



Control Number: 50553



Item Number: 9

Addendum StartPage: 0



**Southwest  
Engineers**

[www.swengineers.com](http://www.swengineers.com) | TBPE No. F-1909

**Civil | Environmental | Land Development**

**HEADQUARTERS**  
307 Saint Lawrence St.  
Gonzales, TX 78629  
Phone: 830.672.7546

**CENTRAL TEXAS OFFICE**  
205 Cimarron Park Loop, Ste A  
Buda, TX 78610  
Phone: 512.312.4336



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 May 15, 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. Attached is a preliminary plat of the proposed subdivision. The Harmony Hills Subdivision consist of the entire property being amended to the CCN along High Road (Hays County Road 127).*

2. Mapping Deficiencies:

*Revised digital data has been submitted. The boundary of the dual portion to be decertified from CCN 10420 has been corrected to resolve the mapping deficiency. This portion of the requested area includes approximately 68 acres.*

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

Respectfully submitted,

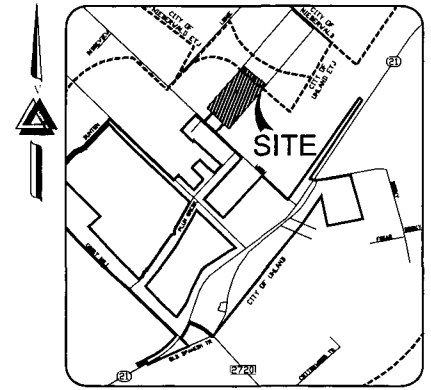
Jeffrey J. Kallus, P.E.

cc: Daniel Heideman, County Line SUD

ENCL.

 **TRI-TECH**  
P.O. BOX 101, NEWTON, MA 02459-0101  
5 RIVERVIEW DRIVE  
ANDOVER, MA 01810-1000  
TEL: 617-552-1122

**PRELIMINARY PLAT OF  
HARMONY HILLS, SECTION 1  
BEING 69.98 ACRES OF LAND  
OUT OF THE THOMAS WESTBROOK SURVEY ABS. 458  
CITY OF UHLAND ETJ  
HAYS COUNTY, TEXAS**



