



Control Number: 50553



Item Number: 6

Addendum StartPage: 0



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

RE: Water CCN Amendment Application – County Line Special Utility District
PUC Docket No. 50553
SWE Project No. 0017-063-18



To Whom It May Concern,

On behalf of our client, County Line SUD, we are responding to your Memorandum dated March 16, 2020, regarding the deficiencies in the County Line SUD application to obtain a new sewer CCN.

1. Harmony Hills request for service.

At the time of request for service, the developer intended to serve the development by a centralized wastewater collection system. Since then, the developer has provided preliminary plans for a Phase 1 of 105 lots and concept plan for roughly 280 lots. These lots are planned to be served by private septic systems resulting in a less number of lots. See attached concept plan. The Harmony Hills Subdivision is located on High Road and the property is adjacent to County Line's 500,000 gallon elevated tank and 16-inch water line that will be capable of serving the development. The developer will be responsible for internal water infrastructure.

2. Decertification request to Polonia WSC's service area and amendment to County Line SUD along FM 2720.

Yes, the decertification request is to align the CCNs with roadways and property lines to clearly delineate the properties to be served by the utility providers. These properties being amended are currently partially within Polonia WSC and County Line SUD's service areas.

3. Acreages of areas to be amended and decertified.

- *Acreages to be amended to County Line SUD - approximately 425 total acres, which includes the following:*
 - *Harmony Hills (Uncertified area along High Road) – 202.0 acres*
 - *Acreage along FM 2720*
 - *Decertified from Polonia WSC and amended to County Line SUD - 222.6 acres*
 - *Uncertified area amended to County Line SUD – 0.55 acres*
- *Acreages to be decertified from County Line SUD (near Maxwell WSC and City of Kyle's service areas) - 17.4 acres*

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- *Acreages to be decertified from Polonia WSC - 290.3 total acres including:*
 - 67.7 acres that were dually certified with County Line SUD
 - 222.6 acres to be amended to County Line (previously listed)

4. Mapping Deficiencies:

The maps were updated so there are no overlaps with other utilities. Revised maps are enclosed along with shape files. The boundary does not abut to Goforth SUD's CCN as we followed parcel boundaries provided by Hays County Appraisal District instead of Goforth SUD's existing CCN boundary.

5. Financial and Managerial Deficiencies:

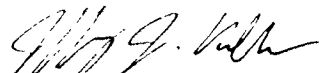
- *County Line SUD constructed a 500,000 gallon elevated tank on property adjacent to the proposed Harmony Hills Subdivision in 2018 as one of its capital improvement projects. A 16-inch water line is leaving the tank. No improvements are necessary to serve the proposed amendment area along High Road other than the internal water distribution system of the proposed development, which will be at the developer's cost.*
- *County Line SUD has historically experienced a high percentage of its growth north of SH 21. The service area south of SH 21 is mostly farmland with very little request for water service. Therefore, the proposed amendment area along FM 2720 has not been included in the last capital improvement plan developed for County Line SUD as growth in this area was expected to be outside the 10 year CIP frame. It is expected that water main improvements along FM 2720 will be included in the next capital improvement plan update, which will be funded by County Line's collected impact fees.*
- *No developer agreements have been executed at this time for the amendment areas. County Line SUD has received preliminary construction plans for the Harmony Hills development, which are currently being reviewed.*

6. Technical Deficiencies:

- No plats have been recorded in the proposed areas. We do have a concept plan for the proposed Harmony Hills Subdivision that are enclosed.
- We do not have any TCEQ engineering approvals to serve the proposed amendment areas. No improvements are necessary to serve the area near High Road (Harmony Hills Subdivision), since County Line already has the facilities in place. No improvements are needed at this time to serve the proposed area along FM 2720.

If you have any questions or need additional information, please do not hesitate to contact me at jeff.kallus@swengineers.com or (830) 672-7546.

