



**Hays County Development Services**  
P.O Box 1006 San Marcos TX 78667-1006  
2171 Yarrington Road San Marcos TX 78666  
512-393-2150 / [www.hayscountytexas.com](http://www.hayscountytexas.com)

May 16th, 2022

William Atkinson  
City Planner  
City of Kyle

**Re: 6 Creeks, Phase 1, Sec 9, Preliminary (PLN-1853-NP)**

Mr. Atkinson,

The Hays County Development Services staff has had an opportunity to review the aforementioned subdivision for compliance with Hays County subdivision and development regulations. Hays County staff has no further review comments at this time.

Pursuant to the Interlocal Cooperation Agreement between Hays County and the City of Kyle for subdivision regulation within the extraterritorial jurisdiction of the City of Kyle, please move forward with approval of the plat as submitted.

If you have any questions please let me know.

Regards,

*Marcus Pacheco*

Marcus Pacheco  
Director  
Hays County Development Services

# 6 CREEKS-PHASE 1, SECTION 9 HAYS COUNTY, TEXAS PRELIMINARY PLAN

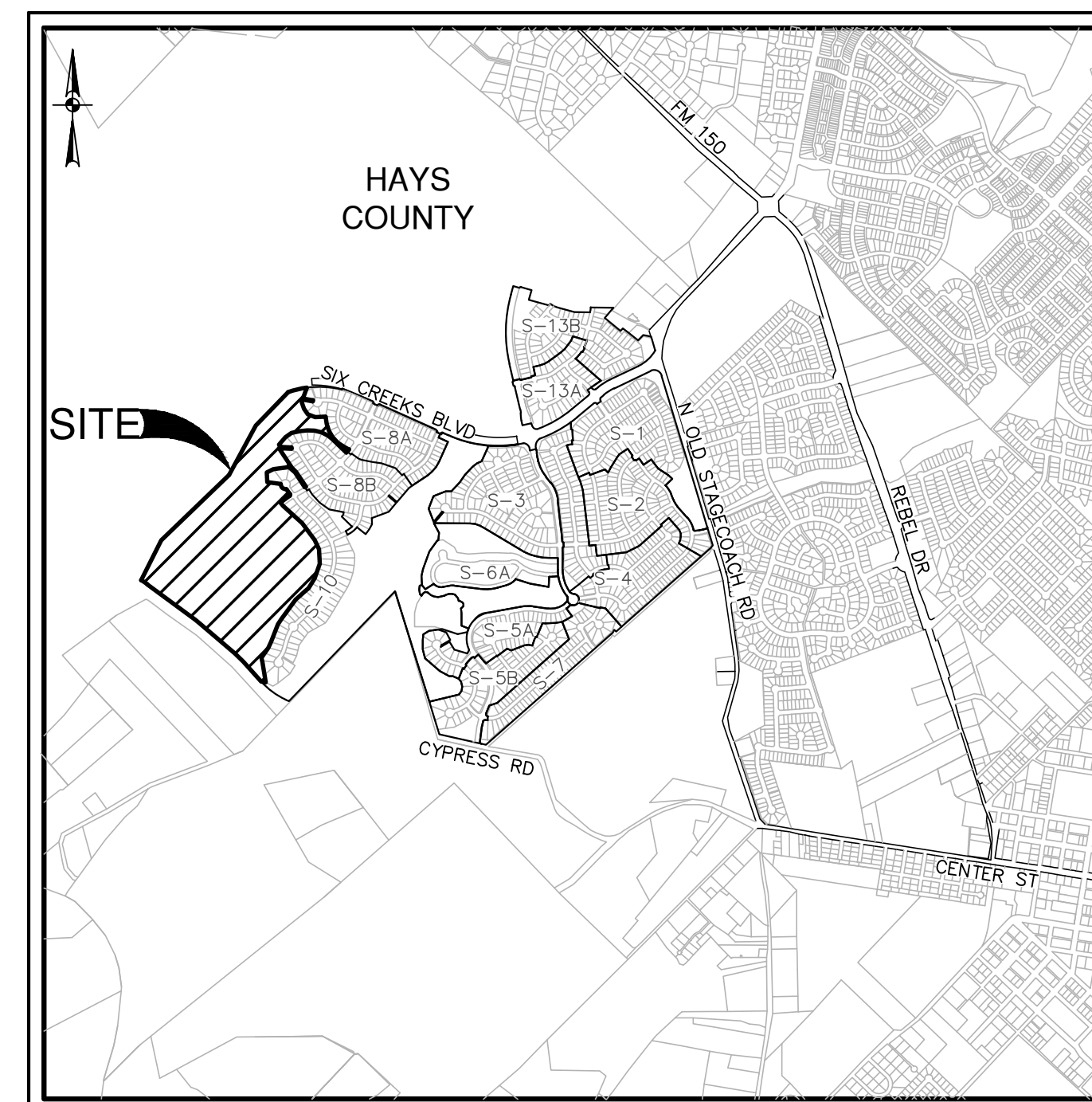
## SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	C0.00
SITE PLAN	C1.00
LOT SUMMARY	C1.01
OVERALL STORMWATER PLAN	C2.00
EXISTING DRAINAGE CONDITIONS	C2.01
OVERALL SANITARY SEWER PLAN	C3.00
OVERALL WATER DISTRIBUTION PLAN	C4.00

LOT SUMMARY (6 CREEKS)								
SECTION	LAND USE	50' SINGLE FAMILY LOTS	55' SINGLE FAMILY LOTS	60' SINGLE FAMILY LOTS	65' SINGLE FAMILY LOTS	70'+ SINGLE FAMILY LOTS	GARDEN HOMES	TOTAL
1	RESIDENTIAL	37		73				110**
2	RESIDENTIAL	89		32				121**
3	RESIDENTIAL		49			54		103**
4A	RESIDENTIAL			57				57**
4B	RESIDENTIAL	59		32				91**
5A	RESIDENTIAL		42			15		57**
5B	RESIDENTIAL		33			22		55**
6A	RESIDENTIAL						79	79**
6B	AMENITY							0
7	RESIDENTIAL		69					69**
8A	RESIDENTIAL		59	3		32		94**
8B	RESIDENTIAL		58			31		89**
9	RESIDENTIAL			102				102
10	RESIDENTIAL					72		72**
11	RESIDENTIAL						71	71
12	RESIDENTIAL	83						83
13A	RESIDENTIAL				44			44**
13B	RESIDENTIAL			79				79**
14A	RESIDENTIAL				67			67**
14B	RESIDENTIAL			105				105**
15	RESIDENTIAL			81				81
16	RESIDENTIAL	118						118
17	RESIDENTIAL					56		56
18	RESIDENTIAL		92					92
18B	AMENITY							
19	RESIDENTIAL			64				64
20	RESIDENTIAL					75		75
21	RESIDENTIAL					58		58
TOTAL		386	402	628	111	415	150	2092
% TOTAL		18.5%	19.2%	30.0%	5.3%	19.8%	7.2%	
MAX ALLOWED*		26%	22%	29%	N/A	N/A	7%	

\*PER BLANCO RIVER RANCH (PHASE ONE RESIDENTIAL AREA DE-ANNEXATION AND DEVELOPMENT AGREEMENT) AND SUBSEQUENT AMENDMENT(S)

\*\*LOT COUNT BASED ON A PLAT AND/OR PRELIMINARY PLAN SUBMITTED TO THE CITY OF KYLE. ALL OTHER LOT COUNTS ARE PROPOSED AND SUBJECT TO CHANGE. TOTAL LOT COUNT NOT TO EXCEED 2100 PER DEVELOPMENT AGREEMENT. LOT COUNT DOES NOT INCLUDE OPEN SPACE LOTS.



