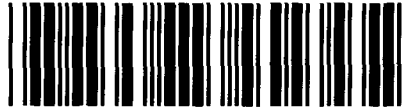


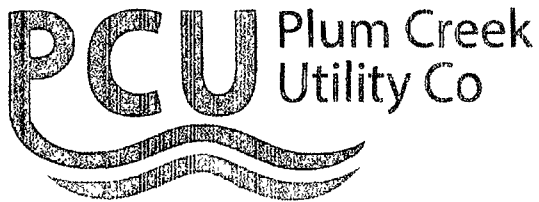


Control Number: 50325



Item Number: 1

Addendum StartPage: 0



Plum Creek Utility Co. LLC  
P.O. Box 701201  
San Antonio, TX 78130  
512.734.8007

50325

PUBLIC UTILITY COMMISSION  
FILING CLERK

2019 DEC -6 PM 3:25

RECEIVED

December 5, 2019

Public Utility Commission of Texas  
Attention: Filing Clerk  
1701 North Congress Avenue  
P. O. Box 13326  
Austin, Texas 78711-3326

RE: New Sewer CCN Application  
Gristmill Utility District  
Hays County, Texas

To Whom It May Concern,

On behalf of Gristmill Utility Co LLC, we are respectfully submitting the enclosed Application to Obtain a Sewer Certificate of Convenience and Necessity (CCN). Gristmill Utility Company (GMU) is in partnership with Plum Creek Utility Company, LLC (PCU) to provide retail service to the two properties listed in the application. PCU has also recently started providing wholesale sewer service to the area in partnership with County Line Special Utility District (CLSUD). PCU has an existing associated discharge permit WQ0015635001. CLSUD is concurrently submitting an Application to Obtain a Sewer CCN for Hays and Caldwell Counties in this same area, and we fully support their request to do so.

If you have any questions or need additional information, please do not hesitate to contact me at (210) 872-1816 or [mian@bvrwater.com](mailto:mian@bvrwater.com)

Respectfully submitted,

A handwritten signature in cursive script that reads "Mia Natalino".

Mia Natalino, P.E.

ENCL.

cc: Daniel Heideman, County Line SUD

[plumcreekutility.com](http://plumcreekutility.com)

P.O. Box 701201  
San Antonio, TX 78270

512.734.8007



# Application to Obtain or Amend a Water or Sewer Certificate of Convenience and Necessity (CCN)

Pursuant to 16 Texas Administrative Code (TAC) Chapter 24, Substantive Rules Applicable to Water and Sewer Service Providers, Subchapter G: Certificates of Convenience and Necessity

## CCN Application Instructions

- I. **COMPLETE:** In order for the Commission to find the application sufficient for filing, you should adhere to the following:
  - i. Answer every question and submit all required attachments.
  - ii. Use attachments or additional pages if needed to answer any question. If you use attachments or additional pages, reference their inclusion in the form.
  - iii. Provide all mapping information as detailed in Part F: Mapping & Affidavits.
  - iv. Provide any other necessary approvals from the Texas Commission on Environmental Quality (TCEQ), or evidence that a request for approval is being sought at the time of filing with the Commission.
- II. **FILE:** Seven (7) copies of the completed application with numbered attachments. One copy should be filed with no permanent binding, staples, tabs, or separators; and 7 copies of the portable electronic storage medium containing the digital mapping data.  
**SEND TO:** Public Utility Commission of Texas, Attention: Filing Clerk, 1701 N. Congress Avenue, P.O. Box 13326, Austin, Texas 78711-3326 (NOTE: Electronic documents may be sent in advance of the paper copy; however, they will not be processed and added to the Commission's on-line Interchange until the paper copy is received and file-stamped in Central Records).
- III. The application will be assigned a docket number, and an administrative law judge (ALJ) will issue an order requiring Commission Staff to file a recommendation on whether the application is sufficient. The ALJ will issue an order after Staff's recommendation has been filed:
  - i. **DEFICIENT (Administratively Incomplete):** Applicant will be ordered to provide information to cure the deficiencies by a certain date (usually 30 days from ALJ's order). **Application is not accepted for filing.**
  - ii. **SUFFICIENT (Administratively Complete):** Applicant will be ordered by the ALJ to give appropriate notice of the application using the notice prepared by Commission Staff. **Application is accepted for filing.**
- IV. Once the Applicant issues notice, a copy of the actual notice sent (including any map) and an affidavit attesting to notice should be filed in the docket assigned to the application. Recipients of notice may choose to take one of the following actions:
  - i. **HEARING ON THE MERITS:** an affected party may request a hearing on the application. The request must be made within 30 days of notice. If this occurs, the application may be referred to the State Office of Administrative Hearings (SOAH) to complete this request.
  - ii. **LANDOWNER OPT-OUT:** A landowner owning a qualifying tract of land (25+ acres) may request to have their land removed from the requested area. The Applicant will be requested to amend its application and file new mapping information to remove the landowner's tract of land, in conformity with this request.
- V. **PROCEDURAL SCHEDULE:** Following the issuance of notice and the filing of proof of notice in step 4, the application will be granted a procedural schedule for final processing. During this time the Applicant must respond to hearing requests, landowner opt-out requests, and requests for information (RFI). The Applicant will be requested to provide written consent to the proposed maps, certificates, and tariff (if applicable) once all other requests have been resolved.
- VI. **FINAL RECOMMENDATION:** After receiving all required documents from the Applicant, Staff will file a recommendation on the CCN request. The ALJ will issue a final order after Staff's recommendation is filed.

### FAQ:

#### ***Who can use this form?***

Any retail public utility that provides or intends to provide retail water or wastewater utility service in Texas.

#### ***Who is required to use this form?***

A retail public utility that is an investor owned utility (IOU) or a water supply corporation (WSC) must use this form to obtain or amend a CCN prior to providing retail water or sewer utility service in the requested area.

#### ***What is the purpose of the application?***

A CCN Applicant is required to demonstrate financial, managerial, and technical (FMT) capability to provide continuous and adequate service to any requested area. The questions in the application are structured to support an Applicant's FMT capabilities, consistent with the regulatory requirements.

**Application Summary**

**Applicant:** Gristmill Utility Company LLC

**CCN No. to be amended:** N/A

or  Obtain NEW CCN       Water       Sewer      New Sewer CCN Application

**County(ies) affected by this application:** Hays

**Dual CCN requested with:** \_\_\_\_\_

CCN No.: \_\_\_\_\_ (name of retail public utility)  Portion or  All of requested area

**Decertification of CCN for:** \_\_\_\_\_

CCN No.: \_\_\_\_\_ (name of retail public utility)  Portion or  All of requested area

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**Appendix A: Historical Financial Information (Balance Sheet and Income Schedule)**..... 13

**Appendix B: Projected Information**..... 16

Please mark the items included in this filing

- |                                     |  |                       |
|-------------------------------------|--|-----------------------|
| <input type="checkbox"/>            | Partnership Agreement  | Part A: Question 4    |
| <input type="checkbox"/>            | Articles of Incorporation and By-Laws (WSC)                    | Part A: Question 4    |
| <input checked="" type="checkbox"/> | Certificate of Account Status                                  | Part A: Question 4    |
| <input checked="" type="checkbox"/> | Franchise, Permit, or Consent letter                           | Part B: Question 7    |
| <input checked="" type="checkbox"/> | Existing Infrastructure Map                                    | Part B: Question 8    |
| <input checked="" type="checkbox"/> | Customer Requests For Service in requested area                | Part B: Question 9    |
| <input type="checkbox"/>            | Population Growth Report or Market Study                       | Part B: Question 10   |
| <input checked="" type="checkbox"/> | TCEQ Engineering Approvals                                     | Part B: Question 11   |
| <input checked="" type="checkbox"/> | Requests & Responses For Service to 1/2 mile utility providers | Part B: Question 12.B |
| <input type="checkbox"/>            | Economic Feasibility (alternative provider) Statement          | Part B: Question 12.C |
| <input type="checkbox"/>            | Alternative Provider Analysis                                  | Part B: Question 12.D |
| <input type="checkbox"/>            | Enforcement Action Correspondence                              | Part C: Question 16   |
| <input checked="" type="checkbox"/> | TCEQ Compliance Correspondence                                 | Part D: Question 20   |
| <input checked="" type="checkbox"/> | Purchased Water Supply or Treatment Agreement                  | Part D: Question 23   |
| <input type="checkbox"/>            | Rate Study (new market entrant)                                | Part E: Question 28   |
| <input checked="" type="checkbox"/> | Tariff/Rate Schedule   | Part E: Question 29   |
| <input type="checkbox"/>            | Financial Audit  | Part E: Question 30   |
| <input checked="" type="checkbox"/> | Application Attachment A & B                                   | Part E: Question 30   |
| <input type="checkbox"/>            | Capital Improvement Plan                                       | Part E: Question 30   |
| <input type="checkbox"/>            | Disclosure of Affiliated Interests                             | Part E: Question 31   |
| <input checked="" type="checkbox"/> | Detailed (large scale) Map                                     | Part F: Question 32   |
| <input checked="" type="checkbox"/> | General Location (small scale) Map                             | Part F: Question 32   |
| <input type="checkbox"/>            | Digital Mapping Data   | Part F: Question 32   |
| <input checked="" type="checkbox"/> | Signed & Notarized Affidavit                                   | Page 12               |



**Part A: Applicant Information**

1. A. Name: Gristmill Utility Company LLC (GMU)  
(individual, corporation, or other legal entity)

Individual  Corporation  WSC  Other: \_\_\_\_\_

B. Mailing Address: PO Box 701201, San Antonio, TX 78270

Phone No.: (512) 734-8007 Email: mian@bvrwater.com

C. Contact Person. Please provide information about the person to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney, accountant, or other title.

Name: Mia Natalino, P.E. Title: General Manager

Mailing Address: PO Box 701201, San Antonio, TX 78270

Phone No.: (210) 209-8029 Email: mian@bvrwater.com

2. If the Applicant is someone other than a municipality, is the Applicant currently paid in full on the Regulatory Assessment Fees (RAF) remitted to the TCEQ?

Yes  No  N/A

3. If the Applicant is an Investor Owned Utility (IOU), is the Applicant current on Annual Report filings with the Commission?

Yes  N/A If no, please state the last date an Annual Report was filed: \_\_\_\_\_

4. The legal status of the Applicant is:

- Individual or sole proprietorship
- Partnership or limited partnership (*attach* Partnership agreement)
- Corporation: Charter number (recorded with the Texas Secretary of State): \_\_\_\_\_
- Non-profit, member-owned, member controlled Cooperative Corporation [Article 1434(a) Water Supply or Sewer Service Corporation, incorporated under TWC Chapter 67]  
Charter number (as recorded with the Texas Secretary of State): \_\_\_\_\_
- Articles of Incorporation and By-Laws established (*attach*)
- Municipally-owned utility
- District (MUD, SUD, WCID, FWSD, PUD, etc.)
- County
- Affected County (a county to which Subchapter B, Chapter 232, Local Government Code, applies)
- Other (please explain): Limited Liability Company (See Attachment "A.4")

5. If the Applicant operates under an assumed name (i.e., any d/b/a), provide the name below:

Name: N/A

**Part B: Requested Area Information**

6. Provide details on the existing or expected land use in the requested area, including details on requested actions such as dual certification or decertification of service area.

There is currently no CCN in this area, no certification actions.

The proposed Gristmill Utility CCN will encompass collection systems for (2) new single family residential subdivisions that are currently in development, in total 238.71 acres. The wastewater treatment will be provided under a wholesale agreement with Plum Creek Utility WWTP.

7. The requested area (check all applicable):

Currently receives service from the Applicant  Is being developed with no current customers

Overlaps or is within municipal boundaries  Overlaps or is within district boundaries

Municipality: \_\_\_\_\_ District: County Line Special Utility District

Provide a copy of any franchise, permit, or consent granted by the city or district. If not available please explain:

Please see Attachment "B.7" - Service Area Agreement granting GMU the right to provide service within CLSUD service area.

8. Describe the circumstances (economic, environmental, etc.) driving the need for service in the requested area:

The Commission's issuance of the CCN will permit the utility to provide service. The granting of the CCN will ensure that retail customers receive high quality, affordable, and reliable wastewater service and maintain a financially stable and technically sound utility. The Commission's issuance of the CCN to Gristmill Utility will not have an adverse effect on any other retail public utility in the area. No other retail public utility has plans or the ability to serve the proposed CCN area. CLSUD cannot serve the area and is in agreement that GMU can serve the area. Please Attachment B. A regulated wastewater utility will provide better environmental protection than if the land is developed with large-acreage lots with individual septic systems.

9. Has the Applicant received any requests for service within the requested area? Please see Attachment "B.9"

Yes\*  No \*Attach copies of all applicable requests for service and show locations on a map

10. Is there existing or anticipated growth in the requested area? Please see Attachment "B.10.A" and "B.10.B"

Yes\*  No \*Attach copies of any reports and market studies supporting growth

11. A. Will construction of any facilities be necessary to provide service to the requested area?

Yes\*  No \*Attach copies of TCEQ approval letters

B. Date Plans & Specifications or Discharge Permit App. submitted to TCEQ: Please see Attachment "B.11"

C. Summarize an estimated timeline for construction for any required facilities to serve the requested area:

Plum Creek Utility provides wholesale wastewater treatment service to Gristmill Utility Co. Plum Creek Utility's WWTP is currently operating in interim Phase 1 of TCEQ Permit No. WQ0015635001. The collection system for Gristmill Highlands Phase 1 is complete and the collection system for Harmony Hills, including a lift station, is proposed to be constructed in 2020.

D. Describe the source and availability of funds for any required facilities to serve the requested area:

Collection systems will be built and paid for by the developers/builders and conveyed to GMU. The value of the collection system will either be declared as income in which case the asset will be included in return on rate base, or as a long term loan which will be paid back to developers over time through monies collected in rates. A lift station that would cost approximately \$400,000 will be installed at Harmony Hills. GMU will pay for the lift station through equity investment from its parent, BVRT Utility Holding Company. The lift station will pump into the CLSUD / PCU public private partnership sewer system. Any additional funds needed for Gristmill Utility will be provided by GMU.

**Note: Failure to provide applicable TCEQ construction or permit approvals, or evidence showing that the construction or permit approval has been filed with the TCEQ may result in the delay or possible dismissal of the application.**

12. A. If construction of a physically separate water or sewer system is necessary, provide a list of all retail public water and/or sewer utilities within one half mile from the outer boundary of the requested area below:

N/A. Plum Creek Utility is the only WWTP within 1/2 mile. Plum Creek Utility will be the the wholesale wastewater service provider for the Gristmill collections system and the entire CLSUD service area. Harmony Hills is outside of CLSUD's service territory. PCU will provide wholesale wastewater treatment service to Gristmill Utility Co. Please see Attachments "B.7" and "B.12.A".

B. Did the Applicant request service from each of the above water or sewer utilities?

Yes\*

N/A, no facility within 2 miles; Please see Attachment "B.12.B"

C. Attach a statement or provide documentation explaining why it is not economically feasible to obtain retail service from the water or sewer retail public utilities listed above.

D. If a neighboring retail public utility agreed to provide service to the requested area, attach documentation addressing the following information:

- (A) A description of the type of service that the neighboring retail public utility is willing to provide and comparison with service the applicant is proposing;
- (B) An analysis of all necessary costs for constructing, operating, and maintaining the new facilities for at least the first five years of operations, including such items as taxes and insurance; and
- (C) An analysis of all necessary costs for acquiring and continuing to receive service from the neighboring retail public utility for at least the first five years of operations.

13. Explain the effect of granting the CCN request on the Applicant, any retail public utility of the same kind serving in the proximate area, and any landowners in the requested area. The statement should address, but is not limited to, regionalization, compliance, and economic effects.

The Commission's issuance of the CCN to Gristmill Utility Co., LLC will not have an adverse effect on any other retail public utility in the area. No other retail public utility has plans or the ability to serve the proposed CCN area.

**Part C: CCN Obtain or Amend Criteria Considerations**

14. Describe the anticipated impact and changes in the quality of retail utility service for the requested area:

The granting of the CCN will ensure that retail customers receive high quality, affordable, and reliable wastewater service and maintain a financially stable and technically sound utility. The Commission's issuance of the CCN to Gristmill Utility will not have an adverse effect on any other retail public utility in the area. No other retail public utility has plans or the ability to serve the proposed CCN area. CLSUD cannot serve the area and is in agreement that GMU can serve the area. A regulated wastewater utility will provide better environmental protection than if the land is developed with large-acreage lots with individual septic systems.

15. Describe the experience and qualifications of the Applicant in providing continuous and adequate retail service:

Gristmill Utility Co. will hire experienced licensed operators on a contract basis to ensure proper operation. Wastewater treatment is provided by Plum Creek WWTP on a wholesale basis.

16. Has the Applicant been under an enforcement action by the Commission, TCEQ, Texas Department of Health (TDH), the Office of the Attorney General (OAG), or the Environmental Protection Agency (EPA) in the past five (5) years for non-compliance with rules, orders, or state statutes?

