

— COMMUNITY FIELD REPORT · HAYS COUNTY, TX

Cole Springs

A mid-stage master-planned community with genuinely walkable early phases and real questions about what the eastern edge and the delayed amenity center will become.

REPORTED ON SITE BY **NHD FIELD DESK** · VISITED **TUE, JUN 24, 2026, 2:40–4:15PM** ·
 WARM, CLEAR, ~94°F · PUBLISHED **JUL 19, 2026**

HOW TO READ THE EVIDENCE TAGS IN THIS REPORT

- VERIFIED

Public record, document, or measured on site.
- BUILDER-REPORTED

Stated by the builder in signage, flyers, or website.
- REPRESENTATIVE STATEMENT

What a sales representative told us.
- ORIGINAL FIELD OBSERVATION

What our reporter saw firsthand during the visit.
- NEEDS VERIFICATION

Not yet confirmed against a document or record.
- Every material claim below carries one of these tags.*

01 Community at a glance

what was true on the visit date

FIELD	AS OF THE VISIT
COMMUNITY	Cole Springs, a master-planned community ORIGINAL FIELD OBSERVATION
BUILDERS ON SITE	Three: Cedarline Homes, Brandt & Row, and Vista Field Builders. Cedarline holds the model row. ORIGINAL FIELD OBSERVATION
LOCATION	Off FM 1626, roughly 22 miles south of downtown Austin; Hays County. VERIFIED

VISIT DATE & CONDITIONS

Tue, Jun 24, 2026, 2:40–4:15pm. Warm, clear, light weekday traffic.

ORIGINAL FIELD OBSERVATION

DEVELOPMENT STAGE

Phases 1–2 largely occupied; Phase 3 grading underway; Phases 4–5 platted but unbuilt.

ORIGINAL FIELD OBSERVATION

NEEDS VERIFICATION

SIZE (PLANNED)

"Approximately 900 homesites at build-out."

BUILDER-REPORTED

NEEDS VERIFICATION

SCHOOLS

Zoned to Hays CISD; a new elementary is signed for the parcel north of the entrance.

VERIFIED

NEEDS VERIFICATION

(opening date)

TAX & DISTRICTS

A MUD applies; representative cited "about 2.6% all-in." Rate not yet obtained in writing.

REPRESENTATIVE STATEMENT

NEEDS VERIFICATION

THE STANDARD THIS REPORT IS HELD TO

Report the condition observed, not a universal conclusion.

A single visit establishes what was observed during that visit — not what is normal or permanent. Every observation below is scoped to the date, time, and conditions above.

02 The 60-second read

the whole report, scannable

● MOST IMPORTANT ADVANTAGE

The **early phases are genuinely walkable**. During our afternoon visit, sidewalks ran continuously from Phase 1 to the pocket park, shade trees were established, and children were biking on the interior streets.

ORIGINAL FIELD OBSERVATION

● MOST IMPORTANT LIMITATION

The **eastern perimeter backs to FM 1626**, and highway noise was clearly audible from the Phase 3 lots we stood on. The advertised sound berm was not yet built.

ORIGINAL FIELD OBSERVATION

● WHO SHOULD CONSIDER IT

Buyers who value an established, walkable interior and can be patient about amenities — and who choose an **interior lot** away from the eastern edge.

● WHAT NEEDS CLOSER INVESTIGATION

The **total tax rate in writing**, the amenity-center completion date, and what will be built on the graded land east of Phase 3. All flagged below.

This card is a summary of the detailed sections that follow. It is not a rating or a score. Cole Springs is neither recommended nor warned against here — the goal is to help a buyer look in the right places.

03 Arrival and access

the drive, the edges, the first impression

SCOPE: TUESDAY AFTERNOON, ~3:00PM, LIGHT TRAFFIC, DRY ROADS.

The approach from Austin is straightforward but not quick. From the FM 1626 exit, the final stretch took about 9 minutes of two-lane road during our visit; a resident we spoke with described morning commutes as "closer to 25 minutes to the tollway." **ORIGINAL FIELD OBSERVATION**

REPRESENTATIVE STATEMENT

The monument entrance is finished stone with mature landscaping and reads as complete — a stronger first impression than the interior later delivers in the newer phases. The last thing a buyer passes before the entrance is a working equipment-rental yard on the south side of the road, visible but not loud during our visit. **ORIGINAL FIELD OBSERVATION**

Wayfinding to the model row was clear from the entrance; signage did not require GPS. Overflow parking at the sales office was ample on a weekday and may differ on weekends.