**VICINITY MAP**  
ZIP CODE 78640

**PLAT NOTES**

- 1 This subdivision lies outside of the boundaries of the Edwards Aquifer Recharge Zone and the Edwards Aquifer Contributing Zone.
- 2 A portion of this subdivision lies within the Zone X area as delineated on Hays County F.I.R.M. Panel #48209C 0410 F, dated September 2, 2005. This property lies outside of the 0.2% annual chance flood.
- 3 A portion of this subdivision lies within the City of Uhlend ETJ and is subject to their ordinances.
- 4 This subdivision contains 105 lots for a total of 69.98 acres.  
Average Size of Lots: 0.50 Acres  
Lots less than 1.00 acres: 105  
Lots 1.00 to 2.00 acres: 0  
Lots 2.00 to 5.00 acres: 0  
Lots 5.00 to 10.00 acres: 0
- 5 This subdivision lies within the following jurisdictions:  
School District - Hays Consolidated Independent School District  
Plum Creek Conservation District  
Emergency Services District - Caldwell Hays ESD #1
- 6 Water supply for this subdivision is provided by County Line Special Utility District.
- 7 Rainwater collection is encouraged and in some areas may offer the best renewable water resource.
- 8 On-site sewage facilities will be constructed to Hays County Standards. Due to lot sizes all lots are restricted to use of Advanced On-Site Sewage Facilities.
- 9 Electricity for this subdivision is provided by Pedernales Electric Cooperative, Inc.
- 10 Telephone service for this subdivision is provided by AT&T.
- 11 No object, including buildings, fencing or landscaping which would interfere with conveyance of stormwater, shall be placed or erected within a Drainage Easement. The owner(s) of any lot(s) upon which drainage facilities are located, including detention, shall be responsible for maintenance and upkeep of such facilities.
- 12 Driveways shall comply with Chapter 721 of the Hays County Development Regulations, and be permitted through the Transportation Department of Hays County under Chapter 751.
- 13 All culverts, when required shall comply with the current Hays County standard.
- 14 Mail boxes placed within the ROW shall be of an approved ADOT or FHWA design.
- 15 In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on any lot within this subdivision shall be permitted access onto a publicly dedicated county roadway unless a Driveway Permit has been issued by the appropriate County Road and Bridge Department.
- 16 No lots are to be occupied until OSSF Permitted or public sewer, water and electricity and roads have been provided and construction is completed and approved.
- 17 Post-development conditions runoff rates shall be no greater than the pre-developed condition for 2, 5, 10, 25, and 100 year storm events, per Hays County Development Regulations, chapter 725, subchapter 3.02. Pre and post development runoff calculations shall be included with the construction drawings for this subdivision.
- 18 Post-Construction Stormwater control measures shall have a maintenance plan. The maintenance plan must be filed in the real property records of Hays County. The owner/operator of any new development or redevelopment site shall develop and implement a maintenance plan addressing maintenance requirements for any structural control measures installed on site. Operation and maintenance performed shall be documented and retained and made available for review upon request.
- 19 All roadways shall be designed and constructed in accordance with applicable Hays County standards, per Hays County Development Regulations, chapter 721, subchapter 5.
- 20 No modular housing unit shall be closer than five (5) feet to any rear lot line.
- 21 No modular housing unit shall be closer than twenty (25) feet to the lot line adjoining a public street.
- 22 Minimum distance between modular housing units shall be ten (10) feet end-to-end and twenty (20) feet side-to-side.
- 23 There is hereby dedicated a ten (10) foot wide Public Utility and Drainage Easement adjacent to all non-street lot lines with gully easements that may extend beyond platted easements as needed unless otherwise shown on plot.
- 24 There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage and Embankment/Backslope Easement adjacent to all street right-of-way lines with gully easements that may extend beyond platted easements as needed unless otherwise shown on plot.
- 25 There is hereby dedicated a fifteen (15) foot wide Drainage Easement adjacent to all rear lot lines unless otherwise shown on plot.
- 26 Temporary turnaround easements shown hereon will automatically be vacated upon extension of the streets.
- 27 The existing pond located in a portion of Peaceful Drive, a portion of La Familia Drive and a portion of Common Area No. 6 will be filled in with clean fill.
- 28 Please refer to Proposed Drainage Area Map for the location of proposed drainage structures and ponds.
- 29 Please refer to the Phase 1 Water Distribution System Plan for the location of existing and proposed water utilities.
- 30 Bearing Back to Texas State Plane Coordinate System-South Central Zone.
- 31 All bearings and distances shown hereon are based upon the Texas Coordinate System, South Central Zone (4204), North American Datum 1983. To convert grid distances to surface, apply a combined scale factor of 0.999893578504.

SURVEYOR ENGINEER



1301 RIVIERA BLVD.  
SAN MARCO, TEXAS 78666  
PH: 512.430.1222  
FAX: 512.430.1222  
WWW.TRI-TECH.COM

SHEET 1 of 4

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, the undersigned, director of Hays County Development Services Department, hereby certify that this subdivision plot conforms to all Hays County Requirements as stated in the Interlocal Cooperation Agreement between Hays County and the City of Uhlend for subdivision regulation within the extrajurisdictional jurisdiction of the City of Uhlend.

TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

By \_\_\_\_\_  
Donald Dempsey, Representative  
P.O. Box 17547  
Austin, Texas 78760

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Donald Dempsey representative of Aus-Tax Parts & Services, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

NOTARY PUBLIC in and for Hays County, Texas.

County Line Water Supply Corporation, and approved public water supply system has adequate quantity to supply this subdivision and provisions have been made to provide service to each lot in accordance with the policies of the water supply system.

