, Page 249-250, Hays County Plat Records,

Establishing LOT 19-A,

for the purpose of defining and describing the 5.742 acre remaining portion of Lot 19, subsequent to the platting of VILLAS OF BROOKMEADOW, also being a portion of Lot 19, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 5, Page 394, Hays County Plat Records.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That I, Steven D. Eller, Manager of FSCP WOODCREEK APARTMENTS, L.P., a Texas limited partnership, being the duly authorized representative of FALCON SOUTHWEST CAPITAL PARTNERS, L.P., a Texas limited liability company, being the owner of all of that tract of land being 5.742 acres, of land, more or less, out a Texas limited liability company, being the owner of all of that tract of land called "LOT 19, BROOKMEADOW, SECTION 4, according to the map or plat thereof recorded in Volume 3, Pages 249-250, Plat Records of Hays County, Texas, said 5.742 acres, being that same tract of land called "LOT 19, BROOKMEADOW, SECTION 4, according to the map or plat thereof recorded in Volume 4738, Page 368, Hays County Official Public Records, do hereby declare said 5.742 acre portion of recorded in Volume 4738, Page 368, Hays County Official Public Records, do hereby declare said 5.742 acre portion of Lot 19, to be known as AMENDED PLAT OF A PORTION OF LOT 19, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted.

WITNESS MY HAND, this the 19th day of August, A.D. 2014.

Steven D. Eller

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared, Steven D. Eller, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19 day of August, A.D. 2014.

NOTARY PUBLIC in and for Hays County, Texas

WITNESS MY HAND, this the 19 day of August, A.D. 2014.



STATE OF TEXAS
CITY OF WOODCREEK,

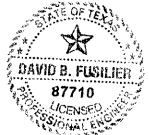
THIS PLAT HAS BEEN ACCEPTED AND CONSIDERED BY THE CITY MANAGER OF THE CITY OF WOODCREEK, TEXAS, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND OTHER APPLICABLE CITY REQUIREMENTS AND IS APPROVED AND AUTHORIZED FOR RECORD.

John Sone, City Manager, Date 9 SEP 14



THIS PLAT HAS BEEN CONSIDERED BY THE CITY ENGINEER OF THE CITY OF WOODCREEK, TEXAS, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND OTHER APPLICABLE CITY REQUIREMENTS AND IS APPROVED AND AUTHORIZED FOR RECORD.

David B. Fusilier, P.E., City Engineer, Date 09/09/2014



STATE OF TEXAS
COUNTY OF HAYS

I, Liz Gonzalez, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 19th day of September, A.D., 2014, at 2:27 o'clock P.M., and duly recorded on the 19th day of September, A.D., 2014, at 2:27 o'clock P.M., in the Plat Records of Hays County, Texas, in Book 15, Page 43.

WITNESS MY HAND AND SEAL OF OFFICE this the 19th day of September, A.D. 2014.

Liz Gonzalez, County Clerk, Hays County, Texas

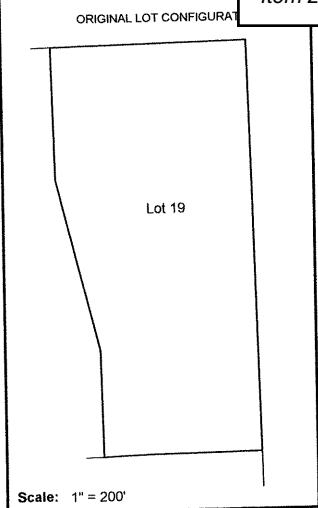
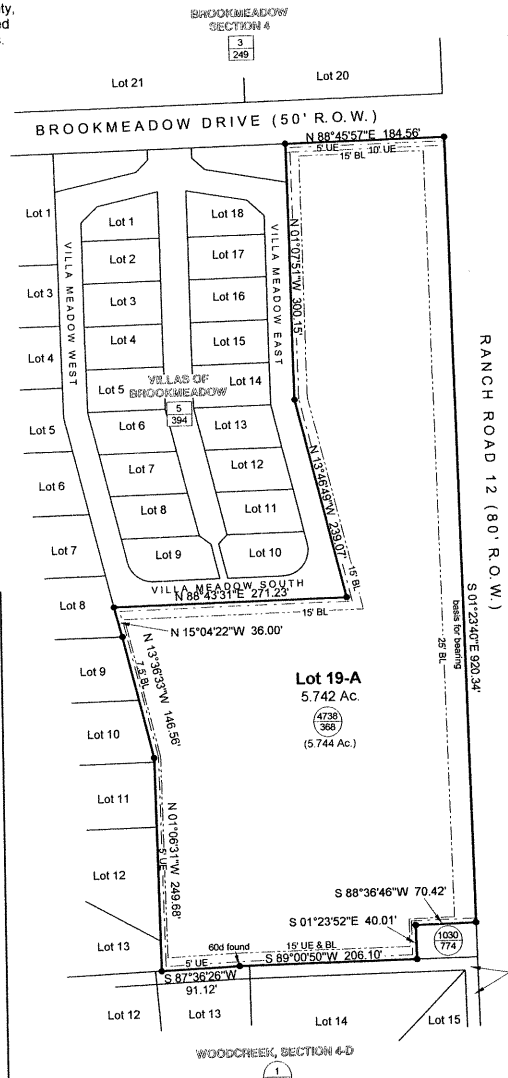


