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## MEETING NOTICE

*The Planning and Zoning Commission of the City of Woodcreek, Texas will conduct a Special Meeting at City Hall, located at 41 Champions Circle, Woodcreek, TX. The meeting will be held on November 15, 2022 at 5:00 PM.*

*All attendees are encouraged to wear face coverings when a minimum of six-foot social distancing cannot be maintained. Smoking is not allowed anywhere on the property of City Hall.*

*The public may watch this meeting live at the following link:  
<https://meetings.ipvideotalk.com/260723534>. 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:260723534.*

*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).*

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## AGENDA

### CALL TO ORDER

### ROLL CALL AND ESTABLISH QUORUM

### PUBLIC COMMENTS

*Any citizen shall have a reasonable opportunity to be heard at any and all meetings of the Planning and Zoning Commission in regard to: (1) any and all matters to be considered at any such meeting, or (2) any matter a citizen may wish to bring to the Commission's attention. No member of the Governing Body may discuss or comment on any citizen public comment, except to make: (1) a statement of specific factual information given in response to the inquiry, or (2) a recitation of existing policy in response to the inquiry. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting per Texas Local Government code Sec. 551.042.*

*Citizen comments will be allowed at the beginning of every meeting, or alternatively, before an item on the agenda on which the citizen wishes to speak is to be considered. All citizens will be allowed to comment for three (3) minutes per person and shall be allowed more time at the Chairperson's discretion. In addition, citizens may pool their allotted speaking time. To pool time, a speaker must present the names of three (3) individuals present in the audience who wish to yield their three minutes. Citizens may present materials regarding any agenda item to the City Secretary at or before a meeting, citizens attending any meeting are requested to complete a form providing their name, address, and agenda item/concern, but are not required to do so before speaking and presenting it to the City Secretary prior to the beginning of such meeting. Comments may only be disallowed and/or limited as per Government Code § 551.007(e).*

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

## REGULAR AGENDA

1. Presentation and Discussion from K Friese Representative, Brandon Melland, AICP on the Rules and Procedures of the Planning and Zoning Commission Pertaining to Subdivision Platting.
2. Discuss and Take Appropriate Action on a Replat Request from Mr. Rick Town, for Woodcreek Section 6, Lot PT12 Brookmeadow Subdivision, Establishing The Oaks Single Family Subdivision, Generally Located on Brookmeadow Drive Approximately 700 Feet West of Ranch Road 12.

## 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 **12th day of November, 2022 at 3:30 PM**

By: 

**Suzanne J. MacKenzie, City Secretary**



### APPLICATION FOR FINAL PLAT

City of Woodcreek  
41 Champions Cir, Woodcreek, TX 78676  
Telephone: (512) 847-9390  
[www.woodcreektx.gov](http://www.woodcreektx.gov)

1. Name of Subdivision: The Oaks at Woodcreek  
Description/Nearest Intersection: Trinity Oaks Ln & Brook Meadow Dr.

2. Owner/Applicant: Modern Homestead LLC  
Address: 11001 W FM2147 Horseshoe Bay, TX, 78657 Email: Rick@modhometx.com  
Rick@modhometx.com Telephone: 512-698-8212 Fax: \_\_\_\_\_  
Mobile: \_\_\_\_\_

*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*

3. Licensed Engineer/Surveyor (technical contact): Kimley Horn Email: bradley.wilkins@kimley-horn.com  
Address: 10814 Jollyville Road, Building IV, Suite 200, Austin, TX 78759  
Telephone: 512-418-4503 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>Aqua Texas</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>17</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>5.08</u>	Edwards Aquifer Zone:	<input checked="" type="checkbox"/> Recharge <input type="checkbox"/> Contributing
Density Class:	<u>Low</u>		
Zoning Class:	<u>R1</u>		

The undersigned agrees to comply with all platting and subdivision requirements of the City of Woodcreek, and hereby authorizes the surveyor/engineer to record the approved final plat. The undersigned agrees to pay the appropriate fees as outlined in the City of Woodcreek Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required.

  
Richard Town (Sep 20, 2022 11:07C DT)

Sep 20, 2022

Signature of Owner/Applicant      Date



# Woodcreek - Final Plat Application

Final Audit Report

2022-09-20

Created:	2022-09-20
By:	Jessica Foran (jessica@modhometx.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARpNrkMvSwlgNra-kNqyxX_rNRDpWJKm

## "Woodcreek - Final Plat Application" History

-  Document created by Jessica Foran (jessica@modhometx.com)  
2022-09-20 - 4:03:41 PM GMT
-  Document emailed to Richard Town (rick@modhometx.com) for signature  
2022-09-20 - 4:05:02 PM GMT
-  Email viewed by Richard Town (rick@modhometx.com)  
2022-09-20 - 4:06:46 PM GMT
-  Document e-signed by Richard Town (rick@modhometx.com)  
Signature Date: 2022-09-20 - 4:07:21 PM GMT - Time Source: server
-  Agreement completed.  
2022-09-20 - 4:07:21 PM GMT



# REPRINTED TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County  
712 S. Stagecoach Trail, Suite 1120  
San Marcos, TX 78666  
Ph: 512-393-5545 Fax: 512-393-5547

Item 2.

Receipt Number: **SM-2021-1410984**

Payor: INDEPENDENCE TITLE ()  
6810 RANCH RD 2147 WEST  
HORSESHOE BAY TX 78657

Owner: MODERN HOMESTEAD LLC (O0328553)  
2121 LOHMANS CROSSING RD  
720  
AUSTIN, TX 78734

Quick Ref ID: R141558  
Owner: MODERN HOMESTEAD LLC (O0328553) -  
100%  
Owner Address: 2121 LOHMANS CROSSING RD  
720  
AUSTIN, TX 78734

Property: 11-0892-0000-01201-8  
Legal Description: BROOKMEADOW SEC 6, LOT PT 12,  
ACRES 5.032  
Situs Address: BROOKMEADOW DR WIMBERLEY, TX  
78676

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2021					
Wimberley ISD	224,040	1.181200	2,646.36	2,646.36	2,646.36
Special Road Dist	224,040	0.023800	53.32	53.32	53.32
Hays County	224,040	0.362900	813.04	813.04	813.04
Wimberley Fire Hays	224,040	0.050000	112.02	112.02	112.02
Wimberley ESD #7-	224,040	0.073000	163.55	163.55	163.55
City Of Woodcreek	224,040	0.207100	463.99	463.99	463.99

Total Payment Amount **4,252.28**  
Check Payment (Ref # 6356) Tendered 4,252.28  
Total Tendered **4,252.28**

Remaining Balance Due, including other fees,  
as of 7/7/2022 **0.00**

Date Paid: 12/29/2021  
Effective Date: 12/29/2021  
Station/Till: Vianna/Vianna's Till  
Cashier:



# TAX RECEIPT

Jenifer OKane Tax Assessor-Collector, Hays County  
712 S. Stagecoach Trail, Suite 1120  
San Marcos, TX 78666  
Ph: 512-393-5545 Fax: 512-393-5547

Item 2.