Yes\*  No

\*Attach copies of any correspondence with the applicable regulatory agency concerning any enforcement actions, and attach a description of any actions or efforts the Applicant has taken to comply with these requirements.

17. Explain how the environmental integrity of the land will or will not be impacted or disrupted as a result of granting the CCN as requested:

An organized wastewater utility will provide better environmental protection than if the land is developed with large-acreage lots with individual septic systems.

18. Has the Applicant made efforts to extend retail water or sewer utility service to any economically distressed area located within the requested area?

N/A - No requests of this nature exists at this time



19. List all neighboring water or sewer retail public utilities, cities, districts (including ground water conservation districts), counties, or other political subdivisions (including river authorities) providing the same service located within two (2) miles from the outer boundary of the requested area:

1. City of Kyle
  2. Railyard Wastewater Treatment
  3. County Line Special Utility District (CLSUD)
- Please see Attachment "B.12.B"

**Part D: TCEQ Public Water System or Sewer (Wastewater) Information**

20. A. Complete the following for all Public Water Systems (PWS) associated with the Applicant's CCN:

TCEQ PWS ID:	Name of PWS:	Date of TCEQ inspection*:	Subdivisions served:
1050038	County Line Special Utility District	4/5/2019	Waterleaf, Woodlands, Sunset Ridge, Cool Springs, Las Estancias & Grist Mill Highlands

**Attachment "D.20"** \*Attach evidence of compliance with TCEQ for each PWS

- B. Complete the following for all TCEQ Water Quality (WQ) discharge permits associated with the Applicant's CCN:

TCEQ Discharge Permit No:	Date Permit expires:	Date of TCEQ inspection*:	Subdivisions served:
WQ- WQ0015635001	9/13/2023		Grist Mill Highlands and Las Estancias
WQ-			
WQ-			
WQ-			

**Attachment "B.11"** \*Attach evidence of compliance with TCEQ for each Discharge Permit

- C. The requested CCN service area will be served via: PWS ID: 1050038  
WQ - 0015635001 (See Attachment "B.11")

21. List the number of existing connections for the PWS & Discharge Permit indicated above (Question 20. C.):

Water				Sewer	
0	Non-metered		2"	50	Residential
0	5/8" or 3/4"		3"	2	Commercial
0	1"		4"	0	Industrial
0	1 1/2"		Other	0	Other
Total Water Connections:			0	Total Sewer Connections: 50	

22. List the number of additional connections projected for the requested CCN area:

Water				Sewer	
0	Non-metered	0	2"	838	Residential
0	5/8" or 3/4"	0	3"	0	Commercial
0	1"	0	4"	0	Industrial
0	1 1/2"	0	Other	0	Other
Total Water Connections:			0	Total Sewer Connections: 838	



23. A. Will the system serving the requested area purchase water or sewer treatment capacity from another source?

Yes\*     No    \*Attach a copy of purchase agreement or contract.

Capacity is purchased from: **Please see Attachment "B.12"**

Water: \_\_\_\_\_

Sewer: **Plum Creek Utility Co. LLC**

B. Are any of the Applicants PWS's required to purchase water to meet the TCEQ's minimum capacity requirements or TCEQ's drinking water standards?

Yes     No

C. What is the amount of supply or treatment purchased, per the agreement or contract? What is the percent of overall demand supplied by purchased water or sewer treatment (if any)?

	Amount in Gallons	Percent of demand
Water:		0%
Sewer:		0%

24. Does the PWS or sewer treatment plant have adequate capacity to meet the current and projected demands in the requested area?

Yes     No

25. List the name, class, and TCEQ license number of the operators that will be responsible for the operations of the water or sewer utility service provided to the requested area:

Name (as it appears on license)	Class	License No.	Water/Sewer
William Fry	B	WW0019983	Sewer
Wyatt Misenheimer	C	WW0025207	Sewer

26. A. Are any improvements required for the existing PWS or sewer treatment plant to meet TCEQ or Commission standards?

Yes     No

B. Provide details on each required major capital improvement necessary to correct deficiencies to meet the TCEQ or Commission standards (attach any engineering reports or TCEQ approval letters):

Description of the Capital Improvement:	Estimated Completion Date:	Estimated Cost:
N/A		

27. Provide a map (or maps) showing all facilities for production, transmission, and distribution, and the location of existing or proposed customer connections, in the requested area. Facilities should be identified on subdivision plats, engineering planning maps, or other large scale maps. Color coding can be used, and is encouraged, to distinguish types of facilities.

**Please see Attachment "D.27"**

**Part E: Financial Information**

28. If the Applicant seeking to obtain a CCN for the first time is an Investor Owned Utility (IOU) and under the original rate jurisdiction of the Commission, a proposed tariff must be attached to the application. The proposed rates must be supported by a rate study, which provides all calculations and assumptions made. Once a CCN is granted, the Applicant must submit a rate filing package with the Commission within 18 months from the date service begins. The purpose of this rate filing package is to revise a utility's tariff to adjust the rates to a historic test year and to true up the new tariff rates to the historic test year. It is the Applicant's responsibility in any future rate proceeding to provide written evidence and support for the original cost and installation date of all facilities used and useful for providing utility service. Any dollar amount collected under the rates charged during the test year in excess of the revenue requirement established by the Commission during the rate change proceeding shall be reflected as customer contributed capital going forward as an offset to rate base for ratemaking purposes. **Attachment "E.29" Proposed Tariff and Rate Schedule**

29. If the Applicant is an existing IOU, please attach a copy of the current tariff and indicate:

A. Effective date for most recent rates: \_\_\_\_\_

B. Was notice of this increase provided to the Commission or a predecessor regulatory authority?  
 No       Yes      Application or Docket Number: N/A

C. If notice was not provided to the Commission, please explain why ( ex: rates are under the jurisdiction of a municipality)

**N/A - New CCN Application; Please see Attachment "E.29" for proposed Tariff & Rate Schedule**

**If the Applicant is a Water Supply or Sewer Service Corporation (WSC/SSC) and seeking to obtain a CCN, attach a copy of the current tariff.**

30. **Financial Information**  
Applicants must provide accounting information typically included within a balance sheet, income statement, and statement of cash flows. If the Applicant is an existing retail public utility, this must include historical financial information and projected financial information. However, projected financial information is only required if the Applicant proposes new service connections and new investment in plant, or if requested by Commission Staff. If the Applicant is a new market entrant and does not have its own historical balance sheet, income statement, and statement of cash flows information, then the Applicant should establish a five-year projection.

**Historical Financial Information** may be shown by providing any combination of the following that includes necessary information found in a balance sheet, income statement, and statement of cash flows:

1. Completed Appendix A;
2. Documentation that includes all of the information required in Appendix A in a concise format; or
3. Audited financial statements issued within 18 months of the application filing date. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.



Projected Financial Information may be shown by providing any of the following:

1. Completed Appendix B; **Please see Attachment "E.30" in Lieu of Appendix B Schedules Below**
2. Documentation that includes all of the information required in Appendix B in a concise format;
3. A detailed budget or capital improvement plan, which indicates sources and uses of funds required, including improvements to the system being transferred; or
4. A recent budget and capital improvements plan that includes information needed for analysis of the operations test for the system being transferred and any operations combined with the system. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.

31. Attach a disclosure of any affiliated interest or affiliate. Include a description of the business relationship between all affiliated interests and the Applicant.

**DO NOT INCLUDE ATTACHMENTS A OR B IF LEFT BLANK**

#### Part F: Mapping & Affidavits

32. Provide the following mapping information with each of the seven (7) copies of the application:
1. A general location (small scale) map identifying the requested area in reference to the nearest county boundary, city, or town. The Applicant should adhere to the following guidance:  
**Attachment "F.32.1" - General Location Map**
    - i. If the application includes an amendment for both water and sewer certificated service areas, separate maps must be provided for each.
    - ii. A hand drawn map, graphic, or diagram of the requested area is not considered an acceptable mapping document.
    - iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.
  2. A detailed (large scale) map identifying the requested area in reference to verifiable man-made or natural landmarks such as roads, rivers, and railroads. The Applicant should adhere to the following guidance:  
**Attachment "F.32.2" - Detailed Location Map**
    - i. The map should be clearly labeled and the outer boundary of the requested area should be marked in reference to the verifiable man-made or natural landmarks. These verifiable man-made and/or natural landmarks must be labeled and marked on the map as well.
    - ii. If the application includes an amendment for both water and sewer certificated service area, separate maps need to be provided for each.
    - iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.
  3. One of the following identifying the requested area: **See Attachments "F.32.3A" & "F.32.3B"**
    - i. A metes and bounds survey sealed or embossed by either a licensed state land surveyor or a registered professional land surveyor. Please refer to the mapping guidance in part 2 (above);

- ii. A recorded plat. If the plat does not provide sufficient detail, Staff may request additional mapping information. Please refer to the mapping guidance in part 2 (above); or
- iii. Digital mapping data in a shapefile (SHP) format georeferenced in either NAD 83 Texas State Plane Coordinate System (US Feet) or in NAD 83 Texas Statewide Mapping System (Meters). The digital mapping data shall include a single, continuous polygon record. The following guidance should be adhered to:
  - a. The digital mapping data must correspond to the same requested area as shown on the general location and detailed maps. The requested area must be clearly labeled as either the water or sewer requested area.
  - b. A shapefile should include six files (.dbf, .shp, .shx, .sbx, .sbn, and the projection (.prj) file).
  - c. The digital mapping data shall be filed on a data disk (CD or USB drives), clearly labeled, and filed with Central Records. Seven (7) copies of the digital mapping data is also required.

**Part G: Notice Information**

The following information will be used to generate the proposed notice for the application.  
**DO NOT** provide notice until the application is deemed sufficient for filing and the Applicant is ordered to provide notice.

33. Complete the following using verifiable man-made and/or natural landmarks such as roads, rivers, or railroads to describe the requested area (to be stated in the notice documents). Measurements should be approximated from the outermost boundary of the requested area:

The total acreage of the requested area is approximately: 239

Number of customer connections in the requested area: 888

The closest city or town: City of Umland

Approximate mileage to closest city or town center: 2

Direction to closest city or town: \_\_\_\_\_

The requested area is generally bounded on the North by: Heidenrech Road

on the East by: High Rd

on the South by: Hwy 21

on the West by: Grist Mill Road

34. A copy of the proposed map will be available at 170 Grist Mill Rd, Umland, TX 78640

**Applicant's Oath**

STATE OF Texas

COUNTY OF Bexar

I, Mia Natalino being duly sworn, file this application to obtain or amend a water or sewer CCN, as an Authorized representative (owner, member of partnership, title as officer of corporation, or authorized representative)

I attest that, in such capacity, I am qualified and authorized to file and verify such application, am personally familiar with the documents filed with this application, and have complied with all the requirements contained in the application; and, that all such statements made and matters set forth therein with respect to Applicant are true and correct. Statements about other parties are made on information and belief. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Commission.

I further represent that the application form has not been changed, altered, or amended from its original form.  
I further represent that the Applicant will provide continuous and adequate service to all customers and qualified applicants within its certificated service area should its request to obtain or amend its CCN be granted.

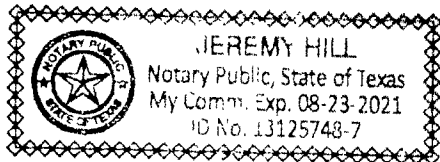
*Mia Natalino*

**AFFIANT**  
(Utility's Authorized Representative)

If the Affiant to this form is any person other than the sole owner, partner, officer of the Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

**SUBSCRIBED AND SWORN BEFORE ME**, a Notary Public in and for the State of Texas  
this day the 19 of November, 2019

SEAL



*Jeremy Hill*

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

Jeremy Hill  
**PRINT OR TYPE NAME OF NOTARY**

**My commission expires:** 8-23-2021



ATTACHMENT A.4  
CERTIFICATE OF ACCOUNT STATUS



## Franchise Tax Account Status

As of : 03/14/2019 14:49:37

**This Page is Not Sufficient for Filings with the Secretary of State**

### GRISTMILL UTILITY COMPANY LLC

**Texas Taxpayer Number** 32066666424

**Mailing Address** 1918 SUMMERWOOD DR SAN ANTONIO, TX 78232-2433

**Right to Transact Business in Texas** ACTIVE

**State of Formation** TX

**Effective SOS Registration Date** 03/27/2018

**Texas SOS File Number** 0802973644

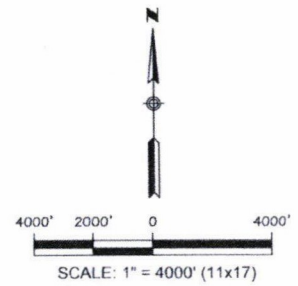
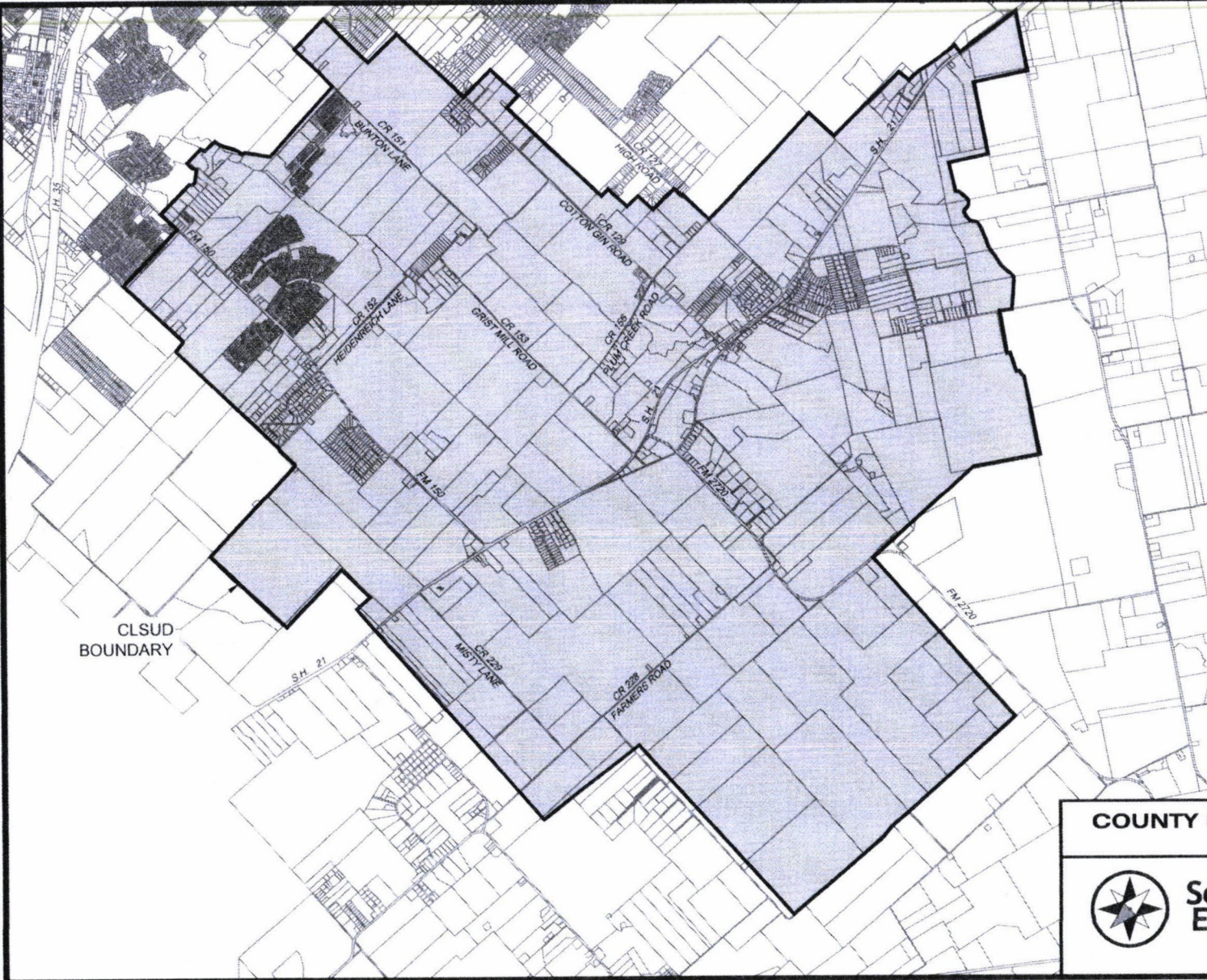
**Registered Agent Name** MIA NATALINO

**Registered Office Street Address** 1918 SUMMERWOOD SAN ANTONIO, TX 78232

Confidential

ATTACHMENT B.7  
SEWER SERVICE AREA AGREEMENT BETWEEN  
COUNTY LINE SPECIAL UTILITY DISTRICT AND  
GRISTMILL UTILITY COMPANY., LLC