KNOW ALL MEN BY THESE PRESENTS, That I, Clyde Barroso, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were found or properly placed under my supervision.

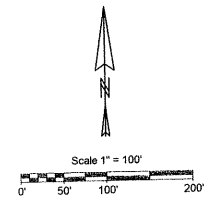
Clyde Barroso, R.P.L.S.#4504, State of Texas



- GENERAL NOTES:
- This Lot lies within the corporate limits of the City of Woodcreek.
 - No portion of this Lot lies within a Special Flood Hazard Area, as delineated on Flood Insurance Rate Map, Panel #480321 0236 F and #480321 0236 F, dated September 2, 2005.
 - This Lot lies within the boundaries of the Contributing Zone of the Edwards Aquifer.
 - This Lot lies within the Wimberley Independent School District.
 - Reference building setback lines as per BROOKMEADOW, SECTION 4:
 - 25' along front street
 - 15' along side street, and
 - 7.5' along all side lot lines
 - Reference a 5' wide utility easement along all side and rear lot lines as per BROOKMEADOW, SECTION 4.
 - Reference a 10' wide utility easement along and adjacent to all streets and roads in BROOKMEADOW, SECTION 4, as described and recorded in Volume 584, Page 301, Hays County Real Property Records.
 - Electricity for this Lot is provided by Pedernales Electric Cooperative, Inc.
 - Telephone service for this Lot is provided by Verizon.
 - Water supply and wastewater treatment for this Lot is provided by Aqua Texas.
 - This Lot is subject to all general notes and restrictions appearing on the plat of BROOKMEADOW, SECTION 4, a subdivision in Hays County, Texas, as recorded in Volume 3, Page 249, Hays County Plat Records.
 - For residential development directly adjacent to State right-of-way, the owner shall be responsible for adequate setback and/or sound abatement measures for future noise mitigation.
 - Owner is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way. For projects in the Edwards Aquifer Recharge or Contributing Zones, outfalls for water quality and/or detention ponds treating impervious cover related to development, will not encroach by structure or grading into State ROW. Placement of permanent structural best management practice devices or vegetative filter strips within State ROW will not be allowed.
 - If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right-of-way. Locations of sidewalks within State right-of-way shall be as directed by TxDOT.
 - Any traffic control measures (left-turn lane, right-turn lane, signal, etc.) for any access fronting a State maintained roadway shall be the responsibility of the developer/owner.
 - Maximum access points to State highway from this property will be regulated as directed by "Regulations for Access to State Highways". The property is eligible for one point of access based on an approximate frontage of 920 feet.



Scale: 1" = 200'



- = 1/2" iron pin found unless otherwise noted
- BL = building setback line
- UE = utility easement
- (XXXX) = recorded data
- = Hays County Deed Records
- = Hays County Plat Records

Scale: 1" = 100'
Date: August 5, 2014
Job No.: 14-026 / BRKPLT5.ZAK jw/cb

EAGLE LAND SURVEYING (512) 847-1079 P.O. Box 2264 Wimberley, TX. 78676

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

That Wimberley Valley Homes, with its home address at P. O. Box 1089, Wimberley, Texas, 78676 owner of 3.77 acres of land out of the Ransom Weed Survey No. 63, Hays County, Texas, as conveyed to it by deed dated June, 1992, and recorded in Volume 931, Page 159, Hays County Deed Records, does DOES HEREBY SUBDIVIDE 3.77 acres of land out of the Ransom Weed Survey No. 63 to be known as "BROOKMEADOW, SECTION 5", in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and does hereby dedicate to the owners of the property shown hereon the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said Wimberley Valley Homes has caused these presents to be executed by, Adrian E. Kachel, thereunto duly authorized this 10th day of June, 1992

Wimberley Valley Homes

Adrian E. Kachel
Adrian E. Kachel

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Adrian E. Kachel known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of June, 1992



Mary J. Collins
MARY J. COLLINS
Notary Public in and for
STATE OF TEXAS

This plat of "BROOKMEADOW SECTION 5" has been submitted to and considered by the City Council of the City of Woodcreek and is hereby approved.