Receipt Number: **DS-2022-068037**

Payor: MODERN HOMESTEAD LLC (O0328553)  
2121 LOHMANS CROSSING RD  
720  
AUSTIN, TX 78734

Owner: MODERN HOMESTEAD LLC (O0328553)  
2121 LOHMANS CROSSING RD  
720  
AUSTIN, TX 78734

Quick Ref ID: R141558  
Owner: MODERN HOMESTEAD LLC (O0328553) -  
100%  
Owner Address: 2121 LOHMANS CROSSING RD  
720  
AUSTIN, TX 78734

Property: 11-0892-0000-01201-8  
Legal Description: BROOKMEADOW SEC 6, LOT PT 12,  
ACRES 5.032  
Situs Address: BROOKMEADOW DR WIMBERLEY, TX  
78676

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
<b>Total Payment Amount</b>		<b>10.00</b>
Credit Card (Ref # 8302203350) Tendered		10.00
Total Tendered		<b>10.00</b>
Remaining Balance Due, including other fees, as of 7/7/2022		<b>0.00</b>

Date Paid: 07/07/2022  
Effective Date: 07/07/2022  
Station/Till: KarenO/Ott's Till  
Cashier:



# Account Summary

Jenifer OKane Tax Assessor-Collector, Hays County  
 712 S. Stagecoach Trail, Suite 1120  
 San Marcos, TX 78666  
 Ph: 512-393-5545 Fax: 512-393-5547

Visit us at [www.hayscountytexas.com/departments/taxoffice/](http://www.hayscountytexas.com/departments/taxoffice/)

Property: 11-0892-0000-01201-8  
 Quick Ref ID: R141558  
 Owner: MODERN HOMESTEAD LLC  
 Situs Address: BROOKMEADOW DR WIMBERLEY, TX 78676  
 Legal Description: BROOKMEADOW SEC 6, LOT PT 12, ACRES 5.032

MODERN HOMESTEAD LLC  
 2121 LOHMANS CROSSING RD  
 720  
 AUSTIN, TX 78734

Assessment Values  
 LAND HS: 0  
 LAND NHS: 224,040  
 IMP HS: 0  
 IMP NHS: 0  
 AG MKT VALUE: 0  
 AG USE VALUE: 0

**Tax Bill (Effective Date: 07/07/2022)** **Balance Due if Paid By July 31, 2022:** **0.00**

Bill	Levy	Levy Balance	P & I	Collection Penalty	Date Paid	Amt Paid	Balance
2021							
City Of Woodcreek	463.99	0.00	0.00	0.00	12/29/2021	463.99	0.00
Hays County	813.04	0.00	0.00	0.00	12/29/2021	813.04	0.00
Special Road Dist	53.32	0.00	0.00	0.00	12/29/2021	53.32	0.00
Wimberley ESD #7-EMS	163.55	0.00	0.00	0.00	12/29/2021	163.55	0.00
Wimberley Fire Hays Co ESD #4	112.02	0.00	0.00	0.00	12/29/2021	112.02	0.00
Wimberley ISD	2,646.36	0.00	0.00	0.00	12/29/2021	2,646.36	0.00
<b>Totals</b>	<b>4,252.28</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>4,252.28</b>	<b>0.00</b>
<b>Totals</b>	<b>4,252.28</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>4,252.28</b>	<b>0.00</b>

**Balance Due if Paid By July 31, 2022:** **0.00**



# TAX CERTIFICATE

Jenifer OKane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail, Suite 1120  
 San Marcos, TX 78666  
 Phone: 512-393-5545 Fax: 512-393-5547

This certificate includes tax years up to 2021

**Entities to which this certificate applies:**

RSP - Special Road Dist  
 FWI - Wimberley Fire Hays Co ESD #4  
 CWC - City Of Woodcreek

SWI - Wimberley ISD  
 GHA - Hays County  
 EWI - Wimberley ESD #7-EMS

**Property Information**

Property ID : 11-0892-0000-01201-8  
 Quick-Ref ID : R141558

**Value Information**

BROOKMEADOW DR WIMBERLEY, TX 78676	Land HS	:	\$0.00
	Land NHS	:	\$224,040.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
BROOKMEADOW SEC 6, LOT PT 12, ACRES 5.032	Ag Mkt	:	\$0.00
	Ag Use	:	\$0.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$224,040.00

**Owner Information**

Owner ID : O0328553  
 MODERN HOMESTEAD LLC  
 2121 LOHMANS CROSSING RD  
 720  
 AUSTIN, TX 78734  
 Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SWI	2021	2,646.36	0.00	0.00	0.00	0.00
RSP	2021	53.32	0.00	0.00	0.00	0.00
GHA	2021	813.04	0.00	0.00	0.00	0.00
FWI	2021	112.02	0.00	0.00	0.00	0.00
EWI	2021	163.55	0.00	0.00	0.00	0.00
CWC	2021	463.99	0.00	0.00	0.00	0.00

**Total for current bills if paid by 7/31/2022 : \$0.00**

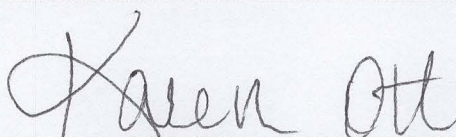
**Total due on all bills 7/31/2022 : \$0.00**

2021 taxes paid for entity SWI \$2,646.36  
 2021 taxes paid for entity RSP \$53.32  
 2021 taxes paid for entity GHA \$813.04  
 2021 taxes paid for entity FWI \$112.02  
 2021 taxes paid for entity EWI \$163.55  
 2021 taxes paid for entity CWC \$463.99

**2021 Total Taxes Paid : \$4,252.28**

**Date of Last Payment : 12/29/21**

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.



Signature of Authorized Officer of the Tax Office

Date of Issue : 07/07/2022  
 Requestor : MODERN HOMESTEAD LLC  
 Receipt : DS-2022-068037  
 Fee Paid : \$10.00  
 Payer : MODERN HOMESTEAD LLC





P.O. Box 100 Kyle, Texas 78640-0100  
(512) 262-2161 • 1-888-554-4732

Item 2.

October 7, 2022

Mr. Pete Hoyt  
Kimley-Horn  
10814 Jollyville Road Campus IV  
Suite 200  
Austin, TX 78759

**Re: The Oaks, proposed 19 lot single-family development at 7 Brookmeadow Drive, Woodcreek, Texas.**

Dear Mr. Hoyt:

Thank you for your interest in establishing service with Pedernales Electric Cooperative. The above referenced property in Woodcreek, Texas is within the Cooperative's service area. We will extend service to this location in accordance with our Line Extension Policy, which requires that you apply for electric service and pay connection fees for each metered account. Also, if construction of electric service facilities is needed, you must pay all construction fees and grant or acquire all necessary easements before construction can begin.

If you have any questions, please contact our District Engineering Department in Kyle at 1-800-868-4791, Extension 7525, Monday through Friday, between 8 a.m. and 5 p.m.

Respectfully,

Isaac Caballero  
Electrical Distribution Designer



Disclaimer: This product is for informational purposes only and was not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, boundaries, and facilities. This product is distributed "AS-IS" and without warranties of any kind, either express or implied, including but not limited to warranties of fitness for a particular purpose or use, or as to its performance, accuracy, freedom from error, or as to any results generated through its use.





10/18/2022

Pete Hoyt  
Kimley-Horn  
10814 Jollyville Road Campus IV,  
Suite 200,  
Austin, TX 78759

The Oaks\_ 7 Brookmeadow Drive

Re:

Thank you for your interest in receiving Charter service. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data
- The location of any existing utilities or utility easements
- \_\_\_\_\_

Please forward this information to Fred McElmurry. Upon receipt, a Charter representative will be assigned to you to work through the process. Ultimately, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Sincerely,

Fred McElmurry  
Construction Coordinator

**From:** [Alden, Cameron](#)  
**To:** [Landry, Justin](#); [Robinson, Brian](#)  
**Cc:** [Reeh, Brent C](#); [Wilkins, Bradley](#); [Parker, Brian](#)  
**Subject:** RE: [EXTERNAL] RE: The Oaks Subdivision - Woodcreek, Texas  
**Date:** Monday, August 29, 2022 10:01:09 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

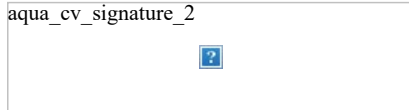
Justin,

Aqua has received and reviewed the updated plans and accepts them for construction. Please continue to coordinate with Operations as the project proceeds to construction.

Thanks.

Cameron

aqua\_cv\_signature\_2



**L. Cameron Alden**

**State Engineer I**

**Aqua Texas**

1106 Clayton Lane Suite 400W Austin TX 78723-2476

O: 512.990.4400 x56125 M:815.450.7161



**From:** Landry, Justin <Justin.Landry@kimley-horn.com>

**Sent:** Tuesday, July 19, 2022 4:03 PM

**To:** Robinson, Brian <RBRobinson@aquaaamerica.com>; Alden, Cameron <LCAlden@aquaaamerica.com>

**Cc:** Reeh, Brent C <BCReeh@aquaaamerica.com>; Wilkins, Bradley <bradley.wilkins@kimley-horn.com>; Parker, Brian <brian.parker@kimley-horn.com>

**Subject:** RE: [EXTERNAL] RE: The Oaks Subdivision - Woodcreek, Texas

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Brian. We believe all of you and Cameron's comments are now addressed. Please use this link to download the updated plans: <https://kimley-horn.securevdr.com/d-sd1bd11a3c65f4cfc98a153c9373228ec>

Changes made include:

- Double services for water and wastewater have been maximized / added where feasible
- The callouts on the service connections to the lots for the force main system now reference details for single and double service connections provided by Eone/Hydrosorce
- A note has been added to the Cover Sheet stating "Contractor shall notify Aqua Texas prior to construction and coordinate inspections of all water and wastewater infrastructure. As-built plans with approved test results need to be submitted to Aqua Texas for the mains to be accepted."
- A note has been added to the Water and Wastewater Plans stating "All water and wastewater crossings shall be sleeved under the roadway a minimum of 5' on each side."