\_\_\_\_\_ Date \_\_\_\_\_  
Daniel Haideman  
General Manager

STATE OF TEXAS\*  
CITY OF UHLAND\*

This plat "HARMONY HILLS, SECTION 1" has been submitted to and considered by the Alderman of the City of Uhlend, Texas and is hereby approved.

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

\_\_\_\_\_ Date \_\_\_\_\_  
Vicki Hunter, Mayor  
City of Uhlend, Texas

Attest

\_\_\_\_\_ Date \_\_\_\_\_  
Koren Galisher, City Administrator  
City of Uhlend, Texas

In approving this plat by the board of Aldermen of the City of Uhlend, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all bridges or culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares in connection therewith shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the board of Aldermen, City of Uhlend, Hays County, Texas. Said board of Aldermen assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith.

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, the undersigned, director of Hays County Development Services Department, hereby certify that this subdivision plot conforms to all Hays County Requirements as stated in the Interlocal Cooperation Agreement between Hays County and the City of Uhlend for subdivision regulation within the extrajurisdictional jurisdiction of the City of Uhlend.

\_\_\_\_\_ Date \_\_\_\_\_  
Caitlyn Strickland, Director  
Hays County Development Services

No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system. Due to declining water supplies and diminishing water quality, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rainwater collection is encouraged and in some areas may offer the best renewable water resource.

No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County Development Services.

No construction or other development within this subdivision may begin until all Hays County Development Permit requirements have been met.

\_\_\_\_\_ Date \_\_\_\_\_  
Tom Pope, R.S., C.F.M.  
Hays County Floodplain Administrator

\_\_\_\_\_ Date \_\_\_\_\_  
Caitlyn Strickland, Director  
Hays County Development & Community Services

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, Stanley Pettiette, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon will be properly placed under my supervision in accordance with the Development Regulations of Hays County, Texas.

TO CERTIFY WHICH, WITNESS by my hand and seal at Hays County, Texas this \_\_\_\_ day of \_\_\_\_\_, A.D. 2020.

RELEASED FOR REVIEW 01/24/20  
Preliminary this document shall not be recorded for any purpose and shall not be used or viewed as  
relied upon as a final survey document.

\_\_\_\_\_ Date \_\_\_\_\_  
Stanley Pettiette  
Registered Professional Land Surveyor, No. 4855  
State of Texas

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, Al Corral, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not located within the Edwards Aquifer Recharge Zone and lies within the Zone X flood area, as denoted hereon, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number, 48209C 0410 F effective date September 2, 2005, and that each lot conforms to the Hays County Development Regulations.

TO CERTIFY WHICH, WITNESS by my hand and seal at Hays County, Texas this \_\_\_\_ day of \_\_\_\_\_, A.D. 2020.

RELEASED FOR REVIEW 01/24/20  
Preliminary this document shall not be recorded for any purpose and shall not be used or viewed as  
relied upon as a final survey document.

\_\_\_\_\_ Date \_\_\_\_\_  
Al Corral  
Registered Professional Engineer, No. 119251  
State of Texas

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS

I, Elaine H. Cardenas, 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 \_\_\_\_\_, A.D. 2020, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., in the plat records of Hays County, Texas, in instrument Number \_\_\_\_\_.

WITNESS my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, A.D. 2020.