Dated this 10th day of June, A.D. 1992

By: *Adrian E. Kachel* ATTEST: *Shirley Beaman*
MAYOR CITY SECRETARY

PENDCHECK
STATE OF TEXAS
COUNTY OF HAYS

I, RONNIE DANNELLEY, COUNTY CLERK OF HAYS COUNTY, TEXAS, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 10th day of June, 1992, at 1:00 o'clock P.M., 1992 and duly recorded on the 10th day of August, A.D., 1992 at 7:00 o'clock P.M., in the Plat Records of Hays County, Texas, in Book 5, Page 365

WITNESS MY HAND AND SEAL OF OFFICE this the 25th day of August, A.D.



Bonnie Dannelley
RONNIE DANNELLEY
COUNTY CLERK
HAYS COUNTY, TEXAS
by *Shirley Beaman*
deputy

FLOOD INSURANCE: No portion of the tracts shown hereon is within Zone "A" A Special Flood Hazard Area, as delineated on the Flood Hazard Boundary Map for Unincorporated Areas of Hays County, Texas, Community-Panel No. 480321 0004 A, published by the U. S. Dept. of Housing and Urban Development, Federal Insurance Administration dated March 21, 1978.

PLAN NO. 2959

BROOKMEADOW, SECTION 5

A SUBDIVISION OF 3.77 ACRES OF LAND

OUT OF THE

RANSOM WEED SURVEY NO. 63

CITY OF WOODCREEK

HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that proper engineering consideration has been given to this plat to the matters of streets, lots and drainage layout, and that no part of this plat is in an area which has been identified as a Special Flood Hazard Area on the FIA Map for Hays County, except as indicated on the plat. To the best of my knowledge this plat conforms to the requirements of the Subdivision Ordinance of the City of Woodcreek, except for those variances granted by the Board of Aldermen.

Kelly Kilber
Kelly Kilber
Registered Professional Engineer No. 41187

Sworn to and subscribed before me this 10th day of June, 1992

Mary J. Collins
Notary Public in and for
STATE OF TEXAS

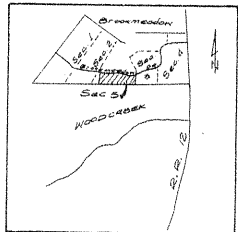
STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision and that the monuments were properly placed under my supervision.

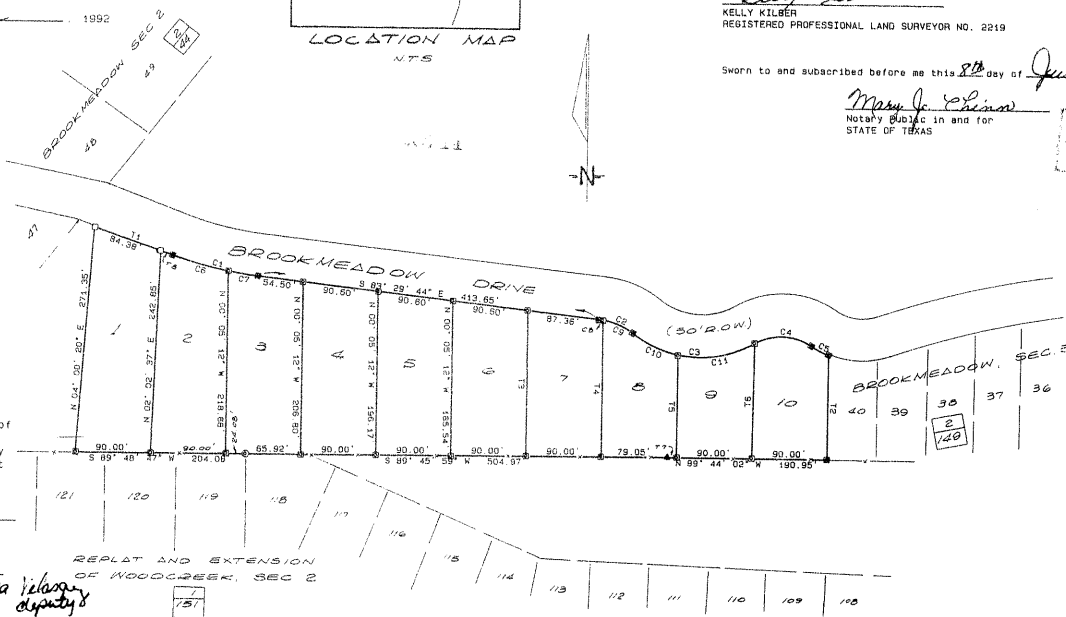
Kelly Kilber
KELLY KILBER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2219