LOCATION MAP  
NOT-TO-SCALE

PREPARED FOR:

HM 6 CREEKS DEVELOPMENT, INC.  
1011 N LAMAR  
AUSTIN, TEXAS 78703

OCTOBER 2021

10/7/2021

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800



### NOTES:

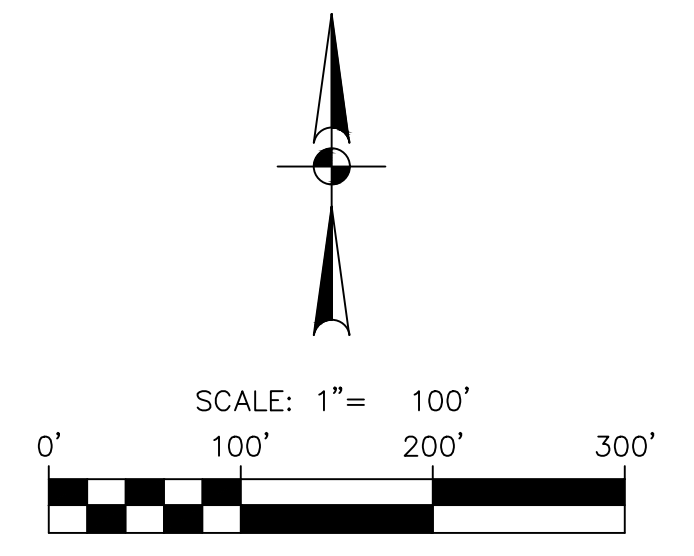
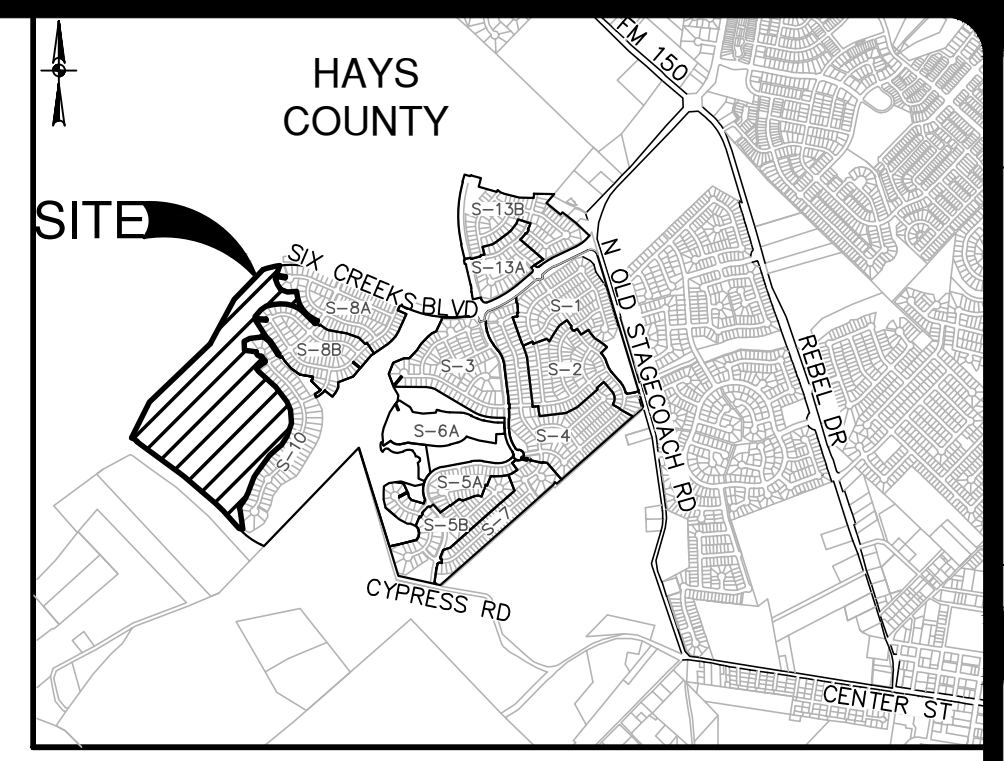
- THIS PRELIMINARY PLAN HAS BEEN DEVELOPED TO COMPLY WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF KYLE AND THE PROPERTY OWNER APPROVED BY THE CITY OF KYLE CITY COUNCIL ON MAY 31, 2017 AND SUBSEQUENT AMENDMENT(S).
- THE LIMITS OF THIS PROJECT ARE IN ZONE X OF THE FEMA FLOODPLAIN MAP NO. 48209C0270F DATED SEPTEMBER 2, 2005.
- THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER TRANSITION ZONE AND THE EDWARDS AQUIFER CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE.
- THIS SITE IS LOCATED WITHIN HAYS COUNTY ESD #5 AND #9 AND LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- WATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE.
- UTILITY EASEMENTS SHALL BE IN ACCORDANCE WITH CITY CODE, SECTION 41-141 IN PLACE AS OF THE VESTING DATE OF MAY 16, 2017 OF THE BLANCO RIVER RANCH DE-ANNEXATION AND DEVELOPMENT AGREEMENT. A FIFTEEN (15) FOOT PUBLIC UTILITY EASEMENT IS DEDICATED BY PLAT ADJACENT TO ALL STREET RIGHT OF WAY, EXCEPT ADJACENT TO CORNER LOTS WHERE EASEMENT ADJACENT TO SIDE LOT IS 10', A FIVE (5) FOOT MUNICIPAL UTILITY EASEMENT IS DEDICATED BY PLAT AT EACH SIDE LOT LINE, AND A TEN (10) FOOT REAR MUNICIPAL UTILITY EASEMENT IS DEDICATED BY PLAT AT THE REAR LOT LINE OF EACH LOT.
- BUILDING SETBACKS SHALL COMPLY WITH EXHIBIT "D" OF THE BLANCO RIVER RANCH (PHASE ONE RESIDENTIAL AREA) DE-ANNEXATION AND DEVELOPMENT AGREEMENT.
- NO OBSTRUCTIONS ARE TO BE PLACED WITHIN DRAINAGE EASEMENTS.
- THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- THE MAINTENANCE OF SIDEWALKS WITHIN THIS PRELIMINARY PLAN SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF KYLE OR HAYS COUNTY.
- THE LOTS SHOWN HAVE ADEQUATE FRONTAGE TO ALLOW FOR COMPLIANCE WITH DRIVEWAY SPACING REQUIREMENTS.
- ALL ROADWAYS SHALL BE PUBLIC AND DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
- 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.
- THIS SITE IS LOCATED WITHIN THE BARTON SPRINGS GROUNDWATER CONSERVATION DISTRICT.