ORIGINAL FIELD OBSERVATION

Report the condition, not the rule: the 9-minute final approach reflects a Tuesday mid-afternoon. A buyer should drive it at their own commute time before drawing a conclusion about access.

04 What the ordinary streets feel like

off the model path

SCOPE: WALKED BLUESTEM WAY AND LARKIN LOOP (PHASE 1) AND TWO GRADED STREETS IN PHASE 3.

We left the model row and walked a street a buyer would actually live on. In Phase 1, the community's ordinary face is close to its marketed one: established live oaks, continuous sidewalks, and homes that appeared occupied and maintained. Cars were in driveways and two households were outside during our walk. **ORIGINAL FIELD OBSERVATION**

WHAT HELD UP ON THE WALK

Phase 1 street trees are mature enough to cast real shade — not the newly planted saplings common in newer communities. **ORIGINAL FIELD OBSERVATION**

Sidewalks were continuous and connected to the pocket park; a child could bike the interior loop

WHAT A MODEL-ONLY BUYER WOULD MISS

Phase 3 streets are bare: no trees, exposed lots, and active grading. The finished feel of Phase 1 is roughly five to seven years of growth, not the starting condition. **ORIGINAL FIELD OBSERVATION**

without crossing an arterial.

ORIGINAL FIELD OBSERVATION

Occupied homes in Phase 2 were a visible step down in exterior finish detail from the decorated model.

ORIGINAL FIELD OBSERVATION

05 Lots, privacy, and adjacencies

what backs to the yard

SCOPE: STANDING ON REPRESENTATIVE LOTS IN PHASES 1 AND 3, MID-AFTERNOON.

Lot spacing is typical for the price band: standard lots place neighboring second-story windows within roughly 15 feet, based on our on-site estimate.

ORIGINAL FIELD OBSERVATION

NEEDS VERIFICATION

The material difference at Cole Springs is not spacing — it is what a given lot backs to.

- **Greenbelt lots (Phase 1, north edge)** — back to a genuine drainage greenbelt with mature trees. These felt private and quiet during our visit.

ORIGINAL FIELD OBSERVATION

- **Interior lots** — back to other homes; ordinary suburban privacy, no notable concerns observed.

ORIGINAL FIELD OBSERVATION

- **Eastern-edge lots (Phase 3)** — back toward FM 1626. Highway noise was audible here during our visit, and the advertised sound berm was not yet built.

ORIGINAL FIELD OBSERVATION

BUILDER-REPORTED

The eastern-edge condition is the single largest lot-to-lot variable at Cole Springs. Two homes at the same price can offer very different daily experiences depending on which way the back fence points.

06 Construction, amenities, and what is still promised

built vs. rendered

SCOPE: COUNTED ACTIVE SITES AND INSPECTED AMENITY LOCATIONS ON FOOT.

Construction was active on the day of our visit: we counted roughly a dozen homes framing or finishing across Phases 2 and 3, with crews present. Pace appeared steady, not stalled.

ORIGINAL FIELD OBSERVATION

Amenities are a mixed picture, and the distinction between built and promised matters here:

- **Built and open:** the Phase 1 pocket park and playground were complete and in use.

ORIGINAL FIELD OBSERVATION

- **Under construction:** a second, larger green was graded with utility rough-in visible.

ORIGINAL FIELD OBSERVATION

- **Promised, not yet started:** the amenity center with pool and clubhouse was represented on a "coming soon" sign we photographed. No vertical construction was visible at its site. The sign did not carry a completion date. BUILDER-REPORTED NEEDS VERIFICATION

We dated the promise. The "coming soon" amenity-center sign was photographed on Jun 24, 2026 (see Evidence, item 3). That photograph lets a future visit confirm whether, and when, it was delivered — without relying on memory or marketing.