Sworn to and subscribed before me this 10th day of June, 1992

Mary J. Collins
Notary Public in and for
STATE OF TEXAS



LOCATION MAP
NTS



LABEL	BEARING	DISTANCE	LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	S 70° 50' 15" E	89.73	C1	448.81	13° 29' 27"	105.41	105.18	S 78° 48' 56" E	82.85
C2	S 00° 00' 19" E	135.35	C2	78.87	31° 28' 15"	45.25	44.71	S 87° 47' 09" E	22.19
C3	N 00° 00' 12" W	174.81	C3	131.07	87° 28' 19"	134.55	145.84	S 85° 52' 38" E	87.75
C4	N 00° 00' 12" W	184.21	C4	81.48	53° 41' 11"	71.05	59.08	S 87° 50' 18" E	40.03
C5	N 00° 00' 12" W	123.32	C5	104.87	121° 34' 28"	22.87	22.93	S 62° 18' 51" E	11.53
C6	N 00° 00' 30" W	138.17	C6	448.81	04° 37' 30"	88.02	89.03	S 74° 28' 11" E	34.52
C7	N 88° 24' 02" W	10.35	C7	78.87	02° 21' 30"	3.25	3.25	S 82° 18' 58" E	1.87
C8	S 70° 50' 15" E	15.35	C8	78.87	29° 03' 48"	46.01	38.89	S 88° 36' 21" E	20.44
C9			C9	131.07	26° 02' 23"	58.74	59.52	S 85° 07' 59" E	30.40
C10			C10	131.07	41° 29' 27"	94.81	92.85	N 81° 03' 56" E	49.85
C11			C11	131.07	41° 29' 27"	94.81	92.85	N 81° 03' 56" E	49.85

Scale: 1" = 100'



.00 E. San Antonio St. Suite 100
San Marcos, TX 78666

ENGINEERING
GROUP
INCORPORATED

STATE OF TEXAS
COUNTY OF HAYS

BROOKMEADOW, SECTION 6

A SUBDIVISION OF 17.02 ACRES OUT OF THE RANSOM WEED SURVEY NO. 63 CITY OF WOODCREEK HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

That Desirable Properties, Inc., a corporation organized and existing under the laws of the State of Texas, with its home address at P. O. Box 1747, Winderley, Texas 78676, owner of 11.04 acres of land out of the Ransom Weed Survey No. 63, Hays County, Texas, as conveyed to it by deed dated February 14, 1990, and recorded in Volume 517, Page 160, Hays County Deed Records, does hereby subdivide 11.04 acres of land out of the Ransom Weed Survey No. 63 to be known as "BROOKMEADOW SECTION 6", in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and does hereby dedicate to the owners of the property shown hereon the use of the streets and easements shown hereon.

I hereby certify that proper engineering consideration has been given to this plat to the matters of streets, lots and drainage layout, and that no part of this plat is in the area which has been identified as a Special Flood Hazard Area on the FIA Map for Hays County except as indicated on the plat.
To the best of my knowledge this plat conforms to the requirements of the Subdivision Ordinance of the City of Woodcreek, except for those variances granted by the Board of Aldermen.

IN WITNESS WHEREOF the said Desirable Properties, Inc., has caused these presents to be executed by its president, Joe K. Platt, thereto duly authorized this 14th day of October, 1993.

106.96 AC.
R.B. VANN

Kelly Kilber
Kelly Kilber
Registered Professional Engineer No. 41187

STATE OF TEXAS
COUNTY OF HAYS

Desirable Properties, Inc.
Joe K. Platt Pres.
Joe K. Platt
President

BEFORE ME, the undersigned authority, on this day personally appeared Joe K. Platt known to me to be the person whose name is subscribed to the foregoing instrument as President of Desirable Properties, Inc., and acknowledged to me that he executed the same for purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this Fourth day of October, 1993

Mary J. Chinn
NOTARY PUBLIC in and for
STATE OF TEXAS

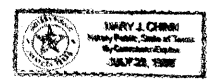
This plat of "BROOKMEADOW SECTION 6" has been submitted to and considered by the City Council of the City of Woodcreek and is hereby approved.

Dated this 10th day of November, 1993

By *Garrin C. Platt* Mayor
Attest: *Shirley Boyman* City Secretary

Sworn to and subscribed before me this 15th day of September, 1993.