OWNERS:	HM 6 CREEKS DEVELOPMENT, INC. 1011 N LAMAR AUSTIN, TX 78703 PHONE: (512) 481-0303 FAX: (512) 481-0333
ACREAGE:	99.66 AC
SURVEY:	SAMUEL PHARASS 1/4 LEAGUE SURVEY NO. 14, ABSTRACT NO. 360
NUMBER OF LOTS AND PROPOSED LAND USE:	284 SINGLE FAMILY LOTS
DATE:	OCTOBER 2021
SURVEYOR:	PAPE-DAWSON ENGINEERS, INC. PHONE (210) 375-9000 FAX: (210) 375-9010
ENGINEER:	PAPE-DAWSON ENGINEERS, INC. PHONE: (210) 375-9000 FAX: (210) 375-9010

SHEET C0.00

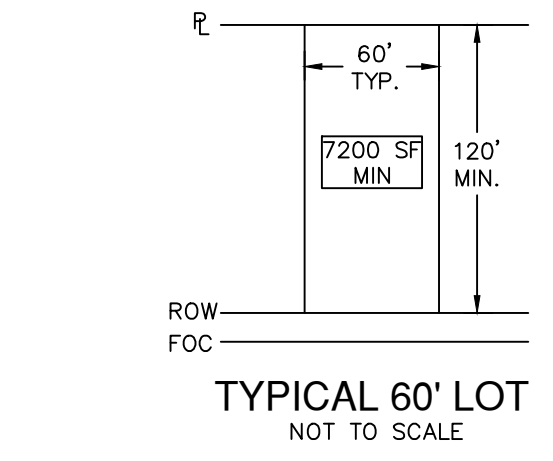
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**LEGEND:**

- SECTION BOUNDARY
- - - - - EXISTING CONTOUR
- STREET CENTER LINE
- PROPOSED CURB



LIST OF ROADWAYS			
	DEVELOPMENT AGREEMENT CLASSIFICATION	TOTAL LENGTH (FT)	ROW WIDTH (FT)
BLUE GRASS ROAD	RESIDENTIAL LANE	1,263	50
FALLING RIVER RUN	RESIDENTIAL LANE	788	50
FOXGLOVE LANE	RESIDENTIAL LANE	1,192	50
RAIN LILY LANE	RESIDENTIAL LANE	1,121	50

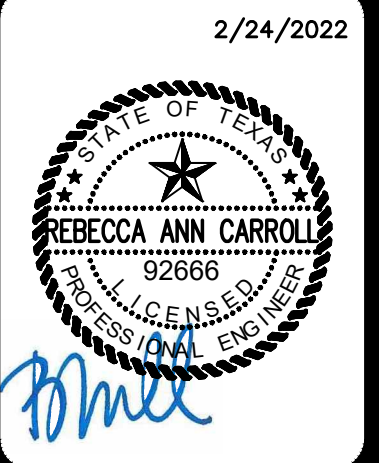
LAND USE SUMMARY	
	SECTION 9
RESIDENTIAL LOT ACREAGE	26.33
OPEN SPACE ACREAGE	55.44
ROW ACREAGE	5.26
TOTAL ACREAGE	87.03

NOTE: 6 CREEKS-PHASE 1, SECTION 9 CONSISTS OF 102 SINGLE FAMILY LOTS AND 1 OPEN SPACE LOT. THE AVERAGE LOT SIZE CAN BE FOUND IN THE TYPICAL LOT DETAILS BELOW.

LOT SIZES ARE AS FOLLOWS:

- <1 AC 102 LOTS
- 1-2 AC
- 2-5 AC
- 5-10 AC
- >10 AC 1 LOT

NO.	REVISION	DATE
1	CUL-DE-SAC & LOT SUMMARY	02/24/22



**PAPE-DAWSON ENGINEERS**  
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TBP# FIRM REGISTRATION #470 | TBP# PLUS FIRM REGISTRATION #1008880

**6 CREEKS-PHASE 1, SECTION 9**  
 HAYS COUNTY, TEXAS  
 PRELIMINARY PLAN  
 SITE PLAN

PLAT NO.	
JOB NO.	8141-28
DATE	FEBRUARY 2022
DESIGNER	JB
CHECKED	DRAWN JB
SHEET	C1.00

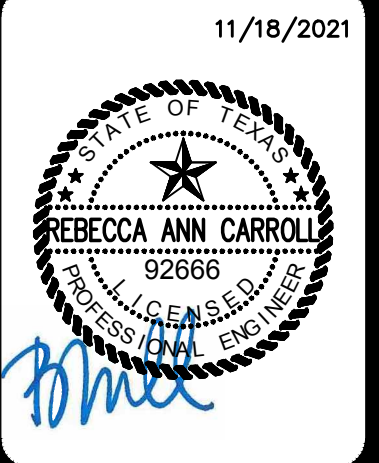
SECTION 9

\* LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE PER THE BLANCO RIVER RANCH (PHASE ONE RESIDENTIAL AREA) DE-ANNEXATION AND DEVELOPMENT AGREEMENT (REFERENCE EXHIBIT D, NUMBER 18)

LOT SUMMARY

LOT	BLK	LOT WIDTH*	LOT AREA	ROW FRONTAGE
47	A	59.98	8987 SF	58.84
48	A	59.98	9703 SF	58.84
49	A	59.98	9800 SF	58.84
50	A	59.99	10163 SF	58.84
51	A	60.00	10632 SF	59.13
52	A	60.00	10512 SF	60.00
53	A	60.00	10525 SF	60.00
54	A	60.00	10538 SF	60.00
55	A	60.00	10551 SF	60.00
56	A	60.00	10443 SF	60.00
57	A	60.00	10215 SF	60.00
58	A	76.75	12553 SF	200.29
59	A	59.86	10713 SF	56.88
60	A	59.85	9072 SF	56.88
61	A	59.86	10271 SF	56.88
62	A	59.86	12682 SF	56.88
63	A	59.86	14062 SF	56.88
64	A	59.86	14133 SF	56.86
65	A	107.73	24263 SF	84.75
66	A	94.28	29989 SF	66.39
67	A	68.13	13006 SF	71.61
68	A	74.91	12056 SF	73.17
69	A	59.99	9131 SF	59.08
70	A	60.00	8773 SF	60.00
71	A	60.00	8773 SF	60.00
72	A	60.00	8773 SF	60.00
73	A	60.00	8773 SF	60.00
74	A	70.00	10192 SF	221.88
75	A	71.91	23779 SF	65.45
76	A	65.90	23360 SF	49.65
77	A	65.90	27871 SF	49.46
78	A	62.08	299504 SF	47.21
79	A	65.58	20923 SF	60.63
80	A	65.36	14161 SF	69.30
81	A	60.00	14400 SF	60.00
82	A	60.00	14400 SF	60.00
83	A	60.00	14400 SF	60.00
84	A	60.00	14400 SF	60.00
85	A	70.00	16800 SF	70.00
86	A	60.00	14400 SF	60.00
87	A	73.56	14615 SF	76.16
88	A	81.78	13000 SF	87.62
89	A	60.00	13149 SF	60.00
90	A	76.70	12867 SF	81.54
91	A	60.40	10484 SF	51.21
92	A	60.70	11091 SF	43.51
93	A	60.39	10031 SF	51.41
94	A	67.47	8819 SF	71.35
95	A	60.00	9021 SF	60.00
96	A	59.79	9532 SF	56.38
97	A	59.78	8736 SF	56.13
98	A	59.80	8478 SF	56.48
99	A	70.00	9385 SF	203.32
100	A	80.36	9325 SF	200.24
101	A	60.00	7500 SF	60.00
102	A	60.00	7500 SF	60.00
103	A	67.15	7948 SF	68.97
104	A	71.51	8274 SF	74.47
105	A	60.00	7557 SF	60.00
106	A	60.00	7696 SF	60.00
107	A	71.71	8710 SF	74.74
108	A	88.40	9616 SF	95.82
109	A	82.91	8808 SF	89.07
110	A	60.00	7225 SF	60.00
111	A	60.00	7408 SF	59.46
112	A	59.78	8131 SF	56.13
113	A	59.78	8131 SF	56.13
19	K	179.63	16783 SF	209.31
20	K	60.00	8759 SF	57.75
21	K	60.00	9278 SF	60.00
22	K	60.03	11083 SF	53.75
23	K	60.04	10671 SF	56.42
24	K	59.92	10907 SF	56.42
25	K	60.04	10425 SF	56.42
26	K	59.97	9573 SF	57.90
27	K	60.00	8578 SF	60.00
28	K	60.00	8404 SF	60.00
29	K	59.95	8806 SF	58.31
30	K	59.92	8682 SF	57.75
31	K	59.93	8038 SF	59.12
32	K	60.00	7800 SF	60.00
33	K	60.00	7800 SF	60.00
34	K	73.37	9260 SF	197.16
1	Q	97.15	12150 SF	224.04
2	Q	91.30	9761 SF	99.91
3	Q	63.04	7749 SF	63.80
4	Q	69.50	8266 SF	179.27
5	Q	70.10	9483 SF	170.10
6	Q	60.00	8089 SF	60.00
7	Q	83.10	12513 SF	204.49
1	R	190.38	16890 SF	221.00
2	R	65.97	9216 SF	67.69
3	R	74.73	9200 SF	77.64
4	R	60.00	8264 SF	60.00
5	R	70.04	9694 SF	194.45
6	R	70.00	9186 SF	195.48
7	R	60.00	7915 SF	60.00
8	R	60.00	7915 SF	60.00
9	R	60.00	7557 SF	60.00
10	R	60.00	7200 SF	60.00
11	R	67.80	7831 SF	69.78
12	R	116.85	12849 SF	239.29

