CLARA VISTA PHASES 1 & 2

CONTRIBUTING ZONE PLAN

PREPARED BY:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TBPE FIRM REGISTRATION #470
10801 N MoPac Expy., Bldg. 3, Suite 200
AUSTIN, TEXAS 78759

January 2026

PAPE-DAWSON

PAPE-DAWSON.COM

CLARA VISTA PHASES 1 & 2

CONTRIBUTING ZONE PLAN

PREPARED BY:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TBPE FIRM REGISTRATION #470
10801 N MoPac Expy., Bldg. 3, Suite 200
AUSTIN, TEXAS 78759

January 2026

PAPE-DAWSON ENGINEERS

January 13, 2026

Ms. Lori Wilson
Texas Commission on Environmental Quality
Region 11
12100 Park 35 Circle, Bldg. A
Austin, Texas 78753

Re: Clara Vista Phases 1 & 2
Contributing Zone Plan Modification Application

Dear Ms. Wilson:

Please find attached an electronic copy of the Clara Vista Phases 1 & 2 Contributing Zone Plan Modification (CZP MOD) Application. This plan has been prepared in accordance with the Texas Administrative Code (30 TAC 213) and current policies for development over the Edwards Aquifer Contributing Zone.

This CZP Application applies to an approximately 160.00-acre site as identified by the project limits. Please review the plan information for the items it is intended to address. If acceptable, please provide a written approval of the plan in order that construction may begin at the earliest opportunity.

If you have questions or require additional information, please call our office.

Sincerely,
Pape-Dawson Consulting Engineers, LLC.
Texas Board of Professional Engineers, Firm Registration # 470

Aimee Chavez, P.E.
Associate Vice President

H:\Projects\514\32\03\301 Construction Documents\Documents\Reports\CZP\CZP_Cover Letter.docx

EDWARDS AQUIFER APPLICATION COVER PAGE

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with 30 TAC 213.

Administrative Review

1. Edwards Aquifer applications must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

   To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: http://www.tceq.texas.gov/field/eapp.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

   An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a "Mid-Review Modification". Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ's San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: Clara Vista Phases 1 & 2					**2. Regulated Entity No.: 111599916**			
3. Customer Name: Toll Southwest LLC.					**4. Customer No.: 605682475**			
5. Project Type: **(Please circle/check one)**	New	Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential	Non-residential			**8. Site (acres):**			160.00
9. Application Fee:	$8,000	**10. Permanent BMP(s):**			Sand Filters w/ Improved Media			
11. SCS (Linear Ft.):	N/A	**12. AST/UST (No. Tanks):**			N/A			
13. County:	Hays	**14. Watershed:**			Blanco River			

Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the "Texas Groundwater Conservation Districts within the EAPP Boundaries" map found at:

http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf

For more detailed boundaries, please contact the conservation district directly.

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	_X_	___	___
Region (1 req.)	_X_	___	___
County(ies)	_X_	___	___
Groundwater Conservation District(s)	___Edwards Aquifer Authority _X_Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs _X_Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell ___ Leander ___Liberty Hill ___Pflugerville ___Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.
Aimee Chavez, P.E.
Print Name of Customer/Authorized Agent
Aimee C 1/23/24
Signature of Customer/Authorized Agent Date

FOR TCEQ INTERNAL USE ONLY				
Date(s)Reviewed:		Date Administratively Complete:		
Received From:		Correct Number of Copies:		
Received By:		Distribution Date:		
EAPP File Number:		Complex:		
Admin. Review(s) (No.):		No. AR Rounds:		
Delinquent Fees (Y/N):		Review Time Spent:		
Lat./Long. Verified:		SOS Customer Verification:		
Agent Authorization Complete/Notarized (Y/N):		Fee Check:	Payable to TCEQ (Y/N):	
Core Data Form Complete (Y/N):			Signed (Y/N):	
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):	

MODIFICATION TO A PREVIOUSLY APPROVED PLAN

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Modification of a Previously Approved Contributing Zone Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Aimee Chavez, P.E.

Date: 1/23/26

Signature of Customer/Agent:

Aimee Chavez

Project Information

1. Current Regulated Entity Name: Clara Vista Phases 1 & 2
   Original Regulated Entity Name: Clara Vista Phase 1 & 6 Creeks Blvd Phase 2; Clara Vista Phase 2 Clearing Plan
   Assigned Regulated Entity Number(s) (RN): 111599916 & 111803110
   Edwards Aquifer Protection Program ID Number(s): 11004560 & 11004430
   ☒ The applicant has not changed and the Customer Number (CN) is: 605682475
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

2. ☒ **Attachment A: Original Approval Letter and Approved Modification Letters**. A copy of the original approval letter and copies of any modification approval letters are attached.

3. A modification of a previously approved plan is requested for (check all that apply):

☒ Any physical or operational modification of any best management practices or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
☒ Any change in the nature or character of the regulated activity from that which was originally approved;
☒ A change that would significantly impact the ability to prevent pollution of the Edwards Aquifer and hydrologically connected surface water; or
☒ Any development of land previously identified in a contributing zone plan as undeveloped.

4. ☒ Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	99.52	160.00
Type of Development	Single-family Residential	Single-family Residential
Number of Residential Lots	124	206
Impervious Cover (acres)	32.52	54.94
Impervious Cover (%)	32.68	34.34
Permanent BMPs	Sand Filters w/ Improved Media	Sand Filters w/ Improved Media
Other		

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs		
Other		

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs		
Other		

5. ☒ **Attachment B: Narrative of Proposed Modification**. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved, including previous modifications, and how this proposed modification will change the approved plan.

6. ☒ **Attachment C: Current Site Plan of the Approved Projec**t. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
   - ☐ The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
   - ☒ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
   - ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.

7. ☐ Acreage has not been added to or removed from the approved plan.
   ☒ Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.

8. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

ATTACHMENT A

Brooke T. Paup, *Chairwoman*
Catarina R. Gonzales, *Commissioner*
Tonya R. Miller, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 25, 2025

Mr. Kyle Ninness
Toll Southwest LLC
1320 Arrow Point Drive, Suite 401
Cedar Park, Texas 78613

Re: Approval of a Contributing Zone Plan (CZP)
Clara Vista Phase 2; Six Creeks Boulevard and Jackson River Loop; Kyle, Hays County
Edwards Aquifer Protection Program ID: 11004560, RN 111599916

Dear Mr. Ninness:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Pape-Dawson Consulting Engineers, LLC on behalf of the applicant, Toll Southwest LLC on August 22, 2025. Final review of the application was completed after additional material was received on October 28, 2025.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213. The permanent best management practices (BMPs) and measures represented in the application were prepared by a Texas licensed professional engineer (PE). All construction plans and design information were sealed, signed, and dated by a Texas licensed PE. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are **approved,** subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this contributing zone plan or modification to a plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

BACKGROUND

Clara Vista is a large residential project separated into multiple plans and phases within the Blanco River watershed.

PROJECT DESCRIPTION

The proposed residential project will have an area of approximately 60.5 acres. The project will include clearing and grubbing. No impervious cover is currently proposed. Future phases will be submitted under future applications. No wastewater will be generated by this project.

PERMANENT POLLUTION ABATEMENT MEASURES

No impervious cover is proposed. Areas disturbed at greater than 10 acres will have temporary sediment basins and a set of diversion dikes. Other erosion and sediment controls also will be installed and maintained during construction activities and are to be maintained until disturbed areas are stabilized. Natural vegetative buffers will be established along borders of disturbed areas that run off to waterways. Up to 57.4 acres are expected to be cleared and graded.

SPECIAL CONDITIONS

I. The area is defined as the contributing zone within the transition zone, so the site is subject to both the requirements of the contributing zone and provisions of the recharge zone. If any sensitive feature is encountered during construction, replacement, or rehabilitation on this project, **immediately suspend all regulated activities** near it and notify the TCEQ. Installation and maintenance of temporary BMPs will likely be required to protect the feature from pollution and contamination. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.

2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. The plan holder of any approved CZP must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.

4. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.

5. Temporary erosion and sedimentation (E&S) controls as described in the referenced application must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

6. This approval does not authorize the installation of temporary or permanent aboveground storage tanks on this project that will have a total storage capacity of five hundred gallons or more of static hydrocarbons or hazardous substances without prior approval of an Aboveground Storage Tank facility application.

7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds, not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

8. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.

9. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

10. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

11. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE **must certify** in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.

The holder of the approved CZP is responsible for compliance with Chapter §213 subchapter B and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 subchapter B and is subject to administrative rule or orders and penalties as provided under §213.25 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved CZP.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Kevin Lee Smith, P.E. of the EAPP Austin Regional Office at 512-339-2929.

Sincerely,

Monica Reyes

Monica Reyes, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

MMR/kls

cc: Ms. Aimee Chavez, PE, Pape-Dawson Consulting Engineers

Brooke Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 3, 2025

Mr. Mike Boswell
Toll Southwest LLC
1320 Arrow Point Drive, Suite 401
Cedar Park, Texas 78613

Re: Approval of a Modification of an approved Contributing Zone Plan (CZPMOD)
Clara Vista & 6 Creeks Blvd. Phase 2; west of Falling River Road at Six Creeks Boulevard;
Kyle, Hays County
Edwards Aquifer Protection Program ID: 11004430, RN 111599916

Dear Mr. Boswell:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Pape-Dawson Consulting Engineers, LLC on behalf of the applicant, Toll Southwest LLC on May 13, 2025.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213. The permanent best management practices (BMPs) and measures represented in the application were prepared by a Texas licensed professional engineer (PE). All construction plans and design information were sealed, signed, and dated by a Texas licensed PE. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are **approved,** subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this contributing zone plan or modification to a plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

BACKGROUND

This approval letter supersedes and replaces the prior approvals CZP 11003338 dated December 23, 2022, CZP 11003761 dated December 22, 2023, and CZPMOD 11004241 dated January 24, 2025, which shall hereafter be void and of no effect.

This residential project was originally approved on December 22, 2023, for a 102.0-acre site with 125 single family lots and 30.12-acres of impervious cover with 5 batch detention basins and a vegetated filter strip as the BMPs.

PROJECT DESCRIPTION

The proposed residential project will have an area of approximately 99.52-acres. The modification will include an amenity center lot, 124 single-family lots with sidewalks and associated roadway improvements within the same two originally approved tracts. Project wastewater will be disposed of by conveyance to the existing Kyle Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, five proposed bioretention sand filter systems (BSFS basins: G, H, I, J, and K) designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will henceforth be constructed to treat stormwater runoff. BSFS K treats the extension to 6 Creeks Blvd. The required total suspended solids (TSS) treatment for this project is 28,768 pounds of TSS generated from the 32.1-acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The permanent BMPs shall be operational prior to occupancy or use of the proposed project. Inspection, maintenance, repair, and retrofit of the permanent BMPs shall be in accordance with the approved application.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.

2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. The plan holder of any approved Edwards Aquifer protection plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.

4. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.

5. Temporary erosion and sedimentation (E&S) controls as described in the referenced application must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

6. The application must indicate the placement of permanent aboveground storage tanks facilities for static hydrocarbons and hazardous substances with cumulative storage capacity of 500 gallons or more. Subsequent permanent storage tanks on this project site require a modification to be submitted and approved prior to installation.

7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds, not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

8. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.

9. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

10. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

11. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE **must certify** in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.

12. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer.

The holder of the approved contributing zone plan is responsible for compliance with Chapter §213 subchapter B and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 subchapter B and is subject to administrative rule or orders and penalties as provided under §213.25 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved contributing zone plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Kevin Lee Smith, P.E. of the Edwards Aquifer Protection Program of the Austin Regional Office at 512-339-2929.

Sincerely,

Monica Reyes

Monica Reyes, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

MMR/kls

cc: Ms. Aimee Chavez, PE, Pape-Dawson Consulting Engineers, LLC

ATTACHMENT B

CLARA VISTA PHASES 1 & 2
Contributing Zone Plan Modification Application

PROJECT NARRATIVE

On July 3rd, 2025, the Texas Commission on Environmental Quality approved Clara Vista Phase 1 & 6 Creeks Blvd. Phase 2 Contributing Zone Plan Modification Application (EAPP ID #11004430). The letter approved the construction of 124 single-family lots, an Amenity Center, installation of utilities and drainage improvements, construction of streets, sidewalks, homes with associated driveways, miscellaneous improvements, five (5) sand filters with improved media water quality detention ponds and one (1) vegetative filter strip treating two tracts of land totaling 99.52 acres with a cumulative of 32.05 acres of impervious cover.

On November 25th, 2025, the Texas Commission on Environmental Quality approved Clara Vista Phase 2 Clearing Plan Contributing Zone Plan Application (EAPP ID #11004560). The letter approved the clearing and grubbing of a 60.48-acre site with construction of four (4) temporary sediment basins, diversion dikes, and silt fences to treat 0 acres of impervious cover.

Under this modification, a trail network located within the limits of the previously approved Clara Vista Phase 1 & 6 Creeks Blvd. Phase 2 contributing zone plan modification (EAPP ID #11004430) is proposed to be overtreated by four (4) new sand filters with improved media water quality detention ponds that are proposed to be constructed within in the limits of the previously approved Clara Vista Phase 2 Clearing Plan (EAPP ID #11004560) contributing zone plan modification. These water quality ponds are proposed to replace the four (4) temporary sediment basins previously approved. An additional, 82 single-family lots, grading, installation of utilities and drainage improvements, construction of streets, sidewalks, homes with associated driveways, miscellaneous improvements, are also proposed to be treated by the four (4) new sand filters with improved media water quality detention ponds.

In summary, this modification proposes the construction of 206 single family lots, an Amenity Center, and associative grading, utilities and drainage improvements, construction of streets, sidewalks, homes with associated driveways, miscellaneous improvements, nine (9) sand filters with improved media water quality detention ponds and one (1) vegetative filter strip with a project area of 160.00 acres and a cumulative of 54.94 acres of impervious cover. The sand filters with improved

media and water quality detention pond were designed and will be built in accordance with the Texas Commission on Environmental Quality's (TCEQ) Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

The site is located 0.45-miles Northwest of the intersection of existing 6 Creeks Blvd. and Falling River Rd and is within the city limits of Kyle, Texas and is entirely over the Edwards Aquifer Contributing Zone within the Transition Zone. Since this project is located entirely over the Edwards Aquifer Contributing Zone within the Transition Zone, a Geologic Assessment was not conducted and is not required by 30 TAC 213 regulations. Therefore, no naturally occurring sensitive features are known to exist on-site. 30 TAC 213 (f)(2) only applies to projects over the Edwards Aquifer Recharge Zone.

ATTACHMENT C

SCALE: 1" = 100'

0' 100' 200' 300'

NOTES

1. CLARA VISTA PHASE 1 STREETS, DRAINAGE, WATER, AND WASTEWATER CONSTRUCTION IS COMPLETED.
2. CLARA VISTA PHASE 2 CONSTRUCTION HAS NOT COMMENCED. TO DATE, ONLY CLEARING HAS BEEN APPROVED.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

CLARA VISTA

PHASES 1 & 2

ATTACHMENT C - APPROVED SITE PLAN

CITY JOB No. CP-23-0150

JOB NO. 51456-10

DATE JANUARY 2026

DESIGNER AD/BA/JS

CHECKED AC DRAWN AD

SHEET 1 OF 1

Date: Jan 26, 2026, 4:02pm User ID: CKruse
File: K:\Projects\514_32\03\301 Construction Documents\Documents\Reports\CZP\2. CZP Application\CAD Exhibits\M00 Attachment C - Existing Site Plan.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CP-23-0150

CONTRIBUTING ZONE PLAN APPLICATION

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Aimee Chavez, P.E.

Date: 1/23/24

Signature of Customer/Agent:

Aimee Cf

Regulated Entity Name: Clara Vista Phases 1 & 2

Project Information

1. County: Hays
2. Stream Basin: Blanco River
3. Groundwater Conservation District (if applicable): Barton Springs/Edwards Aquifer
4. Customer (Applicant):

   Contact Person: Kyle Ninness
   Entity: Toll Southwest LLC
   Mailing Address: 1320 Arrow Point Dr., Suite 401
   City, State: Cedar Park, Texas Zip: 78613
   Telephone: (303) 263-7132 Fax: _____
   Email Address: kninness@tollbrothers.com

5. Agent/Representative (If any):

Contact Person: Aimee Chavez, P.E.
Entity: Pape-Dawson Consulting Engineers, LLC.
Mailing Address: 10801 N MoPac Expy., Bldg. 3, Suite 200
City, State: Austin, TX Zip: 78759
Telephone: (512) 454-8711 Fax: (512) 459-8867
Email Address: achavez@pape-dawson.com

6. Project Location:

☒ The project site is located inside the city limits of Kyle, Texas.
☐ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
☐ The project site is not located within any city's limits or ETJ.

7. ☒ The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

From TCEQ's Regional Office, travel south along the IH-35 frontage road for approximately 0.7 miles. Merge onto IH-35 S and continue for approximately 26.8 miles. Take exit 215 toward FM 1626 & Kyle Parkway. In approximately 0.3 miles turn right onto Kohlers Crossing. Continue approximately 2.6 miles and then turn left onto Jack C Hays Trail. In 1.1 miles continue onto N Old Stagecoach Rd. Then in 0.5 miles turn right onto 6 Creeks Blvd and continue for approximately 1 mile before reaching the site.

8. ☒ **Attachment A - Road Map**. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

9. ☒ **Attachment B - USGS Quadrangle Map**. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:

☒ Project site boundaries.
☒ USGS Quadrangle Name(s).

10. ☒ **Attachment C - Project Narrative**. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:

☒ Area of the site
☒ Offsite areas
☒ Impervious cover
☒ Permanent BMP(s)
☒ Proposed site use
☒ Site history
☒ Previous development

☒ Area(s) to be demolished

11. Existing project site conditions are noted below:

☐ Existing commercial site
☐ Existing industrial site
☐ Existing residential site
☒ Existing paved and/or unpaved roads
☒ Undeveloped (Cleared)
☒ Undeveloped (Undisturbed/Not cleared)
☐ Other: _____

12. The type of project is:

☒ Residential: # of Lots: 206
☐ Residential: # of Living Unit Equivalents: _____
☐ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 160.00 Acres

Total disturbed area: 139.07 Acres

14. Estimated projected population: 824 (Based on an assumed 4 persons per home)

15. The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	1,321,875	÷ 43,560 =	30.35
Parking	0	÷ 43,560 =	0
Other paved surfaces	1,071,140	÷ 43,560 =	24.59
Total Impervious Cover	2,393,015	÷ 43,560 =	54.94

Total Impervious Cover 54.94 **÷ Total Acreage** 160.00 **X 100 =** 34.34**% Impervious Cover**

16. ☒ **Attachment D - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

17. ☒ Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

Complete questions 18 - 23 if this application is exclusively for a road project.

☒ N/A

18. Type of project:

☐ TXDOT road project.
☐ County road or roads built to county specifications.
☐ City thoroughfare or roads to be dedicated to a municipality.
☐ Street or road providing access to private driveways.

19. Type of pavement or road surface to be used:

☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

20. Right of Way (R.O.W.):

Length of R.O.W.: _____ feet.
Width of R.O.W.: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

21. Pavement Area:

Length of pavement area: _____ feet.
Width of pavement area: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.
Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

22. ☐ A rest stop will be included in this project.

☐ A rest stop will not be included in this project.

23. ☐ Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

Stormwater to be generated by the Proposed Project

24. ☒ **Attachment E - Volume and Character of Stormwater**. A detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff quality and quantity are based on area and type of impervious cover. Include the runoff coefficient of the site for both pre-construction and post-construction conditions.

Wastewater to be generated by the Proposed Project

25. ☐ Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

☒ N/A

26. Wastewater will be disposed of by:

☐ On-Site Sewage Facility (OSSF/Septic Tank):

☐ **Attachment F - Suitability Letter from Authorized Agent**. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.

☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the Kyle Wastewater Treament Facility (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1			
2			
3			

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
4			
5			

Total x 1.5 = _____ Gallons

28. ☐ The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

    ☐ **Attachment G - Alternative Secondary Containment Methods**. Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are attached.

29. Inside dimensions and capacity of containment structure(s):

Table 3 - Secondary Containment

Length (L)(Ft.)	*Width(W)(Ft.)*	*Height (H)(Ft.)*	*L x W x H = (Ft3)*	*Gallons*

Total: _____ Gallons

30. Piping:

    ☐ All piping, hoses, and dispensers will be located inside the containment structure.
    ☐ Some of the piping to dispensers or equipment will extend outside the containment structure.
    ☐ The piping will be aboveground
    ☐ The piping will be underground

31. ☐ The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of: _____.

32. ☐ **Attachment H - AST Containment Structure Drawings**. A scaled drawing of the containment structure is attached that shows the following:

    ☐ Interior dimensions (length, width, depth and wall and floor thickness).
    ☐ Internal drainage to a point convenient for the collection of any spillage.
    ☐ Tanks clearly labeled
    ☐ Piping clearly labeled

☐ Dispenser clearly labeled

33. ☐ Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

    ☐ In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.

    ☐ In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

Items 34 - 46 must be included on the Site Plan.

34. ☒ The Site Plan must have a minimum scale of 1" = 400'.

    Site Plan Scale: 1" = 400'.

35. 100-year floodplain boundaries:

    ☒ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

    ☐ No part of the project site is located within the 100-year floodplain.

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA DFIRM (Digital Flood Insurance Rate Map for Hays County, Texas) Panel Numbers 48209C0270F dated September 2, 2005.

36. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

    ☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.

38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

39. ☒ Areas of soil disturbance and areas which will not be disturbed.

40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

41. ☒ Locations where soil stabilization practices are expected to occur.

42. ☒ Surface waters (including wetlands).

☐ N/A

43. ☒ Locations where stormwater discharges to surface water.

☐ There will be no discharges to surface water.

44. ☒ Temporary aboveground storage tank facilities.

☐ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.

☒ Permanent aboveground storage tank facilities will not be located on this site.

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

Practices and measures that will be used during and after construction is completed.

47. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

☐ N/A

48. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.

☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.

☐ N/A

49. ☒ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.

☐ N/A

50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to

Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

- ☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.
- ☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.
- ☒ The site will not be used for low density single-family residential development.

51. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

- ☐ **Attachment I - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
- ☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
- ☒ The site will not be used for multi-family residential developments, schools, or small business sites.

52. ☒ **Attachment J - BMPs for Upgradient Stormwater**.

- ☒ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
- ☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
- ☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

53. ☒ **Attachment K - BMPs for On-site Stormwater**.

- ☒ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
- ☐ Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

54. ☒ **Attachment L - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

☐ N/A

55. ☒ **Attachment M - Construction Plans**. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

56. ☒ **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan**. A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

☒ Prepared and certified by the engineer designing the permanent BMPs and measures
☒ Signed by the owner or responsible party
☒ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
☒ Contains a discussion of record keeping procedures

☐ N/A

57. ☐ **Attachment O - Pilot-Scale Field Testing Plan**. Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

☒ N/A

58. ☒ **Attachment P - Measures for Minimizing Surface Stream Contamination**. A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.

☐ N/A

Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

59. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an

owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

Administrative Information

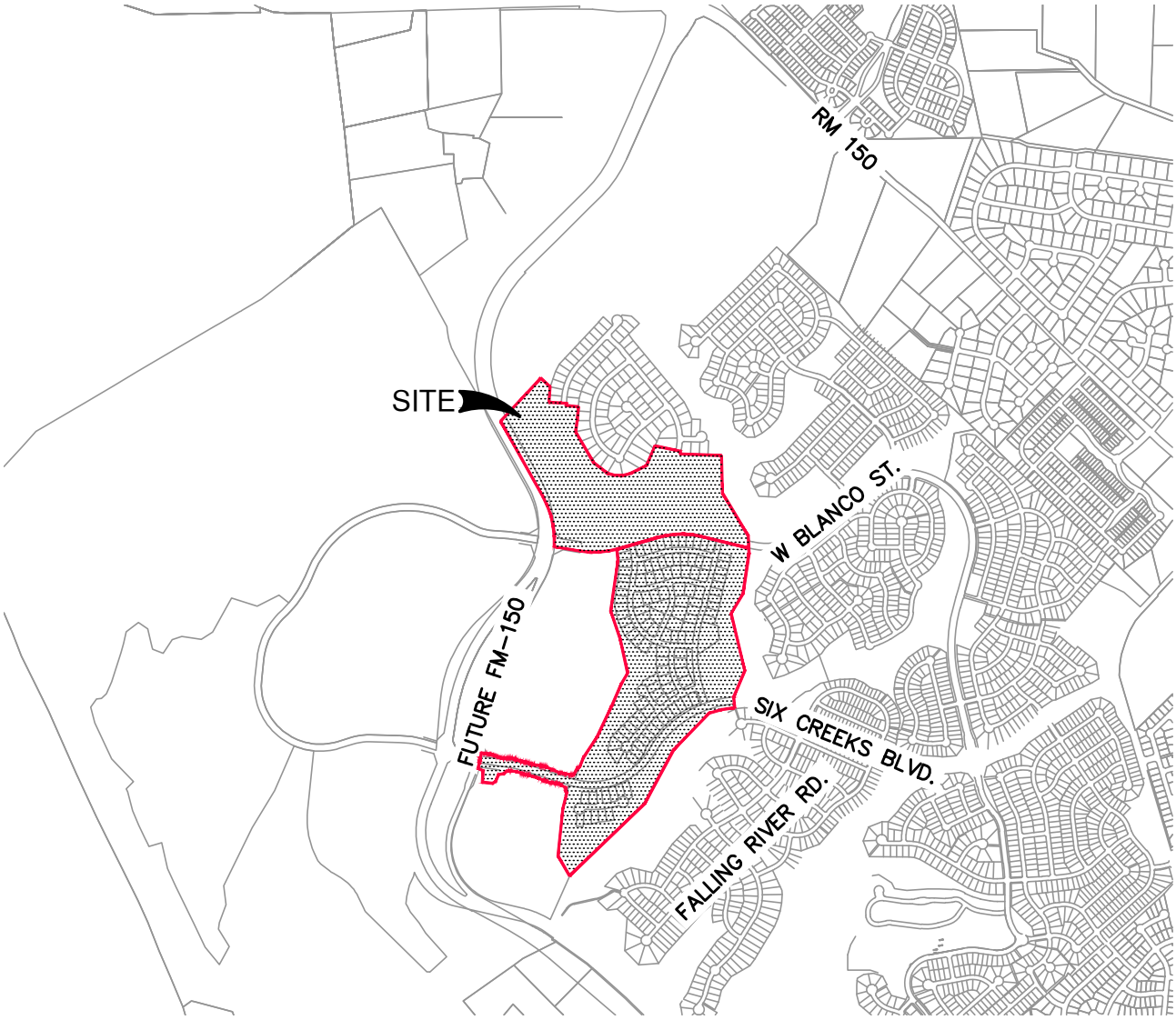
61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

63. ☐ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.

☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ATTACHMENT A



SCALE: 1"= 2,000'

2,000' 0' 1,000' 2,000'

JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER
CHECKED AC DRAWN CK
SHEET 1 of 1

CLARA VISTA PHASES 1 & 2

KYLE, TEXAS
ATTACHMENT A - LOCATION MAP

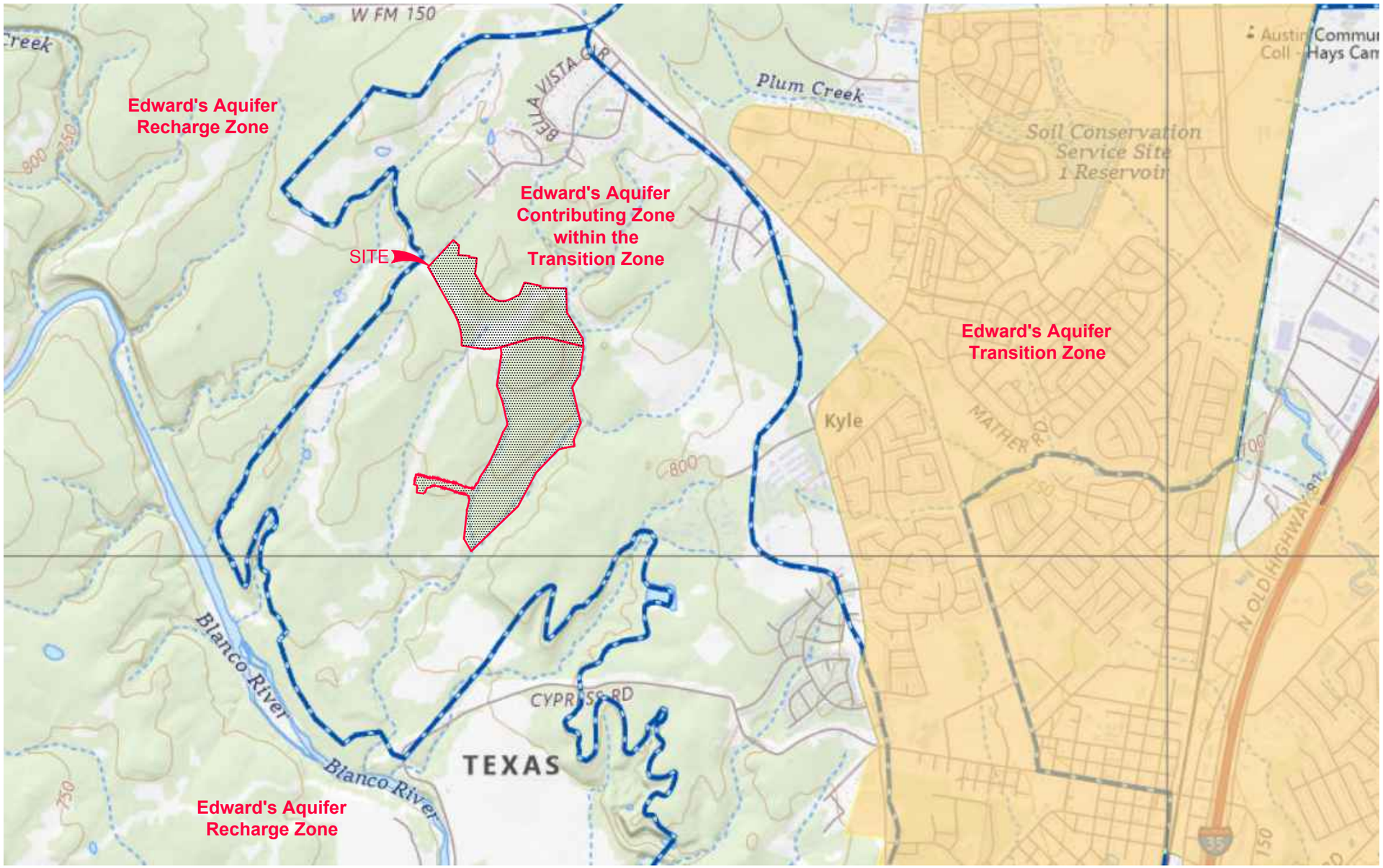
PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

Date: Jan 13, 2026, 10:48am User ID: CKrause
File: H:\Projects\514.32\03\301 Construction Documents\Documents\Reports\CZP\2. CZP Application\CAD Exhibits\241022 Road Map.dwg

ATTACHMENT B

SCALE: 1"= 2,000'

2,000' 0' 1,000' 2,000'



PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

CLARA VISTA PHASES 1 & 2

KYLE, TEXAS

ATTACHMENT B - USGS QUAD MAP

JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER
CHECKED AC
DRAWN CK

SHEET 1 of 1

Date: Jan 13, 2026, 11:00am User ID: CKrouse
File: H:\Projects\514\32\03\301 Construction Documents\Documents\Reports\CZP\2. CZP Application\CAD Exhibits\241022 USGS Quad Map.dwg

ATTACHMENT C

CLARA VISTA PHASES 1 & 2
Contributing Zone Plan Modification Application

PROJECT NARRATIVE

On July 3rd, 2025, the Texas Commission on Environmental Quality approved Clara Vista Phase 1 & 6 Creeks Blvd. Phase 2 Contributing Zone Plan Modification Application (EAPP ID #11004430). The letter approved the construction of 124 single-family lots, an Amenity Center, installation of utilities and drainage improvements, construction of streets, sidewalks, homes with associated driveways, miscellaneous improvements, five (5) sand filters with improved media water quality detention ponds and one (1) vegetative filter strip treating two tracts of land totaling 99.52 acres with a cumulative of 32.05 acres of impervious cover.

On November 25th, 2025, the Texas Commission on Environmental Quality approved Clara Vista Phase 2 Clearing Plan Contributing Zone Plan Application (EAPP ID #11004560). The letter approved the clearing and grubbing of a 60.48-acre site with construction of four (4) temporary sediment basins, diversion dikes, and silt fences to treat 0 acres of impervious cover.

Under this modification, a trail network located within the limits of the previously approved Clara Vista Phase 1 & 6 Creeks Blvd. Phase 2 contributing zone plan modification (EAPP ID #11004430) is proposed to be overtreated by four (4) new sand filters with improved media water quality detention ponds that are proposed to be constructed within in the limits of the previously approved Clara Vista Phase 2 Clearing Plan (EAPP ID #11004560) contributing zone plan modification. These water quality ponds are proposed to replace the four (4) temporary sediment basins previously approved. An additional, 82 single-family lots, grading, installation of utilities and drainage improvements, construction of streets, sidewalks, homes with associated driveways, miscellaneous improvements, are also proposed to be treated by the four (4) new sand filters with improved media water quality detention ponds.

In summary, this modification proposes the construction of 206 single family lots, an Amenity Center, and associative grading, utilities and drainage improvements, construction of streets, sidewalks, homes with associated driveways, miscellaneous improvements, nine (9) sand filters with improved media water quality detention ponds and one (1) vegetative filter strip with a project area of 160.00 acres and a cumulative of 54.94 acres of impervious cover. The sand filters with improved

media and water quality detention pond were designed and will be built in accordance with the Texas Commission on Environmental Quality's (TCEQ) Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

The site is located 0.45-miles Northwest of the intersection of existing 6 Creeks Blvd. and Falling River Rd and is within the city limits of Kyle, Texas and is entirely over the Edwards Aquifer Contributing Zone within the Transition Zone. Since this project is located entirely over the Edwards Aquifer Contributing Zone within the Transition Zone, a Geologic Assessment was not conducted and is not required by 30 TAC 213 regulations. Therefore, no naturally occurring sensitive features are known to exist on-site. 30 TAC 213 (f)(2) only applies to projects over the Edwards Aquifer Recharge Zone.

ATTACHMENT D

FACTORS AFFECTING SURFACE WATER QUALITY

Potential sources of pollution that may reasonably be expected to affect the quality of stormwater discharges from the construction site include:

- Soil erosion due to the clearing of the site for roads, residential homes, and drainage structures;
- Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle drippings;
- Hydrocarbons from asphalt paving operations;
- Miscellaneous trash and litter from construction workers and material wrappings;
- Construction debris;
- Concrete truck washout; and
- Potential overflow/spills from portable toilets.

Potential sources of pollution that may be reasonably be expected to affect the quality of stormwater discharges from the site after development include:

- Oil, grease, fuel, and hydraulic fluid contamination from vehicle and maintenance equipment drippings;
- Dirt and dust which may fall off vehicles; and
- Miscellaneous trash and litter.

ATTACHMENT E

VOLUME AND CHARACTER OF STORMWATER

Stormwater runoff will increase as a result of this development. On-site drainage generally flows from the northwest to the southeast. Clara Vista Phases 1 & 2 drain to the Blanco River Watershed. The peak flow runoff during the 100-year storm event for pre-development conditions for the Blanco River watershed is approximately 397.1 cfs for Drainage Area A, 57.0 cfs for Drainage Area B, 129.0 cfs for Drainage Area C, 294.5 cfs for Drainage Area E, 184.8 cfs for Drainage Area F, 222.5 cfs for Drainage Area G, 73.5 cfs for Drainage Area H, 330.2 cfs for Drainage Area I, 94.0 cfs for Drainage Area J, and 3.3 cfs for Drainage Area K. The peak flow runoff during the 100-year storm event for post-development conditions for the Blanco River watershed is approximately 384.8 cfs for Drainage Area A, 35.5 cfs for Drainage Area B, 128.8 cfs for Drainage Area C, 284.5 cfs for Drainage Area E, 174.1 cfs for Drainage Area F, 214.6 cfs for Drainage Area G, 72.0 cfs for Drainage Area H, 322.8 cfs for Drainage Area I, 87.5 cfs for Drainage Area J, and 1.1 cfs for Drainage Area K. Values are based on the frequency-based storm precipitation distribution using NOAA Atlas 14 values. Stormwater runoff from the development can be characterized as overland, shallow-concentrated, and channelized flow from a proposed single-family residential development.

ATTACHMENT J

BMPs FOR UPGRADIENT STORMWATER

Any portion of stormwater that originates upgradient of the site shall be controlled by on-site site fences. Nine (9) sand filters with improved media water quality detention ponds and one (1) vegetative filter strip are proposed as the Permanent Best Management Practice (PBMP) that will directly treat and provide overtreatment for the additional impervious cover proposed with Clara Vista Phase 2. These PBMP's were designed in accordance with the Texas Commission on Environmental Quality's (TCEQ) Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

ATTACHMENT K

BMPs FOR ON-SITE STORMWATER

Nine (9) sand filter with improved media water quality detention ponds and one (1) vegetative filter strip are proposed as the Permanent Best Management Practices (PBMPs) for this development. There are eleven (11) uncaptured watersheds, contributing approximately 3.95 acres of impervious cover for uncaptured portions of streets, homes, and sidewalk that will be treated via overtreatment provided by the sand filter with improved media water quality detention ponds.

The PBMP has been designed in accordance with the Texas Commission on Environmental Quality's (TCEQ) Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. Please see the Treatment Summary Table attached for more detail.

ATTACHMENT L

BMPs FOR SURFACE STREAMS

Nine (9) sand filter with improved media water quality detention ponds and one (1) vegetative filter strip are proposed as the Permanent Best Management Practices (PBMPs) for this development.

The PBMPs have been designed in accordance with the Texas Commission on Environmental Quality's (TCEQ) Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. Runoff from impervious cover areas will be treated by the proposed water quality basins prior to discharge downstream into the Upper Blanco River.

ATTACHMENT M

Revision #	Description	Approval

CLARA VISTA
PHASE 2

WATER, SEWER, DRAINAGE, & STREETS

PROJECT NO. CP-25-0202
CITY OF KYLE
HAYS COUNTY, TEXAS

Leon Barba, P.E., City Engineer — DATE
City of Kyle, Texas

Mike Murphy, Director of Water Utilities — DATE
City of Kyle, Texas

Jason Lutz, Planning Manager — DATE
City of Kyle, Texas

ENGINEER:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
10801 N MOPAC EXPY., BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711
FAX (512) 459-8867

SURVEYOR:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
10801 N MOPAC EXPY., BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711
FAX (512) 459-8867

OWNER/DEVELOPER:
TOLL SOUTHWEST, LLC.
1320 ARROW POINT DR., SUITE 401
CEDAR PARK, TX 78613
(412) 780-2312

SUBMITTAL DATE: 6/18/2025
PROJECT NO. CP-25-0202
ZONING: R-1-1 SINGLE FAMILY RESIDENTIAL

DEVELOPMENT AGREEMENT: BLANCO RIVER RANCH
(PHASE TWO RESIDENTIAL-SAVANNAH DISTRICT) DEVELOPMENT AGREEMENT
FILED: RECORED 4/19/2022

THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE, AND ADEQUACY OF THESE PLANS AND/ OR SPECIFICATIONS WHETHER OR NOT THE PLANS AND/OR SPECIFICATIONS WERE REVIEWED BY THE CITY ENGINEER(S).

STORMWATER MANAGEMENT:
ONSITE WATER QUALITY AND DETENTION THROUGH PARTIAL SEDIMENTATION BIOFILTRATION PONDS AND DETENTION PONDS.

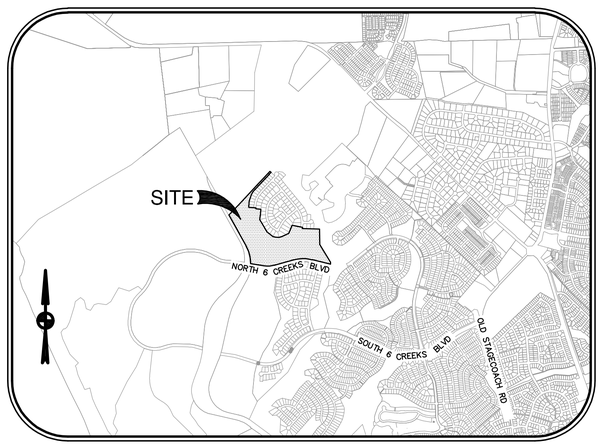
FLOODPLAIN:
THE TRACT SHOWN HEREON LIES WITHIN ZONE "AE" AND ZONE "A" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48209C0270F, DATED SEPTEMBER 02, 2005 FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

WATERSHED:
THIS SUBDIVISION IS LOCATED WITHIN THE BLANCO RIVER WATERSHED.

ENVIRONMENTAL:
THIS SUBDIVISION PROJECT IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE.

CITY OF KYLE ORDINANCE NO.1078 REQUIRES EXCLUSIVE RIGHTS TO TEXAS DISPOSAL SYSTEMS, INC. (TDS) TO PROVIDE ALL REFUSE AND WASTE SERVICES WITHIN CITY OF KYLE. TO OBTAIN SERVICE, CALL TDS AT 800-375-8375.



LOCATION MAP
1: 2000

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY ITS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES

SUBMITTED BY:

I, AIMEE CHAVEZ, P.E. # 123240, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISION OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING 131.152 (e). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez — 1/23/26

PAPE-DAWSON CONSULTING ENGINEERS, LLC — DATE
AIMEE CHAVEZ, P.E. #123240
ASSOCIATE VICE PRESIDENT

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	FINAL PLAT 1 OF 6
3	FINAL PLAT 2 OF 6
4	FINAL PLAT 3 OF 6
5	FINAL PLAT 4 OF 6
6	FINAL PLAT 5 OF 6
7	FINAL PLAT 6 OF 6
8	GENERAL NOTES
9	TCEQ NOTES
10	EXISTING CONDITIONS & DEMOLITION PLAN
11	EROSION & SEDIMENTATION CONTROL PLAN 1 OF 10
12	EROSION & SEDIMENTATION CONTROL PLAN 2 OF 10
13	EROSION & SEDIMENTATION CONTROL PLAN 3 OF 10
14	EROSION & SEDIMENTATION CONTROL PLAN 4 OF 10
15	EROSION & SEDIMENTATION CONTROL PLAN 5 OF 10
16	EROSION & SEDIMENTATION CONTROL PLAN 6 OF 10
17	EROSION & SEDIMENTATION CONTROL PLAN 7 OF 10
18	EROSION & SEDIMENTATION CONTROL PLAN 8 OF 10
19	EROSION & SEDIMENTATION CONTROL PLAN 9 OF 10
20	EROSION & SEDIMENTATION CONTROL PLAN 10 OF 10
21	OVERALL STREET LAYOUT
22	LONG POND DRIVE
23	BERKSHIRE DRIVE 1 OF 2
24	BERKSHIRE DRIVE 2 OF 2
25	SILVER SADDLE ROAD
26	CADDO LANE
27	MONARCH MEADOWS DRIVE 1 OF 3
28	MONARCH MEADOWS DRIVE 2 OF 3
29	MONARCH MEADOWS DRIVE 3 OF 3
30	BIG SPRINGS DRIVE
31	N SIX CREEKS BOULEVARD 1 OF 3
32	N SIX CREEKS BOULEVARD 2 OF 3
33	N SIX CREEKS BOULEVARD 3 OF 3
34	GRADING PLAN 1 OF 3
35	GRADING PLAN 2 OF 3
36	GRADING PLAN 3 OF 3
37	GRADING PLAN 4 OF 4
38	EXISTING CONDITIONS DRAINAGE AREA MAP
39	PROPOSED CONDITIONS DRAINAGE AREA MAP
40	STORM DRAIN DRAINAGE MAP 1 OF 3
41	STORM DRAIN DRAINAGE MAP 2 OF 3
42	STORM DRAIN DRAINAGE MAP 3 OF 3
43	DRAINAGE CALCULATIONS
44	STORM DRAIN LAYOUT 1 OF 3
45	STORM DRAIN LAYOUT 2 OF 3
46	STORM DRAIN LAYOUT 3 OF 3
47	STORM DRAIN PROFILES SD-1A
48	STORM DRAIN PROFILES SD-1B & SD-2A 1 OF 3
49	STORM DRAIN PROFILES SD-2A 2 OF 3
50	STORM DRAIN PROFILES SD-2A 3 OF 3, SD-2B & SD-3A 1 OF 2
51	STORM DRAIN PROFILES SD-3A 2 OF 2
52	STORM DRAIN PROFILES SD-3B & SD-3C
53	STORM DRAIN PROFILES SD-4A & SD-4B
54	STORM DRAIN PROFILES SD-5A
55	STORM DRAIN PROFILES SD-5B & SD-5C
56	STORM DRAIN PROFILES SD-6A & SD-7A
57	ULTIMATE TCEQ WATER QUALITY TREATMENT SUMMARY 1 OF 2
58	ULTIMATE TCEQ WATER QUALITY TREATMENT SUMMARY 2 OF 2
59	WATER QUALITY & DETENTION POND A
60	WATER QUALITY & DETENTION POND A DETAILS
61	WATER QUALITY & DETENTION POND C
62	WATER QUALITY & DETENTION POND C DETAILS
63	WATER QUALITY & DETENTION POND E
64	WATER QUALITY & DETENTION POND E DETAILS
65	WATER QUALITY & DETENTION POND F
66	WATER QUALITY & DETENTION POND F DETAILS
67	WASTEWATER LAYOUT 1 OF 4
68	WASTEWATER LAYOUT 2 OF 4
69	WASTEWATER LAYOUT 3 OF 4
70	WASTEWATER LAYOUT 4 OF 4
71	WASTEWATER PROFILE WW-1A 1 OF 4
72	WASTEWATER PROFILE WW-1A 2 OF 4
73	WASTEWATER PROFILE WW-1A 3 OF 4
74	WASTEWATER PROFILE WW-1A 4 OF 4
75	WASTEWATER PROFILE WW-1C
76	WASTEWATER PROFILE WW-1D
77	WASTEWATER PROFILE WW-1E 1 OF 3
78	WASTEWATER PROFILE WW-1E 2 OF 3
79	WASTEWATER PROFILE WW-1E 3 OF 3
80	WASTEWATER PROFILE FM-1A
81	WASTEWATER PROFILE FM-1B
82	WATER LAYOUT 1 OF 3
83	WATER LAYOUT 2 OF 3
84	WATER LAYOUT 3 OF 3
85	WATER PROFILE W-1A
86	WATER PROFILE W-1B
87	WATER PROFILE W-1C 1 OF 2
88	WATER PROFILE W-1C 2 OF 2
89	WATER PROFILE W-1D 1 OF 3
90	WATER PROFILE W-1D 2 OF 3
91	WATER PROFILE W-1D 3 OF 3
92	WATER PROFILE W-1E
93	STREETLIGHT, SIDEWALK, SIGNAGE & STRIPING PLAN 1 OF 3
94	STREETLIGHT, SIDEWALK, SIGNAGE & STRIPING PLAN 2 OF 3
95	STREETLIGHT, SIDEWALK, SIGNAGE & STRIPING PLAN 3 OF 3
96	DRAINAGE DETAILS 1 OF 4
97	DRAINAGE DETAILS 2 OF 4
98	DRAINAGE DETAILS 3 OF 4
99	DRAINAGE DETAILS 4 OF 4
100	STREET DETAILS 1 OF 4
101	STREET DETAILS 2 OF 4
102	STREET DETAILS 3 OF 4
103	STREET DETAILS 4 OF 4
104	SIGNAGE DETAILS 1 OF 3
105	SIGNAGE DETAILS 2 OF 3
106	SIGNAGE DETAILS 3 OF 3
107	WASTEWATER DETAILS
108	WATER DETAILS
109	EROSION AND SEDIMENTATION DETAILS
110	RETAINING WALL DETAILS
111	STREET LIGHT PLAN

PD JOB NO. 51432-03
CLARA VISTA PHASE 2

DATE: 4/21/2025 11:36:55 AM USER ID: CKRAUSE
File: H:\PROJECTS\514\32\03\301 CONSTRUCTION DOCUMENTS\CIVIL\TS51432-03.DWG

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

FINAL PLAT
OF
CLARA VISTA, PHASE 2

A 56.348 ACRE TRACT OF LAND BEING OUT OF A CALLED 107.906 ACRE TRACT (TRACT ONE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.

OWNER/DEVELOPER:

TOLL SOUTHWEST, LLC
1320 ARROW POINT DR., SUITE 401
CEDAR PARK, TX 78613

ACREAGE: 56.348 ACRES

SURVEY: CALEB W BAKER
SURVEY NO. 15
ABSTRACT 31

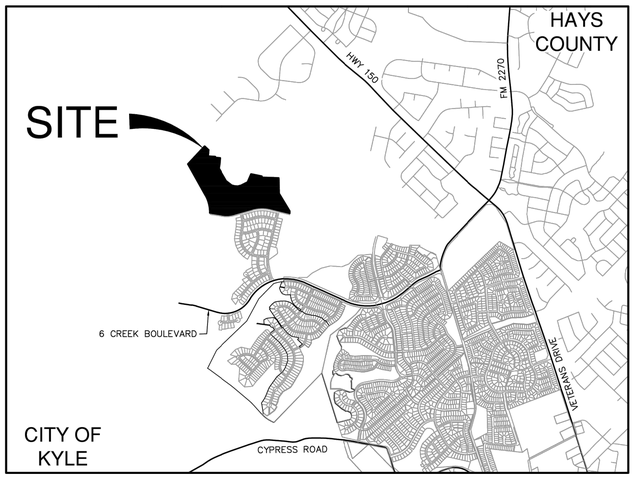
RESIDENTIAL LOTS:	82
OPEN SPACE/ DRAINAGE LOTS:	2
OPEN SPACE LOTS:	2

DATE:_____, 2025

ENGINEER & SURVEYOR:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
10801 N. MOPAC EXPY, BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

SHEET INDEX

SHEET 1: OVERALL SHEET
SHEET 2: SUBJECT SUBDIVISION
SHEET 3: SUBJECT SUBDIVISION
SHEET 4: SUBJECT SUBDIVISION
SHEET 5: TABLES
SHEET 6: SIGNATURE PAGE



LOCATION MAP
1" = 2000'

PAPE-DAWSON
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

CLARA VISTA, PHASE 2
Survey Job No. 51432-02

Date: Nov 12, 2025, 1:58pm User ID: DBlodgett
File: H:\Survey\CIVIL\51432-02\Plat\Clara Vista_Phase2\FV51432-02.dwg

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

FINAL PLAT 1 OF 6

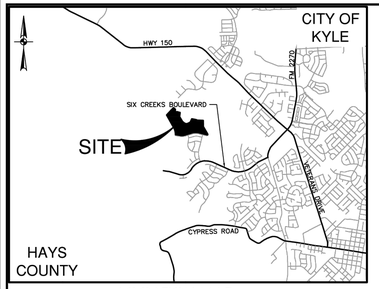
CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 2 OF 111

Date: Jan 11, 2026, 5:13pm User ID: achavez
File: H:\Projects\51432\03\01 Construction Documents\Civil\FP51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

FINAL PLAT OF CALRA VISTA, PHASE 2

A 56.348 ACRE TRACT OF LAND BEING OUT OF A CALLED 107.906 ACRE TRACT (TRACT ONE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.

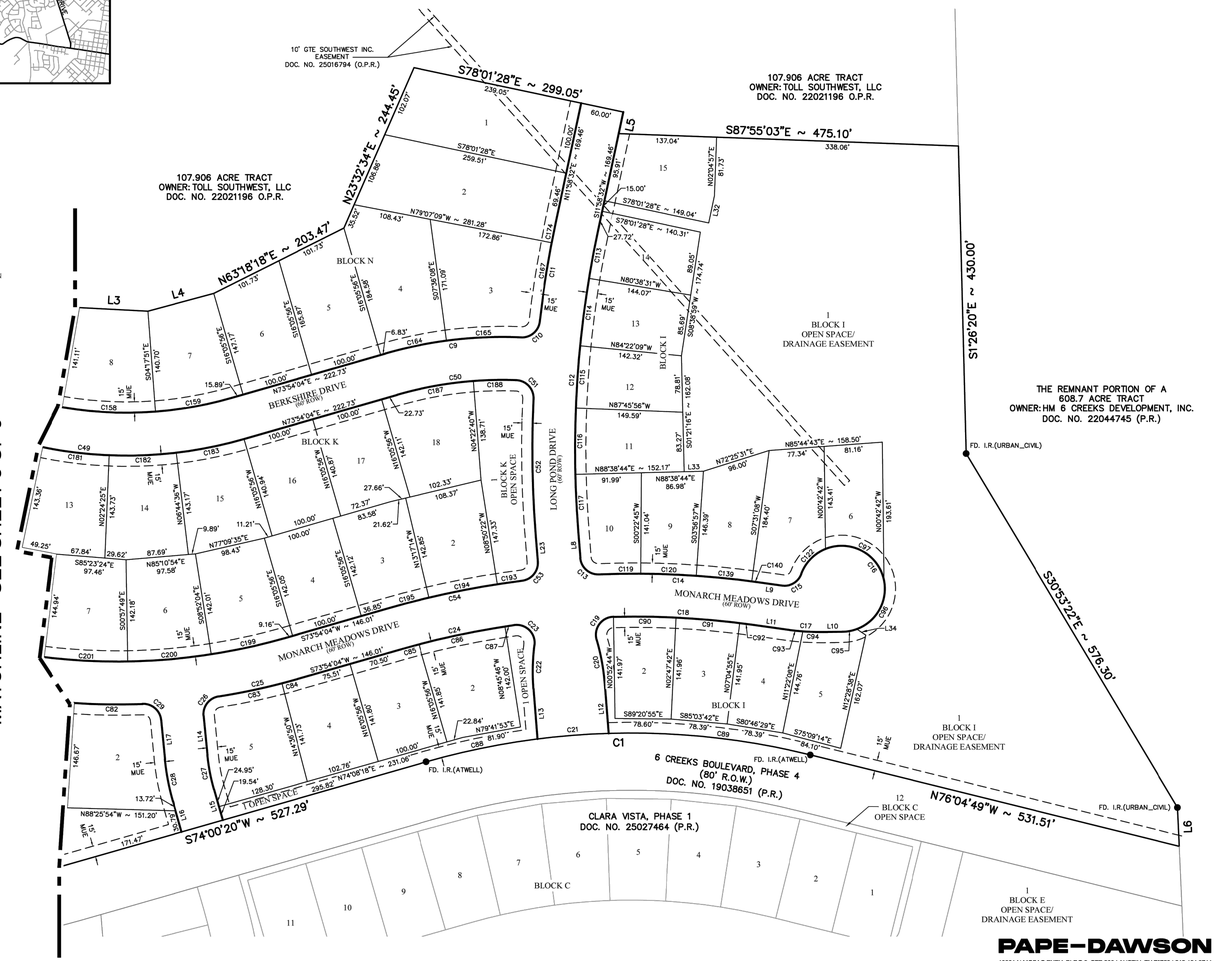


LOCATION MAP
1"=5000'

LEGEND

PR	PLAT RECORDS
DOC	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
MUE	MUNICIPAL UTILITY EASEMENT
ROW	RIGHT OF WAY
VOL.	VOLUME
OS	OPEN SPACE
DE	DRAINAGE EASEMENT
PG	PAGE (S)
(SURVEYOR) ●	FOUND 1/2" IRON ROD PAPE-DAWSON (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
1	EASEMENT AS NOTED
FP	ATLAS 14 100 YEAR FLOODPLAIN
	BUILDING SETBACK LINE
FEMA-100YR-FP	FEMA FLOODPLAIN 100 YEAR
	BUFFER ZONE

0' 100' 200' 300'
SCALE: 1"= 100'



SHEET 2 OF 6

PAPE-DAWSON
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

CLARA VISTA, PHASE 2
Survey Job No. 51432-02

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

FINAL PLAT 2 OF 6

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 3 OF 111

CP-25-0202

Date: Jan 11, 2026, 5:14pm User ID: achavez
File: H:\Projects\51432-02\03\300 Construction Documents\Civil\FP51432-03.dwg

Date: Nov 12, 2025, 3:47pm User ID: DBadgley
File: H:\Survey\CIVIL\51432-02\Plat\Concretized_Phase2\FP51432-02.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

FINAL PLAT
OF
CALRA VISTA, PHASE 2

A 56.348 ACRE TRACT OF LAND BEING OUT OF A CALLED 107.906 ACRE TRACT (TRACT ONE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.