Please let us know if there are any other updates to the plans or anything else you need from us to receive approval from Aqua.

Thank you,

**Justin Landry, EIT** | Civil Analyst

**Kimley-Horn** | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759

Direct: 512-595-3489 | Mobile: 504-722-8184

[Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For](#)

**From:** Robinson, Brian <[RBRobinson@aquaaamerica.com](mailto:RBRobinson@aquaaamerica.com)>

**Sent:** Monday, July 18, 2022 8:25 PM

**To:** Landry, Justin <[Justin.Landry@kimley-horn.com](mailto:Justin.Landry@kimley-horn.com)>; Alden, Cameron <[LCalden@aquaaamerica.com](mailto:LCalden@aquaaamerica.com)>  
**Cc:** Reeh, Brent C <[BCReeh@aquaaamerica.com](mailto:BCReeh@aquaaamerica.com)>; Wilkins, Bradley <[bradley.wilkins@kimley-horn.com](mailto:bradley.wilkins@kimley-horn.com)>; Parker, Brian <[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)>  
**Subject:** RE: [EXTERNAL] RE: The Oaks Subdivision - Woodcreek, Texas

Justin,

For our pressure WW connections, we typically run a 2" service line which wye into two 1 1/2" connections.

For water, we typically run 1" service lines ending in a dual 3/4" u-branch.

Thanks,  
 Brian

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**From:** Landry, Justin <[Justin.Landry@kimley-horn.com](mailto:Justin.Landry@kimley-horn.com)>  
**Sent:** Monday, July 18, 2022 6:43 PM  
**To:** Robinson, Brian <[RBRobinson@aquaaamerica.com](mailto:RBRobinson@aquaaamerica.com)>; Alden, Cameron <[LCalden@aquaaamerica.com](mailto:LCalden@aquaaamerica.com)>  
**Cc:** Reeh, Brent C <[BCReeh@aquaaamerica.com](mailto:BCReeh@aquaaamerica.com)>; Wilkins, Bradley <[bradley.wilkins@kimley-horn.com](mailto:bradley.wilkins@kimley-horn.com)>; Parker, Brian <[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)>  
**Subject:** RE: [EXTERNAL] RE: The Oaks Subdivision - Woodcreek, Texas

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brian,

Before we update the plans with double service connections for the wastewater/force main system, we want to make sure this is allowed by Eone, the grinder pump designer. The detail for the product shows a 1.25" discharge pipe leaving the grinder pump under the assuming it is serving one lot/home. If we do double services, it is possible a 1.25" line won't have the capacity for two lots. We'll let y'all know what we hear back from Eone.

Thank you,

**Justin Landry, EIT** | Civil Analyst  
**Kimley-Horn** | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759  
 Direct: 512-595-3489 | Mobile: 504-722-8184  
[Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For](#)

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**From:** Landry, Justin  
**Sent:** Thursday, July 14, 2022 8:17 PM  
**To:** Robinson, Brian <[RBRobinson@aquaaamerica.com](mailto:RBRobinson@aquaaamerica.com)>; Alden, Cameron <[LCalden@aquaaamerica.com](mailto:LCalden@aquaaamerica.com)>  
**Cc:** Reeh, Brent C <[BCReeh@aquaaamerica.com](mailto:BCReeh@aquaaamerica.com)>; Wilkins, Bradley <[bradley.wilkins@kimley-horn.com](mailto:bradley.wilkins@kimley-horn.com)>; Parker, Brian <[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)>  
**Subject:** RE: [EXTERNAL] RE: The Oaks Subdivision - Woodcreek, Texas

Thank you Brian. I will be out of office tomorrow but we will plan on having all of these comments addressed by Monday evening and send the plans back over to y'all then for final review and approval.

Have a nice weekend,

**Justin Landry, EIT** | Civil Analyst  
**Kimley-Horn** | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759  
 Direct: 512-595-3489 | Mobile: 504-722-8184  
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**From:** Robinson, Brian <[RBRobinson@aquaaamerica.com](mailto:RBRobinson@aquaaamerica.com)>  
**Sent:** Thursday, July 14, 2022 2:52 PM  
**To:** Landry, Justin <[Justin.Landry@kimley-horn.com](mailto:Justin.Landry@kimley-horn.com)>; Alden, Cameron <[LCalden@aquaaamerica.com](mailto:LCalden@aquaaamerica.com)>  
**Cc:** Reeh, Brent C <[BCReeh@aquaaamerica.com](mailto:BCReeh@aquaaamerica.com)>; Wilkins, Bradley <[bradley.wilkins@kimley-horn.com](mailto:bradley.wilkins@kimley-horn.com)>; Parker, Brian <[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)>



**Subject:** RE: [EXTERNAL] RE: The Oaks Subdivision - Woodcreek, Texas

Justin,

The screenshot looks good to me. Yes – our preference is for double services (to the extent possible/practical) and for the service boxes to be located on side property lines at or near the back of easement/PUE. Yes – Water on one side of the lot and sewer on the other.

One other comment which you may have already included – all water and sewer service line crossings need to be sleeved under the roadway + 5’ on each side.

Thank you,  
Brian

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**From:** Landry, Justin <[Justin.Landry@kimley-horn.com](mailto:Justin.Landry@kimley-horn.com)>

**Sent:** Thursday, July 14, 2022 1:21 PM

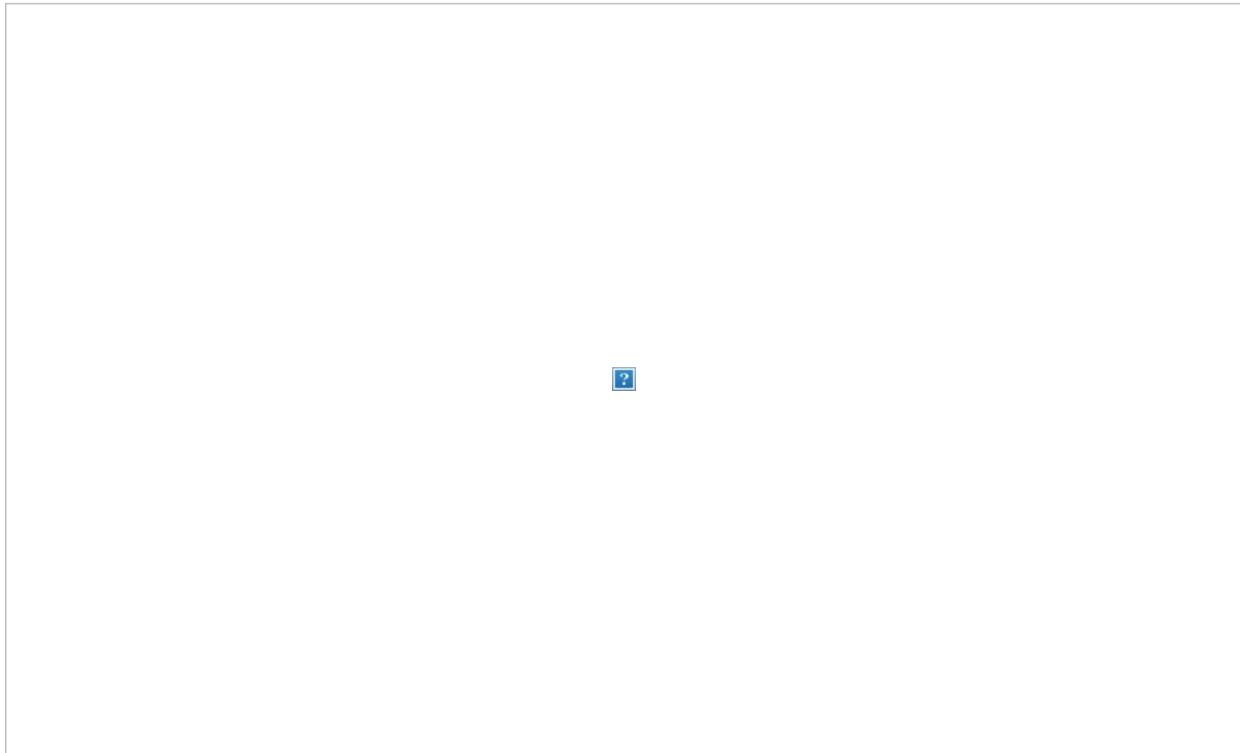
**To:** Alden, Cameron <[LCalden@aquaaamerica.com](mailto:LCalden@aquaaamerica.com)>; Robinson, Brian <[RBRobinson@aquaaamerica.com](mailto:RBRobinson@aquaaamerica.com)>