NO.	REVISION	DATE
1	ROW FRONTAGE	11/18/21



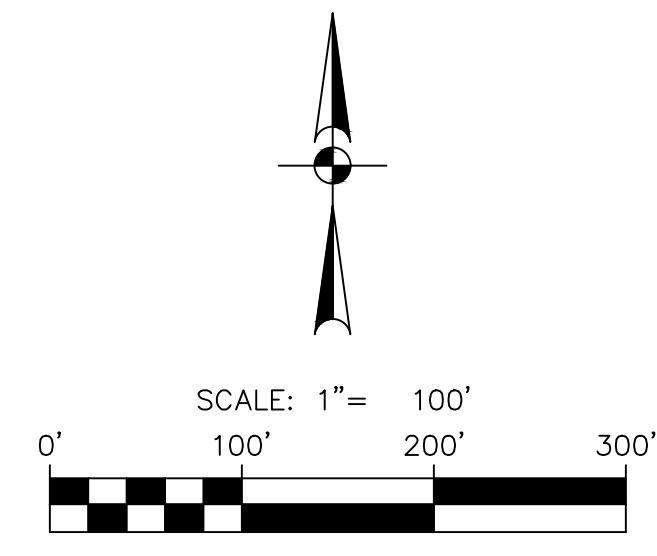
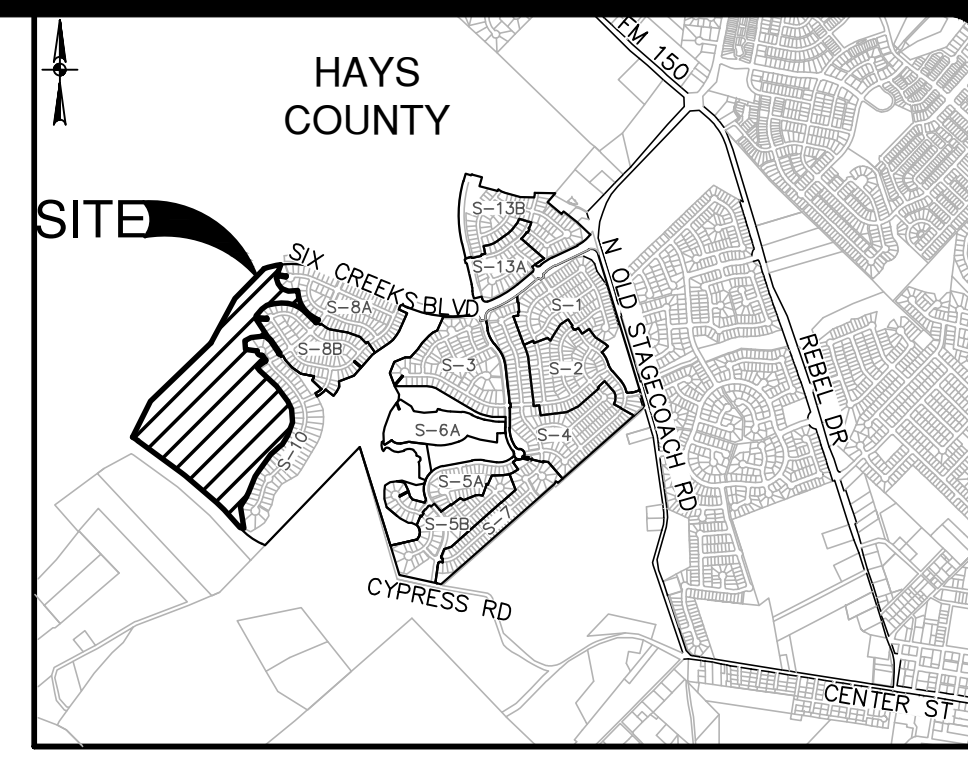
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 TPEE FIRM REGISTRATION #070 | TPEUS FIRM REGISTRATION #1000890

**6 CREEKS-PHASE 1, SECTION 9**  
 HAYS COUNTY, TEXAS  
 PRELIMINARY PLAN  
 LOT SUMMARY

PLAT NO.	
JOB NO.	8141-28
DATE	NOVEMBER 2021
DESIGNER	JB
CHECKED	DRAWN JB
SHEET	C1.01

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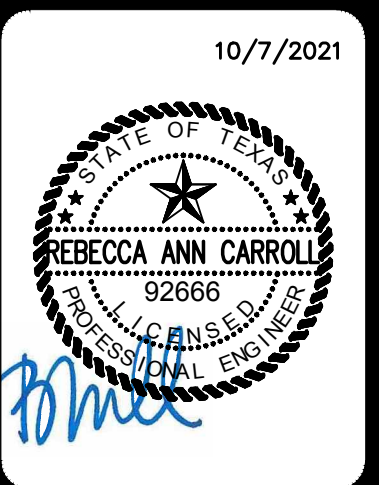
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**LEGEND:**

