STATE OF		
COUNTY OF	ESTEAD IIO DEINO THE OWNED OF ALL OF A LOT 40	
KNOW ALL MEN BY THESE PRESENTS: THAT MODERN HOMESTEAD, LLC, BEING THE OWNER OF ALL OF A LOT 12 OF THE BROOKEMEADOW 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 HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER	SUBDIVISION" AS THE OFFICIAL PLAT OF THE SAME AND PARKS, WATERCOURSES, DRAINS, EASEMENTS, STREETS	
AND PUBLIC PLACES SHOWN FOR THE PURPOSE AND CONDRIVEWAYS AND PARKING AREAS SHOWN ON THE PLAT ARE	ISIDERATION THEREIN EXPRESSED. ALL INTERNAL	
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 APPEARED RICK TOWN, PRESIDENT & CEO OF MODERN HOW WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESS	DMESTEAD, LLC, KNOWN TO ME TO BE THE PERSON ENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME	
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, CERTIF	Y THAT ON THE DAY OF	
A.D. 20, THE COMMISONERS COURT OF HAYS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING		
THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER SAID COURT INSTRUMENT NUMBER	HAS BEEN DULY ENTERED IN THE MINUTES OF	
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE	DAY OF	
20A.D.	, DAT OF,	
RUBEN BECERRA	ELAINE H. CARDENAS,	
COUNTY JUDGE	COUNTY CLERK	
HAYS COUNTY, TEXAS	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 O'CLOCKM. AND WAS DULY RECORDED THIS IN INSTRUMENT NO OF HAYS COUNTY		
WITNESS MY HAND THIS DAY OF,		
WITNESS WIT HAND THIS DAT OF,	ZUZZ.	
ELAINE H. CARDENAS, COUNTY CLERK, HAYS COUNTY, TX		
SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATIO	N TO WILL.	
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED		
STATE—APPROVED COMMUNITY WATER SYSTEM. DUE TO DEC QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED	CLINING WATER SUPPLIES AND DIMINISHING WATER	
CONCERNING THE GROUND WATER AVAILABILITY. RAINWATER OFFER THE BEST RENEWABLE WATER RESOURCE.	COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY	
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED		
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.		
DEVELOT WEIGHT TERMIN TREGOTREMENTS THAVE BEEN WEIT.		
MARCUS PACHECHO, DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES		
ERIC VAN GASSBEEK, R.S., C.F.M		
HAYS COUNTY FLOODPLAIN ADMINISTRATOR		
STATE OF TEXAS		

SUPERVISION, AND THAT SAID PLAT IS TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS

COUNTY OF HAYS

JERRY D. WILKIE JR.

RPLS 4724

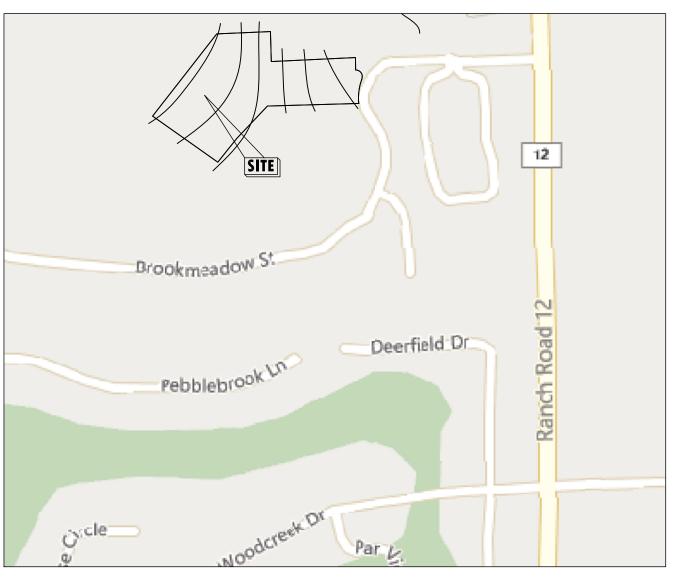
COMPONENT PARTS ON THE GROUND.