**Cc:** Reeh, Brent C <[BCReeh@aquaaamerica.com](mailto:BCReeh@aquaaamerica.com)>; Wilkins, Bradley <[bradley.wilkins@kimley-horn.com](mailto:bradley.wilkins@kimley-horn.com)>; Parker, Brian <[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)>

**Subject:** RE: [EXTERNAL] RE: The Oaks Subdivision - Woodcreek, Texas

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Thanks for the feedback/comments Cameron. To confirm I’m proceeding down the correct path with the updates, could you or Brian take a look at the screenshot below and let me know if this is compliant / satisfies “the preference to have the service lines but double service lines to the property corners, one corner of the property is the water, the other sewer.” Once confirmed, I can proceed with updating the plans and get them back over to y’all as soon as possible.



**Justin Landry, EIT** | Civil Analyst

**Kimley-Horn** | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759

Direct: 512-595-3489 | Mobile: 504-722-8184

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**From:** Alden, Cameron <[LCalden@aquaaamerica.com](mailto:LCalden@aquaaamerica.com)>

**Sent:** Thursday, July 14, 2022 8:43 AM

**To:** Landry, Justin <[Justin.Landry@kimley-horn.com](mailto:Justin.Landry@kimley-horn.com)>  
**Cc:** Reeh, Brent C <[BCReeh@aquaaamerica.com](mailto:BCReeh@aquaaamerica.com)>; Robinson, Brian <[RBRobinson@aquaaamerica.com](mailto:RBRobinson@aquaaamerica.com)>  
**Subject:** RE: [EXTERNAL] RE: The Oaks Subdivision - Woodcreek, Texas

Justin,

The preference would be to have the service lines but double service lines to the property corners, one corner of the property is the water, the other sewer. Questions or coordination of this should be worked out with Brian Robinson.

Another note that needs to be addressed is that Aqua is to be notified prior to construction and coordinate inspections. As the future owner, any spot in the plans or specs should refer to Aqua for approvals, coordination, etc. As-built planset with approved test results needs to be submitted for Aqua to accept the mains.

The mains themselves are acceptable as proposed so with those edits, the plans would be good. Please edit and resubmit for final approval.

Thanks.

Cam

---

**From:** Landry, Justin <[Justin.Landry@kimley-horn.com](mailto:Justin.Landry@kimley-horn.com)>  
**Sent:** Friday, June 24, 2022 1:18 PM  
**To:** Alden, Cameron <[LCalden@aquaaamerica.com](mailto:LCalden@aquaaamerica.com)>  
**Cc:** Wilkins, Bradley <[bradley.wilkins@kimley-horn.com](mailto:bradley.wilkins@kimley-horn.com)>; Parker, Brian <[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)>; Robinson, Brian <[RBRobinson@aquaaamerica.com](mailto:RBRobinson@aquaaamerica.com)>  
**Subject:** RE: [EXTERNAL] RE: The Oaks Subdivision - Woodcreek, Texas

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Good deal sir. Let us know if you have any questions or would like to get on a call to discuss.

Have a nice weekend,

**Justin Landry, EIT** | Civil Analyst  
**Kimley-Horn** | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759  
 Direct: 512-595-3489 | Mobile: 504-722-8184  
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**From:** Alden, Cameron <[LCalden@aquaaamerica.com](mailto:LCalden@aquaaamerica.com)>  
**Sent:** Friday, June 24, 2022 1:17 PM  
**To:** Landry, Justin <[Justin.Landry@kimley-horn.com](mailto:Justin.Landry@kimley-horn.com)>  
**Cc:** Wilkins, Bradley <[bradley.wilkins@kimley-horn.com](mailto:bradley.wilkins@kimley-horn.com)>; Parker, Brian <[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)>; Robinson, Brian <[RBRobinson@aquaaamerica.com](mailto:RBRobinson@aquaaamerica.com)>  
**Subject:** RE: [EXTERNAL] RE: The Oaks Subdivision - Woodcreek, Texas

Justin,

I did get the plans downloaded. Thanks for following up.

Cameron

---

**From:** Landry, Justin <[Justin.Landry@kimley-horn.com](mailto:Justin.Landry@kimley-horn.com)>  
**Sent:** Friday, June 24, 2022 10:04 AM  
**To:** Alden, Cameron <[LCalden@aquaaamerica.com](mailto:LCalden@aquaaamerica.com)>  
**Cc:** Wilkins, Bradley <[bradley.wilkins@kimley-horn.com](mailto:bradley.wilkins@kimley-horn.com)>; Parker, Brian <[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)>; Robinson, Brian <[RBRobinson@aquaaamerica.com](mailto:RBRobinson@aquaaamerica.com)>  
**Subject:** RE: [EXTERNAL] RE: The Oaks Subdivision - Woodcreek, Texas

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Morning Cameron,

I saw you were out of office when I sent my original email on Tuesday so just wanted to follow up.

Thank you,

**Justin Landry, EIT** | Civil Analyst  
**Kimley-Horn** | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759  
 Direct: 512-595-3489 | Mobile: 504-722-8184  
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**From:** Landry, Justin  
**Sent:** Tuesday, June 21, 2022 9:08 AM  
**To:** 'LCAlden@aquaaamerica.com' <[LCAlden@aquaaamerica.com](mailto:LCAlden@aquaaamerica.com)>  
**Cc:** Wilkins, Bradley <[bradley.wilkins@kimley-horn.com](mailto:bradley.wilkins@kimley-horn.com)>; Parker, Brian <[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)>; 'Robinson, Brian' <[RBRobinson@aquaaamerica.com](mailto:RBRobinson@aquaaamerica.com)>  
**Subject:** RE: [EXTERNAL] RE: The Oaks Subdivision - Woodcreek, Texas

Good Morning Cameron,

Please see below for email correspondence between Brian and our team. Can you please review the plans in the link below and let us know if you have any comments? The reviewer for The Oaks Subdivision Construction Plans would like to see approval/by-off from Aqua Texas on the proposed water and wastewater system designs for the subdivision.

We are nearing approval from the City in the next few weeks and would like to incorporate any updates as soon as possible. Please use this link to download the construction plans and water system analysis report: <https://kimley-horn.securevdr.com/d-s8c56981ceb3448b5b02ffe3fe4f69673>

Thank you,

**Justin Landry, EIT** | Civil Analyst  
**Kimley-Horn** | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759  
 Direct: 512-595-3489 | Mobile: 504-722-8184  
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**From:** Landry, Justin  
**Sent:** Tuesday, June 21, 2022 8:45 AM  
**To:** 'Robinson, Brian' <[RBRobinson@aquaaamerica.com](mailto:RBRobinson@aquaaamerica.com)>  
**Cc:** Wilkins, Bradley <[bradley.wilkins@kimley-horn.com](mailto:bradley.wilkins@kimley-horn.com)>; Parker, Brian <[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)>  
**Subject:** RE: [EXTERNAL] RE: The Oaks Subdivision - Woodcreek, Texas

No worries Brian. Thank you for getting back to us and hope you are doing okay. We will keep you in our thoughts. We will reach out to Cameron.

