

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

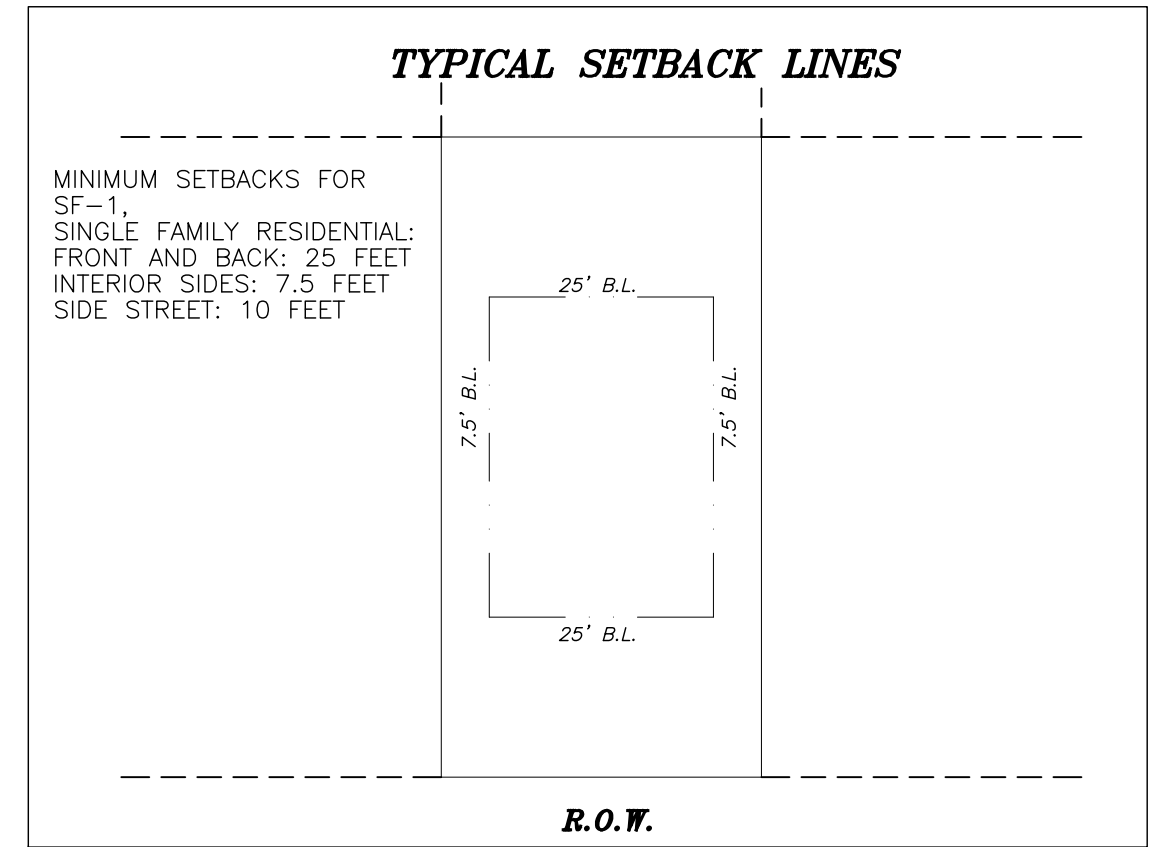
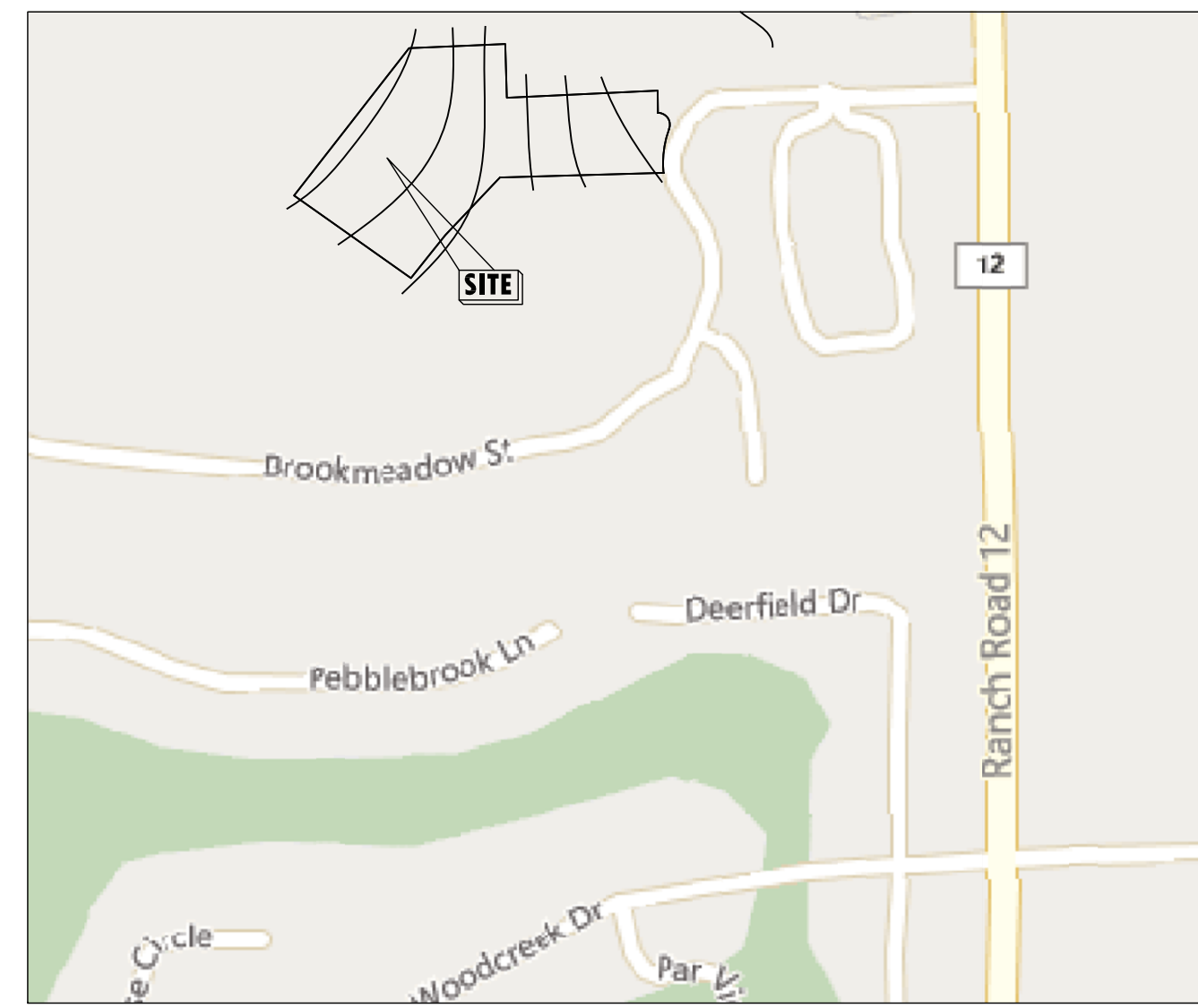
I, JERRY D. WILKIE, JR., THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID PLAT IS TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS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




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