- SECTION BOUNDARY
- EXISTING CONTOUR
- STREET CENTER LINE
- PROPOSED CURB
- PROPOSED FLOW ARROWS

NO.	REVISION	DATE

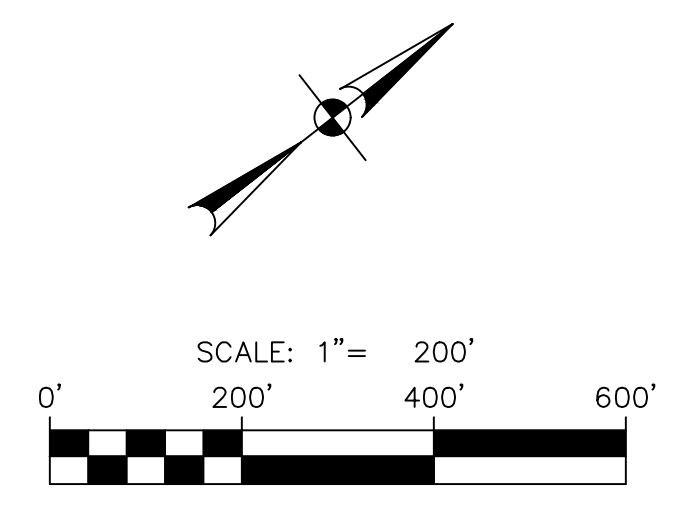
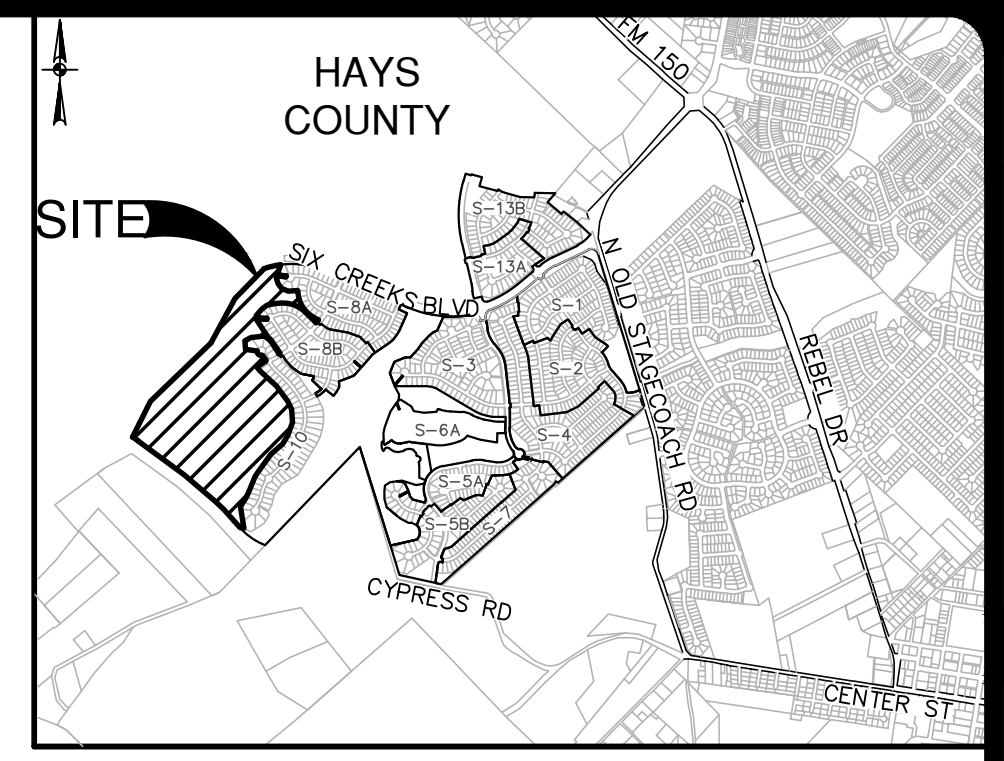
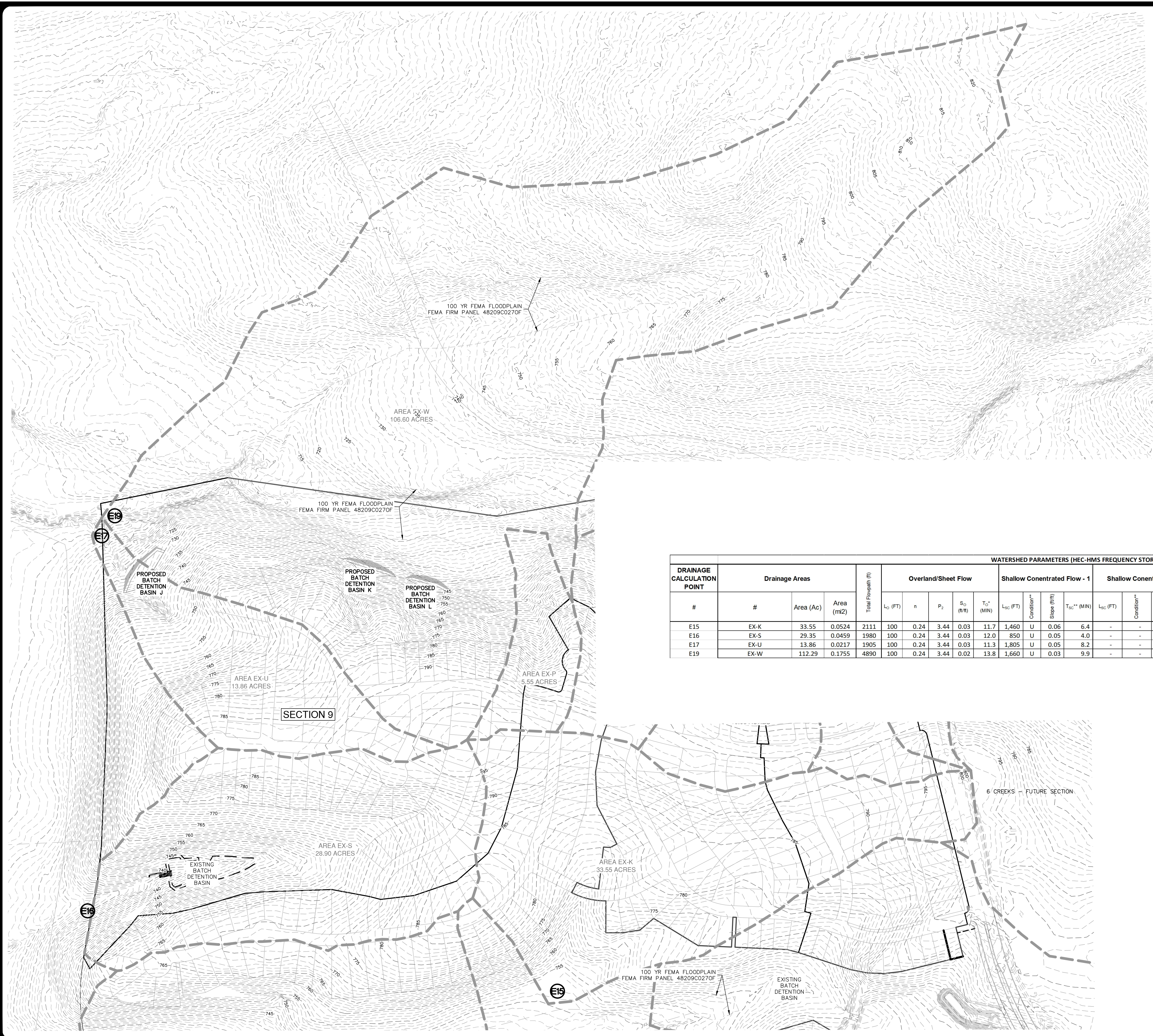