**Justin Landry, EIT** | Civil Analyst  
**Kimley-Horn** | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759  
 Direct: 512-595-3489 | Mobile: 504-722-8184  
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**From:** Robinson, Brian <[RBRobinson@aquaaamerica.com](mailto:RBRobinson@aquaaamerica.com)>  
**Sent:** Tuesday, June 21, 2022 8:37 AM  
**To:** Landry, Justin <[Justin.Landry@kimley-horn.com](mailto:Justin.Landry@kimley-horn.com)>  
**Cc:** Wilkins, Bradley <[bradley.wilkins@kimley-horn.com](mailto:bradley.wilkins@kimley-horn.com)>; Parker, Brian <[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)>  
**Subject:** RE: [EXTERNAL] RE: The Oaks Subdivision - Woodcreek, Texas

Justin,  
 I apologize, I have been out of the office with some health issues.  
 Please contact Cameron Alden [LCAlden@aquaaamerica.com](mailto:LCAlden@aquaaamerica.com) to get these plans reviewed and approved.

Thanks  
 Brian



---

**From:** Landry, Justin <[Justin.Landry@kimley-horn.com](mailto:Justin.Landry@kimley-horn.com)>  
**Sent:** Tuesday, June 21, 2022 8:19 AM  
**To:** Robinson, Brian <[RBRobinson@aquaaamerica.com](mailto:RBRobinson@aquaaamerica.com)>  
**Cc:** Wilkins, Bradley <[bradley.wilkins@kimley-horn.com](mailto:bradley.wilkins@kimley-horn.com)>; Parker, Brian <[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)>  
**Subject:** [EXTERNAL] RE: The Oaks Subdivision - Woodcreek, Texas

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Brian,

Have you had a chance to review these plans? Is there someone else at Aqua we should reach out to?

Thank you,

**Justin Landry, EIT** | Civil Analyst  
**Kimley-Horn** | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759  
Direct: 512-595-3489 | Mobile: 504-722-8184  
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**From:** Landry, Justin  
**Sent:** Friday, June 3, 2022 8:58 AM  
**To:** [rrobinson@aquaaamerica.com](mailto:rrobinson@aquaaamerica.com)  
**Cc:** Wilkins, Bradley <[bradley.wilkins@kimley-horn.com](mailto:bradley.wilkins@kimley-horn.com)>; Parker, Brian <[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)>  
**Subject:** RE: The Oaks Subdivision - Woodcreek, Texas

Good Morning Brian,

Following up to see if you've had a chance to review the plans I sent over. We are very close to receiving City approval on the construction plans. As I stated previously, they would like Aqua Texas's approval/by-off on the water and wastewater systems.

Thank you,

**Justin Landry, EIT** | Civil Analyst  
**Kimley-Horn** | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759  
Direct: 512-595-3489 | Mobile: 504-722-8184  
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**From:** Landry, Justin  
**Sent:** Thursday, May 26, 2022 10:03 AM  
**To:** [rrobinson@aquaaamerica.com](mailto:rrobinson@aquaaamerica.com)  
**Cc:** Wilkins, Bradley <[bradley.wilkins@kimley-horn.com](mailto:bradley.wilkins@kimley-horn.com)>; Parker, Brian <[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)>  
**Subject:** RE: The Oaks Subdivision - Woodcreek, Texas

Sorry – not sure why I said Rob. I meant to say Brian. My apologies.

**Justin Landry, EIT** | Civil Analyst  
**Kimley-Horn** | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759  
Direct: 512-595-3489 | Mobile: 504-722-8184  
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**From:** Landry, Justin  
**Sent:** Thursday, May 26, 2022 9:21 AM  
**To:** [rrobinson@aquaaamerica.com](mailto:rrobinson@aquaaamerica.com)  
**Cc:** Wilkins, Bradley <[bradley.wilkins@kimley-horn.com](mailto:bradley.wilkins@kimley-horn.com)>; Parker, Brian <[brian.parker@kimley-horn.com](mailto:brian.parker@kimley-horn.com)>

**Subject:** The Oaks Subdivision - Woodcreek, Texas

**Importance:** High

Good Morning Rob,

The reviewer for The Oaks Subdivision Construction Plans would like to see approval/by-off from Aqua Texas on the proposed water and wastewater system designs for the subdivision. To refresh your memory, we met back in January I believe to discuss this project. It is located at 7 Brookmeadow Drive, Woodcreek, TX 78676.

Could you please review the plans and let us know if you have any comments? We are nearing approval from the City in the next few weeks and would like to incorporate any updates as soon as possible. Please use this link to download the construction plans and water system analysis report: <https://kimley-horn.securevdr.com/d-s8c56981ceb3448b5b02ffe3fe4f69673>

The Water and Wastewater plans can be found on sheets 18 & 19. Let us know if you have any questions.

Thank you,

**Justin Landry, EIT** | Civil Analyst

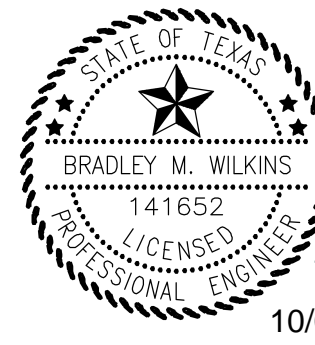
**Kimley-Horn** | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759

Direct: 512-595-3489 | Mobile: 504-722-8184

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OPINION OF PROBABLE CONSTRUCTION COSTS				
KIMLEY-HORN AND ASSOCIATES				
PROJECT NAME:	The Oaks			
CITY:	WOODCREEK, TEXAS			
JOB NUMBER:	069291100			
CREATED:	10/5/2022			
PRINTED:				
CREATED BY:	JML			
CHECKED BY:	BMW			
<b>A. STREETS/EARTHWORK</b>				
DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	SCHEDULED VALUE
CLEARING	AC	1.05	\$ 2,450.00	\$ 2,572.50
EXCAVATION (CUT)	CY	1604	\$ 11.00	\$ 17,638.50
EMBANKMENT (FILL)	CY	6073	\$ 6.00	\$ 36,439.20
SUBGRADE PREP (SITE)	SY	2400	\$ 2.50	\$ 6,000.00
8" LIME (SITE)	SY	2400	\$ 8.50	\$ 20,400.00
13" FLEXIBLE BASE (SITE)	SY	2400	\$ 15.00	\$ 36,000.00
1 1/2" HMAC TYPE D (SITE)	SY	2400	\$ 35.00	\$ 84,000.00
SIGNAGE AND STRIPING (SITE)	LS	1	\$ 9,100.00	\$ 9,100.00
CURB AND GUTTER (SITE)	LF	1846	\$ 21.00	\$ 38,766.00
6" SIDEWALK	LF	899	\$ 38.00	\$ 34,166.56
TRAFFIC CONTROLS	LS	1	\$ 18,000.00	\$ 18,000.00
<b>SUBTOTAL STREETS/EARTHWORK</b>				<b>\$ 303,082.76</b>
<b>B. DRAINAGE</b>				
DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	SCHEDULED VALUE
18" RCP	LF	399	\$ 140.00	\$ 55,923.00
24" RCP	LF	800	\$ 120.00	\$ 95,956.80
36" RCP	LF	370	\$ 220.00	\$ 81,325.20
2' X 2' SURFACE GRATE INLETS	EA	1	\$ 6,000.00	\$ 6,000.00
2.5' X 2.5' SURFACE GRATE INLETS	EA	1	\$ 6,250.00	\$ 6,250.00
3' X 3' SURFACE GRATE INLETS	EA	2	\$ 6,500.00	\$ 13,000.00
4' X 4' SURFACE GRATE INLETS	EA	2	\$ 6,800.00	\$ 13,600.00
4' MANHOLE	EA	1	\$ 5,500.00	\$ 5,500.00
5' MANHOLE	EA	2	\$ 7,500.00	\$ 15,000.00
10' CURB INLETS	EA	5	\$ 9,400.00	\$ 47,000.00
DETENTION POND	EA	1	\$ 80,000.00	\$ 80,000.00
CONTECH JELLYFISH WQ STRUCTURE	EA	1	\$ 92,000.00	\$ 92,000.00
<b>SUBTOTAL DRAINAGE</b>				<b>\$ 339,555.00</b>