# EXHIBIT A



**COUNTY LINE SUD WATER CCN**  
**JULY 2019**



**Southwest  
 Engineers**

TBPE NO. F-1209  
 www.swengineers.com

**HEADQUARTERS**

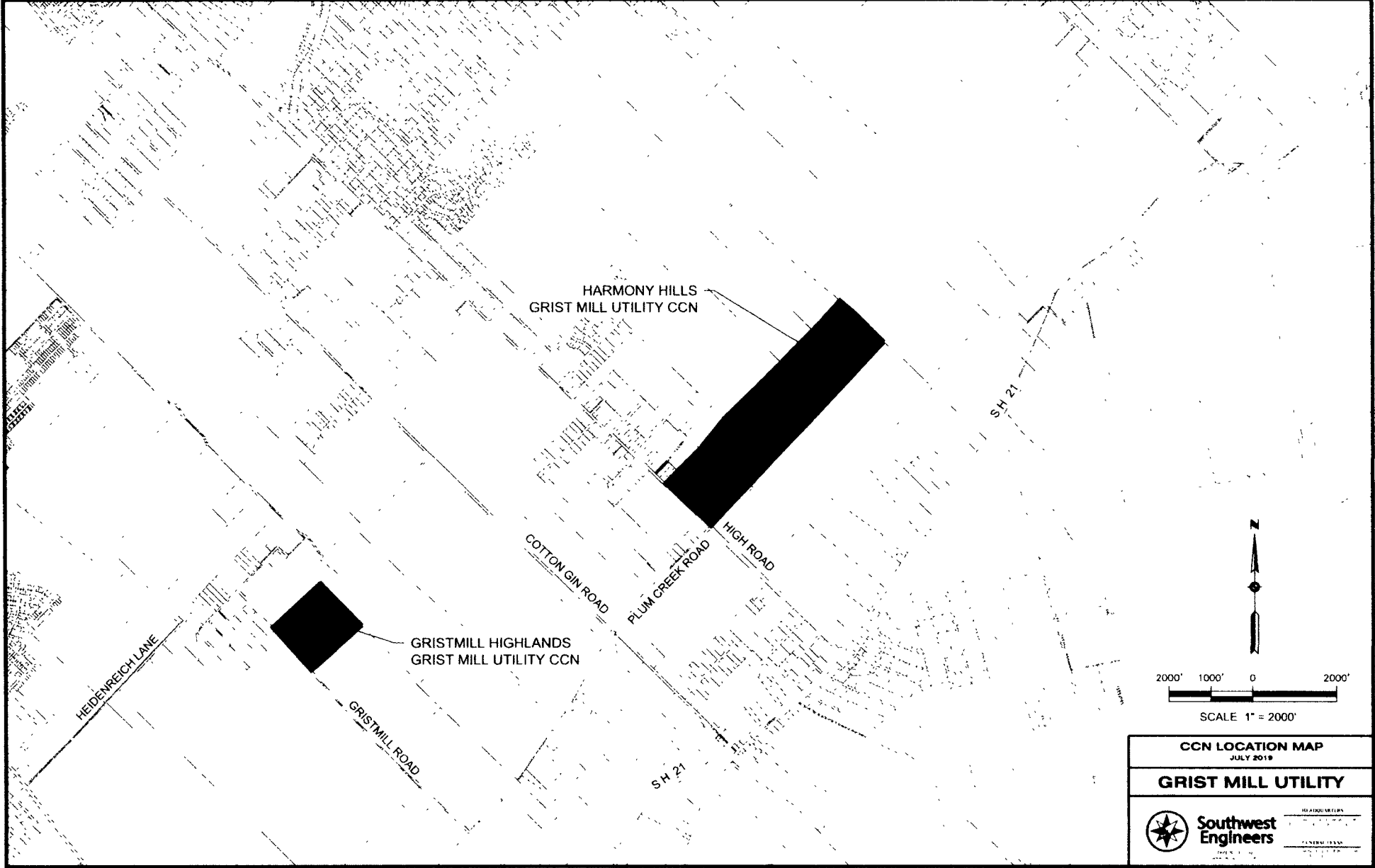
317 Saint Lawrence Street, Gonzales TX 76029  
 P: 817-672-7540 F: 817-672-2158

**CENTRAL TEXAS**

205 Cimarron Park Loop, Ste. E, Ruda TX 78610  
 P: 512-312-4330



# EXHIBIT B



HARMONY HILLS  
GRIST MILL UTILITY CCN

GRISTMILL HIGHLANDS  
GRIST MILL UTILITY CCN

HEIDENREICH LANE

GRISTMILL ROAD

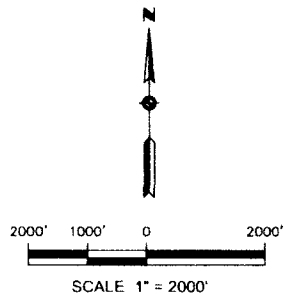
COTTON GIN ROAD

PLUM CREEK ROAD

HIGH ROAD

SH 21

SH 21



**CCN LOCATION MAP**  
JULY 2019

**GRIST MILL UTILITY**



**Southwest  
Engineers**

REGISTERED PROFESSIONAL ENGINEERS  
STATE OF TEXAS  
NO. 0000000000

# EXHIBIT C

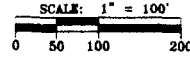
# GRIST MILL HIGHLANDS SUBDIVISION SECTION 1



VICINITY MAP  
(N.T.S.)

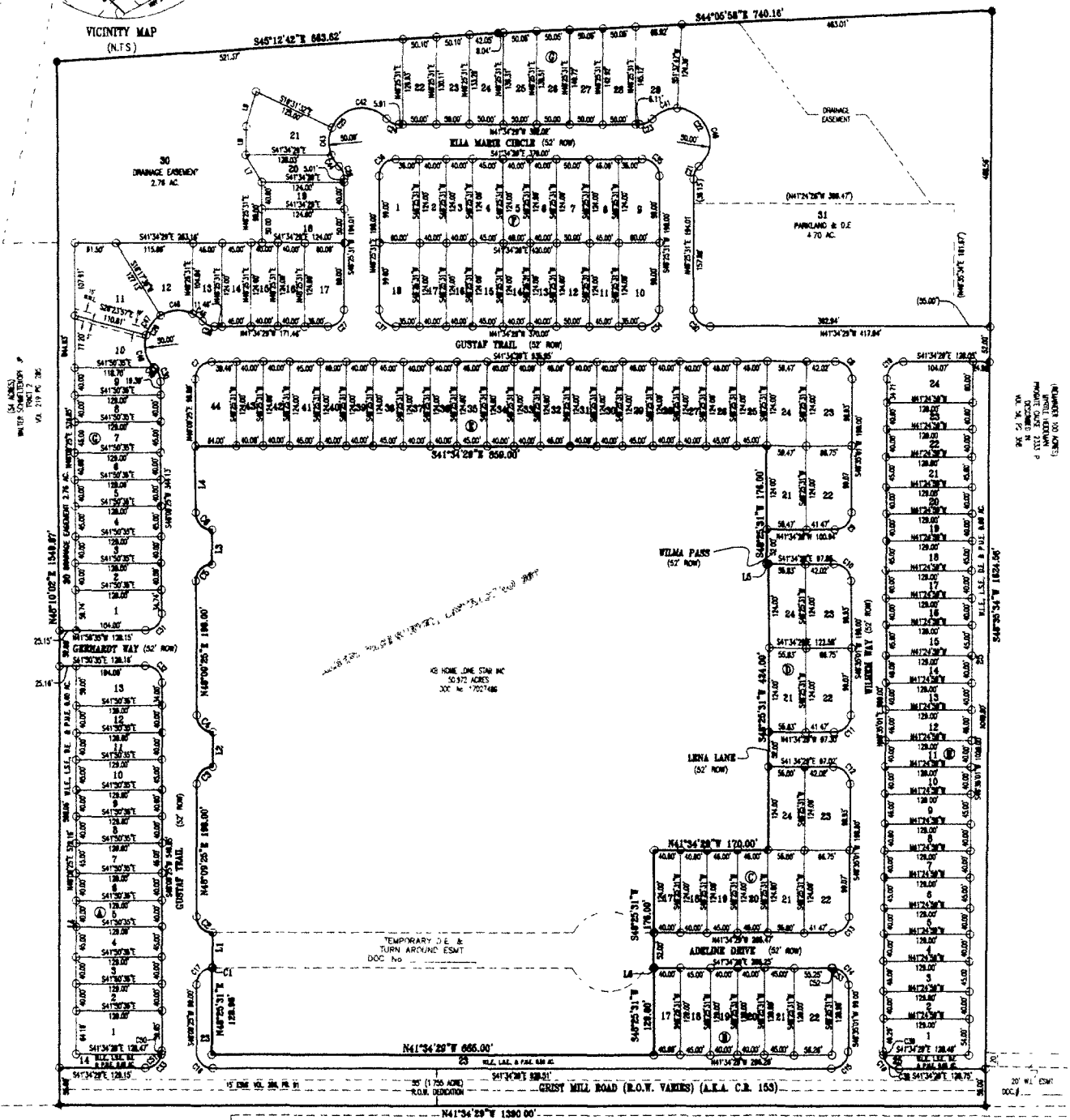
APPROXIMATE LOCATION OF  
FEMA 100 YEAR FLOODPLAIN

SHARE, KIMBLEAN, JR.  
(79.55 AC.)  
Q.L. 74-50-92-1



### LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- ★ COTTON SPINDLE FOUND
- 23 LOT NUMBER
- ① BLOCK
- W.L.E. WATER LINE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- (XXX) DRAINAGE EASEMENT MEASUREMENTS



WITHIN SUBDIVISION  
VOL. 4 PG. 228

(802.50 ACRES)  
MILTON TEXAS L.P.  
OL. 39-13 PG. 466

SHEET NO. 1 OF 3

**Carlson, Brigrance & Doering, Inc.**  
FIRM ID #117701 REG # 10024900

Civil Engineering Surveying  
5501 West 13th Avenue, Lakewood, CO 80215  
Phone No. (303) 280-5160 Fax No. (303) 280-5161

PATH-J:\4932\SURVEY\GRIST MILL HIGHLANDS PLAT-SEC 1

# GRIST MILL HIGHLANDS SUBDIVISION SECTION 1

STATE OF TEXAS |  
COUNTY OF HAYS |  
KB HOME LONE STAR INC., BEING THE OWNER OF 50.972 ACRES OF LAND OUT OF THE ALBERT PACE SURVEY, ABSTRACT NUMBER 367 SITUATED IN HAYS COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 17027468 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 34.485 ACRES OF LAND, TO BE KNOWN AS  
"GRIST MILL HIGHLANDS SUBDIVISION SECTION 1"

DATE, APRIL 19, 2018

ACREAGE 34.485

SURVEY ALBERT PACE SURVEY, ABSTRACT # 367

TOTAL LOTS	131
SINGLE FAMILY LOTS	126
D.E. LOTS	1
D.E. & PARK LAND LOTS	1
W.L.E., L.S.E., D.E. & P.U.E. LOTS	2
W.L.E., L.S.E., & P.U.E. LOTS	1

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT

5/22/18  
JOHN ZINSMEYER, VICE PRESIDENT  
KB HOME LONE STAR INC.  
10800 PECAN PARK BLVD., SUITE 200  
AUSTIN, TEXAS 78750

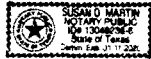
NUMBER OF BLOCKS: 8  
FEMA MAP NO. 48209C 0405 F  
HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005

OWNER: KB HOME LONE STAR INC  
10800 PECAN PARK BLVD., SUITE 200  
AUSTIN, TEXAS 78750  
(512) 732-0300

STATE OF TEXAS |  
COUNTY OF HAYS |

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 22, 2018 BY JOHN ZINSMEYER, VICE PRESIDENT, ON BEHALF OF SAID COMPANY

Susan D Martin  
NOTARY PUBLIC, STATE OF TEXAS



ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TX 78749  
(512) 280-5160 PHONE  
(512) 280-5165 FAX

NOTES

ACCORDING TO THE CURRENT FEMA FLOOD INSURANCE RATE MAP NUMBER 48209C0405F SEPTEMBER 02, 2005, HAYS COUNTY, TEXAS, NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED HUNDRED YEAR FLOODPLAIN FLOOD HAZARD AREA

- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO COUNTY LINE SPECIAL UTILITY DISTRICT WATER SYSTEM
- THIS PLAT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
- NO LOTS ARE TO BE OCCUPIED UNTIL PUBLIC SEWER, WATER AND ELECTRICITY AND ROADS HAVE BEEN PROVIDED AND CONSTRUCTION IS COMPLETED AND APPROVED
- SEWERBACKS SHOULD BE DEFINED BY THE PLANNED DEVELOPMENT DISTRICT (PDD) AS APPROVED
- 10' P.U.E. HEREBY DEDICATED ADJACENT TO RIGHTS-OF-WAY
- UNDERGROUND UTILITIES ARE APPROVED FOR THIS SUBDIVISION
- THE ROADWAYS AND DRAINAGE INFRASTRUCTURE SERVING THE SUBDIVISION WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF UHLAND
- LOT 14, BLOCK "A", LOT 23, BLOCK "B", LOTS 30 AND 31, BLOCK "C", AND LOT 25, BLOCK "H" WILL BE OWNED BY THE CITY OF UHLAND AND MAINTAINED BY THE HOMEOWNER ASSOCIATION (HOA)
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS
- THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
- DEVELOPMENT OF THIS TRACT SHALL CONFORM WITH THE CITY OF UHLAND REQUIREMENTS AS DEFINED BY THE DEVELOPMENT AGREEMENT
- DEVELOPMENT WILL COMPLY WITH CITY OF UHLAND AND COUNTY LINE SPECIAL UTILITY DISTRICT REQUIREMENTS AS APPLICABLE
- THE ROADWAYS AND DRAINAGE INFRASTRUCTURE SERVING THE SUBDIVISION WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF UHLAND
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITION OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THE SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED COUNTY ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE COUNTY ROAD AND BRIDGE DEPARTMENT

CITY OF UHLAND |  
CERTIFICATE OF APPROVAL |

ON THE 2nd DAY OF May, 2018, THIS PLAT WAS DULY APPROVED BY THE CITY COUNCIL OF THE CITY OF UHLAND, TEXAS.

Heidi Hunter  
BY Heidi Hunter  
CITY SECRETARY

STATE OF TEXAS |  
COUNTY OF HAYS |

I, LIZ Q. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 23rd DAY OF May, 2018 A.D., AND DULY RECORDED ON THE 23rd DAY OF May, 2018 A.D., AT 10:22 O'CLOCK A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 180180633 PAGE(S) 1 AND DOCUMENT NUMBER 180180633

WITNESS MY HAND AND SEAL OF OFFICE THIS 29th DAY OF May, 2018 A.D.

Liz Q Gonzalez  
LIZ Q. GONZALEZ  
COUNTY CLERK  
HAYS COUNTY TEXAS



TELEPHONE SERVICES PROVIDED BY -- FRONTIER

ELECTRIC SERVICES PROVIDED BY -- PEC

WATER AND WASTEWATER SERVICES PROVIDED BY -- COUNTY LINE WATER SUPPLY CORP

STATE OF TEXAS |  
COUNTY OF TRAVIS |

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT

DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 48209C0405F, DATED SEPTEMBER 02, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY STORMWATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, AND /OR OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND THAT THE LOCATION AND DIMENSIONS OF PROPOSED STREETS CONFORM WITH CITY OF UHLAND SUBDIVISION ORDINANCE.

Charles R. Brigance, Jr. 5/21/18  
CHARLES R. BRIGANCE, JR., P.E. NO. 64346  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON  
AUSTIN, TEXAS 78749  
(512) 280-5160



STATE OF TEXAS |  
COUNTY OF TRAVIS |

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION

Arnon Y. Thomason 5/21/18  
SURVEYED BY Arnon Y. Thomason DATE  
ARNON Y. THOMASON, R.P.L.S. #214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON  
AUSTIN, TEXAS 78749  
aron@cbdoinc.com



SHEET NO. 2 OF 3

Carlson, Brigance & Doering, Inc.