LEGEND

PR	PLAT RECORDS
DOC	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
MUE	MUNICIPAL UTILITY EASEMENT
ROW	RIGHT OF WAY
VOL.	VOLUME
OS	OPEN SPACE
DE	DRAINAGE EASEMENT
PG	PAGE (S)
(SURVEYOR) ●	FOUND 1/2" IRON ROD PAPE-DAWSON (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
(X)	EASEMENT AS NOTED
FP	ATLAS14 100 YEAR FLOODPLAIN
	BUILDING SETBACK LINE
FEMA-100YR-FP	FEMA FLOODPLAIN 100 YEAR
	BUFFER ZONE

0' 100' 200' 300'

SCALE: 1"= 100'

PAPE-DAWSON
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

SHEET 3 OF 6

Survey Job No. 51432-02

CLARA VISTA, PHASE 2

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

FINAL PLAT 3 OF 6

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 4 OF 111

Date: Jan 11, 2026, 5:14pm User ID: achriver
File: K:\Proj\51432\32.03\1.0 Construction Documents\Civil\FP51432-03.dwg

Date: Nov 12, 2025, 3:48pm User ID: BBrodigan
File: K:\Survey\2045\51432-02\Plat\Submittal_Phase2\FP51432-02.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CP-25-0202

FINAL PLAT
OF
CLARA VISTA, PHASE 2

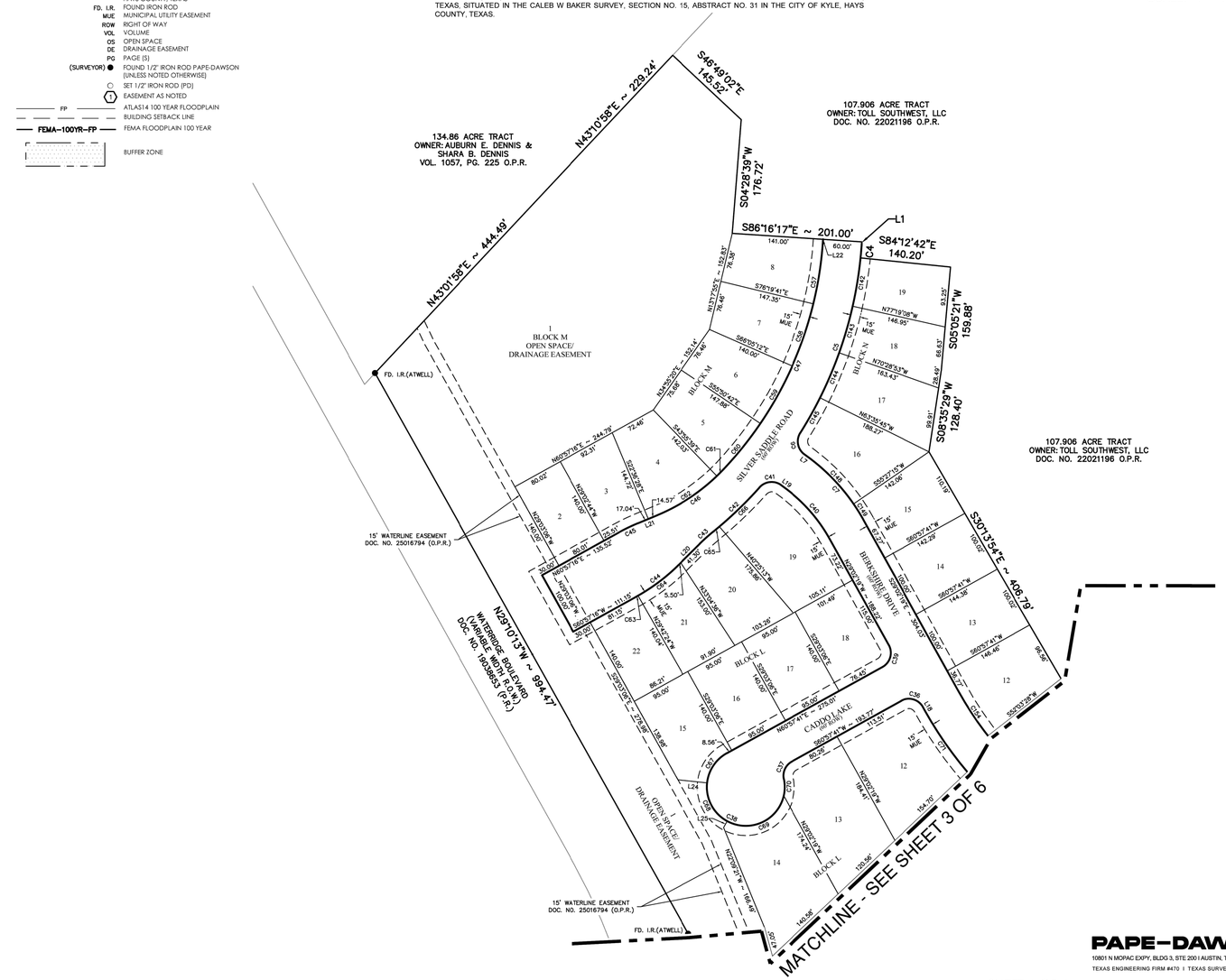
A 56.348 ACRE TRACT OF LAND BEING OUT OF A CALLED 107.906 ACRE TRACT (TRACT ONE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.

LEGEND

PR	PLAT RECORDS
DOC	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
MUE	MUNICIPAL UTILITY EASEMENT
ROW	RIGHT OF WAY
VOL.	VOLUME
OS	OPEN SPACE
DE	DRAINAGE EASEMENT
PG	PAGE (S)
(SURVEYOR) ●	FOUND 1/2" IRON ROD PAPE-DAWSON (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
⬡ 1	EASEMENT AS NOTED
FP	ATLAS14 100 YEAR FLOODPLAIN
	BUILDING SETBACK LINE
FEMA-100YR-FP	FEMA FLOODPLAIN 100 YEAR
	BUFFER ZONE

0' 100' 200' 300'

SCALE: 1"= 100'



PAPE-DAWSON
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

SHEET 4 OF 6

Survey Job No. 51432-02

CLARA VISTA, PHASE 2

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

FINAL PLAT 4 OF 6

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 5 OF 111

Date: Jan 11, 2026, 5:14pm User ID: ochavez
File: H:\Projects\51432-02\03_Construction Documents\Civil\FP51432-03.dwg

Date: Nov 12, 2025, 2:09pm User ID: DRodriguez
File: H:\Survey\2025\51432-02\Plat\Clara Vista_Phase2\FP51432-02.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

FINAL PLAT
OF
CLARA VISTA, PHASE 2

A 56.348 ACRE TRACT OF LAND BEING OUT OF A CALLED 107.906 ACRE TRACT (TRACT ONE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1040.00'	029°53'46"	S88°58'18"W	536.52'	542.66'
C2	710.00'	025°00'24"	S86°31'50"W	307.43'	309.88'
C3	1000.00'	029°22'32"	N14°08'54"W	507.10'	512.70'
C4	630.00'	002°03'35"	S04°45'31"W	22.65'	22.65'
C5	630.00'	028°20'04"	S11°53'45"W	308.39'	311.55'
C6	25.00'	085°11'00"	S10°31'42"E	33.84'	37.17'
C7	305.00'	024°04'53"	S41°04'48"E	127.25'	128.19'
C8	530.00'	077°03'37"	S67°34'08"E	660.30'	712.83'
C9	590.00'	018°38'09"	N83°13'09"E	191.06'	191.90'
C10	25.00'	085°51'33"	N49°36'26"E	34.05'	37.46'
C11	1530.00'	005°17'52"	N05°19'36"E	141.42'	141.47'
C12	1470.00'	016°28'43"	S03°44'11"W	421.32'	422.78'
C13	25.00'	087°46'34"	S48°23'28"E	34.66'	38.30'
C14	1250.00'	010°13'22"	S87°10'03"E	222.73'	223.03'
C15	25.00'	077°47'53"	N59°02'42"E	31.40'	33.95'
C16	60.00'	249°08'33"	S35°16'58"E	98.81'	260.90'
C17	330.00'	008°39'20"	N86°23'02"W	49.80'	49.85'
C18	1190.00'	009°22'00"	N86°44'22"W	194.32'	194.54'
C19	25.00'	104°53'16"	S36°08'00"W	39.64'	45.77'
C20	300.00'	011°48'27"	S10°24'25"E	61.72'	61.82'
C21	1040.00'	005°30'41"	S85°29'49"W	100.00'	100.04'
C22	300.00'	011°43'28"	N01°21'06"E	61.28'	61.39'
C23	25.00'	104°56'50"	N45°40'00"W	39.65'	45.79'
C24	1190.00'	007°57'31"	S77°52'49"W	165.16'	165.29'
C25	910.00'	007°08'54"	S77°28'31"W	113.46'	113.53'
C26	25.00'	086°37'40"	S37°44'08"W	34.30'	37.80'
C27	270.00'	010°23'53"	S10°46'38"E	48.93'	49.00'
C28	330.00'	010°23'53"	N10°46'38"W	59.81'	59.89'
C29	25.00'	086°37'40"	N48°53'32"W	34.30'	37.80'
C30	910.00'	032°31'11"	N75°56'46"W	509.59'	516.49'
C31	25.00'	041°14'50"	N80°18'36"W	17.61'	18.00'
C32	50.00'	177°29'19"	N12°11'22"W	99.98'	154.89'
C33	25.00'	042°50'00"	N55°08'17"E	18.26'	18.69'
C34	25.00'	085°33'05"	N09°03'15"W	33.96'	37.33'
C35	590.00'	022°47'29"	N40°26'04"W	233.15'	234.69'
C36	25.00'	090°00'00"	N74°02'19"W	35.36'	39.27'
C37	25.00'	072°53'43"	S24°30'49"W	29.70'	31.81'
C38	60.00'	252°53'43"	N65°29'11"W	96.53'	264.83'
C39	25.00'	090°00'00"	N15°57'41"E	35.36'	39.27'
C40	245.00'	024°04'53"	N41°04'46"W	102.22'	102.97'
C41	25.00'	085°11'00"	S84°17'18"W	33.84'	37.17'
C42	630.00'	009°00'01"	S46°11'49"W	98.86'	98.96'
C43	300.00'	005°23'28"	S48°00'05"W	28.22'	28.23'
C44	300.00'	015°38'55"	S53°07'48"W	81.68'	81.94'
C45	300.00'	006°26'16"	N64°10'24"E	33.69'	33.71'
C46	300.00'	024°03'42"	N55°21'41"E	125.06'	125.99'
C47	570.00'	039°36'07"	N23°31'47"E	386.18'	393.98'
C48	25.00'	084°11'10"	N75°48'52"E	33.52'	36.73'
C49	590.00'	044°00'23"	S84°05'44"E	442.10'	453.15'
C50	530.00'	018°10'32"	N82°59'20"E	167.42'	168.13'
C51	25.00'	090°32'38"	S42°39'05"E	35.52'	39.51'
C52	1530.00'	007°07'24"	S00°56'29"E	190.10'	190.22'
C53	25.00'	087°16'25"	S39°08'02"W	34.50'	38.08'
C54	1250.00'	008°52'10"	S78°20'09"W	193.31'	193.50'
C55	850.00'	046°10'06"	N83°00'53"W	666.54'	684.92'
C56	20.00'	093°39'07"	N13°06'16"W	29.17'	32.69'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S03°43'43"W	2.33'
L2	S74°29'34"E	81.03'
L3	S86°59'35"E	95.63'
L4	N74°57'24"E	95.53'
L5	S11°58'32"W	30.83'
L6	S02°31'43"E	54.26'
L7	S53°07'12"E	9.54'
L8	S04°30'11"E	36.87'
L9	S82°03'22"E	33.68'
L10	S89°17'18"W	26.31'
L11	N82°03'22"W	50.12'
L12	S04°30'11"E	70.29'
L13	N04°30'11"W	70.29'
L14	S05°34'42"E	54.92'
L15	S15°58'35"E	44.49'
L16	N15°58'35"W	44.51'
L17	N05°34'42"W	54.92'
L18	N29°02'19"W	5.82'
L19	N53°07'12"W	9.54'
L20	S45°18'21"W	46.80'
L21	N67°23'32"E	31.61'
L22	N03°43'43"E	2.33'
L23	S04°30'11"E	37.33'

BLOCK I

LOT #	AREA (SQ. FT.)	LOT TYPE
1	314,686	OS/DE
2	11,845	SINGLE FAMILY
3	11,923	SINGLE FAMILY
4	11,978	SINGLE FAMILY
5	13,306	SINGLE FAMILY
6	12,234	SINGLE FAMILY
7	15,820	SINGLE FAMILY
8	13,681	SINGLE FAMILY
9	11,796	SINGLE FAMILY
10	12,218	SINGLE FAMILY
11	13,309	SINGLE FAMILY
12	12,118	SINGLE FAMILY
13	12,976	SINGLE FAMILY
14	13,152	SINGLE FAMILY
15	15,650	SINGLE FAMILY

BLOCK K

LOT #	AREA (SQ. FT.)	LOT TYPE
1	19,775	OPEN SPACE
2	14,820	SINGLE FAMILY
3	14,482	SINGLE FAMILY
4	14,208	SINGLE FAMILY
5	15,374	SINGLE FAMILY
6	15,379	SINGLE FAMILY
7	15,529	SINGLE FAMILY
8	15,612	SINGLE FAMILY
9	15,798	SINGLE FAMILY
10	16,872	SINGLE FAMILY
11	16,114	SINGLE FAMILY
12	15,248	SINGLE FAMILY
13	15,153	SINGLE FAMILY
14	15,191	SINGLE FAMILY
15	15,250	SINGLE FAMILY
16	14,091	SINGLE FAMILY
17	14,102	SINGLE FAMILY
18	16,599	SINGLE FAMILY

BLOCK L

LOT #	AREA (SQ. FT.)	LOT TYPE
2	19,335	SINGLE FAMILY
3	16,855	SINGLE FAMILY
4	17,303	SINGLE FAMILY
5	16,752	SINGLE FAMILY
6	16,634	SINGLE FAMILY
7	22,547	SINGLE FAMILY
8	26,312	SINGLE FAMILY
9	20,064	SINGLE FAMILY
10	18,108	SINGLE FAMILY
11	18,164	SINGLE FAMILY
12	23,408	SINGLE FAMILY
13	22,783	SINGLE FAMILY
14	21,241	SINGLE FAMILY
15	14,128	SINGLE FAMILY
16	13,300	SINGLE FAMILY
17	13,300	SINGLE FAMILY
18	14,072	SINGLE FAMILY
19	21,979	SINGLE FAMILY
20	15,123	SINGLE FAMILY
21	12,656	SINGLE FAMILY
22	11,958	SINGLE FAMILY

BLOCK N

LOT #	AREA (SQ. FT.)	LOT TYPE
1	24,928	SINGLE FAMILY
2	27,539	SINGLE FAMILY
3	21,982	SINGLE FAMILY
4	20,806	SINGLE FAMILY
5	17,523	SINGLE FAMILY
6	15,652	SINGLE FAMILY
7	16,041	SINGLE FAMILY
8	16,143	SINGLE FAMILY
9	16,038	SINGLE FAMILY
10	16,948	SINGLE FAMILY
11	16,966	SINGLE FAMILY
12	15,785	SINGLE FAMILY
13	14,542	SINGLE FAMILY
14	14,334	SINGLE FAMILY
15	14,619	SINGLE FAMILY
16	16,393	SINGLE FAMILY
17	15,069	SINGLE FAMILY
18	13,071	SINGLE FAMILY
19	12,034	SINGLE FAMILY

BLOCK J

LOT #	AREA (SQ. FT.)	LOT TYPE
1	12,899	OPEN SPACE
2	16,146	SINGLE FAMILY
3	14,197	SINGLE FAMILY
4	14,293	SINGLE FAMILY
5	17,914	SINGLE FAMILY

BLOCK M

LOT #	AREA (SQ. FT.)	LOT TYPE
1	442,680	OS/DE
2	11,202	SINGLE FAMILY
3	11,888	SINGLE FAMILY
4	14,452	SINGLE FAMILY
5	13,217	SINGLE FAMILY
6	12,901	SINGLE FAMILY
7	12,881	SINGLE FAMILY
8	12,881	SINGLE FAMILY

FIELD NOTES
FOR

A 56.348 ACRE TRACT OF LAND BEING OUT OF A CALLED 107.906 ACRE TRACT (TRACT ONE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS. SAID 56.348 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH-CENTRAL ZONE:

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" set on the west boundary line of the Remnant Portion of a called 608.7 acre tract, conveyed to HM 6 Creeks Development, Inc., recorded in Document No. 22044745 of the Plat Records of Hays County, Texas, said point being on the northeast terminus of 6 Creeks Boulevard, Phase 4, an 80 foot right-of-way dedicated by plat recorded in Document No. 19038651 of said Plat Records, same being the southeast corner of said 107.906 acre tract for the southeast corner and POINT OF BEGINNING hereof;

THENCE, departing the west boundary line of the Remnant Portion of said 608.7 acre tract, with the north right-of-way line of said 6 Creeks Boulevard, same being the south boundary line of said 107.906 acre tract, the following five (5) courses and distances:

1. N 76°04'49" W, a distance of 531.51 feet to an iron rod with cap marked "Atwell" found for a point of tangent curvature hereof,
2. along a curve to the left, having a radius of 1040.00 feet, a central angle of 29°53'46", a chord bearing and distance of S 88°58'18" W, 536.52 feet, an arc length of 542.66 feet to an iron rod with cap marked "Atwell" found for a point of tangency hereof,
3. S 74°00'20" W, a distance of 527.29 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
4. along the arc of a curve to the right having a radius of 710.00 feet, a central angle of 25°00'24", a chord bearing and distance of S 86°31'50" W, 307.43 feet, an arc length of 309.88 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof, and
5. N 80°58'05" W, a distance of 367.20 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature on the east right-of-way line of Waterridge Boulevard, a variable width right-of-way, dedicated by plat recorded in Document No. 19038653 of said Plat Records, said point being a northwest terminus of said 6 Creeks Boulevard, same being the southwest corner of said 107.906 acre tract for the southwest corner hereof,

THENCE, departing the north right-of-way line of said 6 Creeks Boulevard, with the east right-of-way line of said Waterridge Boulevard, same being the west boundary line of said 107.906 acre tract, the following two (2) courses and distances:

1. along the arc of a curve to the left having a radius of 1000.00 feet, a central angle of 29°22'32", a chord bearing and distance of N 14°08'54" W, 507.10 feet, an arc length of 512.70 feet to an iron rod with cap marked "Atwell" found for a point of non-tangency hereof, and
2. N 29°10'13" W, a distance of 994.47 feet to an iron rod with cap marked "Atwell" found on the southeast boundary line of a called 134.86 acre tract, conveyed to Auburn E. Dennis and Shara B. Dennis, recorded in Volume 1057, Page 225 of the Official Public Records of Hays County, Texas, same being a northwest corner of said 107.906 acre tract for the northwest corner hereof,

THENCE, departing the east right-of-way line of said Waterridge Boulevard, with the southeast boundary line of said 134.86 acre tract, same being the northwest boundary line of said 107.906 acre tract, the following two (2) courses and distances:

1. N 43°01'58" E, a distance of 444.49 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
2. N 43°10'58" E, a distance of 229.24 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the northernmost corner hereof,

THENCE, departing the southeast boundary line of said 134.86 acre tract, through the interior of said 107.906 acre tract, the following eighteen (18) courses and distances:

1. S 46°49'02" E, a distance of 145.52 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
2. S 04°28'39" W, a distance of 176.72 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
3. S 86°16'17" E, a distance of 201.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
4. S 03°43'43" W, a distance of 2.33 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
5. along a curve to the right, having a radius of 630.00 feet, a central angle of 02°03'35", a chord bearing and distance of S 04°45'31" W, 22.65 feet, an arc length of 22.65 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
6. S 84°12'42" E, a distance of 140.20 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
7. S 05°05'21" W, a distance of 159.88 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
8. S 08°35'29" W, a distance of 128.40 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
9. S 30°13'54" E, a distance of 406.79 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
10. S 52°13'59" E, a distance of 202.59 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
11. S 74°29'34" E, a distance of 81.03 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
12. S 86°59'35" E, a distance of 95.63 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
13. N 74°57'24" E, a distance of 95.53 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
14. N 63°18'18" E, a distance of 203.47 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
15. N 23°32'34" E, a distance of 244.45 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
16. S 78°01'28" E, a distance of 299.05 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
17. S 11°58'32" W, a distance of 30.83 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
18. S 87°55'03" E, a distance of 475.10 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the west boundary line of the Remnant Portion of said 608.7 acre tract, same being the east boundary line of said 107.906 acre tract for the northeast corner hereof,

THENCE, with the west boundary line of the Remnant Portion of said 608.7 acre tract, same being the east boundary line of said 107.906 acre tract, the following two (3) courses and distances:

1. S 01°26'20" E, a distance of 430.00 feet to an iron rod with yellow cap marked "Urban Civil" found for an angle point hereof,
2. S 30°53'22" E, a distance of 576.30 feet to an iron rod with yellow cap marked "Urban Civil" found for an angle point hereof
3. S 02°31'43" E, a distance of 54.26 feet to the POINT OF BEGINNING, and containing 56.348 acres in Hays County, Texas.

PAPE-DAWSON
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

SHEET 5 OF 6

Survey Job No. 51432-02

CLARA VISTA, PHASE 2

Date: Nov 12, 2025, 2:32pm User ID: dbeckham
File: n:\Survey\Civil\51432-02\Plat\ClaraVista_Phase2\VP51432-02.dwg

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

FINAL PLAT 5 OF 6

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 6 OF 111

Date: Jan 11, 2026, 5:14pm User ID: achavez
File: n:\Projects\51432\303\300 Construction Documents\Civil\FP51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CP-25-0202

FINAL PLAT
OF
CLARA VISTA, PHASE 2

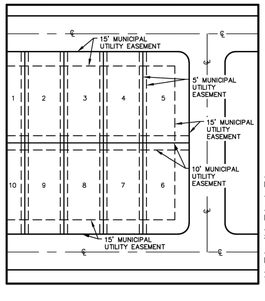
A 56.348 ACRE TRACT OF LAND BEING OUT OF A CALLED 107.906 ACRE TRACT (TRACT ONE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.

SURVEYOR'S NOTES:

1. THIS FINAL PLAT IS LOCATED ENTIRELY WITHIN HAYS COUNTY.
2. THIS SUBDIVISION IS WITHIN THE CITY OF KYLE, TEXAS.
3. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
4. THIS SITE IS LOCATED WITHIN HAYS COUNTY ESD #5 AND #9.
5. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C0270F AND 48209C0385F, EFFECTIVE DATES OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. THIS PLAT FALLS WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE.
7. THIS SITE IS LOCATED WITHIN THE BARTON SPRINGS/EDWARDS AQUIFER CONSERVATION DISTRICT.
8. NO OBJECT INCLUDING FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
9. MAINTENANCE OF EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR PROPERTY AND/OR HOMEOWNERS ASSOCIATIONS.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF ALPINE CROSSING DRIVE, BRAMBLE BOULEVARD, CLEARFORK LANE, DAWN DRIVE, LAVACA DRIVE, PONDEROSA DRIVE, ROCKPORT ROAD, SHINER AVENUE, SONORA STREET, AND THISTLE PATH WAY. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. (ORD #439, ARTICLE V, SEC 10, KYLE CODE)
11. WATER IS PROVIDED BY THE CITY OF KYLE, TEXAS.
12. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF KYLE, TEXAS .
13. ELECTRICITY PROVIDED BY PEDERNALES ELECTRIC COMPANY.
14. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF KYLE ZONING ORDINANCES/ DEVELOPMENT AGREEMENT.
15. A TEN (15) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW, A FIVE (5) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A TEN (10) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
16. ALL OPEN SPACE MUE EASEMENTS SHALL NOT HAVE ANY STRUCTURES CROSSING IT.
17. CITY, AS ITS SOLE COST AND EXPENSE, SHALL BE OBLIGATED TO RESTORE THE SURFACE OF THE SOIL OF THE EASEMENTS THAT HAS BEEN REMOVED, RELOCATED, ALTERED AS A RESULT OF CITY'S USE OF EASEMENT. CITY WILL NOT BE OBLIGATED TO RESTORE OR RELOCATE ANY OTHER IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, WALKWAYS, DRIVEWAYS, ACCESS ROADS, PARKING AREAS, FENCES, LANDSCAPING ITEMS, AND ANY MOVABLE STRUCTURES SUCH AS BENCHES, GAZEBOS OR OTHER SIMILAR ITEMS, LOCATED IN, UPON, UNDER OR ACROSS THE EASEMENT.
18. A LOMR APPLICATION (25-06-229P) CURRENTLY UNDER REVIEW BY FEMA SHALL MODIFY THE LIMITS OF THE FEMA 100-YR FLOODPLAIN TO ADOPT THE ATLAS 14 100-YR FLOODPLAIN REPRESENTED IN THIS FINAL PLAT.

TYPICAL LOT EASEMENTS

NOT-TO-SCALE



A TEN (15) FOOT MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW.

A FIVE (5) FOOT MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE LOTS WITHIN THE SINGLE FAMILY LOT.

A TEN (10) FOOT MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL REAR LOT LINES WITHIN THE SINGLE FAMILY LOT.

THE STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS, THAT TOLL SOUTHWEST, LLC, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 1140 VIRGINIA DRIVE, FT. WASHINGTON, PENNSYLVANIA, AS CONVEYED TO IT BY DEED RECORDED APRIL 28, 2022 IN DOCUMENT NUMBER 22021196, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 93.476 ACRES OF LAND OUT OF THE CALEB W BAKER SURVEY NO .15, ABSTRACT 31, TO BE KNOWN AS:

CLARA VISTA, PHASE 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 AND EASEMENTS SHOWN HEREON.

_____
TOLL SOUTHWEST, LLC.
BY:
1140 VIRGINIA DRIVE
FT. WASHINGTON, PA 19034

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20____.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINTED NOTARY'S NAME
MY COMMISSION EXPIRES _____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, PARKER J. GRAHAM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

_____ _____
PARKER J . GRAHAM DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, TEXAS SURVEYING FIRM NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUIT 200
AUSTIN, TX 78759

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

_____ _____
AIMEE CHAVEZ DATE
REGISTERED PROFESSIONAL ENGINEER NO. 123240
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, TEXAS SURVEYING FIRM NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUIT 200
AUSTIN, TX 78759

REVIEWED BY:

_____ _____
DIRECTOR OF WATER UTILITIES DATE

REVIEWED BY:

_____ _____
CITY ENGINEER DATE

THE STATE OF TEXAS §
COUNTY OF HAYS §

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 _____, 20____, A.D., AT _____ O'CLOCK ___M. AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ___M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT # _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE ____ DAY OF _____, 20____, A.D

_____
ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF HAYS §

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED THIS _____DAY OF _____, 20____

_____
PLANNING & ZONING CHAIRPERSON

PAPE-DAWSON
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

SHEET 6 OF 6

CLARA VISTA, PHASE 2
Survey Job No. 51432-02

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

FINAL PLAT 6 OF 6

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 7 OF 111

Date: Nov 12, 2025, 2:01pm User ID: DRodriguez
File: H:\Survey\Civil\51432-02\Plat\Clara Vista_Phase2\FP51432-02.dwg

Date: Jan 11, 2026, 5:14pm User ID: cchavez
File: H:\Projects\514\132\03_Construction Documents\Civil\FP51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CP-25-0202

CITY OF KYLE
GENERAL CONSTRUCTION NOTES
REVISED NOVEMBER 2025

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE FOLLOWING REGULATIONS AND SPECIFICATIONS. THE FIRST LISTED WILL HAVE PRIORITY OVER THOSE LISTED BELOW:

   PERMITS ISSUED FOR PROJECT BY ANY REGULATORY AGENCIES.
   TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REGULATIONS.
   CITY OF KYLE CONSTRUCTION STANDARDS.
   PLANS FOR THIS PROJECT.

2. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE DEVELOPER SHALL ARRANGE A PRECONSTRUCTION CONFERENCE. PRECONSTRUCTION SHALL BE SCHEDULED WITH THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS OFFICE, 512-262-3024 AND HELD AT THE FACILITY LOCATED AT 520 E RR150, KYLE, TEXAS. REPRESENTATIVES FROM THE FOLLOWING ORGANIZATIONS SHALL BE INVITED:

   CITY OF KYLE STAFF INCLUDING THE DIRECTOR OF WATER UTILITIES, CITY ENGINEER AND THE PUBLIC WORKS INSPECTOR.
   CONTRACTOR.
   DESIGN ENGINEER.
   ELECTRIC, GAS, PHONE AND CABLE UTILITY REPRESENTATIVES, IF APPROPRIATE.

3. PRIOR TO THE BEGINNING OF CONSTRUCTION, ALL PLAN REVIEW AND CONSTRUCTION INSPECTION FEES SHALL BE PAID TO THE CITY OF KYLE AND THE FOLLOWING PERMITS SHALL BE IN PLACE, IF NECESSARY:

   TEXAS DEPARTMENT OF TRANSPORTATION, ENTRY ONTO A HIGHWAY.
   U.S. CORPS OF ENGINEERS, SECTION 404, FOR CONSTRUCTION IN FLOOD PLAIN.
   COMPLIANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) CONSTRUCTION GENERAL PERMIT (TXR150000).
   TEXAS DEPARTMENT OF LICENSING AND REGULATION FOR ACCESSIBILITY.
   TCEQ FOR SIGNIFICANT WATER AND WASTEWATER FACILITIES, INCLUDING LIFT STATIONS.

4. BENCHMARKS FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

5. THE STREET PAVEMENT THICKNESS IS BASED ON A REPORT BY MLA GEOTECHNICAL DATED AUGUST 1, 2025 WHICH RECOMMENDS THE FOLLOWING STREET SECTIONS.

STREET	STREET WIDTH	LOCATION	LIME STABILIZATION OF SUBGRADE	FLEXIBLE BASE	TYPE D HMAC
LONG POND DRIVE	31' B-B	ALL	8"	8"	2.0"
LONG POND DRIVE	53' B-B	STA:1+50 TO 3+00	8"	8"	2.0"
BERKSHIRE DRIVE	31' B-B	ALL	8"	8"	2.0"
SILVER SADDLE ROAD	31' B-B	ALL	8"	8"	2.0"
SILVER SADDLE ROAD	31' B-B	STA:1+00 TO 3+00	8"	8"	2.0"
CADDO LANE	31' B-B	ALL	8"	8"	2.0"
MONARCH MEADOWS DRIVE	31' B-B	ALL	8"	8"	2.0"
BIG SPRINGS DRIVE	31' B-B	ALL	8"	8"	2.0"
NORTH SIX CREEKS BOULEVARD	57' B-B	ALL	8"	15"	4.0"

6. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.

7. THE CONTRACTOR SHALL GIVE THE CITY OF KYLE (PHONE NO. 512-262-3024), 48 HOURS NOTICE PRIOR TO CONNECTING TO ANY EXISTING CITY UTILITY LINE.

8. SIDEWALKS FRONTING PUBLIC RIGHT-OF-WAY LAND OR INCLUDING ALL SIDEWALK RAMPS REQUIRED BY CITY ORDINANCE SHOWN ON THESE PLANS SHALL BE CONSTRUCTED WITH THIS PROJECT.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WARNING AND SAFETY SIGNS, BARRICADES AND TRAFFIC CONTROL DURING CONSTRUCTION. ALL ROAD SIGNAGE SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

10. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE CITY OF KYLE FOR THE USE OF ALL WATER FOR CONSTRUCTION.

11. FOR ALL THE CONSTRUCTION ACTIVITIES BETWEEN 1ST JUNE AND 31ST OCTOBER, THE CONTRACTOR SHALL USE RECLAIMED WATER ONLY, UNLESS OTHERWISE NOTIFIED BY CITY. THE CONTRACTOR SHALL OBTAIN RECLAIMED WATER FROM THE CITY OF KYLE WASTEWATER TREATMENT PLANT LOCATED AT 445 HEIDENREICH LANE, KYLE, TX 78640. THE CONTRACTOR SHALL CONTACT THE KYLE WATER UTILITIES DEPARTMENT TO OBTAIN THE RECLAIMED WATER. ACQUISITION AND DELIVERY OF RECLAIMED WATER IS THE CONTRACTOR'S RESPONSIBILITY AND AT THEIR EXPENSE. USE OF RECLAIMED WATER MUST COMPLY WITH AUTHORIZATION NO. R11041002.

12. ALL FILL OR CUT ON LOTS WHICH IS GREATER THAN TWELVE (12) INCHES SHALL BE SHOWN ON THE PLANS AND SHALL CONFORM TO THE FOLLOWING:

    FILL MATERIAL SHALL NOT CONTAIN ANY ROCKS HAVING A MAXIMUM DIMENSION GREATER THAN SIX (6) INCHES.

    FILL MATERIAL SHALL HAVE AT LEAST FIFTY PERCENT (50%) PASSING THE NO. 4 SIEVE.

    FILL MATERIAL SHALL BE REASONABLY FREE OF ROOTS, TRASH, CONCRETE RUBBLE AND OTHER ORGANIC MATERIAL.

    COMPACTION SHALL BE TO NINETY-FIVE PERCENT (95%) OF MAXIMUM LABORATORY DENSITY DETERMINED IN ACCORDANCE WITH THE ASTM D 698. THE MATERIAL SHALL BE WITHIN THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT DURING COMPACTION.

    PLACEMENT SHALL BE IN LIFTS NOT EXCEEDING EIGHT (8) INCHES AFTER COMPACTION. EACH COMPACTED LIFT SHOULD BE INSPECTED AND/OR TESTED FOR DENSITY COMPLIANCE BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING THE NEXT LIFT. THE FILL AREA SHOULD EXTEND AT LEAST 24 INCHES (36 INCHES ON FILLS OVER SIX (6) FEET IN HEIGHT) BEYOND THE BACK OF CURB OR FOUNDATION LINE BEFORE SLOPING DOWNWARD ON NOT MORE THAN THREE (3) TO ONE (1) SLOPE TO NATURAL SOIL. BACKSLOPES SHALL BE WELL COMPACTED. MAXIMUM FILL HEIGHTS SHOULD NOT EXCEED TEN (10) FEET WITHOUT ENGINEERING CONSULTATION.

13. CONTRACTOR SHALL GIVE CITY INSPECTOR 36 HOURS NOTICE OF THE NEED FOR MATERIALS TESTING. ALL TESTING WILL BE ARRANGED AND PAID FOR BY THE CONTRACTOR. THE CITY SHALL RECEIVE A COPY OF TEST RESULTS.

14. CONTRACTOR OR THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING AND CUT SHEETS FOR PIPE LINES LAID ON GRADE AND ROAD CONSTRUCTION. CUT SHEETS SHALL BE DELIVERED TO THE CITY INSPECTOR 36 HOURS PRIOR TO CONSTRUCTION.

15. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND STABLE OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR.

    IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN EMPLOYEES ARE REQUIRED TO BE IN TRENCHES 4 FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.

16. NO TREES OVER 6 INCHES IN DIAMETER SHALL BE REMOVED UNLESS DESIGNATED TO BE REMOVED ON THE APPROVED PLANS. ALL TREE LIMBS REMOVED OR TRIMMED SHALL BE VERTICALLY CUT AND DRESSED.

17. ALL CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO PROPERTY OWNED BY THE DEVELOPER OR PUBLIC RIGHT-OF-WAY AND EASEMENT UNLESS WRITTEN PERMISSION IS OBTAINED BY THE CONTRACTOR FROM THE PROPERTY OWNER AFFECTED.

18. THE CITY OF KYLE DOES NOT ALLOW ANY BLASTING WITHIN THE CITY LIMITS.

19. CITY OF KYLE ORDINANCE NO. 1078 REQUIRES EXCLUSIVE RIGHTS TO TEXAS DISPOSAL SYSTEMS, INC. (TDS) TO PROVIDE ALL REFUSE SERVICES WITHIN THE CITY OF KYLE. TO OBTAIN SERVICE, CALL TDS AT 800-375-8375.

20. ALL STREETLIGHTS SHALL FOLLOW CITY OF KYLE ORDINANCE CHAPTER 41 (SUBDIVISIONS) SEC. 41-146. THE FOUNDATION OF THE STREETLIGHT POLES SHALL BE AT LEAST 5 FEET AWAY FROM ALL KYLE WATER, WASTEWATER AND STORM SEWER INFRASTRUCTURE.

21. NO FIBER OR WIRE MESH ALLOWED IN CONCRETE STRUCTURE. ONLY USE APPROPRIATE SIZE REBAR.

22. ALL DENSITY AND CONCRETE TESTING SHALL BE PERFORMED BY A CERTIFIED LAB TECHNICIAN.

23. CITY OF KYLE IS NOT A PART OF 811, CONTACT CITY AT EMAIL LOCATES@CITYOFKYLE.COM FOR KYLE UTILITIES TO BE LOCATED.

TYPICAL SEQUENCE OF CONSTRUCTION

1. HOLD PRECONSTRUCTION CONFERENCE.
2. NO CLEARING OR ROUGH GRADING MAY BE DONE UNTIL THE APPROVED EROSION AND SEDIMENTATION CONTROLS ARE IN PLACE.
3. INSTALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND STABILIZATION CONSTRUCTION ENTRANCE, IF REQUIRED, IN THE APPROVED PLANS.
4. ROUGH GRADE STREETS.
5. INSTALL ALL UTILITIES IN RIGHTS-OF-WAY OR EASEMENTS.
6. REGRADE AND COMPACT SUBGRADE. MEET WITH CITY INSPECTOR AND/DESIGN ENGINEER TO DETERMINE AREAS OF DIFFERING STREET SECTION THICKNESS OR SUBGRADE PREPARATION IF CALLED FOR IN THE GEOTECHNICAL REPORT.
7. ENSURE ALL UNDERGROUND UTILITY CROSSINGS ARE IN PLACE INCLUDING SLEEVES FOR DRY UTILITIES AND INSTALL FIRST COURSE OF BASE.
8. INSTALL CURBS, RIPRAP AND MISCELLANEOUS CONCRETE.
9. INSTALL SECOND COURSE OF BASE.
10. LAY ASPHALT.
11. FINAL GRADE ANY DITCHES.
12. REVEGETATE ALL DISTURBED AREAS. DISPOSE OF SPOIL IN AN APPROVED MANNER.
13. SCHEDULE A WALKTHROUGH WITH CITY.
14. AFTER ACCEPTANCE OF CONSTRUCTION, TEMPORARY EROSION CONTROLS MAY BE REMOVED.

MINIMUM CRITERIA FOR ACCEPTANCE

1. ALL CONSTRUCTION IS COMPLETE INCLUDING ALL PUNCH LIST ITEMS, DRY UTILITIES AND RESTORATION.
2. ALL CITY OF KYLE FEES PAID AND MAINTENANCE BOND POSTED.
3. ALL RECORDS OF CONSTRUCTION TESTING AND RECORD DRAWINGS SHOWING ANY CHANGES DURING CONSTRUCTION PROVIDED TO THE CITY OF KYLE.
4. ALL STREET LIGHTING SHOULD BE ACTIVATED, SIGNS AND PAVEMENT MARKINGS SHALL BE IN PLACE PRIOR TO FINAL WALKTHROUGH.
5. ALL AS-BUILT RECORD DRAWINGS SHALL BE PROVIDED PRIOR TO ACCEPTANCE.
6. ALL DEDICATED EASEMENTS AND OR RIGHT-OF-WAY SHALL BE RECORDED AND REPRESENTED ON AS-BUILT RECORD DRAWINGS PRIOR TO ACCEPTANCE.

WATER AND WASTEWATER NOTES

1. THE CONTRACTOR SHALL SUBMIT TO THE DESIGN ENGINEER, DESCRIPTIVE INFORMATION FOR MATERIALS TO BE USED ON THE PROJECT FOR REVIEW. A COPY OF THE ACCEPTED MATERIAL SHALL ALSO BE PROVIDED TO THE CITY OF KYLE TEN DAYS PRIOR TO THE INSTALLATION OF UTILITIES.
2. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, DR-14) OR DUCTILE IRON (AWWA C-151, CLASS 350).
3. PIPE MATERIAL FOR GRAVITY SEWER SHALL BE SDR-26 PVC IF LOCATED GREATER THAN 9 FEET FROM A WATERLINE, OTHERWISE SHALL BE PRESSURE RATED PIPE.
4. BEDDING FOR FLEXIBLE GRAVITY PIPE (I.E. SDR-26 PVC) SHALL CONFORM TO ASTM 2321 CLASS 1 MATERIAL, I.E., 3/4" - 1" CLEAN ANGULAR CRUSHED ROCK.
5. CITY INSPECTOR SHALL OBSERVE ALL TAPS TO CITY UTILITY LINES AND PRIOR TO ANY UTILITY RELOCATION.
6. CONTRACTOR SHALL DISINFECT AND PRESSURE TEST ALL WATER LINES AND PERFORM LEAK AND DEFLECTION TESTS ON GRAVITY WASTEWATER LINES AT HIS EXPENSE.
7. THE CITY INSPECTOR SHALL BE NOTIFIED 36 HOURS PRIOR TO ALL UTILITY LINE TESTING. CONTRACTOR, WITH CITY STAFF PRESENT, IS RESPONSIBLE FOR SAMPLING. CITY STAFF WILL TRANSPORT BACTERIOLOGICAL TEST SAMPLES TO THE STATE DEPARTMENT OF HEALTH. ALL TEST RESULTS, WHETHER PASSING OR FAILING, SHALL BE PROVIDED TO THE CONTRACTOR. MANDREL DEFLECTION TESTING SHALL NOT BE CONDUCTED UNTIL THE PIPES HAVE BEEN BACKFILLED FOR 30 DAYS.
8. FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION OR APPROVED EQUAL.
9. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH THE CITY OF KYLE. THE CONTRACTOR SHALL DO ALL EXCAVATION ETC., AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF KYLE INSPECTOR MUST BE PRESENT WHEN TAP IS MADE. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE DIRECTOR OF WATER UTILITIES. CONCRETE BLOCKING SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES TWENTY-FOUR (24) HOURS PRIOR TO MAKING THE WET TAP.
10. CONTRACTOR SHALL SUBMIT COPPERHEAD TRACING WIRE AND TEST STATION INSTALLATION SUBMITTAL PACKET TO CITY INSPECTION FOR REVIEW.
11. 200 PSI, BLACK, POLYETHYLENE TUBING SHALL BE USED ON WATER SERVICES.
12. ALL MANHOLES SHALL BE INTERNALLY COATED TO CITY OF AUSTIN SPECIFICATIONS, INCLUDING THE TIE-IN MANHOLE, UNLESS WAIVED BY THE DIRECTOR OF WATER UTILITIES.
13. ALL PUBLIC MANHOLE COVERS SHALL HAVE THE CITY OF KYLE LOGO. ALL PRIVATE MANHOLES SHALL NOT DISPLAY KYLE LOGO.
14. ALL GATE VALVE OPERATING NUTS OR THE VALVE EXTENSIONS SHALL BE 24" OR LESS TO THE FINAL GRADE.
15. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED ON ALL DOMESTIC, IRRIGATION AND FIRE LINES. THE ASSEMBLIES SHALL BE LEAD FREE, HAVE LABORATORY AND FIELD APPROVAL FROM THE UNIVERSITYOF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH (USC), COMPLY WITH AMERICAN WATER WORKS (AWWA) STANDARDS C510-97 FOR DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY, C511-97 FOR REDUCED-PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLY AND CURRENT CITY OF KYLE CROSS CONNECTION CONTROL AND BACKFLOW PREVENTION CODE OF ORDINANCES.
16. QUESTIONS RELATED TO CROSS CONNECTION CONTROL AND BACKFLOW PREVENTION PLEASE CONTACT CITY OF KYLE BACKFLOW PREVENTION COMPLIANCE COORDINNATOR AT (512) 262-3024
17. INSTALL ONE WATER SAMPLE STATION PER EVERY 400 CONNECTIONS IN ALL RESIDENTIAL DEVELOPMENTS. INSTALL MINIMUM OF ONE SAMPLING STATION IF THE CONNECTIONS ARE LESS THAN 400. INCLUDE THE PROPOSED PLACEMENT OF EACH SAMPLE STATION IN THE WATER UTILITY DESIGN DRAWING. THE LOCATION SHOULD BE IN A SECTION OF WATER MAIN WHERE THERE ARE 5 WATER SERVICE CONNECTIONS UPSTREAM AND 5 WATER SERVICE CONNECTIONS DOWNSTREAM OF THE SAMPLE STATION.

FIRE PREVENTION NOTES

1. THE CONTRACTOR SHALL PROVIDE COMPACTED FLEXIBLE BASE PAVEMENT PRIOR TO CONSTRUCTION OF COMBUSTIBLE MATERIALS AS AN "ALL WEATHER DRIVING SURFACE."
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE 4 ½ INCH OPENING AT LEAST EIGHTEEN (18) INCHES ABOVE FINISHED GRADE. THE 4 ½ INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH 3' - 6" SETBACK FROM CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE (3) FEET OF ANY HYDRANT AND THE 4 ½ INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET (USE NST THREADS).
3. DESIGNATE NO PARKING - FIRE LANE WITH CURB PAINTED RED AND WHITE STENCIL IN "FIRE ZONE / TOW AWAY ZONE" IN LETTERING 3 INCHES IN HEIGHT IN PROXIMITY TO COMMERCIAL, INDUSTRIAL AND PUBLIC STRUCTURES.

EROISON AND SEDIMENTATION CONTROL

1. AFTER THE PRECONSTRUCTION MEETING IS HELD, THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND FENCING FOR AREAS OUTSIDE OF THE CONSTRUCTION AREA PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).

   A. A STORMWATER INSPECTION OF THE EROSION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY THE CITY OF KYLE STORMWATER PROGRAM PRIOR TO ANY SITE WORK BEING STARTED.

   B. ENSURE COMPLIANCE WITH THE TCEQ CONSTRUCTION GENERAL PERMIT (CGP) WHICH INCLUDES BUT IS NOT LIMITED TO: POSTING THE SMALL CONSTRUCTION SITE NOTICE AND DEVELOPING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE SITE, IF APPLICABLE.

   C. PER CITY OF KYLE ORDINANCE CHAPTER 50-409 - UPON DETERMINATION MADE BY THE CITY, EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED FOR ALL CONSTRUCTION, DEVELOPMENT AND REDEVELOPMENT, REGARDLESS OF HOW MUCH LAND WILL BE DISTURBED, CONDUCTED WITH OR WITHOUT A PERMIT, INCLUDING WITHOUT LIMITATION TO COMMERCIAL, MULTI-FAMILY, SINGLE-FAMILY, AND DUPLEX CONSTRUCTION, ROADS, UTILITIES, PARKS, GOLF COURSES, WATER QUALITY BASINS, DETENTION BASINS, AND ALL OTHER ACTIVITIES UTILIZING CLEARING, TRENCHING, GRADING OR OTHER CONSTRUCTION TECHNIQUES.

2. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS, AND AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.

3. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

4. FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE CITY INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.

5. PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:

   A. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK), AND BETWEEN THE CURB AND RIGHT-OF-WAY.

   B. TRASH, WOOD, BRUSH, STUMPS, ROCKS OVER 1½ INCHES IN SIZE AND OTHER OBJECTIONABLE MATERIAL ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF AS DIRECTED BY THE ENGINEER OR INSPECTOR PRIOR TO BEGINNING OF WORK REQUIRED BY THIS ITEM. GRASS AND OTHER HERBACEOUS PLANT MATERIALS MAY REMAIN. LARGE CLUMPS SHALL BE BROKEN UP.

   C. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS:

BROADCAST SEEDING

(I) FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA OR THREE (3) POUNDS PER 1,000 SQUARE FEET OF WINTER RYE.

(II) FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET.

FERTILIZER, IF USED, SHALL BE SLOW RELEASE GRANULAR OR PALETTE TYPE, AND SHALL HAVE AN ANALYSIS OF 15-15-15, AND SHALL BE APPLIED AT THE RATE OF ONE (1) POUND PER 1,000 SQUARE FEET, ONCE AT THE TIME OF PLANTING, AND AGAIN ONCE DURING THE TIME OF ESTABLISHMENT.

MULCH TYPE USED SHALL BE STRAW OR HAY APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET.

HYDRAULIC SEEDING

(I) FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA, OR THREE (3) POUNDS PER 1,000 SQUARE FEET OF WINTER RYE.

(II) FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET.

FERTILIZER, IF USED, SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1.5 POUNDS PER 1,000 SQUARE FEET.

MULCH TYPE SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET, WITH A SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1,000 SQUARE FEET.

D. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK TO A DEPTH OF SIX (6) INCHES. THE IRRIGATION SHALL OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO (2) MONTHS. RAINFALL OCCURRENCES OF ½ INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR TEN (10) DAYS.

E. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 INCH HIGH WITH 85% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 20 SQUARE FEET EXIST.

F. A SOIL RETENTION BLANKET SHALL BE PLACED ON ALL SLOPES EQUAL TO OR GREATER THAN 3:1. ALL SOIL RETENTION BLANKETS MUST BE LISTED ON THE TXDOT APPROVED PRODUCTS LIST OR APPROVED BY THE CITY.

DEVELOPER INFORMATION:

OWNER: TOLL SOUTHWEST, LLC.

ADDRESS: 1320 ARROW POINT DRIVE, SUITE 401, CEDAR PARK TX. 78613

PHONE: (303) 263-7132

REPRESENTATIVE: KYLE NINNESS

DESIGN ENGINEER:REPRESENTATIVE RESPONSIBLE FOR PLAN CHANGES.

NAME: AIMEE CHAVEZ, P.E.

ADDRESS: 10801 N. MOPAC EXPY #200, AUSTIN TX. 78759

PHONE: (512) 454-8711

CITY OF KYLE:

DIRECTOR OF PUBLIC WORKS: MIKE TRIMBLE (512) 787-5601 ext. 4002

CITY ENGINEER:LEON BARBA, P.E. (512) 262-3958

**ALL WASTEWATER UTILITY TESTING SHALL BE CONDUCTED UPON COMPLETION OF ALL INFRASTRUCTURE INVOLVED IN THIS PROJECT.

**STREET LIGHT ACTIVATION MUST OCCUR AND SHALL BE INSPECTED BY PW INSPECTION. THIS WILL REQUIRE THE LIGHTS TO BE ILLUMINATED FOR TESTING AND ACCEPTANCE.

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

GENERAL NOTES

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 8 OF 111

Date: Jan 11, 2026, 5:14pm User ID: achavez
File: K:\Proj\51432\03\Civil\03 Construction Documents\Civil\CN51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Texas Commission on Environmental Quality
Contributing Zone Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.

2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on-site.

3. No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.

4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.

5. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.

6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.

7. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.

8. All excavated material that will be stored on-site must have proper E&S controls.

9. If portions of the site will have a cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

10. The following records should be maintained and made available to the TCEQ upon request:
    - the dates when major grading activities occur;
    - the dates when construction activities temporarily or permanently cease on a portion of the site; and
    - the dates when stabilization measures are initiated.

11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

    A. any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;

    B. any change in the nature or character of the regulated activity from that which was originally approved;

    C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or

    D. any development of land previously identified as undeveloped in the approved contributing zone plan.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

NO. | REVISION | DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

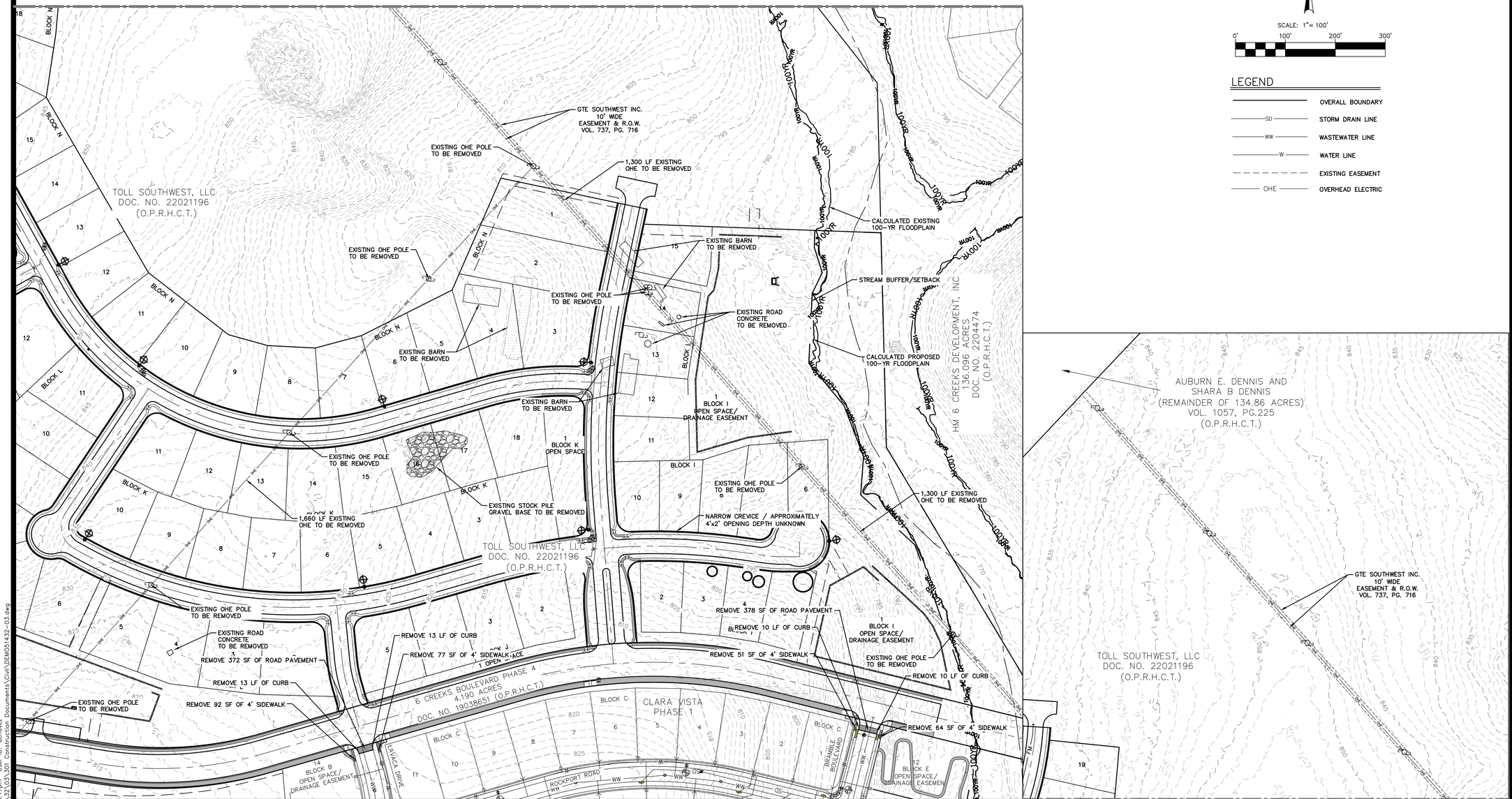
CLARA VISTA
PHASE 2

TCEQ NOTES

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 9 OF 111

Date: Jan 11, 2026, 5:14pm User ID: achavez
File: H:\Projects\51432-03\300 Construction Documents\Civil\CN51432-03.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

MATCHLINE – SEE THIS SHEET



MATCHLINE – SEE THIS SHEET

SCALE: 1" = 100'
0' 100' 200' 300'

LEGEND

- OVERALL BOUNDARY
- SD — STORM DRAIN LINE
- WW — WASTEWATER LINE
- W — WATER LINE
- EXISTING EASEMENT
- OHE — OVERHEAD ELECTRIC

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
1/11/26

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

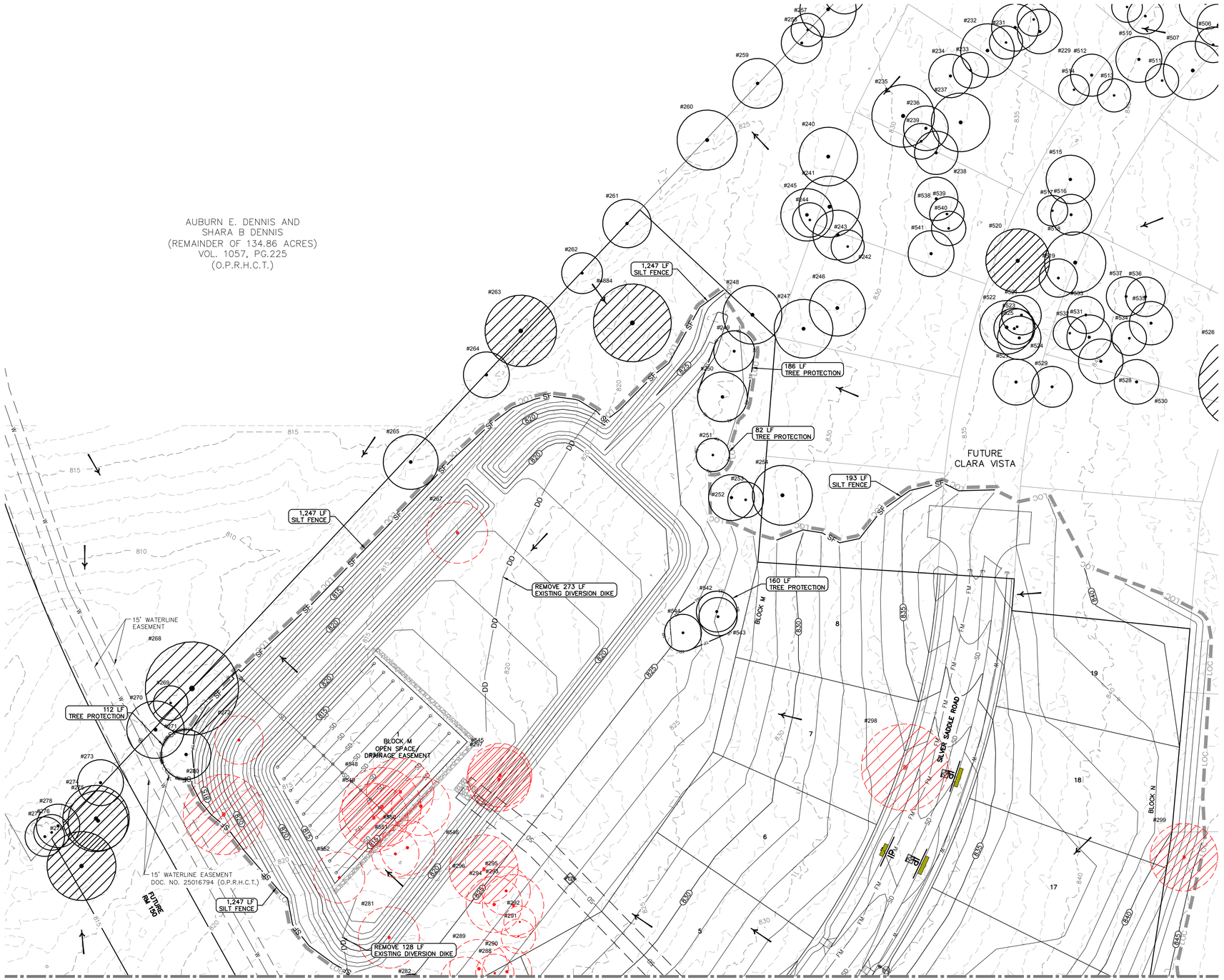
CLARA VISTA
PHASE 2

EXISTING CONDITIONS & DEMOLITION PLAN

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 10 OF 111

Date: Jan 11, 2026, 5:17pm User ID: cchavez
File: K:\Proj\51432\301 Construction Documents\Civil\DEM051432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1" = 40'

0' 40' 80' 120'

LEGEND

- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- TP — SAFETY FENCE
- TP — TREE PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIP-RAP
- ROCK BERM
- IP — INLET PROTECTION
- 786 — PROPOSED CONTOUR LINE
- 786 — EXISTING CONTOUR LINE
- FLOW ARROW
- TREES PRESERVED
- TREES REMOVED
- SPECIMEN TREES PRESERVED
- SPECIMEN TREES REMOVED

GENERAL NOTES:

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. STABILIZED CONSTRUCTION ENTRANCE LOCATION, CONCRETE TRUCK WASH-OUT PIT, AND STAGING AND STORAGE AREA TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT & EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION STAGING AND STORAGE AREA, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES.