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

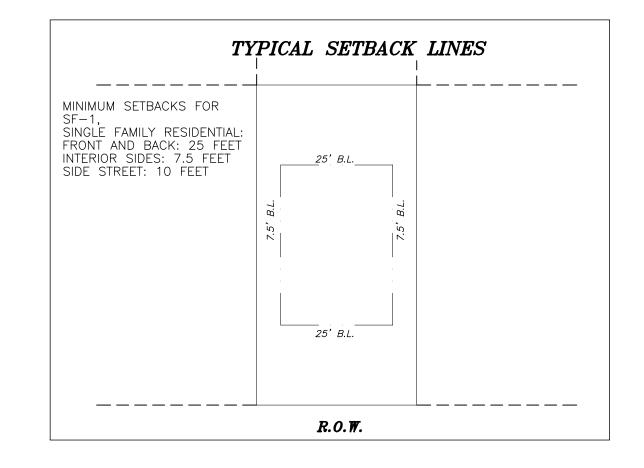
- ALL BEARINGS & DISTANCES SHOWN HEREON ARE GRID BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT.
- 2. PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD AND RECORD DATA.
- 3. ALL CORNERS ARE SET WITH  $\frac{1}{2}$ " IRON PINS WITH RED CAP MARKED ATWELL 4724
- 4. 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.
- 5. 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.)
- 6. THE PROPERTY SHOWN HEREON IS SUBJECT TO BUILDING SETBACKS AND BUILDING RESTRICTIONS PER CITY ZONING ORDINANCES. PRIOR TO CONSTRUCTION,
- 7. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED RESIDENTIAL.

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

- 8. SURVEYOR: ATWELL- GROUP 10100 REUNION PLACE SUITE 700 SAN ANTONIO, TX 78216 (210) 861-0733
- 9. ETJ NOTE- THIS SUBDIVISION DOES LIE WITHIN THE E.T.J. OF CITY OF WOODCREEK MUNICIPALITY.
- 10. GROUNDWATER CONSERVATION DISTRICT NOTE THIS SUBDIVISION IS LOCATED IN THE HAYS DISTRICT 4.
- 11. SCHOOL DISTRICT NOTE THIS SUBDIVISION IS LOCATED IN THE WIMBERLEY ISD SCHOOL DISTRICT.
- 12. 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.
- 13. UTILITY INFORMATION WATER: AQUA TEXAS SEWER: PGMS WATER UTILITIES MANAGEMENT ELECTRIC: PERDENALES ELECTRIC
- 14. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
- 15. MAILBOXES PLACED WITHIN THE RIGHT—OF—WAY SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN.
- 16. OAK GROVE LANE AND OTHER OPEN SPACES ARE HEREBY DEDICATED FOR PUBLIC USE OR GRANTED FOR USE OF THE INHABITANTS OF THE SUBDIVISION.







## FINAL PLAT OF THE OAKS SINGLE FAMILY BEING A REPLAT OF A LOT 12 OF BROOKEMEADOW,

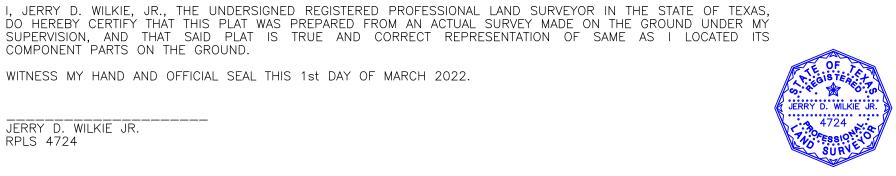
SECTION 6 RECORDED IN VOLUME 6, PAGE 127