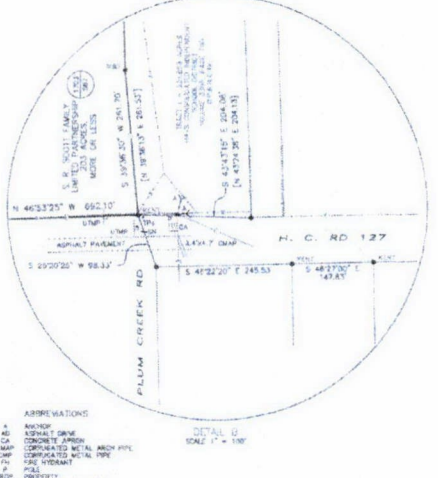
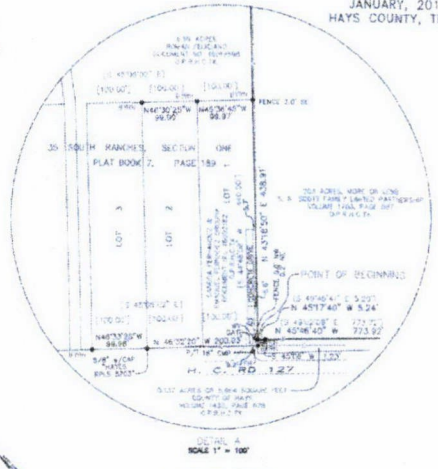
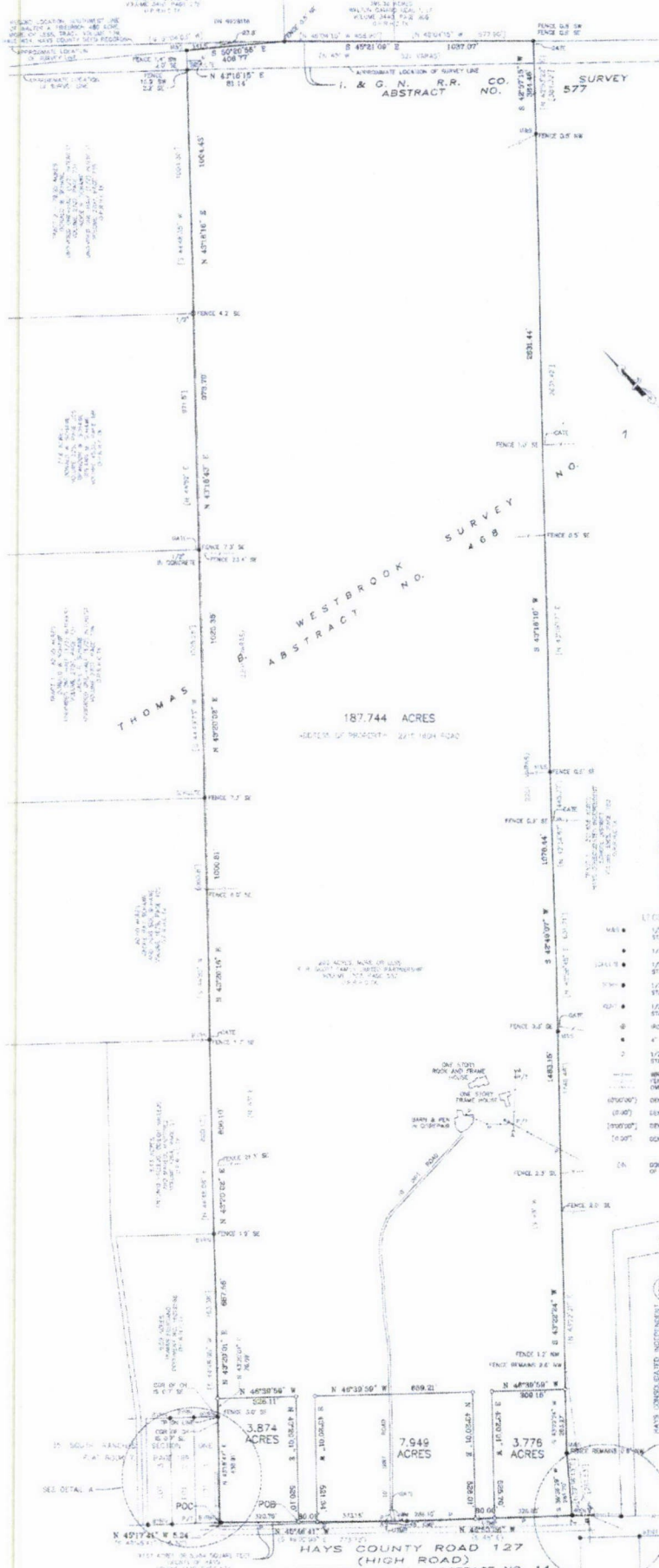
	FORM ID #E3791	REG # 1002490
	Civil Engineering • Surveying	
5501 West William Cannon		Austin, Texas 78749
Phone No. (512) 280-5160		Fax No. (512) 280-5165

PATH--J:\4932\SURVEY\GRIST MILL HIGHLANDS PLAT--SEC 1





# EXHIBIT D



- ABBREVIATIONS
- A ANCHOR
  - CB CONCRETE CURB
  - CA CONCRETE CURB
  - CM COMPRESSED METAL PIPE
  - CP COMPRESSED METAL PIPE
  - CS CONCRETE
  - CP CONCRETE
  - P POLE
  - PT POLE W/TRANSFORMER
  - SP STEEL PIPE
  - LP LIGHTNING PREVENTER
  - TL TELEPHONE
  - TR TELEPHONE
  - W WATER WHEEL
  - WH WATER WHEEL
  - SH SHED
  - OH OIL HOUSE

- LEGEND
- 1/2\"/>

- NOTES
1. A NOTES AND RECORDS DESCRIPTION WAS PREPARED AS AN ATTACHMENT TO ACCOMPANY THE SURVEY OF THE 187,744 ACRE TRACT SHOWN HEREIN.
  2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, OF NO. 1735426-COM, ISSUED JANUARY 4, 2018 AND DATED EFFECTIVE DECEMBER 27, 2017.
  3. THE BEARINGS SHOWN HEREIN ARE GRID NORTH, TEXAS COORDINATE SYSTEM OF 1983 (SOUTH CENTRAL ZONE), REFERENCE FRAME: NAD 83 (GDSM)/EPSG:2002 0000. BASED ON GPS OBSERVATIONS MADE SEPTEMBER 13, 2008.
  4. ITEM 101 AS LISTED IN SCHEDULE B, A ROADWAY EASEMENT ALONG THE SOUTHWEST SIDE AS EVIDENCED BY DEED FILED FOR RECORD IN VOLUME 123, PAGE 1, AND IN VOLUME 246, PAGE 183, DEED RECORDS OF HAYS COUNTY, TEXAS, MAY AFFECT THE SAID 203.34 ACRE TRACT, THE 203.34 ACRE TRACT ADJOINS COUNTY ROAD 127 (HIGH ROAD) ON THE SOUTHWEST. A PORTION OF WHICH HAS CONVEYED TO HAYS COUNTY IN VOLUME 1430, PAGE 678, HAYS COUNTY DEED RECORDS.
  5. ITEM 101 AS LISTED IN SCHEDULE B, A MINERAL AND/OR MINERAL INTEREST RESERVED IN VOLUME 123, PAGE 1, HAYS COUNTY DEED RECORDS, MAY AFFECT THE SAID 203.34 ACRE TRACT.
  6. ITEM 101 AS LISTED IN SCHEDULE B, THE PROPERTY IS INCLUDED WITHIN PLUS CREED CONSERVATION DISTRICT BY NOTICE RECORDED IN VOLUME 1703, PAGE 506 OFFICE PUBLIC RECORDS, OF HAYS COUNTY, TEXAS, WHICH AFFECTS THE SAID 203.34 ACRE TRACT, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED ON THE SURVEY.

SURVEYOR'S CERTIFICATION

TO ALL-TEX PARTS & SERVICE, LTD., PLAINCAPITAL BANK, S. E. SCOTT FAMILY LIMITED PARTNERSHIP AND STEWART TITLE GUARANTY COMPANY, PARTIES TO A COMMITMENT FOR TITLE INSURANCE, OF NO. 1735426-COM, ISSUED JANUARY 4, 2018 AND DATED EFFECTIVE DECEMBER 27, 2017.

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREIN DURING JANUARY 2018, UNDER MY DIRECTION AND SUPERVISION, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEFS, THAT THERE ARE NO APPARENT ENCUMBRANCES OR OVERLAPPING OF INTERESTS WITH THE DEED LINES SHOWN EXCEPT AS SHOWN HEREON, THAT THERE ARE NO APPARENT DISCREPANCIES OR DEED LINE CONFLICTS WITH THE DEEDS SHOWN EXCEPT AS SHOWN HEREON, THAT THERE ARE NO VISIBLE UTILITY LINES EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY.

2/6/2018  
 JOHN D. BARNARD  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 8749 - STATE OF TEXAS

LAND TITLE SURVEY  
 187,744 ACRES OF LAND OUT OF THE  
 THOMAS WESTBROOK SURVEY, ABSTRACT NO. 458 AND THE  
 I & G N. R.R. COMPANY SURVEY, ABSTRACT NO. 577  
 HAYS COUNTY, TEXAS



Bowman Consulting Group, LLC  
 188 South Capital Trail, Suite 200, Austin, Texas 78704  
 Phone: 512.251.1188 Fax: 512.251.4902  
 www.bowmanconsulting.com Email: info@bowmanconsulting.com  
 TSPS Form No. F-14369 TPLS Form No. 10-1206-00

ATTACHMENT B.9  
CUSTOMER REQUESTS FOR SERVICE



From:

John Zinsmeyer  
Vice President  
KB Home Lone Star Inc.  
10800 Pecan Park Blvd, Suite 200  
Austin, TX 78750

June 1, 2018

To:

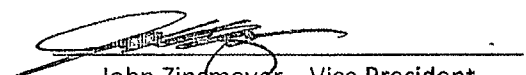
Steven Greenberg  
President  
Gristmill Utility Company LLC  
1918 Summerwood  
San Antonio, TX 78232

Re: Request for Non-Standard Service for Grist Mill at Highlands

Dear Mr. Greenberg,

Attached please find our non-standard service application requesting wastewater treatment service be established to fulfill the needs of a new planned development described in the application.

Sincerely,



John Zinsmeyer – Vice President

Gristmill Utility Company LLC  
1918 Summerwood  
San Antonio, Texas 78232  
Tel: 210-872-1816

NON-STANDARD SERVICE APPLICATION

Select One:

Applying for development of new regulated utility retail service

Applying for service extension

Name of Development: Gristmill Highlands

Maximum Number of Lots: 238 Average Lot Size: 45x124 Total Acreage: 50.98

Name of Applicant: John Zinsmeyer

Name & Title of Person Completing Application: John Zinsmeyer / Vice President

Mailing Address: 10800 Pecan Park Blvd, Suite 200, Austin, TX 78750

Fax: (512)795-6286 E-mail: jzinsmeyer@kbhome.com

Name of Property Owner: KB Home Lone Star Inc.

Mailing Address: 10800 Pecan Park Blvd, Suite 200, Austin, TX 78750

Phone: (512) 651-8090 Fax: (512) 795-6286 E-mail: jzinsmeyer@kbhome.com

Responsible Engineer: Charles Brigance Firm: Carlson, Brigance & Doering, Inc.

Mailing Address: 5501 West William Cannon


Phone: (512) 280-5160 Fax: (512) 280-5165 E-mail: charlesbrigance@cbdeng.com

Property description: (State legal description or attach copy of deed)

Gristmill Highlands

This application must be completed by the undersigned Applicant only. Gristmill Utility Company LLC will take no action related to the development until this application is complete. A complete application will be signed by the Applicant and include all of the additional information required to determine the level and manner of service for the development.

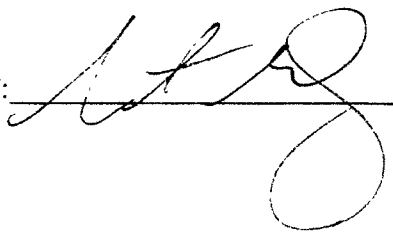
I HEREBY CERTIFY, AS THE APPLICANT OR AS AN AUTHORIZED REPRESENTATIVE ON BEHALF OF THE APPLICANT, THAT THE FOREGOING REPRESENTATIONS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT.

Signed:  Date: 6/4/18

Print Name: Low ZWsmeyer

Title: Vice President

SIGNED APPLICATION RECEIVED BY Gristmill Utility Company LLC on 6/6/2018

BY: 



October 26, 2018

From:

Al Carroll  
Civil Engineering Manager – San Marcos Division  
Tri-Tech Engineering, LP  
155 Riverwalk Dr.  
San Marcos, TX 78666

To:

Steven Greenberg  
President  
Gristmill Utility Company, LLC  
1918 Summerwood  
San Antonio, TX 78232

Re: Request for Non-Standard Service for Harmony Hill Subdivision

Dear Mr. Greenberg,

Attached please find our non-standard service application requesting wastewater treatment service be established to fulfill the needs of a new planned development described in the application.

Sincerely,

Al Carroll, P.E.  
Civil Engineering Manager  
San Marcos Division



Gristmill Utility Company LLC  
1918 Summerwood  
San Antonio, Texas 78232  
Tel: 210-872-1816

NON-STANDARD SERVICE APPLICATION

Select One:

Applying for development of new regulated utility retail service

Applying for service extension

Name of Development:

Harmony Hills Subdivision

Maximum Number of Lots: 621 Average Lot Size: .24 Ac Total Acreage: 187.74

Name of Applicant: Al Carroll

Name & Title of Person Completing

Application: Al Carroll, P.E. – Civil Engineering Manager

Mailing Address:

P.O. Box 968, San Marcos, Texas 78667

Phone: (512) 440-0222 Fax: N/A E-mail: acarroll@tritechtx.com

Name of Property Owner:

Aus-Tex Parts & Services

Mailing Address:

17325 Camino Real, Mustang Ridge, TX 78616

Phone: (512) 385-9700 Fax: N/A E-mail: don@villagehomesaustin.com

Responsible Engineer: Al Carroll, P.E. Firm: Tri-Tech Engineering, LP

Mailing Address:

P.O. Box 968, San Marcos, TX, 78667

Phone: (512) 440-0222 Fax: N/A E-mail: acarroll@tritechtx.com

Property description: (State legal description or attach copy of deed)

Copy of Deed attached

Describe all intended land uses in the Development: (Attach additional sheets if necessary)

Residential Subdivision  Apartments  Manufactured Home Park  RV Park  Commercial or other uses:

Proposed Manufactured Home Subdivision. Subdivision will have approximately 620 residential lots and 1 commercial lot.

Special service needs:

---

---

All information provided to Gristmill Utility Company LLC under an application for non-standard service may be considered public information and shall be made available for inspection and copying if required to do so under the Texas Public Information Act or any other applicable law. Any person who submits information in conjunction with this application consents to the inspection and copying of that information.

Additional information required to determine level and manner of service (These may be submitted as they become available, Applicant acknowledges, however that any delay in providing this information may cause a delay in the utility's ability to obtain necessary permits or provide service):

Four (4) plats signed and sealed by a licensed surveyor or registered professional engineer.

General location map of the development.

Description of improvements the Applicant proposes to build.

A proposed calendar of the design, plat approval, construction phasing and initial occupancy.

Applicant's projected demand for water service when the development is fully built-out and occupied.

A projected schedule of the build-out and of associated water demand during the build-out.

For development in phases, a map depicting the currently estimated location of each phase.

For development in phases, the Applicant must specify the level and manner of service and estimated time frame for each phase.

This application must be completed by the undersigned Applicant only. Gristmill Utility Company LLC will take no action related to the development until this application is complete. A complete application will be signed by the Applicant and include all of the additional information required to determine the level and manner of service for the development.

I HEREBY CERTIFY, AS THE APPLICANT OR AS AN AUTHORIZED REPRESENTATIVE ON BEHALF OF THE  
Gristmill Utility Company Non-Standard Service Application

APPLICANT, THAT THE FOREGOING REPRESENTATIONS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT.

Signed: Al Carroll Date: 10/26/2018

Print Name: Al Carroll, P.E.

Title: Civil Engineering Manager

SIGNED APPLICATION RECEIVED BY Gristmill Utility Company LLC on 10/27/2018

BY: Mia Kataoka

ATTACHMENT B.10.A  
GRIST MILL HIGHLANDS SUBDIVISION PLAT

# GRIST MILL HIGHLANDS SUBDIVISION SECTION 1

STATE OF TEXAS }  
 COUNTY OF HAYS }  
 KB HOME LONE STAR INC., BEING THE OWNER OF 50.972 ACRES OF LAND OUT OF THE ALBERT PACE SURVEY, ABSTRACT NUMBER 307 SITUATED IN HAYS COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 17027490 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 34.485 ACRES OF LAND, TO BE KNOWN AS:

"GRIST MILL HIGHLANDS SUBDIVISION SECTION 1"

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT

JOHN ZINSMEYER, VICE PRESIDENT  
 KB HOME LONE STAR INC  
 10800 PECAN PARK BLVD., SUITE 200  
 AUSTIN, TEXAS 78750

STATE OF TEXAS }  
 COUNTY OF HAYS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ BY JOHN ZINSMEYER, VICE PRESIDENT, ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC, STATE OF TEXAS

CITY OF UHLAND }  
 CERTIFICATE OF APPROVAL }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ THIS PLAT WAS DULY APPROVED BY THE CITY COUNCIL OF THE CITY OF UHLAND, TEXAS.

BY: \_\_\_\_\_ CHAIRMAN

ATTEST: \_\_\_\_\_ CITY SECRETARY

STATE OF TEXAS }  
 COUNTY OF HAYS }

I, LIZ Q. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D., AND DULY RECORDED ON THE \_\_\_\_\_

DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK \_\_\_\_\_ PAGE(S)

\_\_\_\_\_ AND DOCUMENT NUMBER \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.

LIZ Q. GONZALEZ  
 COUNTY CLERK  
 HAYS COUNTY, TEXAS

STATE OF TEXAS }  
 COUNTY OF TRAVIS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT

DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 48209C0405F, DATED SEPTEMBER 02, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, STORMWATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, AND /OR OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND THAT THE LOCATION AND DIMENSIONS OF PROPOSED STREETS CONFORM WITH CITY OF UHLAND SUBDIVISION ORDINANCE.