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
EROSION & SEDIMENTATION CONTROL PLAN 1 OF 10

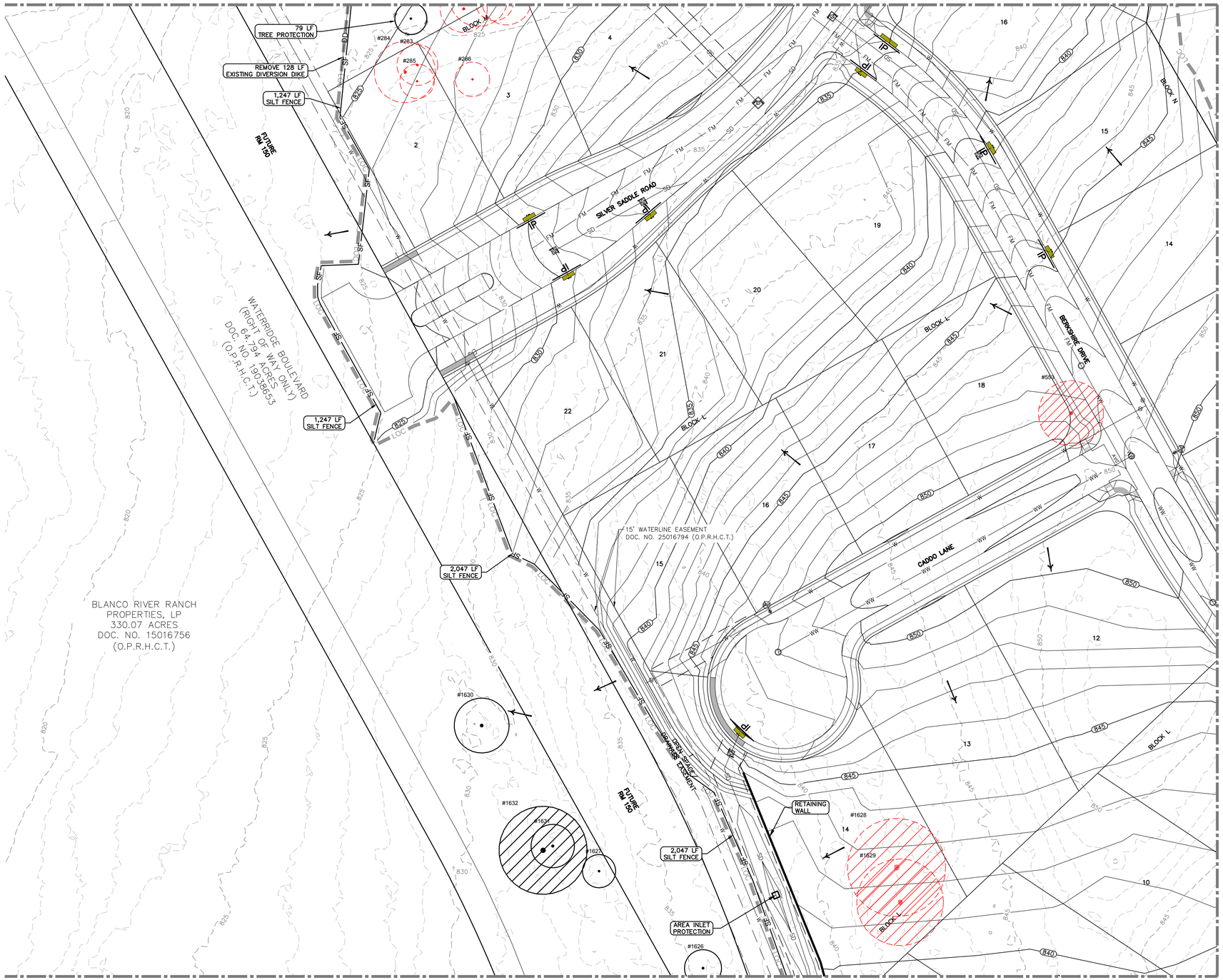
CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 11 OF 111

Date: Jan 11, 2026, 5:17pm User ID: achavez
File: H:\Projects\51432-03\300 Construction Documents\Civil\EC51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CP-25-0202

MATCHLINE – SEE SHEET 11 OF 111



MATCHLINE – SEE SHEET 15 OF 111

MATCHLINE – SEE SHEET 13 OF 102

SCALE: 1" = 40'

0' 40' 80' 120'

LEGEND

- LIMITS OF CONSTRUCTION (LOC)
- SILT FENCE (SF)
- SAFETY FENCE (TP)
- TREE PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIP-RAP
- ROCK BERM
- INLET PROTECTION (IP)
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- FLOW ARROW
- TREES PRESERVED
- TREES REMOVED
- SPECIMEN TREES PRESERVED
- SPECIMEN TREES REMOVED

GENERAL NOTES:

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. STABILIZED CONSTRUCTION ENTRANCE LOCATION, CONCRETE TRUCK WASH-OUT PIT, AND STAGING AND STORAGE AREA TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT & EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION STAGING AND STORAGE AREA, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES.

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

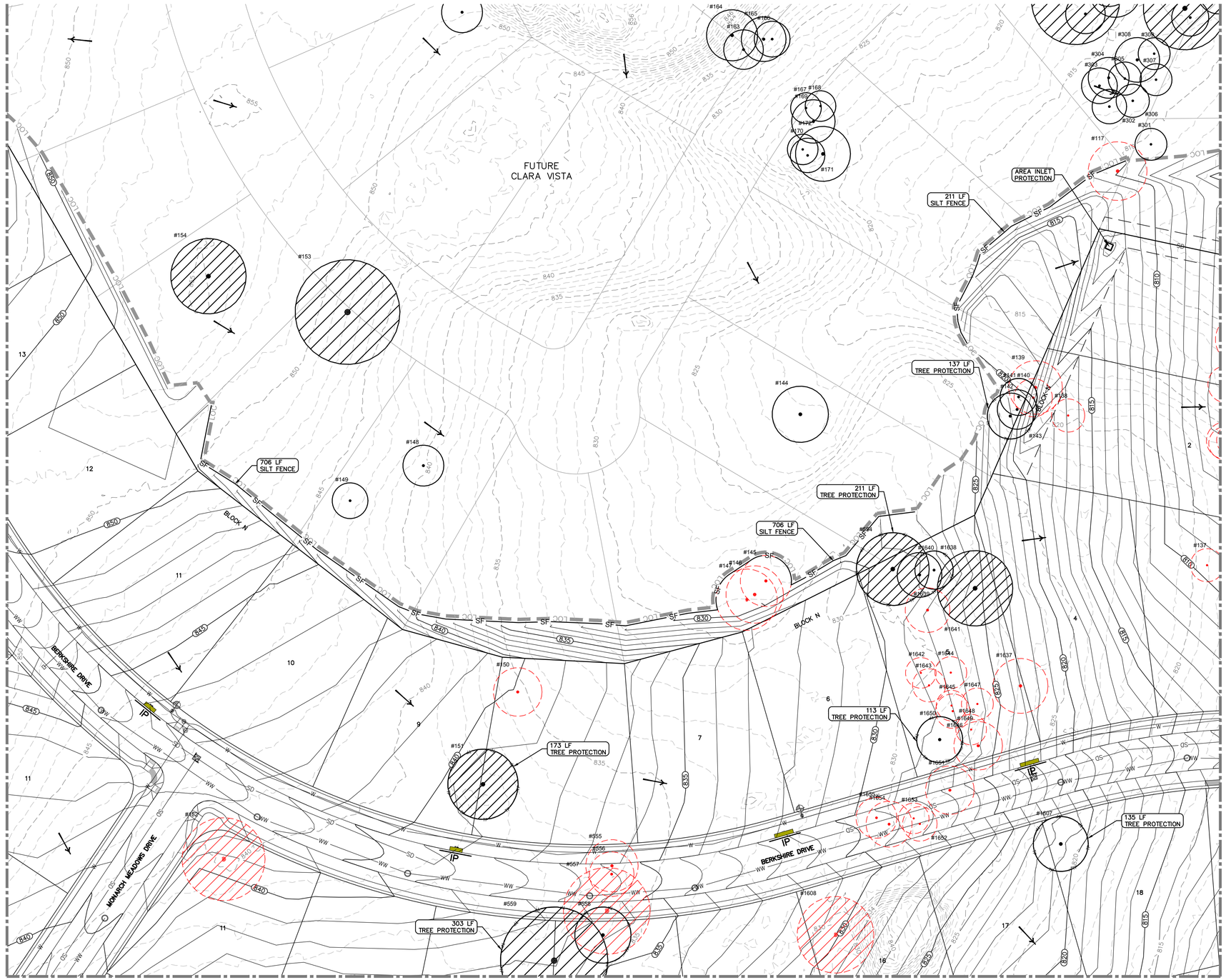
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
EROSION & SEDIMENTATION CONTROL PLAN 2 OF 10

CITY NO.	CP-25-0202
JOB NO.	51432-03
DATE	JANUARY 2026
DESIGNER	BA/AC
CHECKED	AC
DRAWN	TG
SHEET	12 OF 111

Date: Jan 11, 2026, 5:18pm User ID: ashaver
File: K:\Projects\51432\03\Construction Documents\Civil\EC51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



MATCHLINE – SEE SHEET 12 OF 111

MATCHLINE – SEE SHEET 14 OF 102

MATCHLINE – SEE SHEET 15 OF 111

MATCHLINE – SEE SHEET 16 OF 111

SCALE: 1" = 40'

0' 40' 80' 120'

LEGEND

- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- TP — TP — TP — SAFETY FENCE
- TREE PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIP-RAP
- ROCK BERM
- IP — INLET PROTECTION
- 780 — PROPOSED CONTOUR LINE
- 786 — EXISTING CONTOUR LINE
- FLOW ARROW
- TREES PRESERVED
- TREES REMOVED
- SPECIMEN TREES PRESERVED
- SPECIMEN TREES REMOVED

GENERAL NOTES:

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. STABILIZED CONSTRUCTION ENTRANCE LOCATION, CONCRETE TRUCK WASH-OUT PIT, AND STAGING AND STORAGE AREA TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT & EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION STAGING AND STORAGE AREA, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES.

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

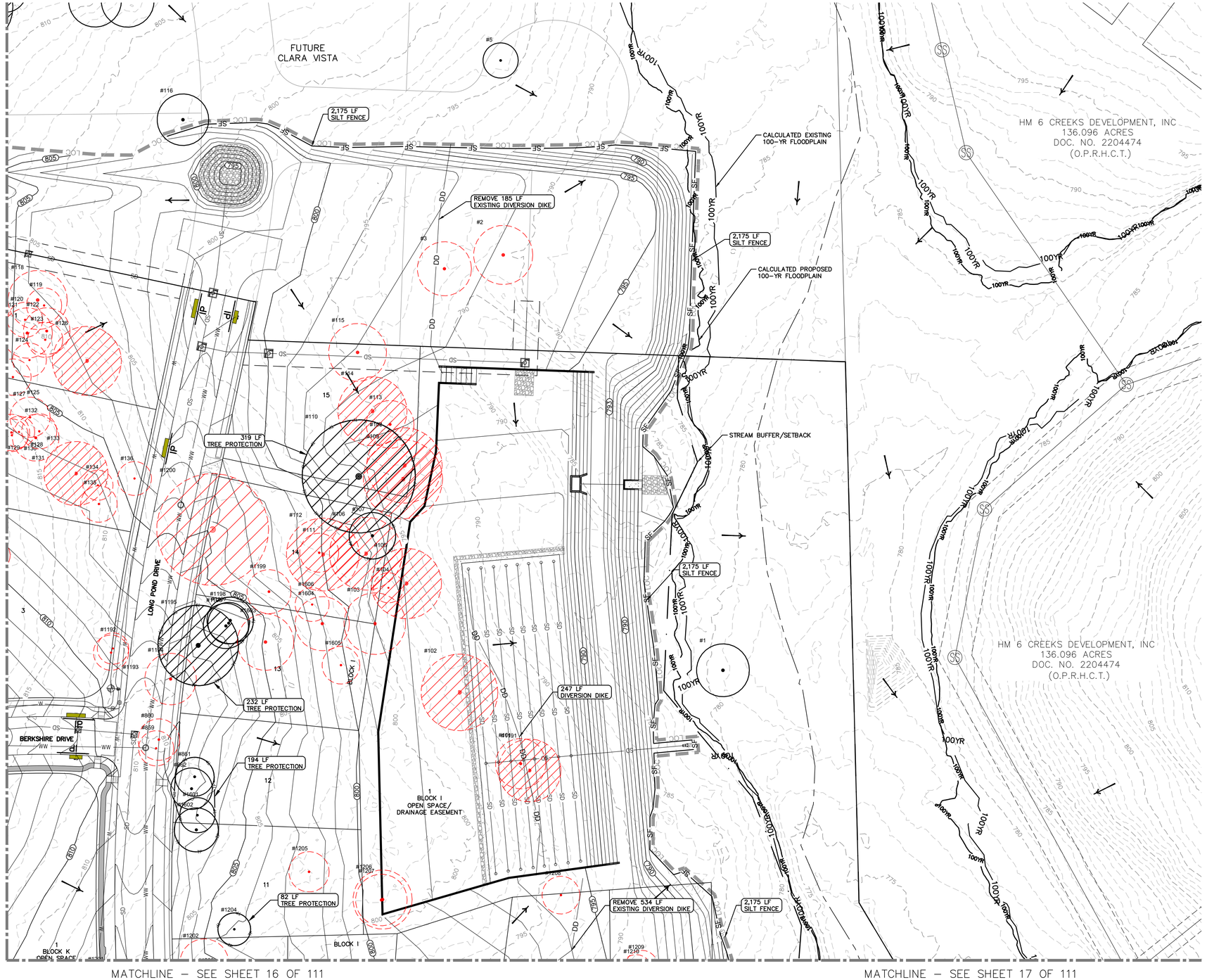
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
EROSION & SEDIMENTATION CONTROL PLAN 3 OF 10

CITY NO.	CP-25-0202
JOB NO.	51432-03
DATE	JANUARY 2026
DESIGNER	BA/AC
CHECKED	AC DRAWN TG
SHEET	13 OF 111

Date: Jan 11, 2026, 5:19pm User ID: ashnavez
File: K:\Proj\51432\03\301 Construction Documents\Civil\EC51432-03.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CP-25-0202



SCALE: 1"= 40'

0' 40' 80' 120'

LEGEND

- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- TP — TP — TP — TREE PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIP-RAP
- ROCK BERM
- IP — INLET PROTECTION
- 780 — PROPOSED CONTOUR LINE
- 786 — EXISTING CONTOUR LINE
- FLOW ARROW
- TREES PRESERVED
- TREES REMOVED
- SPECIMEN TREES PRESERVED
- SPECIMEN TREES REMOVED

GENERAL NOTES:

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. STABILIZED CONSTRUCTION ENTRANCE LOCATION, CONCRETE TRUCK WASH-OUT PIT, AND STAGING AND STORAGE AREA TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT & EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION STAGING AND STORAGE AREA, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES.

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chz 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
EROSION & SEDIMENTATION CONTROL PLAN 4 OF 10

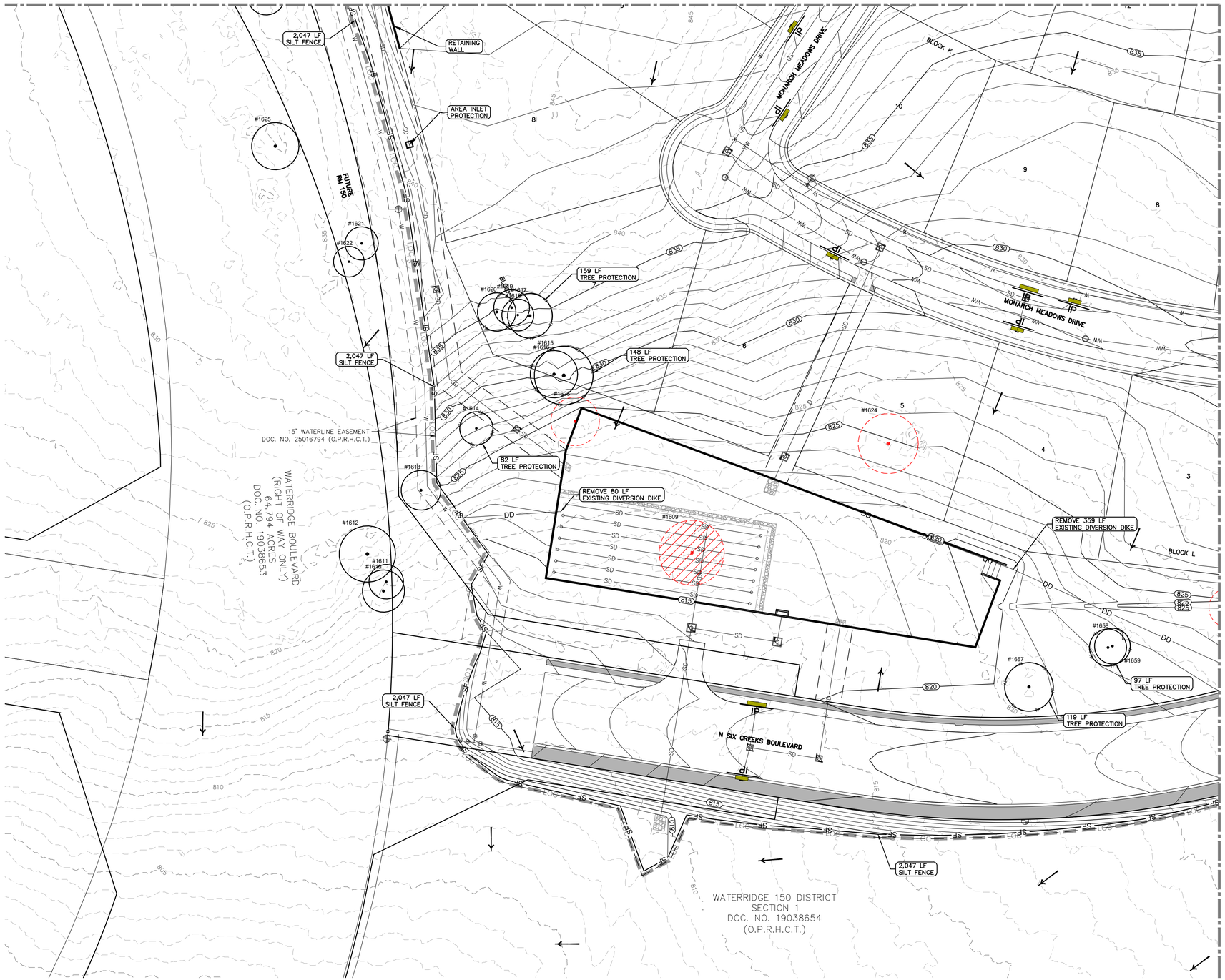
CITY NO.	CP-25-0202
JOB NO.	51432-03
DATE	JANUARY 2026
DESIGNER	BA/AC
CHECKED	AC DRAWN TG
SHEET	14 OF 111

Date: Jan 11, 2026, 5:29pm User ID: achavez
File: H:\Projects\51432.03\03_Construction Documents\Civil\EC51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

MATCHLINE – SEE SHEET 12 OF 111

MATCHLINE – SEE SHEET 13 OF 111



MATCHLINE – SEE SHEET 16 OF 111

SCALE: 1"= 40'

0' 40' 80' 120'

LEGEND

- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- TP TP TP — TREE PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIP–RAP
- ROCK BERM
- IP — INLET PROTECTION
- 780 — PROPOSED CONTOUR LINE
- 786 — EXISTING CONTOUR LINE
- FLOW ARROW
- TREES PRESERVED
- TREES REMOVED
- SPECIMEN TREES PRESERVED
- SPECIMEN TREES REMOVED

GENERAL NOTES:

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. STABILIZED CONSTRUCTION ENTRANCE LOCATION, CONCRETE TRUCK WASH–OUT PIT, AND STAGING AND STORAGE AREA TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT & EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION STAGING AND STORAGE AREA, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES.

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
EROSION & SEDIMENTATION CONTROL PLAN 5 OF 10

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 15 OF 111

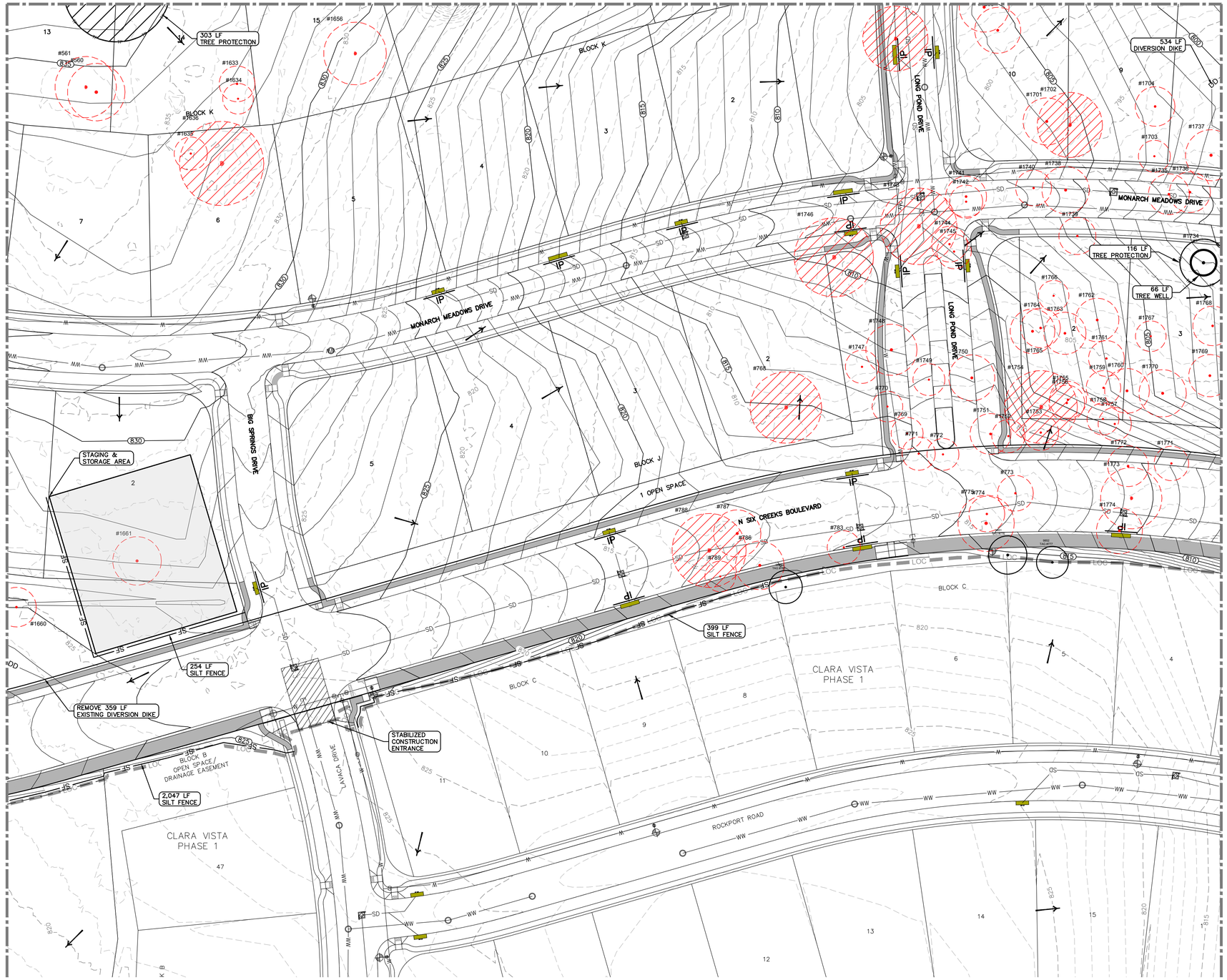
Date: Jan 11, 2026, 5:21pm User ID: achavez
File: s:\Projects\51432\001\301 Construction Documents\Civil\EC51432-03.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

MATCHLINE – SEE SHEET 13 OF 111

MATCHLINE – SEE SHEET 14 OF 111

MATCHLINE – SEE SHEET 15 OF 111

MATCHLINE – SEE SHEET 17 OF 111



SCALE: 1" = 40'

0' 40' 80' 120'

LEGEND

- LIMITS OF CONSTRUCTION (LOC)
- SILT FENCE (SF)
- SAFETY FENCE (TP)
- TREE PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIP-RAP
- ROCK BERM
- INLET PROTECTION (IP)
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- FLOW ARROW
- TREES PRESERVED
- TREES REMOVED
- SPECIMEN TREES PRESERVED
- SPECIMEN TREES REMOVED

GENERAL NOTES:

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. STABILIZED CONSTRUCTION ENTRANCE LOCATION, CONCRETE TRUCK WASH-OUT PIT, AND STAGING AND STORAGE AREA TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT & EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION STAGING AND STORAGE AREA, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES.

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
EROSION & SEDIMENTATION CONTROL PLAN 6 OF 10

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 16 OF 111

Date: Jan 11, 2026, 5:22pm User ID: achavez
File: I:\Projects\51432\03\Construction Documents\Civil\EC51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

MATCHLINE – SEE SHEET 14 OF 111

MATCHLINE – SEE SHEET 16 OF 111

SCALE: 1"= 40'

0' 40' 80' 120'

LEGEND

- LIMITS OF CONSTRUCTION (LOC)
- SILT FENCE (SF)
- SAFETY FENCE (TP)
- TREE PROTECTION (TP)
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIP-RAP
- ROCK BERM
- INLET PROTECTION (IP)
- PROPOSED CONTOUR LINE (780)
- EXISTING CONTOUR LINE (786)
- FLOW ARROW
- TREES PRESERVED
- TREES REMOVED
- SPECIMEN TREES PRESERVED
- SPECIMEN TREES REMOVED

GENERAL NOTES:

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. STABILIZED CONSTRUCTION ENTRANCE LOCATION, CONCRETE TRUCK WASH-OUT PIT, AND STAGING AND STORAGE AREA TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT & EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION STAGING AND STORAGE AREA, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES.

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS

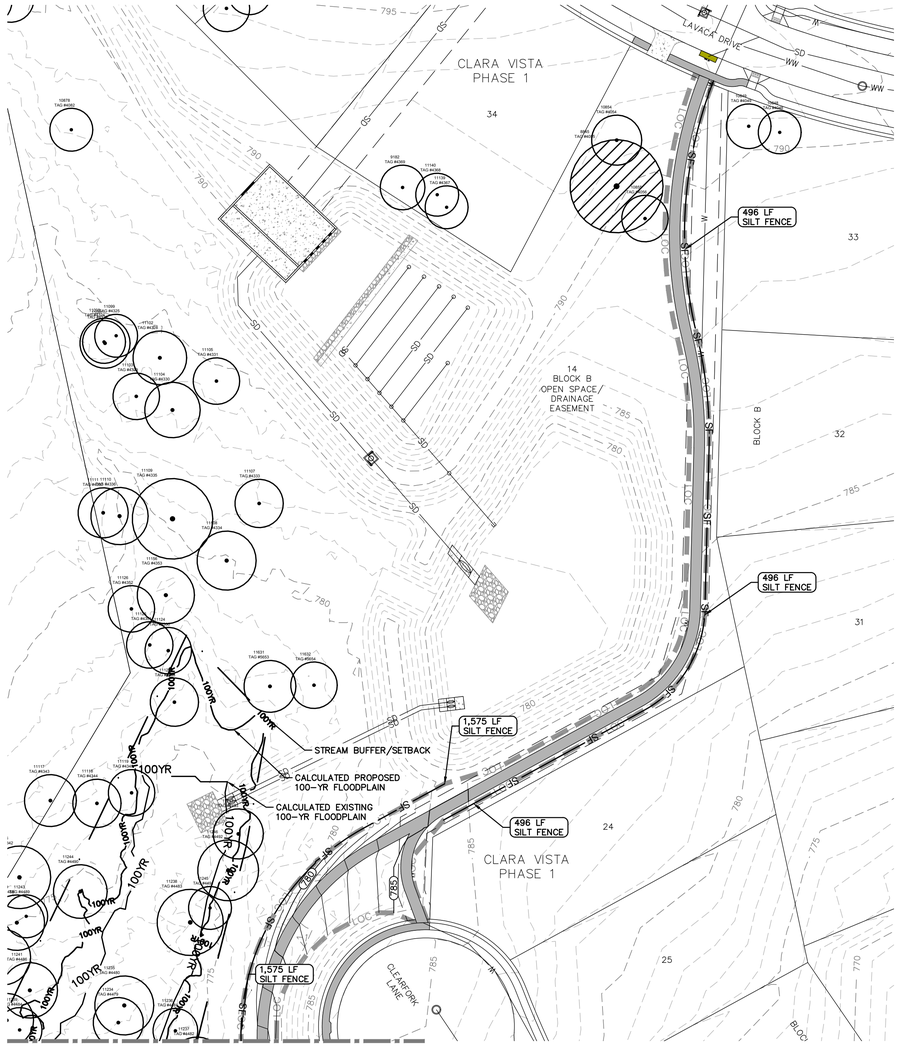
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

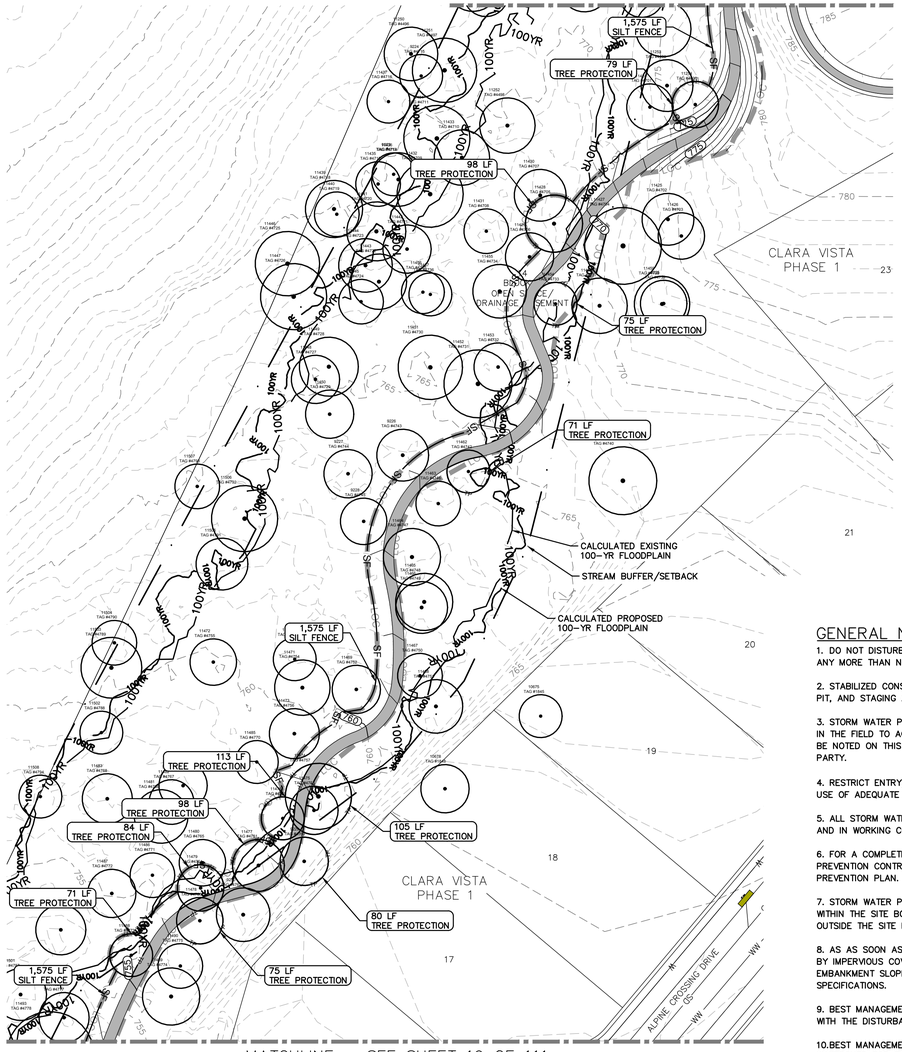
CLARA VISTA
PHASE 2
EROSION & SEDIMENTATION CONTROL PLAN 7 OF 10

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 17 OF 111

Date: Jan 11, 2026, 5:23pm User ID: achavez
File: H:\Projects\51432\03\01 Construction Documents\Civil\EC51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.





SCALE: 1" = 40'

0' 40' 80' 120'

LEGEND

- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- TP — TP — TP — SAFETY FENCE
- TREE PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIP-RAP
- ROCK BERM
- IP — INLET PROTECTION
- 780 — PROPOSED CONTOUR LINE
- 780 — EXISTING CONTOUR LINE
- FLOW ARROW
- TREES PRESERVED
- TREES REMOVED
- SPECIMEN TREES PRESERVED
- SPECIMEN TREES REMOVED

GENERAL NOTES:

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. STABILIZED CONSTRUCTION ENTRANCE LOCATION, CONCRETE TRUCK WASH-OUT PIT, AND STAGING AND STORAGE AREA TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT & EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION STAGING AND STORAGE AREA, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES.

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
1/11/26

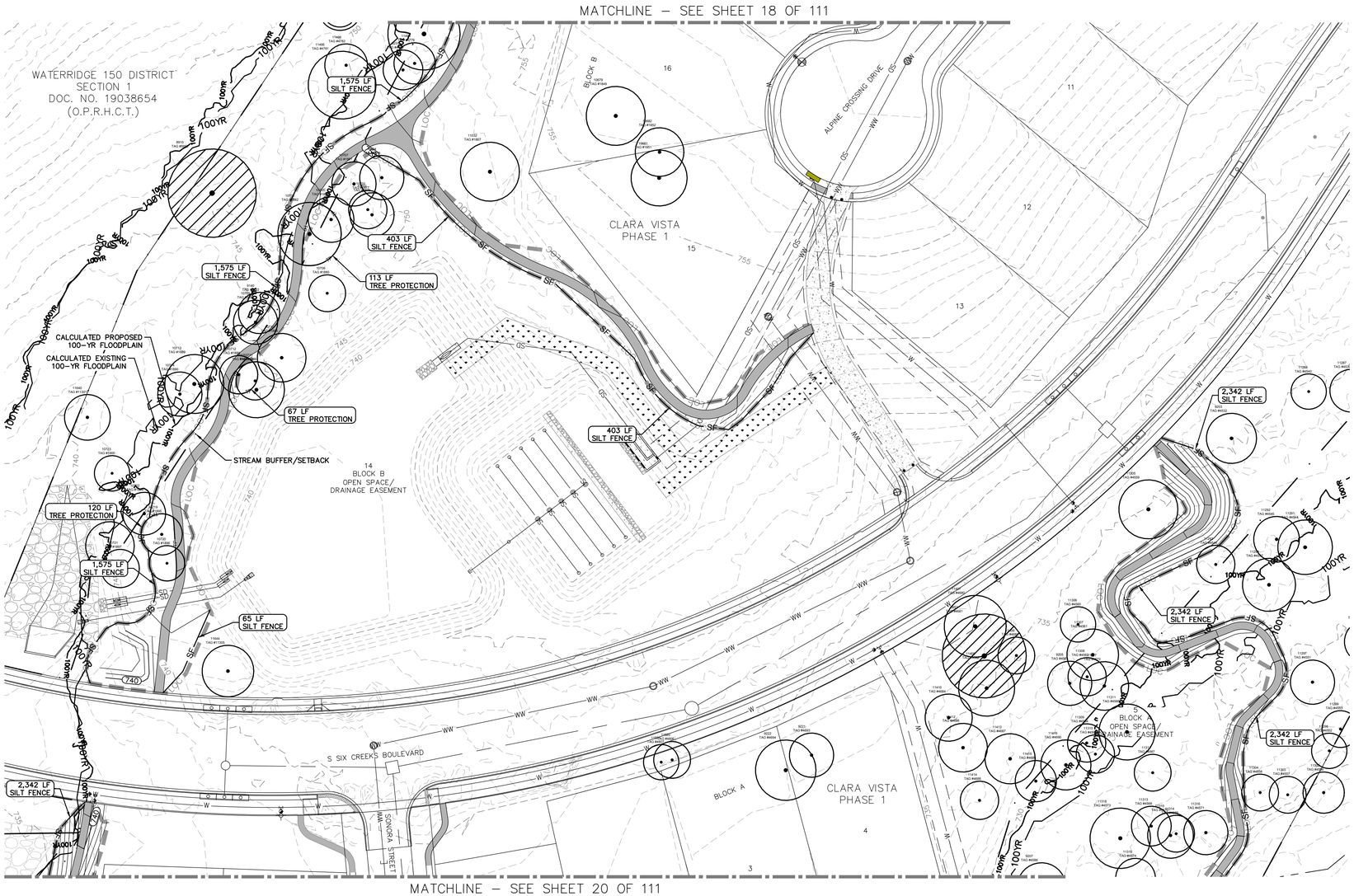
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
EROSION & SEDIMENTATION CONTROL PLAN 8 OF 10

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 18 OF 111

Date: Jan 11, 2026, 5:25pm User ID: achavez
File: H:\Projects\51432\03\301 Construction Documents\Civil\EC51432-03.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CP-25-0202



SCALE: 1" = 40'

0' 40' 80' 120'

LEGEND

- LIMITS OF CONSTRUCTION
- SILT FENCE
- SAFETY FENCE
- TREE PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIP-RAP
- ROCK BERM
- INLET PROTECTION
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- FLOW ARROW
- TREES PRESERVED
- TREES REMOVED
- SPECIMEN TREES PRESERVED
- SPECIMEN TREES REMOVED

GENERAL NOTES:

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. STABILIZED CONSTRUCTION ENTRANCE LOCATION, CONCRETE TRUCK WASH-OUT PIT, AND STAGING AND STORAGE AREA TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT & EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION STAGING AND STORAGE AREA, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES.

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
EROSION & SEDIMENTATION CONTROL PLAN 9 OF 10

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 19 OF 111

Date: Jan 11, 2026, 5:26pm User ID: achavez
File: H:\Projects\51432\03\01 Construction Documents\Civil\EC51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

MATCHLINE – SEE SHEET 19 OF 111

SCALE: 1" = 40'

0' 40' 80' 120'

LEGEND

- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- TP — TP — TP — SAFETY FENCE
- TREE PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIP–RAP
- ROCK BERM
- IP — INLET PROTECTION
- 730 — PROPOSED CONTOUR LINE
- 730 — EXISTING CONTOUR LINE
- FLOW ARROW
- TREES PRESERVED
- TREES REMOVED
- SPECIMEN TREES PRESERVED
- SPECIMEN TREES REMOVED

GENERAL NOTES:

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. STABILIZED CONSTRUCTION ENTRANCE LOCATION, CONCRETE TRUCK WASH–OUT PIT, AND STAGING AND STORAGE AREA TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT & EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION STAGING AND STORAGE AREA, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES.

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
1/11/26

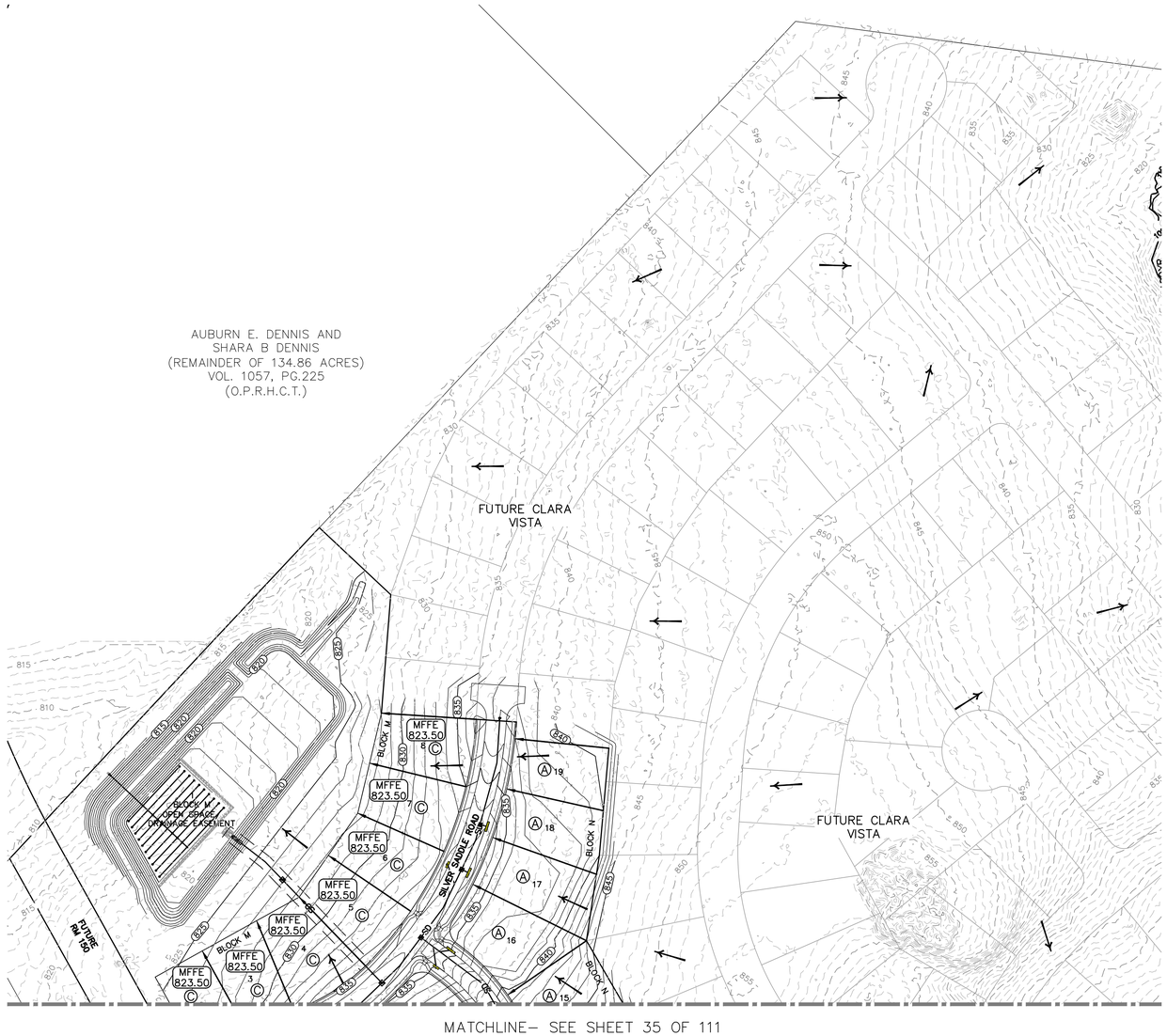
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
EROSION & SEDIMENTATION CONTROL PLAN 10 OF 10

CITY NO. CP-25-0202
JOB NO. 51432–03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 20 OF 111

CP-25-0202

Date: Jan 11, 2026, 5:27pm User ID: achavez
File: s:\Projects\51432\02\03\Construction Documents\Civil\EC51432–03.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

- 735 — PROPOSED CONTOURS
- — — 735 — — — EXISTING CONTOURS
- BOUNDARY LINE
- MFFE 761.75 — MINIMUM FINISHED FLOOR ELEVATION
- PROPOSED SWALE
- (A) LOT GRADING PER TYPE 'A' SEE SHEET 99
- (B) LOT GRADING PER TYPE 'B' SEE SHEET 99
- (C) LOT GRADING PER TYPE 'C' SEE SHEET 99

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

GRADING PLAN 1 OF 3

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 34 OF 111

Date: Jan 11, 2026, 5:44pm User ID: achaves
File: H:\Projects\51432\03_Construction Documents\Civil\GP51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

MATCHLINE – SEE SHEET 34 OF 111

MATCHLINE – SEE SHEET 36 OF 111

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

- 735 — PROPOSED CONTOURS
- 735 — EXISTING CONTOURS
- BOUNDARY LINE
- MFFE 761.75 — MINIMUM FINISHED FLOOR ELEVATION
- PROPOSED SWALE
- (A) LOT GRADING PER TYPE 'A' SEE SHEET 99
- (B) LOT GRADING PER TYPE 'B' SEE SHEET 99
- (C) LOT GRADING PER TYPE 'C' SEE SHEET 99

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

GRADING PLAN 2 OF 3

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 35 OF 111

Date: Jan 11, 2026, 5:45pm User ID: achavez
File: J:\Projects\51432\03\Civil Construction Documents\Civil\GP51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

SCALE: 1" = 100'

0' 100' 200' 300'

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- BOUNDARY LINE
- MFFE 761.75 — MINIMUM FINISHED FLOOR ELEVATION
- PROPOSED SWALE
- (A) LOT GRADING PER TYPE 'A' SEE SHEET 99
- (B) LOT GRADING PER TYPE 'B' SEE SHEET 99
- (C) LOT GRADING PER TYPE 'C' SEE SHEET 99

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED PROFESSIONAL ENGINEER

1/11/26

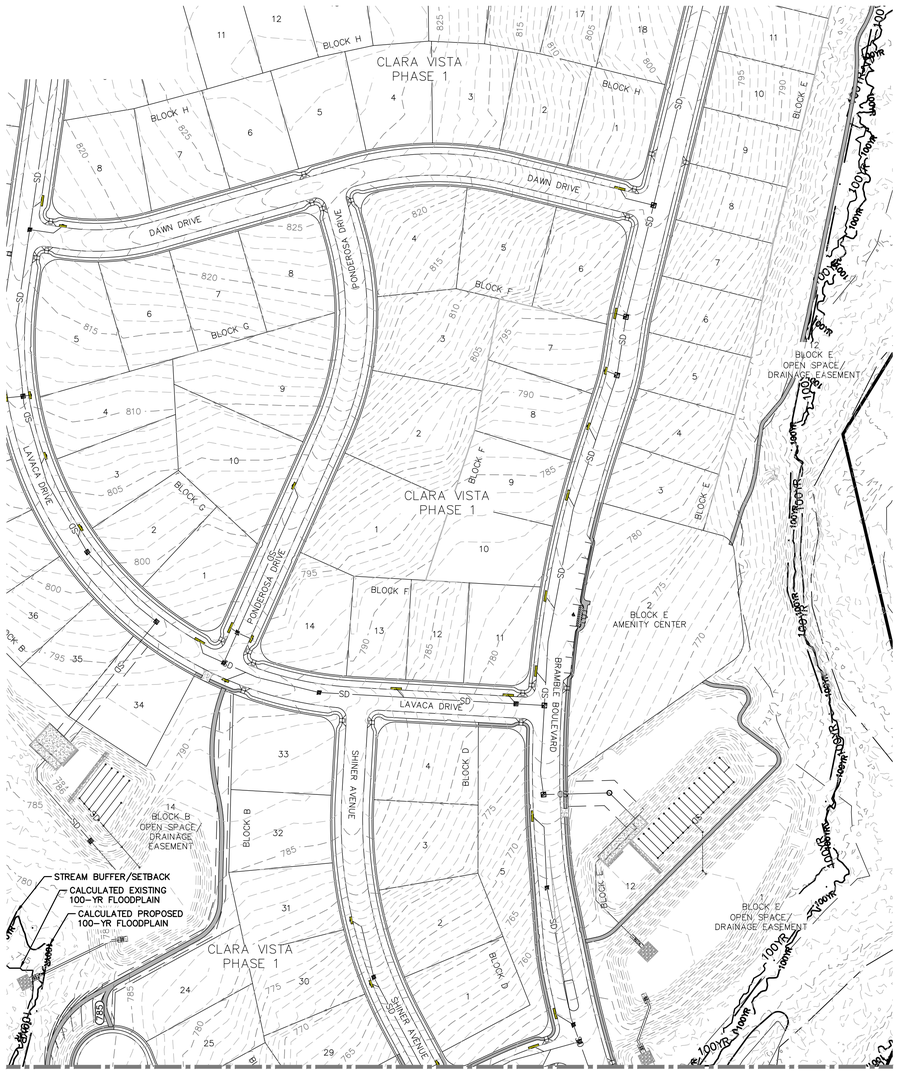
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
GRADING PLAN 3 OF 3

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 36 OF 111

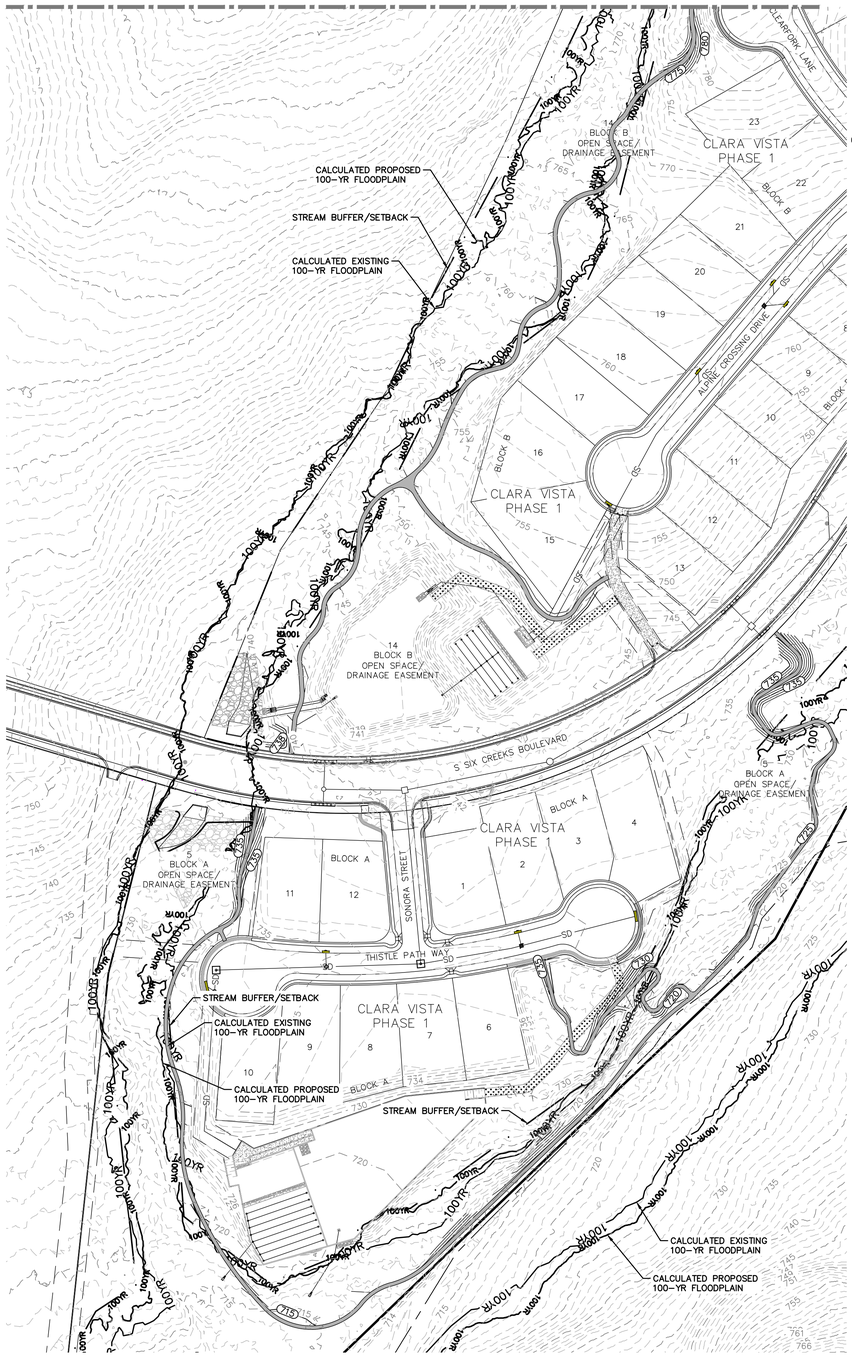
Date: Jan 11, 2026, 5:46pm User ID: nchavez
File: H:\Projects\51432\03\01 Construction Documents\Civil\GP51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



MATCHLINE– SEE THIS SHEET

MATCHLINE– SEE THIS SHEET



SCALE: 1" = 100'

0' 100' 200' 300'

LEGEND

- 735 — PROPOSED CONTOURS
- 735 — EXISTING CONTOURS
- BOUNDARY LINE
- MFFE 761.75 — MINIMUM FINISHED FLOOR ELEVATION
- PROPOSED SWALE
- (A) LOT GRADING PER TYPE 'A' SEE SHEET 99
- (B) LOT GRADING PER TYPE 'B' SEE SHEET 99
- (C) LOT GRADING PER TYPE 'C' SEE SHEET 99