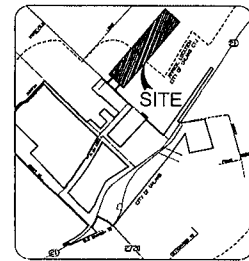
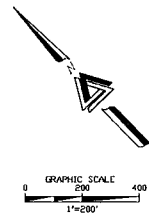
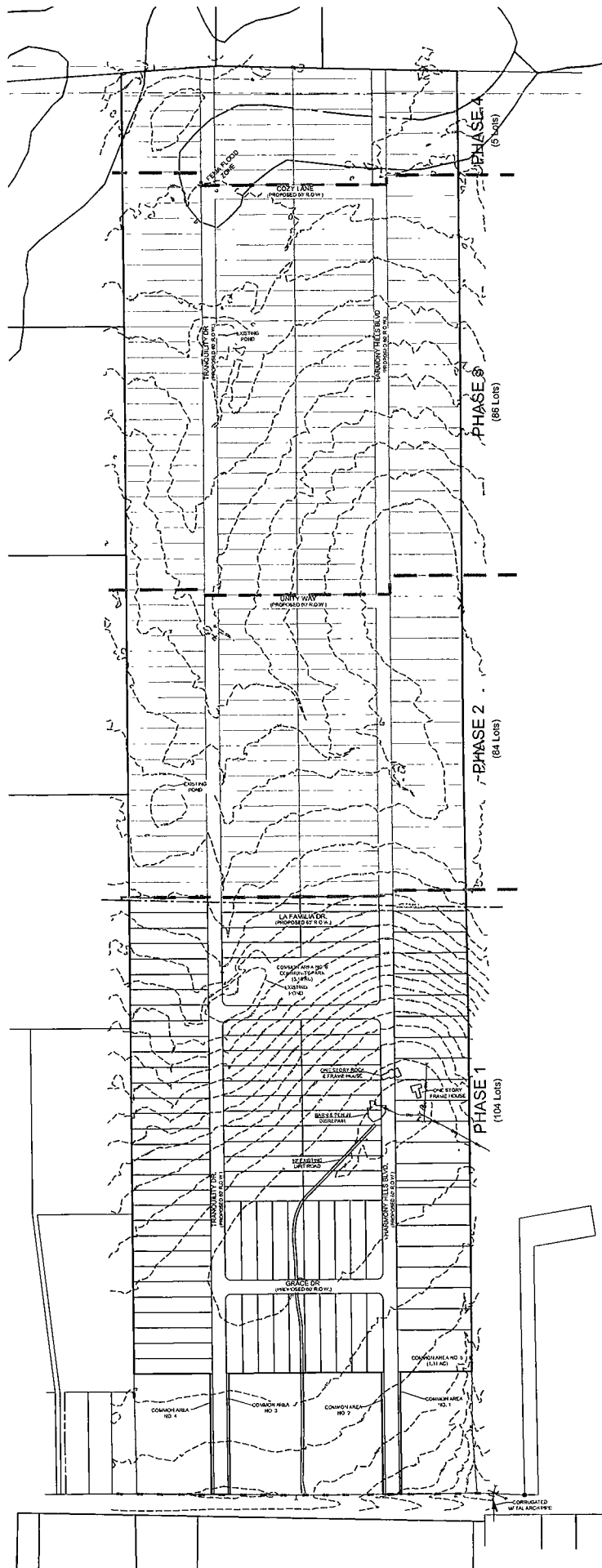
Respectfully submitted,



Jeffrey J. Kallus, P.E.

cc: Daniel Heideman, County Line SUD

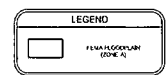
ENCL.



VICINITY MAP
ZIP CODE 78640

MASTER CONCEPTUAL PLAN
FOR THE DEVELOPMENT OF
HARMONY HILLS
187.744 ACRES OF LAND
OUT OF THE THOMAS WESTBROOK SURVEY ABS 458
AND THE I & G N R R CO SURVEY ABS 577
HIGH ROAD
HAYS COUNTY, TEXAS