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 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS FIRM REGISTRATION #0701 | TBPUS FIRM REGISTRATION #1008890

**6 CREEKS-PHASE 1, SECTION 9**  
 HAYS COUNTY, TEXAS  
 PRELIMINARY PLAN  
 OVERALL STORMWATER PLAN

PLAT NO.	
JOB NO.	8141-28
DATE	OCTOBER 2021
DESIGNER	JB
CHECKED	DRAWN JB
SHEET	C2.00

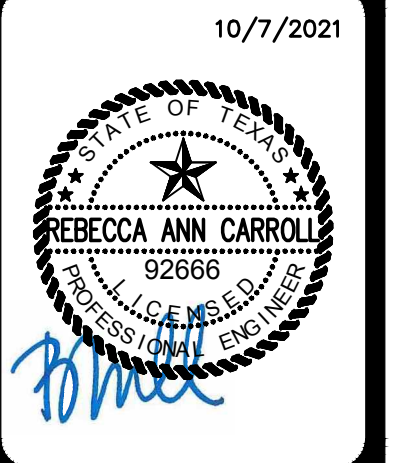
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- LEGEND:**
- SECTION BOUNDARY
  - EXISTING 10' CONTOUR
  - DRAINAGE AREAS
  - 1 DRAINAGE CALCULATION POINT
  - 100-YEAR FEMA FLOODPLAIN

DRAINAGE CALCULATION POINT	Drainage Areas		WATERSHED PARAMETERS (HEC-HMS FREQUENCY STORM)																						
			Total Flowlength (ft)	Overland/Sheet Flow				Shallow Concentrated Flow - 1				Shallow Concentrated Flow - 2				Channelized Flow			SCS Transform Parameters		SCS Loss Parameters				
				L <sub>o</sub> (FT)	n	P <sub>2</sub>	S <sub>0</sub> (ft/ft)	T <sub>0</sub> * (MIN)	L <sub>sc</sub> (FT)	Condition**	Slope (ft/ft)	T <sub>sc</sub> ** (MIN)	L <sub>sc</sub> (FT)	Condition**	Slope (ft/ft)	T <sub>sc</sub> ** (MIN)	L <sub>ch</sub> (FT)	V <sub>ch</sub> (FPS)**	T <sub>ch</sub> (MIN)	T <sub>c-tot</sub>	Lag Factor	T <sub>L</sub> ** (MIN)	% Imperv.	CN	
E15	EX-K	33.55	0.0524	2111	100	0.24	3.44	0.03	11.7	1,460	U	0.06	6.4	-	-	-	0	551	6.00	1.5	19.66	0.60	11.80	0.00%	82.0
E16	EX-S	29.35	0.0459	1980	100	0.24	3.44	0.03	12.0	850	U	0.05	4.0	-	-	-	0	1,030	6.00	2.9	18.90	1.60	30.24	45.42%	82.0
E17	EX-U	13.86	0.0217	1905	100	0.24	3.44	0.03	11.3	1,805	U	0.05	8.2	-	-	-	0	-	6.00	-	19.44	3.60	69.99	13.20%	0.0
E19	EX-W	112.29	0.1755	4890	100	0.24	3.44	0.02	13.8	1,660	U	0.03	9.9	-	-	-	0	3,130	6.00	8.7	32.36	4.60	148.85	0.00%	0.0