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

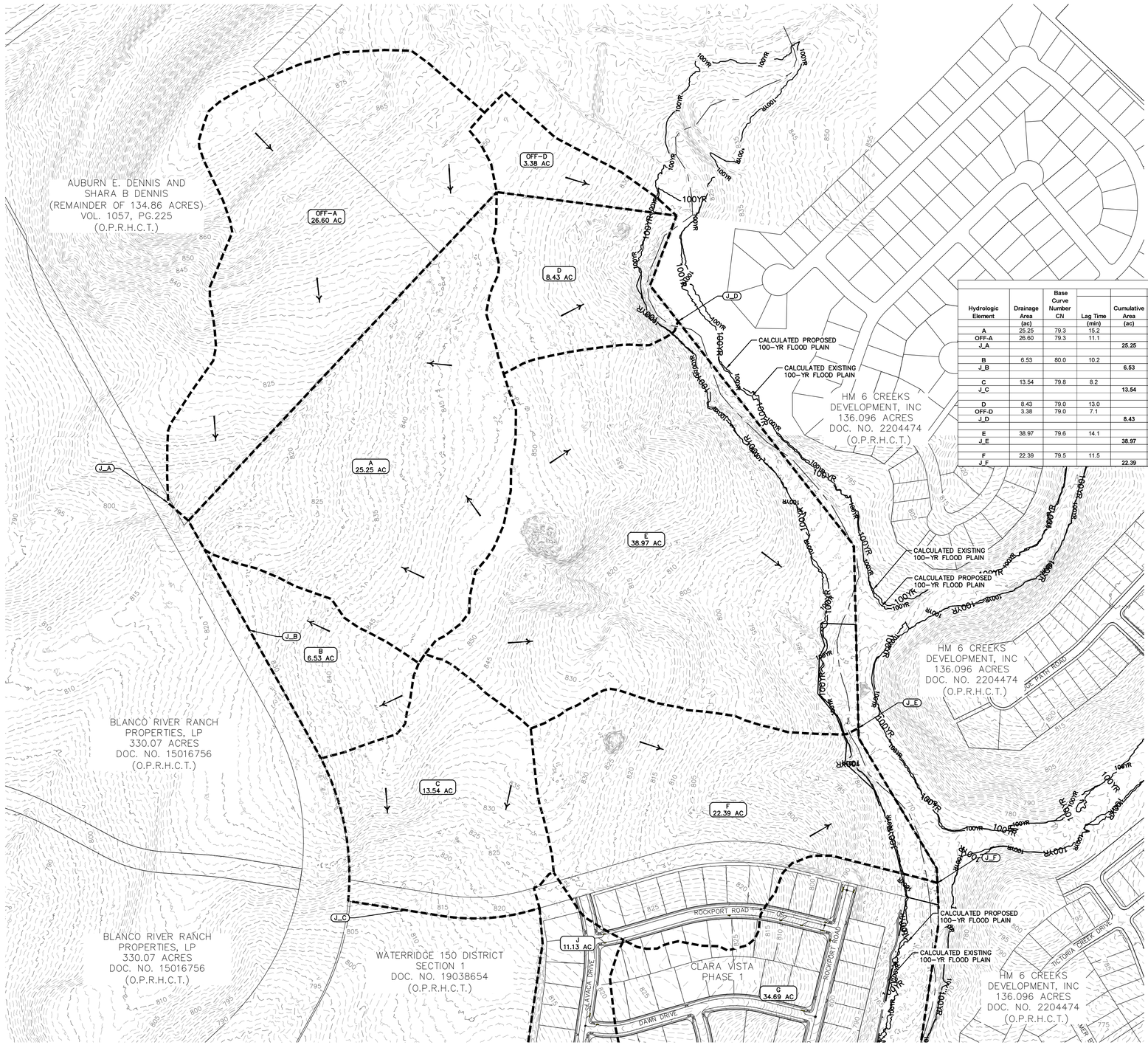
CLARA VISTA
PHASE 2

GRADING PLAN 4 OF 4

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 37 OF 111

Date: Jan 11, 2026, 8:56am User ID: achavez
File: H:\Projects\51432.03\01_Construction Documents\Civil\GP51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1" = 200'

0' 200' 400' 600'

LEGEND

- PROPOSED WATERSHED
- OFFSITE 3A 3.92 AC — WATERSHED ACREAGE
- FLOW DIRECTION

HEC-HMS SUMMARY: EXISTING CONDITONS

Hydrologic Element	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	2 YEAR STORM Runoff Per Drainage Area (cfs)	2 YEAR STORM Routed Cumulative Runoff (cfs)	10 YEAR STORM Runoff Per Drainage Area (cfs)	10 YEAR STORM Routed Cumulative Runoff (cfs)	25 YEAR STORM Runoff Per Drainage Area (cfs)	25 YEAR STORM Routed Cumulative Runoff (cfs)	100 YEAR STORM Runoff Per Drainage Area (cfs)	100 YEAR STORM Routed Cumulative Runoff (cfs)
A	25.25	79.3	15.2		0.0%	50.7		96.4		136.8		183.3	
OFF-A	26.60	79.3	11.1		0.0%	61.9		119.6		158.7		222.2	
J_A				25.25			109.9		213.1		283.3		397.1
B	6.53	80.0	10.2		0.0%	16.2		31.0		40.9		57.0	
J_B				6.53			16.2		31.0		40.9		57.0
C	13.54	79.8	8.2		0.0%	36.6		69.9		92.6		129.0	
J_C				13.54			36.6		69.9		92.6		129.0
D	8.43	79.0	13.0		0.0%	17.7		34.4		45.7		64.2	
OFF-D	3.38	79.0	7.1		0.0%	9.3		18.1		24.0		33.6	
J_D				8.43			25.0		48.9		65.1		91.3
E	38.97	79.6	14.1		4.8%	84.5		160.3		211.4		294.5	
J_E				38.97			84.5		160.3		211.4		294.5
F	22.39	79.5	11.5		3.3%	52.6		100.4		132.6		184.8	
J_F				22.39			52.6		100.4		132.6		184.8

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

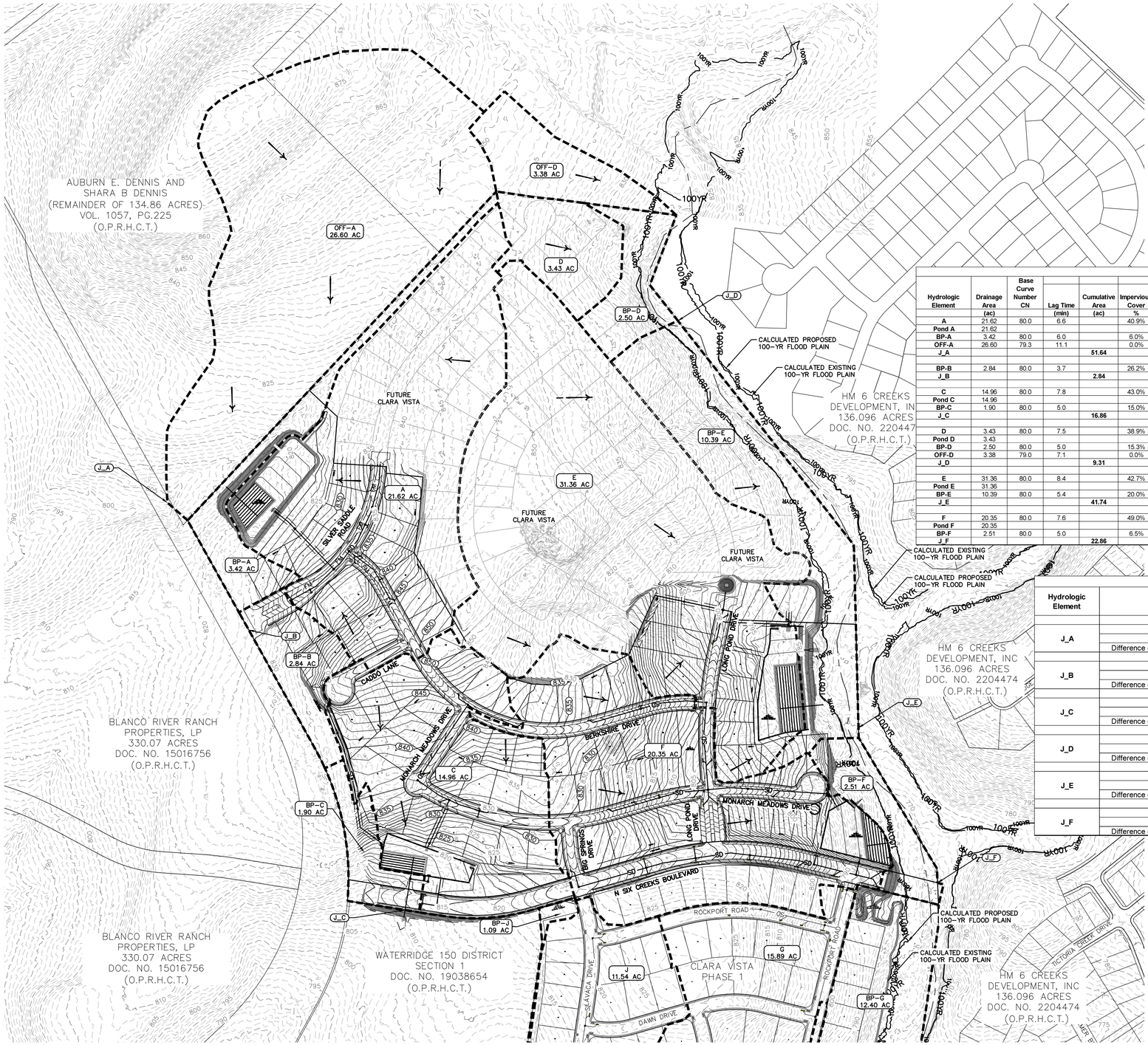
CLARA VISTA
PHASE 2

EXISTING CONDITIONS
DRAINAGE AREA MAP

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 38 OF 111

Date: Jan 11, 2026, 5:49pm User ID: achavez
File: H:\Projects\51432-03\301 Construction Documents\Civil\DWR_051432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1" = 200'

0' 200' 400' 600'

LEGEND

- PROPOSED WATERSHED
- OFFSITE_3A 3.92 AC — WATERSHED ACREAGE
- FLOW DIRECTION

HEC-HMS SUMMARY: PROPOSED CONDITONS

Hydrologic Element	Drainage Area	Base Curve Number	Lag Time	Cumulative Area	Impervious Cover	2 YEAR STORM Runoff Per Drainage Area	2 YEAR STORM Routed Cumulative Runoff	10 YEAR STORM Runoff Per Drainage Area	10 YEAR STORM Routed Cumulative Runoff	25 YEAR STORM Runoff Per Drainage Area	25 YEAR STORM Routed Cumulative Runoff	100 YEAR STORM Runoff Per Drainage Area	100 YEAR STORM Routed Cumulative Runoff
	(ac)	CN	(min)	(ac)	%	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
A	21.62	80.0	6.6		40.9%	79.7		134.9		171.8		231.4	
Pond A	21.62						30.1		73.8		99.7		140.8
BP-A	3.42	80.0	6.0		6.0%	10.8		20.2		26.5		36.7	
OFF-A	26.60	79.3	11.1		0.0%	61.9		119.6		158.7		222.2	
J_A				**51.64**			**93.5**		**204.0**		**273.5**		**384.8**
BP-B	2.84	80.0	3.7		26.2%	11.5		20.3		26.1		35.5	
J_B				**2.84**			**11.5**		**20.3**		**26.1**		**35.5**
C	14.96	80.0	7.8		43.0%	52.4		88.4		112.4		151.2	
Pond C	14.96						22.7		56.0		76.8		117.3
BP-C	1.90	80.0	5.0		15.0%	6.7		12.2		15.9		21.8	
J_C				**16.86**			**24.7**		**61.4**		**84.1**		**128.8**
D	3.43	80.0	7.5		38.9%	12.5	**12.5**	21.3		27.1		36.6	
Pond D	3.43						4.6		15.8		21.2		29.1
BP-D	2.50	80.0	5.0		15.3%	8.8		16.1		20.9		28.7	
OFF-D	3.38	79.0	7.1		0.0%	9.3		18.1		24.1		33.7	
J_D				**9.31**			**18.9**		**45.5**		**61.7**		**85.7**
E	31.36	80.0	8.4		42.7%	106.4		179.5		228.3		307.7	
Pond E	31.36						44.5		111.0		149.3		224.9
BP-E	10.39	80.0	5.4		20.0%	36.7		65.6		85.0		116.4	
J_E				**41.74**			**56.2**		**141.4**		**190.7**		**284.5**
F	20.35	80.0	7.6		49.0%	74.0		123.1		155.7		208.6	
Pond F	20.35						37.4		86.7		114.1		158.9
BP-F	2.51	80.0	5.0		6.5%	8.4		15.8		20.7		28.6	
J_F				**22.86**			**40.5**		**94.6**		**124.8**		**174.1**

HEC-HMS SUMMARY: COMPARISON

Hydrologic Element	Model	2 YEAR STORM Routed Cumulative Runoff	10 YEAR STORM Routed Cumulative Runoff	25 YEAR STORM Routed Cumulative Runoff	100 YEAR STORM Routed Cumulative Runoff
	(ac)	(cfs)	(cfs)	(cfs)	(cfs)
J_A	Existing	109.9	213.1	283.3	397.1
	Ultimate	93.5	204.0	273.5	384.8
	Difference (Ultimate - Existing)	**-16.4**	**-9.1**	**-9.8**	**-12.3**
J_B	Existing	16.2	31.0	40.9	57.0
	Ultimate	11.5	20.3	26.1	35.5
	Difference (Ultimate - Existing)	**-4.7**	**-10.7**	**-14.8**	**-21.5**
J_C	Existing	36.6	69.9	92.6	129.0
	Ultimate	24.7	61.4	84.1	128.8
	Difference (Ultimate - Existing)	**-11.9**	**-8.5**	**-8.5**	**-0.2**
J_D	Existing	25.0	48.9	65.1	91.3
	Ultimate	18.9	45.5	61.7	85.7
	Difference (Ultimate - Existing)	**-6.1**	**-3.4**	**-3.4**	**-5.6**
J_E	Existing	84.5	160.3	211.4	294.5
	Ultimate	56.2	141.4	190.7	284.5
	Difference (Ultimate - Existing)	**-28.3**	**-18.9**	**-20.7**	**-10.0**
J_F	Existing	52.6	100.4	132.6	184.8
	Ultimate	40.5	94.6	124.8	174.1
	Difference (Ultimate - Existing)	**-12.1**	**-5.8**	**-7.8**	**-10.7**

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

PROPOSED CONDITIONS
DRAINAGE AREA MAP

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 39 OF 111

Date: Jan 11, 2026, 5:50pm User ID: achavez
File: I:\Projects\51432-03\03 Construction Documents\Civil\DWR_051432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CP-25-0202

SCALE: 1" = 100'

0' 100' 200' 300'

LEGEND

- SD — STORM DRAIN LINE
- SD — SD MANHOLE
- SD INLET
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- (01) DRAINAGE AREA
- 780 PROPOSED CONTOUR LINE
- 780 EXISTING CONTOUR LINE

NOTES

1. UNLESS OTHERWISE SPECIFIED ALL PROPOSED STORM SEWERS ARE 18".
2. PROPOSED STORM SEWER TO BE MAINTAINED BY THE CITY.

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

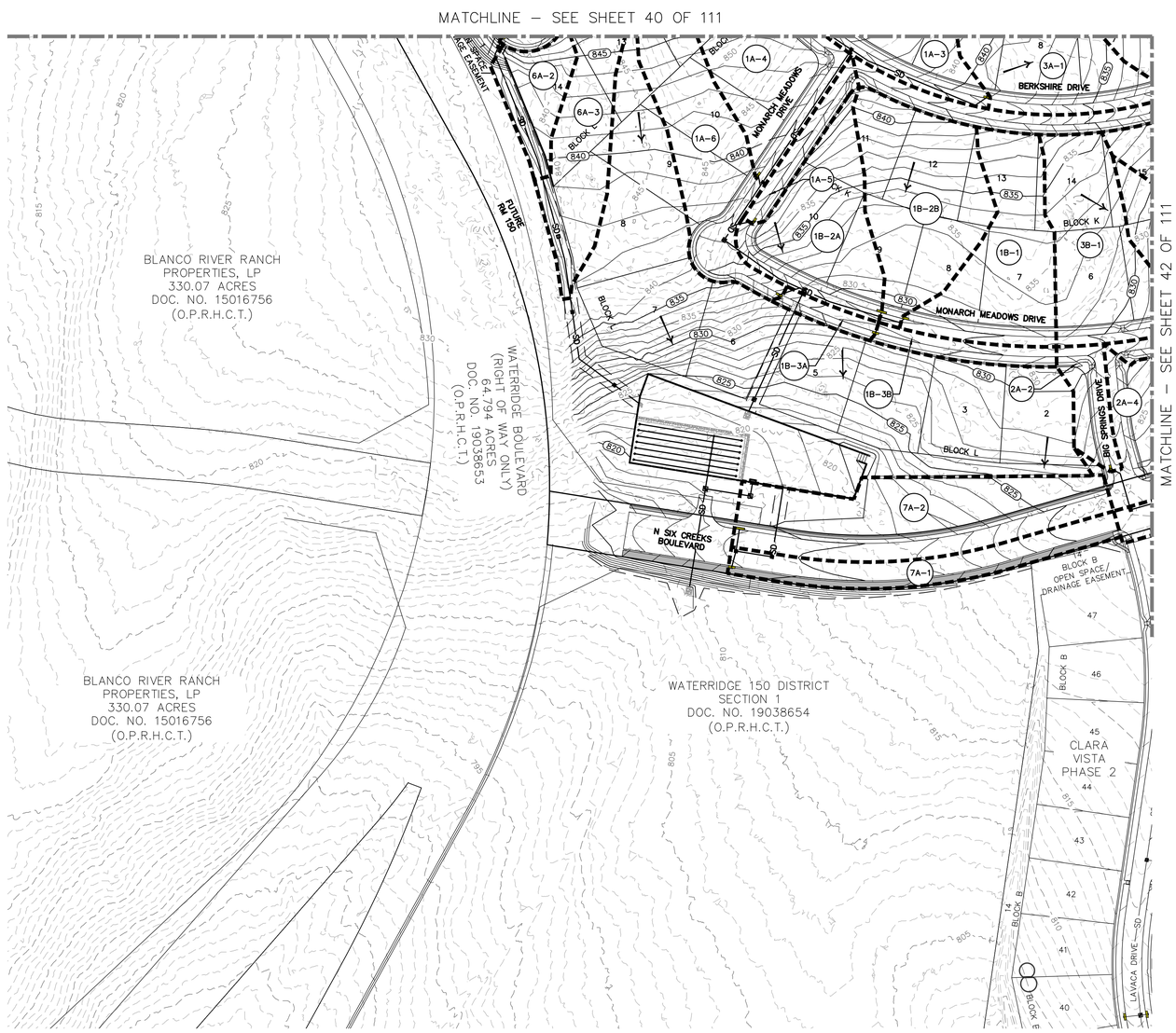
CLARA VISTA
PHASE 2

STORM DRAIN DRAINAGE MAP 1 OF 3

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 40 OF 111

Date: Jan 11, 2026, 5:52pm User ID: achaves
File: K:\Projects\514\32\03\01 Construction Documents\Civil\0051432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1" = 100'

0' 100' 200' 300'

LEGEND

- SD — STORM DRAIN LINE
- SD — SD MANHOLE
- SD INLET
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- (01) DRAINAGE AREA
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE

NOTES

1. UNLESS OTHERWISE SPECIFIED ALL PROPOSED STORM SEWERS ARE 18".
2. PROPOSED STORM SEWER TO BE MAINTAINED BY THE CITY.

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

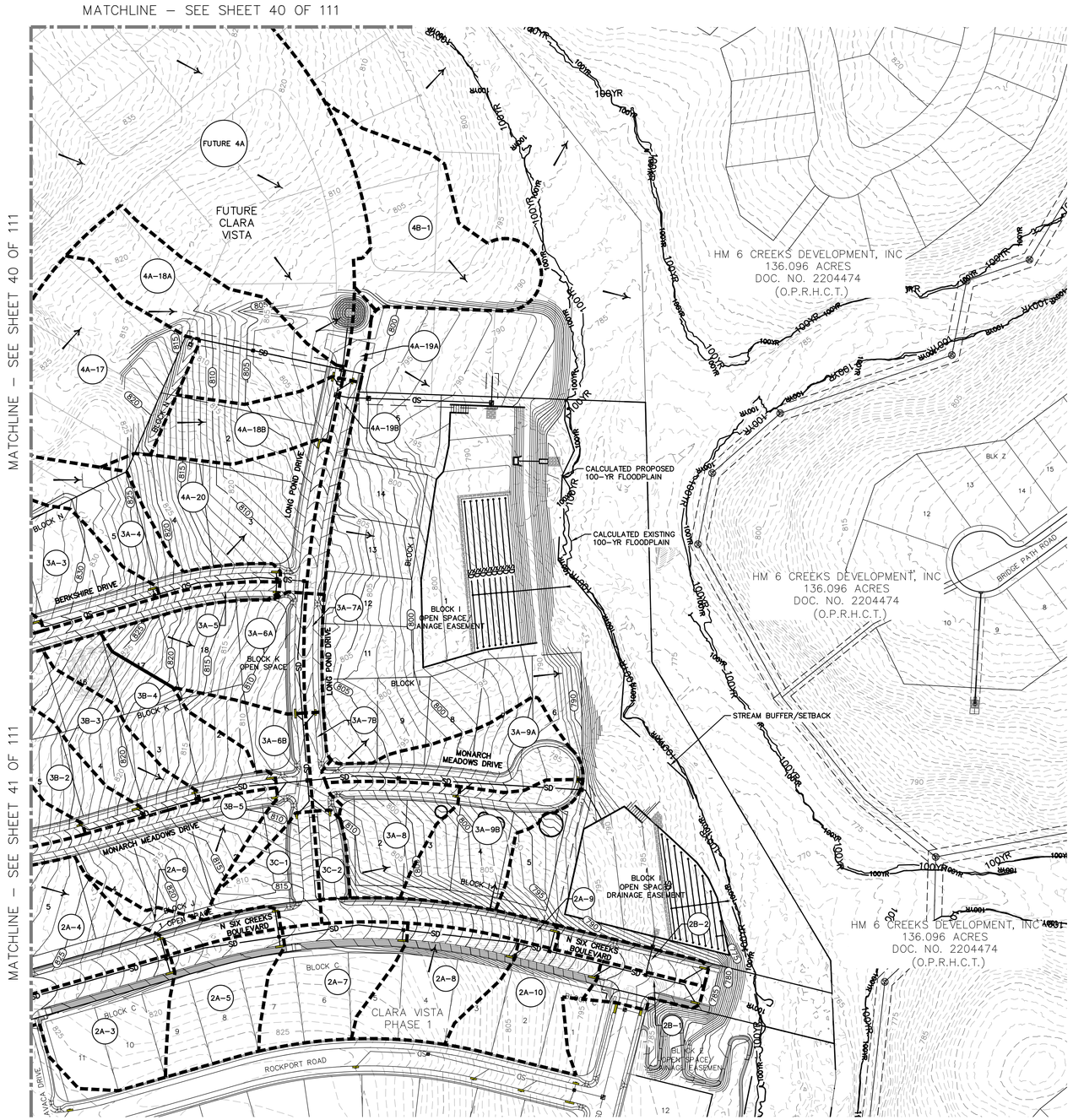
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

STORM DRAIN DRAINAGE MAP 2 OF 3

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 41 OF 111

Date: Jan 11, 2026, 5:53pm User ID: achavez
File: H:\Projects\51432\03\01 Construction Documents\Civil\0051432-03.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1" = 100'

0' 100' 200' 300'

LEGEND

- SD — STORM DRAIN LINE
- SD — SD MANHOLE
- SD INLET
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- 01 DRAINAGE AREA
- 785 PROPOSED CONTOUR LINE
- 785 EXISTING CONTOUR LINE

NOTES

1. UNLESS OTHERWISE SPECIFIED ALL PROPOSED STORM SEWERS ARE 18".
2. PROPOSED STORM SEWER TO BE MAINTAINED BY THE CITY.

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

STORM DRAIN DRAINAGE MAP 3 OF 3

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 42 OF 111

Date: Jan 11, 2026, 5:54pm User ID: achavez
File: H:\Projects\51432-03\03 Construction Documents\Civil\051432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

DRAINAGE AREA	INLET NUMBER	AREA (acres)	COMPOSITE C C_{25}	COMPOSITE C C_{100}	$A \cdot C_{25}$	$A \cdot C_{100}$	Cumulative Tc (min)	INTENSITY I 25yr (in/hr)	INTENSITY I 100yr (in/hr)	DISCHARGE Q 25 (cfs)	DISCHARGE Q 100 (cfs)
PROPOSED CONDITION DRAINAGE AREAS											
1A-1	SD-1A-1	0.55	0.61	0.70	0.34	0.38	11.31	8.90	11.47	2.99	4.36
1A-3	SD-1A-3	0.96	0.62	0.70	0.60	0.68	6.54	10.93	14.16	6.56	9.59
1A-4	SD-1A-4	1.11	0.54	0.62	0.60	0.68	12.29	8.58	11.06	5.12	7.56
1A-5	SD-1A-5	0.19	0.71	0.79	0.14	0.15	5.00	11.87	15.44	1.61	2.35
1A-6	SD-1A-6	1.16	0.58	0.66	0.67	0.76	9.45	9.58	12.36	6.40	9.40
1B-1	SD-1B-1	0.94	0.62	0.70	0.58	0.66	8.05	10.18	13.15	5.93	8.65
1B-2A	SD-1B-2A	0.89	0.62	0.70	0.55	0.62	6.70	10.85	14.05	5.94	8.69
1B-2B	SD-1B-2B	1.11	0.64	0.72	0.71	0.80	6.14	11.16	14.47	7.93	11.58
1B-2	SD-1B-2	2.00	0.58	0.66	1.16	1.32	6.70	10.85	14.05	12.56	18.52
1B-3A	SD-1B-3A	0.10	0.71	0.80	0.07	0.08	5.00	11.87	15.44	0.89	1.29
1B-3B	SD-1B-3B	0.19	0.70	0.78	0.13	0.15	5.00	11.87	15.44	1.58	2.29
1B-3	SD-1B-3	0.29	0.67	0.75	0.20	0.22	5.00	11.87	15.44	2.34	3.43
2A-2	SD-2A-2	0.25	0.60	0.68	0.15	0.17	5.00	11.87	15.44	1.77	2.61
2A-3	SD-2A-3	0.94	0.68	0.77	0.65	0.72	6.89	10.75	13.92	6.93	10.06
2A-4	SD-2A-4	1.03	0.64	0.72	0.66	0.75	7.28	10.55	13.65	7.00	10.20
2A-5	SD-2A-5	0.76	0.66	0.75	0.50	0.56	5.59	11.48	14.92	5.78	8.42
2A-6	SD-2A-6	0.28	0.71	0.79	0.20	0.22	8.68	9.89	12.78	1.98	2.86
2A-7	SD-2A-7	0.83	0.67	0.75	0.56	0.62	5.00	11.87	15.44	6.60	9.63
2A-8	SD-2A-8	0.76	0.68	0.76	0.52	0.58	5.00	11.87	15.44	6.17	8.99
2A-9	SD-2A-9	0.36	0.79	0.88	0.29	0.32	5.00	11.87	15.44	3.40	4.90
2A-10	SD-2A-10	0.70	0.64	0.72	0.44	0.50	5.00	11.87	15.44	5.26	7.71
2B-1	SD-2B-1	0.21	0.81	0.89	0.17	0.19	5.00	11.87	15.44	2.03	2.93
2B-2	SD-2B-2	0.23	0.79	0.88	0.18	0.21	5.00	11.87	15.44	2.19	3.17
3A-1	SD-3A-1	0.93	0.63	0.71	0.58	0.66	5.94	11.28	14.63	6.58	9.62
3A-3	SD-3A-3	1.26	0.62	0.70	0.79	0.89	11.23	8.93	11.50	7.01	10.18
3A-4	SD-3A-4	0.98	0.55	0.62	0.54	0.61	7.62	10.38	13.42	5.56	8.19
3A-5	SD-3A-5	0.61	0.70	0.79	0.43	0.48	5.00	11.87	15.44	5.07	7.37
3A-6A	SD-3A-6A	1.03	0.59	0.66	0.60	0.68	5.97	11.26	14.60	6.79	9.96
3A-6B	SD-3A-6B	0.56	0.61	0.68	0.34	0.38	7.49	10.44	13.51	3.51	5.14
3A-6	SD-3A-6	1.58	0.51	0.59	0.81	0.93	7.49	10.44	13.51	8.44	12.57
3A-7A	SD-3A-7A	0.14	0.71	0.79	0.10	0.11	5.00	11.87	15.44	1.14	1.65
3A-7B	SD-3A-7B	0.12	0.75	0.83	0.09	0.10	5.00	11.87	15.44	1.04	1.51
3A-7	SD-3A-7	0.25	0.70	0.78	0.18	0.20	5.00	11.87	15.44	2.08	3.04
3A-8	SD-3A-8	0.63	0.63	0.71	0.40	0.45	5.00	11.87	15.44	4.72	6.91
3A-9A	SD-3A-9A	0.74	0.60	0.68	0.45	0.51	7.16	10.60	13.72	4.74	6.94
3A-9B	SD-3A-9B	0.73	0.65	0.72	0.47	0.53	5.00	11.87	15.44	5.63	8.23
3A-9	SD-3A-9	1.48	0.56	0.64	0.82	0.94	7.16	10.60	13.72	8.72	12.89
3B-1	SD-3B-1	1.01	0.63	0.70	0.63	0.71	7.01	10.68	13.83	6.71	9.80
3B-2	SD-3B-2	0.52	0.75	0.84	0.39	0.43	6.37	11.03	14.29	4.29	6.19
3B-3	SD-3B-3	0.72	0.65	0.73	0.47	0.53	7.00	10.69	13.83	5.01	7.29
3B-4	SD-3B-4	0.81	0.65	0.74	0.53	0.60	7.06	10.65	13.79	5.65	8.21
3B-5	SD-3B-5	1.03	0.65	0.73	0.67	0.75	6.54	10.94	14.17	7.32	10.66
3C-1	SD-3C-1	0.45	0.58	0.66	0.27	0.30	6.13	11.16	14.48	2.97	4.36
3C-2	SD-3C-2	0.16	0.58	0.66	0.09	0.11	6.12	11.17	14.49	1.04	1.54
FUTURE 4A	FUTURE 4A	20.16	0.57	0.64	11.40	13.01	12.00	8.67	11.18	98.92	145.35
4A-17	SD-4A-17	1.89	0.52	0.60	0.99	1.13	8.17	10.12	13.09	8.98	14.77
4A-18A	SD-4A-18A	1.31	0.57	0.65	0.75	0.85	8.20	10.11	13.06	7.54	11.04
4A-18B	SD-4A-18B	0.65	0.59	0.66	0.38	0.43	8.15	10.13	13.09	3.83	5.60
4A-18	SD-4A-18	1.95	0.47	0.55	0.92	1.07	8.20	10.11	13.06	9.34	14.01
4A-19A	SD-4A-19A	0.10	0.71	0.79	0.07	0.08	5.00	11.87	15.44	0.82	1.20
4A-19B	SD-4A-19B	0.25	0.71	0.79	0.17	0.20	5.00	11.87	15.44	2.07	3.02
4A-19	SD-4A-19	0.35	0.67	0.76	0.23	0.26	5.00	11.87	15.44	2.76	4.04
4A-20	SD-4A-20	1.24	0.58	0.66	0.73	0.82	6.17	11.14	14.45	8.10	11.91
4B-1	SD-4B-1	1.36	0.64	0.72	0.87	0.98	9.18	9.68	12.50	8.40	12.21
FUTURE 5A	FUTURE 5A	4.98	0.58	0.66	2.89	3.29	10.00	9.36	12.07	27.04	39.68
5A-13	SD-5A-13	1.25	0.62	0.70	0.78	0.87	6.79	10.80	13.98	8.37	12.23
5A-14A	SD-5A-14A	1.11	0.64	0.72	0.71	0.80	6.26	11.09	14.38	7.87	11.49
5A-14B	SD-5A-14B	0.81	0.59	0.66	0.48	0.54	6.37	11.03	14.30	5.27	7.72
5A-14	SD-5A-14	1.93	0.55	0.62	1.05	1.20	6.37	11.03	14.30	11.61	17.22
5A-15A	SD-5A-15A	0.17	0.70	0.79	0.12	0.13	5.00	11.87	15.44	1.38	2.01
5A-15B	SD-5A-15B	0.17	0.71	0.79	0.12	0.13	5.00	11.87	15.44	1.42	2.07
5A-15	SD-5A-15	0.33	0.67	0.75	0.22	0.25	5.00	11.87	15.44	2.67	3.90
5B-1	SD-5B-1	0.75	0.60	0.68	0.45	0.51	7.44	10.47	13.54	4.68	6.84
5B-3	SD-5B-3	0.74	0.59	0.67	0.44	0.50	11.40	8.87	11.43	3.88	5.68
5B-4	SD-5B-4	0.86	0.63	0.71	0.54	0.60	6.92	10.73	13.89	5.75	8.40
5B-5	SD-5B-5	0.57	0.69	0.77	0.40	0.44	5.00	11.87	15.44	4.70	6.84
5C-1	SD-5C-1	0.74	0.60	0.67	0.44	0.50	5.00	11.87	15.44	5.23	7.70
5C-2	SD-5C-2	0.15	0.70	0.78	0.10	0.12	5.00	11.87	15.44	1.22	1.78
5C-3	SD-5C-3	0.71	0.57	0.65	0.41	0.46	6.66	10.87	14.08	4.41	6.49
6A-1A	SD-6A-1A	0.17	0.72	0.81	0.13	0.14	5.00	11.87	15.44	1.49	2.17
6A-1B	SD-6A-1B	0.21	0.77	0.86	0.16	0.18	5.00	11.87	15.44	1.89	2.74
6A-1	SD-6A-1	0.38	0.76	0.85	0.29	0.32	5.00	11.87	15.44	3.44	4.98
6A-2	SD-6A-2	0.35	0.49	0.57	0.17	0.20	5.18	11.75	15.28	2.04	3.05
6A-3	SD-6A-3	0.86	0.49	0.57	0.42	0.49	12.79	8.44	10.87	3.56	5.27
7A-1	SD-7A-1	0.54	0.85	0.94	0.46	0.51	12.15	8.63	11.11	4.00	5.69
7A-2	SD-7A-2	1.29	0.55	0.63	0.71	0.81	5.00	11.87	15.44	8.42	12.49

STREET FLOW AND INLET CALCULATIONS
100 YEAR STORM

							STREET CAPACITY							INLET ON GRADE CAPACITY									SUMP INLET CAPACITY							
																								CURB (with Depression)			AREA (without Depression)			
Inlet No.	Inlet Type	Drainage Area	Q 100 (cfs)	Q pass (cfs)	Q total (cfs)	Street Width (ft)	Street F-F	Crown Type	Curb Height (ft)	Gutter Slope (%)	a (ft)	Yo (ft)	Crown Height (ft)	Ponded Width (ft)	Eo	S'w	Sx	Se	LT	L	E	Qi	Qpass (cfs)	Pass to Inlet #	Qtotal (cfs)	Length (ft)	d (ft)	d (ft) (d ≤ h + a)	Length (ft)	h (ft)	d (ft) (d ≤ h)	do (ft) Orifice (d ≥ 1.4h)
PROPOSED CONDITION DRAINAGE AREAS																														
SD-1A-1	G-1	0.55	4.36	0.00	4.36	30	P	0.50	3.75%	0.42	0.32	0.50	23.99	0.54	0.28	0.03	0.18	13.82	10	0.90	3.93	0.43	1A-3	-	-	-	-	-	-	-	-
SD-1A-3	G-1	0.96	9.59	0.43	10.02	30	P	0.50	1.79%	0.42	0.48	0.50	18.24	0.31	0.28	0.03	0.12	20.33	10	0.70	7.06	2.96	3A-1	-	-	-	-	-	-	-	-
SD-1A-4	G-1	1.11	7.56	0.00	7.56	30	P	0.50	1.77%	0.42	0.43	0.50	20.41	0.37	0.28	0.03	0.13	16.65	10	0.81	6.11	1.45	1A-6	-	-	-	-	-	-	-	-
SD-1A-5	G-1	0.19	2.35	0.00	2.35	30	P	0.50	1.77%	0.42	0.30	0.50	24.59	0.58	0.28	0.03	0.19	8.18	10	1.00	2.35	0.00	-	-	-	-	-	-	-	-	-
SD-1A-6	G-1	1.16	9.40	1.45	10.85	30	P	0.50	2.74%	0.42	0.46	0.50	19.44	0.34	0.28	0.03	0.13	22.92	10	0.64	6.99	3.87	1B-3A	-	-	-	-	-	-	-	-
SD-1B-1	G-1	0.94	8.65	0.00	8.65	30	P	0.50	0.62%	0.42	0.52	0.50	FULL	0.25	0.28	0.02	0.06	16.57	10	0.81	7.01	1.63	1B-2B	-	-	-	-	-	-	-	-
SD-1B-2A	S-1	0.89	8.69	0.00	8.69	30	P	0.50	1.29%	0.42	0.48	0.50	18.02	0.30	0.28	0.03	0.12	17.49	15	0.97	8.43	0.26	-	-	-	-	-	-	-	-	-
SD-1B-2B	S-1	1.11	11.58	1.63	13.21	30	P	0.50	0.50%	0.42	0.64	0.50	FULL	0.25	0.28	0.03	0.10	17.08	15	0.98	12.91	0.30	-	-	-	-	-	-	-	-	-
SD-1B-2	S-1	2.00	18.52	1.63	20.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20.15	15	0.63	0.63	-	-	-
SD-1B-3A	S-1	0.10	1.29	3.87	5.16	30	P	0.50	1.55%	0.42	0.39	0.50	21.98	0.42	0.28	0.03	0.15	12.72	10	0.94	4.84	0.32	-	-	-	-	-	-	-	-	-
SD-1B-3B	S-1	0.19	2.29	0.00	2.29	30	P	0.50	0.75%	0.42	0.34	0.50	23.53	0.51	0.28	0.03	0.17	6.68	10	1.00	2.29	0.00	-	-	-	-	-	-	-	-	-
SD-1B-3	S-1	0.29	3.43	3.87	7.30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.30	10	0.40	0.40	-	-	-
SD-2A-2	G-1	0.25	2.61	0.00	2.61	30	P	0.50	2.28%	0.42	0.29	0.50	24.63	0.58	0.28	0.03	0.20	9.19	10	1.00	2.61	0.00	-	-	-	-	-	-	-	-	-
SD-2A-3	G-1	0.94	10.06	0.00	10.06	56	P	0.50	3.21%	0.42	0.41	0.50	39.97	0.23	0.28	0.02	0.08	30.23	15	0.71	7.13	2.93	2A-5	-	-	-	-	-	-	-	-
SD-2A-4	G-1	1.03	10.20	0.00	10.20	56	P	0.50	3.29%	0.42	0.41	0.50	39.97	0.23	0.28	0.02	0.08	30.65	10	0.51	5.19	5.01	2A-6	-	-	-	-	-	-	-	-
SD-2A-5	G-1	0.76	8.42	2.93	11.35	56	P	0.50	1.06%	0.42	0.52	0.50	FULL	0.14	0.28	0.02	0.06	28.72	15	0.74	8.35	3.00	2A-7	-	-	-	-	-	-	-	-
SD-2A-6	G-1	0.28	2.86	5.01	7.87	56	P	0.50	1.46%	0.42	0.43	0.50	38.41	0.21	0.28	0.02	0.08	22.41	10	0.65	5.15	2.72	3C-1	-	-	-	-	-	-	-	-
SD-2A-7	G-1	0.83	9.63	3.00	12.64	56	P	0.50	3.63%	0.42	0.43	0.50	38.20	0.21	0.28	0.02	0.08	36.13	15	0.62	7.82	4.81	2A-8	-	-	-	-	-	-	-	-
SD-2A-8	G-1	0.76	8.99	4.81	13.80	56	P	0.50	5.80%	0.42	0.40	0.50	40.52	0.24	0.28	0.02	0.08	42.61	15	0.54	7.48	6.32	2A-10	-	-	-	-	-	-	-	-
SD-2A-9	G-1	0.36	4.90	0.00	4.90	56	P	0.50	5.55%	0.42	0.29	0.50	46.32	0.36	0.28	0.02	0.12	21.13	15	0.89	4.38	0.53	2B-2	-	-	-	-	-	-	-	-
SD-2A-10	G-1	0.70	7.71	6.32	14.03	56	P	0.50	4.93%	0.42	0.43	0.50	38.74	0.22	0.28	0.02	0.08	40.81	15	0.56	7.88	6.15	2B-1	-	-	-	-	-	-	-	-
SD-2B-1	G-1	0.21	2.93	6.15	9.08	56	P	0.50	2.28%	0.42	0.42	0.50	39.27	0.22	0.28	0.02	0.08	26.61	15	0.78	7.04	2.04	OFFSITE	-	-	-	-	-	-	-	-
SD-2B-2	G-1	0.23	3.17	0.53	3.69	56	P	0.50	3.19%	0.42	0.29	0.50	46.35	0.36	0.28	0.02	0.12	15.87	15	0.99	3.67	0.02	OFFSITE	-	-	-	-	-	-	-	-
SD-3A-1	G-1	0.93	9.62	2.96	12.58	30	P	0.50	2.83%	0.42	0.40	0.50	18.28	0.31	0.28	0.03	0.12	25.66	15	0.79	9.99	2.59	3A-3	-	-	-	-	-	-	-	-
SD-3A-3	G-1	1.26	10.18	2.59	12.77	30	P	0.50	6.39%	0.42	0.42	0.50	21.06	0.39	0.28	0.03	0.14	29.68	15	0.72	9.17	3.60	3A-4	-	-	-	-	-	-	-	-
SD-3A-4	G-1	0.98	6.93	11.79	18.72	56	P	0.50	2.83%	0.42	0.42	0.50	21.06	0.39	0.28	0.03	0.15	23.64	15	0.78	8.97	2.82	4A-20	-	-	-	-	-	-	-	-
SD-3A-5	G-1	0.61	7.37	0.00	7.37	30	P	0.50	3.70%	0.42	0.38	0.50	22.29	0.44	0.28	0.03	0.16	18.88	10	0.74	5.48	1.90	4A-20	-	-	-	-	-	-	-	-
SD-3A-6A	S-1	1.03	9.96	0.00	9.96	30	P	0.50	0.50%	0.42	0.59	0.50	FULL	0.25	0.28	0.03	0.10	15.17	15	1.00	9.96	0.00	-	-	-	-	-	-	-	-	-
SD-3A-6B	S-1	0.56	5.14	7.78	12.91	30	P	0.50	1.48%	0.42	0.53	0.50	FULL	0.25	0.28	0.03	0.10	23.43	15	0.84	10.86	2.05	-	-	-	-	-	-	-	-	-
SD-3A-6	S-1	1.58	12.57	7.78	20.35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20.35	15	0.63	0.63	-	-	-
SD-3A-7A	S-1	0.14	1.65	0.00	1.65	30	P	0.50	1.60%	0.42	0.27	0.50	25.23	0.63	0.28	0.03	0.21	6.54	10	1.00	1.65	0.00	-	-	-	-	-	-	-	-	-
SD-3A-7B	S-1	0.12	1.51	0.00	1.51	30	P	0.50	1.05%	0.42	0.28	0.50	24.88	0.60	0.28	0.03	0.20	5.52	10	1.00	1.51	0.00	-	-	-	-	-	-	-	-	-
SD-3A-7	S-1	0.25	3.04	0.00	3.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.04	10	0.22	0.22	-	-	-
SD-3A-8	S-1	0.63	6.91	0.00	6.91	30	P	0.50	5.09%	0.42	0.35	0.50	23.08	0.48	0.28	0.03	0.17	19.39	10	0.73	5.04	1.87	3A-9B	-	-	-	-	-	-	-	-
SD-3A-9A	S-1	0.74	4.74	0.00	4.74	30	P	0.50	3.11%	0.42	0.34	0.50	6.51	0.50	0.28	0.03	0.17	13.94	10	0.90	4.25	0.49	3A-9A	-	-	-	-	-	-	-	-
SD-3A-9B	S-1	0.73	5.63	0.73	6.35	30	P	0.50	2.11%	0.42	0.40	0.50	8.26	0.41	0.28	0.03	0.15	15.39	10	0.85	5.39	0.96	-	-	-	-	-	-	-	-	-
SD-3A-9	S-1	1.48	8.72	0.73	9.45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.45	10	0.47	0.47	-	-	-
SD-3B-1	G-1	1.01	6.71	0.00	6.71	30	P	0.50	4.87%	0.42	0.35	0.50	6.89	0.48	0.28	0.03	0.17	18.88	10	0.74	4.99	1.73	3B-2	-	-	-	-	-	-	-	-
SD-3B-2	G-1	0.52	4.29	1.73	6.02	30	P	0.50	5.99%	0.42	0.33	0.50	6.25	0.52	0.28	0.03	0.18	18.48	15	0.95	5.72	0.30	3B-3	-	-	-	-	-	-	-	-
SD-3B-3	G-1	0.72	5.01	0.30	5.31	30	P	0.50	5.36%	0.42	0.32	0.50	6.06	0.53	0.28	0.03	0.18	16.75	10	0.81	4.27	1.03	3B-4	-	-	-	-	-	-	-	-
SD-3B-4	G-1	0.81	5.65	1.03	6.68	30	P	0.50	2.71%	0.42	0.39	0.50	7.94	0.43	0.28	0.03	0.15	16.68	15	0.98	6.57	0.11	3A-6B	-	-	-	-	-	-	-	-
SD-3B-5	G-1	1.03	7.32	0.00	7.32	30	P	0.50	4.46%	0.42	0.37	0.50	7.34	0.46	0.28	0.03	0.16	19.53	10	0.73	5.31	2.01	3A-6B	-	-	-	-	-	-	-	-
SD-3C-1	G-1	0.45	2.97	0.75	3.71	30	P	0.50	3.25%	0.42	0.31	0.50	5.78	0.55	0.28	0.03	0.19	12.19	15	0.95	3.54	0.17	3A-6B	-	-	-	-	-	-	-	-
SD-3C-2	G-1	0.16	1.04	0.00	1.04	30	P	0.50	4.30%	0.42	0.20	0.50	3.29	0.80	0.28	0.03	0.26	6.43	10	1.00	1.04	0.00	-	-	-	-	-	-	-	-	-
SD-4A-17	S-4	1.89	9.98	0.00	9.98	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.98	-	-	-	16	0.42	0.35	0.35
SD-4A-18A	S-1	1.31	7.54	1.06	8.60	30	P	0.50	0.50%	0.42	0.56	0.50	FULL	0.25	0.28	0.03	0.10	14.26	15	1.00	8.60	0.00	-	-	-	-	-	-	-	-	-
SD-4A-18B	S-1	0.65	3.83	0.00	3.83	30	P	0.50	1.18%	0.42	0.37	0.50	7.40	0.45	0.28	0.03	0.16	10.01	15	1.00	3.83	0.00	-	-	-	-	-	-	-	-	-
SD-4A-18	S-1	1.95	9.34	1.06	10.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.41	15	0.40	0.40	-	-	-
SD-4A-19A	S-1	0.10	0.82	0.00	0.82	30	P	0.50	1.00%	0.42	0.23	0.50	3.98	0.72	0.28	0.03	0.23	3.99	10	1.00	0.82	0.00	-	-	-	-	-	-	-	-	-
SD-4A-19B	S-1	0.25	2.07	0.00	2.07	30	P	0.50	2.79%	0.42	0.26	0.50	4.68	0.64	0.28	0.03	0.21	8.44	10	1.00	2.07	0.00	-	-	-	-	-	-	-	-	-
SD-4A-19	S-1	0.35	2.76	0.00	2.76	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.76	10	0.21	0.21	-	-	-
SD-4A-20	G-1	1.24	8.10	1.05	9.15	30	P	0.50	3.60%	0.42	0.41	0.50	8.71	0.40	0.28	0.03	0.14	21.51	15	0.88	8.09	1.06	4A-18B	-	-	-	-	-	-	-	-
SD-4B-1	S-1	1.36	8.40	0.00	8.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.40	10	0.44	0.44	-	-	-
SD-5A-13	G-1	1.25	8.37	0.00	8.37	30	P	0.50	2.29%	0.42	0.43	0.50	9.43	0.28	0.28	0.03	0.11	24.55	15	0.82	10.00	0.00	-	-	-	-	-	-	-	-	-
SD-5A-14A	S-1	1.11	7.87	0.00	7.87	30	P	0.50	0.76%	0.42	0.51	0.50	FULL	0.25	0.28	0.03	0.10	15.60	15	1.00	7.85	0.02	-	-	-	-	-	-	-	-	-
SD-5A-14B	S-1	0.81	5.27	0.16	5.43	30	P	0.50	0.78%	0.42	0.45	0.50	10.10	0.35	0.28	0.03	0.13	11.56	15	1.00	5.43	0.00	-	-	-	-	-	-	-	-	-
SD-5A-14	S-1	1.93	11.61	0.16	11.77	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11.77	15	0.44	0.44	-	-	-
SD-5A-15A	S-1	0.17	1.38	0.00	1.38	30	P	0.50	1.90%	0.42	0.25	0.50	4.29	0.68	0.28	0.03	0.22	6.15	10	1.00	1.38	0.00	-	-	-	-	-	-	-	-	-
SD-5A-15B	S-1	0.17	1.42	0.00	1.42	30	P	0.50	0.82%	0.42	0.28	0.50	5.15	0.60	0.28	0.03	0.20	5.17	10	1.00	1.42	0.00	-	-	-	-	-	-	-	-	-
SD-5A-15	S-1	0.33	2.67	0.00	2.67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.67	10	0.20	0.20	-	-	-
SD-5B-1	G-1	0.75	4.68	0.00	4.68	30	P	0.50	2.99%	0.42	0.34	0.50	7.84	0.43	0.28	0.03	0.15	17.27	10	0.79	5.40	0.00	-	-	-	-	-	-	-	-	-
SD-5B-3	G-1	0.74	3.88	0.00	3.88	30	P	0.50	4.32%	0.42	0.30	0.50	7.30	0.46	0.28	0.03	0.16	19.08	10	0.74	5.25	0.00	-	-	-	-	-	-	-	-	-
SD-5B-4	G-1	0.86	5.75	0.00	5.75	30	P	0.50	5.12%	0.42	0.33	0.50	6.35	0.51	0.28	0.03	0.18	17.40	15	0.97	5.59	0.16	5A-14B	-	-	-	-	-	-	-	-	-

STA: 8+55.60 "SD-5A"
30" STM PLUG FOR "SD-5A"

30" R.C.P. "SD-5A"

STA: 7+87.90 "SD-5A"
11.64° BEND

STA: 1+62.82 "SD-5A"
8.28° BEND

STA: 1+00.00 "SD-5A"
48" SLOPED CONCRETE
HEADWALL FOR "SD-5A"

BLOCK M
OPEN SPACE/
DRAINAGE EASEMENT

STA: 6+92.85 "SD-5A"
5' X 5' JUNCTION BOX
= STA: 1+00.00 "SD-5A-13"

STA: 1+10.92 "SD-5A-13"
15' CURB INLET "SD-5A-13"

STA: 6+20.54 "SD-5A"
5' X 5' JUNCTION BOX
= STA: 1+00.00 "SD-5A-14"

STA: 6+69.07 "SD-5A"
10.26° BEND

STA: 1+30.36 "SD-5A-15"
10' CURB INLET "SD-5A-15"

36" R.C.P. "SD-5A"

STA: 5+96.53 "SD-5A"
= STA: 1+00.00 "SD-5A-15"
WYE ⊕ INLET "SD-5A-15"

STA: 1+11.46 "SD-5A-14"
15' CURB INLET "SD-5A-14"

STA: 5+56.98 "SD-5A"
11.25° BEND

42" R.C.P. "SD-5A"

STA: 2+00.00 "SD-5A"
6' X 6' JUNCTION BOX W/ DROP

STA: 5+02.16 "SD-5A"
5' X 5' JUNCTION BOX W/ DROP
= STA: 1+00.00 "SD-5B"
= STA: 1+00.00 "SD-5C"

20' DRAINAGE
EASEMENT

STA: 1+22.81 "SD-5B"
= STA: 1+00.00 "SD-5B-5"
WYE ⊕ INLET "SD-5B-5"

42" R.C.P. "SD-5A"

STA: 4+49.26 "SD-5A"
9.19° BEND

STA: 1+35.31 "SD-5B"
= STA: 1+00.00 "SD-5B-4"
WYE ⊕ INLET "SD-5B-4"

48" R.C.P. "SD-5A"

42" R.C.P. "SD-5A"

STA: 1+16.26 "SD-5B-4"
15' CURB INLET "SD-5B-4"

STA: 4+12.82 "SD-5A"
6' X 6' JUNCTION BOX
= STA: 1+00.00 "SD-5C"

24" R.C.P. "SD-5B"

STA: 2+16.97 "SD-5B"
24.08° BEND

STA: 1+92.45 "SD-5C"
14.88° BEND

STA: 1+11.05 "SD-5B-3"
10' CURB INLET "SD-5B-3"

STA: 2+19.82 "SD-5C"
4' X 4' JUNCTION BOX W/ DROP
= STA: 1+00.00 "SD-5C-3"

24" R.C.P. "SD-5B"

STA: 2+60.61 "SD-5B"
4' X 4' JUNCTION BOX
= STA: 1+00.00 "SD-5B-3"

24" R.C.P. "SD-5C"

STA: 1+32.83 "SD-5C-2"
10' CURB INLET "SD-5C-2"

STA: 1+30.41 "SD-5B-5"
10' CURB INLET "SD-5B-5"

STA: 3+42.46 "SD-5B"
45° BEND

STA: 2+98.76 "SD-5C"
4' X 4' JUNCTION BOX
= STA: 1+00.00 "SD-5C-1"
= STA: 1+00.00 "SD-5C-2"

STA: 1+12.65 "SD-5C-3"
10' CURB INLET "SD-5C-3"

18" R.C.P. "SD-5B"

STA: 3+58.72 "SD-5B"
10' CURB INLET "SD-5B-1"

18" R.C.P. "SD-5C"

STA: 3+21.26 "SD-5C"
10' CURB INLET "SD-5C-1"

FUTURE
CLARA VISTA

FUTURE
CLARA VISTA

FUTURE
RM 150

WATERRIDGE BOULEVARD
(RIGHT OF WAY ONLY)
64.194 ACRES
DOC. NO. 19039653
(O.P.R.H.C.T.)

15' WATERLINE EASEMENT
DOC. NO. 25016794 (O.P.R.H.C.T.)