\_\_\_\_\_ Date \_\_\_\_\_  
Elaine H. Cardenas  
County Clerk  
Hays County, Texas

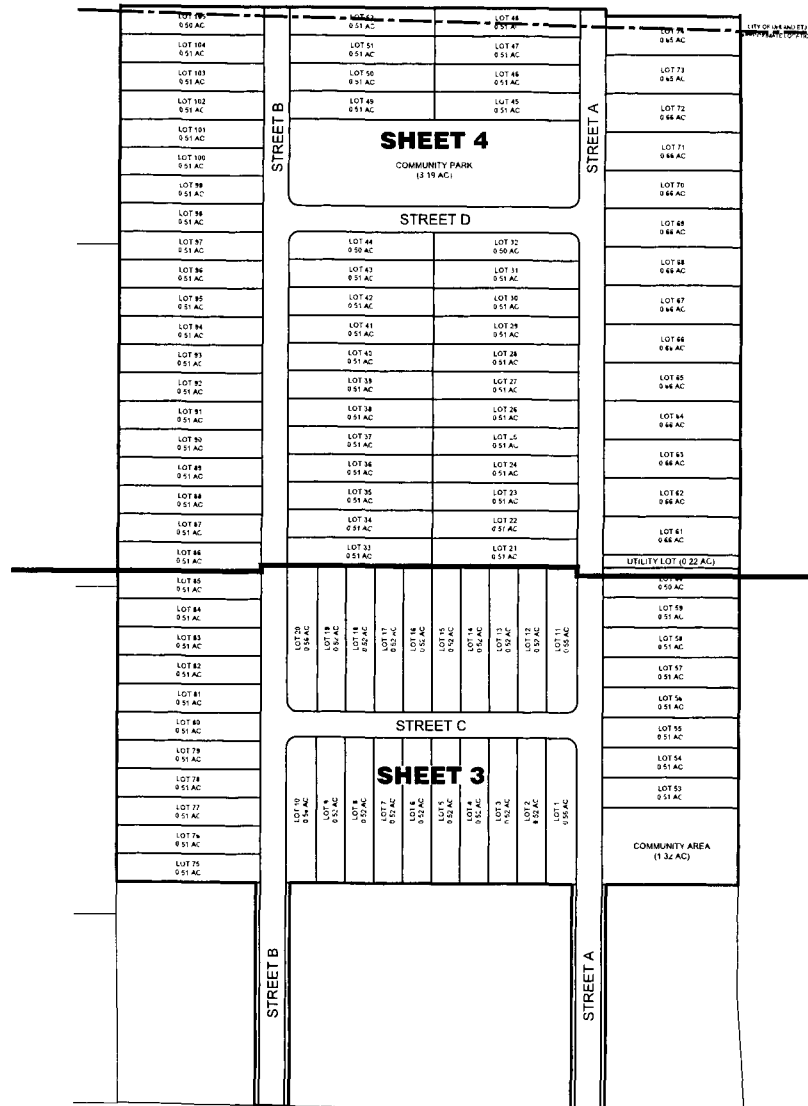
PLAN 5747

SM-18-1139000  
PRO-382-18

**PRELIMINARY PLAT OF  
HARMONY HILLS, SECTION 1  
BEING 69.98 ACRES OF LAND  
OUT OF THE THOMAS WESTBROOK SURVEY ABS. 458  
CITY OF UHLAND ETJ  
HAYS COUNTY, TEXAS**



GRAPHIC SCALE  
0 200 400  
1"=200'



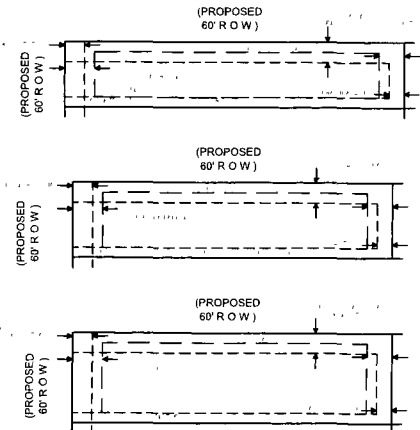
PREPARED JANUARY 24, 2020

**SECTION 1**

TOTAL ACREAGE BEING SUBDIVIDED = 69.98 AC  
TOTAL NUMBER OF LOTS = 105  
MINIMUM SIZE OF LOTS = 0.500 AC  
LINEAR FEET OF ROADS = 6,796'

**NOTE:**  
TOPOGRAPHIC INFORMATION SHOWN HEREON IS DERIVED FROM TRI-TECH AERIAL TOPOGRAPHY. CONTOUR INTERVAL IS ONE FOOT.