DATE	
NO. REVISION	

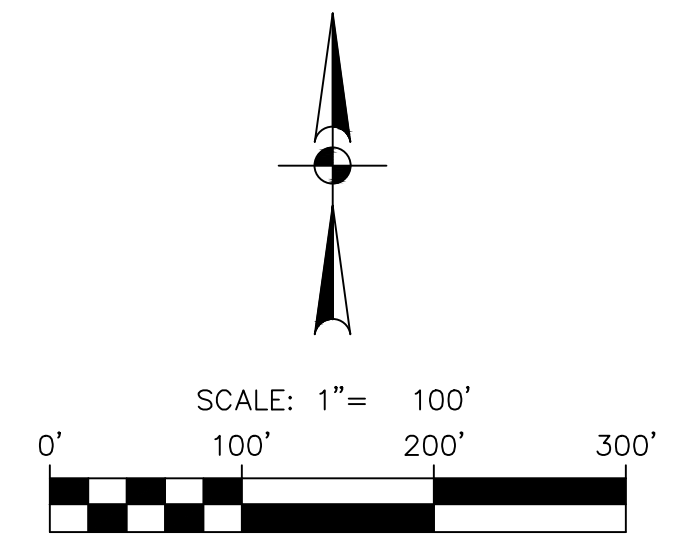
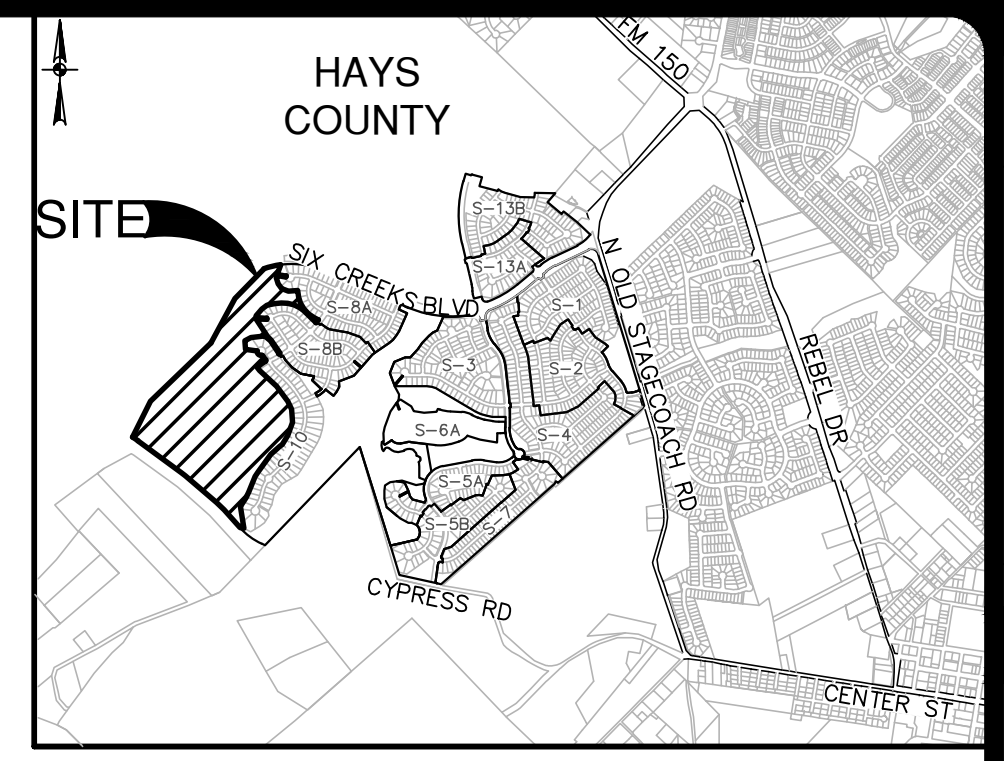
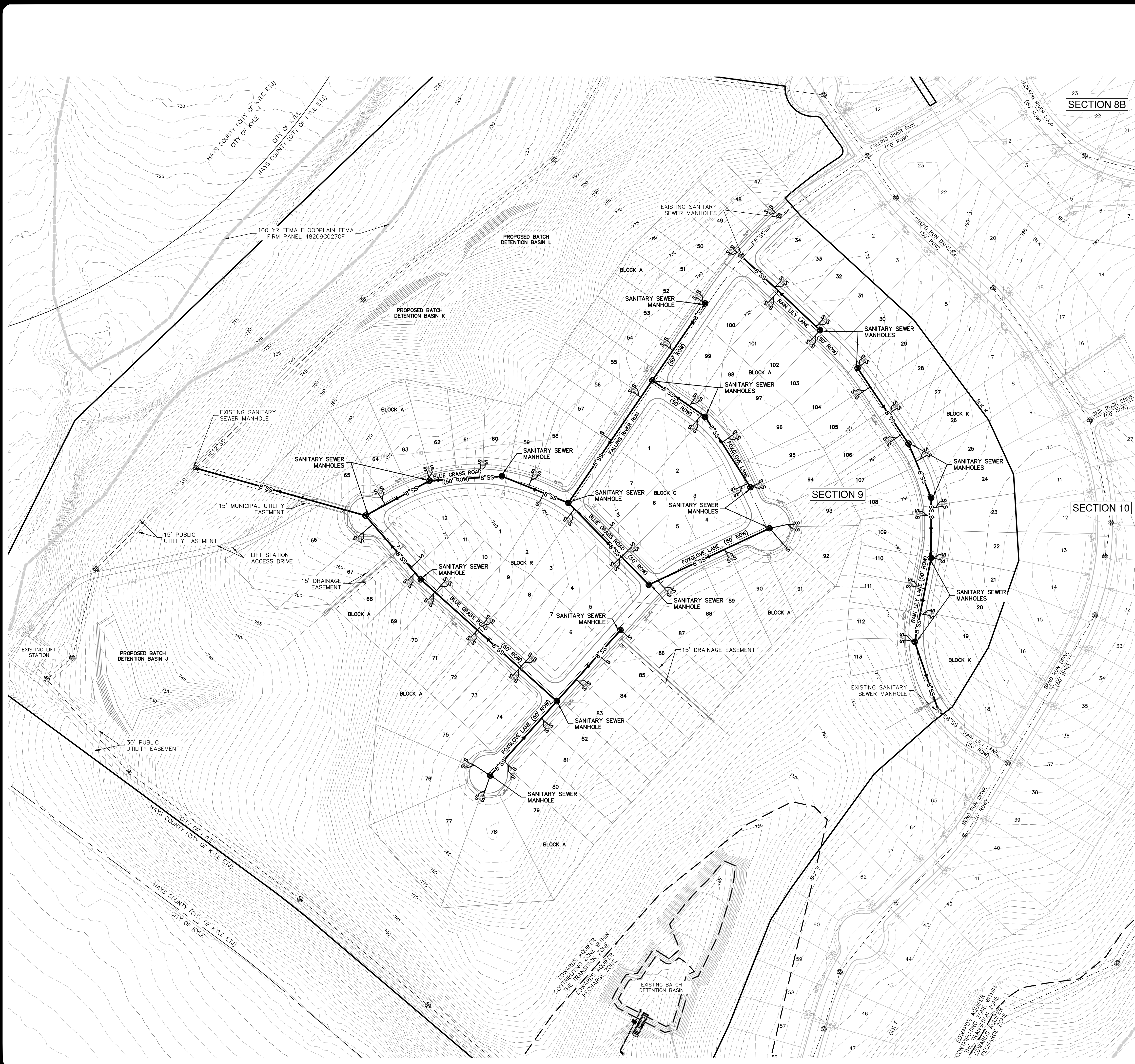


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 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEPF FIRM REGISTRATION #470 | TEPUS FIRM REGISTRATION #1008890

**6 CREEKS-PHASE 1, SECTION 9**  
 HAYS COUNTY, TEXAS  
 PRELIMINARY PLAN  
 EXISTING DRAINAGE CONDITIONS

PLAT NO.	
JOB NO.	8141-28
DATE	OCTOBER 2021
DESIGNER	JB
CHECKED	DRAWN JB
SHEET	C2.01

Date: Oct 07, 2021, 11:44am, User: JD, Image: P:\3181\41\28\Design\Civil\PRE-DRAWING\28.dwg  
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**LEGEND:**