STA: 6+92.51 "SD-6A"
10' CURB INLET "SD-6A-1"

OPEN SPACE/
DRAINAGE EASEMENT

STA: 6+75.23 "SD-6A"
4' X 4' JUNCTION BOX W/ DROP

18" R.C.P. "SD-6A"

STA: 6+62.13 "SD-6A"
45° BEND

20' DRAINAGE
EASEMENT

STA: 8+62.67 "SD-1A"
10' CURB INLET "SD-1A-1"

STA: 8+46.03 "SD-1A"
45° BEND

STA: 8+04.33 "SD-1A"
4' X 4' JUNCTION BOX W/ DROP
= STA: 1+00.00 "SD-1A-3"

STA: 1+31.08 "SD-1A-3"
11.25° BEND

18" R.C.P. "SD-1A-3"

SILVER SADDLE ROAD

BERKSHIRE DRIVE

CADDO LANE

BLOCK L

BLOCK M

BLOCK N

MATCHLINE– SEE SHEET 46 OF 111

MATCHLINE– SEE SHEET 45 OF 111

SCALE: 1"= 50'

0' 50' 100' 150'

LEGEND

- W — WATER LINE
- WASTEWATER LINE & MH
- FM — WASTEWATER FORCE MAIN
- SD — STORM DRAIN LINE & MH
- CURB INLET
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WW SERVICE
- DOUBLE WW SERVICE
- GATE VALVE
- FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- W — EXISTING WATER LINE
- WW — EXISTING WASTEWATER LINE
- SD — EXISTING STORM DRAIN LINE
- 786 — EXISTING CONTOUR LINE
- 790 — PROPOSED CONTOUR LINE

NOTES

1. ALL PROPOSED STORM DRAIN IMPROVEMENTS SHALL BE OWNED AND MAINTAINED BY THE CITY OF KYLE.

KEYMAP

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

STORM DRAIN LAYOUT 1 OF 3

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 44 OF 111

CP-25-0202

Date: Jan 11, 2026, 8:58pm User ID: achavez
File: K:\Proj\51432\300\03\301 Construction Documents\Civil\SD51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

MATCHLINE– SEE SHEET 46 OF 111

MATCHLINE – SEE THIS SHEET

STA: 5+74.58 "SD-2A"
4' X 4' JUNCTION BOX
= STA: 1+00.00 "SD-2A-7"

24" R.C.P. "SD-2A"

STA: 3+29.63 "SD-2A"
4' X 4' JUNCTION BOX
= STA: 1+00.00 "SD-2A-9"

STA: 3+66.08 "SD-2A"
= STA: 1+00.00 "SD-2A-8"
WYE @ INLET "SD-2A-8"

STA: 3+90.58 "SD-2A"
7.47° BEND

N SIX CREEKS BOULEVARD

STA: 1+34.50 "SD-2A-9"
15' CURB INLET "SD-2A-9"

BLOCK I
OPEN SPACE/
DRAINAGE EASEMENT

STA: 2+25.46 "SD-2A"
= STA: 1+00.00 "SD-2A-10"
WYE @ INLET "SD-2A-10"

STREAM BUFFER/SETBACK

STA: 1+00.00 "SD-2A"
36" STM OUTFALL FOR "SD-2A"

STA: 1+18.00 "SD-2A"
5' X 5' JUNCTION BOX W/ DROP
= STA: 1+00.00 "SD-2B"

30" R.C.P. "SD-2A"

STA: 1+56.42 "SD-2B"
= STA: 1+00.00 "SD-2B-2"
WYE @ INLET "SD-2B-2"

STA: 1+48.79 "SD-2B-2"
15' CURB INLET "SD-2B-2"

STA: 1+66.00 "SD-2A"
45° BEND

STA: 2+01.07 "SD-2B"
15' CURB INLET "SD-2B-1"

STA: 1+34.65 "SD-2A-8"
15' CURB INLET "SD-2A-8"

STA: 1+17.58 "SD-2A-7"
15' CURB INLET "SD-2A-7"

STA: 6+49.43 "SD-2A"
14.95° BEND

24" R.C.P. "SD-2A"

STA: 1+34.65 "SD-2A-10"
15' CURB INLET "SD-2A-10"

30" R.C.P. "SD-2A"

STA: 1+66.00 "SD-2A"
5' X 5' JUNCTION BOX W/ DROP
= STA: 1+00.00 "SD-2B"

CLARA VISTA
PHASE 1

MATCHLINE– SEE SHEET 44 OF 111

18" R.C.P. "SD-6A"

STA: 5+55.16 "SD-6A"
4' X 4' AREA INLET "SD-6A-2"

BLOCK L

STA: 4+94.07 "SD-6A"
6.90° BEND

20' DRAINAGE EASEMENT

18" R.C.P. "SD-6A"

STA: 4+61.10 "SD-1A"
4' X 4' JUNCTION BOX W/ DROP

STA: 3+73.38 "SD-6A"
4' X 4' AREA INLET "SD-6A-3"

STA: 3+38.02 "SD-6A"
6.90° BEND

FUTURE RM 150

18" R.C.P. "SD-6A"

STA: 2+58.05 "SD-6A"
4' X 4' JUNCTION BOX

STA: 1+86.92 "SD-6A"
45° BEND

STA: 1+21.33 "SD-6A"
4' X 4' JUNCTION BOX
W/ DROP

STA: 1+39.05 "SD-1A"
5' X 5' JUNCTION BOX
W/ DROP

18" R.C.P. "SD-6A"

STA: 0+75.00 "SD-6A"
18" STM OUTFALL FOR "SD-6A"

STA: 1+16.26 "SD-1A-4"
10' CURB INLET "SD-1A-4"

STA: 5+58.71 "SD-1A"
= STA: 1+00.00 "SD-1A-4"
WYE @ INLET "SD-1A-4"

24" R.C.P. "SD-1A"

STA: 4+88.11 "SD-1A"
= STA: 1+00.00 "SD-1A-5"
WYE @ INLET "SD-1A-5"

VONARX MEADOWS DRIVE

STA: 1+30.41 "SD-1A-5"
10' CURB INLET "SD-1A-5"

24" R.C.P. "SD-1A"

STA: 3+60.99 "SD-1A"
10.70° BEND

STA: 3+19.16 "SD-1A"
5' X 5' JUNCTION BOX W/ DROP
= STA: 1+00.00 "SD-1B"

STA: 1+41.82 "SD-1B"
8.00° BEND

24" R.C.P. "SD-1B"

STA: 1+32.19 "SD-1A-6"
10' CURB INLET "SD-1A-6"

STA: 3+26.73 "SD-1A"
= STA: 1+00.00 "SD-1A-6"
WYE @ INLET "SD-1A-6"

36" R.C.P. "SD-1A"

STA: 1+25.19 "SD-1B-3"
10' CURB INLET "SD-1B-3"

STA: 2+50.05 "SD-1B"
45° BEND

STA: 1+19.05 "SD-1A"
36" STM OUTFALL FOR "SD-1A"

20' DRAINAGE EASEMENT

STA: 1+00.00 "SD-7A"
30" STM OUTFALL FOR "SD-7A"

STA: 1+34.50 "SD-7A-2"
15' CURB INLET "SD-7A-2"

STA: 2+60.56 "SD-7A"
4' X 4' JUNCTION BOX
= STA: 1+00.00 "SD-7A-2"

20' DRAINAGE EASEMENT

30" R.C.P. "SD-7A"

15' WATERLINE EASEMENT
DOC. NO. 25016794 (O.P.R.R.H.C.T.)

N. SIX CREEKS BOULEVARD

STA: 2+05.86 "SD-7A"
4' X 4' JUNCTION BOX

24" R.C.P. "SD-7A"

STA: 2+85.18 "SD-7A"
10' CURB INLET "SD-7A-1"

BERKSHIRE DRIVE

STA: 3+04.19 "SD-1A-3"
57° BEND

STA: 3+25.11 "SD-1A-3"
10' CURB INLET "SD-1A-3"

STA: 1+07.82 "SD-1B-2"
15' CURB INLET "SD-1B-2"

STA: 2+20.86 "SD-1B"
4' X 4' JUNCTION BOX
= STA: 1+00.00 "SD-1B-2"
= STA: 1+00.00 "SD-1B-3"

18" R.C.P. "SD-1B"

STA: 2+61.69 "SD-1B"
10' CURB INLET "SD-1B-1"

MONARCH MEADOWS DRIVE

BIG SPRINGS DRIVE

MATCHLINE– SEE SHEET 46 OF 111

STA: 1+42.95 "SD-2A-6"
10' CURB INLET "SD-2A-6"

STA: 7+82.41 "SD-2A"
4' X 4' JUNCTION BOX W/ DROP
= STA: 1+00.00 "SD-2A-5"
= STA: 1+00.00 "SD-2A-6"

24" R.C.P. "SD-2A"

STA: 9+08.28 "SD-2A"
7.47° BEND

STA: 1+34.50 "SD-2A-4"
10' CURB INLET "SD-2A-4"

STA: 9+73.05 "SD-2A"
4' X 4' JUNCTION BOX
= STA: 1+00.00 "SD-2A-3"
= STA: 1+00.00 "SD-2A-4"

BLOCK J
1 OPEN SPACE

18" R.C.P. "SD-2A"

STA: 13+11.87 "SD-2A"
10' CURB INLET "SD-2A-2"

STA: 12+95.60 "SD-2A"
45° BEND

STA: 12+39.10 "SD-2A"
4' X 4' JUNCTION BOX

N SIX CREEKS BOULEVARD

STA: 1+16.07 "SD-2A-5"
15' CURB INLET "SD-2A-5"

BLOCK C
CLARA VISTA
PHASE 1

STA: 1+24.50 "SD-2A-3"
15' CURB INLET "SD-2A-3"

BLOCK B
OPEN SPACE/
DRAINAGE EASEMENT

MATCHLINE – SEE THIS SHEET

SCALE: 1"= 50'

0' 50' 100' 150'

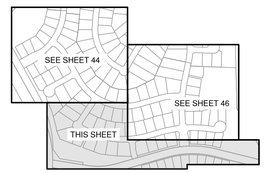
LEGEND

- WATER LINE
- WASTEWATER LINE & MH
- WASTEWATER FORCE MAIN
- STORM DRAIN LINE & MH
- CURB INLET
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WW SERVICE
- DOUBLE WW SERVICE
- GATE VALVE
- FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE

NOTES

1. ALL PROPOSED STORM DRAIN IMPROVEMENTS SHALL BE OWNED AND MAINTAINED BY THE CITY OF KYLE.

KEYMAP



NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

1/11/26

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

STORM DRAIN LAYOUT 2 OF 3

CITY NO.	CP-25-0202
JOB NO.	51432-03
DATE	JANUARY 2026
DESIGNER	BA/AC
CHECKED	AC DRAWN TG
SHEET	45 OF 111

Date: Jan 11, 2026, 9:01am User ID: achavez
File: K:\Projects\51432\02\03\300 Construction Documents\Civil\SD51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

STA: 3+51.29 "SD-4A-17"
78.43° BEND

STA: 3+61.50 "SD-4A-17"
4' X 4' AREA INLET

20' DRAINAGE EASEMENT

24" R.C.P. "SD-4A-17"

STA: 4+07.15 "SD-4A"
6' X 6' JUNCTION BOX
= STA: 1+00.00 "SD-4A-17"

STA: 2+50.00 "SD-4A-17"
4' X 4' JUNCTION BOX

STA: 4+96.81 "SD-4A"
48" MITERED STM OUTFALL
FOR "SD-4A"

48" R.C.P. "SD-4A"

STA: 4+21.62 "SD-4A"
5.42° BEND

STA: 1+30.41 "SD-4A-19"
10' CURB INLET "SD-4A-19"

STA: 3+70.65 "SD-4A"
= STA: 1+00.00 "SD-4A-19"
WYE @ INLET "SD-4A-19"

24" R.C.P. "SD-4A-17"

STA: 1+16.26 "SD-4A-18"
15' CURB INLET "SD-4A-18"

STA: 3+80.65 "SD-4A"
= STA: 1+00.00 "SD-4A-18"
WYE @ INLET "SD-4A-18"

25' DRAINAGE EASEMENT

FUTURE
CLARA VISTA

FUTURE
CLARA VISTA

FUTURE
CLARA VISTA

STA: 3+63.55 "SD-4A"
6' X 6' JUNCTION BOX
= STA: 1+00.00 "SD-4A-20"

18" R.C.P. "SD-4A-20"

STA: 1+73.21 "SD-4A-20"
45° BEND

STA: 1+89.48 "SD-4A-20"
15' CURB INLET "SD-4A-20"

STA: 3+09.82 "SD-4A"
6' X 6' JUNCTION BOX W/ DROP

STA: 3+43.55 "SD-4A"
9.89° BEND

5' X 4' R.C.B. "SD-4A"

5' X 4' R.C.B. "SD-4A"

20' DRAINAGE
EASEMENT

STA: 0+94.00 "SD-4B"
24" STM PLUG

24" R.C.P. "SD-4B"

STA: 1+06.00 "SD-4A"
6' X 6' JUNCTION BOX
= STA: 1+00.00 "SD-4B"

STA: 1+00.00 "SD-4A"
5' X 4' STM OUTFALL FOR "SD-4A"

CALCULATED PROPOSED
100-YR FLOODPLAIN

CALCULATED EXISTING
100-YR FLOODPLAIN

STREAM BUFFER/SETBACK

BLOCK N

BLOCK K

BLOCK K
OPEN SPACE

BLOCK I

BLOCK I
OPEN SPACE/
DRAINAGE EASEMENT

LONG POND DRIVE

LONG POND DRIVE

BERKSHIRE DRIVE

MONARCH MEADOWS DRIVE

MONARCH MEADOWS DRIVE

STA: 1+11.40 "SD-3A-4"
15' CURB INLET "SD-3A-4"

STA: 10+22.81 "SD-3A"
9.54° BEND

STA: 9+92.46 "SD-3A"
4' X 4' JUNCTION BOX
= STA: 1+00.00 "SD-3A-4"
= STA: 1+00.00 "SD-3A-5"

18" R.C.P. "SD-3A"

24" R.C.P. "SD-3A"

STA: 11+21.95 "SD-3A"
11.25° BEND

STA: 9+47.77 "SD-3A"
5' X 5' JUNCTION BOX

STA: 1+11.50 "SD-3A-3"
15' CURB INLET "SD-3A-3"

STA: 14+03.40 "SD-3A"
15' CURB INLET "SD-3A-1"

18" R.C.P. "SD-3A"

STA: 1+21.83 "SD-3A-5"
10' CURB INLET "SD-3A-5"

STA: 11+98.63 "SD-3A"
4' X 4' JUNCTION BOX W/ DROP
= STA: 1+00.00 "SD-3A-3"

30" R.C.P. "SD-3A"

STA: 8+22.85 "SD-3A"
9.19° BEND

30" R.C.P. "SD-3A"

STA: 13+87.13 "SD-3A"
45° BEND

STA: 7+16.79 "SD-3A"
= STA: 1+00.00 "SD-3A-6"
WYE @ INLET "SD-3A-6"

STA: 1+16.28 "SD-3A-6"
15' CURB INLET "SD-3A-6"

STA: 1+30.20 "SD-3A-7"
10' CURB INLET "SD-3A-7"

STA: 7+06.95 "SD-3A"
= STA: 1+00.00 "SD-3A-7"
WYE @ INLET "SD-3A-7"

STA: 1+35.22 "SD-3B"
= STA: 1+00.00 "SD-3B-5"
WYE @ INLET "SD-3B-5"

STA: 1+49.76 "SD-3B"
= STA: 1+00.00 "SD-3B-4"
WYE @ INLET "SD-3B-4"

STA: 1+13.95 "SD-3B-4"
15' CURB INLET "SD-3B-4"

30" R.C.P. "SD-3A"

STA: 6+16.47 "SD-3A"
5' X 5' JUNCTION BOX W/ DROP
= STA: 1+00.00 "SD-3B"
= STA: 1+00.00 "SD-3C"

STA: 1+19.49 "SD-3A-9"
10' CURB INLET "SD-3A-9"

STA: 3+42.84 "SD-3A"
= STA: 1+00.00 "SD-3A-8"
WYE @ INLET "SD-3A-8"

STA: 2+17.98 "SD-3B"
10.71° BEND

18" R.C.P. "SD-3C"

STA: 1+24.37 "SD-3C"
= STA: 1+00.00 "SD-3C-2"
WYE @ INLET "SD-3C-2"

STA: 4+65.13 "SD-3A"
5' X 5' JUNCTION BOX W/ DROP

STA: 1+07.60 "SD-3A-9"
41.87° BEND

STA: 1+61.73 "SD-3A"
5' X 5' JUNCTION BOX W/ DROP
= STA: 1+00.00 "SD-3A-9"

20' DRAINAGE
EASEMENT

STA: 3+75.91 "SD-3B"
= STA: 1+00.00 "SD-3B-2"
WYE @ INLET "SD-3B-2"

STA: 1+16.26 "SD-3B-2"
15' CURB INLET "SD-3B-2"

STA: 1+10.46 "SD-3B-3"
10' CURB INLET "SD-3B-3"

24" R.C.P. "SD-3B"

STA: 4+73.43 "SD-3B"
45° BEND

STA: 4+89.68 "SD-3B"
10' CURB INLET "SD-3B-1"

STA: 5+32.30 "SD-3A"
9.00° BEND

36" R.C.P. "SD-3A"

STA: 1+35.17 "SD-3A-8"
10' CURB INLET "SD-3A-8"

36" R.C.P. "SD-3A"

STA: 1+55.57 "SD-3A"
57.33° BEND

STA: 1+00.00 "SD-3A"
36" STM OUTFALL FOR "SD-3A"

STA: 1+31.91 "SD-3B-5"
10' CURB INLET "SD-3B-5"

STA: 1+45.96 "SD-3C-2"
10' CURB INLET "SD-3C-2"

STA: 2+87.40 "SD-3B"
4' X 4' JUNCTION BOX
= STA: 1+00.00 "SD-3B-3"

24" R.C.P. "SD-3B"

STA: 1+66.19 "SD-3C"
10' CURB INLET "SD-3C-1"

STA: 1+34.37 "SD-3C"
45° BEND

18" R.C.P. "SD-3B"

MATCHLINE– SEE SHEET 44 OF 111

MATCHLINE– SEE SHEET 45 OF 111

MATCHLINE– SEE SHEET 45 OF 111

SCALE: 1"= 50'

0' 50' 100' 150'

LEGEND

- W — WATER LINE
- WASTEWATER LINE & MH
- FM — WASTEWATER FORCE MAIN
- SD — STORM DRAIN LINE & MH
- CURB INLET
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WW SERVICE
- DOUBLE WW SERVICE
- GATE VALVE
- FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- W — EXISTING WATER LINE
- WW — EXISTING WASTEWATER LINE
- SD — EXISTING STORM DRAIN LINE
- 786 — EXISTING CONTOUR LINE
- 786 — PROPOSED CONTOUR LINE

NOTES

1. ALL PROPOSED STORM DRAIN IMPROVEMENTS SHALL BE OWNED AND MAINTAINED BY THE CITY OF KYLE.

KEYMAP

SEE SHEET 44

THIS SHEET

SEE SHEET 45

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

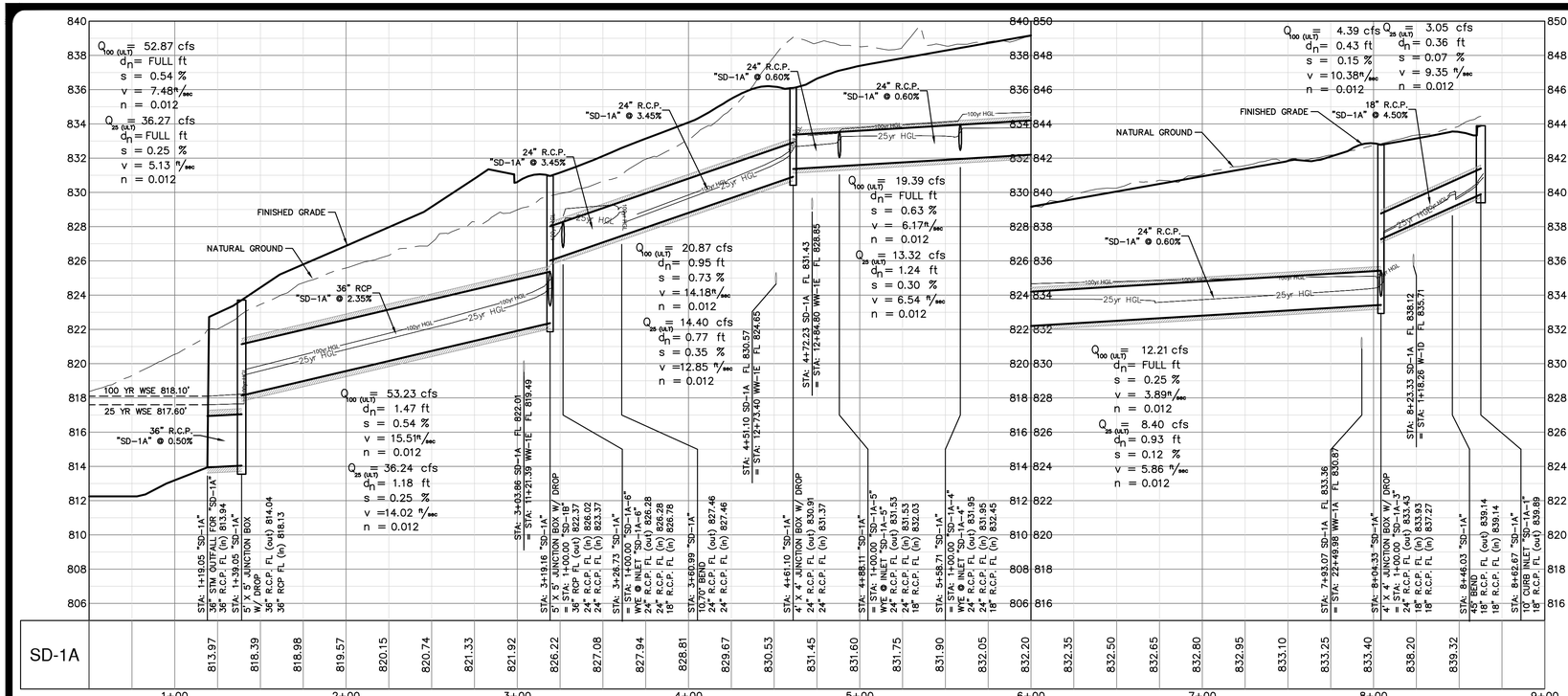
STORM DRAIN LAYOUT 3 OF 3

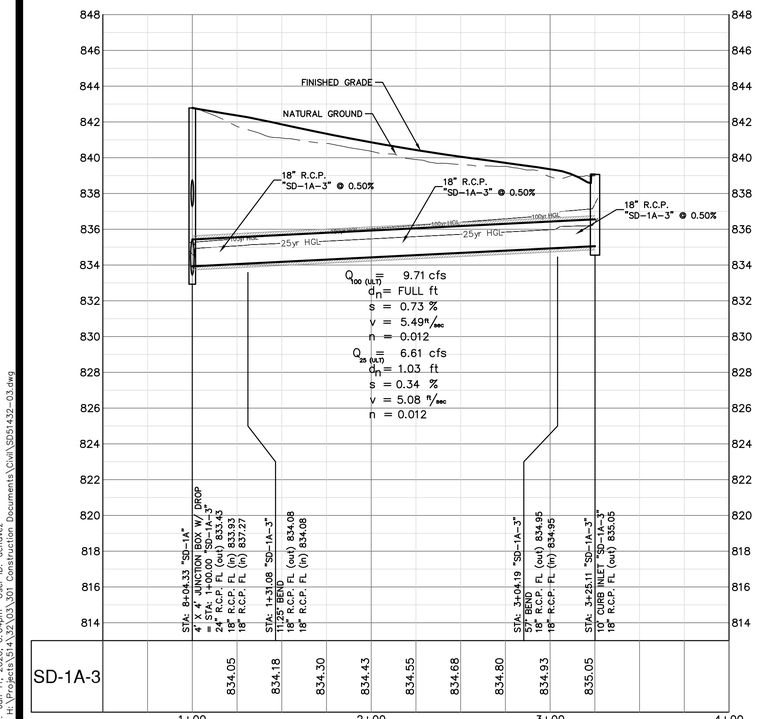
CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 46 OF 111

CP-25-0202

Date: Jan 11, 2026, 9:03am User ID: achavez
File: H:\Projects\51432-03\03-Construction Documents\Civil\SD51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.





PROFILE SCALES:
1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:
NATURAL GROUND
FINISHED GRADE
SUBGRADE
PROPOSED STORM DRAIN
25-YR HGL
100-YR HGL

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

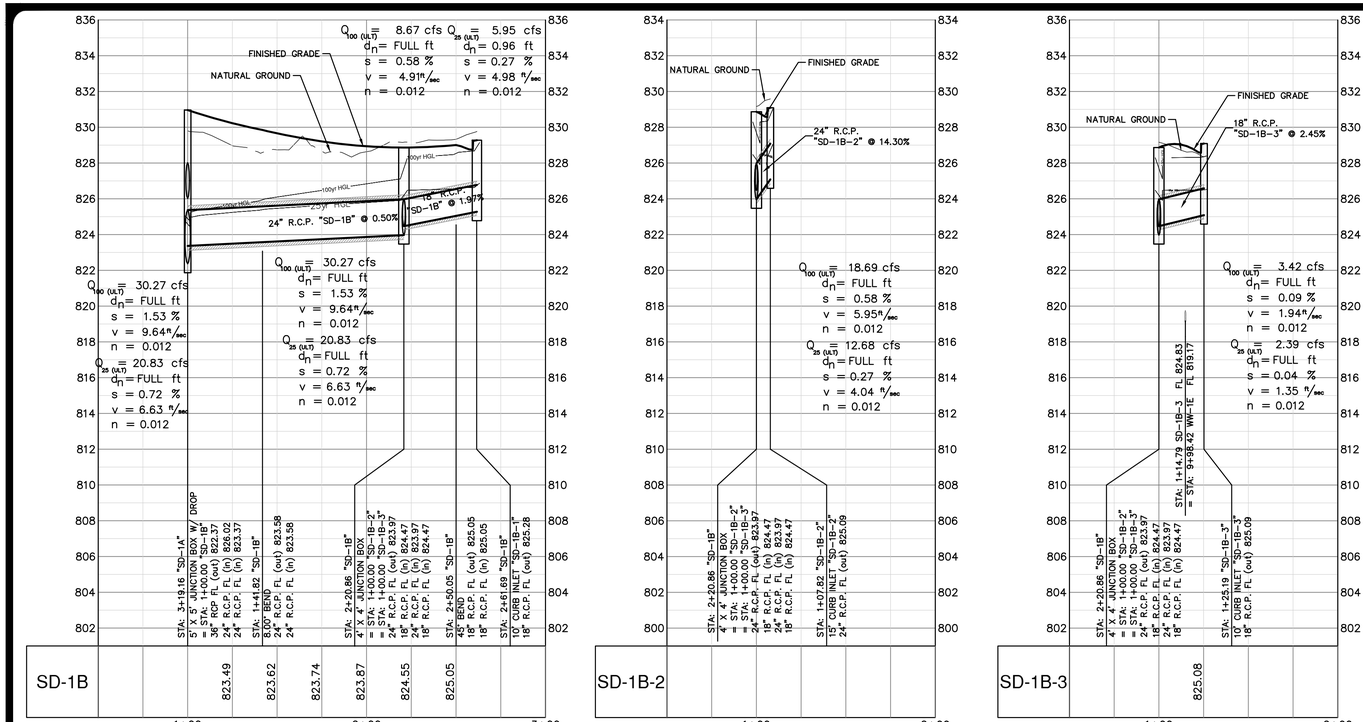
Aimee Chavez 1/11/26

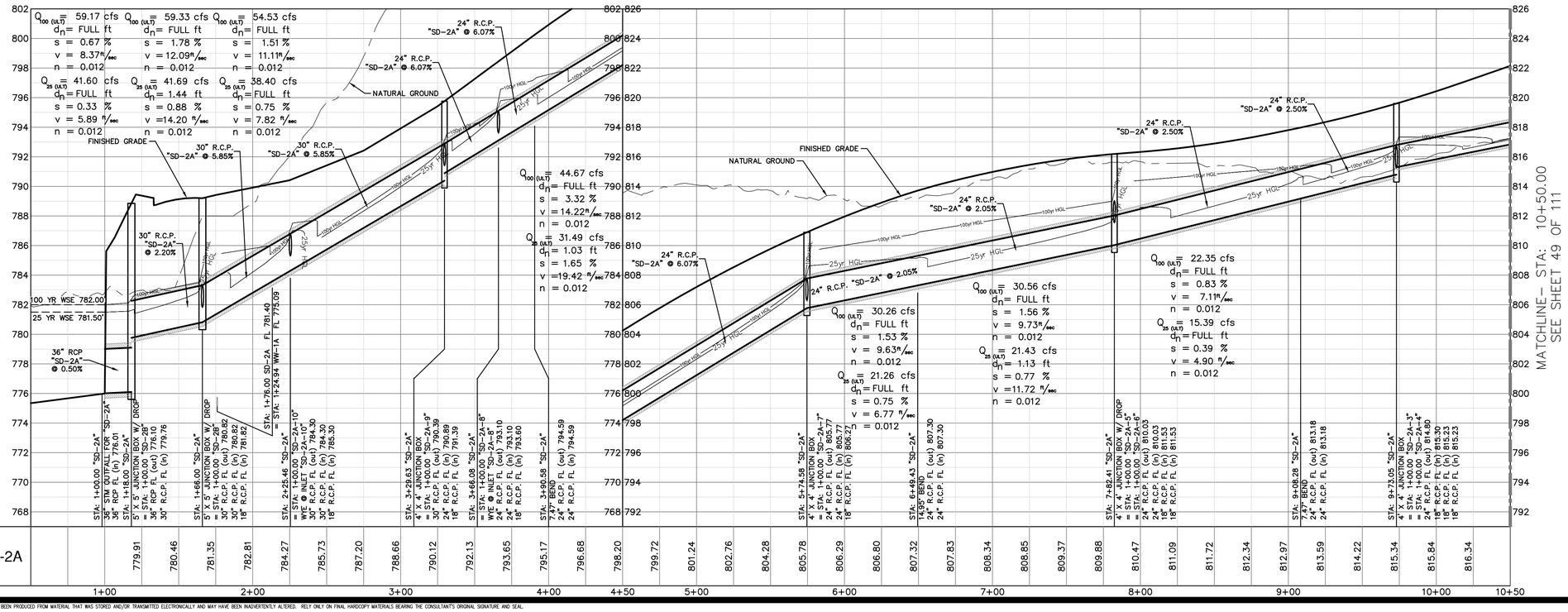
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
STORM DRAIN PROFILES SD-1A

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 47 OF 111

Date: Jan 11, 2026, 6:04pm User ID: achavez
File: K:\Projects\51432\03\301 Construction Documents\Civil\SD51432-03.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.





PROFILE SCALES:
1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:
NATURAL GROUND
FINISHED GRADE
SUBGRADE
PROPOSED STORM DRAIN
25-YR HGL
100-YR HGL

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
Aimee Chavez 1/11/26

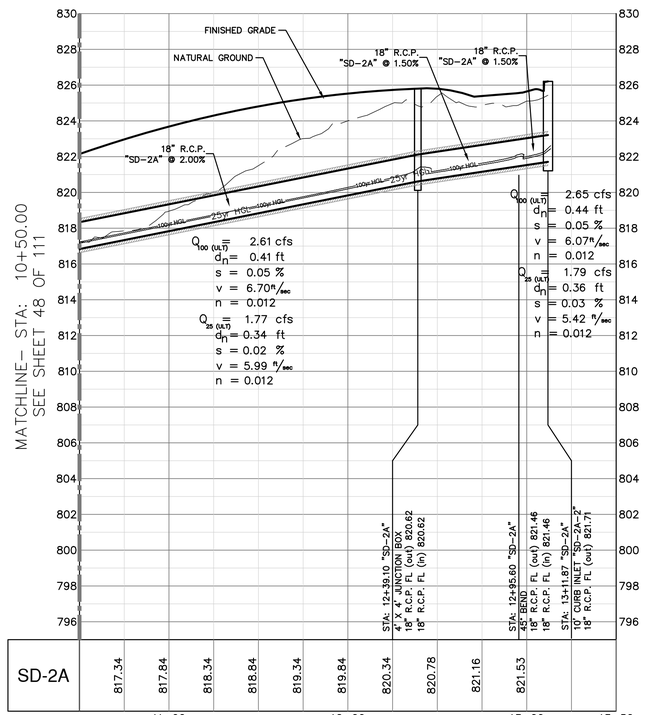
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

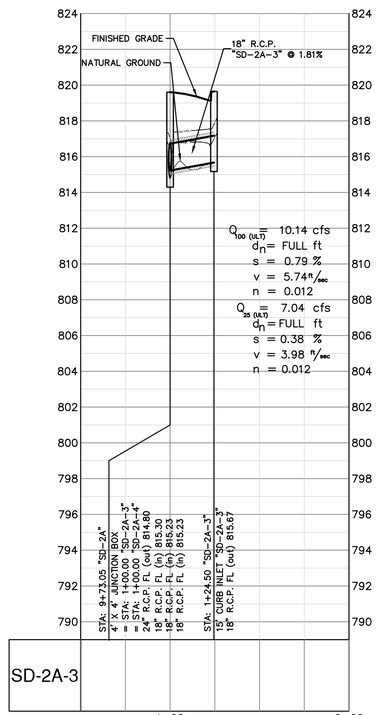
CLARA VISTA
PHASE 2
STORM DRAIN PROFILES SD-1B & SD-2A 1 OF 3

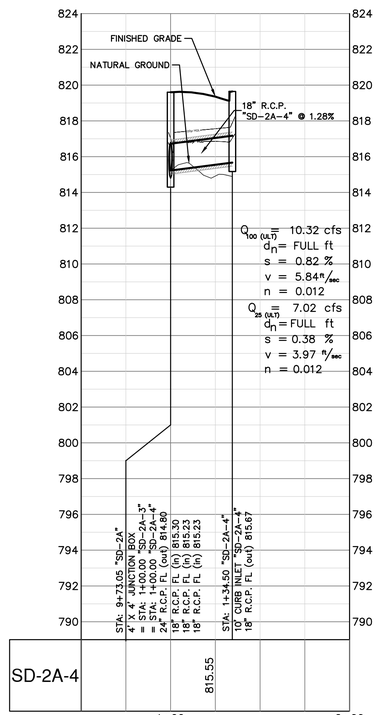
CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 48 OF 111

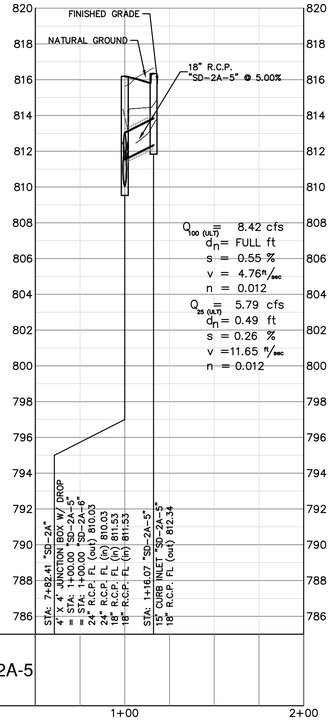
Date: Jan 11, 2026, 6:07pm User ID: achavez
File: H:\Projects\51432-03\03 Construction Documents\Civil\SD51432-03.dwg

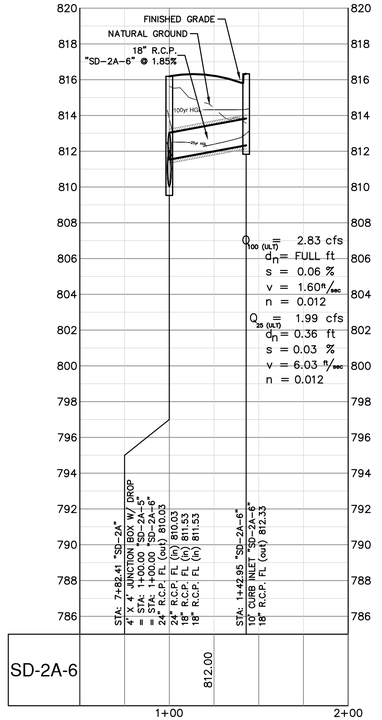
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

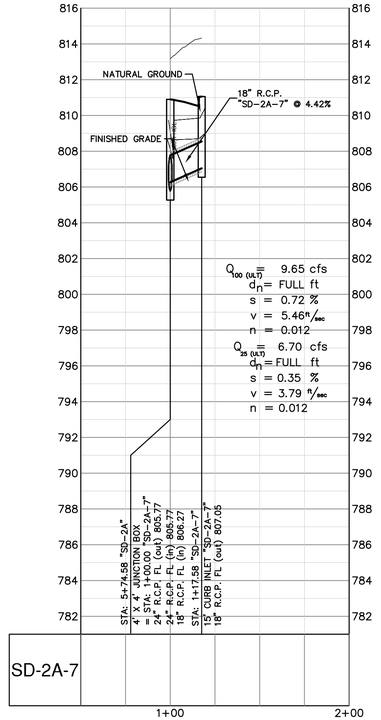


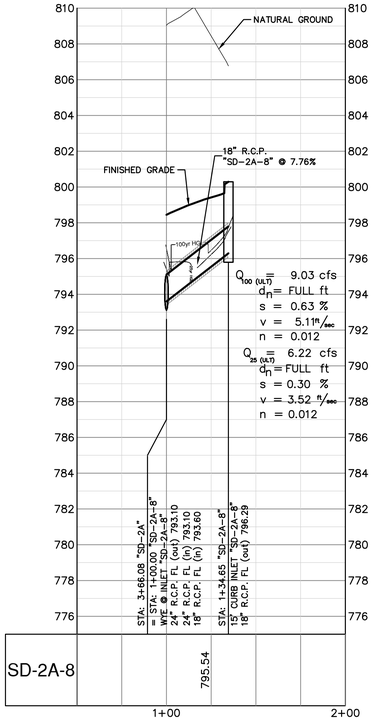


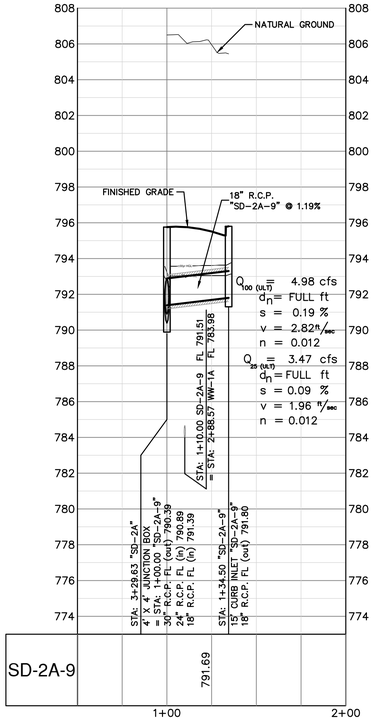












PROFILE SCALES:
1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:
NATURAL GROUND
FINISHED GRADE
SUBGRADE
PROPOSED STORM DRAIN
25-YR HGL
100-YR HGL

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

STORM DRAIN PROFILES SD-2A 2 OF 3

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 49 OF 111

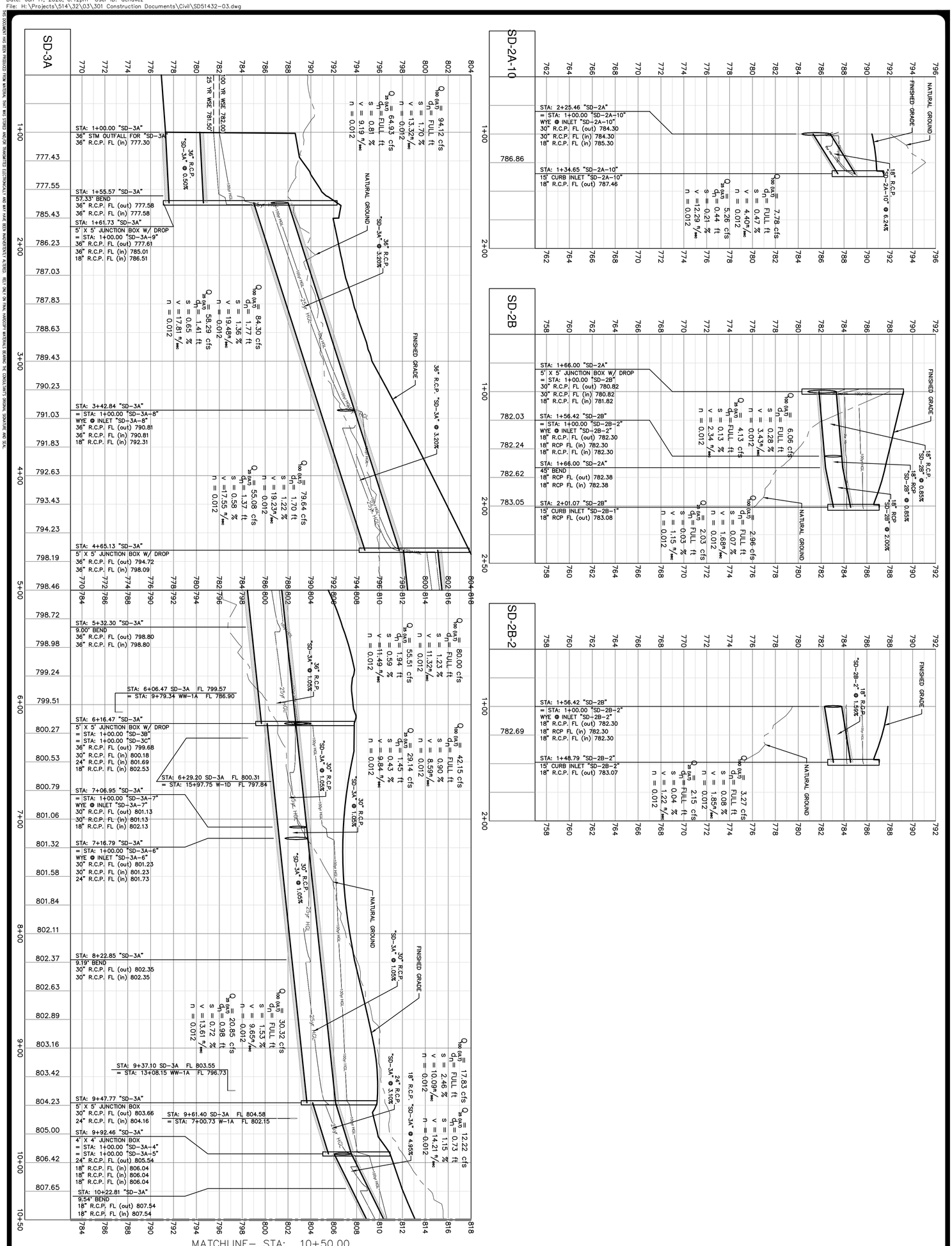
Date: Jan 11, 2026, 6:10pm User ID: achavez
File: K:\Projects\51432\03\300 Construction Documents\Civil\SD51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CP-25-0202

Date: Jan 11, 2026, 6:12pm User ID: achavez
File: H:\Projects\514\32\03\301 Construction Documents\Civil\SD51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. REFER ONLY TO FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



PROFILE SCALES:
1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:
NATURAL GROUND
FINISHED GRADE
SUBGRADE
PROPOSED STORM DRAIN
25-YR HGL
100-YR HGL

CP-25-0202

CLARA VISTA

PHASE 2

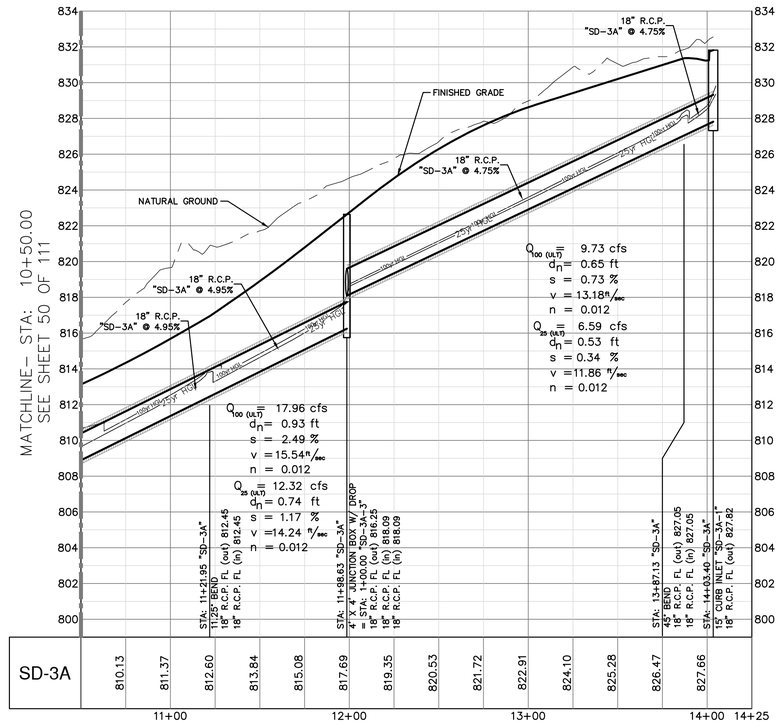
STORM DRAIN PROFILES SD-2A
3 OF 3, SD-2B & SD-3A 1 OF 2

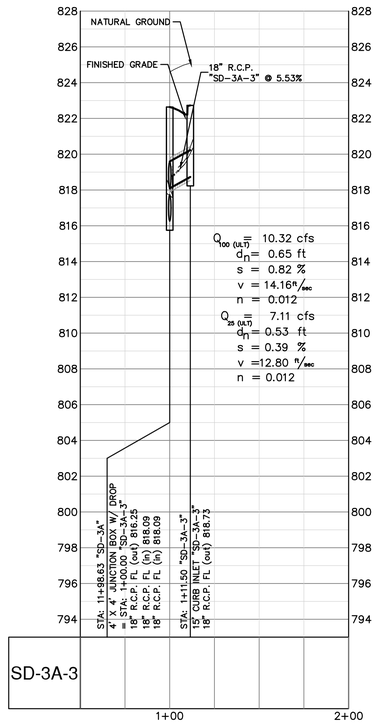
PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

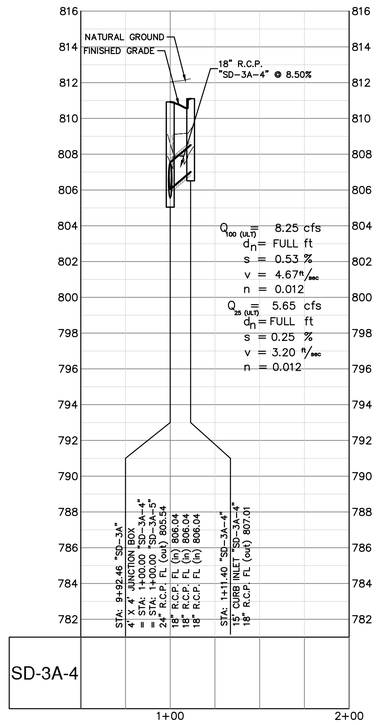
STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED PROFESSIONAL ENGINEER
1/11/26

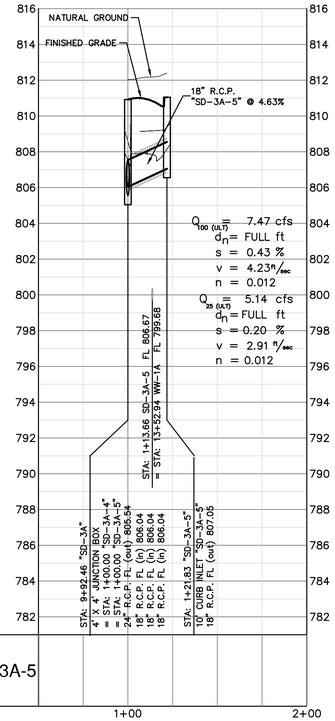
NO.	REVISION	DATE

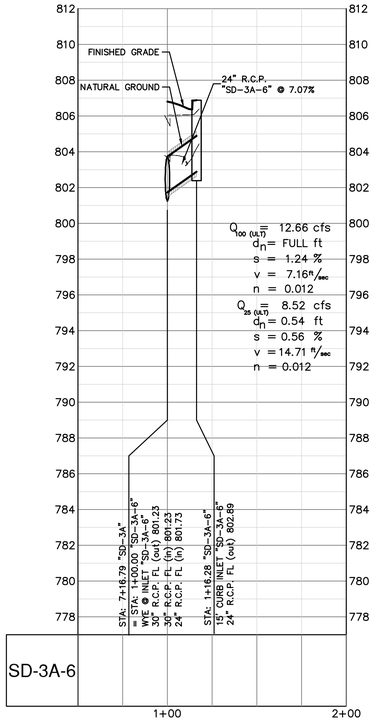
CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/JC
CHECKED AC DRAWN TG
SHEET 50 OF 111

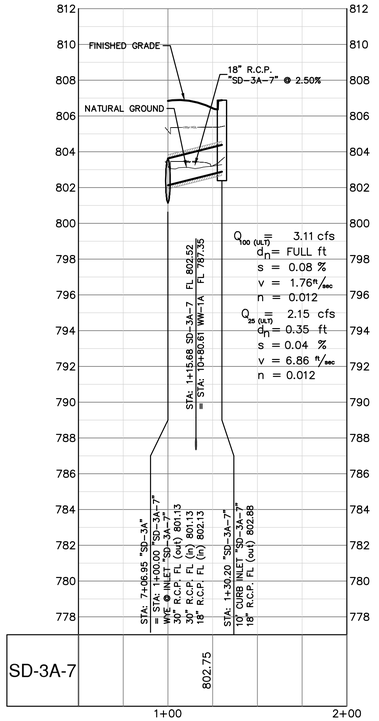


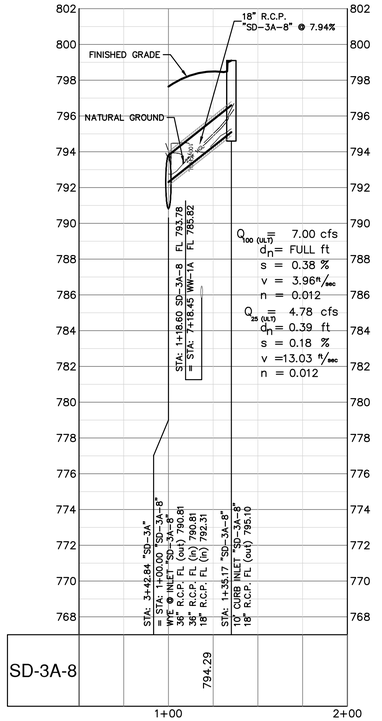












PROFILE SCALES:
1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:
NATURAL GROUND
FINISHED GRADE
SUBGRADE
PROPOSED STORM DRAIN
25-YR HGL (25yr HGL)
100-YR HGL (100yr HGL)

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
Aimee Chavez 1/11/26

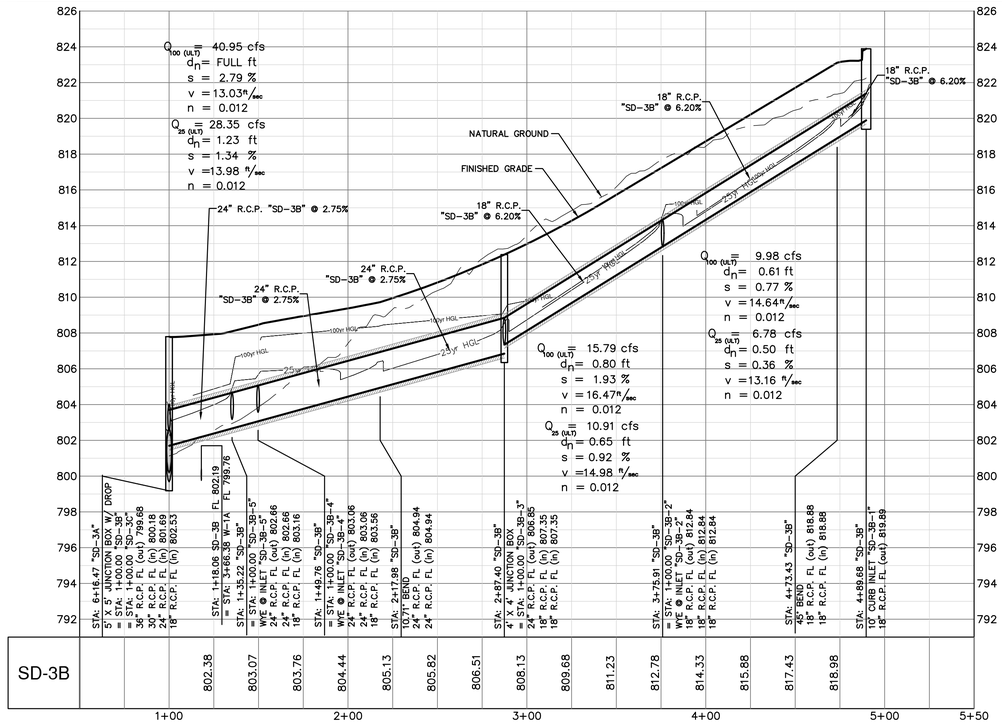
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

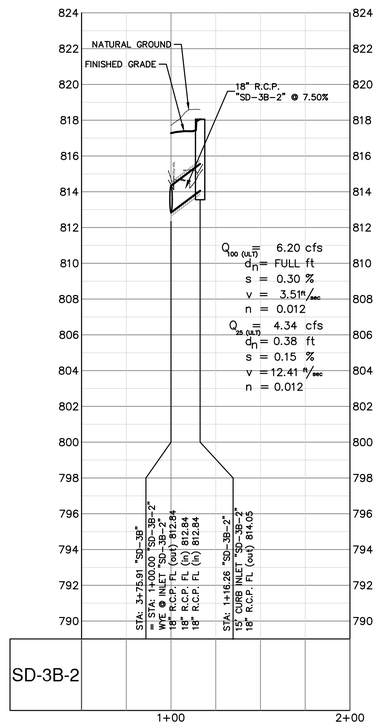
CLARA VISTA
PHASE 2

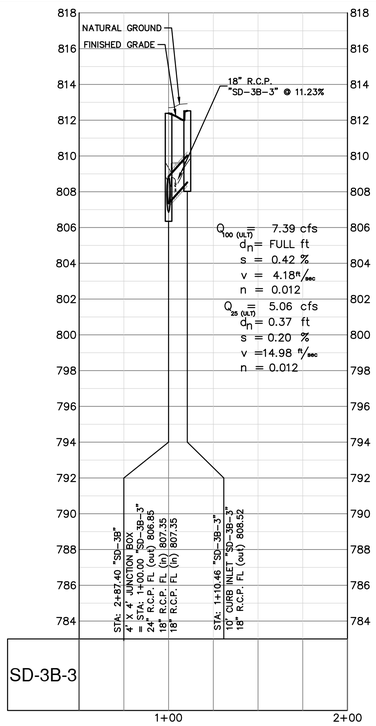
STORM DRAIN PROFILES SD-3A 2 OF 2

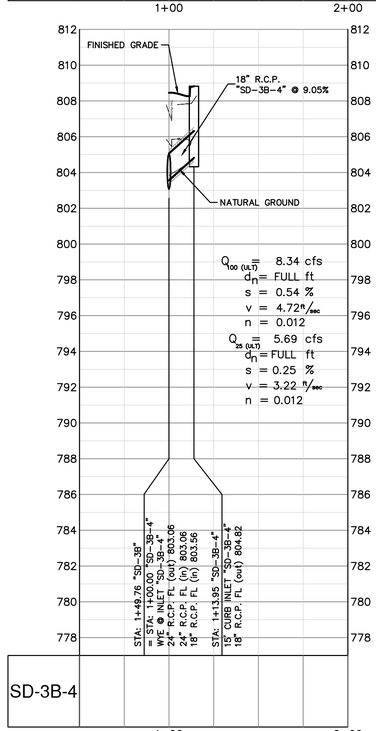
CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 51 OF 111

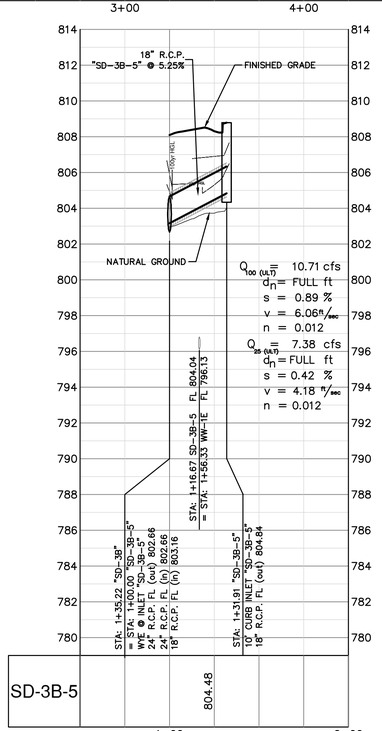
Date: Jan 11, 2026, 6:15pm User ID: achavez
File: I:\Projects\51432\301 Construction Documents\Civil\SD51432-03.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

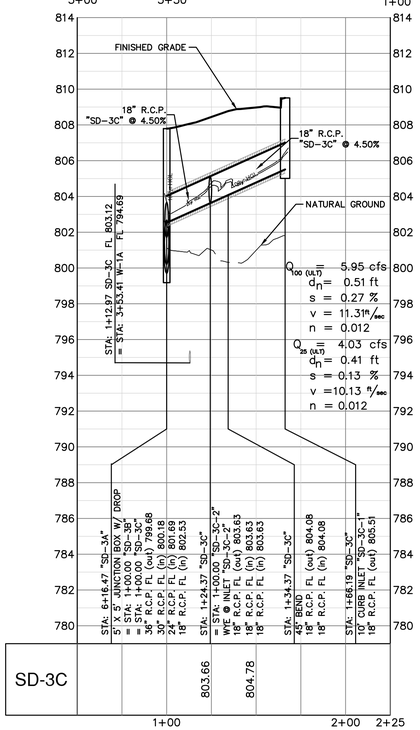


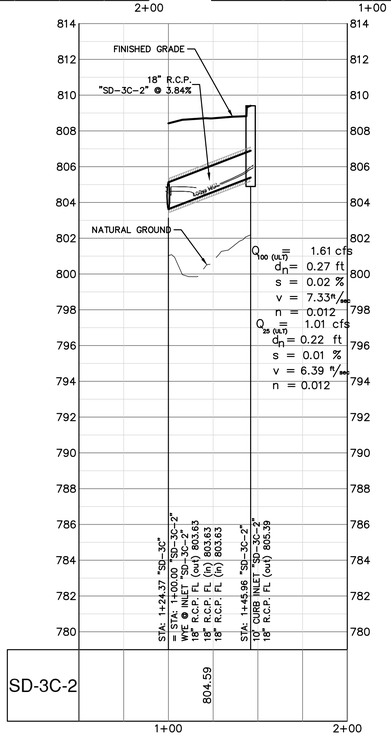












PROFILE SCALES:
1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:
NATURAL GROUND
FINISHED GRADE
SUBGRADE
PROPOSED STORM DRAIN
25-YR HGL
100-YR HGL