CHARLES R. BRIGANCE, JR., P.E. No. 64346  
 CARLSON, BRIGANCE & DOERING, INC.  
 5501 WEST WILLIAM CANNON  
 AUSTIN, TEXAS 78749  
 (512) 280-5180

DATE



STATE OF TEXAS }  
 COUNTY OF TRAVIS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

SURVEYED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 AARON V. THOMASON, R.P.L.S. #6214  
 CARLSON, BRIGANCE & DOERING, INC.  
 5501 WEST WILLIAM CANNON  
 AUSTIN, TEXAS 78749  
 aaron@cbdeng.com



DATE: APRIL 19, 2010

ACREAGE: 34.485

SURVEY: ALBERT PACE SURVEY, ABSTRACT # 367

TOTAL LOTS:	131
SINGLE FAMILY LOTS:	128
D.E. LOTS:	1
D.E. & PARK LAND LOTS:	1
W.L.E., L.S.E., D.E. & P.U.E. LOTS:	2
W.L.E., L.S.E. & P.U.E. LOTS:	1

NUMBER OF BLOCKS: 8  
 F.E.M.A. MAP NO 48209C 0405 F  
 HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005

OWNER: KB HOME LONE STAR INC.  
 10800 PECAN PARK BLVD., SUITE 200  
 AUSTIN, TEXAS 78750  
 (512) 732-0300

ENGINEER & SURVEYOR:  
 CARLSON, BRIGANCE & DOERING, INC.  
 5501 WEST WILLIAM CANNON DRIVE  
 AUSTIN, TX 78749  
 (512) 280-5180 PHONE  
 (512) 280-5165 FAX

NOTES:

ACCORDING TO THE CURRENT FEMA FLOOD INSURANCE RATE MAP NUMBER 48209C0405F SEPTEMBER 02, 2005, HAYS COUNTY, TEXAS, NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED HUNDRED YEAR FLOODPLAIN FLOOD HAZARD AREA

1. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO COUNTY LINE SPECIAL UTILITY DISTRICT WATER SYSTEM.
2. THIS PLAT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
3. NO LOTS ARE TO BE OCCUPIED UNTIL PUBLIC SEWER, WATER AND ELECTRICITY AND ROADS HAVE BEEN PROVIDED AND CONSTRUCTION IS COMPLETED AND APPROVED.
4. SETBACKS SHOULD BE DEFINED BY THE PLANNED DEVELOPMENT DISTRICT (PDD) AS APPROVED.
5. 10' P.U.E. HEREBY DEDICATED ADJACENT TO RIGHTS-OF-WAY.
6. UNDERGROUND UTILITIES ARE APPROVED FOR THIS SUBDIVISION.
7. THE ROADWAYS AND DRAINAGE INFRASTRUCTURE SERVING THE SUBDIVISION WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF UHLAND.
8. LOT 14, BLOCK "A", LOT 23, BLOCK "B", LOTS 30 AND 31, BLOCK "C", AND LOT 25, BLOCK "D" WILL BE OWNED BY THE CITY OF UHLAND AND MAINTAINED BY THE HOMEOWNER ASSOCIATION (HOA).
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
10. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
11. DEVELOPMENT OF THIS TRACT SHALL CONFORM WITH THE CITY OF UHLAND REQUIREMENTS AS DEFINED BY THE DEVELOPMENT AGREEMENT.
12. DEVELOPMENT WILL COMPLY WITH CITY OF UHLAND AND COUNTY LINE SPECIAL UTILITY DISTRICT REQUIREMENTS AS APPLICABLE.
13. THE ROADWAYS AND DRAINAGE INFRASTRUCTURE SERVING THE SUBDIVISION WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF UHLAND.
14. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITION OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THE SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED COUNTY ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE COUNTY ROAD AND BRIDGE DEPARTMENT

TELEPHONE SERVICES PROVIDED BY - FRONTIER

ELECTRIC SERVICES PROVIDED BY - PEC

WATER AND WASTEWATER SERVICES PROVIDED BY - COUNTY LINE WATER SUPPLY CORP

SHEET NO. 2 OF 3

**Carlson, Brigance & Doering, Inc.**

PLUM ID #63791    REG # 10024900

Civil Engineering    Surveying  
 5501 West William Cannon    Austin, Texas 78749  
 Phone No. (512) 280-5160    Fax No. (512) 280-5165

PATH-J\4932\SURVEY\GRIST MILL HIGHLANDS PLAT-SEC 1

# GRIST MILL HIGHLANDS SUBDIVISION SECTION 2

STATE OF TEXAS }  
 COUNTY OF HAYS }  
 KB HOME LONE STAR INC., BEING THE OWNER OF 50.972 ACRES OF LAND OUT OF THE ALBERT PACE SURVEY, ABSTRACT NUMBER 367 SITUATED IN HAYS COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 17027480 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 16.487 ACRES OF LAND, TO BE KNOWN AS.

"GRIST MILL HIGHLANDS SUBDIVISION SECTION 2"

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

JOHN ZINSMEYER, VICE PRESIDENT  
 KB HOME LONE STAR INC.  
 10800 PECAN PARK BLVD., SUITE 200  
 AUSTIN, TEXAS 78750

STATE OF TEXAS }  
 COUNTY OF HAYS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ BY JOHN ZINSMEYER,  
 VICE PRESIDENT, ON BEHALF OF SAID COMPANY

NOTARY PUBLIC, STATE OF TEXAS

CITY OF UNLAND }  
 CERTIFICATE OF APPROVAL

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ THIS PLAT WAS DULY APPROVED BY THE CITY COUNCIL OF THE  
 CITY OF UNLAND, TEXAS.

BY: \_\_\_\_\_  
 CHAIRMAN

ATTEST: \_\_\_\_\_  
 CITY SECRETARY

STATE OF TEXAS }  
 COUNTY OF HAYS }

I, LIZ Q. GONZALES, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF  
 WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_  
 DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D., AND DULY RECORDED ON THE \_\_\_\_\_

DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE PLAT RECORDS OF  
 HAYS COUNTY, TEXAS IN BOOK \_\_\_\_\_ PAGE(S)

\_\_\_\_\_ AND DOCUMENT NUMBER \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 20\_\_\_\_ A.D.

LIZ Q. GONZALES  
 COUNTY CLERK  
 HAYS COUNTY, TEXAS

STATE OF TEXAS }  
 COUNTY OF TRAVIS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT  
 PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD  
 ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 48209C0405F, DATED  
 SEPTEMBER 02, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY,  
 STORMWATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO  
 BE LOCATED WITHIN THE RIGHTS-OF-WAY, AND /OR OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND THAT THE  
 LOCATION AND DIMENSIONS OF PROPOSED STREETS CONFORM WITH CITY OF UNLAND SUBDIVISION ORDINANCE.

CHARLES R. BRIGANCE, JR., P.E. No. 64346 DATE \_\_\_\_\_  
 CARLSON, BRIGANCE & DOERING, INC.  
 5501 WEST WILLIAM CANNON  
 AUSTIN, TEXAS 78749  
 (512) 280-5100



STATE OF TEXAS }  
 COUNTY OF TRAVIS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY  
 CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE  
 PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY  
 PLACED UNDER MY SUPERVISION.

SURVEYED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 AARON V. THOMASON, R.P.L.S. #6214  
 CARLSON, BRIGANCE & DOERING, INC.  
 5501 WEST WILLIAM CANNON  
 AUSTIN, TEXAS 78749  
 aaron@cbdeng.com



DATE: FEBRUARY 26, 2018

ACREAGE: 16.487

SURVEY: ALBERT PACE SURVEY, ABSTRACT # 367

SINGLE FAMILY LOTS: 112

NUMBER OF BLOCKS: 4  
 F.E.M.A. MAP NO. 48209C 0405 F  
 HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005

OWNER: KB HOME LONE STAR INC.  
 10800 PECAN PARK BLVD., SUITE 200  
 AUSTIN, TEXAS 78750  
 (512) 732-0300

ENGINEER & SURVEYOR:  
 CARLSON, BRIGANCE & DOERING, INC.  
 5501 WEST WILLIAM CANNON DRIVE  
 AUSTIN, TX 78749  
 (512) 280-5100 PHONE  
 (512) 280-5105 FAX

NOTES:

ACCORDING TO THE CURRENT FEMA FLOOD INSURANCE RATE MAP NUMBER 48209C0405F SEPTEMBER 02, 2005, HAYS  
 COUNTY, TEXAS, NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED HUNDRED YEAR FLOODPLAIN FLOOD HAZARD  
 AREA

1. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO COUNTY LINE SPECIAL UTILITY DISTRICT WATER SYSTEM.
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 THE CITY OF UNLAND.
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 CONSTRUCTED ON ANY LOT WITHIN THE SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED  
 COUNTY ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE COUNTY ROAD AND BRIDGE DEPARTMENT.

TELEPHONE SERVICES PROVIDED BY - FRONTIER

ELECTRIC SERVICES PROVIDED BY - PEC

WATER AND WASTEWATER SERVICES PROVIDED BY - COUNTY LINE WATER SUPPLY CORP

SHEET NO. 2 OF 3

**Carlson, Brigance & Doering, Inc.**

REG. # 10024900

FBLM ID #P3791

Civil Engineering

5501 West William Cannon

Phone No (512) 280-5100

Surveying

Austin, Texas 78749

Fax No (512) 280-5105

PATH-J\4932\SURVEY\GRIST MILL HIGHLANDS PLAT-SEC 2

# GRIST MILL HIGHLANDS SUBDIVISION SECTION 1

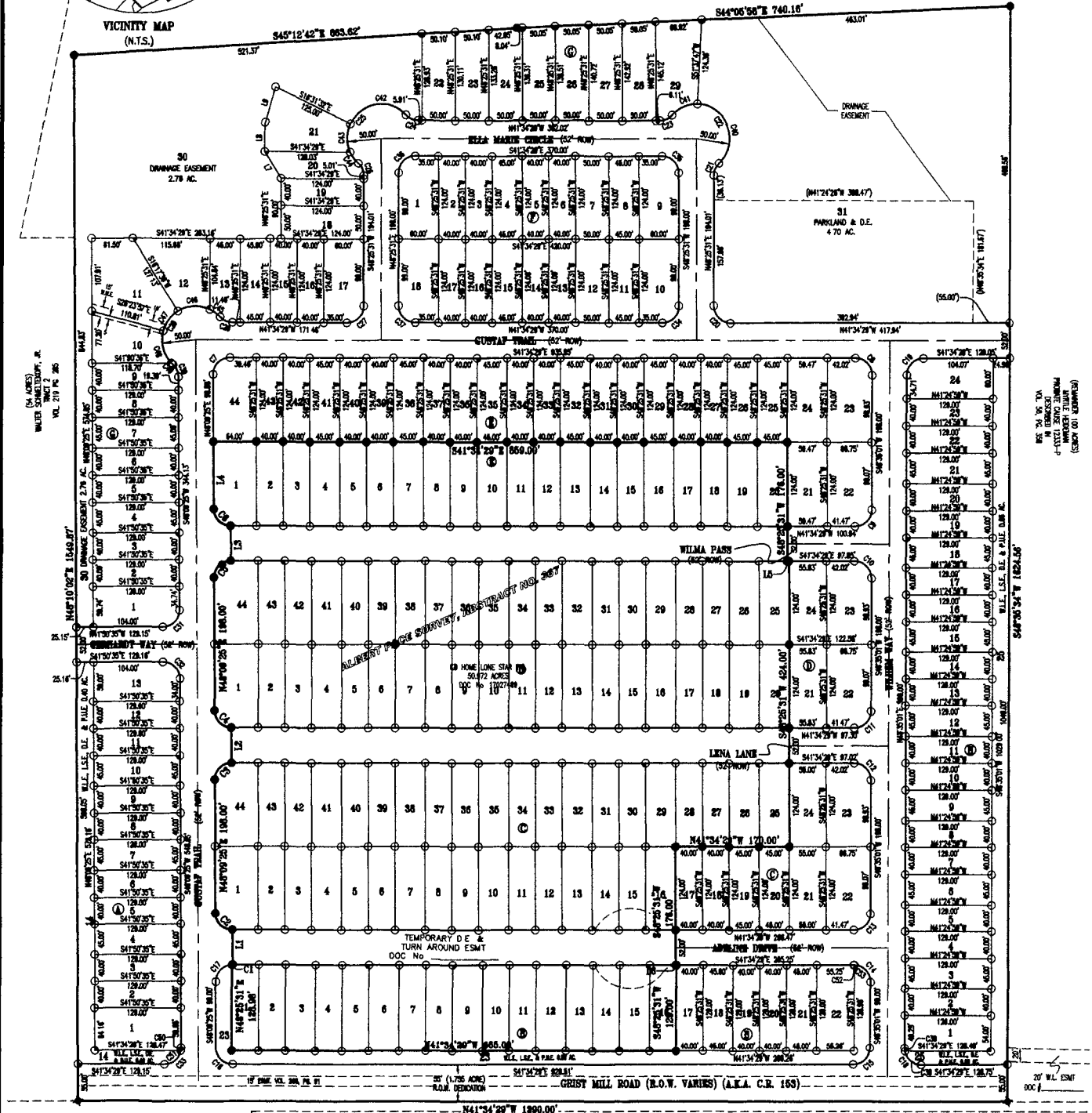
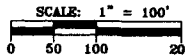


VICINITY MAP  
(N.T.S.)

APPROXIMATE LOCATION OF  
FEMA 100 YEAR FLOODPLAIN

SMUCK KIMBERLIN JR.  
7915 S.W. 11TH ST.  
VOL. 1795 PCL672

- LEGEND**
- 1/2" IRON ROD FOUND
  - 1/2" CAPPED IRON ROD SET
  - ★ COTTON SPINDLE FOUND
  - ★ LOT NUMBER
  - ① BLOCK
  - W.L.E. WATER LINE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - L.S.E. LANDSCAPE EASEMENT
  - D.E. DRAINAGE EASEMENT
  - (XXX) DRAINAGE EASEMENT MEASUREMENTS



(64 ACRES)  
WATER SUBDIVISION, JR.  
TRACT 2  
VOL. 210 PG. 865

(64 ACRES)  
WATER SUBDIVISION, JR.  
TRACT 2  
VOL. 210 PG. 865

ANTON SUBDIVISION  
VOL. 4 PG. 209

(82.20 ACRES)  
WALTON TEXAS, LP,  
VOL. 3613 PG. 494

SHEET NO. 1 OF 3

**Carlson, Brignace & Doering, Inc.**  
FIRM ID #F5791    REG # 10024900

Civil Engineering    Surveying  
5501 West William Cannon    Austin, Texas 78749  
Phone No. (512) 280-5160    Fax No. (512) 280-5165



# GRIST MILL HIGHLANDS SUBDIVISION SECTION 1

Line #	Length	Bearing
L1	52.00	N47°53'57"E
L2	52.00	N47°53'57"E
L3	52.00	N47°53'57"E
L4	98.12	N48°09'25"E
L5	2.81	S47°34'20"E
L6	0.94	S47°34'20"E
L7	48.57	N17°30'30"E
L8	42.94	S48°54'37"W
L9	53.28	S44°42'30"W

Curve #	Length	Radius	Chord Station	Chord Length	Tangent	DELTA
C1	1.80	25.00	S42°43'30"E	1.80	0.20	218°12'
C2	38.15	25.00	N03°17'30"E	35.27	24.88	89°43'20"
C3	38.38	25.00	S48°42'32"E	35.44	25.12	89°16'05"
C4	38.15	25.00	N03°17'30"E	35.27	24.88	89°43'20"
C5	38.38	25.00	S48°42'32"E	35.44	25.12	89°16'05"
C6	38.15	25.00	N03°17'30"E	35.27	24.88	89°43'20"
C7	38.38	25.00	S48°42'32"E	35.44	25.12	89°16'05"
C8	38.34	25.00	N03°30'16"E	35.40	25.07	89°08'31"
C9	38.20	25.00	S48°29'44"E	35.31	24.93	89°30'28"
C10	38.34	25.00	N03°30'16"E	35.40	25.07	89°08'31"
C11	38.20	25.00	S48°29'44"E	35.31	24.93	89°30'28"
C12	38.34	25.00	N03°30'16"E	35.40	25.07	89°08'31"
C13	38.30	25.00	S48°30'44"E	35.31	24.93	89°30'28"
C14	38.34	25.00	N03°30'16"E	35.40	25.07	89°08'31"
C15	38.20	25.00	S48°29'44"E	35.31	24.93	89°30'28"
C16	38.15	25.00	S03°30'16"W	38.27	24.88	89°43'20"
C17	38.38	25.00	N48°51'30"E	34.72	24.13	87°57'54"
C18	38.34	25.00	S03°30'16"W	35.40	25.07	89°08'31"
C19	38.30	25.00	N48°29'44"E	35.31	24.93	89°30'28"
C20	38.27	25.00	N03°25'31"E	35.38	25.00	89°00'00"
C21	38.38	25.00	N22°00'12"E	38.00	10.91	47°08'23"
C22	180.84	50.00	N03°25'31"E	187.80	184.18	184°18'46"
C23	20.58	25.00	S48°09'11"E	20.00	10.91	47°08'23"
C24	38.38	25.00	S17°30'44"E	38.00	10.91	47°08'23"
C25	180.84	50.00	N48°54'29"W	188.83	132.90	184°18'46"
C26	20.80	25.00	N48°54'29"W	20.00	10.91	47°08'23"
C27	38.27	25.00	S48°54'29"W	35.38	25.00	89°00'00"