OPINION OF PROBABLE CONSTRUCTION COSTS KIMLEY-HORN AND ASSOCIATES				
PROJECT NAME:	The Oaks			
CITY:	WOODCREEK, TEXAS			
JOB NUMBER:	069291100			
CREATED:	10/5/2022			
<b>C. WATER</b>				
DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	SCHEDULED VALUE
6" PVC	LF	799	\$ 85.00	\$ 67,908.20
6" GATE VALVES	EA	4	\$ 4,700.00	\$ 18,800.00
BLOW OFF VALVE	EA	1	\$ 7,300.00	\$ 7,300.00
FIRE HYDRANT ASSEMBLIES	EA	3	\$ 9,000.00	\$ 27,000.00
SINGLE SERVICE CONNECTION	EA	5	\$ 2,300.00	\$ 11,500.00
DOUBLE SERVICE CONNECTION	EA	6	\$ 2,500.00	\$ 15,000.00
6" CONNECTION TO MAIN	EA	1	\$ 6,600.00	\$ 6,600.00
<b>SUBTOTAL WATER</b>				<b>\$ 154,108.20</b>
<b>D. WASTEWATER</b>				
DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	SCHEDULED VALUE
3" HDPE	LF	1013	\$ 35.00	\$ 35,449.75
EONE GH30X60 SIMPLEX GRINDER STATION	EA	1	\$ 96,000.00	\$ 96,000.00
CONNECT TO EXISTING MANHOLE	EA	1	\$ 7,100.00	\$ 7,100.00
<b>SUBTOTAL WASTEWATER</b>				<b>\$ 138,549.75</b>
<b>E. EROSION CONTROLS</b>				
DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	SCHEDULED VALUE
SILT FENCE	LF	3952	\$ 5.00	\$ 19,760.95
STABILIZED CONSTRUCTION ENTRANCE	EA	1	\$ 300.00	\$ 300.00
CURB INLET PROTECTION	EA	5	\$ 150.00	\$ 750.00
AREA INLET PROTECTION	EA	6	\$ 150.00	\$ 900.00
ROCK BERM	LF	21	\$ 50.00	\$ 1,064.50
CONCRETE WASHOUT	EA	1	\$ 1,000.00	\$ 1,000.00
TREE PROTECTION	LF	3009	\$ 5.00	\$ 15,047.05
<b>SUBTOTAL EROSION CONTROL</b>				<b>\$ 38,822.50</b>
DESCRIPTION				SCHEDULED
SUBTOTAL STREETS/EARTHWORK				\$303,082.76
SUBTOTAL DRAINAGE				\$339,555.00
SUBTOTAL WATER				\$154,108.20
SUBTOTAL WASTEWATER				\$138,549.75
SUBTOTAL EROSION CONTROL				\$38,822.50
<b>SUBTOTAL</b>				<b>\$974,118.21</b>
<b>ENGINEER'S CONTINGENCY (20%)</b>				<b>\$194,823.64</b>
<b>TOTAL</b>				<b>\$1,168,941.85</b>
1. Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding, or market conditions. Any and all professional opinions as to costs reflected herein, including but not limited to professional opinions as to the costs of construction materials, are made on the basis of professional experience and available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee or warrant that proposals, bids, or actual costs will not vary from the professional opinions of costs shown herein.				



*Bradley Wilkins*  
 10/07/2022



STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS: THAT MODERN HOMESTEAD, LLC, BEING THE OWNER OF ALL OF A LOT 12 OF THE BROOKMEADOW SUBDIVISION SECTION 6 RECORDED IN VOLUME 6, PAGE 127 PLAT RECORDS OF HAYS COUNTY, TEXAS, AND DOES HEREBY REPLAT SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS REPLAT TO BE KNOWN AS "FINAL PLAT OF THE OAKS SINGLE FAMILY SUBDIVISION" AS THE OFFICIAL PLAT OF THE SAME AND HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER, PARKS, WATERCOURSES, DRAINS, EASEMENTS, STREETS AND PUBLIC PLACES SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL INTERNAL DRIVEWAYS AND PARKING AREAS SHOWN ON THE PLAT ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.

WITNESS, MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

RICK TOWN – PRESIDENT & CEO OF MODERN HOMESTEAD, LLC

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICK TOWN, PRESIDENT & CEO OF MODERN HOMESTEAD, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HAYS

I, ELAINE H. CARDENAS, CLERK OF HAYS COUNTY, CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT INSTRUMENT NUMBER \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_A.D.

\_\_\_\_\_  
RUBEN BECERRA  
COUNTY JUDGE  
HAYS COUNTY, TEXAS

\_\_\_\_\_  
ELAINE H. CARDENAS,  
COUNTY CLERK  
HAYS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND WAS DULY RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN INSTRUMENT NO. \_\_\_\_\_ OF HAYS COUNTY PLAT RECORDS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
ELAINE H. CARDENAS, COUNTY CLERK, HAYS COUNTY, TX

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WILL:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING THE GROUND WATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

\_\_\_\_\_  
MARCUS PACHECHO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

\_\_\_\_\_  
ERIC VAN GASSBEEK, R.S., C.F.M  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS  
COUNTY OF HAYS

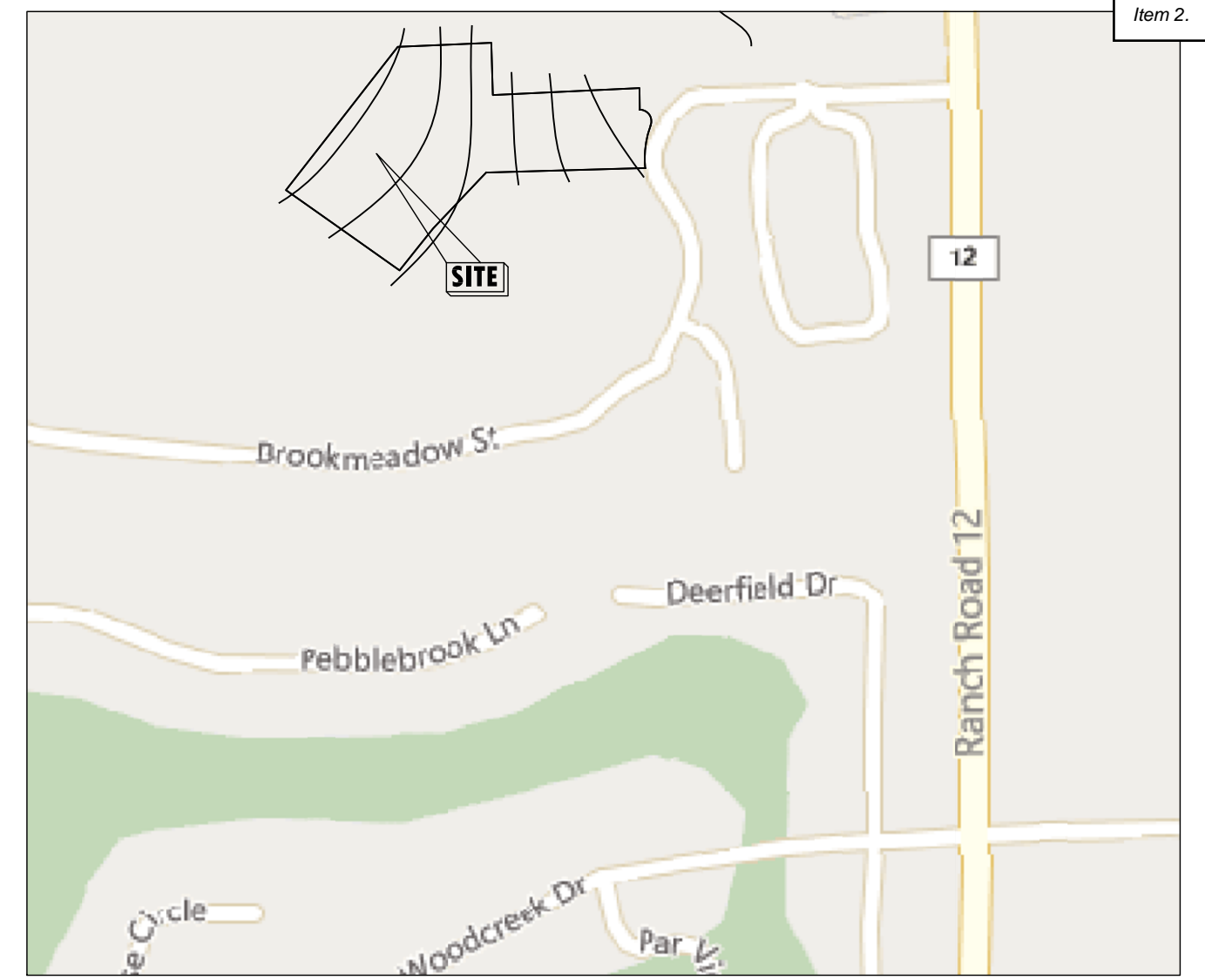
I, JERRY D. WILKIE, JR., THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID PLAT IS TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF MARCH 2022.