	SECTION BOUNDARY
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING POTABLE WATER
	PROPOSED POTABLE WATER

DATE	
NO. REVISION	



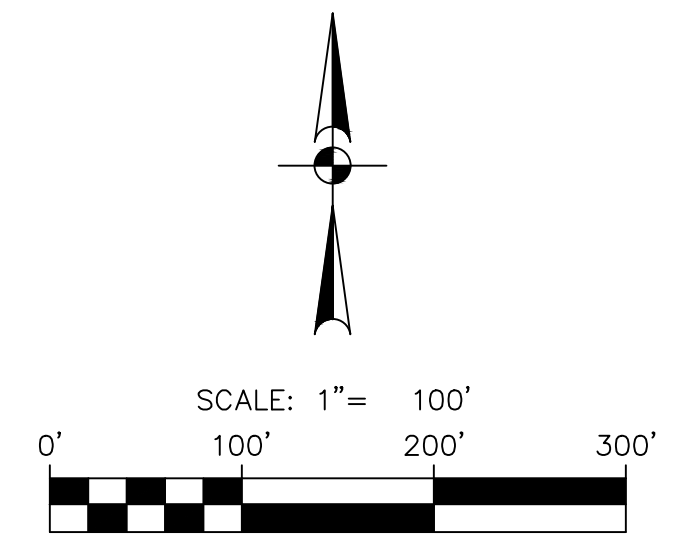
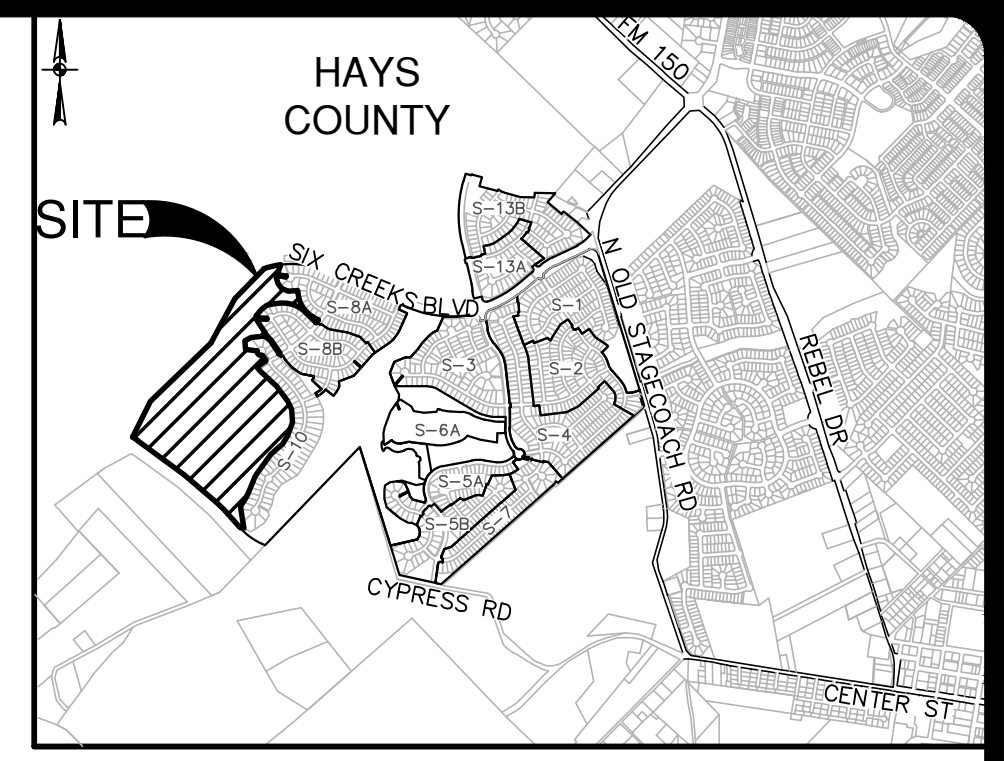
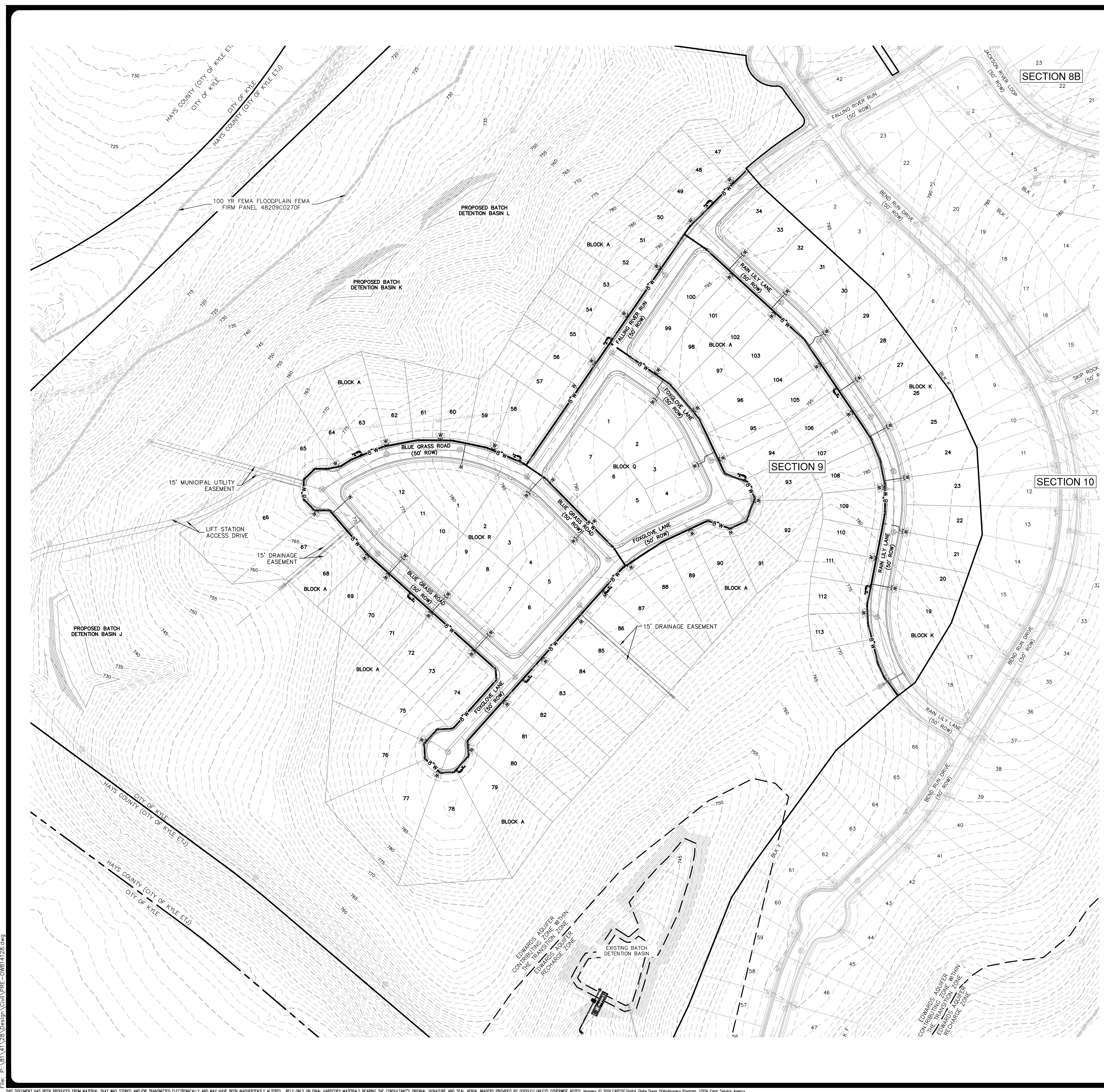
**PAPE-DAWSON ENGINEERS**  
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEPF FIRM REGISTRATION #470 | TEPFUS FIRM REGISTRATION #1008890

**6 CREEKS-PHASE 1, SECTION 9**  
 HAYS COUNTY, TEXAS  
 PRELIMINARY PLAN  
 OVERALL SANITARY SEWER PLAN

PLAT NO.	
JOB NO.	8141-28
DATE	OCTOBER 2021
DESIGNER	JB
CHECKED	DRAWN JB
SHEET	C3.00

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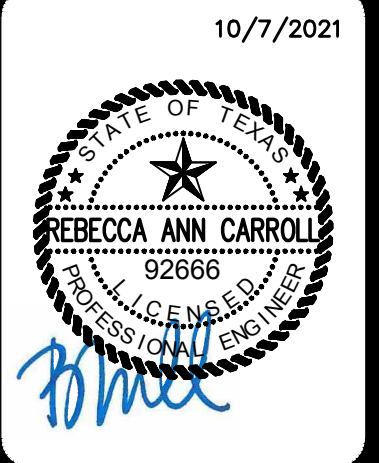


**LEGEND:**

- SECTION BOUNDARY
- EXISTING CONTOUR
- 100-YEAR FLOODPLAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING POTABLE WATER
- PROPOSED POTABLE WATER
- SINGLE WATER SERVICE
- DUAL WATER SERVICE

**NOTE:**  
 ALL PIPES ARE 8"W UNLESS NOTED OTHERWISE

NO.	REVISION	DATE



**PAPE-DAWSON ENGINEERS**  
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS PROFESSIONAL ENGINEER REGISTRATION #10088890

**6 CREEKS-PHASE 1, SECTION 9**  
 HAYS COUNTY, TEXAS  
 PRELIMINARY PLAN  
 OVERALL WATER DISTRIBUTION PLAN

PLAT NO.	
JOB NO.	8141-28
DATE	OCTOBER 2021
DESIGNER	JB
CHECKED	DRAWN JB
SHEET	C4.00

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