Curve #	Length	Radius	Chord Station	Chord Length	Tangent	DELTA
C28	38.38	25.00	S17°30'44"E	38.00	10.91	47°08'23"
C29	181.08	50.00	N48°42'32"W	189.82	120.00	184°34'31"
C30	38.38	25.00	N48°54'44"E	38.00	10.91	47°08'23"
C31	38.27	25.00	S48°50'20"E	35.38	25.00	89°00'00"
C32	38.27	25.00	N03°09'25"E	35.38	25.00	89°00'00"
C33	38.38	25.00	S48°42'32"E	38.44	25.12	89°16'05"
C34	38.27	25.00	S48°54'30"E	35.38	25.00	89°00'00"
C35	38.27	25.00	N03°25'31"E	35.38	25.00	89°00'00"
C36	38.27	25.00	N48°54'29"W	35.38	25.00	89°00'00"
C37	38.27	25.00	S48°54'29"W	35.38	25.00	89°00'00"
C38	34.24	25.00	S02°30'30"E	31.82	20.41	78°27'47"
C39	5.10	25.00	S42°44'00"W	5.08	2.56	114°14'4"
C40	118.00	50.00	N27°27'40"E	124.80	124.51	136°14'28"
C41	41.95	50.00	N48°41'42"W	42.73	22.30	48°04'20"
C42	87.83	50.00	N03°28'18"W	82.86	74.88	112°08'25"
C43	42.44	50.00	S48°08'30"W	41.17	22.39	48°37'30"
C44	28.28	50.00	S17°03'28"W	28.43	10.44	23°34'41"
C45	18.96	50.00	N03°17'35"W	18.87	9.81	21°44'38"
C46	50.21	50.00	N48°51'15"W	48.13	27.46	57°32'16"
C47	37.28	50.00	S48°50'51"W	38.40	18.54	42°41'38"
C48	81.38	50.00	S34°08'38"W	48.18	38.22	58°53'14"
C49	3.24	50.00	S02°51'30"W	3.24	1.62	342°47'
C50	5.15	25.00	N48°03'34"E	5.14	2.58	114°08'10"
C51	34.24	25.00	S02°30'30"E	31.82	20.41	78°27'47"
C52	1.00	25.00	N48°25'32"E	1.00	0.50	217°36"
C53	38.34	25.00	N04°30'14"E	34.80	24.08	87°51'35"

BLOCK X		
LOT NO.	ACREAGE	SQ. FT.
1	0.191	8,215
2	0.118	5,180
3	0.118	5,180
4	0.133	5,805
5	0.118	5,180
6	0.118	5,180
7	0.133	5,805
8	0.118	5,180
9	0.118	5,180
10	0.133	5,805
11	0.118	5,180
12	0.118	5,180
13	0.172	7,477
14	0.402	17,325
BLOCK Y		
LOT NO.	ACREAGE	SQ. FT.
17	0.118	5,180
18	0.133	5,805
19	0.118	5,180
20	0.118	5,180
21	0.133	5,805
22	0.167	7,254
23	0.576	25,180
BLOCK Z		
LOT NO.	ACREAGE	SQ. FT.
17	0.114	4,980
18	0.114	4,980
19	0.128	5,580
20	0.128	5,580
21	0.157	6,830
22	0.186	8,122
23	0.167	7,254
24	0.157	6,830
BLOCK AA		
LOT NO.	ACREAGE	SQ. FT.
21	0.180	7,824
22	0.180	7,824
23	0.187	8,162
24	0.180	7,824
25	0.128	5,580
26	0.128	5,580
27	0.114	4,980
28	0.114	4,980
29	0.128	5,580
30	0.114	4,980
31	0.114	4,980
BLOCK BB		
LOT NO.	ACREAGE	SQ. FT.
32	0.128	5,580
33	0.114	4,980
34	0.114	4,980
35	0.128	5,580
36	0.114	4,980
37	0.114	4,980
38	0.128	5,580
39	0.114	4,980
40	0.114	4,980
41	0.128	5,580
42	0.114	4,980
43	0.114	4,980
44	0.180	7,824

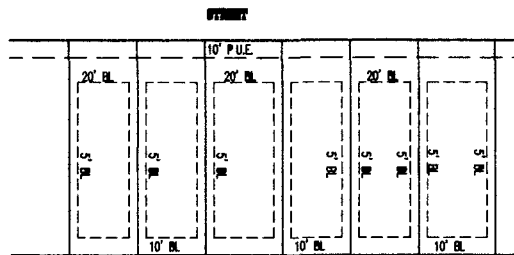
BLOCK Y		
LOT NO.	ACREAGE	SQ. FT.
1	0.148	6,408
2	0.114	4,980
3	0.114	4,980
4	0.128	5,580
5	0.114	4,980
6	0.114	4,980
7	0.142	6,200
8	0.118	5,180
9	0.188	8,238
10	0.188	8,238
11	0.128	5,580
12	0.142	6,200
13	0.114	4,980
14	0.114	4,980
15	0.128	5,580
16	0.114	4,980
17	0.114	4,980
18	0.188	8,238
BLOCK Z		
LOT NO.	ACREAGE	SQ. FT.
1	0.174	7,573
2	0.118	5,180
3	0.118	5,180
4	0.133	5,805
5	0.118	5,180
6	0.118	5,180
7	0.133	5,805
8	0.118	5,180
9	0.117	5,094
10	0.185	8,140
11	0.278	12,044
12	0.198	8,644
13	0.122	5,317
14	0.128	5,580
15	0.114	4,980
16	0.114	4,980
17	0.188	8,238
18	0.142	6,200
19	0.114	4,980
20	0.118	5,180
21	0.186	8,237
22	0.148	6,408
23	0.151	6,585
24	0.185	8,143
25	0.128	5,580
26	0.180	7,801
27	0.183	7,981
28	0.185	7,981
29	0.201	8,735
30	2.783	120,242
31	4.689	204,681
BLOCK AA		
LOT NO.	ACREAGE	SQ. FT.
1	0.180	7,824
2	0.118	5,180
3	0.133	5,805
4	0.118	5,180
5	0.118	5,180
6	0.133	5,805
7	0.118	5,180
8	0.118	5,180
9	0.133	5,805
10	0.118	5,180
11	0.118	5,180
12	0.133	5,805
13	0.118	5,180
14	0.118	5,180
15	0.133	5,805
16	0.118	5,180
17	0.118	5,180
18	0.133	5,805
19	0.118	5,180
20	0.118	5,180
21	0.133	5,805
22	0.118	5,180
23	0.118	5,180
24	0.174	7,584
25	0.856	36,982

AREA TABLE	
AREA WITHIN SUBDIVISION	34.485 ACRES
AREA OF SINGLE FAMILY LOTS	17,218 ACRES
AREA OF D.E. PARK LOT	4.888 ACRES
AREA OF L.S.E. P.A.L.E. W.I.L.E. LOTS	0.578 ACRES
AREA OF D.E. LOTS	2,783 ACRES
AREA OF D.E. L.S.E. P.A.L.E. & W.I.L.E. LOTS	1,088 ACRES
AREA OF RIGHT-OF-WAY DEMONSTRATION	1,785 ACRES
AREA WITHIN STREETS	6,400 ACRES

LOT SIZE	NO.
< 1 ACRE	129
1-2 ACRE	0
2-5 ACRE	2
5-10 ACRE	0
> 10 ACRE	0

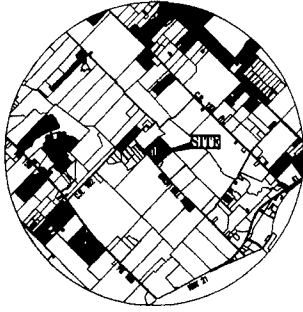
MINIMUM LOT SIZE:  
0.114 AC (MIN. sq. ft.)  
AVERAGE LOT SIZE:  
0.208 AC (MIN. sq. ft.)

TYPICAL P.U.E. & BUILDING LINE CONFIGURATION FOR INTERNAL LOTS

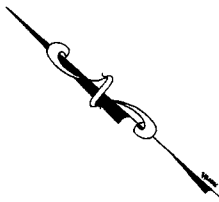


**Carlson, Brigrance & Doering, Inc.**  
 P.O. BOX 10024900  
 Civil Engineering      Surveying  
 5501 West Williams Canyon      Austin, Texas 78749  
 Phone No. (512) 290-5160      Fax No. (512) 290-5165

# GRIST MILL HIGHLANDS SUBDIVISION SECTION 2



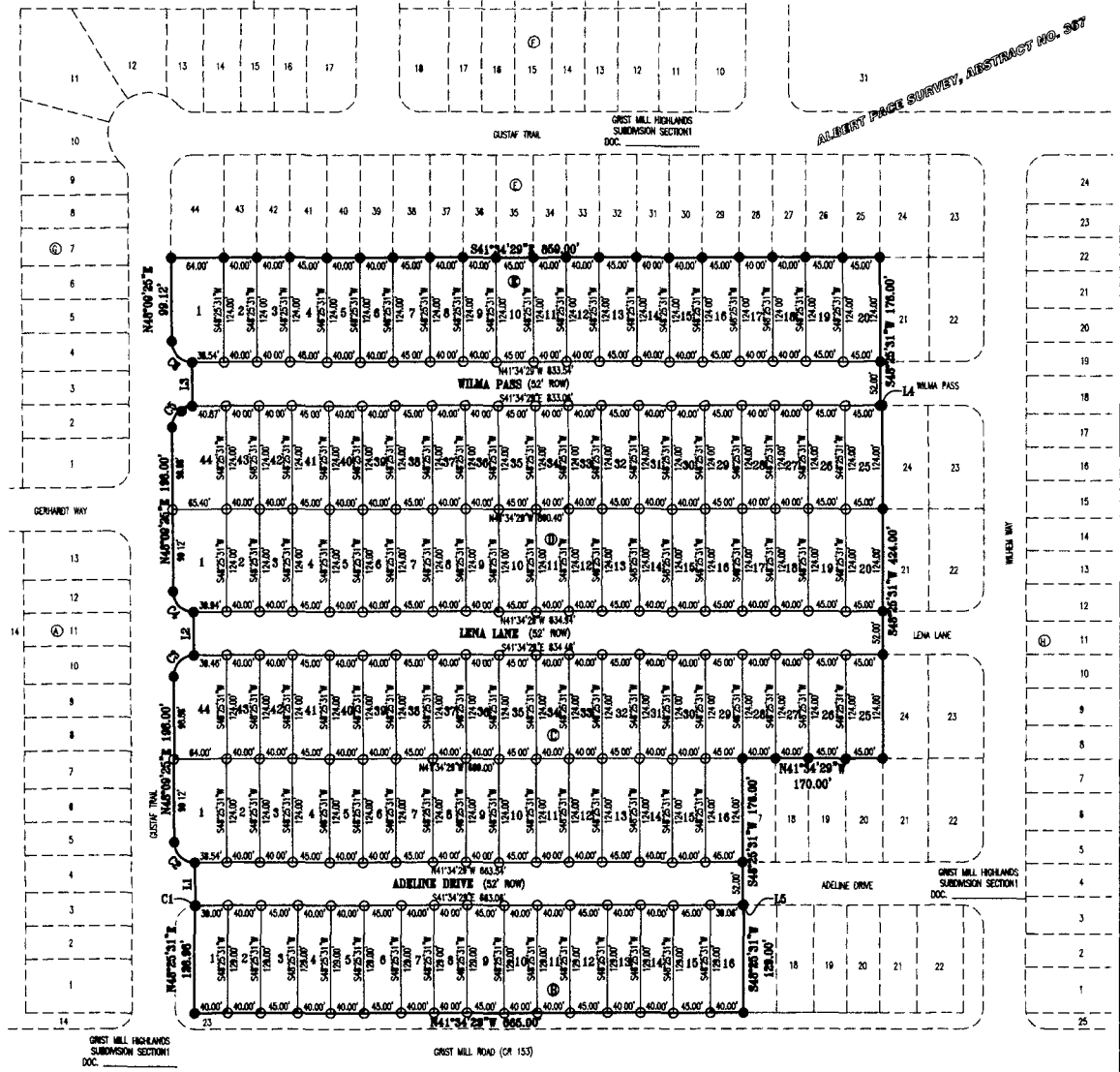
VICINITY MAP  
(N.T.S.)



SCALE: 1" = 100'

**LEGEND**

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- 23 LOT NUMBER
- Ⓟ BLOCK



Line #	Length	Direction
L1	52.00	N47°33'57"E
L2	52.00	N47°33'57"E
L3	52.00	N47°33'57"E
L4	2.81	S41°34'28"E
L5	0.84	S41°34'28"E

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	1.00	25.00	S42°43'36"E	1.00	0.50	2°18'12"
C2	38.15	25.00	N03°17'28"E	35.27	24.88	89°43'55"
C3	38.38	25.00	S86°42'32"E	35.44	25.12	90°14'05"
C4	38.15	25.00	N03°17'28"E	35.27	24.88	89°43'55"
C5	38.38	25.00	S86°42'32"E	35.44	25.12	90°14'05"
C6	38.15	25.00	N03°17'28"E	35.27	24.88	89°43'55"

SHEET NO. 1 OF 3

**Carlson, Brigrance & Doering, Inc.**

FIRM ID #P3791    REG # 10024900

Civil Engineering    Surveying  
 1501 West Williams Cannon    Austin, Texas 78749  
 Phone No. (512) 280-5160    Fax No. (512) 280-5165

# GRIST MILL HIGHLANDS SUBDIVISION SECTION 2

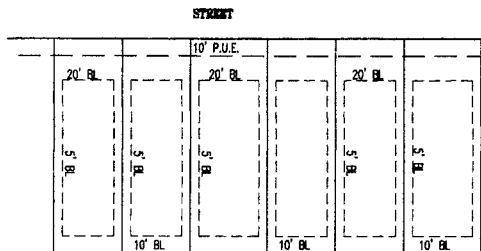
BLOCK 'W'		
LOT NO.	ACREAGE	SQ. FT.
1	0.118	5,180
2	0.118	5,180
3	0.133	5,805
4	0.118	5,180
5	0.118	5,180
6	0.133	5,805
7	0.118	5,180
8	0.118	5,180
9	0.133	5,805
10	0.118	5,180
11	0.118	5,180
12	0.133	5,805
13	0.118	5,180
14	0.118	5,180
15	0.133	5,805
16	0.118	5,180

BLOCK 'C'		
LOT NO.	ACREAGE	SQ. FT.
1	0.178	7,788
2	0.114	4,980
3	0.114	4,980
4	0.128	5,580
5	0.114	4,980
6	0.114	4,980
7	0.128	5,580
8	0.114	4,980
9	0.114	4,980
10	0.128	5,580
11	0.114	4,980
12	0.114	4,980
13	0.128	5,580
14	0.114	4,980
15	0.114	4,980
16	0.128	5,580
17	0.128	5,580
18	0.128	5,580
19	0.114	4,980
20	0.128	5,580
21	0.114	4,980
22	0.114	4,980
23	0.128	5,580
24	0.114	4,980
25	0.128	5,580
26	0.114	4,980
27	0.114	4,980
28	0.114	4,980
29	0.128	5,580
30	0.114	4,980
31	0.114	4,980
32	0.128	5,580
33	0.114	4,980
34	0.114	4,980
35	0.128	5,580
36	0.114	4,980
37	0.114	4,980
38	0.128	5,580
39	0.114	4,980
40	0.114	4,980
41	0.128	5,580
42	0.114	4,980
43	0.114	4,980
44	0.184	7,934

BLOCK 'D'		
LOT NO.	ACREAGE	SQ. FT.
1	0.182	7,941
2	0.114	4,980
3	0.114	4,980
4	0.128	5,580
5	0.114	4,980
6	0.114	4,980
7	0.128	5,580
8	0.114	4,980
9	0.114	4,980
10	0.128	5,580
11	0.114	4,980
12	0.114	4,980
13	0.128	5,580
14	0.114	4,980
15	0.114	4,980
16	0.128	5,580
17	0.114	4,980
18	0.114	4,980
19	0.128	5,580
20	0.128	5,580
21	0.128	5,580
22	0.128	5,580
23	0.114	4,980
24	0.114	4,980
25	0.128	5,580
26	0.128	5,580
27	0.114	4,980
28	0.114	4,980
29	0.128	5,580
30	0.114	4,980
31	0.114	4,980
32	0.128	5,580
33	0.114	4,980
34	0.114	4,980
35	0.128	5,580
36	0.114	4,980
37	0.114	4,980
38	0.128	5,580
39	0.114	4,980
40	0.114	4,980
41	0.128	5,580
42	0.114	4,980
43	0.114	4,980
44	0.184	8,011

BLOCK 'E'		
LOT NO.	ACREAGE	SQ. FT.
1	0.178	7,788
2	0.114	4,980
3	0.114	4,980
4	0.128	5,580
5	0.114	4,980
6	0.114	4,980
7	0.128	5,580
8	0.114	4,980
9	0.114	4,980
10	0.128	5,580
11	0.114	4,980
12	0.114	4,980
13	0.128	5,580
14	0.114	4,980
15	0.114	4,980
16	0.128	5,580
17	0.114	4,980
18	0.114	4,980
19	0.128	5,580
20	0.128	5,580

AREA TABLE	
AREA WITHIN SUBDIVISION	16.487 ACRES
AREA OF SINGLE FAMILY LOTS	13.701 ACRES
AREA OF D.E. PARK LOT	0.000 ACRES
AREA OF L.S.E., P.U.E., W.L.E. LOTS	0.000 ACRES
AREA OF D.E. LOTS	0.000 ACRES
AREA OF D.E., L.S.E., P.U.E., & W.L.E. LOTS	0.000 ACRES
AREA OF RIGHT-OF-WAY DEDICATION	0.000 ACRES
AREA WITHIN STREETS	2.783 ACRES



LOT SIZE	NO.
< 1 ACRE	112
1-2 ACRE	0
2-5 ACRE	0
5-10 ACRE	0
> 10 ACRE	0
MINIMUM LOT SIZE:	
0.114 AC. (4,980 sq. ft.)	
AVERAGE LOT SIZE:	
0.122 AC. (5,328 sq. ft.)	