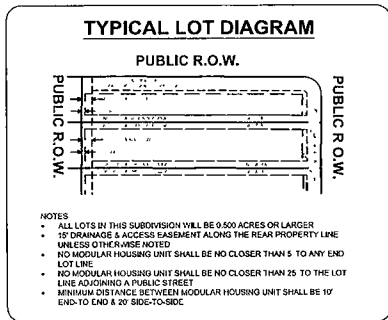
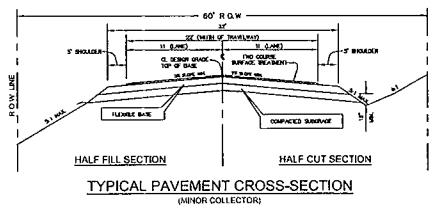
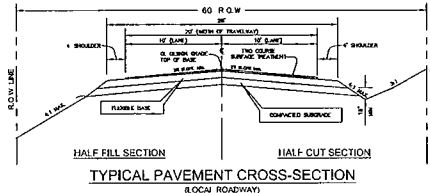
OWNER DEVELOPER:
AUS-TEX PARTS & SERVICES LTD
Contact Donald Dempsey
17325 Camino Real
Mustang Ridge, TX 78616
Ph (512) 385-9700



SUMMARY
Total Lots - 268 Maximum
Density - 1.704 Lots/Acre Maximum

NOTE

- The proposed subdivision will require 3.35 acres of parkland per Hays County Regulations
- All roads within the subdivision will be public roads dedicated to Hays County and constructed to Hays County Specifications.
- All ponds shown thereon will be filled and all structures will be demolished.
- Per Ordinance No. 219 Section 17.31 b "Pedestrian concrete walkways (sidewalks) not less than four feet (4) wide shall be required within a residential subdivision on both sides of collector and arterial streets without open ditch drainage." The proposed subdivision will utilize open ditch drainage, therefore no sidewalks will be installed within this subdivision.
- Harmony Hills, Boulevard S, Truquille Drive, will be constructed as Minor Collector streets between La Familia Drive & High Road. All other streets will be constructed as Local Roadways.



PREPARED SEPTEMBER 05, 2018
REVISED OCTOBER 10, 2018
REVISED OCTOBER 16, 2018
REVISED NOVEMBER 09, 2018
REVISED JANUARY 07, 2019
REVISED FEBRUARY 21, 2019
REVISED MARCH 1, 2019
REVISED MARCH 28, 2019
REVISED MAY 31, 2019
REVISED JUNE 13, 2019
REVISED OCTOBER 11, 2019
REVISED OCTOBER 14, 2019