STATE OF TEXAS
COUNTY OF HAYS

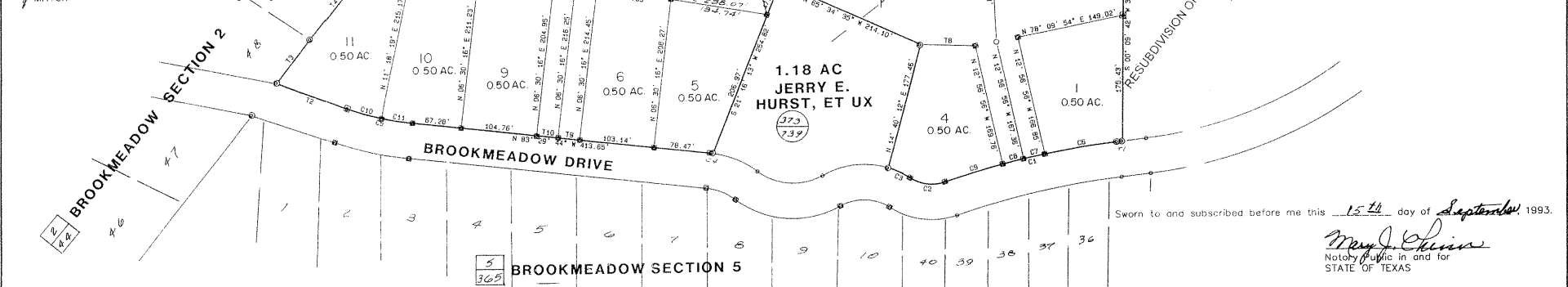


Mary J. Chinn
Notary Public in and for
STATE OF TEXAS

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision and that the monuments were properly placed under my supervision.



Kelly Kilber
KELLY KILBER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2219



Sworn to and subscribed before me this 15th day of September, 1993.

Mary J. Chinn
Notary Public in and for
STATE OF TEXAS

LABEL	BEARING	DISTANCE
T1	S 83° 13' 51" W	7.27
T2	N 89° 11' 09" W	105.70
T3	N 37° 32' 46" E	75.71
T4	N 37° 46' 59" E	100.00
T5	N 37° 41' 37" E	100.00
T6	N 37° 39' 04" E	125.00
T7	N 39° 42' 40" E	125.83
T8	S 88° 26' 39" E	75.07
T9	N 83° 29' 44" W	30.00
T10	N 83° 29' 44" W	30.00
T11	N 37° 41' 47" E	19.03
T12	N 85° 24' 58" E	10.67

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TAN. LENGTH	DES. OF CURVE	MIDDLE ORD.
C1	1145.98	12° 13' 11"	245.76	245.25	S 76° 43' 53" W	123.35	04° 59' 59"	6.58
C2	54.67	53° 15' 04"	50.81	49.00	N 82° 37' 09" W	27.41	104° 48' 11"	5.80
C3	114.46	16° 30' 35"	32.98	32.87	N 64° 14' 55" W	16.81	50° 03' 27"	1.19
C4	128.87	01° 28' 37"	3.25	3.25	N 82° 45' 20" W	1.63	44° 27' 34"	0.01
C5	389.81	13° 25' 34"	93.58	93.47	N 76° 46' 56" W	47.06	14° 19' 50"	2.74
C6	1145.98	05° 06' 33"	102.19	102.16	S 80° 29' 16" W	51.13	04° 59' 59"	1.14
C7	1145.98	01° 30' 00"	30.00	30.00	S 77° 10' 59" W	15.00	04° 59' 59"	0.10
C8	1145.98	01° 30' 01"	30.01	30.01	S 79° 40' 59" W	15.01	04° 59' 59"	0.10
C9	1145.98	04° 10' 39"	83.56	83.54	S 72° 50' 38" W	41.80	04° 59' 59"	0.78
C10	389.81	07° 10' 34"	50.07	50.04	N 73° 39' 26" W	25.07	14° 19' 50"	0.78
C11	389.81	06° 15' 01"	43.61	43.59	N 80° 22' 13" W	21.83	14° 19' 50"	0.58

STATE OF TEXAS
COUNTY OF HAYS

I, RONNIE DANNELLEY, COUNTY CLERK OF HAYS COUNTY, TEXAS, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for records in my office on the 24th day of January, A.D., 1994, at 11:05 o'clock A.M. and duly recorded on the 24th day of January, A.D., 1994, at 11:05 o'clock A.M. in the Plat Records of Hays County, Texas in Book 6, Page 121-122.