SHEET NO. 3 OF 3

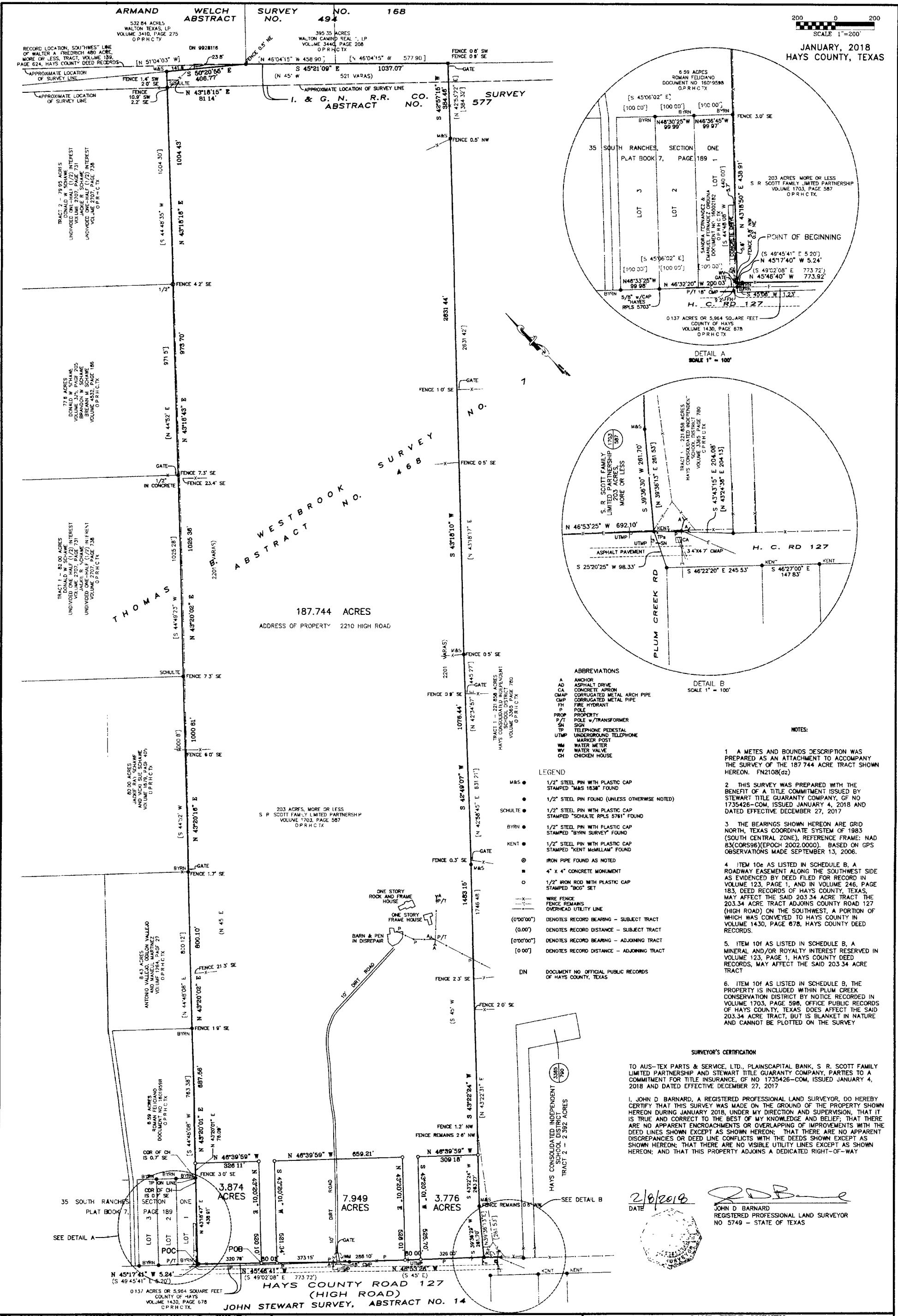
**Carlson, Brigrance & Doering, Inc.**

FIRM ID #P3791    REG. # 10024900

Civil Engineering  
5501 West William Canales  
Phone No (512) 280-5140

Surveying  
Austin, Texas 78749  
Fax No (512) 280-5165

ATTACHMENT B.10.B  
HARMONY HILLS SUBDIVISION LAND TITLE SURVEY



FILE	P:\0209-2201 High Road\0209-2201-001 Survey\Workings\2201 High Street\80297_LIS.dwg
DATE	1-19-18
SCALE	1"=4'
JOB #	090297
DRAWN BY	DZ
CHECKED BY	JTB
DRAWING #	LIS
CREW	GW
FB #	416
PLAN #	75005

**Bowman CONSULTING**

Bowman Consulting Group, Ltd  
 1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78748  
 Phone (512) 327-1180 Fax (512) 327-4062  
 www.bowmanconsulting.com © Bowman Consulting Group, Ltd  
 TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

**LAND TITLE SURVEY**

187.744 ACRES OF LAND OUT OF THE  
 THOMAS WESTBROOK SURVEY, ABSTRACT NO. 458 AND THE  
 I. & G. N. R.R. COMPANY SURVEY, ABSTRACT NO. 577  
 HAYS COUNTY, TEXAS

DATE: 2/8/2018  
 JOHN D. BARNARD  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5749 - STATE OF TEXAS



ATTACHMENT B.11  
PLUM CREEK UTILITY TCEQ TPDES PERMIT



TPDES PERMIT NO. WQ0015635001  
[For TCEQ office use only - EPA I.D.  
No. TX0138118]

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
P.O. Box 13087  
Austin, Texas 78711-3087

PERMIT TO DISCHARGE WASTES  
under provisions of  
Section 402 of the Clean Water Act  
and Chapter 26 of the Texas Water Code

Plum Creek Utility Company LLC

whose mailing address is

P.O. Box 701201  
San Antonio, Texas 78270

is authorized to treat and discharge wastes from the Plum Creek Utility Wastewater Treatment Facility,  
SIC Code 4952

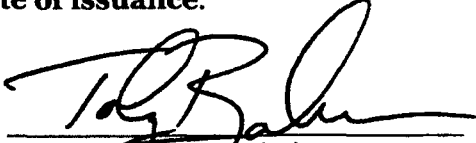
located at 176 Gristmill Road, in the City of Uhland, Hays County, Texas 78649

to a man-made channel; thence to Plum Creek in Segment No. 1810 of the Guadalupe River Basin

only according to effluent limitations, monitoring requirements, and other conditions set forth in this permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ), the laws of the State of Texas, and other orders of the TCEQ. The issuance of this permit does not grant to the permittee the right to use private or public property for conveyance of wastewater along the discharge route described in this permit. This includes, but is not limited to, property belonging to any individual, partnership, corporation, or other entity. Neither does this permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to use the discharge route.

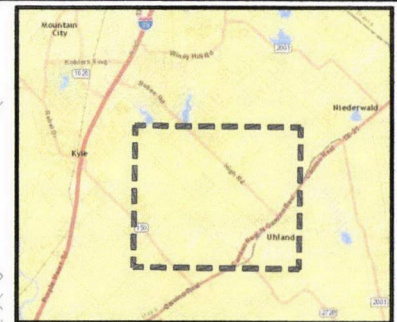
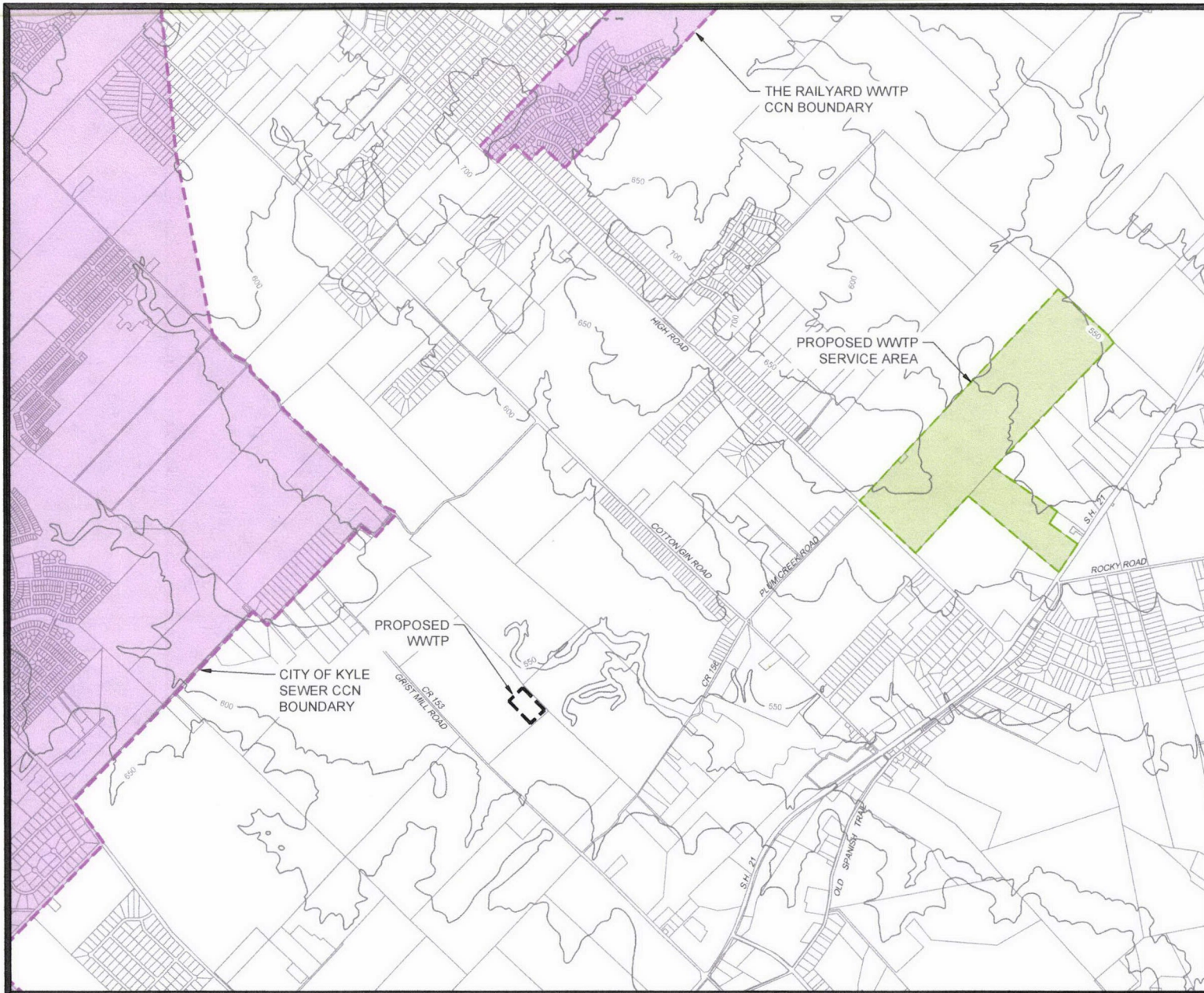
This permit shall expire at midnight, **five years from the date of issuance.**

ISSUED DATE: September 13, 2018

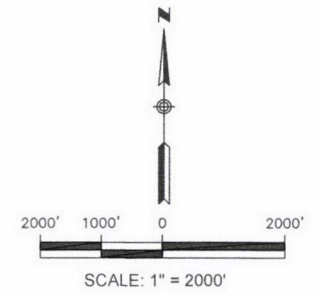
  
\_\_\_\_\_  
For the Commission

ATTACHMENT B.12.A  
WHOLESALE WASTEWATER SERVICE AGREEMENT BETWEEN  
PLUM CREEK UTILITY CO., LLC AND  
GRISTMILL UTILITY COMPANY., LLC

ATTACHMENT B.12.B  
NEIGHBORING FACILITIES MAP  
AND REQUEST FOR SERVICE



LOCATION MAP  
NOT TO SCALE



**PLUM CREEK UTILITY COMPANY  
WWTP  
NEARBY COLLECTION SYSTEMS  
DECEMBER 2017**

 **SOUTHWEST ENGINEERS**  
Civil | Environmental | Land Development  
BUDA GONZALES WWW.SWENGINEERS.COM TBPE NO. F-1909





December 5, 2017

Re: Request for Service

Mr. Harper Wilder  
 City of Kyle Public Works Director  
 520 E. RR 150  
 Kyle TX 78640

Dear Mr. Wilder,

We are in preparation of a TPDES discharge permit for a site in Uhland, TX. The area being 1.5 miles northwest of the intersection of Gristmill Road and HWY 21, off Gristmill Rd. I contacted the City of Kyle Public works to discuss the possibility of receiving service from Kyle, and received response from Warren Christian that currently there are not any collection facilities in the area I described.

Per TCEQ application requirements, we are sending you this certified letter notifying you of the project intent. Please do not hesitate to contact me at [mian@bvrwater.com](mailto:mian@bvrwater.com) or 210-209-8029 if you should have any comments or questions.

Respectfully,

Mia Natalino, P.E.  
 Engineering Manager  
 BVRT, LP

7017 2400 0000 8990 0955

<b>U.S. Postal Service™</b> <b>CERTIFIED MAIL® RECEIPT</b> Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b> KYLE, TX 78640	
Certified Mail Fee \$3.35	0232 18
Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$2.75 <input type="checkbox"/> Return Receipt (electronic) \$0.00 <input type="checkbox"/> Certified Mail Restricted Delivery \$0.00 <input type="checkbox"/> Adult Signature Required \$0.00 <input type="checkbox"/> Adult Signature Restricted Delivery \$	Postmark Here
Postage \$0.49	12/06/2017
Total Postage and Fees \$6.59	
Sent To Street and Apt. No., or PO Box No. 520 E RR 150 City, State, ZIP+4® Kyle, TX 78640	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

## Mia Natalino

---

**From:** Warren Christian <wchristian@cityofkyle.com>  
**Sent:** Tuesday, December 5, 2017 11:12 AM  
**To:** Mia Natalino; All Public Works  
**Subject:** Re: Request for wastewater treatment service

Hello Ms. Natalino,

Unfortunately we do not have any existing wastewater lines in the area described. Our nearest wastewater line is located roughly 1.5 miles West there. Let us know if you need anything else, thanks.

Warren Christian  
Division Manager  
Water Distribution & Wastewater Collection  
City of Kyle, TX

O -  [\(512\)-262-3024 ext4004](tel:(512)262-3024)

F -  [\(512\)-262-3403](tel:(512)262-3403)

wchristian@cityofkyle.com

---

**From:** Mia Natalino <mian@bvrwater.com>  
**Sent:** Tuesday, December 5, 2017 10:17:57 AM  
**To:** All Public Works  
**Subject:** Request for wastewater treatment service

Good morning Kyle Public Works,

I have a couple of potential customers in the City of Umland requesting wastewater service. I am in preparation of the discharge permit, and the Kyle CCN is located within the 3 miles radius specified that in the spirit of regionalization we should contact you and make sure that you are not able serve the customers. One of the customers is located on Gristmill Road, about 1.5 miles northwest of Hwy 21. Is this an area that your utility can provide service at this time?

Thank you,

Mia Natalino, P.E | Professional Engineer | [mian@bvrwater.com](mailto:mian@bvrwater.com)  
210-209-8029



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December 5, 2017

Re: WQ001406001  
Notice of Intent and Request for Service

Aus Tex Parts and Services  
PO Box 17547  
Austin TX 78760

Dear Railyard WWTP,

We are in preparation of a TPDES discharge permit for a site in Uhland, TX. We have been approached by a couple of developers asking for Wastewater Treatment services. The area being 1.5 miles northwest of the intersection of Gristmill Road and HWY 21, adjacent to Gristmill Rd. We were not able to find your contact information directly, so I contacted the Texas Commission on Environmental Quality to get your mailing address.