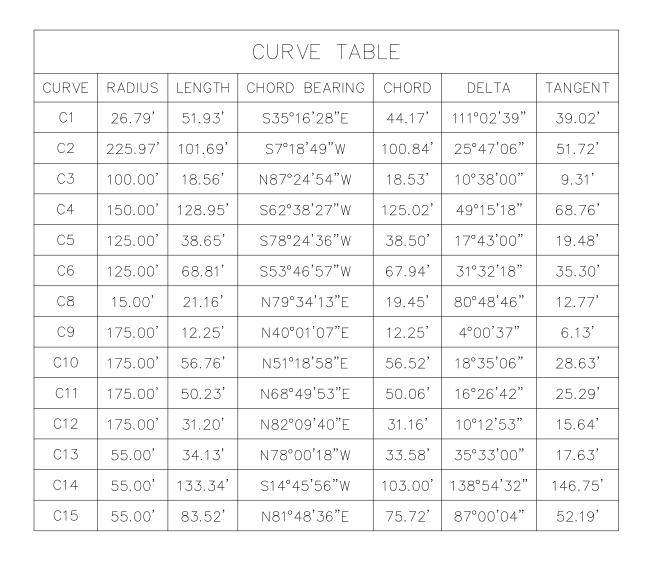
PLAT RECORDS

RANSOM WEED SURVEY, ABSTRACT 480 HAYS COUNTY, TEXAS

JOB: 22000020 ST BOOK N/A DATE: 09-01-2022







SETBACK LINE NOTE: REFER TO SHEET ONE FOR TYPICAL SETBACK LINE (CALLED 53.56 ACRES) INFORMATION BEVERLY VANN CAUSE NO.16-0360-P PROBATE RECORDS

19

48.79 LOT 7 0.085 ACRES

13.27-

LOT 2R

**BROOKMEADOW, SECTION 3** 

(5/367)

PLAT RECORDS HAYS COUNTY, TEXAS

LOT 8 0.235 ACR €S

LOT 9

0.239 ACRES

LOT 10 0.229 ACRES

LOT 2B

REPLAT OF LOTS 1A AND 2A,

BROOKMEADOW, SECTION 6

DOC NO. 21067464

OFFICIAL PUBLIC RECORDS

HAYS COUNTY, TEXAS

LOT 11

0.221 ACRES

0.239 ACRES

0.257 ACRES

N87°33'31"E 217.63'

LOT 18

0.268 ACRES

HAYS COUNTY, TEXAS

LOT 16

0.220 ACRES

15

0.220 ACRES

LOT 3 BROOKMEADOW, SECTION 6

(6/127)

PLAT RECORDS

HAYS COUNTY, TEXAS

LOT 17

0.278 ACRES

FOUND IRON ROD GEOMETRIC BREAK

70.00

LOT 3

点 0.216 ACRES 点 0.219 ACRES

LOT 13

**BROOKMEADOW, SECTION 6** (6/127)

PLAT RECORDS

HAYS COUNTY, TEXAS

N87°17'30"E 341.48

70.00

LOT 4

D.E.

S88°2\3'55"W 370.01

¤ d.214 ACRES

70.00

LOT 5

70.01

0.209 ACRES 9 0.211 ACRES

LOT 1R

**BROOKMEADOW, SECTION 3** 

(5/367)PLAT RECORDS HAYS COUNTY, TEXAS

70.00

70.01

OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS PLAT RECORDS, HAYS COUNTY, TEXAS DEED RECORDS, HAYS COUNTY, TEXAS UTILITY EASEMENT DRAINAGE EASEMENT BEST MANAGEMENT PRACTICE

> S0°28'46"E 49.90'

LANDSCAPE LOT

√(0.045 ACRES)

P.O.B.

N: 13923698.740'

E: 2252109.696'

LEGEND

R.O.W. RIGHT-OF-WAY

BUILDING LINE

70.52

70.01

0.208 ACRES 13 0.196 ACRES

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 BROOKEMEADOW SUBDIVISION SECTION AND REPORT OF THE PLANTS COUNTY, TEXAS, AND 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 BROOKE MEADOW ST., AT THE NORTHEAST CORNER OF LOT 1R OF BROOKEMEADOW 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

THENCE, WITH NORTH LINE OF SAID LOT 1R THE FOLLOWING TWO (2) COURSES AND

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 BROOKEMEADOW, SECTION 3 SUBDIVISION, AT THE NORTH CORNER OF LOT 2 OF SAID BROOKEMEADOW 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 BROOKEMEADOW 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 BROOKEMEADOW 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 BROOKEMEADOW 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 BROOKEMEADOW,

SECTION 6 RECORDED IN VOLUME 6, PAGE 127

PLAT RECORDS

RANSOM WEED SURVEY, ABSTRACT 480 HAYS COUNTY, TEXAS

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

( IN FEET )

1 inch = 50 ft.



ATWELL, LLC 10100 REUNION PLACE SUITE 700 SAN ANTONIO, TEXAS 78216