**TYPICAL LOT DIAGRAM**



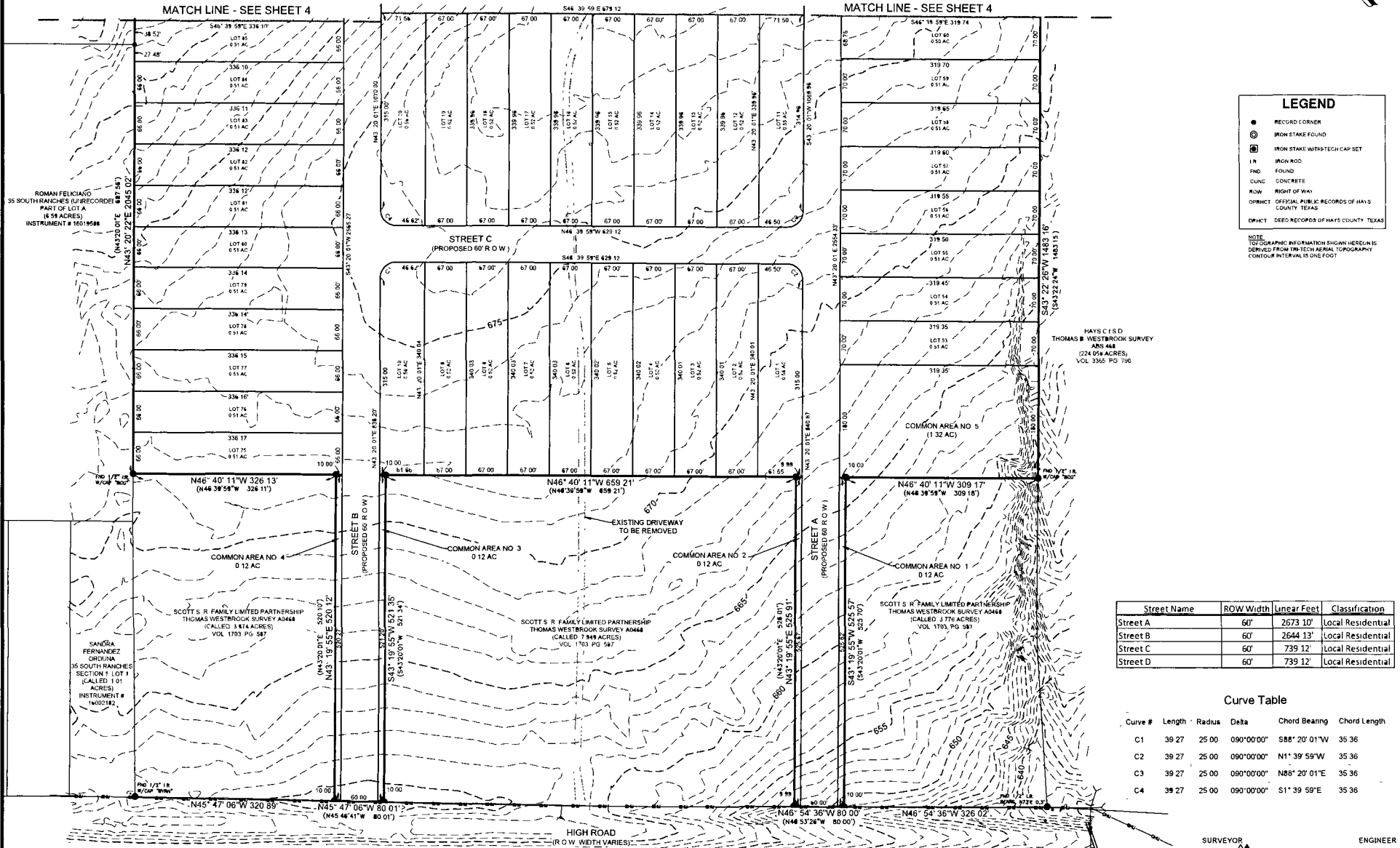
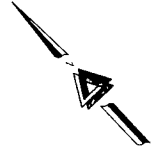
SURVEYOR ENGINEER