WITNESS MY HAND AND SEAL OF OFFICE this 24th day of January, A.D., 1994

Ronnie Dannelley
RONNIE DANNELLEY
COUNTY CLERK
HAYS COUNTY, TEXAS

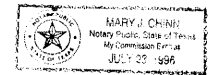
FLOOD INSURANCE RATE NOTE:
NO portion of the tracts shown hereon is within Zone "A" A Special Flood Hazard Area, as delineated on the Flood Hazard Boundary Map for Incorporated Areas of Hays County, Texas, Community-Panel No. 480321 0004 A, published by the U. S. Dept. of Housing and Urban Development, Federal Insurance Administration, dated March 21, 1978.



SCALE: 1" = 30'

PLAN No. 2994

- LEGEND**
- ⊙ IRON STAKE FOUND
 - IRON STAKE SET
 - ⊠ IRON STAKE W/ "PRO-TECH ENO" ALUMINUM CAP SET
 - Wire Fence
 - ⊙ Vol. DE HAYS COUNTY DEED RECORDS
 - ⊠ BK. HAYS COUNTY PLAT RECORDS
 - ⊠ IRON STAKE W/ ALUMINUM CAP FOUND



STATE OF TEXAS*
COUNTY OF HAYS*

BROOKMEADOW, SECTION 6

A SUBDIVISION OF 17.02 ACRES
OUT OF THE
RANSOM WEED SURVEY NO. 63
CITY OF WOODCREEK
HAYS COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS:
That George E. and Mary E. Miller owner of 5.06 acres of land out of the Ransom Weed Survey No. 63, Hays County, Texas, as conveyed to them by deed dated November 4, 1992, and recorded in Volume 958, Page 742, Hays County Deed Records, does hereby subdivide 5.06 acres of land out of the Ransom Weed Survey No. 63 to be known as "LOT 12, BROOKMEADOW, SECTION 6", in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and does hereby dedicate to the owners of the property shown hereon the use of the streets and easements shown hereon.

WITNESS MY HAND, this the 9th day of December, 1993.

George E. Miller
George E. Miller

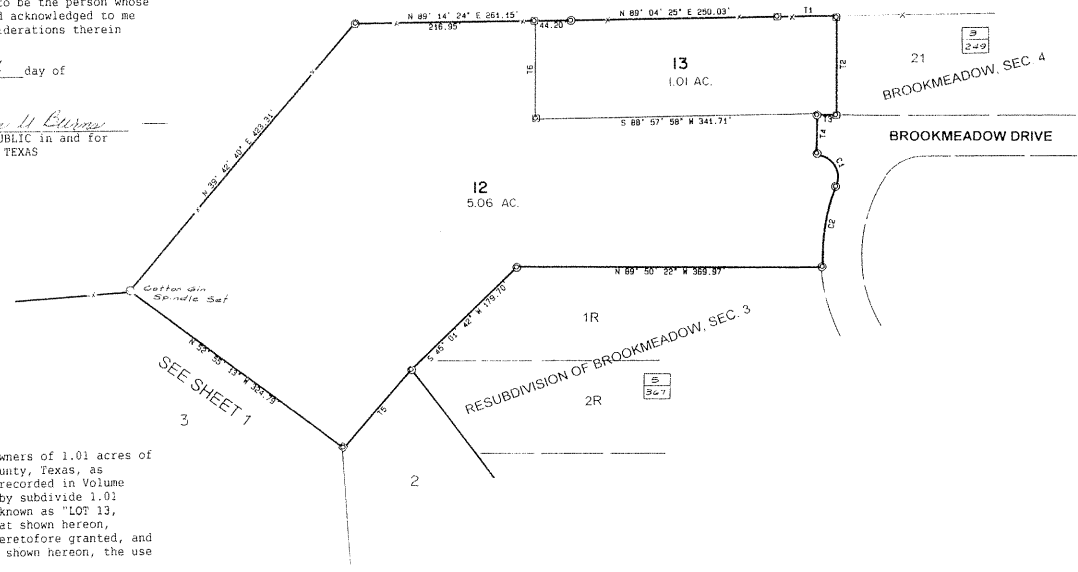
Mary E. Miller
Mary E. Miller

BEFORE ME, the undersigned authority, on this day personally appeared, George E. Miller and Mary E. Miller, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of December, 1993.



Vance H. Curran
NOTARY PUBLIC in and for
STATE OF TEXAS



STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS:
That James Michael Miller and Shirley Ann Miller owners of 1.01 acres of land out of the Ransom Weed Survey No. 63, Hays County, Texas, as conveyed to them by deed dated June 30, 1992, and recorded in Volume 934, Page 616, Hays County Deed Records, does hereby subdivide 1.01 acres out of the Ransom Weed Survey No. 63, to be known as "LOT 13, BROOKMEADOW, SECTION 6", in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and does hereby dedicate to the owners of the property shown hereon, the use of the streets and easements shown hereon.