ENGINEER, SURVEYOR

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Legend

2000 ft

Texas County Boundary

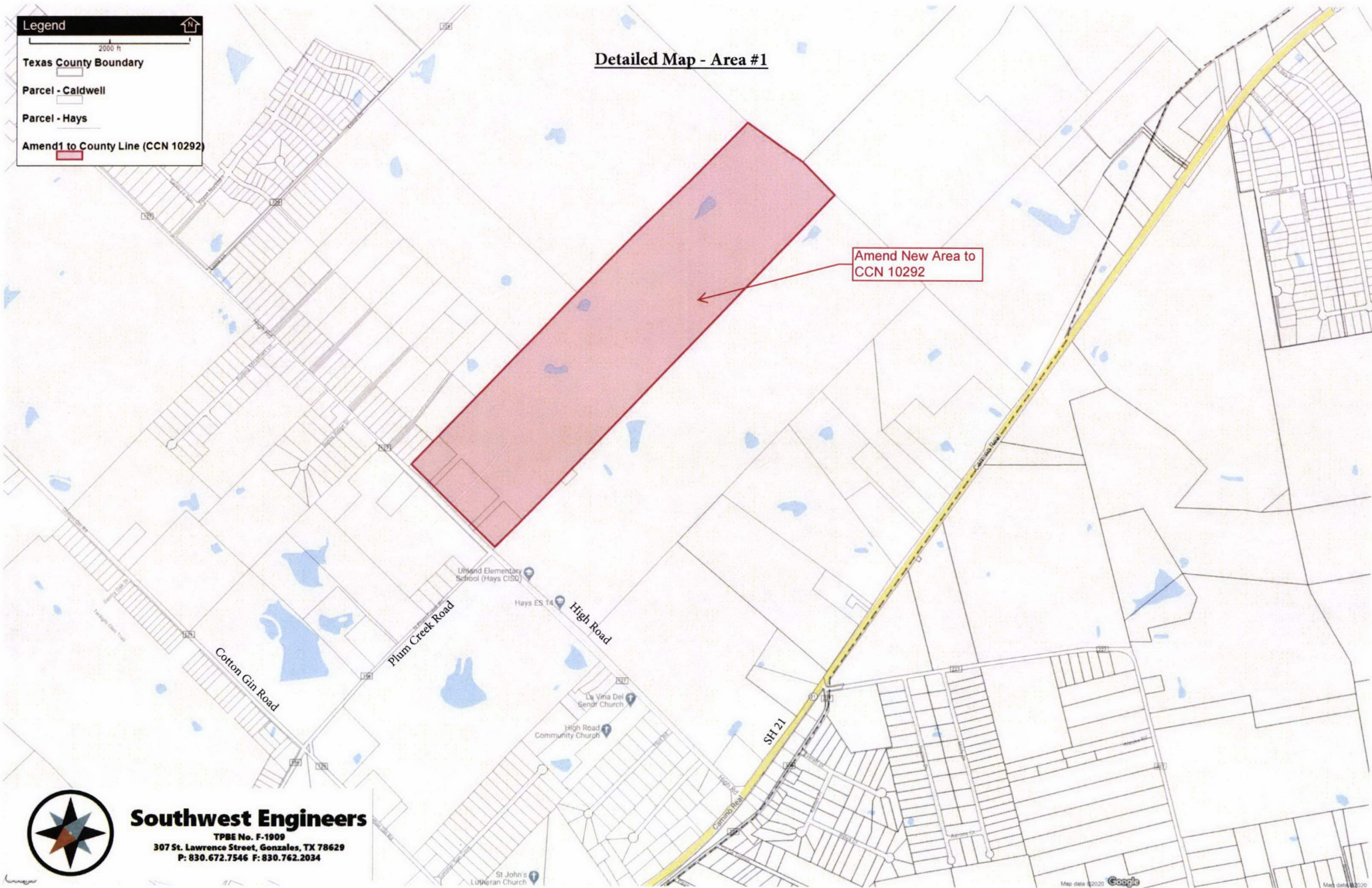
Parcel - Caldwell

Parcel - Hays

Amend1 to County Line (CCN 10292)

Detailed Map - Area #1

Amend New Area to
CCN 10292



Southwest Engineers

TPBE No. F-1909
307 St. Lawrence Street, Gonzales, TX 78629
P: 830.672.7546 F: 830.762.2034

Legend

- 2000 ft
- Texas County Boundary
- Parcel - Caldwell
- Amend to County Line (CCN 10292)
- Add New Area to County Line (CCN 10292)
- Dually Certified Area to Decertify from CCN 10420