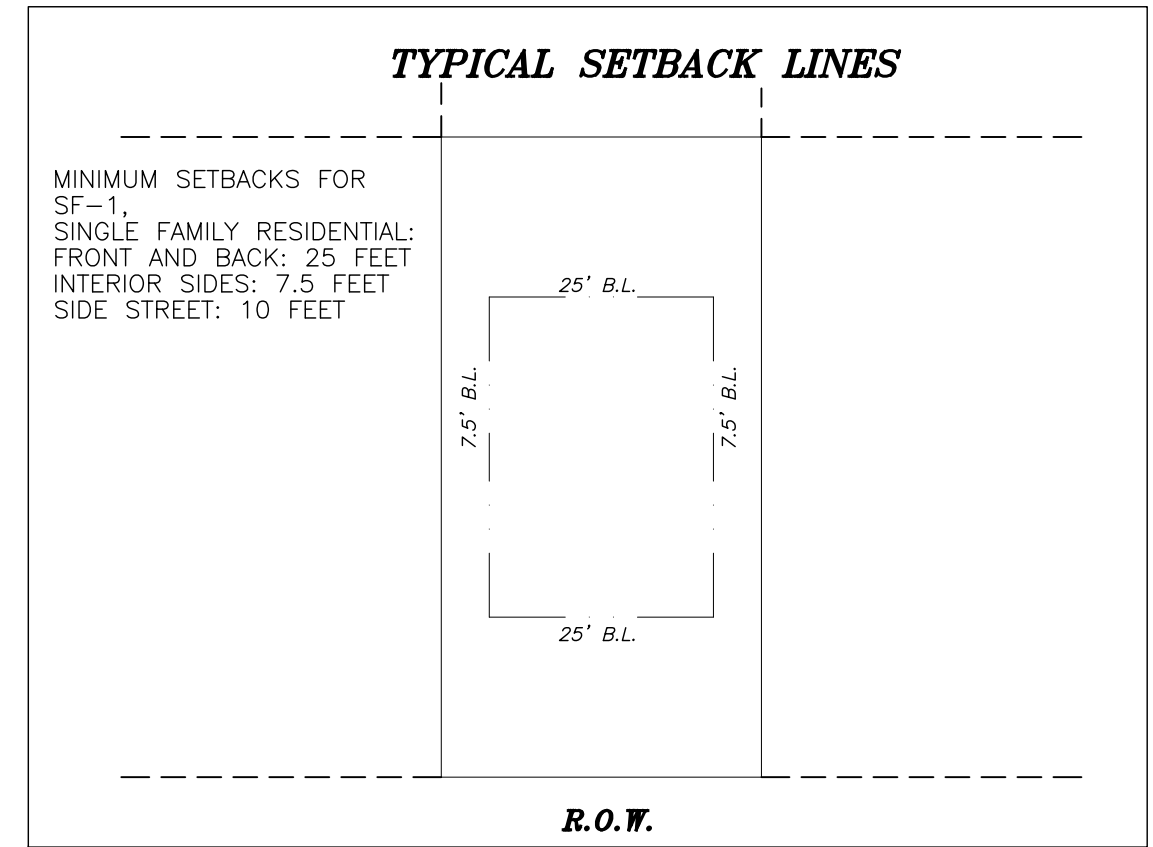
\_\_\_\_\_  
JERRY D. WILKIE JR.  
RPLS 4724

NOTES:

- ALL BEARINGS & DISTANCES SHOWN HEREON ARE GRID BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT.
  - PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD AND RECORD DATA.
  - ALL CORNERS ARE SET WITH 1/2" IRON PINS WITH RED CAP MARKED ATWELL 4724
  - THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48299C0525C, EFFECTIVE 05/02/2012, HAYS COUNTY, TEXAS.
  - IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER CHAPTER 751, AND, (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS. (MINIMUM DRIVEWAY CULVERT SIZE: WHEN REQUIRED LOTS SHALL HAVE A MINIMUM DRIVEWAY CULVERT SIZE OF 18 INCHES.)
  - THE PROPERTY SHOWN HEREON IS SUBJECT TO BUILDING SETBACKS AND BUILDING RESTRICTIONS PER CITY ZONING ORDINANCES. PRIOR TO CONSTRUCTION,
  - THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED RESIDENTIAL.
- OWNER: MODERN HOMESTEAD, LLC  
2121 LOHMANS CROSSING RD #720  
AUSTIN, TX 78734
- SURVEYOR: ATWELL- GROUP  
10100 REUNION PLACE SUITE 700  
SAN ANTONIO, TX 78216  
(210) 861-0733
  - ETJ NOTE- THIS SUBDIVISION DOES LIE WITHIN THE E.T.J. OF CITY OF WOODCREEK MUNICIPALITY.
  - GROUNDWATER CONSERVATION DISTRICT NOTE - THIS SUBDIVISION IS LOCATED IN THE HAYS DISTRICT 4.
  - SCHOOL DISTRICT NOTE - THIS SUBDIVISION IS LOCATED IN THE WIMBERLEY ISD SCHOOL DISTRICT.
  - WATER AVAILABILITY NOTE - THIS SUBDIVISION IS (NOT) EXEMPT FROM HAYS COUNTY WATER AVAILABILITY CERTIFICATION REQUIREMENTS, PROVIDED THAT THERE IS NO FURTHER NON-EXEMPT SUBDIVISION OR RE-SUBDIVISION FOR A PERIOD OF FIVE YEARS FOLLOWING THE FILING OF THE FINAL PLAT.
  - UTILITY INFORMATION  
WATER: AQUA TEXAS  
SEWER: PGMS WATER UTILITIES MANAGEMENT  
ELECTRIC: PERDENALES ELECTRIC
  - ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
  - MAILBOXES PLACED WITHIN THE RIGHT-OF-WAY SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN.
  - OAK GROVE LANE AND OTHER OPEN SPACES ARE HEREBY DEDICATED FOR PUBLIC USE OR GRANTED FOR USE OF THE INHABITANTS OF THE SUBDIVISION.



VICINITY MAP  
NOT TO SCALE



FINAL PLAT OF THE OAKS SINGLE FAMILY  
BEING A REPLAT OF A LOT 12 OF BROOKMEADOW,  
SECTION 6 RECORDED IN VOLUME 6, PAGE 127  
PLAT RECORDS  
RANSOM WEED SURVEY, ABSTRACT 480  
HAYS COUNTY, TEXAS