07 Model-home reality

standard vs. upgraded — get it in writing

SCOPE: TOURED THE CEDARLINE "MAGNOLIA" MODEL; FIGURES ARE ILLUSTRATIVE ESTIMATES.

The model is built to show the plan at its best, which is normal. The useful question is not whether it is upgraded, but which features a buyer could reasonably, and mistakenly, assume come standard. We asked and recorded where we could.

APPEARS STANDARD (CONFIRM)

Nine-foot ceilings on the first floor and the covered rear patio were described as standard on this plan.

REPRESENTATIVE STATEMENT

The kitchen island footprint appeared to match the base floor plan. ORIGINAL FIELD OBSERVATION

UPGRADED IN THE MODEL

Quartz counters, the wood-look tile throughout, and the extended garage read as upgrades, not base finishes. ORIGINAL FIELD OBSERVATION

REPRESENTATIVE STATEMENT

Illustrative upgrade load shown over base: roughly **\$55,000–\$70,000.** ORIGINAL FIELD OBSERVATION

NEEDS VERIFICATION

What a buyer should get in writing: a line-item list marking every feature in the model as standard or optional, tied to the specific plan and elevation. A verbal "most of that's included" is not a document.

08 Sales-office clarity

a question-and-response record

SCOPE: ~30 MINUTES WITH A CEDARLINE SALES REPRESENTATIVE. NO SPECULATION ABOUT MOTIVES — WE RECORD ANSWERS, NOT INTENTIONS.

We asked a short set of specific questions. Some were answered clearly; others were left open or shifted and require follow-up. We report what was said, not why.

ANSWERED CLEARLY ON SITE

HOA dues were quoted at "\$68 monthly, covering common-area maintenance and the parks."

UNRESOLVED — NEEDS FOLLOW-UP

The total tax rate including the MUD was given as "about 2.6%," not in writing. REPRESENTATIVE STATEMENT

REPRESENTATIVE STATEMENT

NEEDS VERIFICATION

The current incentive was described as "up to \$15,000 toward closing costs with the preferred lender."

REPRESENTATIVE STATEMENT

The amenity-center completion date was described as "on the way," without a specific quarter.

REPRESENTATIVE STATEMENT

NEEDS VERIFICATION

Unanswered or changing answers require follow-up; they are not evidence of intent. A buyer should request each open item in writing before relying on it.

09 What buyers may overlook

obvious on site, invisible online

SCOPE: OBSERVATIONS THAT WOULD NOT APPEAR ON A LISTING OR THE COMMUNITY WEBSITE.

- The graded parcel east of Phase 3.** Roughly 20 acres were cleared and graded adjacent to the eastern lots. Its future use was not posted on site and the representative did not specify it. This directly affects eastern-edge buyers. ORIGINAL FIELD OBSERVATION NEEDS VERIFICATION
- Phase 1 shade is not the starting condition.** The mature, walkable feel that sells the community took years. A new-phase buyer starts with bare lots. ORIGINAL FIELD OBSERVATION
- The equipment-rental yard at the entrance.** Passed on every trip in and out; quiet during our visit, but worth checking at a weekday morning hour. ORIGINAL FIELD OBSERVATION
- Two builders, two standards.** Base finish levels appeared to differ between builders on the same streets — a same-price home is not the same home. ORIGINAL FIELD OBSERVATION NEEDS VERIFICATION

10 What changed since our last visit

dated before / after

SCOPE: COMPARING OUR PRIOR VISIT (JAN 14, 2026) TO THIS VISIT (JUN 24, 2026).

THEN – JAN 14, 2026	NOW – JUN 24, 2026
PHASE 3 Platted, not yet graded; open field.	PHASE 3 Grading underway; streets roughed in , lots staked.
CLOSING INCENTIVE "Up to \$20,000 toward closing costs."	CLOSING INCENTIVE " Up to \$15,000 " with preferred lender — reduced \$5,000.
AMENITY CENTER "Coming soon" sign, no site work.	AMENITY CENTER

	Still "coming soon," still no vertical work — unchanged.
BASE "FROM" PRICING (MAGNOLIA PLAN) Advertised from \$389,900.	BASE "FROM" PRICING (MAGNOLIA PLAN) Advertised from \$399,900 — up \$10,000. BUILDER-REPORTED

Each row is a dated, source-tagged comparison — not a trend claim. Two data points establish a change between visits, not a market direction. We track; we do not extrapolate.

