

June 17, 2024

Jim Burton - City Manager  
City of Woodcreek  
41 Champions Circle  
Woodcreek, Texas 78676

**RE: Deerfield Dr. (East-West Leg) Overlay Layout and Cost Estimate**

Dear Mr. Burton:

As requested, Freeland Turk has reviewed the referenced Deerfield Dr. project and a potential overlay project. We offer the following comments for consideration:

1. The City of Woodcreek wishes to consider overlaying Deerfield Dr. (East-West Leg). The existing street varies (mostly 16' wide), and the overlay length would be approximately 500'.
2. The east terminus of the project will tie into the TDA TxCDBG grant project currently under development. The suggested tie-in location is shown on the attached project layout. The west terminus is a dead end that currently connects to the golf cart path.
3. Based on Hays County Appraisal District online mapping, the existing road is located in the south half of the existing 50' right-of-way. The map indicates the edge of the pavement is only a few feet inside the existing right-of-way. We recommend conducting an apparent right-of-way survey to verify the location of the existing right-of-way in relation to the existing pavement proposed to be overlaid.
4. The existing pavement is a mix of asphalt pavement, chip seal, potholes, level-up, and patches. We consider its condition to be generally poor.
5. Based on our cursory review of available topographic maps, stormwater from a notable upstream drainage area crosses over the road (approximately at mid-point). No drainage culvert or roadside ditches exist at this location.
6. We suggest a significant surface preparation effort before the placement of the asphalt overlay, consisting of base repairs, and heavy level-up. A minimum 2" HMAC

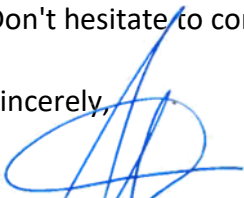
overlay should be placed over the prepared surface, including select tie-ins to existing driveways.

7. The existing pavement width is inconsistent. The overlay should be 16' at minimum (matching the existing pavement width) and 20' or more where possible.
8. Once completed, the City of Woodcreek can expect a shorter-than-normal pavement life, given the condition of the existing pavement and the lack of drainage conveyance systems to keep stormwater off of it. This road will probably require higher-than-normal maintenance.
9. Given the conditions of this road, full street reconstruction would be the preferred approach.

Freeland Turk's opinion of the probable construction cost is \$85,000, assuming these improvements were bid as a stand-alone project.

Don't hesitate to contact us with any questions or comments about this project.

Sincerely,



Thomas N. Turk, P.E.  
Principal

Attachments: Project Layout and Cost Estimates