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
Aimee Chavez 1/11/26

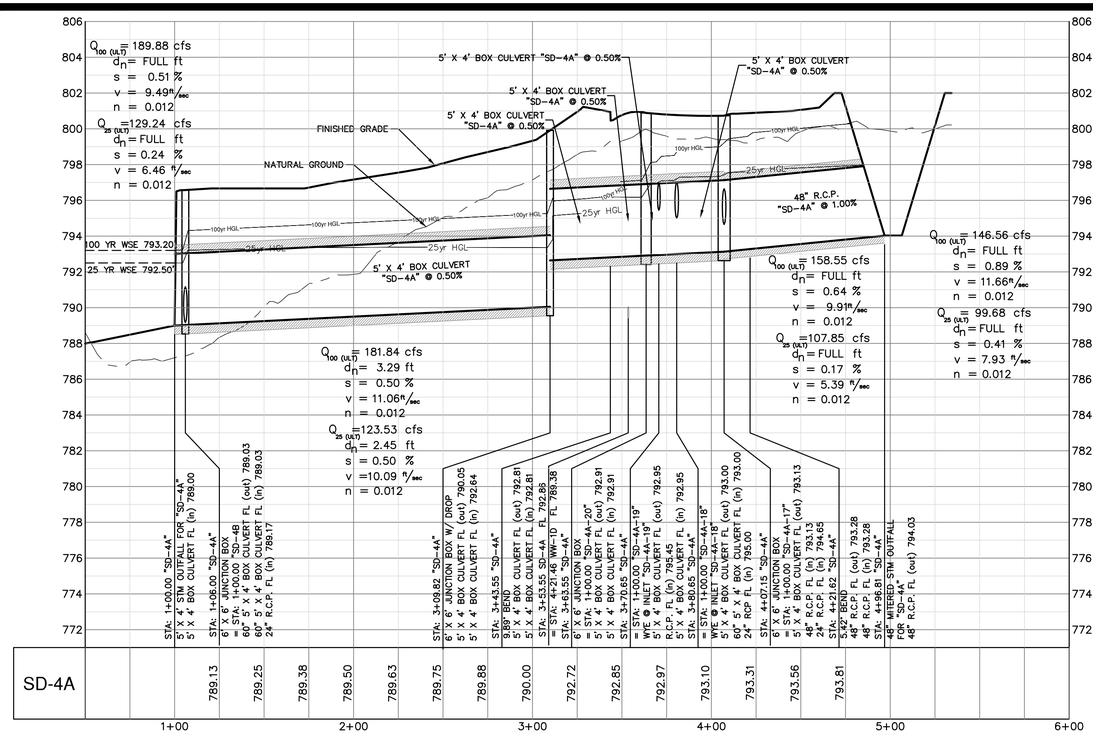
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

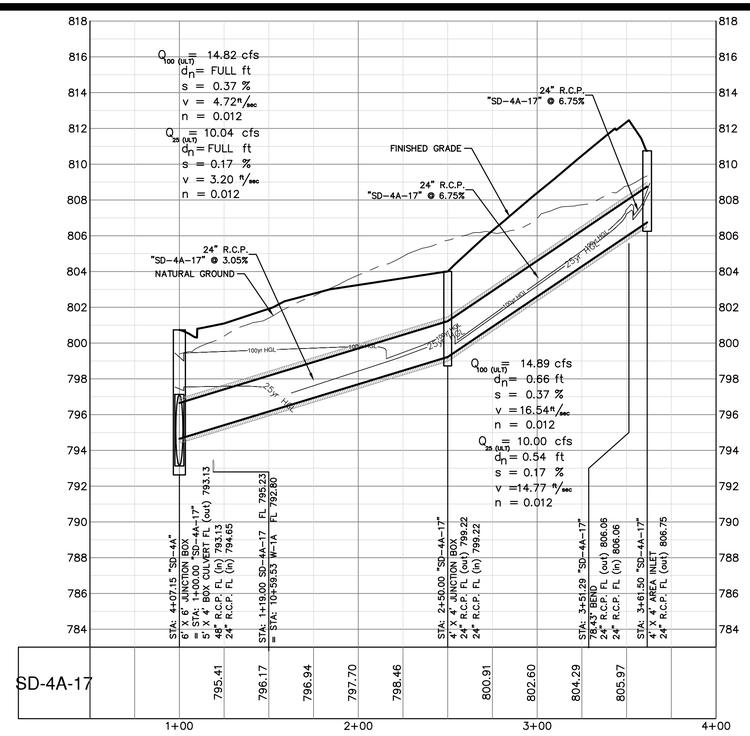
CLARA VISTA
PHASE 2
STORM DRAIN PROFILES SD-3B & SD-3C

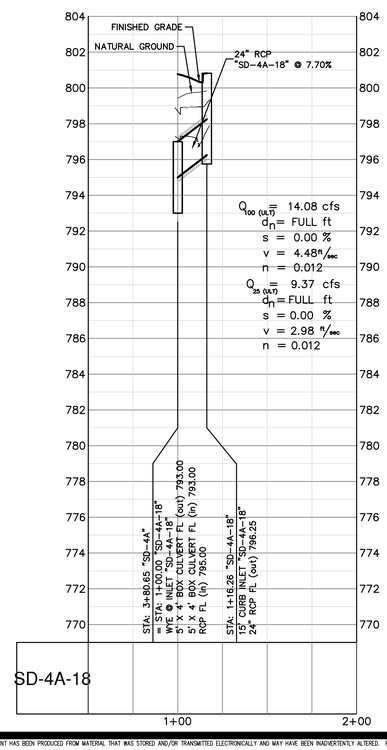
CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 52 OF 111

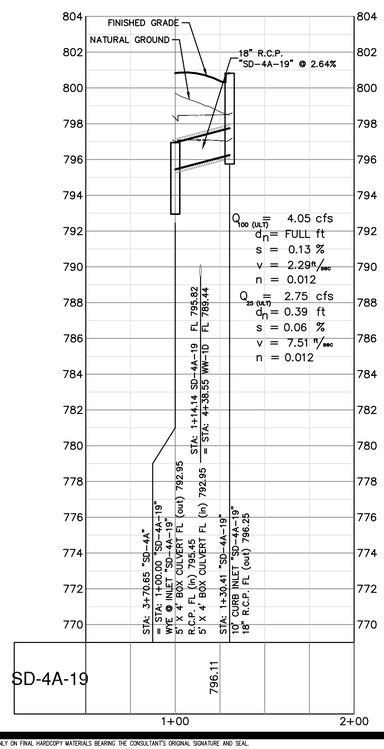
Date: Jan 11, 2026, 6:19pm User ID: achavez
File: K:\Projects\51432\03\300 Construction Documents\Civil\SD51432-03.dwg

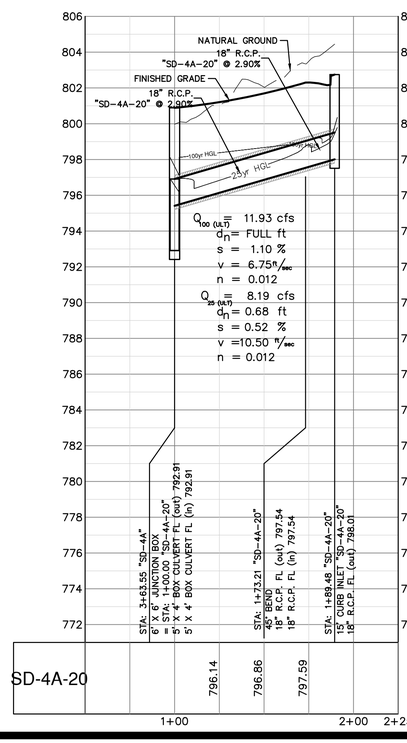
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

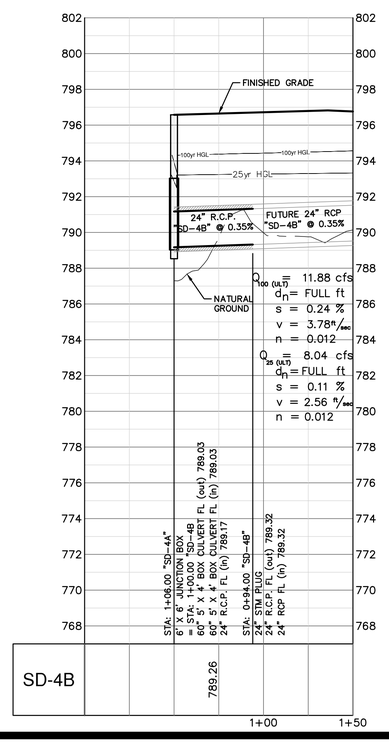












PROFILE SCALES:
1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:
NATURAL GROUND
FINISHED GRADE
SUBGRADE
PROPOSED STORM DRAIN
25-YR HGL
100-YR HGL

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
1/12/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

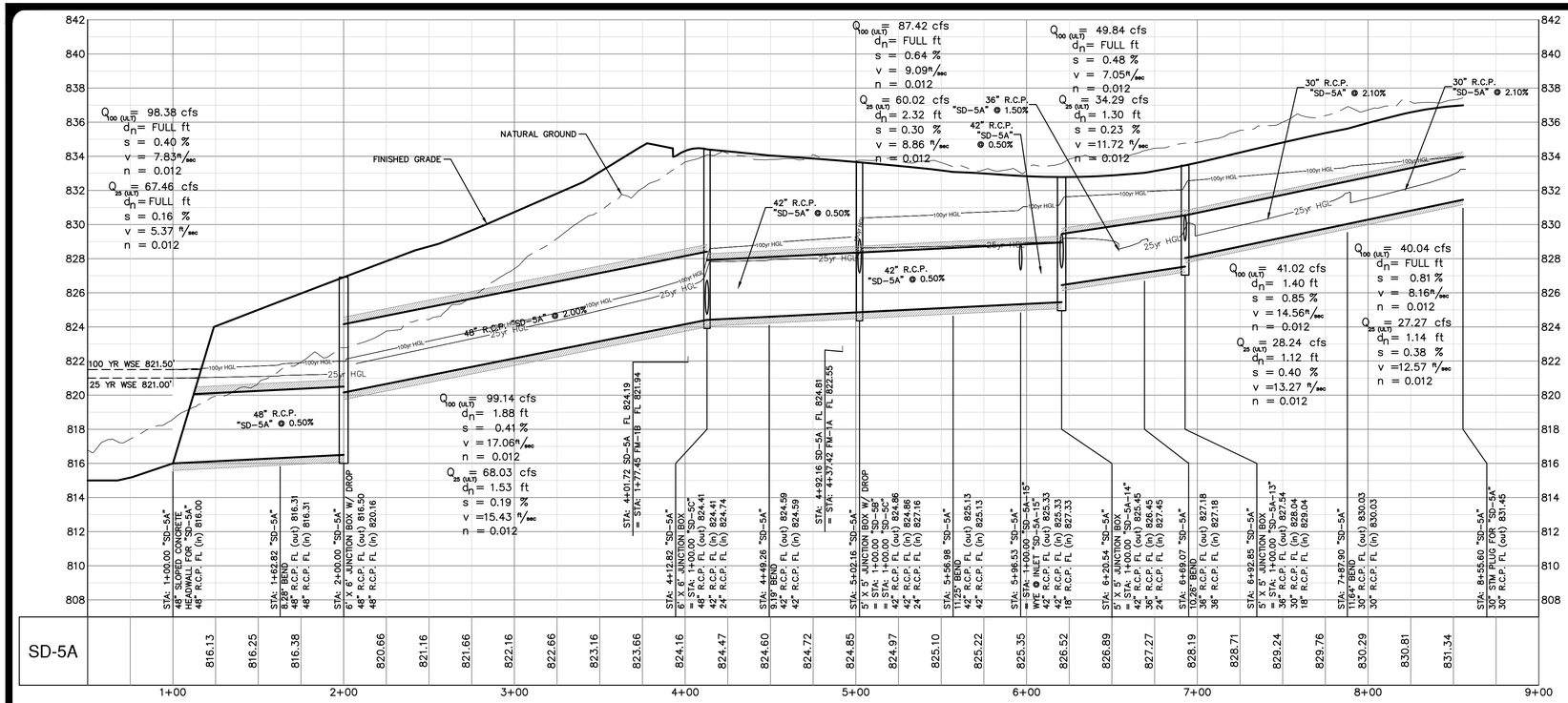
CLARA VISTA
PHASE 2

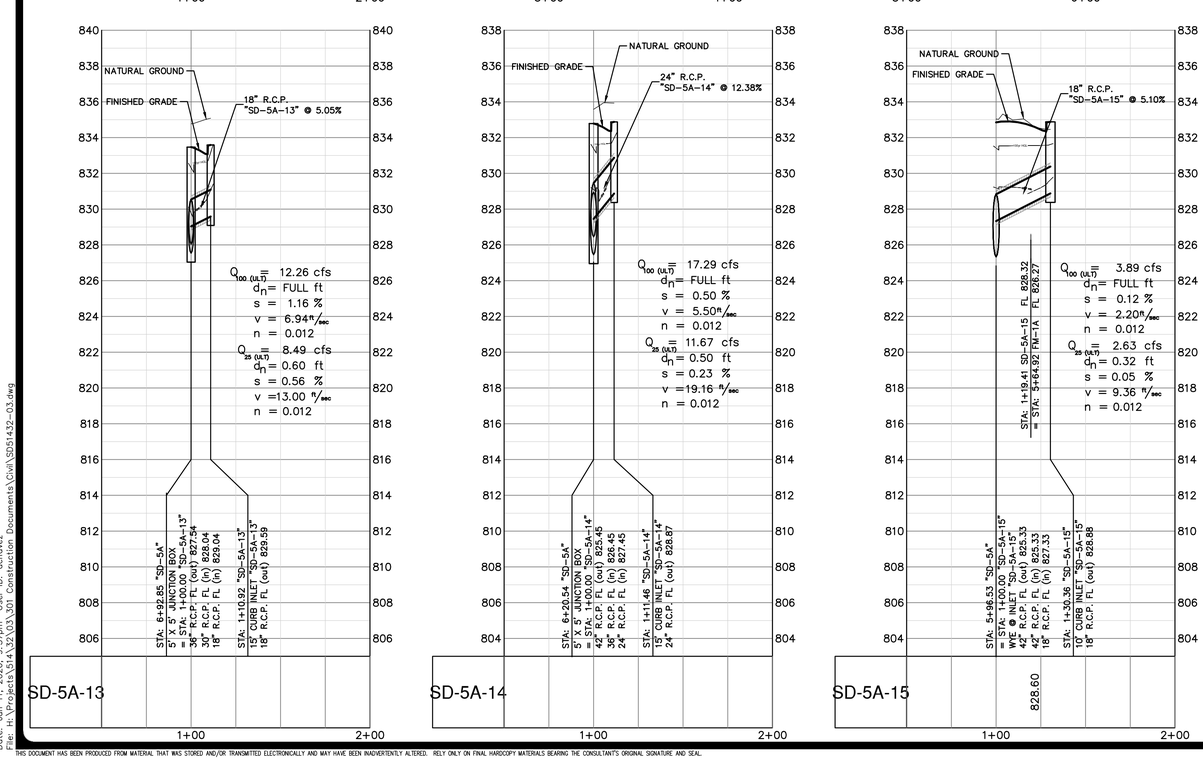
STORM DRAIN PROFILES SD-4A & SD-4B

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 53 OF 111

Date: Jan 12, 2026, 9:39am User ID: ACHAVEZ
File: J:\Projects\514_\20\03\301 Construction Documents\Civil\SD51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.





PROFILE SCALES:
1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:
NATURAL GROUND
FINISHED GRADE
SUBGRADE
PROPOSED STORM DRAIN
25-YR HGL
100-YR HGL

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
Aimee Chavez 1/11/26

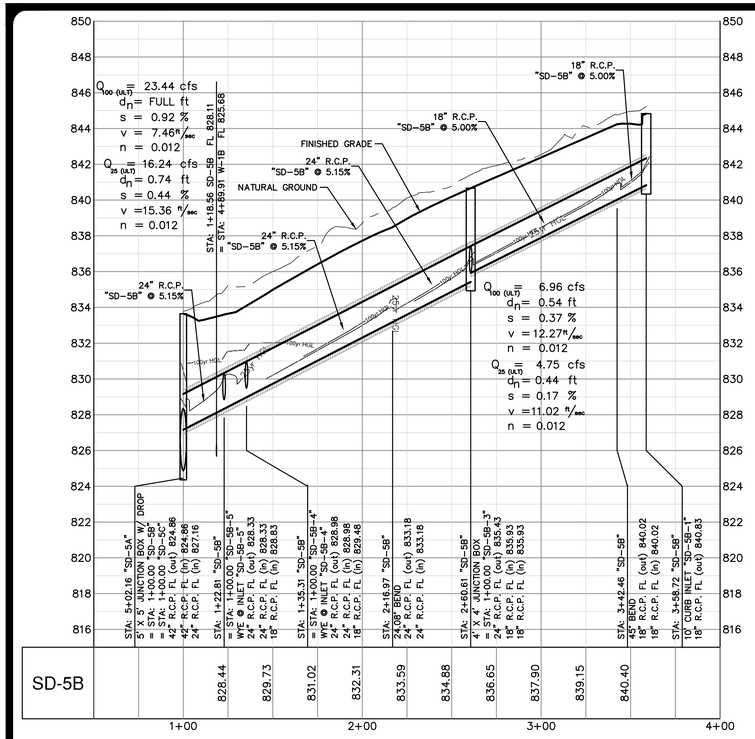
PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
STORM DRAIN PROFILES SD-5A

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 54 OF 111

Date: Jan 11, 2026, 9:37am User ID: achavez
File: H:\Projects\51432\03\01 Construction Documents\Civil\SD51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



PROFILE SCALES:
1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:
NATURAL GROUND
FINISHED GRADE
SUBGRADE
PROPOSED STORM DRAIN
25-YR HGL
100-YR HGL

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

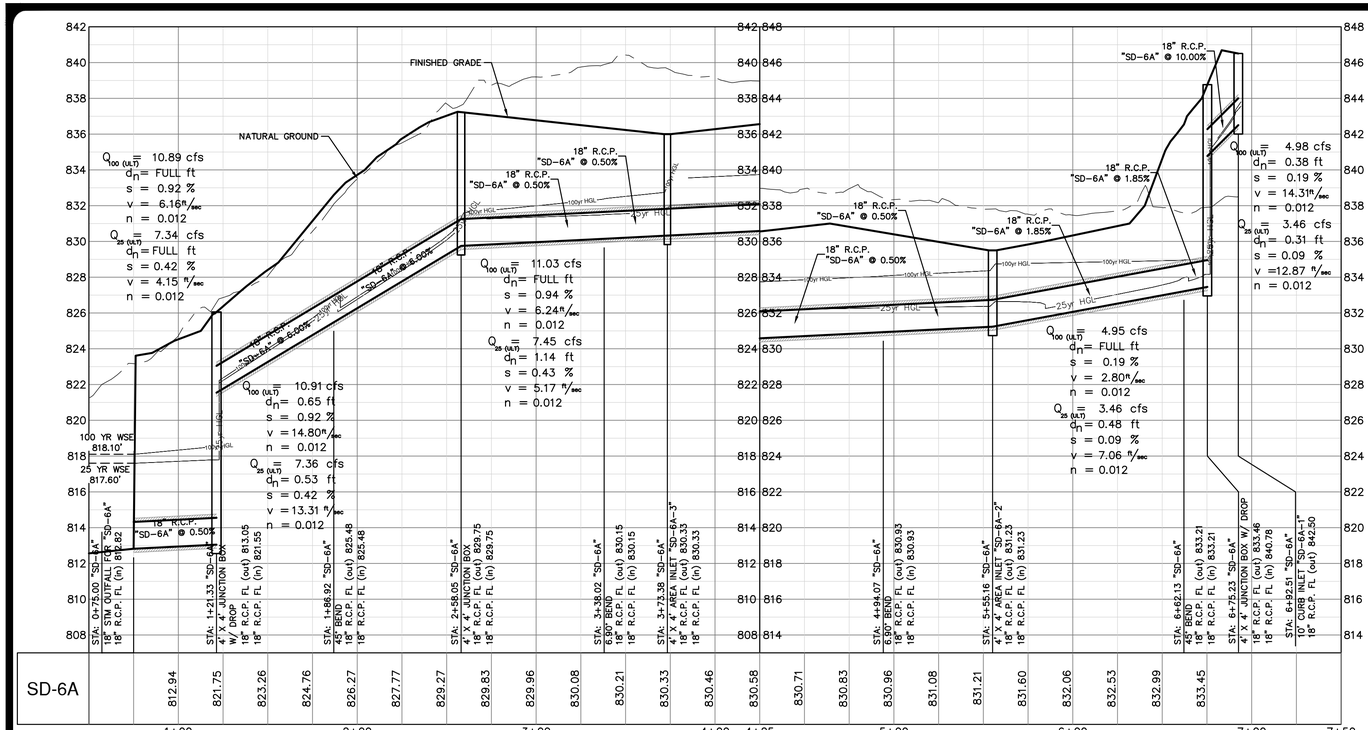
CLARA VISTA
PHASE 2

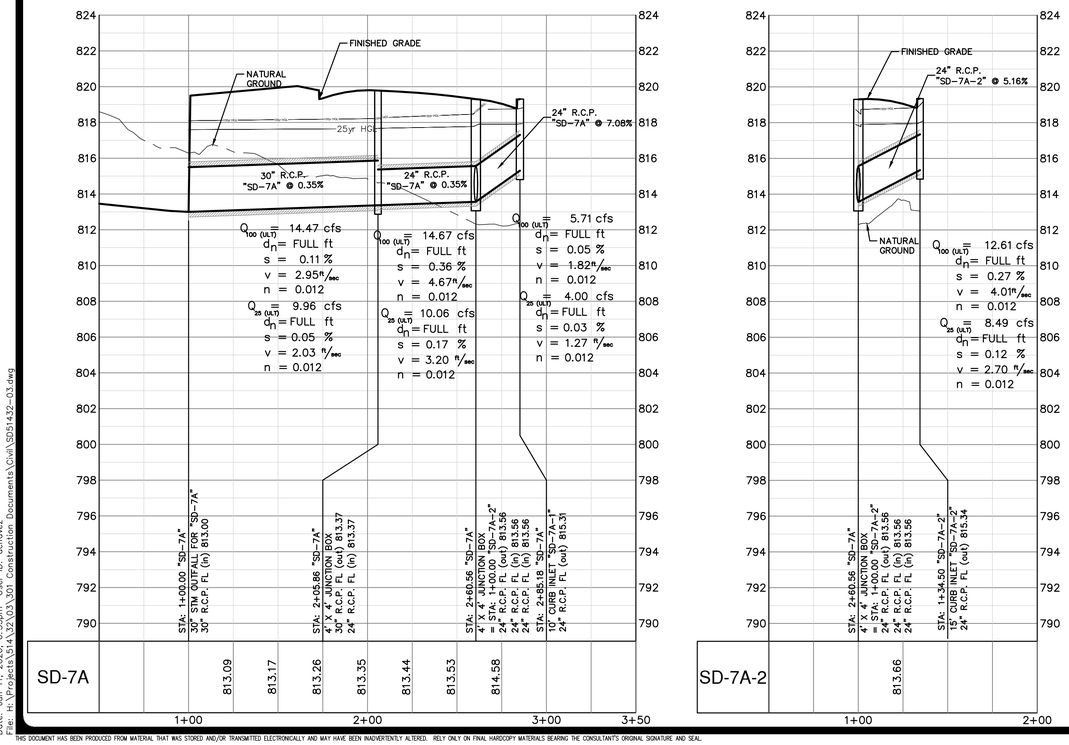
STORM DRAIN PROFILES SD-5B & SD-5C

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 55 OF 111

Date: Jan 11, 2026, 6:32pm User ID: achavez
File: J:\Projects\51432\03\01 Construction Documents\Civil\SD51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.





PROFILE SCALES:
1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:
NATURAL GROUND
FINISHED GRADE
SUBGRADE
PROPOSED STORM DRAIN
25-YR HGL
100-YR HGL

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
STORM DRAIN PROFILES SD-6A & SD-7A

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 56 OF 111

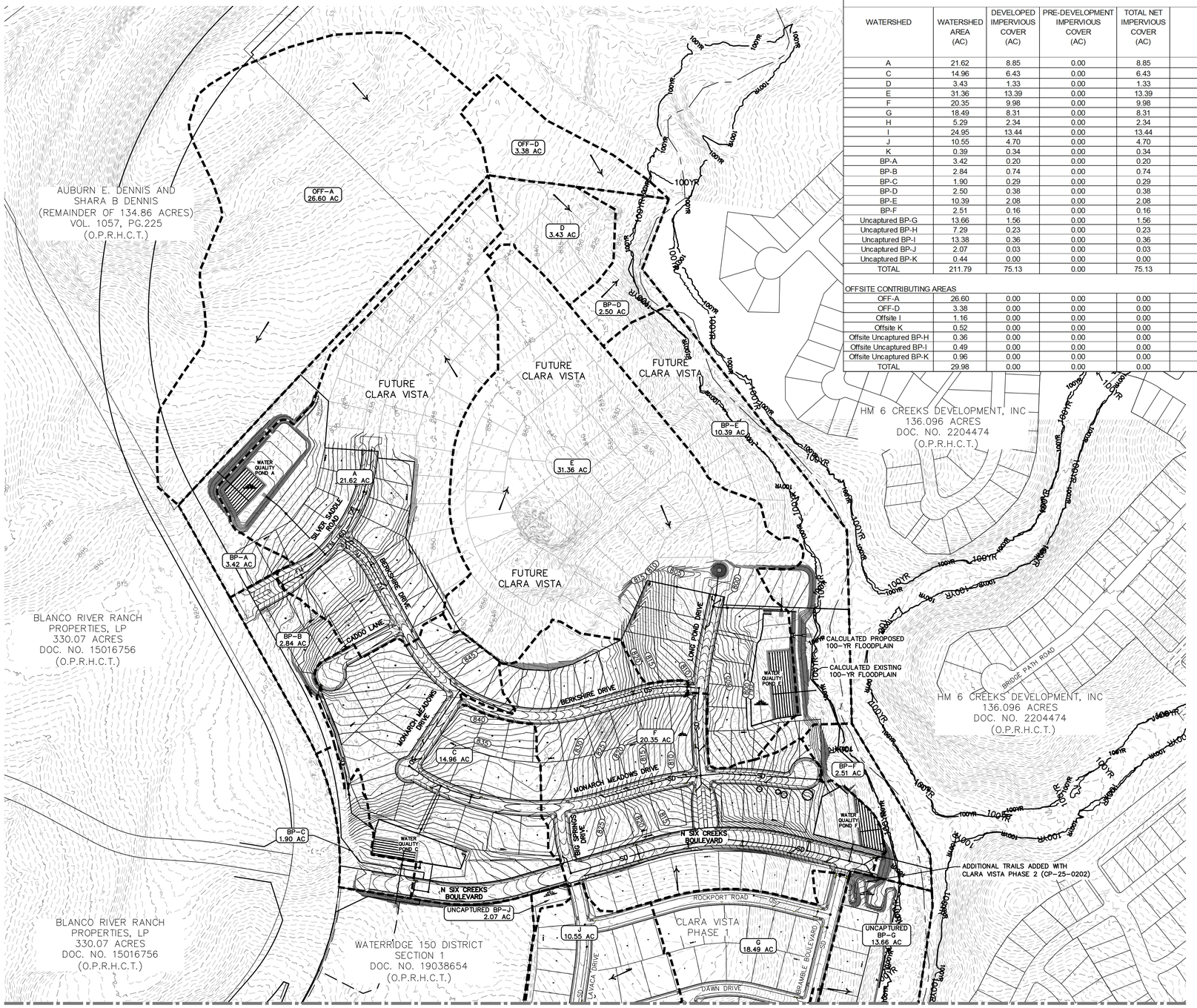
Date: Jan 11, 2026, 6:33pm User ID: achavez
File: H:\Projects\51432\03\01 Construction Documents\Civil\51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CLARA VISTA PHASE 1, 2, & 3 & SIX CREEKS BLVD. PHASE 2 - WATER QUALITY TREATMENT SUMMARY

CLARA VISTA PHASE 1, 2, & 3 & SIX CREEKS BLVD. PHASE 2 CZP MOD

WATERSHED	WATERSHED AREA (AC)	DEVELOPED IMPERVIOUS COVER (AC)	PRE-DEVELOPMENT IMPERVIOUS COVER (AC)	TOTAL NET IMPERVIOUS COVER (AC)	BMP TYPE	REQUIRED REMOVAL OF TSS GENERATED ANNUALLY (LBS) L_{RT}	TSS REMOVED ANNUALLY (LBS) L_R
A	21.62	8.85	0.00	8.85	POND A - SAND FILTER W/ IMPROVED MEDIA	7,940	9,192
C	14.96	6.43	0.00	6.43	POND C - SAND FILTER W/ IMPROVED MEDIA	5,772	6,670
D	3.43	1.33	0.00	1.33	POND D - SAND FILTER W/ IMPROVED MEDIA	1,195	1,386
E	31.36	13.39	0.00	13.39	POND E - SAND FILTER W/ IMPROVED MEDIA	12,020	13,893
F	20.35	9.98	0.00	9.98	POND F - SAND FILTER W/ IMPROVED MEDIA	8,954	10,301
G	18.49	8.31	0.00	8.31	POND G - SAND FILTER W/ IMPROVED MEDIA	7,458	8,773
H	5.29	2.34	0.00	2.34	POND H - SAND FILTER W/ IMPROVED MEDIA	2,101	2,332
I	24.95	13.44	0.00	13.44	POND I - SAND FILTER W/ IMPROVED MEDIA	12,060	12,727
J	10.55	4.70	0.00	4.70	POND J - SAND FILTER W/ IMPROVED MEDIA	4,217	4,647
K	0.39	0.34	0.00	0.34	POND K - SAND FILTER W/ IMPROVED MEDIA	309	350
BP-A	3.42	0.20	0.00	0.20	OVERTREATMENT	184	0
BP-B	2.84	0.74	0.00	0.74	OVERTREATMENT	669	0
BP-C	1.90	0.29	0.00	0.29	OVERTREATMENT	256	0
BP-D	2.50	0.38	0.00	0.38	OVERTREATMENT	344	0
BP-E	10.39	2.08	0.00	2.08	OVERTREATMENT	1,863	0
BP-F	2.51	0.16	0.00	0.16	OVERTREATMENT	147	0
Uncaptured BP-G	13.66	1.56	0.00	1.56	OVERTREATMENT	1,397	0
Uncaptured BP-H	7.29	0.23	0.00	0.23	OVERTREATMENT	210	0
Uncaptured BP-I	13.38	0.36	0.00	0.36	OVERTREATMENT	319	0
Uncaptured BP-J	2.07	0.03	0.00	0.03	OVERTREATMENT	27	0
Uncaptured BP-K	0.44	0.00	0.00	0.00	N/A	N/A	N/A
TOTAL	211.79	75.13	0.00	75.13		**67,440**	**70,270**
OFFSITE CONTRIBUTING AREAS							
OFF-A	26.60	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
OFF-D	3.38	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite I	1.16	0.00	0.00	0.00	POND I - SAND FILTER W/ IMPROVED MEDIA	N/A	N/A
Offsite K	0.52	0.00	0.00	0.00	POND K - SAND FILTER W/ IMPROVED MEDIA	N/A	N/A
Offsite Uncaptured BP-H	0.36	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite Uncaptured BP-I	0.49	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite Uncaptured BP-K	0.96	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
TOTAL	29.98	0.00	0.00	0.00		**N/A**	**N/A**



SCALE: 1" = 200'

0' 200' 400' 600'

LEGEND

- PROPOSED WATERSHED
- OFFSITE 3A 3.92 AC — WATERSHED ACREAGE
- FLOW DIRECTION

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED PROFESSIONAL ENGINEER

Aimee Chz 1/23/26

PAPE-DAWSON ENGINEERS

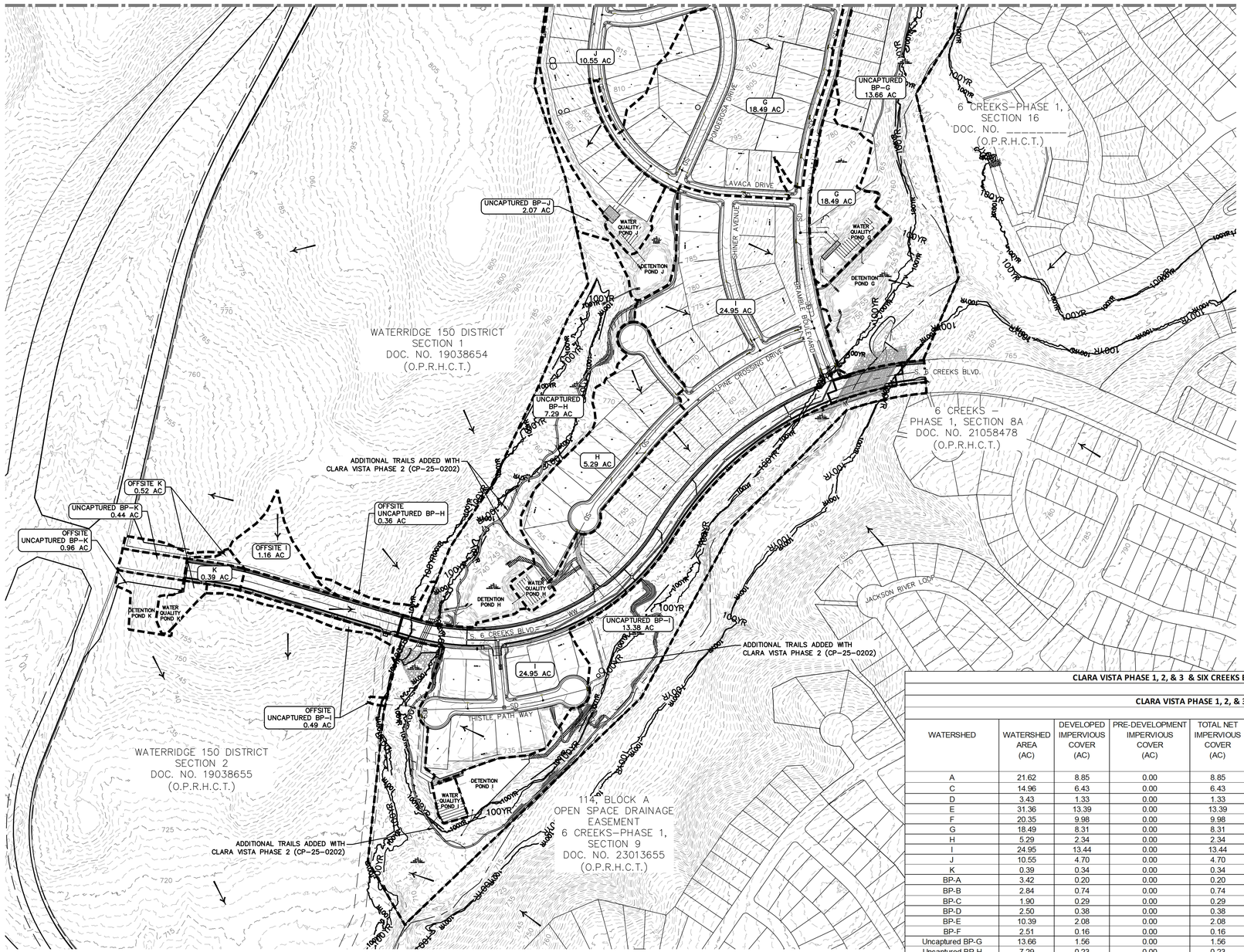
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
ULTIMATE TCEQ WATER QUALITY TREATMENT SUMMARY 1 OF 2

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 57 OF 111

Date: Jan 23, 2026, 9:14am User ID: Chrause
File: I:\Projects\514\321\03\301 Construction Documents\Civil\WQ51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1" = 200'

0' 200' 400' 600'

LEGEND

- PROPOSED WATERSHED
- OFFSITE 3A 3.92 AC — WATERSHED ACREAGE
- FLOW DIRECTION

CLARA VISTA PHASE 1, 2, & 3 & SIX CREEKS BLVD. PHASE 2 - WATER QUALITY TREATMENT SUMMARY

CLARA VISTA PHASE 1, 2, & 3 & SIX CREEKS BLVD. PHASE 2 CZP MOD

WATERSHED	WATERSHED AREA (AC)	DEVELOPED IMPERVIOUS COVER (AC)	PRE-DEVELOPMENT IMPERVIOUS COVER (AC)	TOTAL NET IMPERVIOUS COVER (AC)	BMP TYPE	REQUIRED REMOVAL OF TSS GENERATED ANNUALLY (LBS) L_M	TSS REMOVED ANNUALLY (LBS) L_R
A	21.62	8.85	0.00	8.85	POND A - SAND FILTER W/ IMPROVED MEDIA	7,940	9,192
C	14.96	6.43	0.00	6.43	POND C - SAND FILTER W/ IMPROVED MEDIA	5,772	6,670
D	3.43	1.33	0.00	1.33	POND D - SAND FILTER W/ IMPROVED MEDIA	1,195	1,386
E	31.36	13.39	0.00	13.39	POND E - SAND FILTER W/ IMPROVED MEDIA	12,020	13,893
F	20.35	9.98	0.00	9.98	POND F - SAND FILTER W/ IMPROVED MEDIA	8,954	10,301
G	18.49	8.31	0.00	8.31	POND G - SAND FILTER W/ IMPROVED MEDIA	7,458	8,773
H	5.29	2.34	0.00	2.34	POND H - SAND FILTER W/ IMPROVED MEDIA	2,101	2,332
I	24.95	13.44	0.00	13.44	POND I - SAND FILTER W/ IMPROVED MEDIA	12,060	12,727
J	10.55	4.70	0.00	4.70	POND J - SAND FILTER W/ IMPROVED MEDIA	4,217	4,647
K	0.39	0.34	0.00	0.34	POND K - SAND FILTER W/ IMPROVED MEDIA	309	350
BP-A	3.42	0.20	0.00	0.20	OVERTREATMENT	184	0
BP-B	2.84	0.74	0.00	0.74	OVERTREATMENT	669	0
BP-C	1.90	0.29	0.00	0.29	OVERTREATMENT	256	0
BP-D	2.50	0.38	0.00	0.38	OVERTREATMENT	344	0
BP-E	10.39	2.08	0.00	2.08	OVERTREATMENT	1,863	0
BP-F	2.51	0.16	0.00	0.16	OVERTREATMENT	147	0
Uncaptured BP-G	13.66	1.56	0.00	1.56	OVERTREATMENT	1,397	0
Uncaptured BP-H	7.29	0.23	0.00	0.23	OVERTREATMENT	210	0
Uncaptured BP-I	13.38	0.36	0.00	0.36	OVERTREATMENT	319	0
Uncaptured BP-J	2.07	0.03	0.00	0.03	OVERTREATMENT	27	0
Uncaptured BP-K	0.44	0.00	0.00	0.00	N/A	N/A	N/A
TOTAL	211.79	75.13	0.00	75.13		**67,440**	**70,270**
OFFSITE CONTRIBUTING AREAS							
OFF-A	26.60	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
OFF-D	3.38	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite I	1.16	0.00	0.00	0.00	POND I - SAND FILTER W/ IMPROVED MEDIA	N/A	N/A
Offsite K	0.52	0.00	0.00	0.00	POND K - SAND FILTER W/ IMPROVED MEDIA	N/A	N/A
Offsite Uncaptured BP-H	0.36	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite Uncaptured BP-I	0.49	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite Uncaptured BP-K	0.96	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
TOTAL	29.98	0.00	0.00	0.00		**N/A**	**N/A**

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chz 1/23/26

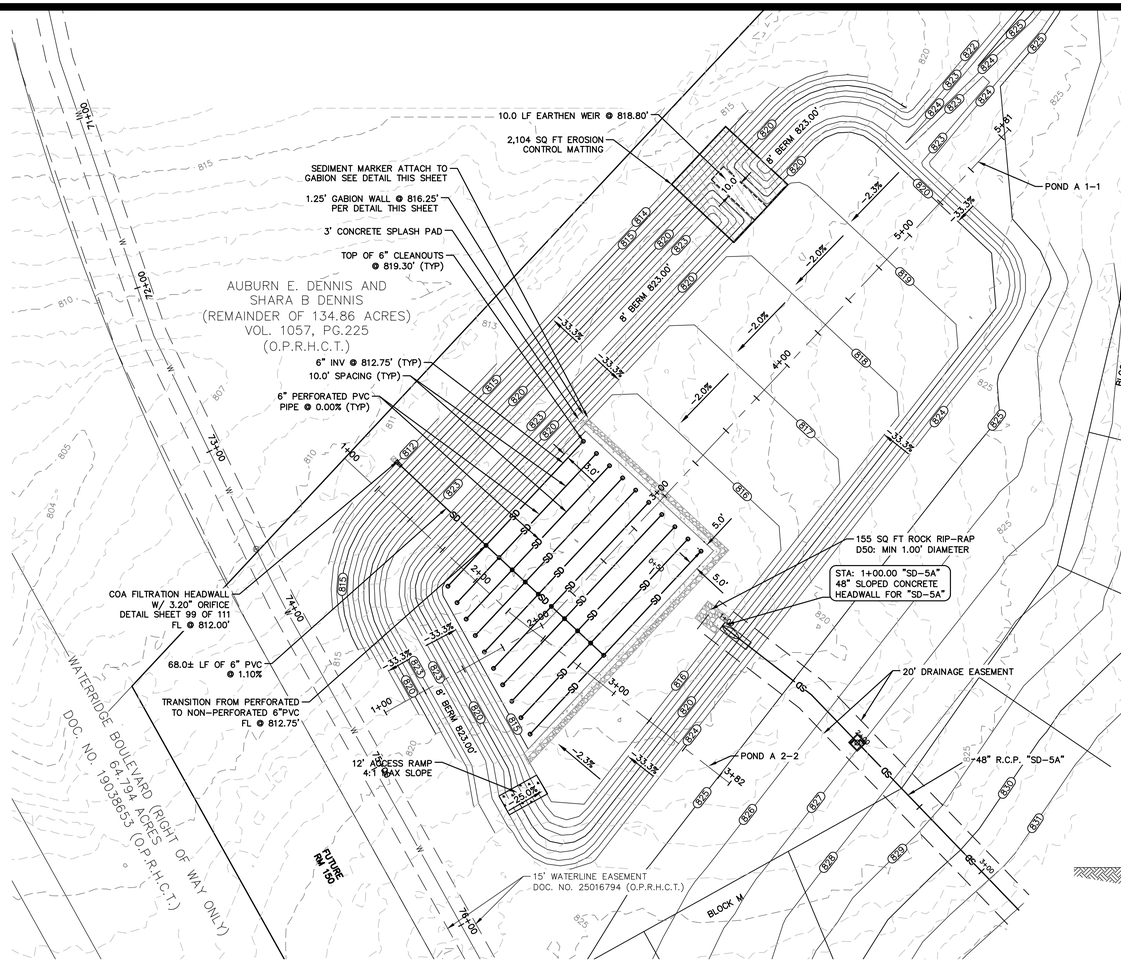
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

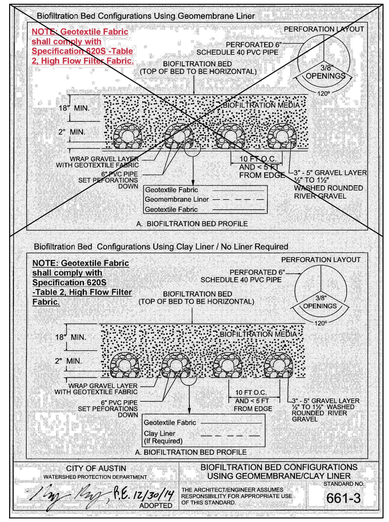
CLARA VISTA
PHASE 2
ULTIMATE TCEQ WATER QUALITY TREATMENT SUMMARY 2 OF 2

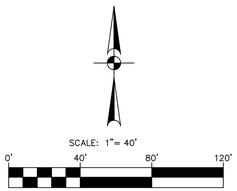
CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TC
SHEET 58 OF 111

Date: Jan 23, 2026, 9:15am User ID: CKrause
File: H:\Projects\514\32\03\301 Construction Documents\Civil\W051432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.







LEGEND

735 PROPOSED CONTOURS

735 EXISTING CONTOURS

BOUNDARY LINE

PROFILE SCALES:

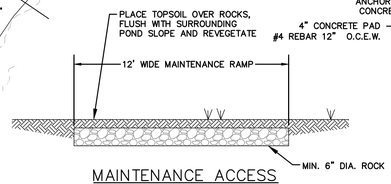
1" = 40' HORIZONTAL

1" = 4' VERTICAL

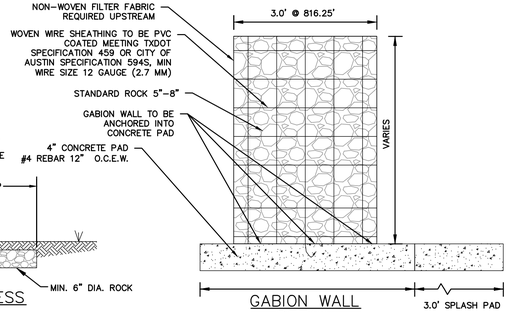
PROFILE LEGEND:

NATURAL GROUND

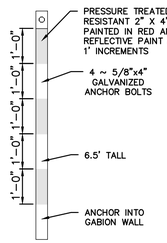
FINISHED GRADE



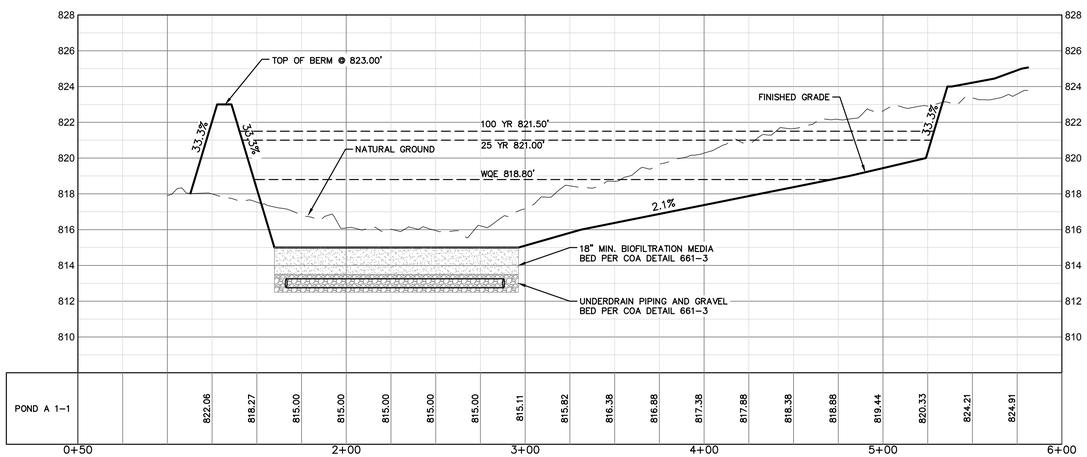
MAINTENANCE ACCESS SECTION
N.T.S.

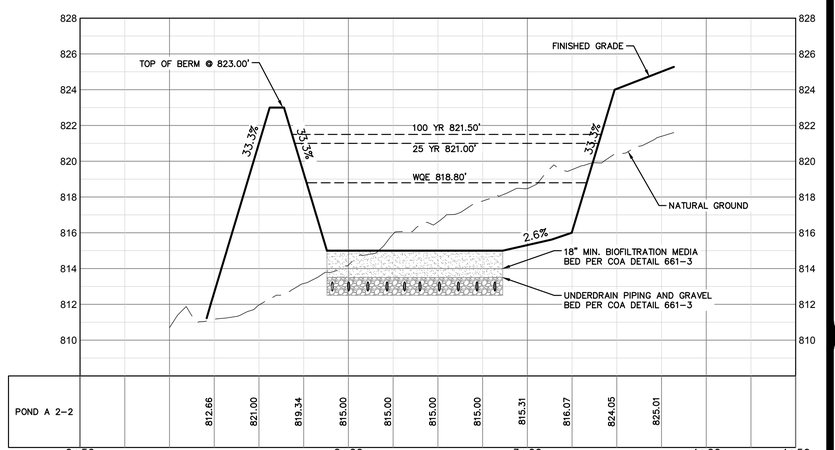


GABION WALL DETAIL
N.T.S.



SEDIMENT MARKER
N.T.S.





DATE

NO. REVISION

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

WATER QUALITY & DETENTION POND A

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 59 OF 111

Date: Jan 11, 2026, 7:54am User ID: achavez
File: H:\Projects\51432\03\300 Construction Documents\Civil\P051432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

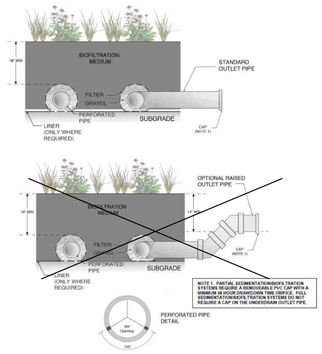
CP-25-0202

APPENDIX R-6:
FULL OR PARTIAL BIOFILTRATION POND CALCULATIONS
FOR DEVELOPMENT PERMITS
Clara Vista Phase 2 & 3, 51432-03

DRAINAGE AREA DATA:

Drainage area to control (DA)	21.62	ac.
Drainage area Impervious Cover	40.92%	
Capture Depth (CD) = (0.5+(IC-20)/100)	0.71	in

WATER QUALITY CONTROL CALCULATIONS	Required		Provided	
The Water Quality Control is to be BIOFILTRATON				
25-year peak flow rate to control (Q25)	171.80	cfs	171.80	cfs
100-year peak flow rate to control (Q100)	231.40	cfs		
Water Quality Volume (WQV=CD*DA*3630) @ WQE	58,790.93	cf	117,848.41	cf
Maximum Ponding Depth above Sand Bed (H)			3.80	ft
Sedimentation Pond Area			8,769.25	sf
For Full Sedimentation Pond Volume (min. of WQV)	☐	cf		cf
For Partial Sedimentation Pond Volume (min of 20% of WQV)	☐ 23,569.68	cf	57,159.18	cf
For Full Filtration Pond Area , Af = WQV/(7 + 2.33*H)	☐	sf		sf
For Partial Filtration Pond Area , Af = WQV/(4 + 1.33*H)	☐ 13,016.17	sf	13,318.97	sf
Filtration Pond Volume			60,689.23	cf
Water Quality Elevation			818.80	ft msl
Elevation of Splitter/Overflow Weir (min WQ elev)	☐ 818.80	ft msl	818.80	ft msl
Top of gabion wall (elev)			817.5	ft msl
Biofiltration Pond Drawdown Time (min.48 hrs)	☐ 48	hrs	48.00	hrs
Underdrain Orifice Size (diameter)		in	3.20	in
Underdrain Orifice Size (area)		sq in	8.04	sq in
BIOLOGICAL ELEMENTS CALCULATIONS:				
Surface Area of Sedimentation Area (SA)	☐ 400	sf	8,769.25	sf
Sedimentation Pond Plantings (Min. 10% of Sedimentation Area)	☐ 40	plants	877	plants
Filtration Pond Plantings (Min. 20% of Filtration Area)	☐ 80	plants	2,664	plants



Sedimentation Pond

Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)	
815.00	0.00	0.00	0.00	0	0	
816.00	1.00	1.00	8769.25	2,923	2,923	
817.00	1.00	2.00	16252.06	12,320	15,243	
818.00	1.00	3.00	24116.08	20,055	35,298	
818.80	0.80	3.80	30667.77	21,861	57,159	WQV
819.00	0.20	4.00	32354.78	6,302	63,461	
820.00	1.00	5.00	39795.13	36,011	99,472	
821.00	1.00	6.00	42433.68	41,107	140,579	
822.00	1.00	7.00	45007.50	43,714	184,293	
823.00	1.00	8.00	47561.35	46,279	230,572	TOP OF POND

Filtration Pond

Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)	Combined Pond Volumes (cf)	
815.00	0.00	0.00	13318.97	0.00	0.00	0.00	
816.00	1.00	1.00	15554.28	14,422	14,422	17,345.27	
817.00	1.00	2.00	16261.53	15,907	30,329	45,571.67	
818.00	1.00	3.00	16945.50	16,602	46,931	82,229.18	
818.80	0.80	3.80	17451.02	13,758	60,689	117,848.41	WQV
819.00	0.20	4.00	17609.33	3,506	64,195	127,655.93	
820.00	1.00	5.00	18401.36	18,004	82,199	181,670.67	
821.00	1.00	6.00	19155.84	18,777	100,976	241,555.35	
822.00	1.00	7.00	19943.77	19,548	120,525	304,818.11	
823.00	1.00	8.00	20747.39	20,344	140,869	371,440.92	TOP OF POND

Pond A

Elevation (ft)	Depth (ft)	Area (ft^2)	Area (ac)	Inc. Volume (ft^3)	Cum. Volume (ft^3)	
815.00	0.00	13,318.97	0.30576	0	0	
816.00	1.00	24,323.53	0.55839	18,821	18,821	
817.00	2.00	32,513.59	0.74641	28,419	47,240	
818.00	3.00	41,061.58	0.94264	36,788	84,027	
819.00	4.00	49,964.11	1.14702	45,513	129,540	
820.00	5.00	58,196.49	1.33601	54,080	183,621	
821.00	6.00	61,589.52	1.41390	59,893	243,514	
822.00	7.00	64,951.27	1.49108	63,270	306,784	
823.00	8.00	68,301.74	1.56799	66,627	373,410	

Storm Event	WSE	Spillways	Outlets
2-YR	819.80	10' @ 818.80	
10-YR	820.60		
25-YR	821.00		
100-YR	821.50		

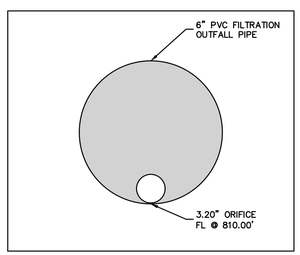
PARTIAL SEDIMENTATION/FILTRATION W/ STACKED DETENTION POND MAINTENANCE PLAN:

STANDARD REQUIREMENTS PER COA ECM SECTION 1.6.3 C

1. ACCUMULATED PAPER, TRASH AND DEBRIS SHALL BE REMOVED EVERY SIX (6) MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.
2. STRUCTURAL INTEGRITY SHALL BE MAINTAINED AT ALL TIMES. BASINS AND ALL APPURTENANCES SHALL BE INSPECTED ANNUALLY, OR MORE FREQUENTLY IF SPECIFIED, AND REPAIRS SHALL BE MADE IF NECESSARY. WHEN MAINTENANCE OR REPAIRS ARE PERFORMED, THE SCM SHALL BE RESTORED TO THE ORIGINAL LINES AND GRADES.
3. CORRECTIVE MAINTENANCE SHALL OCCUR:
   a. ANY TIME DRAWDOWN OF THE WATER QUALITY VOLUME DOES NOT OCCUR WITHIN NINETY-SIX (96) HOURS (I.E., NO STANDING WATER IS ALLOWED), UNLESS A GREATER MAXIMUM DRAWDOWN TIME IS SPECIFIED IN THE PLANS.
   b. FOR DETENTION PONDS ONLY, ANY TIME DRAWDOWN DOES NOT OCCUR WITHIN TWENTY-FOUR (24) HOURS.
4. THE INLET AND OUTLET OF SCMS SHALL BE MAINTAINED UNIMPEDED IN ORDER TO CONVEY FLOW AT ALL TIMES. OBSERVED BLOCKAGES TO THE INLET AND OUTLET, DUE TO VEGETATION, SEDIMENT, DEBRIS, OR ANY OTHER CAUSE, SHALL BE REMOVED.
5. NO UNVEGETATED AREA SHALL EXCEED TEN (10) SQUARE FEET. THIS PERFORMANCE REQUIREMENT APPLIES TO THE ENTIRE POND INCLUDING THE POND BOTTOM, SIDE SLOPES, AND AREAS ADJACENT TO THE POND, AND IS INTENDED TO LIMIT EROSION.
6. INTEGRATED PEST MANAGEMENT SHALL BE PERFORMED AND SHALL ADHERE TO SECTION 1.6.2.F, INTEGRATED PEST MANAGEMENT GUIDELINES.
7. THE MINIMUM VEGETATION HEIGHT SHALL BE FOUR (4) INCHES IN THE SCM AND ALL APPURTENANCES, INCLUDING THE TOE OF THE BERM OR WALL OUTSIDE THE SCM, WHERE APPLICABLE.
8. SEDIMENT BUILD-UP SHALL BE REMOVED:
   a. WHEN THE ACCUMULATION EXCEEDS SIX (6) INCHES IN SPLITTER BOXES, WET WELLS AND BASINS.
   b. WHEN SEDIMENT TRAPS ARE FULL.
   c. WHEN SEDIMENT, OF ANY AMOUNT, CAUSES STANDING WATER CONDITIONS OR REDUCES BASIN STORAGE BY MORE THAN 10%.
9. WHEN SEDIMENT IS REMOVED, THE FOLLOWING REQUIREMENTS APPLY:
   a. IRRIGATION SHALL BE PROVIDED, AS NEEDED, UNTIL VEGETATION IS ESTABLISHED (WELL ROOTED). SEE SECTION 1.6.3.D, IRRIGATION GUIDELINES.
   b. THE DESIGN DEPTH OF THE FILTRATION MEDIA SHALL BE VERIFIED. SEE SECTION 1.6.3.B.5.
   c. TILLING OF THE FILTRATION MEDIUM IS NOT ALLOWED.
10. SEDIMENTATION AND FILTRATION SCMs
    a. VEGETATION WITHIN THE SCM SHALL NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME, EXCEPT AS CALLED FOR IN THE DESIGN.
    b. VEGETATION THAT IS MOWED OR CUT SHALL BE REMOVED FROM THE SCM.
11. DETENTION BASINS
    a. VEGETATION WITHIN THIS BASIN SHALL NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME.