1500 RIVER VALLEY DRIVE  
SUITE 100, UHLAND, TEXAS 79030  
PH: 512.440.1122

TRI-TECH REG. # 10004229  
TRI-TECH REG. # 10004229

**PRELIMINARY PLAT OF  
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**LEGEND**

- RECORD CORNER
- ⊙ IRON STAKE FOUND
- ⊠ IRON STAKE WITH TECH CAP SET
- IR IRON ROD
- FM FOUND
- CUNC CONCRETE
- ROW RIGHT OF WAY
- OPRCHT OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- DNCT DEED RECORDS OF HAYS COUNTY, TEXAS

NOTE: TOPOGRAPHIC INFORMATION SHOWN HEREIN IS DERIVED FROM THE TECH AERIAL TOPOGRAPHY CONTOUR INTERVAL IS ONE FOOT

Street Name	ROW Width	Linear Feet	Classification
Street A	60'	2673 10'	Local Residential
Street B	60'	2644 13'	Local Residential
Street C	60'	739 12'	Local Residential
Street D	60'	739 12'	Local Residential

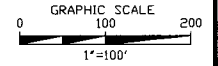
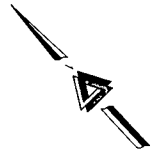
**Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	39.27	25.00	090°00'00"	S88°20'01"W	35.36
C2	39.27	25.00	090°00'00"	N1°39'59"W	35.36
C3	39.27	25.00	090°00'00"	N88°20'01"E	35.36
C4	39.27	25.00	090°00'00"	S1°39'59"E	35.36