11 What remains unverified

flagged, not concluded

SCOPE: OPEN ITEMS WE COULD NOT CONFIRM AGAINST A DOCUMENT OR RECORD DURING THIS VISIT.

- **Total tax rate including the MUD.** Only a verbal "about 2.6%." Needs the rate in writing for a specific address.

NEEDS VERIFICATION
- **Amenity-center completion date.** No date on the sign or from the representative.

NEEDS VERIFICATION
- **Use of the graded parcel east of Phase 3.** Not posted; not specified.

NEEDS VERIFICATION
- **Planned home count at build-out.** "Approximately 900" is builder-reported, not confirmed against the plat.

NEEDS VERIFICATION
- **Sound-berm scope and timing** for the eastern edge. Represented but not yet built or documented.

NEEDS VERIFICATION

Nothing in this list is presented as a problem. Each is an honest gap between what we could observe in one afternoon and what a buyer should confirm before relying on it.

12 Questions to ask before signing

take this to the sales office

- ☐ What is the **total tax rate for this specific address**, including the MUD — in writing?
- ☐ Which features in the model are **standard vs. optional** on my exact plan and elevation? Provide the line-item list.

- ☐ What is the **guaranteed completion date** for the amenity center, and what happens if it slips?
- ☐ What is planned for the **graded parcel east of Phase 3**, and who owns it?
- ☐ Is a **sound berm** on the eastern edge contracted and dated? Show the plan.
- ☐ Exactly what is the **closing-cost incentive tied to**, and does it require the preferred lender?
- ☐ What are the **HOA dues** today, what do they cover, and how often can they rise?

13 Buyer takeaway

one honest paragraph

IF YOU TAKE ONE THING FROM THIS REPORT

Cole Springs is a real, walkable community in its established phases — and the lot you choose matters more than the community you choose.

The Phase 1 experience that sells this community is genuine but took years to grow; a new-phase buyer starts from bare lots. The clearest fork is the **eastern edge**: those lots carried audible highway noise on our visit and an unbuilt berm, while greenbelt and interior lots felt private and quiet.

Before signing, close the open items yourself — **the tax rate in writing, the amenity date, and the future of the land east of Phase 3**. This is one afternoon's honest observation, not a verdict. Walk it at your own commute hour and decide from evidence.

14 Evidence

dated, source-labeled

SCOPE: PLACEHOLDER CARDS REPRESENT THE MEDIA CAPTURED ON THE VISIT. ILLUSTRATIVE SAMPLE.



PHOTOGRAPH



PHOTOGRAPH

Eastern-edge Phase 3 lots backing toward FM 1626; no berm present.

JUN 24, 2026 · 3:12PM

ORIGINAL FIELD OBSERVATION

Phase 1 street, mature live oaks and continuous sidewalk.

JUN 24, 2026 · 3:28PM

ORIGINAL FIELD OBSERVATION



PHOTOGRAPH

"Amenity center coming soon" sign — no completion date shown.

JUN 24, 2026 · 3:41PM

BUILDER-REPORTED



DOCUMENT

Model price sheet, Cedarline "Magnolia" plan, base and incentive.

JUN 24, 2026

BUILDER-REPORTED



MAP

Site sketch marking greenbelt, interior, and eastern-edge lots.

JUN 24, 2026

ORIGINAL FIELD OBSERVATION



SHORT CLIP

18-second pan from a Phase 3 lot; ambient highway noise audible.

JUN 24, 2026 · 3:15PM

ORIGINAL FIELD OBSERVATION

All media is timestamped to the visit. Dated evidence is what lets a future report confirm what changed — and what a builder delivered — without relying on memory or marketing.

Look Closer.

One visit tells you what was true that afternoon. We report the condition we observed, tag every claim to its source, and leave the verdict to the buyer.

See how these reports are made and what each evidence tag means on our [reporting methodology page](#). Weighing a specific community? Our [buyer help resources](#) and the [Buyer Playbook](#) walk through the questions above, one at a time.

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