Detailed Map - Area #2

Dually Certified Area to Decertify from CCN 10420

Decertify Area from CCN 10420 and Amend to CCN 10292

Amend New Area to CCN 10292



Southwest Engineers

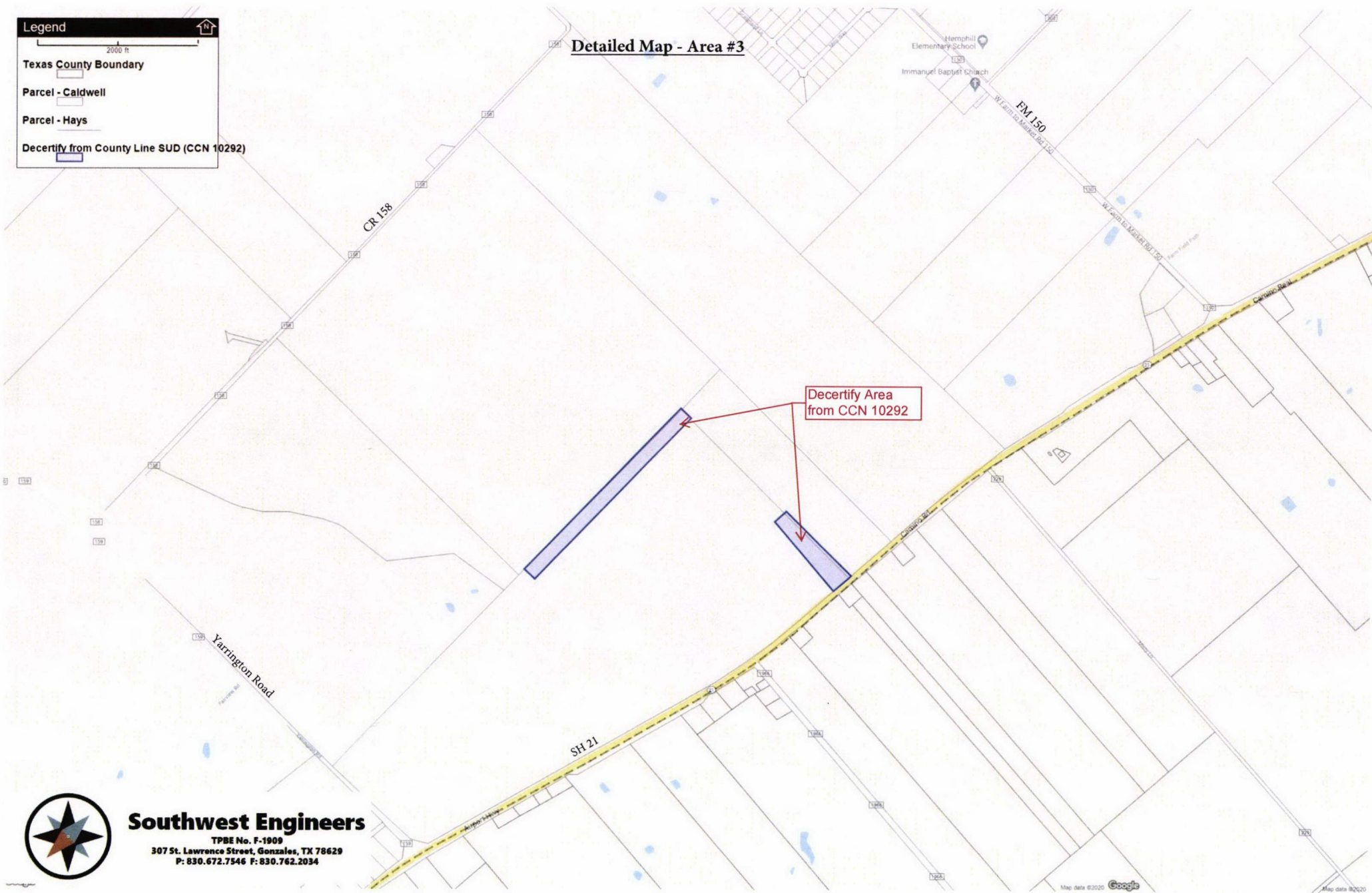
TPBE No. F-1909
307 St. Lawrence Street, Gonzales, TX 78629
P: 830.672.7546 F: 830.762.2034

Legend

2000 ft

- Texas County Boundary
- Parcel - Caldwell
- Parcel - Hays
- Decertify from County Line SUD (CCN 10292)

Detailed Map - Area #3



Southwest Engineers
 TPBE No. F-1909
 307 St. Lawrence Street, Gonzales, TX 78629
 P: 830.672.7546 F: 830.762.2034

Stonegate Subdivision Water System

Memorandum

To: Public Utility Commission of Texas

From: Derek Wolf

CC: Mike Felps

Per the request of Project No. 50664, this memorandum serves as the response to actions taken to mitigate the impact of COVID-19 on the end users of the public water drinking supply provided by Stonegate Water System to its customers in the Subdivision of Stonegate in Johnson City, TX.

The system has only one operator who has shown no symptoms of COVID-19. Due to the limited person to person contact, the System believes that this is adequate to mitigate the spread of the virus. Additionally, the system is equipped with backflow devices on each home to prevent contaminated water from re-entering the system and being spread across the service area.

Regards,

Derek Wolf