48hr drawdown (Variables)		
Orifice flow Formula: $Q = C_o A(2gH_O)^{0.5}$	0.6930	cfs at WQE
H_O = head over orfice (to mid orifice)	6.6668	ft
C_o = orifice coefficient (use 0.6)	0.6000	
Diameter of Pipe (D)	3.1969	in
A = orifice area, sq ft	0.0557	ft^2
g = gravitational constant, 32.2 ft/sec^2	32.2	ft/sec^2

48hr drawdown (Average Head Method)			
H	H/2	Q	**Total Time**
6.6668	3.3334	0.49	**47.99**



FILTRATION POND OUTLET SECTION

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, Phase 2 & 3
Date Prepared: 11/21/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
$L_{M\,TOTAL\,PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	211.79	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	75.13	acres
Total post-development impervious cover fraction * =	0.35	
P =	33	inches
$L_{M\,TOTAL\,PROJECT}$ =	67440	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 5

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = A

Total drainage basin/outfall area =	21.62	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	8.85	acres
Post-development impervious fraction within drainage basin/outfall area =	0.41	
$L_{M\,THIS\,BASIN}$ =	7940	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Sand Filter	
Removal efficiency =	89	percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	21.62	acres
A_I =	8.85	acres
A_P =	12.77	acres
L_R =	9192	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\,THIS\,BASIN}$ =	9192	lbs.
F =	1.00	

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.31	
On-site Water Quality Volume =	97715	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	19543	
Total Capture Volume (required water quality volume(s) x 1.20) =	117258	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	117258	cubic feet
Minimum filter basin area =	5429	square feet
Maximum sedimentation basin area =	48857	square feet For minimum water depth of 2 feet
Minimum sedimentation basin area =	12214	square feet For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	117258	cubic feet
Minimum filter basin area =	9771	square feet
Maximum sedimentation basin area =	39086	square feet For minimum water depth of 2 feet
Minimum sedimentation basin area =	2443	square feet For maximum water depth of 8 feet

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

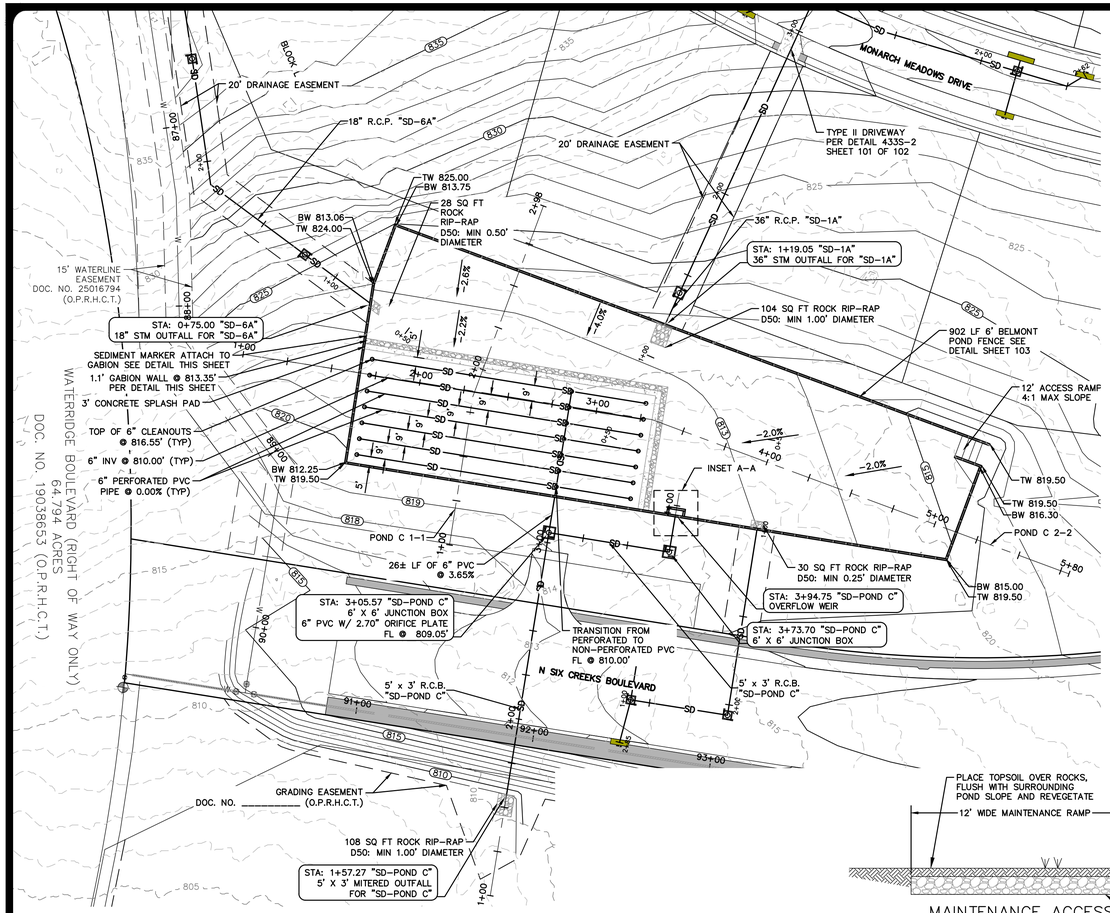
CLARA VISTA
PHASE 2

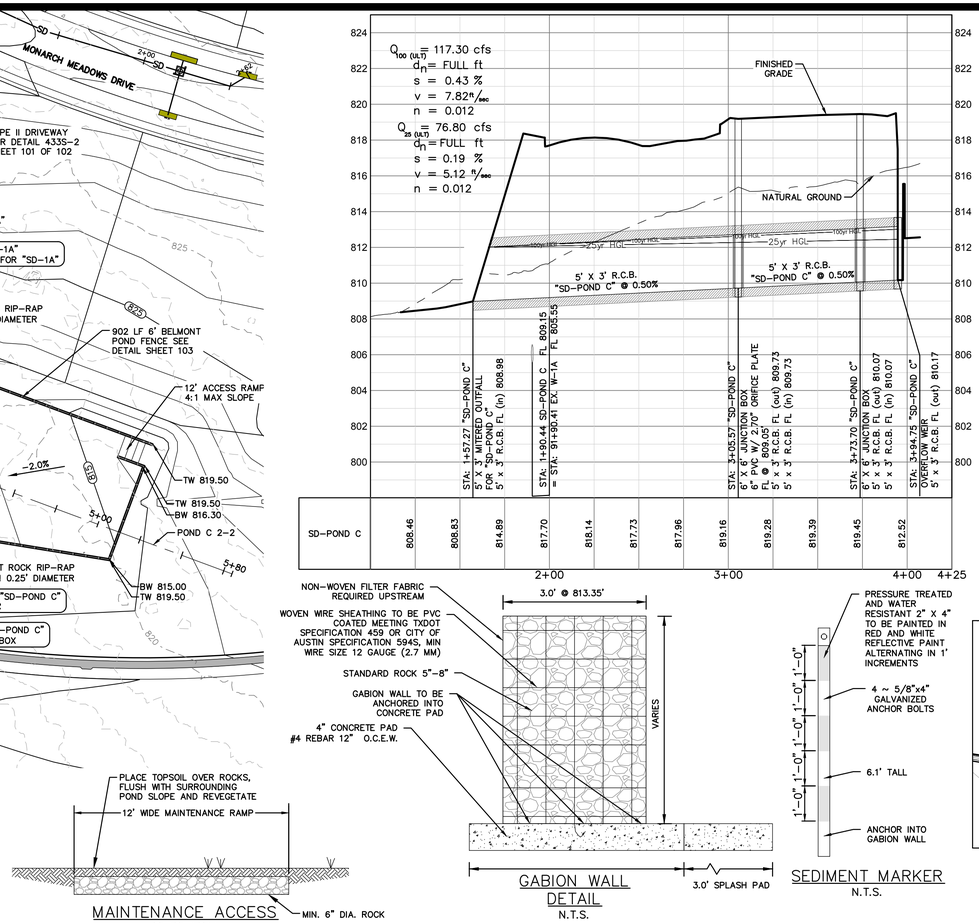
WATER QUALITY & DETENTION POND A DETAILS

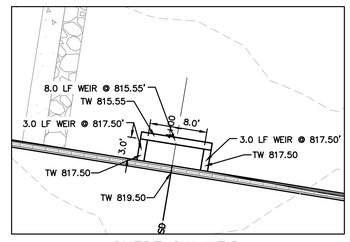
CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 60 OF 111

Date: Jan 11, 2026, 7:25am User ID: schwarz
File: H:\Projects\514\32\03\301 Construction Documents\Civil\P051432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

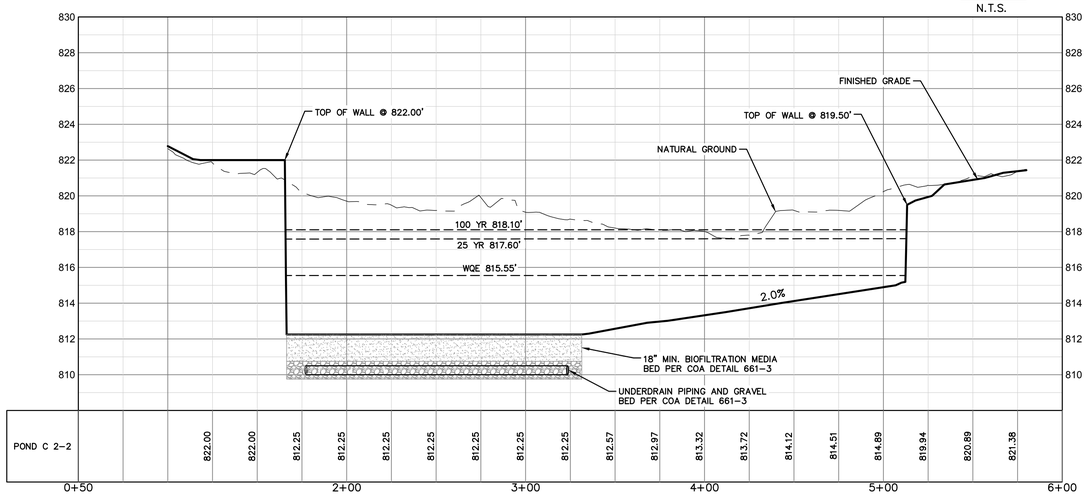


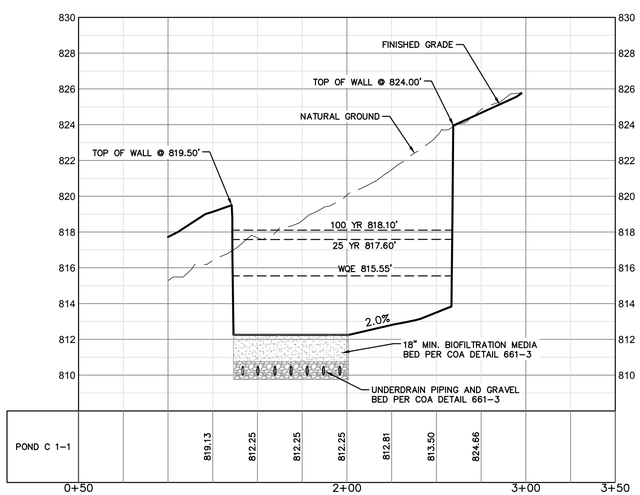


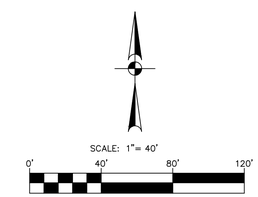


OVERFLOW WEIR INSET A-A
SCALE: 1" = 10'

MAINTENANCE ACCESS SECTION
N.T.S.







NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
WATER QUALITY & DETENTION POND C

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 61 OF 111

Date: Jan 11, 2026, 7:27pm User ID: achaves
File: H:\Projects\51432\03\301 Construction Documents\Civil\PD51432-03.dwg

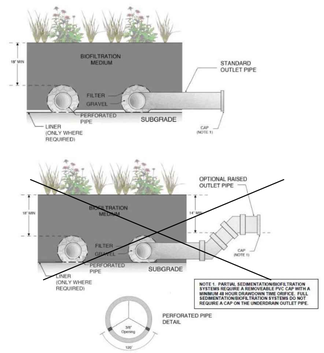
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

APPENDIX R-6:
FULL OR PARTIAL BIOFILTRATION POND CALCULATIONS
FOR DEVELOPMENT PERMITS
Clara Vista Phase 2 & 3, 51432-03

DRAINAGE AREA DATA:

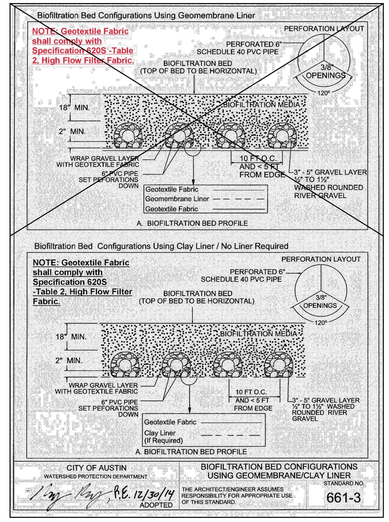
Drainage area to control (DA)	14.96	ac.
Drainage area Impervious Cover	43.00%	
Capture Depth (CD) = (0.5+(IC-20)/100)	0.73	in

WATER QUALITY CONTROL CALCULATIONS	Required		Provided	
The Water Quality Control is to be BIOFILTRATON				
25-year peak flow rate to control (Q25)	112.40	cfs	112.40	cfs
100-year peak flow rate to control (Q100)	151.20	cfs		
Water Quality Volume (WQV=CD*DA*3630) @ WQE	42,768.93	cf	84,130.55	cf
Maximum Ponding Depth above Sand Bed (H)			3.30	ft
Sedimentation Pond Area			7,243.71	sf
For Full Sedimentation Pond Volume (min. of WQV)		cf		cf
For Partial Sedimentation Pond Volume (min of 20% of WQV)	16,826.11	cf	46,114.36	cf
For Full Filtration Pond Area , Af = WQV/(7 + 2.33*H)		sf		sf
For Partial Filtration Pond Area , Af = WQV/(4 + 1.33*H)	10,028.67	sf	10,560.92	sf
Filtration Pond Volume			38,016.19	cf
Water Quality Elevation			815.55	ft msl
Elevation of Splitter/Overflow Weir (min WQ elev)	815.55	ft msl	815.55	ft msl
Top of gabion wall (elev)			820.5	ft msl
Biofiltration Pond Drawdown Time (min.48 hrs)	48	hrs	48.00	hrs
Underdrain Orifice Size (diameter)		in	2.70	in
Underdrain Orifice Size (area)		sq in	5.73	sq in
BIOLOGICAL ELEMENTS CALCULATIONS:				
Surface Area of Sedimentation Area (SA)	400	sf	10,560.92	sf
Sedimentation Pond Plantings (Min. 10% of Sedimentation Area)	40	plants	724	plants
Filtration Pond Plantings (Min. 20% of Filtration Area)	80	plants	2,112	plants



48hr drawdown (Variables)		
Orifice flow Formula: $Q = C_o A(2gH_D)^{0.5}$	0.4853	cfs at WQE
H_D = head over orifice (to mid orifice)	6.3668	ft
C_o = orifice coefficient (use 0.6)	0.6000	
Diameter of Pipe (D)	2.7040	in
A = orifice area, sq ft	0.0399	ft^2
g = gravitational constant, 32.2 ft/sec^2	32.2	ft/sec^2

48hr drawdown (Average Head Method)			
H	H/2	Q	**Total Time**
6.3668	3.1834	0.34	**48.93**



PARTIAL SEDIMENTATION/FILTRATION W/ STACKED DETENTION POND MAINTENANCE PLAN:

STANDARD REQUIREMENTS PER COA ECM SECTION 1.6.3 C

1. ACCUMULATED PAPER, TRASH AND DEBRIS SHALL BE REMOVED EVERY SIX (6) MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.
2. STRUCTURAL INTEGRITY SHALL BE MAINTAINED AT ALL TIMES. BASINS AND ALL APPURTENANCES SHALL BE INSPECTED ANNUALLY, OR MORE FREQUENTLY IF SPECIFIED, AND REPAIRS SHALL BE MADE IF NECESSARY. WHEN MAINTENANCE OR REPAIRS ARE PERFORMED, THE SCM SHALL BE RESTORED TO THE ORIGINAL LINES AND GRADES.
3. CORRECTIVE MAINTENANCE SHALL OCCUR:
   a. ANY TIME DRAWDOWN OF THE WATER QUALITY VOLUME DOES NOT OCCUR WITHIN NINETY–SIX (96) HOURS (I.E., NO STANDING WATER IS ALLOWED), UNLESS A GREATER MAXIMUM DRAWDOWN TIME IS SPECIFIED IN THE PLANS.
   b. FOR DETENTION PONDS ONLY, ANY TIME DRAWDOWN DOES NOT OCCUR WITHIN TWENTY–FOUR (24) HOURS.
4. THE INLET AND OUTLET OF SCMS SHALL BE MAINTAINED UNIMPEDED IN ORDER TO CONVEY FLOW AT ALL TIMES. OBSERVED BLOCKAGES TO THE INLET AND OUTLET, DUE TO VEGETATION, SEDIMENT, DEBRIS, OR ANY OTHER CAUSE, SHALL BE REMOVED.
5. NO UNVEGETATED AREA SHALL EXCEED TEN (10) SQUARE FEET. THIS PERFORMANCE REQUIREMENT APPLIES TO THE ENTIRE POND INCLUDING THE POND BOTTOM, SIDE SLOPES, AND AREAS ADJACENT TO THE POND, AND IS INTENDED TO LIMIT EROSION.
6. INTEGRATED PEST MANAGEMENT SHALL BE PERFORMED AND SHALL ADHERE TO SECTION 1.6.2.F, INTEGRATED PEST MANAGEMENT GUIDELINES.
7. THE MINIMUM VEGETATION HEIGHT SHALL BE FOUR (4) INCHES IN THE SCM AND ALL APPURTENANCES, INCLUDING THE TOE OF THE BERM OR WALL OUTSIDE THE SCM, WHERE APPLICABLE.
8. SEDIMENT BUILD–UP SHALL BE REMOVED:
   a. WHEN THE ACCUMULATION EXCEEDS SIX (6) INCHES IN SPLITTER BOXES, WET WELLS AND BASINS.
   b. WHEN SEDIMENT TRAPS ARE FULL.
   c. WHEN SEDIMENT, OF ANY AMOUNT, CAUSES STANDING WATER CONDITIONS OR REDUCES BASIN STORAGE BY MORE THAN 10%
9. WHEN SEDIMENT IS REMOVED, THE FOLLOWING REQUIREMENTS APPLY:
   a. IRRIGATION SHALL BE PROVIDED, AS NEEDED, UNTIL VEGETATION IS ESTABLISHED (WELL ROOTED). SEE SECTION 1.6.3.D, IRRIGATION GUIDELINES.
   b. THE DESIGN DEPTH OF THE FILTRATION MEDIA SHALL BE VERIFIED. SEE SECTION 1.6.3.B.5.
   c. TILLING OF THE FILTRATION MEDIUM IS NOT ALLOWED.
10. SEDIMENTATION AND FILTRATION SCMs
    a. VEGETATION WITHIN THE SCM SHALL NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME, EXCEPT AS CALLED FOR IN THE DESIGN.
    b. VEGETATION THAT IS MOWED OR CUT SHALL BE REMOVED FROM THE SCM.
11. DETENTION BASINS
    a. VEGETATION WITHIN THIS BASIN SHALL NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME.

Sedimentation Pond

Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)	
812.25	0.00	0.00	0.00	0	0	
813.00	0.75	0.75	7243.71	1,811	1,811	
814.00	1.00	1.75	17544.88	12,021	13,832	
815.00	1.00	2.75	22238.83	19,846	33,677	
815.55	0.55	3.30	22989.52	12,437	46,114	WQV
816.00	0.45	3.75	23440.19	10,447	56,561	
817.00	1.00	4.75	23660.07	23,550	80,111	
818.00	1.00	5.75	23800.75	23,730	103,841	
819.00	1.00	6.75	23938.74	23,870	127,711	
820.00	1.00	7.75	24076.86	24,008	151,719	TOP OF POND

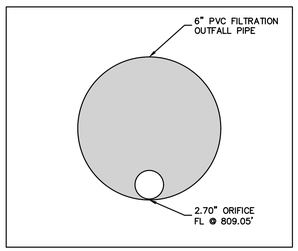
Filtration Pond

Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)	Combined Pond Volumes (cf)	
812.25	0.00	0.00	10560.92	0.00	0.00	0.00	
813.00	0.75	0.75	11613.92	8,312	8,312	10,123.37	
814.00	1.00	1.75	11640.55	11,627	19,940	33,771.27	
815.00	1.00	2.75	11678.61	11,660	31,599	65,276.38	
815.55	0.55	3.30	11655.73	6,417	38,016	84,130.55	WQV
816.00	0.45	3.75	11727.23	5,261	43,277	99,838.23	
817.00	1.00	4.75	11782.59	11,755	55,032	135,143.17	
818.00	1.00	5.75	11834.77	11,809	66,841	170,682.22	
819.00	1.00	6.75	11886.25	11,861	78,701	206,412.43	
820.00	1.00	7.75	11936.25	11,911	90,613	242,331.44	TOP OF POND

Pond C

Elevation (ft)	Depth (ft)	Area (ft^2)	Area (ac)	Inc. Volume (ft^3)	Cum. Volume (ft^3)	
812.3	0.00	10,561	0.24245	0	0	
813.0	0.75	18,858	0.43291	11,032	11,032	
814.0	1.75	29,185	0.67001	24,022	35,053	
815.0	2.75	33,917	0.77864	31,551	66,605	
816.0	3.75	35,167	0.80733	34,542	101,147	
817.0	4.75	35,443	0.81365	35,305	136,452	
818.0	5.75	35,636	0.81808	35,539	171,991	
819.0	6.75	35,825	0.82243	35,730	207,722	
820.0	7.75	36,013	0.82675	35,919	243,641	

Storm Event	WSE	Spillways	Outlets
2-YR	816.5	8' @ 815.55	
10-YR	817.3	14' @ 817.50	
25-YR	817.6		
100-YR	818.1		



FILTRATION POND OUTLET SECTION

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, Phase 2 & 3
Date Prepared: 11/21/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
$L_{M\,TOTAL\,PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	211.79	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	75.13	acres
Total post-development impervious cover fraction * =	0.35	
P =	33	inches
$L_{M\,TOTAL\,PROJECT}$ =	67440	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 5

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = C

Total drainage basin/outfall area =	14.96	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	6.43	acres
Post-development impervious fraction within drainage basin/outfall area =	0.43	
$L_{M\,THIS\,BASIN}$ =	5772	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_C \times 34.6 + A_P \times 0.54)$

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	14.96	acres
A_I =	6.43	acres
A_P =	8.53	acres
L_R =	6670	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\,THIS\,BASIN}$ = 6670 lbs.

F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.32	
On-site Water Quality Volume =	69794	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	13959	
Total Capture Volume (required water quality volume(s) x 1.20) =	83753	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	83753	cubic feet
Minimum filter basin area =	3877	square feet
Maximum sedimentation basin area =	34897	square feet For minimum water depth of 2 feet
Minimum sedimentation basin area =	8724	square feet For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	83753	cubic feet
Minimum filter basin area =	6979	square feet
Maximum sedimentation basin area =	27918	square feet For minimum water depth of 2 feet
Minimum sedimentation basin area =	1745	square feet For maximum water depth of 8 feet

DATE | NO. | REVISION

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
1/11/26

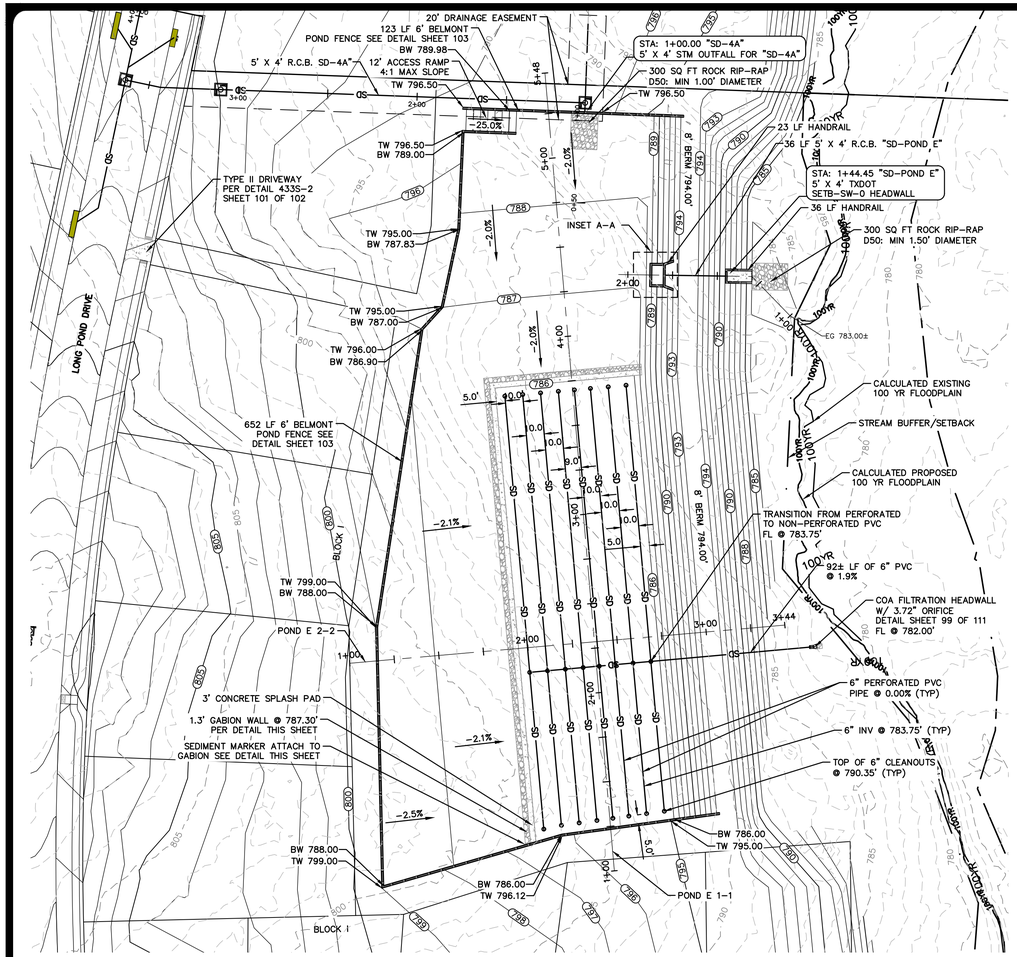
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

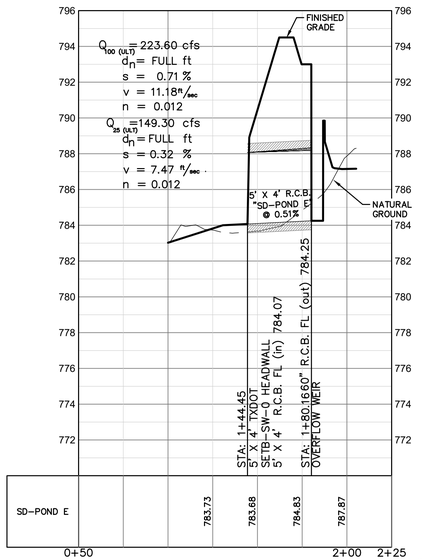
CLARA VISTA
PHASE 2
WATER QUALITY & DETENTION POND C DETAILS

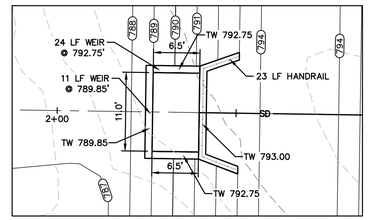
CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 62 OF 111

Date: Jan 11, 2026, 7:27pm User ID: achaves
File: H:\Projects\51432\03\Construction Documents\Civil\P051432-03.dwg

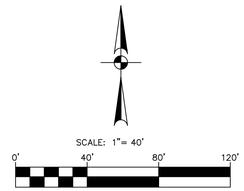
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.







OVERFLOW WEIR
INSET A-A
SCALE: 1" = 10'



LEGEND

- (735) PROPOSED CONTOURS
- 735 EXISTING CONTOURS
- BOUNDARY LINE

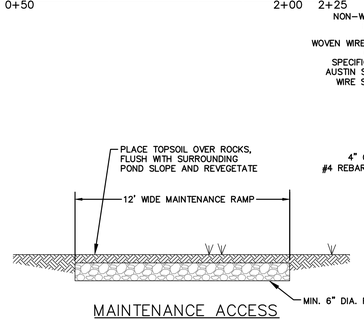
PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

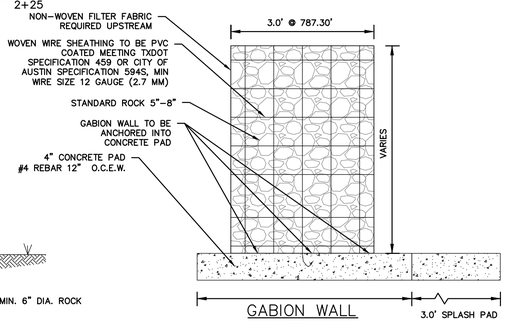
PROFILE LEGEND:

NATURAL GROUND

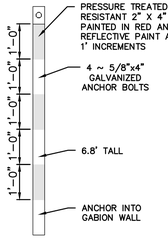
FINISHED GRADE



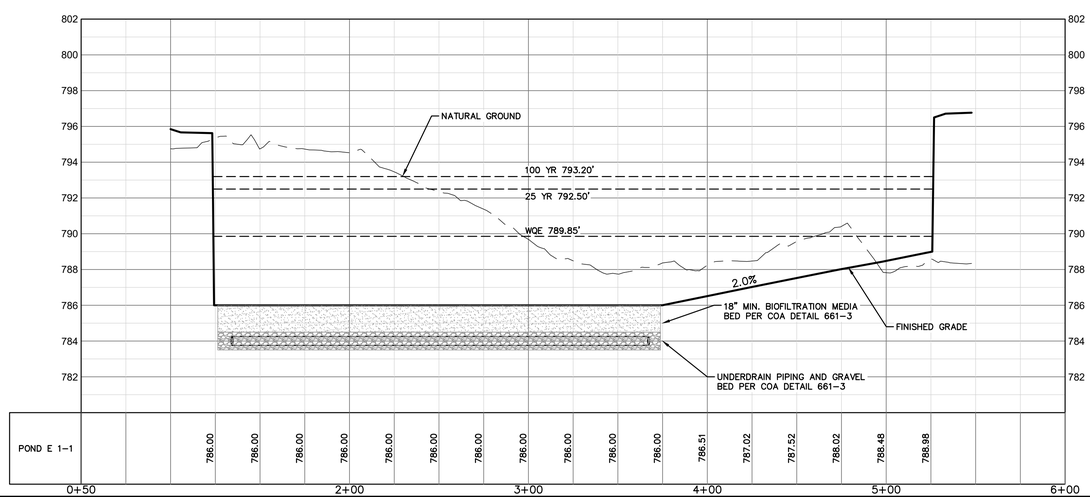
MAINTENANCE ACCESS SECTION
N.T.S.

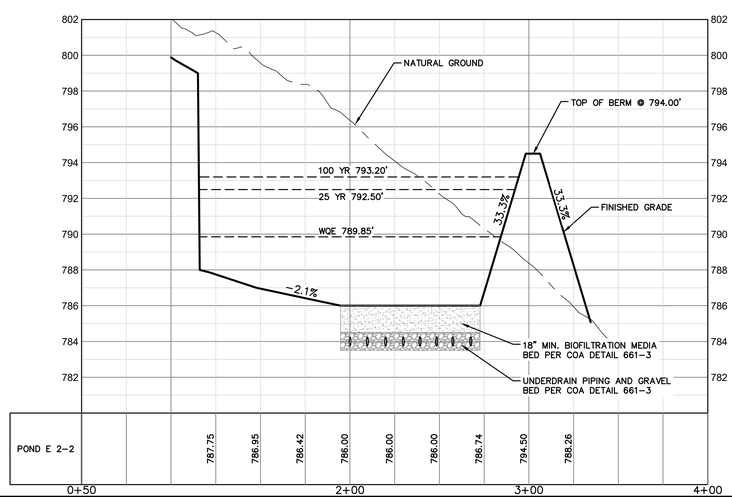


GABION WALL DETAIL
N.T.S.



SEDIMENT MARKER
N.T.S.





DATE
NO. REVISION

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez 1/12/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

WATER QUALITY & DETENTION POND E

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 63 OF 111

Date: Jan 12, 2026, 9:30am User ID: ACHAVEZ
File: H:\Projects\51432\03\Civil\Construction Documents\Civil\P051432-03.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CP-25-0202

APPENDIX R-6:
FULL OR PARTIAL BIOFILTRATION POND CALCULATIONS
FOR DEVELOPMENT PERMITS
Clara Vista Phase 2 & 3, 51432-03

DRAINAGE AREA DATA:

Drainage area to control (DA)	31.36	ac.
Drainage area Impervious Cover	42.70%	
Capture Depth (CD) = (0.5+(IC-20)/100)	0.73	in

WATER QUALITY CONTROL CALCULATIONS		Required		Provided	
The Water Quality Control is to be BIOFILTRATON					
25-year peak flow rate to control (Q25)		228.30	cfs	228.30	cfs
100-year peak flow rate to control (Q100)		307.70	cfs		
Water Quality Volume (WQV=CD*DA*3630) @ WQE		85,895	cf	175,621.59	cf
Maximum Ponding Depth above Sand Bed (H)				3.85	ft
Sedimentation Pond Area				16,630.25	sf
For Full Sedimentation Pond Volume (min. of WQV)	☐		cf		cf
For Partial Sedimentation Pond Volume (min of 20% of WQV)	☐	35,124	cf	89,562.00	cf
For Full Filtration Pond Area , Af = WQV/(7 + 2.33*H)	☐		sf		sf
For Partial Filtration Pond Area , Af = WQV/(4 + 1.33*H)	☐	19,255.70	sf	19,571.42	sf
Filtration Pond Volume				86,059.60	cf
Water Quality Elevation				789.85	ft msl
Elevation of Splitter/Overflow Weir (min WQ elev)	☐	789.85	ft msl	789.85	ft msl
Top of gabion wall (elev)				788	ft msl
Biofiltration Pond Drawdown Time (min.48 hrs)	☐	48	hrs	48.00	hrs
Underdrain Orifice Size (diameter)			in	3.70	in
Underdrain Orifice Size (area)			sq in	10.75	sq in
BIOLOGICAL ELEMENTS CALCULATIONS:					
Surface Area of Sedimentation Area (SA)	☐	400	sf	16,630.25	sf
Sedimentation Pond Plantings (Min. 10% of Sedimentation Area)	☐	40	plants	1663	plants
Filtration Pond Plantings (Min. 20% of Filtration Area)	☐	80	plants	3914	plants

Sedimentation Pond

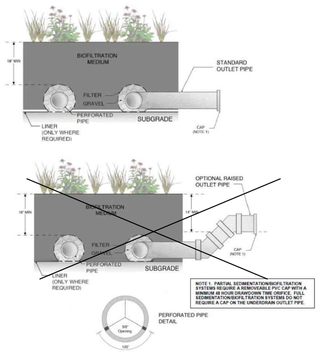
Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)	
786.00	0.00	0.00	0.00	0	0	
787.00	1.00	1.00	16630.25	5,543	5,543	
788.00	1.00	2.00	29085.86	22,570	28,113	
789.00	1.00	3.00	34618.56	31,812	59,925	
789.85	0.85	3.85	35115.41	29,637	89,562	WQV
790.00	0.15	4.00	35178.91	5,272	94,834	
791.00	1.00	5.00	35740.98	35,460	130,294	
792.00	1.00	6.00	37160.00	36,448	166,742	
793.00	1.00	7.00	36866.74	37,013	203,755	
794.00	1.00	8.00	37430.95	37,148	240,904	
794.50	0.50	8.50	37750.70	18,795	259,699	TOP OF POND

Filtration Pond

Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)	Combined Pond Volumes (cf)	
786.00	0.00	0.00	19571.42	0.00	0.00	0.00	
787.00	1.00	1.00	21850.12	20,700	20,700	26,243.73	
788.00	1.00	2.00	22605.95	22,227	42,927	71,040.50	
789.00	1.00	3.00	23377.30	22,991	65,918	125,843.14	
789.85	0.85	3.85	24016.54	20,142	86,060	175,621.59	WQV
790.00	0.15	4.00	24153.53	3,613	89,672	184,506.42	
791.00	1.00	5.00	24928.08	24,540	114,212	244,505.78	
792.00	1.00	6.00	24845.71	24,887	139,099	305,840.85	
793.00	1.00	7.00	26475.67	25,656	164,755	368,510.50	
794.00	1.00	8.00	27248.19	26,861	191,616	432,519.99	
794.50	0.50	8.50	27596.82	13,711	205,328	465,026.51	TOP OF POND

Pond E

Elevation (ft)	Depth (ft)	Area (ft²)	Area (ac)	Inc. Volume (ft³)	Cum. Volume (ft³)		Storm Event	WSE	Spillways	Outlets
786.0	0.00	19,571	0.44930	0	0		2-YR	791.00	11' @ 789.85	
787.0	1.00	38,480	0.88339	29,026	29,026		10-YR	792.00	24' @ 792.75	
788.0	2.00	51,692	1.18668	45,086	74,112		25-YR	792.50		
789.0	3.00	57,996	1.33140	54,844	128,956		100-YR	793.20		
790.0	4.00	59,332	1.36209	58,664	187,620					
791.0	5.00	60,669	1.39277	60,001	247,621					
792.0	6.00	62,006	1.42346	61,337	308,958					
793.0	7.00	63,342	1.45414	62,674	371,632					
794.0	8.00	64,679	1.48483	64,011	435,643					
794.5	8.50	65,348	1.50017	32,507	468,150					



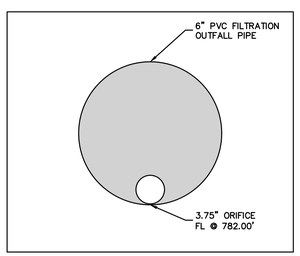
PARTIAL SEDIMENTATION/FILTRATION W/ STACKED DETENTION POND MAINTENANCE PLAN:

STANDARD REQUIREMENTS PER COA ECM SECTION 1.6.3 C

1. ACCUMULATED PAPER, TRASH AND DEBRIS SHALL BE REMOVED EVERY SIX (6) MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.
2. STRUCTURAL INTEGRITY SHALL BE MAINTAINED AT ALL TIMES. BASINS AND ALL APPURTENANCES SHALL BE INSPECTED ANNUALLY, OR MORE FREQUENTLY IF SPECIFIED, AND REPAIRS SHALL BE MADE IF NECESSARY. WHEN MAINTENANCE OR REPAIRS ARE PERFORMED, THE SCM SHALL BE RESTORED TO THE ORIGINAL LINES AND GRADES.
3. CORRECTIVE MAINTENANCE SHALL OCCUR:
   a. ANY TIME DRAWDOWN OF THE WATER QUALITY VOLUME DOES NOT OCCUR WITHIN NINETY-SIX (96) HOURS (I.E., NO STANDING WATER IS ALLOWED), UNLESS A GREATER MAXIMUM DRAWDOWN TIME IS SPECIFIED IN THE PLANS.
   b. FOR DETENTION PONDS ONLY, ANY TIME DRAWDOWN DOES NOT OCCUR WITHIN TWENTY-FOUR (24) HOURS.
4. THE INLET AND OUTLET OF SCMS SHALL BE MAINTAINED UNIMPEDED IN ORDER TO CONVEY FLOW AT ALL TIMES. OBSERVED BLOCKAGES TO THE INLET AND OUTLET, DUE TO VEGETATION, SEDIMENT, DEBRIS, OR ANY OTHER CAUSE, SHALL BE REMOVED.
5. NO UNVEGETATED AREA SHALL EXCEED TEN (10) SQUARE FEET. THIS PERFORMANCE REQUIREMENT APPLIES TO THE ENTIRE POND INCLUDING THE POND BOTTOM, SIDE SLOPES, AND AREAS ADJACENT TO THE POND, AND IS INTENDED TO LIMIT EROSION.
6. INTEGRATED PEST MANAGEMENT SHALL BE PERFORMED AND SHALL ADHERE TO SECTION 1.6.2.F, INTEGRATED PEST MANAGEMENT GUIDELINES.
7. THE MINIMUM VEGETATION HEIGHT SHALL BE FOUR (4) INCHES IN THE SCM AND ALL APPURTENANCES, INCLUDING THE TOE OF THE BERM OR WALL OUTSIDE THE SCM, WHERE APPLICABLE.
8. SEDIMENT BUILD-UP SHALL BE REMOVED:
   a. WHEN THE ACCUMULATION EXCEEDS SIX (6) INCHES IN SPLITTER BOXES, WET WELLS AND BASINS.
   b. WHEN SEDIMENT TRAPS ARE FULL.
   c. WHEN SEDIMENT, OF ANY AMOUNT, CAUSES STANDING WATER CONDITIONS OR REDUCES BASIN STORAGE BY MORE THAN 10%.
9. WHEN SEDIMENT IS REMOVED, THE FOLLOWING REQUIREMENTS APPLY:
   a. IRRIGATION SHALL BE PROVIDED, AS NEEDED, UNTIL VEGETATION IS ESTABLISHED (WELL ROOTED). SEE SECTION 1.6.3.D, IRRIGATION GUIDELINES.
   b. THE DESIGN DEPTH OF THE FILTRATION MEDIA SHALL BE VERIFIED. SEE SECTION 1.6.3.B.5.
   c. TILLING OF THE FILTRATION MEDIUM IS NOT ALLOWED.
10. SEDIMENTATION AND FILTRATION SCMs
    a. VEGETATION WITHIN THE SCM SHALL NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME, EXCEPT AS CALLED FOR IN THE DESIGN.
    b. VEGETATION THAT IS MOWED OR CUT SHALL BE REMOVED FROM THE SCM.
11. DETENTION BASINS
    a. VEGETATION WITHIN THIS BASIN SHALL NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME.

48hr drawdown (Variables)		
Orifice flow Formula: $Q = C_o A(2gH_o)^{0.5}$	1.0244	cfs at WQE
H_o = head over orfice (to mid orfice)	7.7168	ft
C_o = orifice coefficient (use 0.6)	0.6000	
Diameter of Pipe (D)	3.7500	in
A = orifice area, sq ft	0.0767	ft^2
g = gravitational constant, 32.2 ft/sec²	32.2	ft/sec^2

48hr drawdown (Average Head Method)			
H	H/2	Q	**Total Time**
7.7168	3.8584	0.73	**48.46**



FILTRATION POND OUTLET SECTION

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, Phase 2 & 3
Date Prepared: 11/21/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
$L_{M\,TOTAL\,PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	211.79	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	75.13	acres
Total post-development impervious cover fraction * =	0.35	
P =	33	inches
$L_{M\,TOTAL\,PROJECT}$ =	67440	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 5

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = E

Total drainage basin/outfall area =	31.36	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	13.39	acres
Post-development impervious fraction within drainage basin/outfall area =	0.43	
$L_{M\,THIS\,BASIN}$ =	12020	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	31.36	acres
A_I =	13.39	acres
A_P =	17.97	acres
L_R =	13893	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\,THIS\,BASIN}$ = 13893 lbs.

F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.32	
On-site Water Quality Volume =	145678	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	29136	
Total Capture Volume (required water quality volume(s) x 1.20) =	174813	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	174813	cubic feet
Minimum filter basin area =	8093	square feet
Maximum sedimentation basin area =	72839	square feet For minimum water depth of 2 feet
Minimum sedimentation basin area =	18210	square feet For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	174813	cubic feet
Minimum filter basin area =	14568	square feet
Maximum sedimentation basin area =	58271	square feet For minimum water depth of 2 feet
Minimum sedimentation basin area =	3642	square feet For maximum water depth of 8 feet

NO. | REVISION | DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

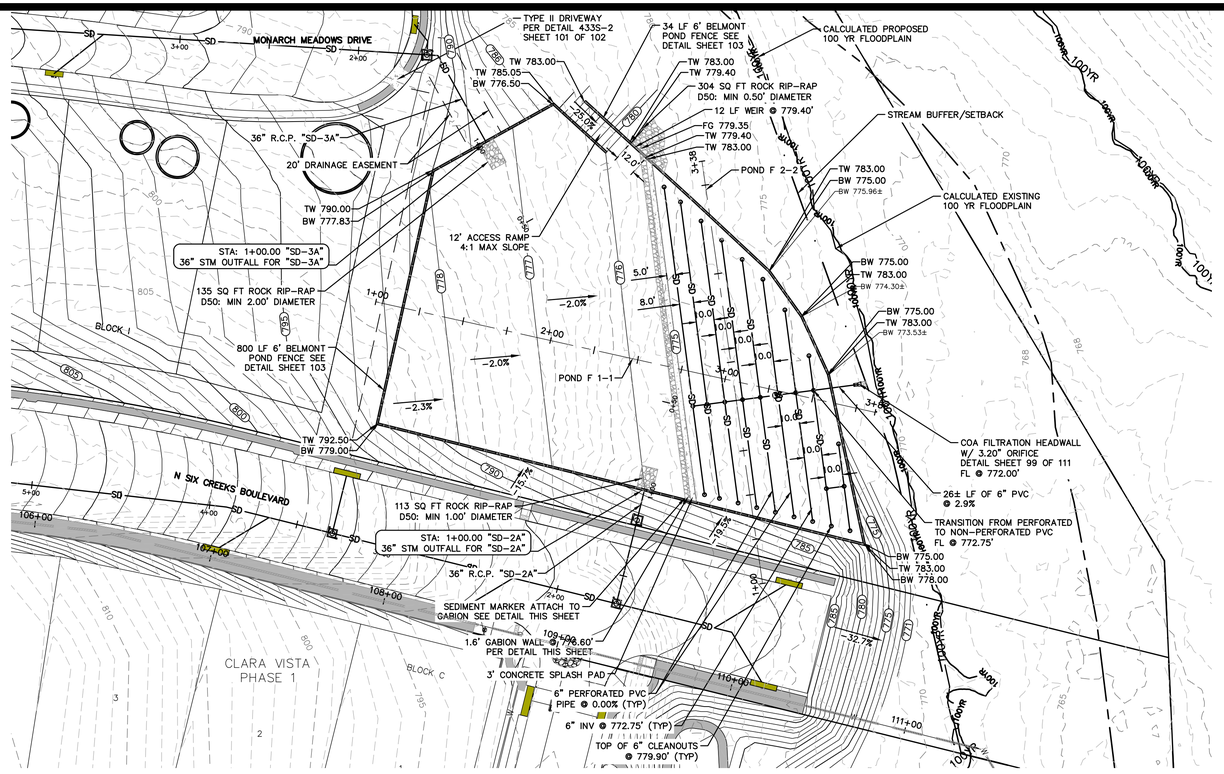
CLARA VISTA
PHASE 2

WATER QUALITY & DETENTION POND E DETAILS

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 64 OF 111

Date: Jan 11, 2026, 7:39pm User ID: achavez
File: K:\Projects\51432\03\301 Construction Documents\Civil\P051432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

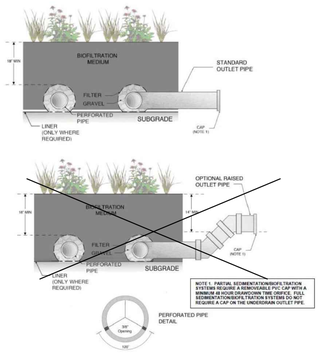

MONARCH MEADOWS DRIVE
N SIX CREEKS BOULEVARD
CLARA VISTA
PHASE 1
BLOCK I
BLOCK C
TYPE II DRIVEWAY PER DETAIL 433S-2 SHEET 101 OF 102
34 LF 6' BELMONT POND FENCE SEE DETAIL SHEET 103
CALCULATED PROPOSED 100 YR FLOODPLAIN
TW 783.00
TW 785.05
BW 776.50
TW 783.00
TW 779.40
304 SQ FT ROCK RIP-RAP D50: MIN 0.50' DIAMETER
12 LF WEIR @ 779.40'
FG 779.35
TW 779.40
TW 783.00
STREAM BUFFER/SETBACK
36" R.C.P. "SD-3A"
20' DRAINAGE EASEMENT
POND F 2-2
TW 783.00
BW 775.00
BW 775.96±
TW 790.00
BW 777.83
CALCULATED EXISTING 100 YR FLOODPLAIN
12' ACCESS RAMP 4:1 MAX SLOPE
STA: 1+00.00 "SD-3A"
36" STM OUTFALL FOR "SD-3A"
BW 775.00
TW 783.00
BW 774.30±
135 SQ FT ROCK RIP-RAP D50: MIN 2.00' DIAMETER
BW 775.00
TW 783.00
BW 773.53±
800 LF 6' BELMONT POND FENCE SEE DETAIL SHEET 103
POND F 1-1
TW 792.50
BW 779.00
COA FILTRATION HEADWALL W/ 3.20" ORIFICE DETAIL SHEET 99 OF 111 FL @ 772.00'
26± LF OF 6" PVC @ 2.9%
TRANSITION FROM PERFORATED TO NON-PERFORATED PVC FL @ 772.75'
113 SQ FT ROCK RIP-RAP D50: MIN 1.00' DIAMETER
STA: 1+00.00 "SD-2A"
36" STM OUTFALL FOR "SD-2A"
BW 775.00
TW 783.00
BW 778.00
36" R.C.P. "SD-2A"
SEDIMENT MARKER ATTACH TO GABION SEE DETAIL THIS SHEET
1.6' GABION WALL @ 776.60' PER DETAIL THIS SHEET
3' CONCRETE SPLASH PAD
6" PERFORATED PVC PIPE @ 0.00% (TYP)
6" INV @ 772.75' (TYP)
TOP OF 6" CLEANOUTS @ 779.90' (TYP)
100YR
100YR 100YR
100YR
100YR

APPENDIX R-6:
FULL OR PARTIAL BIOFILTRATION POND CALCULATIONS
FOR DEVELOPMENT PERMITS
Clara Vista Phase 2 & 3, 51432-03

DRAINAGE AREA DATA:

Drainage area to control (DA)	20.35	ac.
Drainage area Impervious Cover	49.03%	
Capture Depth (CD) = (0.5+(IC-20)/100)	0.79	in

WATER QUALITY CONTROL CALCULATIONS	Required		Provided	
The Water Quality Control is to be BIOFILTRATON				
25-year peak flow rate to control (Q25)	151.10	cfs	151.10	cfs
100-year peak flow rate to control (Q100)	202.20	cfs		
Water Quality Volume (WQV=CD*DA*3630) @ WQE	61,504.55	cf	124,634.96	cf
Maximum Ponding Depth above Sand Bed (H)			4.40	ft
Sedimentation Pond Area			4,038.24	sf
For Full Sedimentation Pond Volume (min. of WQV)		cf		cf
For Partial Sedimentation Pond Volume (min of 20% of WQV)	24,926.99	cf	62,820.18	cf
For Full Filtration Pond Area , Af = WQV/(7 + 2.33*H)		sf		sf
For Partial Filtration Pond Area , Af = WQV/(4 + 1.33*H)	12,650.73	sf	12,965.55	sf
Filtration Pond Volume			61,814.78	cf
Water Quality Elevation			779.40	ft msl
Elevation of Splitter/Overflow Weir (min WQ elev)	779.4	ft msl	779.40	ft msl
Top of gabion wall (elev)			778	ft msl
Biofiltration Pond Drawdown Time (min.48 hrs)	48	hrs	48.00	hrs
Underdrain Orifice Size (diameter)		in	3.20	in
Underdrain Orifice Size (area)		sq in	8.04	sq in
BIOLOGICAL ELEMENTS CALCULATIONS:				
Surface Area of Sedimentation Area (SA)	400	sf	4,038.24	sf
Sedimentation Pond Plantings (Min. 10% of Sedimentation Area)	40	plants	404	plants
Filtration Pond Plantings (Min. 20% of Filtration Area)	80	plants	2,593	plants



PARTIAL SEDIMENTATION/FILTRATION W/ STACKED DETENTION POND MAINTENANCE PLAN:

STANDARD REQUIREMENTS PER COA ECM SECTION 1.6.3 C

1. ACCUMULATED PAPER, TRASH AND DEBRIS SHALL BE REMOVED EVERY SIX (6) MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.
2. STRUCTURAL INTEGRITY SHALL BE MAINTAINED AT ALL TIMES. BASINS AND ALL APPURTENANCES SHALL BE INSPECTED ANNUALLY, OR MORE FREQUENTLY IF SPECIFIED, AND REPAIRS SHALL BE MADE IF NECESSARY. WHEN MAINTENANCE OR REPAIRS ARE PERFORMED, THE SCM SHALL BE RESTORED TO THE ORIGINAL LINES AND GRADES.
3. CORRECTIVE MAINTENANCE SHALL OCCUR:
   a. ANY TIME DRAWDOWN OF THE WATER QUALITY VOLUME DOES NOT OCCUR WITHIN NINETY-SIX (96) HOURS (I.E., NO STANDING WATER IS ALLOWED), UNLESS A GREATER MAXIMUM DRAWDOWN TIME IS SPECIFIED IN THE PLANS.
   b. FOR DETENTION PONDS ONLY, ANY TIME DRAWDOWN DOES NOT OCCUR WITHIN TWENTY-FOUR (24) HOURS.
4. THE INLET AND OUTLET OF SCMS SHALL BE MAINTAINED UNIMPEDED IN ORDER TO CONVEY FLOW AT ALL TIMES. OBSERVED BLOCKAGES TO THE INLET AND OUTLET, DUE TO VEGETATION, SEDIMENT, DEBRIS, OR ANY OTHER CAUSE, SHALL BE REMOVED.
5. NO UNVEGETATED AREA SHALL EXCEED TEN (10) SQUARE FEET. THIS PERFORMANCE REQUIREMENT APPLIES TO THE ENTIRE POND INCLUDING THE POND BOTTOM, SIDE SLOPES, AND AREAS ADJACENT TO THE POND, AND IS INTENDED TO LIMIT EROSION.
6. INTEGRATED PEST MANAGEMENT SHALL BE PERFORMED AND SHALL ADHERE TO SECTION 1.6.2.F, INTEGRATED PEST MANAGEMENT GUIDELINES.
7. THE MINIMUM VEGETATION HEIGHT SHALL BE FOUR (4) INCHES IN THE SCM AND ALL APPURTENANCES, INCLUDING THE TOE OF THE BERM OR WALL OUTSIDE THE SCM, WHERE APPLICABLE.
8. SEDIMENT BUILD-UP SHALL BE REMOVED:
   a. WHEN THE ACCUMULATION EXCEEDS SIX (6) INCHES IN SPLITTER BOXES, WET WELLS AND BASINS.
   b. WHEN SEDIMENT TRAPS ARE FULL.
   c. WHEN SEDIMENT, OF ANY AMOUNT, CAUSES STANDING WATER CONDITIONS OR REDUCES BASIN STORAGE BY MORE THAN 10%.
9. WHEN SEDIMENT IS REMOVED, THE FOLLOWING REQUIREMENTS APPLY:
   a. IRRIGATION SHALL BE PROVIDED, AS NEEDED, UNTIL VEGETATION IS ESTABLISHED (WELL ROOTED). SEE SECTION 1.6.3.D, IRRIGATION GUIDELINES.
   b. THE DESIGN DEPTH OF THE FILTRATION MEDIA SHALL BE VERIFIED. SEE SECTION 1.6.3.B.5.
   c. TILLING OF THE FILTRATION MEDIUM IS NOT ALLOWED.
10. SEDIMENTATION AND FILTRATION SCMs
    a. VEGETATION WITHIN THE SCM SHALL NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME, EXCEPT AS CALLED FOR IN THE DESIGN.
    b. VEGETATION THAT IS MOWED OR CUT SHALL BE REMOVED FROM THE SCM.
11. DETENTION BASINS
    a. VEGETATION WITHIN THIS BASIN SHALL NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME.