# PRELIMINARY PLAT OF HARMONY HILLS, SECTION 1

BEING 69.98 ACRES OF LAND  
OUT OF THE THOMAS WESTBROOK SURVEY ABS. 458  
CITY OF UHLAND ETJ  
HAYS COUNTY, TEXAS

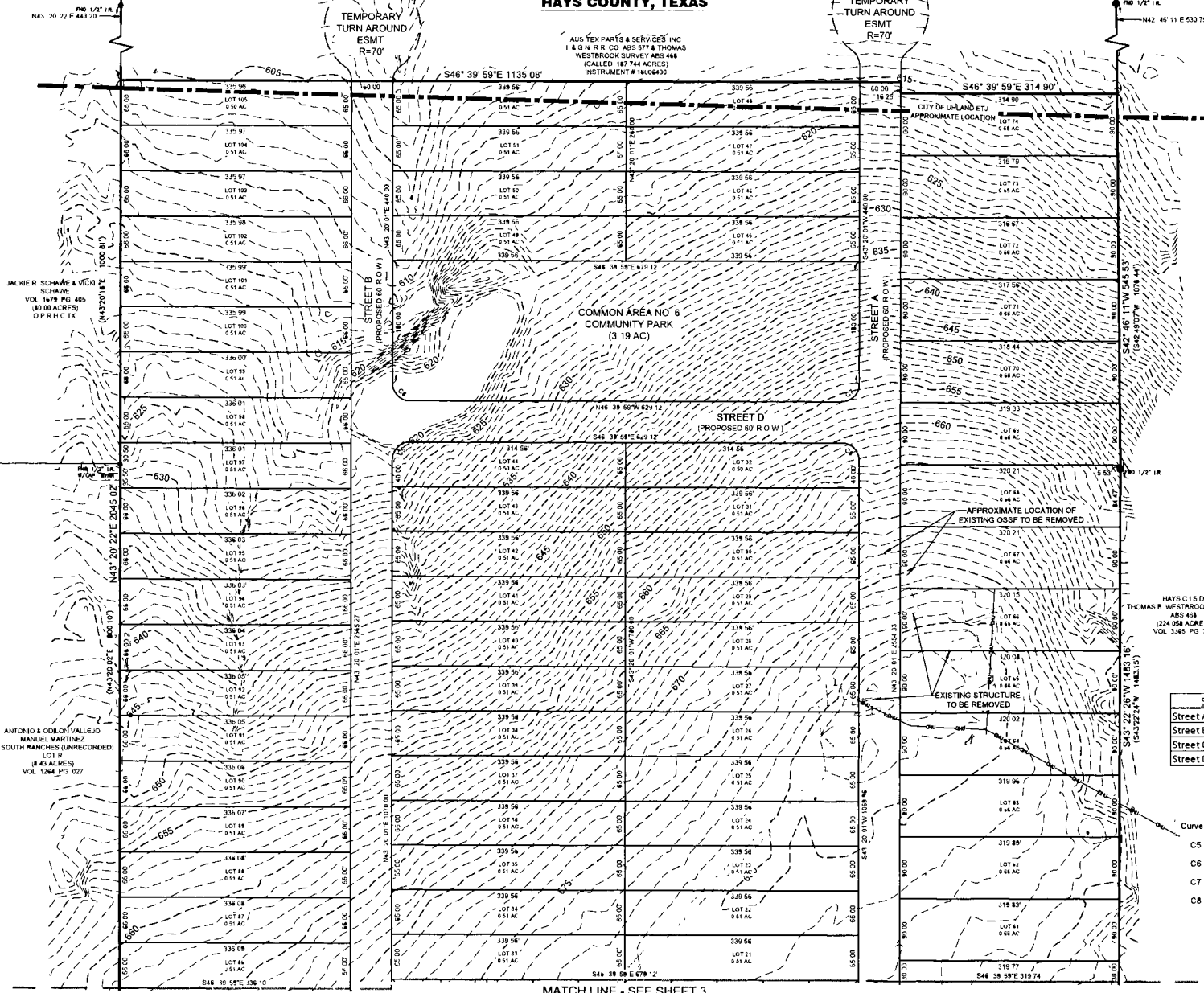
AUS-TEX PARTS & SERVICES INC.  
1 & 5/8 N. R. CO. ABS. 571 & THOMAS  
WESTBROOK SURVEY ABS. 448  
(CALLED 187.74 ACRES)  
INSTRUMENT # 18008490



## LEGEND

- RECORD CORNER
- ⊙ IRON STAKE FOUND
- ⊕ IRON STAKE WITH TECH CAP SET
- IR IRON ROD
- FO FOUND
- CONC CONCRETE
- ROW RIGHT OF WAY
- OPRHCX OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- DIRCCT DEED RECORDS OF HAYS COUNTY, TEXAS

NOTE:  
TOPOGRAPHIC INFORMATION SHOWN HEREON IS  
DERIVED FROM PRECISION TOPOGRAPHY  
CONTOUR INTERVAL IS ONE FOOT



Street Name	ROW Width	Linear Feet	Classification
Street A	60'	2673.10'	Local Residential
Street B	60'	2644.13'	Local Residential
Street C	60'	739.12'	Local Residential
Street D	60'	739.12'	Local Residential

## Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C5	39.27	25.00	090°00'00"	S88°20'01"W	35.36
C6	39.27	25.00	090°00'00"	N1°39'59"W	35.36
C7	39.27	25.00	090°00'00"	N88°20'01"E	35.36
C8	39.27	25.00	090°00'00"	S1°39'59"E	35.36

SURVEYOR ENGINEER



18715 REGIN RD 18715-127  
18715 REGIN RD 18715-127

PLAN 5747

SM-18-1139000  
PRO-382-18

MATCH LINE - SEE SHEET 3