WITNESS MY HAND, this the 31st day of December, 1993.

James Michael Miller
James Michael Miller

Shirley Ann Miller
Shirley Ann Miller

BEFORE ME, the undersigned authority, on this day personally appeared, James Michael Miller and Shirley Ann Miller, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for purposes and considerations therein stated.

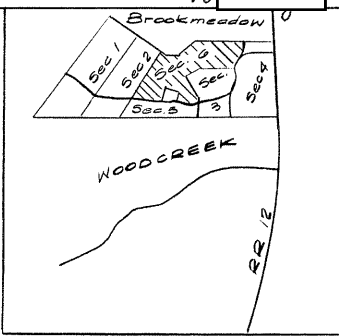
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31st day of December, 1993.



Cynthia S. Hubbs
NOTARY PUBLIC in and for the
STATE OF TEXAS

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TAN. LENGTH	DEG. OF CURVE	MIDDLE ORD
C1	26.71	110° 41' 36"	51.60	43.94	S 33° 31' 12" E	30.64	214° 30' 34"	11.52
C2	256.12	29° 45' 23"	101.65	100.79	S 08° 58' 56" W	51.70	26° 29' 19"	5.68

LABEL	BEARING	DISTANCE
T1	N 89° 08' 54" E	70.77
T2	S 00° 01' 00" W	121.53
T3	N 86° 52' 00" W	23.31
T4	S 01° 06' 00" W	30.00
T5	S 39° 42' 40" W	125.83
T6	N 00° 00' 55" E	121.55



LOCATION MAP

PLAN NO. 2994

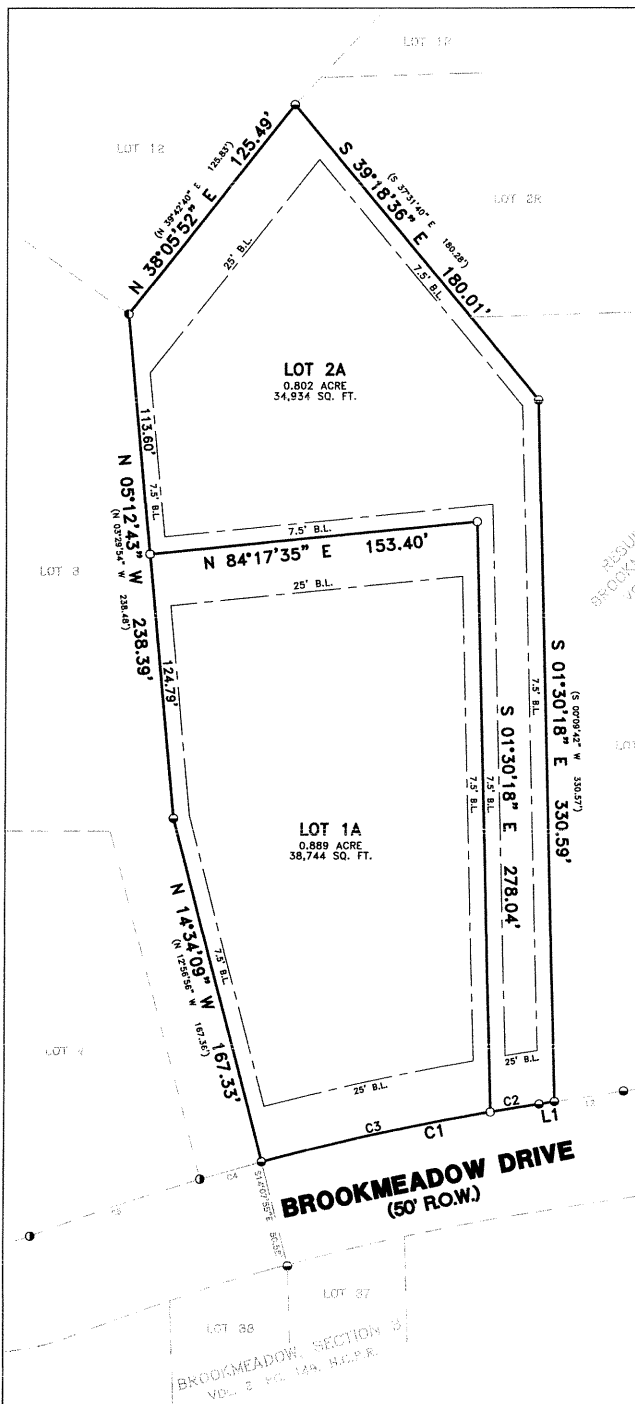
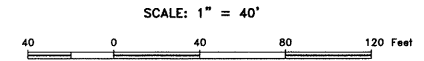
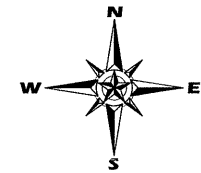
SCALE: 1" = 100'