JOB: 22000020	FLD ST
DR. PTF	CH. JW
BOOK N/A	PG. N/A
SHEET 01 OF 02	DATE: 09-01-2022
REV	

**ATWELL, LLC**

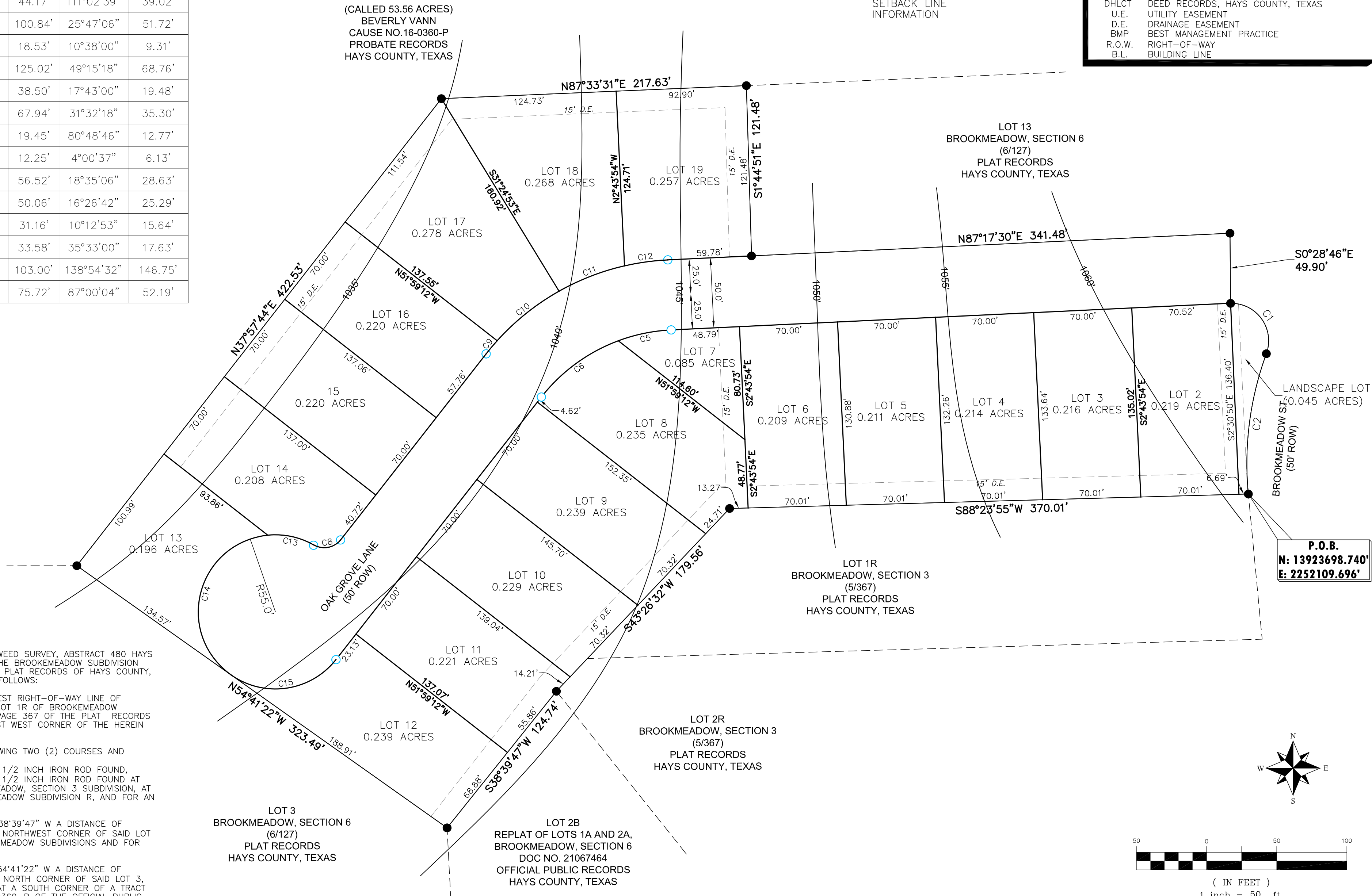
10100 REUNION PLACE  
SUITE 700  
SAN ANTONIO, TEXAS 78216  
210-861-0733  
TBPLS FIRM NO. 10194153  
JWILKIE@ATWELL-GROUP.COM

LEGEND

- FOUND IRON ROD
- GEOMETRIC BREAK
- OPHLCT OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- PHLCT PLAT RECORDS, HAYS COUNTY, TEXAS
- DHLCT DEED RECORDS, HAYS COUNTY, TEXAS
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- BMP BEST MANAGEMENT PRACTICE
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	26.79'	51.93'	S35°16'28"E	44.17'	111°02'39"	39.02'
C2	225.97'	101.69'	S7°18'49"W	100.84'	25°47'06"	51.72'
C3	100.00'	18.56'	N87°24'54"W	18.53'	10°38'00"	9.31'
C4	150.00'	128.95'	S62°38'27"W	125.02'	49°15'18"	68.76'
C5	125.00'	38.65'	S78°24'36"W	38.50'	17°43'00"	19.48'
C6	125.00'	68.81'	S53°46'57"W	67.94'	31°32'18"	35.30'
C8	15.00'	21.16'	N79°34'13"E	19.45'	80°48'46"	12.77'
C9	175.00'	12.25'	N40°01'07"E	12.25'	4°00'37"	6.13'
C10	175.00'	56.76'	N51°18'58"E	56.52'	18°35'06"	28.63'
C11	175.00'	50.23'	N68°49'53"E	50.06'	16°26'42"	25.29'
C12	175.00'	31.20'	N82°09'40"E	31.16'	10°12'53"	15.64'
C13	55.00'	34.13'	N78°00'18"W	33.58'	35°33'00"	17.63'
C14	55.00'	133.34'	S14°45'56"W	103.00'	138°54'32"	146.75'
C15	55.00'	83.52'	N81°48'36"E	75.72'	87°00'04"	52.19'

SETBACK LINE NOTE:  
REFER TO SHEET ONE  
(1) FOR TYPICAL  
SETBACK LINE  
INFORMATION



LEGAL DESCRIPTION  
BEING A 5.061 ACRE TRACT SITUATED IN THE RANSOM WEED SURVEY, ABSTRACT 480 HAYS COUNTY, TEXAS, THE SAME BEING ALL OF LOT 12 OF THE BROOKMEADOW SUBDIVISION SECTION THREE SUBDIVISION RECORDED IN VOLUME 6, PAGE 127 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF BROOKMEADOW ST., AT THE NORTHEAST CORNER OF LOT 1R OF BROOKMEADOW SECTION THREE SUBDIVISION RECORDED IN VOLUME 5, PAGE 367 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND FOR THE SOUTHERN MOST WEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE, WITH NORTH LINE OF SAID LOT 1R THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
1. S 88°23'55" W A DISTANCE OF 370.01 FEET TO A 1/2 INCH IRON ROD FOUND,  
2. S 43°26'32" W A DISTANCE OF 179.56 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF LOT 2R OF SAID BROOKMEADOW, SECTION 3 SUBDIVISION, AT THE NORTH CORNER OF LOT 2 OF SAID BROOKMEADOW SUBDIVISION R, AND FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE WITH THE NORTHWEST LINE OF SAID LOT 2, S 38°39'47" W A DISTANCE OF 124.74 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 2, THE NORTHEAST CORNER OF LOT 3 OF SAID BROOKMEADOW SUBDIVISIONS AND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE WITH THE NORTHEAST LINE OF SAID LOT 3, N 54°41'22" W A DISTANCE OF 323.49 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID LOT 3, OF THE SAID BROOKMEADOW SECTION 6 SUBDIVISION, AT A SOUTH CORNER OF A TRACT DESCRIBED TO VANN BEVERLY IN INSTRUMENT NO. 16-0360-P OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE WITH THE SOUTH LINE OF SAID VANN BEVERLY TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
1. N 37°57'44" E A DISTANCE OF 422.53 FEET TO A 1/2 INCH IRON ROD FOUND,  
2. N 87°33'31" E A DISTANCE OF 217.63 FEET TO A FOUND 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 13 OF SAID BROOKMEADOW SECTION 6 SUBDIVISION AND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE, WITH THE COMMON BOUNDARY LINE OF SAID LOT 13 THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
1. S 01°44'51" E A DISTANCE OF 121.48 FEET TO A 1/2 INCH IRON ROD FOUND,  
2. N 87°17'30" E A DISTANCE OF 341.48 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "ATWELL" SET FOR THE NORTHERN MOST EAST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE, S 0°28'46" E A DISTANCE OF 49.90 FEET TO A 1/2 INCH IRON ROD FOUND;  
THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 26.79 FEET A CHORD BEARING AND DISTANCE OF S 35°16'28" E 44.17 FEET TO A 1/2 INCH IRON ROD FOUND;  
THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 225.97 FEET A CHORD BEARING AND DISTANCE OF S 7°18'49" W 100.84 FEET TO THE POINT OF BEGINNING CONTAINING 5.061 ACRES OF LAND.

FINAL PLAT OF THE OAKS SINGLE FAMILY  
BEING A REPLAT OF A LOT 12 OF BROOKMEADOW,  
SECTION 6 RECORDED IN VOLUME 6, PAGE 127  
PLAT RECORDS  
RANSOM WEED SURVEY, ABSTRACT 480  
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JOB:	22000020	FLD	ST
DR.	PTF	CH.	JW
BOOK	N/A	PG.	N/A
SHEET	02 OF 02	DATE:	09-01-2022
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