Per TCEQ application requirements, we are sending you this certified letter notifying you of the project intent and in the spirit of Regionalization, asking if you have the ability to serve the property? Please do not hesitate to contact me at [mian@bvrwater.com](mailto:mian@bvrwater.com) or 210-209-8029 if you should have any comments or questions.

Respectfully,

Mia Natalino, P.E.  
Engineering Manager  
BVRT, LP

7017 2400 0000 8990 0931

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CERTIFIED MAIL® RECEIPT	
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For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
AUSTIN, TX 78760	
OFFICIAL USE	
Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee \$ (per fee rate))	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.49
Total Postage and Fees	\$6.59
Postmark Here	
12/06/2017	
Sent To	
Street and Apt. No. or PO Box No.	
PO Box 17547	
City, State, ZIP+4	
Austin, TX 78760	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

ATTACHMENT D.20  
PWS TCEQ COMPLIANCE EVIDENCE

Jon Niermann, *Chairman*  
Luis Lindley, *Commissioner*  
Toby Baker, *Executive Director*

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

April 5, 2019

Mr. Chris Betz, President  
County Line Special Utility District  
8870 Camino Real Road  
Uhland, Texas 78640-6482

Re: Comprehensive Compliance Investigation at:  
County Line SUD, Highway 21, Uhland (Hays County), Texas  
RN101199370, PWS ID No.: 1050038

Dear Mr. Betz:

On March 14, 2019, Anna Wood of the Texas Commission on Environmental Quality (TCEQ) Austin Region Office conducted an investigation of the above-referenced facility to evaluate compliance with applicable requirements for public water supply. No violations are being alleged as a result of the investigation.

The TCEQ appreciates your assistance in this matter and your compliance efforts to ensure protection of the State's environment. If you or members of your staff have any questions regarding these matters, please feel free to contact Ms. Wood in the Austin Region Office at (512)-339-2929.

Sincerely,



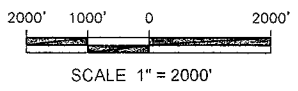
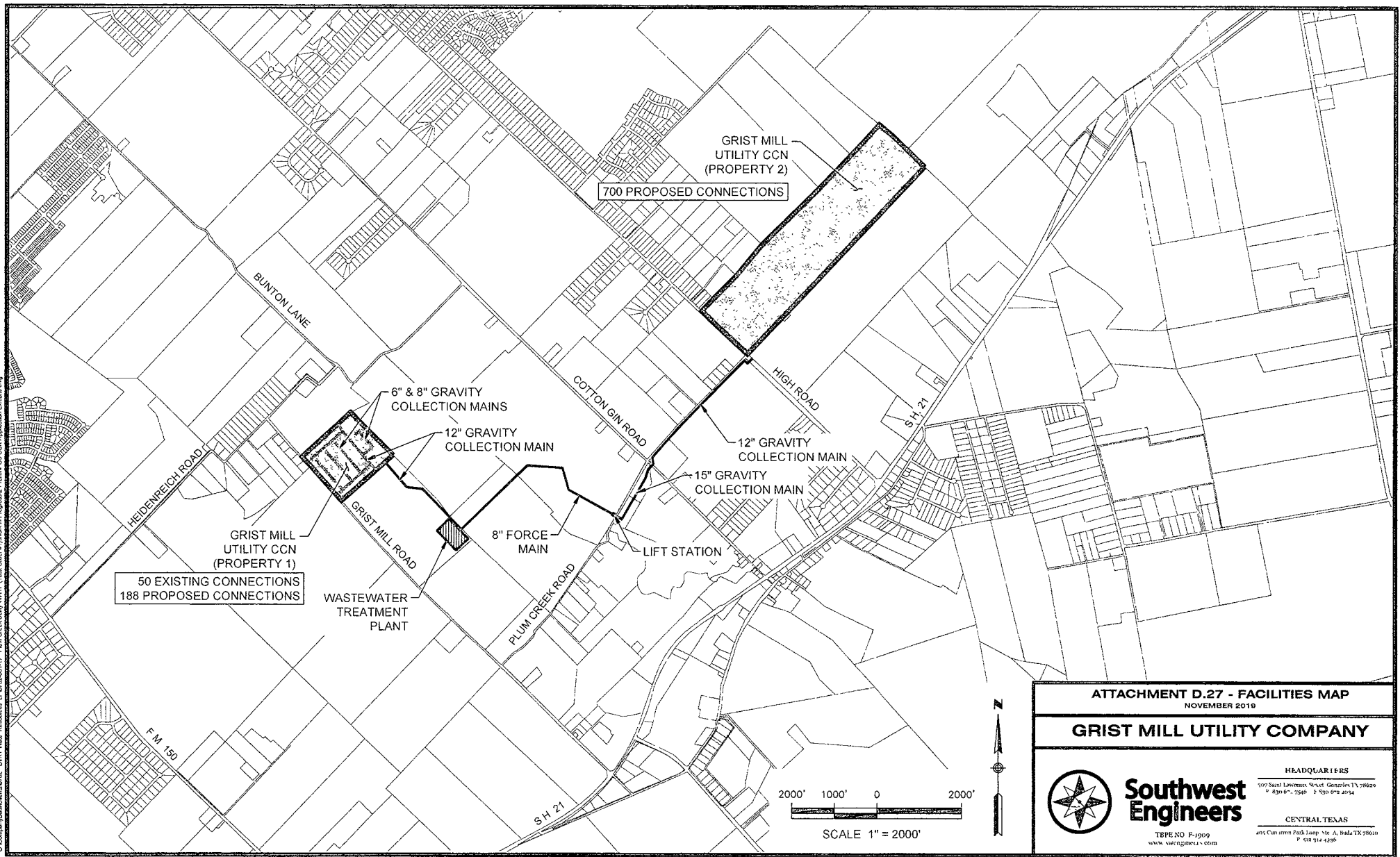
Shawn Stewart  
Manager, Water Section  
Austin Region Office

SS/aw

ATTACHMENT D.27  
FACILITIES MAP




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**ATTACHMENT D.27 - FACILITIES MAP**  
NOVEMBER 2019

**GRIST MILL UTILITY COMPANY**



**Southwest  
Engineers**

TYPE NO P-1999  
www.swengineers.com

**HEADQUARTERS**

109 Saint Lawrence Street, Gezhouba TX 76620  
P 817 671-7540 F 817 672-2014

**CENTRAL TEXAS**

405 Custer Street Park Loop, No. A, Blvd, TX 76610  
P 817 314-4358

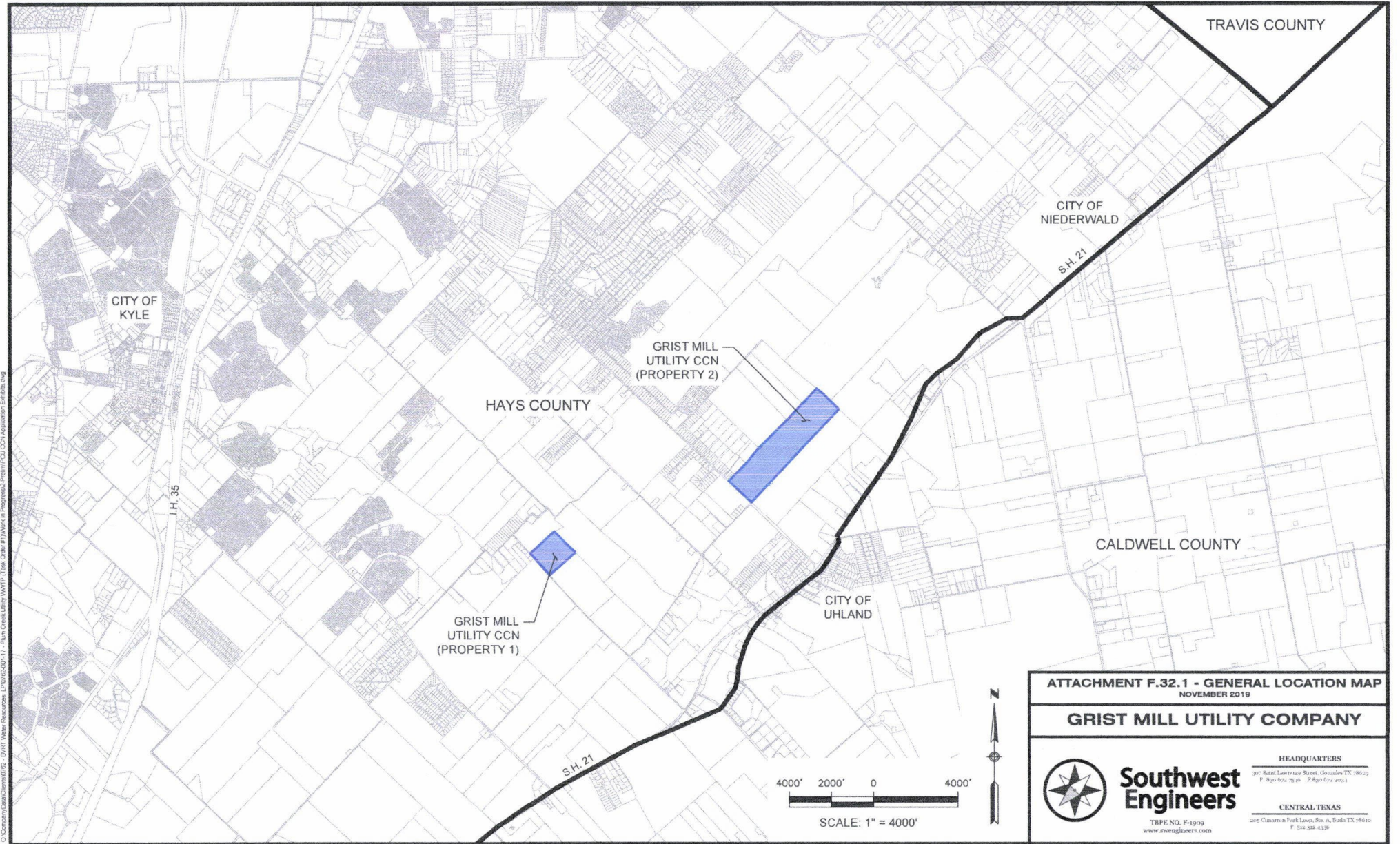
ATTACHMENT E.29  
PROPOSED TARIFF & RATE SCHEDULE

**CONFIDENTIAL**

ATTACHMENT E.30  
PROJECTED FINANCIAL INFORMATION

CONFIDENTIAL

ATTACHMENT F.32.1  
GENERAL LOCATION MAP



**ATTACHMENT F.32.1 - GENERAL LOCATION MAP**  
NOVEMBER 2019

**GRIST MILL UTILITY COMPANY**



**Southwest  
Engineers**

TBPE NO. F-1909  
www.swengineers.com

**HEADQUARTERS**

3177 Saint Lawrence Street, Goochland TX 78629  
P. 830.676.7828 F. 830.676.8033

**CENTRAL TEXAS**

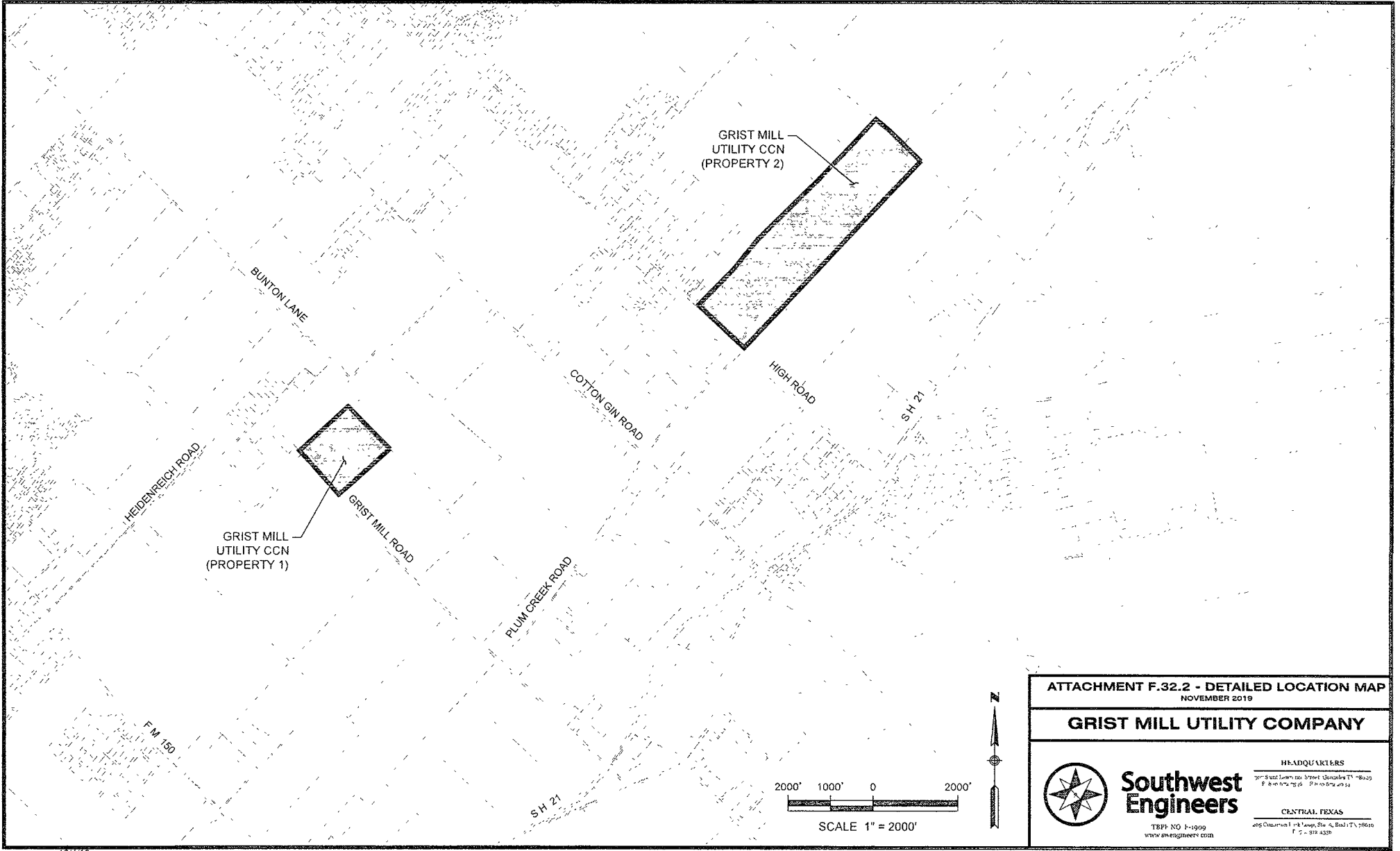
205 Cimarron Park Loop, Ste. A, Buda TX 78610  
P. 512.324.4336

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ATTACHMENT F.32.2  
DETAILED LOCATION MAP



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GRIST MILL  
UTILITY CCN  
(PROPERTY 1)

GRIST MILL  
UTILITY CCN  
(PROPERTY 2)

**ATTACHMENT F.32.2 - DETAILED LOCATION MAP**  
NOVEMBER 2019

**GRIST MILL UTILITY COMPANY**



**Southwest  
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**HEADQUARTERS**

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2000' 1000' 0 2000'



SCALE 1" = 2000'



ATTACHMENT G  
DEVELOPERS BUILDOUT SCHEDULE

GMU Collection System  
 Developer Buildout Schedule  
 March 13, 2019

GMU

Date	KB Homes Gristmill Subd.	Harmony Hills Subd. (Dempsy)	TOTAL LUES	PLANT CAPACITY (GPD)
Nov-18			0	
Dec-18			0	
Jan-19			0	
Feb-19			0	
Mar-19			0	
Apr-19	8		8	20,000
May-19	16		16	
Jun-19	24		24	
Jul-19	32		32	
Aug-19	40		40	
Sep-19	48		48	
Oct-19	56		56	
Nov-19	64		64	
Dec-19	72		72	
Jan-20	80		80	
Feb-20	88		88	60,000
Mar-20	96		96	
Apr-20	104	10	104	
May-20	112	20	112	
Jun-20	120	30	120	
Jul-20	128	40	128	
Aug-20	136	50	136	
Sep-20	144	60	144	
Oct-20	152	70	152	
Nov-20	160	80	160	
Dec-20	168	90	168	150,000
Jan-21	176	100	176	(60,000+90,000)
Feb-21	184	110	184	
Mar-21	192	120	192	
Apr-21	200	130	200	
May-21	208	140	208	
Jun-21	216	150	216	
Jul-21	224	160	224	
Aug-21	232	170	232	
Sep-21	238	180	238	
Oct-21	238	190	238	
Nov-21	238	200	238	
Dec-21	238	210	238	
Jan-22	238	220	238	
Feb-22	238	230	238	
Mar-22	238	240	238	240,000
Apr-22	238	250	238	(+90,000)
May-22	238	260	238	
Jun-22	238	270	238	
Jul-22	238	280	238	
Aug-22	238	290	238	
Sep-22	238	300	238	
Oct-22	238	310	238	
Nov-22	238	320	238	
Dec-22	238	330	238	