SHEET 2 OF 2

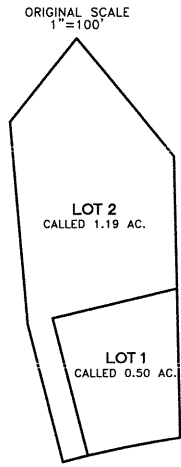
140



REPLAT OF LOTS 1 AND 2, BROOKMEADOW, SECTION 6 A SUBDIVISION IN HAYS COUNTY, TEXAS



RESUBDIVISION OF
BROOKMEADOW SECTION 6
VOL. 5, PG. 387, LOCAL



PREVIOUS CONFIGURATION
BEING LOTS 1 AND 2, BROOK MEADOW,
SECTION 6, RECORDED IN VOLUME 5, PAGE
127, PLAT RECORDS OF HAYS COUNTY, TEXAS.

LEGEND

- BL - BUILDING LINE
- () - RECORD INFORMATION
VOL. 4, PG. 123, H.C.P.A.
- [] - RECORD INFORMATION
VOL. 5, PG. 387, LOCAL
- - FOUND 1/2" IRON ROD
- - FOUND CAPPED 1/2" IRON ROD (PROBATION CHG 2218)
- - FOUND CAPPED 1/2" IRON ROD (FILE 2218)
- - FOUND CAPPED 1/2" IRON ROD (FILE 2218)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 80°42'50" W (S 83°13'51" W)	2.21' (7.27')
L2	N 81°19'18" E (N 83°00'01" E)	32.70' (32.72')

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1145.98' (1145.98')	06°36'32"	132.19' (132.19')	S 78°07'12" W	132.11'
C2	1145.98' (1145.98')	01°03'10"	21.10'	N 80°47'53" E	21.10'
C3	1145.98' (1145.98')	05°27'22"	109.10'	S 77°32'37" W	109.10'
C4	1145.98' (1145.98')	01°29'58"	29.99' (30.01')	S 74°03'57" W (S 75°40'59" W)	29.99' (30.01')
C5	1145.98' (1145.98')	04°10'36"	83.54' (83.54')	S 71°13'40" W (S 72°50'38" W)	83.52' (83.54')

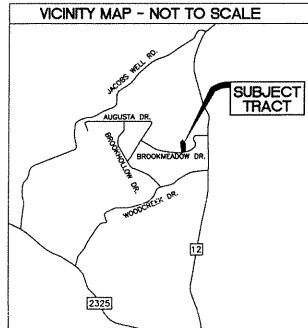
LOT SIZE CATEGORIES:

TOTAL NUMBER OF LOTS: 2
 NUMBER OF RESIDENTIAL LOTS: 2
 NUMBER OF COMMERCIAL LOTS: 0
 AVERAGE SIZE OF LOTS: 0.8455 ACRE
 TOTAL AREA: 1.691 ACRES

0 LOTS OVER 10 ACRES
 0 LOTS LARGER THAN 5 ACRES AND SMALLER THAN 10 ACRES
 0 LOTS 2 ACRES OR LARGER UP TO 5 ACRES
 2 LOTS 1 ACRE OR LARGER AND SMALLER THAN 2 ACRES
 2 LOTS SMALLER THAN 1 ACRE

UTILITIES:

ELECTRIC: PEDERNALES ELECTRIC CO-OP, INC.
 WATER: AQUA TEXAS, INC.
 SEWER: AQUA TEXAS, INC.
 TRASH SERVICE: WASTE CONNECTIONS
 FIRE: WIMBERLEY FIRE DEPARTMENT (ESD #4)
 CABLE: SPECTRUM
 TELEPHONE: SPECTRUM AND FRONTIER COMMUNICATIONS



SHEET 1 OF 2

FILED BY: NG 10/31/18
 DRAWN BY: KWA 11/14/18
 CHECKED BY: MT 11/15/18
 REVISED BY: JC 01/16/19
 JOB NO. 35740

Windrose Services

4120 Comarcross Center Dr
Austin, Texas 78724
Fax: 512-335-2770

Land Austin

Telephone: (512) 335-2100
 Fax: (512) 335-2770
 Computerized 2018 PROPERTY LAND RECORDS - AUSTIN, ALL RIGHTS RESERVED
www.landaustin.com

Proposed Cypress & Blanco Rivers
100 and 500 year FEMA Flood Zones
(ABFE layer)

100

500

Item 2.

17

