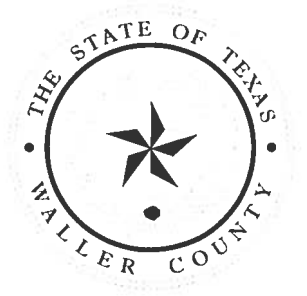


WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Infrastructure Development Plan of Finca Agave Retreat

Date: April 3, 2024

Background

Plat Name: Finca Agave Retreat

Applicant: L Squared Engineering on behalf of TPKP Investments, LLC

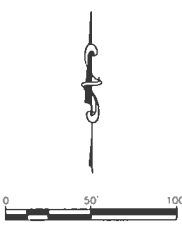
Owner/Developer: TPKP Investments, LLC – Tinh Phan

Location: 29731 Mellman Rd, Hempstead, TX 77445

Description: This peaceful retreat will provide short term rental for guests wishing to seek relaxation and escape from the city. We plan to provide a clean and professional experience that attracts quality guests and their families to visit Hempstead and nearby surrounding areas. We know people will fall in love with the farm and agriculture scene along with restaurants and other points of interest.

Staff Recommendation

Preliminary IDP



Sheet List Table
 Sheet Number Sheet Title
 01 INFRASTRUCTURE DEVELOPEMENT PLAN

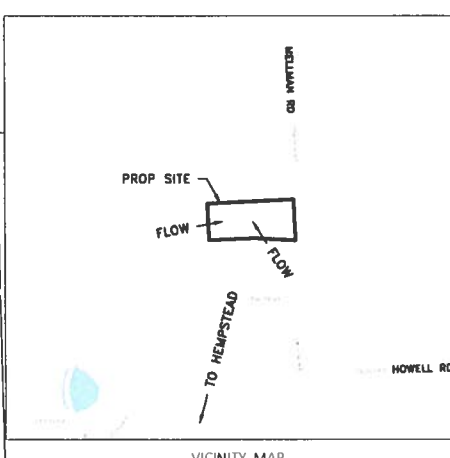
LEGAL DESCRIPTION: ABS A301000 A-10, WILLIAM BAIRD TRACT, 15-4 (CALLED TR 1B) ACRES 10.2246, WCCF NO. 2216178
DATE OF SURVEY: OCTOBER 4, 2023
DATE OF IDP: JANUARY 5, 2023 PREPARATION

BENCHMARK: ELEV. 221.20'
 ELEVATIONS ARE BASED ON NGS BM0154 (NAVDBB) (2001 ADJ.)
 10 RENTAL UNITS: APPROXIMATELY 0.01 ACRES EACH

FLOODPLAIN NOTE:
 THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AS ESTABLISHED BY THE U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT, COMMUNITY/PANEL NP. 48473C 0075 E, EFFECTIVE 2/18/2009

SURVEY NOTE:
 SURVEY PROVIDED BY PRECISION SURVEYORS DATED 10/04/23.
 CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

A DEVELOPMENT PLAT OF
FINCA AGAVE RETREAT
 ±10.2246 ACRES
 OUT OF THE
 WILLIAM BAIRD SURVEY, A-10
 WALLER COUNTY, TEXAS



VICINITY MAP
 SCALE: 1" = 1000'

OCCUPANCY NOTE: OCCUPANCY WILL BE APPROXIMATELY 2-4 OCCUPANTS PER TINY HOME.

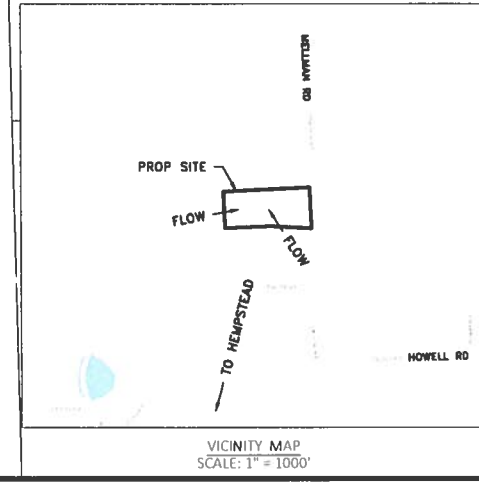
MANAGEMENT STATEMENT: THE PROPERTY WILL BE MANAGED FROM AN EXISTING ONSITE OFFICE.

UTILITY STATEMENT:

WATER WILL BE PROVIDED BY A PRIVATE ONSITE WATER WELL. PROPOSED SEPTIC SYSTEM (IF OTHERS) WILL BE UTILIZED FOR SEWER TREATMENT.

NO GAS OR COUNTY ROADS ARE BEING PROPOSED.

ELECTRIC WILL BE PROVIDED BY SAN BERNARDO ELECTRIC COOPERATIVE FROM ITS EXISTING SERVICE.



 L SQUARED ENGINEERING MUNICIPAL COMMERCIAL RESIDENTIAL WWW.LSENGINEERING.COM (972) 444-5177 • FAX (972) 444-5178 • EMAIL INFO@LSENGINEERING.COM			
CLIENT INFORMATION			
TRIP INVESTMENTS, LLC			
THINH PHAN			
PO BOX 1979			
SPRING, TX 77387			
PROJECT ADDRESS			
29731 MILLMAN ROAD			
HEMPSTEAD, TX 77445			

FINCA AGAVE RETREAT

HEMPSTEAD

INFRASTRUCTURE DEVELOPEMENT PLAN

DRAWING ISSUE			
#	DATE	BY	* COMMENT
1	01/10/24	JTW	FOR REVIEW ONLY

DRAWING INFORMATION			
PROJECT	10951	TDLR	**
DRAWN	LMI	CHECKED	JTW
SCALE	SHEET		
1" = 50' (24x36)	01		
1" = 100' (11x17)			



JONATHAN WHITE
127058
PROFESSIONAL ENGINEER

01/10/2024