Sedimentation Pond

Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)	
775.00	0.00	0.00	0.00	0	0	
776.00	1.00	1.00	4,038.24	1,346	1,346	
777.00	1.00	2.00	14,106.82	8,564	9,910	
778.00	1.00	3.00	22,704.67	18,236	28,146	
779.00	1.00	4.00	25,920.77	24,295	52,441	
779.40	0.40	4.40	25973.47	10,379	62,820	WQV
780.00	0.60	5.00	26036.55	15,603	78,423	
781.00	1.00	6.00	26151.97	26,094	104,517	
782.00	1.00	7.00	26267.03	26,209	130,727	
783.00	1.00	8.00	26381.72	26,324	157,051	
783.50	0.50	8.50	26472.22	13,213	170,265	TOP OF POND

Filtration Pond

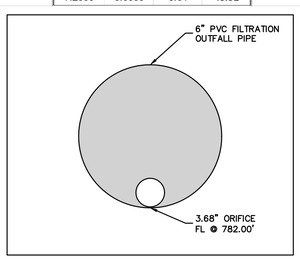
Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)	Combined Pond Volumes (cf)	
775.00	0.00	0.00	12,965.55	0.00	0.00	0.00	
776.00	1.00	1.00	14,138.35	13,548	13,548	14,893.80	
777.00	1.00	2.00	14,157.43	14,148	27,696	37,605.92	
778.00	1.00	3.00	14,208.35	14,183	41,878	70,024.85	
779.00	1.00	4.00	14256.11	14,232	56,111	108,552.05	
779.40	0.40	4.40	14264.21	5,704	61,815	124,634.96	WQV
780.00	0.60	5.00	14313.73	8,573	70,388	148,811.34	
781.00	1.00	6.00	14370.77	14,342	84,730	189,247.82	
782.00	1.00	7.00	14427.21	14,399	99,129	229,856.28	
783.00	1.00	8.00	14483.08	14,455	113,585	270,635.77	
783.50	0.50	8.50	14477.49	7,240	120,825	291,089.39	TOP OF POND

Pond F

Elevation (ft)	Depth (ft)	Area (ft²)	Area (ac)	Inc. Volume (ft³)	Cum. Volume (ft³)		Storm Event	WSE	Spillways	Outlets
775.0	0.00	12,956	0.29743	12,956	12,956		2-YR	780.50	12' @ 779.40	
776.0	1.00	18,169	0.41711	15,563	28,519		10-YR	781.20		
777.0	2.00	28,259	0.64873	23,214	51,732		25-YR	781.50		
778.0	3.00	36,909	0.84731	32,584	84,316		100-YR	782.00		
779.0	4.00	40,174	0.92227	38,542	122,858					
780.0	5.00	40,349	0.92628	40,261	163,119					
781.0	6.00	40,522	0.93026	40,435	203,555					
782.0	7.00	40,694	0.93420	40,608	244,163					
783.0	8.00	40,865	0.93813	40,779	284,942					
783.5	8.50	40,950	0.94008	20,454	305,395					

48hr drawdown (Variables)		
Orifice flow Formula: $Q = C_o A(2gH_O)^{0.5}$	0.7251	cfs at WQE
H_O = head over orfice (to mid orfice)	7.2666	ft
C_o = orifice coefficient (use 0.6)	0.6000	
Diameter of Pipe (D)	3.2005	in
A = orifice area, sq ft	0.0559	ft^2
g = gravitational constant, 32.2 ft/sec²	32.2	ft/sec^2

48hr drawdown (Average Head Method)			
H	H/2	Q	**Total Time**
7.2666	3.6333	0.51	**48.32**



FILTRATION POND OUTLET SECTION

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, Phase 2 & 3
Date Prepared: 11/21/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
$L_{M\,TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	211.79	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	75.13	acres
Total post-development impervious cover fraction * =	0.35	
P =	33	inches
$L_{M\,TOTAL\ PROJECT}$ =	67440	lbs.

* **The values entered in these fields should be for the total project area.**

Number of drainage basins / outfalls areas leaving the plan area = 5

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = F

Total drainage basin/outfall area =	20.35	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	9.98	acres
Post-development impervious fraction within drainage basin/outfall area =	0.49	
$L_{M\,THIS\ BASIN}$ =	8954	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Sand Filter	
Removal efficiency =	89	percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	20.35	acres
A_I =	9.98	acres
A_P =	10.37	acres
L_R =	10301	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\,THIS\ BASIN}$ =	10301	lbs.
F =	1.00	

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.35	
On-site Water Quality Volume =	104051	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	20810	
Total Capture Volume (required water quality volume(s) x 1.20) =	124862	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	124862	cubic feet	
Minimum filter basin area =	5781	square feet	
Maximum sedimentation basin area =	52026	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	13006	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	124862	cubic feet	
Minimum filter basin area =	10405	square feet	
Maximum sedimentation basin area =	41621	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	2601	square feet	For maximum water depth of 8 feet

NO. | REVISION | DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

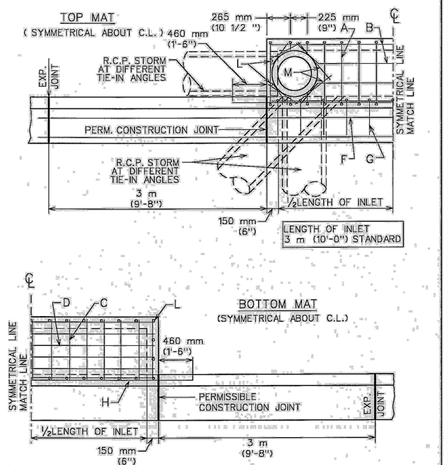
CLARA VISTA
PHASE 2

WATER QUALITY & DETENTION POND F DETAILS

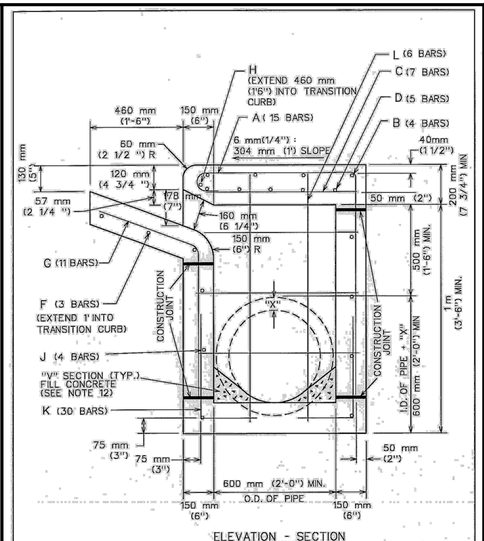
CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 66 OF 111

Date: Jan 11, 2026, 7:39pm User ID: achavez
File: K:\Proj\51432\303\301 Construction Documents\Civil\PD51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAILS FOR CURB INLET	
Bill Gardner 12/9/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-3 1 OF 4



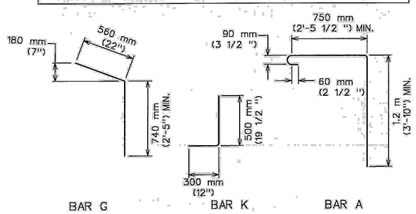
ELEVATION - SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAILS FOR CURB INLET	
Bill Gardner 12/9/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-3 2 OF 4

TABLE OF QUANTITIES
FOR 18" OUTLET PIPE
REINFORCING STEEL QUANTITIES

BARS	SIZE	SPACING	NUMBER	LENGTH	WEIGHT
A	4	230mm (9")×	15	2 m (7'-0")	73
B	4	250 mm (10")	4	3.25 m (10'-8")	29
C	4	460 mm (18")	7	760 mm (2'-6")	12
D	6	150 mm (5")	5	3.25 m (10'-8")	80
E	4	300 mm (12")	6	760 mm (2'-6")	10
F	4	250 mm (10")	3	4 m (13'-0")	35
G	4	300 mm (12")	11	1.25 m (4'-3")	31
H	6	-	1	4.25 m (14'-0")	20
J	4	300 mm (12")	7	3.25 m (10'-8")	50
K	4	230 mm (9")×	30	800 mm (2'-7 1/2")	52
L	4	300 mm (12")×	6	1.3 m (4'-4")	17
M	4	-	4	500 mm (1'-8") AVG	4
TOTAL STEEL, LB.					413
TOTAL CONCRETE, C.Y.					4.06

× EXCEPT AS SHOWN ON PLAN

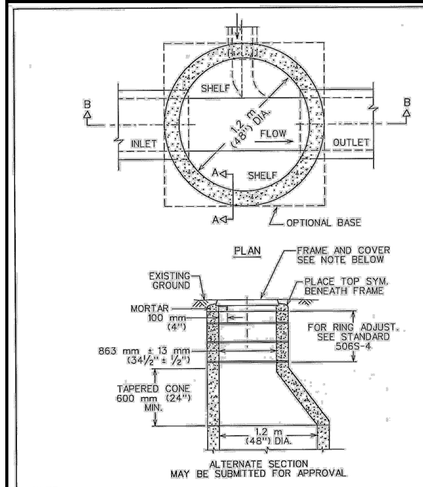


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAILS FOR CURB INLET	
Bill Gardner 12/9/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-3 3 OF 4

NOTES:
1. ALL CONCRETE SHALL BE CLASS "A"
2. ALL REINFORCING STEEL SHALL BE GRADE 60
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. VERTICAL STEEL MAY BE SPLICED (380 mm or 15" MIN. LAP) IN THE LOWER ONE-HALF OF ALL INLET WALLS.5. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
5. QUANTITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S INFORMATION ONLY. PAYMENT WILL BE MADE FOR EACH INLET OF THE TYPE SPECIFIED, COMPLETE IN PLACE INCLUDING MANHOLE FRAME AND OVER.
7. CHAMFER ALL EXPOSED EDGES 20 mm (3/4 ").
8. MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD 503S-1.
9. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS, INCLUDING PRECAST UNITS. PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
10. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE TRIMMED TO A SMOOTH VERTICAL FACE. WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION LINES THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES.
11. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
12. INVERT OF INLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE, SHAPED AS "V" SECTION
13. NO SPLICING OF REINFORCING STEEL SHALL BE PERMITTED UNLESS OTHERWISE NOTED ON THE PLANS OR PERMITTED IN WRITING BY THE ENGINEER.

REFERENCES:
FOR EXPANSION JOINT DOWEL AND DOWEL LOCATION DETAILS SEE STD. 430S-3, "CURB EXPANSION JOINT DOWEL DETAIL".
FOR 18" MANHOLE FRAME AND COVER DETAILS SEE STD. 503S-1, "18" COVER AND FRAME".

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL DETAILS FOR CURB INLET	
Bill Gardner 12/9/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-3 4 OF 4

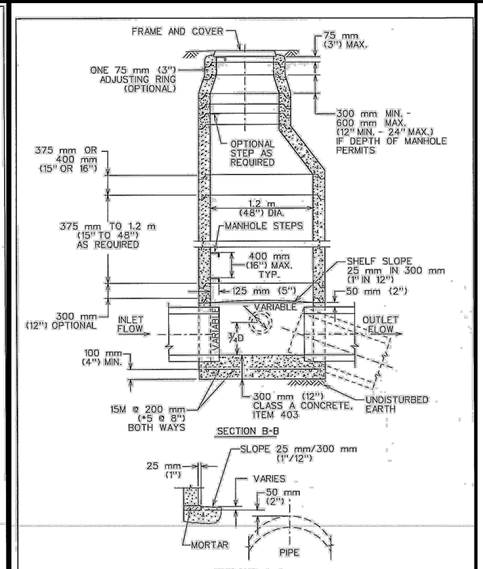


NOTE:
USE 800 mm (32") FRAME AND COVER.

MINIMUM MANHOLE DIA.	MINIMUM PIPE SIZE
1.2 m (4')	450 TO 600 mm (18 TO 24")
1.5 m (5')	750 mm TO 1.1 m (30 TO 42")
1.8 m (6')	1.2 TO 1.4 m (48 TO 54")
2.1 m (7')	1.5 TO 1.7 m (60 TO 66")

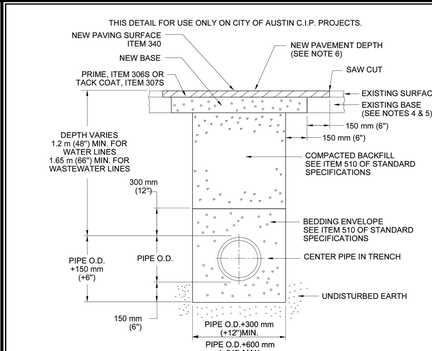
SIZE TO BE USED IS DEPENDENT ON DRAIN ANGLES.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	PRE-CAST CONCRETE STORM DRAIN MANHOLE	
George E. Dowell 2/19/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-3 1 OF 2



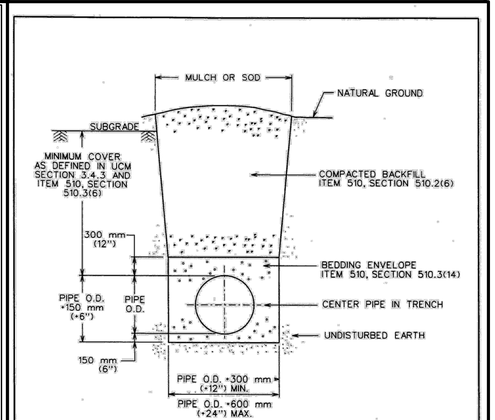
CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	PRE-CAST CONCRETE STORM DRAIN MANHOLE	
George E. Dowell 2/19/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-3 2 OF 2

THIS DETAIL FOR USE ONLY ON CITY OF AUSTIN C.I.P. PROJECTS.



NOTES:
1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE A MINIMUM OF 300 mm (12") WIDER THAN THE UNDISTURBED SIDES OF THE TRENCH, SYMETRICAL ABOUT THE CENTER LINE OF THE EXCAVATION.
2. ANY CONCRETE PAVING SHALL BE SAW CUT 150 mm (6") WIDER THAN UNDISTURBED SIDES OF EXCAVATION.
3. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH COLD MIX OR TEMPORARY HOT MIX ASPHALTIC CONCRETE.
4. ROAD BASE AND SURFACE MATERIALS IN THE TRENCH CUT SHALL BE REPLACED IN KIND OF EQUAL THICKNESS, OR MINIMUM BASE THICKNESS OF 250 mm (10"), WHICHEVER IS GREATER.
5. ALL DAMAGED AREAS OF PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED WITH MINIMUM OF 200 mm (8") OF BASE OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.
6. SURFACE PAVEMENT SHALL BE OF THE KIND AND THICKNESS AS EXISTING, OR MINIMUM 50 mm (2"), WHICHEVER IS GREATER.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY	TYPICAL TRENCH WITH PAVED SURFACE	
RECORD COPY SIGNED BY LEON BARBA 8/19/02 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 510S-3 1 OF 1



REFERENCES:
1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	
Bill Gardner 3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-5

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

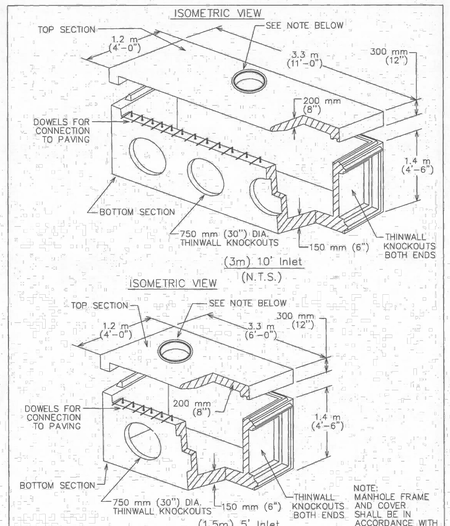
DRAINAGE DETAILS 1 OF 4

CITY NO.	CP-25-0202
JOB NO.	51432-03
DATE	JANUARY 2026
DESIGNER	BA/AC
CHECKED	AC DRAWN TG
SHEET	96 OF 111

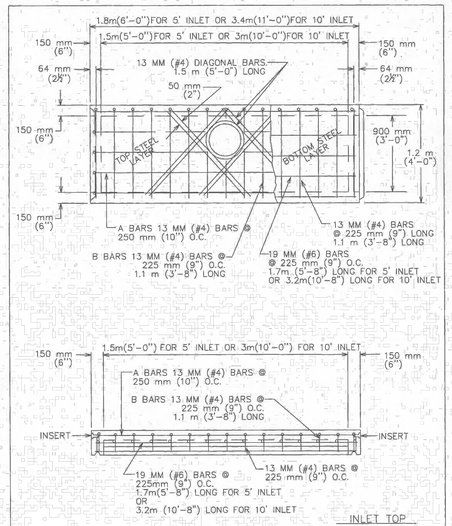
Date: Jan 11, 2026, 8:15pm User ID: schavez
File: I:\Projects\51432\03\301 Construction Documents\Civil\D751432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

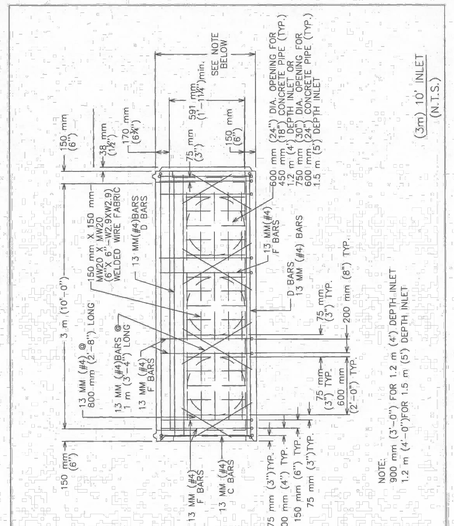
CP-25-0202



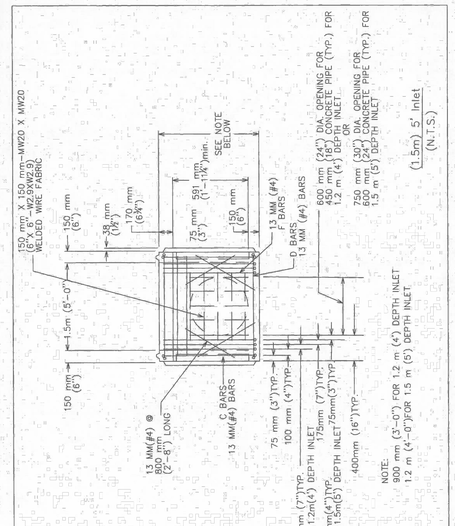
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	CURB INLET 1.5m(5')AND3m(10')PRECAST TYPE 1 OR TYPE 1-R
11/25/19 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
	STANDARD NO. 508S-4
	1 OF 7



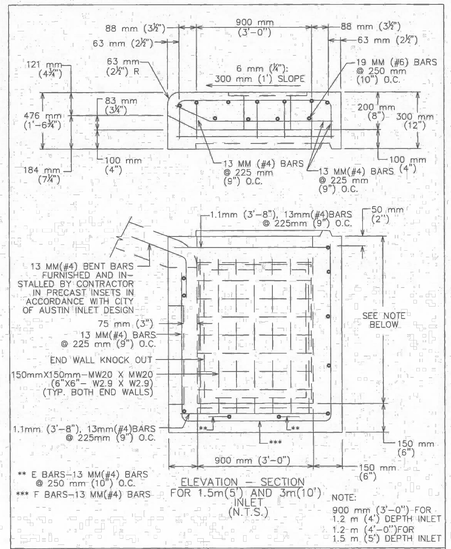
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	CURB INLET 1.5m(5')AND3m(10')PRECAST TYPE 1 OR TYPE 1-R
11/25/19 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
	STANDARD NO. 508S-4
	2 OF 7



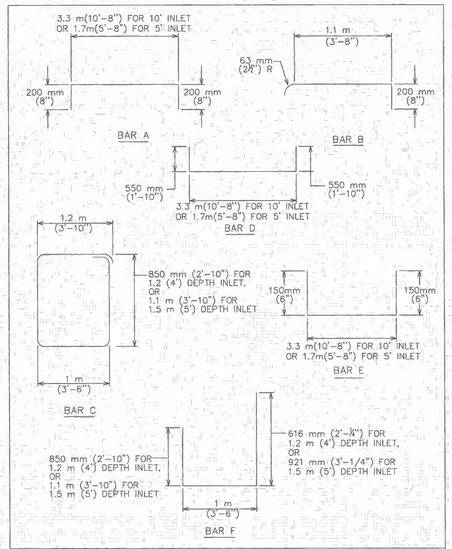
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	CURB INLET 1.5m(5')AND3m(10')PRECAST TYPE 1 OR TYPE 1-R
11/25/19 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
	STANDARD NO. 508S-4
	3 OF 7



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	CURB INLET 1.5m(5')AND3m(10')PRECAST TYPE 1 OR TYPE 1-R
11/25/19 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
	STANDARD NO. 508S-4
	4 OF 7



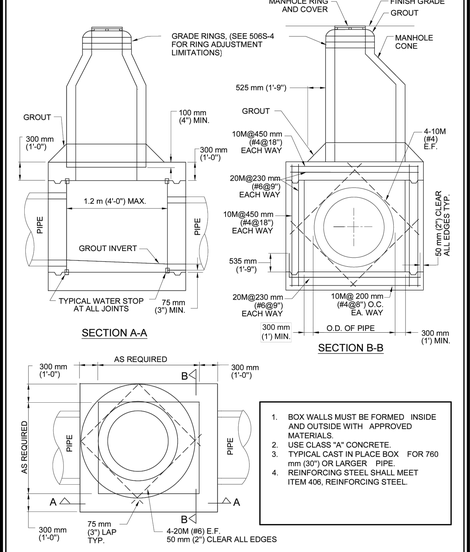
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	CURB INLET 1.5m(5')AND3m(10')PRECAST TYPE 1 OR TYPE 1-R
11/25/19 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
	STANDARD NO. 508S-4
	5 OF 7



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	CURB INLET 1.5m(5')AND3m(10')PRECAST TYPE 1 OR TYPE 1-R
11/25/19 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
	STANDARD NO. 508S-4
	6 OF 7

NOTES:
1. ALL CONCRETE SHALL BE CLASS "A" AS PER ITEM 403S.
2. ALL REINFORCING STEEL SHALL BE GRADE 60
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
5. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB, IN ACCORDANCE WITH CITY OF AUSTIN STANDARD INLET DESIGN.
6. INVERT OF INLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE BY CONTRACTOR, SHAPED AS "V" SECTION.
7. THIS STANDARD COMPLIES WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO. 508S.
8. WHEN PLACING PRECAST INLETS IN SERIES TO CREATE A 15'-0" OR 20'-0" CURB INLET, THE CONNECTION BETWEEN INLET BOXES SHALL BE SOIL TIGHT AND FULLY CONVEY THE PEAK DESIGN FLOW FROM THE UPSTREAM INLET(S). THE 1:20 INVERT SLOPE DESCRIBED IN NOTE 6 OF THIS DETAIL SHALL EXTEND FROM THE MOST DOWNSTREAM POINT TO THE MOST UPSTREAM OF THE CONNECTED INLET BOXES. AT NO TIME CAN MORE THAN 20-LF OF CURB OPENING BE CONNECTED TO A MAIN STORM DRAIN LINE WITH ONE LATERAL STORM DRAIN CONNECTION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	CURB INLET 1.5m(5')AND3m(10')PRECAST TYPE 1 OR TYPE 1-R
11/25/19 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
	STANDARD NO. 508S-4
	7 OF 7



1. BOX WALLS MUST BE FORMED INSIDE AND OUTSIDE WITH APPROVED MATERIALS.
2. USE CLASS "A" CONCRETE.
3. TYPICAL CAST IN PLACE BOX FOR 760 mm (30") OR LARGER PIPE.
4. REINFORCING STEEL SHALL MEET ITEM 406, REINFORCING STEEL.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY	TYPICAL BOX MANHOLE 760 mm (30") & LARGER PIPE
RECORD COPY SIGNED BY KATHI F. PAYNE 2/17/00 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
	STANDARD NO. 506S-5
	1 OF 1

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

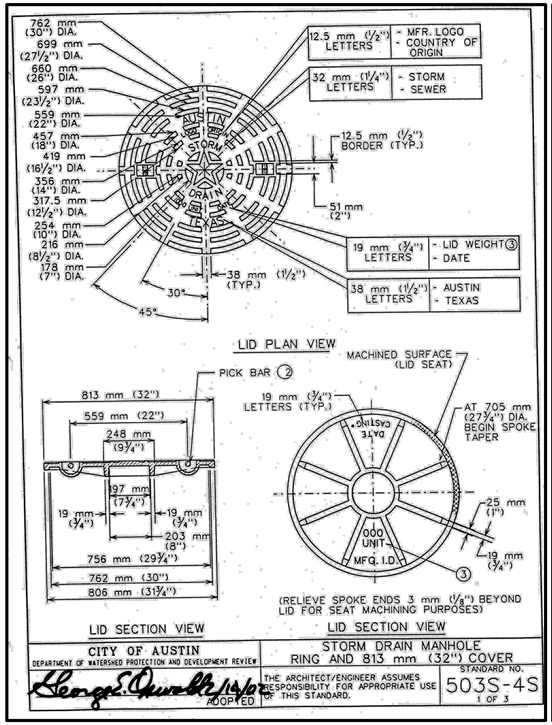
CLARA VISTA
PHASE 2

DRAINAGE DETAILS 2 OF 4

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 97 OF 111

Date: Jan 11, 2026, 8:15am User ID: ochavez
File: H:\Projects\514\32\03\Construction Documents\Civil\D7514.32-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



CITY OF AUSTIN
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW

George E. Oswalt 11/4/97
ADOPTED

STORM DRAIN MANHOLE RING AND 813 mm (32") COVER

STANDARD NO. 503S-4S

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

1 OF 3

DISCLAIMER:
The use of this standard is governed by the Texas Engineering Practice Act. No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: 6/22

TABLE OF DIMENSIONS AND REINFORCING STEEL
(Wings for One Structure End)

Maximum Wingwall Height, Hw ⑨	Dimensions W	X	Y	Z	Variable Reinforcing Bars J1 Size	Bars J1 Spa	Bars J2 Size	Bars J2 Spa	Estimated Quantities per ft of wing length (Two-Wings) ③ Reinf (Lb/Ft)	Conc (CY/Ft)
2'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	33.73	0.248
3'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.07	0.261
3'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.74	0.273
4'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	38.41	0.285
4'-6"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	41.75	0.330
5'-0"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.09	0.343
5'-6"	3'-2"	1'-6"	1'-6"	7"	#4	1'-0"	#4	1'-0"	45.75	0.355
6'-0"	3'-2"	1'-6"	1'-6"	7"	#4	1'-0"	#4	1'-0"	46.42	0.367
7'-0"	3'-8"	1'-9"	1'-3"	7"	#4	1'-0"	#4	1'-0"	52.77	0.414
8'-0"	4'-2"	2'-0"	1'-6"	8"	#5	1'-0"	#4	1'-0"	60.19	0.486
9'-0"	4'-8"	2'-3"	1'-9"	8"	#5	6"	#4	6"	81.49	0.535
10'-0"	5'-2"	2'-6"	2'-0"	8"	#5	6"	#4	6"	97.25	0.584
11'-0"	5'-8"	2'-9"	2'-3"	8"	#6	6"	#5	6"	133.65	0.634
12'-0"	6'-2"	3'-0"	2'-6"	9"	#7	6"	#5	6"	162.29	0.721

TABLE OF WINGWALL REINFORCING (Two-Wings)

Bar	Size	No.	Spa
D	#5	–	1'-0"
E	#4	–	1'-0"
F	#4	–	1'-0"
G	#6	4	–
M	#4	4	–
P	#4	–	1'-0"
R	#5	6	–
V	#4	–	1'-0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

Bar	Size	No.	Spa
L	#4	–	1'-6"
Q	#4	1	–
Reinf (Lb/Ft)			2.45
Conc (CY/Ft)			0.037

TABLE OF ESTIMATED ANCHOR TOEWALL QUANTITIES

Bar	Size	No.	Spa
K	#4	–	1'-0"
N	#5	6	–
OL	#4	6	–
Reinf (Lb/Ft)			9.82
Conc (CY/Ft)			0.074

1. Extend Bars P 3'-0" Min into bottom slab of box culvert.
2. Adjust to fit as necessary to maintain 1 1#2" clear cover and 4" Min between bars.
3. Quantities shown are based on an average wing height for two wings (one structure end). To determine total quantities for two wings multiply the tabulated values by Lw.
4. Recommended values of slope are: 3:1, 4:1, and 6:1. Provide 3:1 or flatter slope.
5. When shown elsewhere on the plans, construct 5" deep concrete riprap. Payment for riprap is as required by Item 432, "Riprap". Unless otherwise shown on the plans or directed by the Engineer, construct transverse grooves in the concrete surface in the direction of flow, across the full distance of the riprap, at intervals of approximately 20'. When such riprap is provided, the culvert toewall shown in SECTION B-B is not required.
6. At Contractor's option, end the culvert toewall flush with wingwall toewall. Adjust reinforcing as needed.
7. 3" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures without railing and curbs taller than 1'-0", refer to Extended Curb Details (ECD) standard sheet.
8. For vehicle safety, reduce curbs height, if necessary, to provide a maximum 3" projection above finished grade. No changes will be made in quantities and no additional compensation will be allowed for this work.
9. See Table of Maximum Wing Heights for various slopes. Height is limited based on a 33'-0" maximum safety pipe runner length.

TABLE OF MAXIMUM ⑨ WING HEIGHTS

Side Slope	Hw Max
3:1	11'- 5"
4:1	9'-10"
6:1	6'- 1"

WING DIMENSION CALCULATIONS:

Hw = H + T + C – 0.250' ⑨
Lw = (Hw – 0.333') (SL)

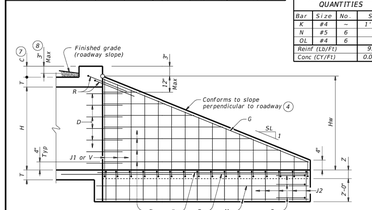
For cast-in-place culverts:
Ltw = (N) (S) + (N + 1) (U)

For precast culverts:
Ltw = (N) (2U + S) + (N – 1) (0.500')

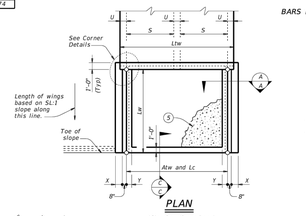
Lc = (Ltw) – (2U)
Atw = Lc
Total Wingwall Area (two wings – SF) = (Hw + 0.333') (Lw)

Hw = Height of wingwall (feet)
SL:1= Side slope ratio (horizontal : 1 vertical)
Lw = Length of wingwall (feet)
Ltw = Culvert toewall length (feet)
Lc = Culvert curb between wings (feet)
Atw = Area of culvert toewall (feet)
N = Number of wall segments

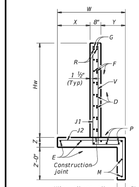
See applicable box culvert standard for H, S, T, and U values. See Table of Maximum Wall Heights for limits on Hw.



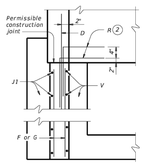
INSIDE ELEVATION OF WINGWALL
(Showing reinforcing, Culvert and culvert toewall reinforcing not shown for clarity.)



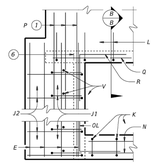
PLAN
(Showing dimensions.)



SECTION A-A

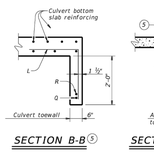


WINGWALL

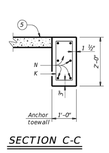


FOOTING AND TOEWALL

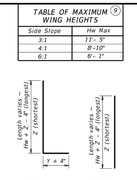
CORNER DETAILS
(Culvert and culvert toewall reinforcing not shown for clarity.)



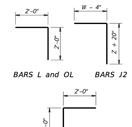
SECTION B-B ⑤



SECTION C-C

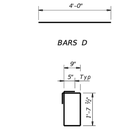


BARS J1 BARS V



BARS L and OL BARS J2

BARS R



BARS D

BARS K
(Length = 5'-6")

MATERIAL NOTES:

Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel if required elsewhere in the plans.
Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.
Provide Class "C" concrete (f'c = 3,600 psi).
Adjust reinforcing as necessary to provide a minimum clear cover of 1 ½".
Provide pipe runners and anchor pipes meeting the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 Gr B, or API 5L/X52.
Provide ASTM A307 bolts and nuts.
Provide ASTM A36 steel plates.
Galvanize all steel components, except reinforcing unless required elsewhere in the plans, after fabrication.
Repair galvanizing damaged during transport or construction in accordance with ASTM A780, Annex A1.
For optional adhesive anchors, install epoxy adhesive anchorages in accordance with the manufacturer's instructions including hole size, drilling equipment and method, hole cleaning equipment and method, mixing and dispensing adhesive, and anchor insertion. Do not alter the manufacturer's mixing nozzle or dispenser. Provide anchorage rods that are clean and free of grease, oil, or any other foreign material. Demonstrate hole cleaning method to the Engineer for approval and continue the approved process for all anchorage locations. Test adhesive anchors in accordance with Item 450.3.3, "Tests." Test 3 anchors per 100 anchors installed.

GENERAL NOTES:

Designed according to AASHTO LRFD Bridge Design Specifications.
The safety end treatments shown herein are intended for use in those locations where traffic of control vehicles is likely to traverse the openings approximately perpendicular to the pipe runners.
Pipe runners are designed for a traversing load of 1,800 pounds as yield as recommended by Research Report 280-1, "Safety Treatment of Roadside Cross-Drainage Structures", Texas Transportation Institute, March 1981.
When structure is founded on solid rock, depth of toewalls for culverts and wingwalls may be reduced or eliminated as directed by the Engineer.
All bolts, nuts, washers, brackets, angles, and pipe runners are considered parts of the safety end treatment for payment.
The quantities for pipe runners, reinforcing steel, and concrete, resulting from the formulas given herein are for Contractor's information only.
See Box Culvert Supplement (BCS) standard sheet for additional dimensions and information.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

SHEET 1 OF 3

Texas Department of Transportation — Bridge Division Standard

SAFETY END TREATMENT WITH STRAIGHT WINGS FOR 0° SKEW BOX CULVERTS TYPE I ~ CROSS DRAINAGE

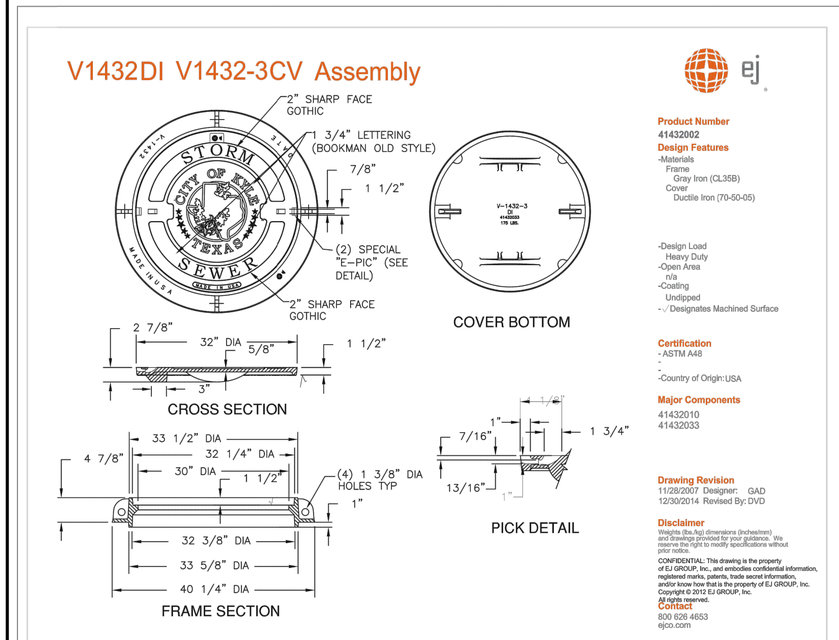
SETB-SW-0

FILE: CD-SETB-SW0-20.dgn	DN: GAF	CK: GAF	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

DATE
NO. REVISION

STATE OF TEXAS — AIMEE CHAVEZ — 123240 — LICENSED PROFESSIONAL ENGINEER
Aimee Chavez 1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801



ej

Product Number
41432002

Design Features
-Materials
Frame
Gray Iron (CL35B)
Cover
Ductile Iron (70-50-05)

-Design Load
Heavy Duty
-Open Area
n/a
-Coating
Undipped
-√ Designates Machined Surface

Certification
- ASTM A48
-
-
-Country of Origin: USA

Major Components
41432010
41432033

Drawing Revision
11/28/2007 Designer: GAD
12/30/2014 Revised By: DVD

Disclaimer
Weights (lbs./kg) dimensions (inches/mm) and drawings provided for your guidance. We reserve the right to modify specifications without prior notice.

CONFIDENTIAL: This drawing is the property of EJ GROUP, Inc., and embodies confidential information, registered marks, patents, trade secret information, and/or know how that is the property of EJ GROUP, Inc. Copyright © 2012 EJ GROUP, Inc. All rights reserved.

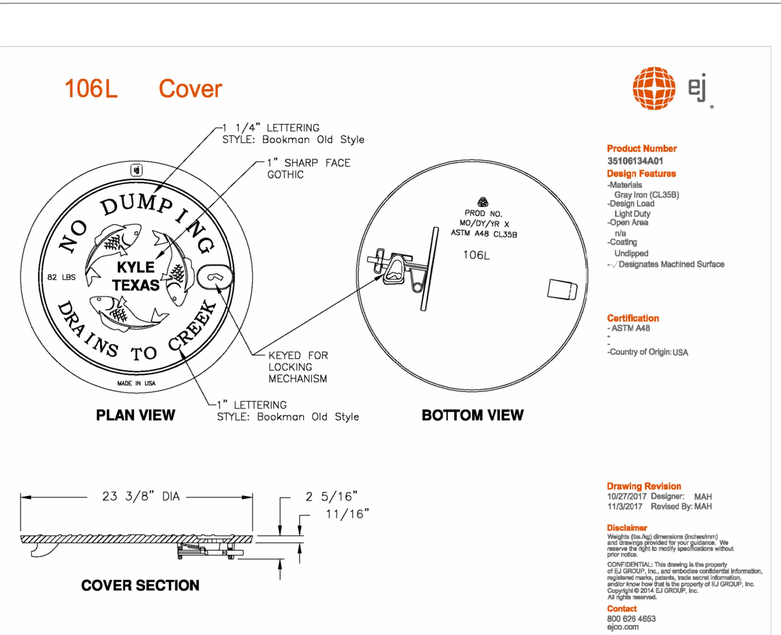
Contact
800 626 4653
ejco.com

NOTE : NOT TO SCALE

PROJECT: CITY OF KYLE
DRAWN:
DATE: 01/2024

STORM DRAIN DETAIL

MANHOLE COVER ASSEMBLY



ej

Product Number
35106134A01

Design Features
-Materials
Gray Iron (CL35B)
-Design Load
Light Duty
-Open Area
n/a
-Coating
Undipped
-√ Designates Machined Surface

Certification
- ASTM A48
-
-Country of Origin: USA

Drawing Revision
10/27/2017 Designer: MAH
11/3/2017 Revised By: MAH

Disclaimer
Weights (lbs./kg) dimensions (inches/mm) and drawings provided for your guidance. We reserve the right to modify specifications without prior notice.

CONFIDENTIAL: This drawing is the property of EJ GROUP, Inc., and embodies confidential information, registered marks, patents, trade secret information, and/or know how that is the property of EJ GROUP, Inc. Copyright © 2014 EJ GROUP, Inc. All rights reserved.

Contact
800 626 4653
ejco.com

NOTE : NOT TO SCALE

PROJECT: CITY OF KYLE
DRAWN:
DATE: 01/2024

STORM DRAIN DETAIL

PUBLIC STORM INLET ASSEMBLY

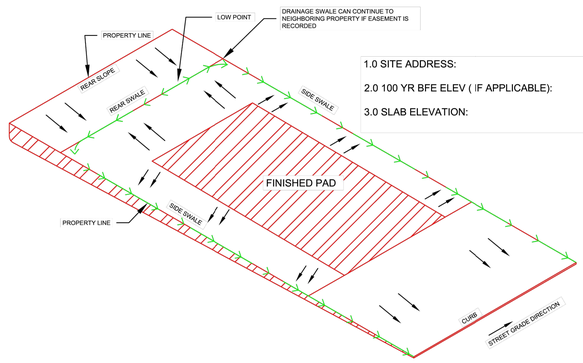
CLARA VISTA
PHASE 2

DRAINAGE DETAILS 3 OF 4

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 98 OF 111

Date: Jan 11, 2026, 8:15pm User ID: achavez
File: H:\Projects\51432\03\02_Construction Documents\Civil\D751432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



1.0 SITE ADDRESS:

2.0 100 YR BFE ELEV (IF APPLICABLE):

3.0 SLAB ELEVATION:

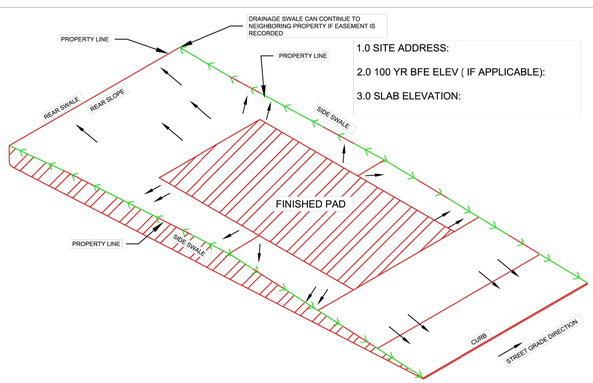
LOT GRADING TYPE A

(ALL DRAINAGE TO STREET)

NOTES :

1. DRAINAGE PRACTICES OTHER THAN SWALE MAY BE UTILIZED WITH PRIOR CITY APPROVAL.
2. MAINTENANCE RESPONSIBILITY SHOULD BE OUTLINED AND DEED RECORDED PRIOR TO PERMIT ISSUANCE.
3. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

A | PROJECT: CITY OF KYLE | DRAWN: | DATE: 02/2022 | GRADING DETAIL | LOT GRADING TYPE A



1.0 SITE ADDRESS:

2.0 100 YR BFE ELEV (IF APPLICABLE):

3.0 SLAB ELEVATION:

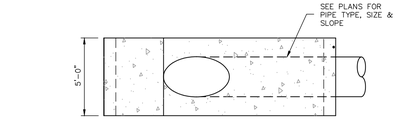
LOT GRADING TYPE B

(DRAINAGE BOTH TO STREET & TO REAR LOT LINE)

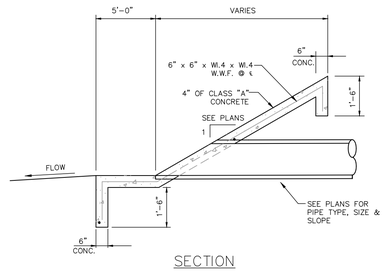
NOTES :

1. DRAINAGE PRACTICES OTHER THAN SWALE MAY BE UTILIZED WITH PRIOR CITY APPROVAL.
2. MAINTENANCE RESPONSIBILITY SHOULD BE OUTLINED AND DEED RECORDED PRIOR TO PERMIT ISSUANCE.
3. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

B | PROJECT: CITY OF KYLE | DRAWN: | DATE: 02/2022 | GRADING DETAIL | LOT GRADING TYPE B



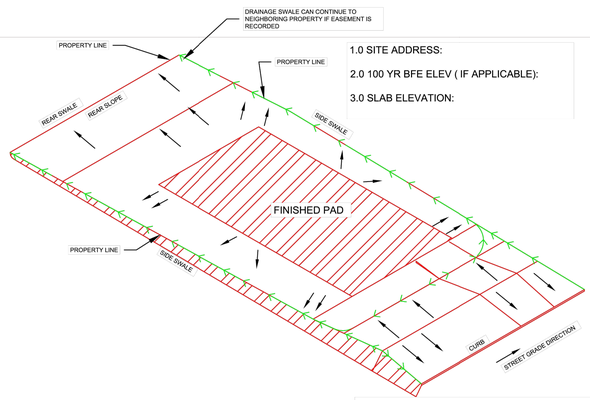
PLAN VIEW



SECTION

SLOPED CONCRETE HEADWALL

NTS



1.0 SITE ADDRESS:

2.0 100 YR BFE ELEV (IF APPLICABLE):

3.0 SLAB ELEVATION:

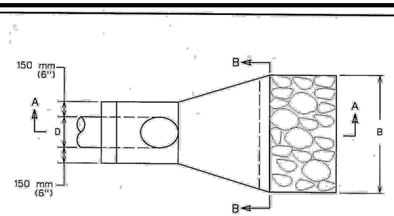
LOT GRADING TYPE C

(ALL DRAINAGE TO REAR LOT LINE)

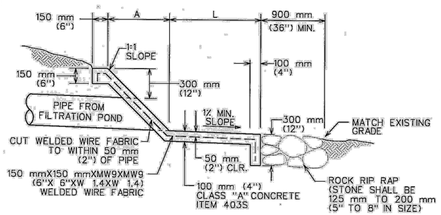
NOTES :

1. DRAINAGE PRACTICES OTHER THAN SWALE MAY BE UTILIZED WITH PRIOR CITY APPROVAL.
2. MAINTENANCE RESPONSIBILITY SHOULD BE OUTLINED AND DEED RECORDED PRIOR TO PERMIT ISSUANCE.
3. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

C | PROJECT: CITY OF KYLE | DRAWN: | DATE: 02/2022 | GRADING DETAIL | LOT GRADING TYPE C

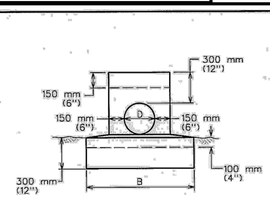


PLAN



SECTION A - A

CITY OF AUSTIN — DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	HEADWALL FOR FILTRATION PONDS W/OUTFALL PIPE 150 mm (6") TO 375 mm (15") DIA.	STANDARD NO.
George E. Russell 3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	508S-15 1 OF 2



SECTION B - B

A	450 mm (18")	500 mm (20")	550 mm (22")	600 mm (24")	675 mm (27")
B	750 mm (30")	800 mm (32")	850 mm (34")	1.05 m (42")	1.27 m (51")
D	150 mm (6")	200 mm (8")	250 mm (10")	300 mm (12")	375 mm (15")
L	600 mm (24")	600 mm (24")	750 mm (30")	900 mm (36")	1.2 m (48")

CITY OF AUSTIN — DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	HEADWALL FOR FILTRATION PONDS W/OUTFALL PIPE 150 mm (6") TO 375 mm (15") DIA.	STANDARD NO.
George E. Russell 3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	508S-15 2 OF 2

NO.	REVISION	DATE

STATE OF TEXAS — AIMEE CHAVEZ — 123240 — LICENSED PROFESSIONAL ENGINEER

Aimee Chavez 1/11/26

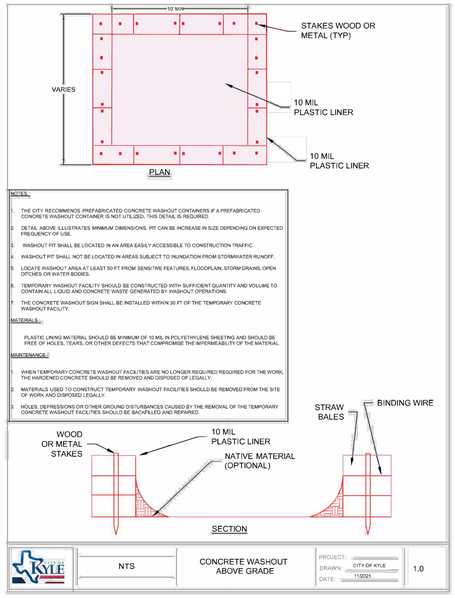
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

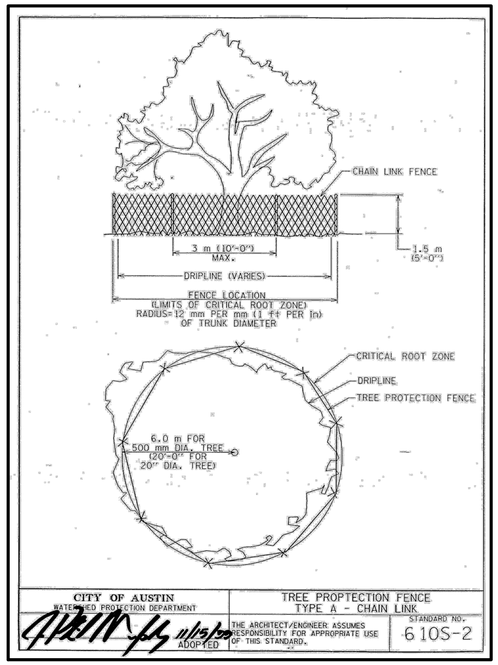
CLARA VISTA
PHASE 2

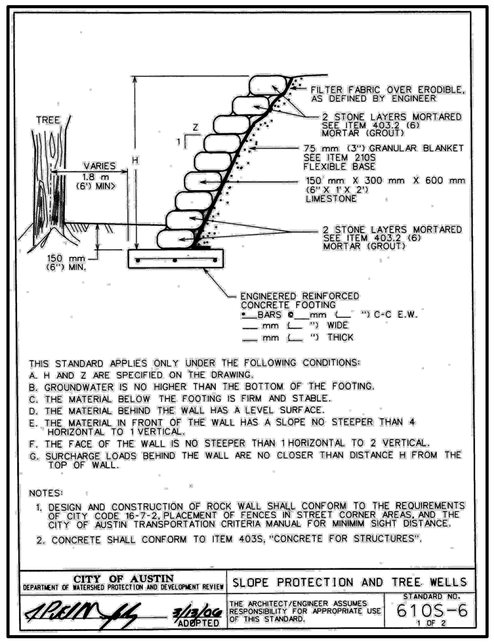
DRAINAGE DETAILS 4 OF 4

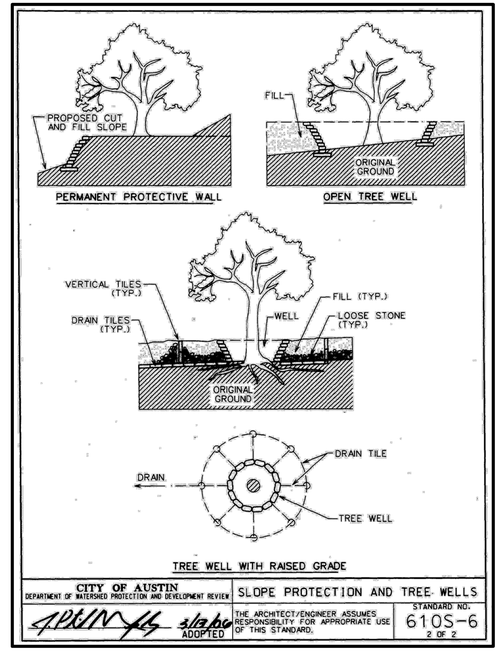
CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 99 OF 111

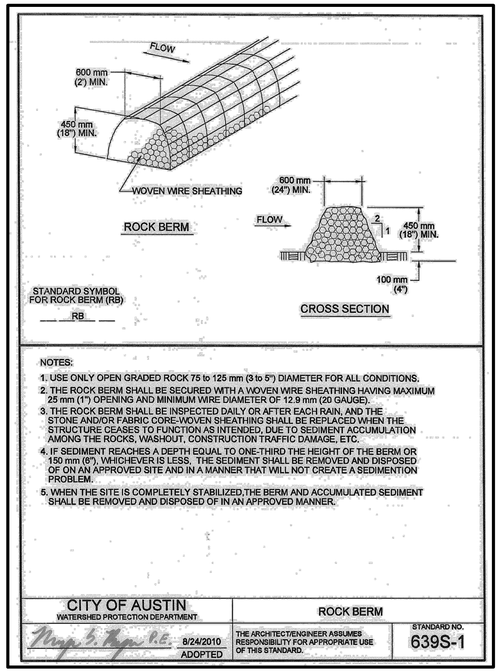
Date: Jan 11, 2026, 8:15pm User ID: achavez
File: K:\Projects\51432\03\Civil\07514302-03.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

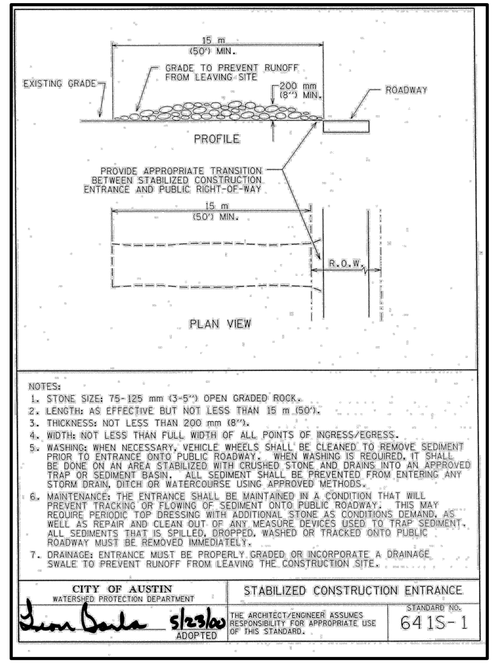


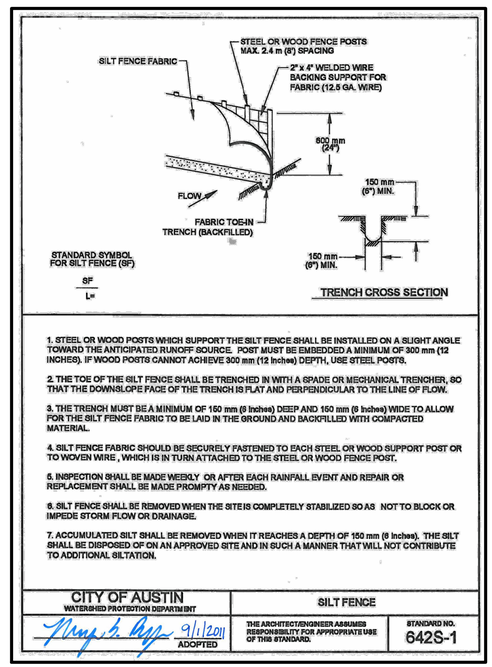












NO. REVISION | DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER
1/11/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2

EROSION AND SEDIMENTATION DETAILS

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 109OF 111

Date: Jan 11, 2026, 8:18pm User ID: achavez
File: K:\Proj\51432\CAD\03_Construction Documents\Civil\DT51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

TCEQ TSS CALCULATIONS: PROPOSED CONDITIONS – PHASES 1 & 2

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, Phases 1 & 2
Date Prepared: 1/13/2026

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	160.00	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	54.74	acres
Total post-development impervious cover fraction * =	0.34	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	49135	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 9

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = A

Total drainage basin/outfall area =	10.88	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	3.62	acres
Post-development impervious fraction within drainage basin/outfall area =	0.33	
$L_{M\ THIS\ BASIN}$ =	3250	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	10.88	acres
A_I =	3.62	acres
A_P =	7.26	acres
L_R =	3795	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 3795 lbs.

F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.27	
On-site Water Quality Volume =	43376	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	8675	
Total Capture Volume (required water quality volume(s) x 1.20) =	52051	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	52051	cubic feet	
Minimum filter basin area =	2410	square feet	
Maximum sedimentation basin area =	21688	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	5422	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	52051	cubic feet	
Minimum filter basin area =	4338	square feet	
Maximum sedimentation basin area =	17350	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	1084	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, Phases 1 & 2
Date Prepared: 1/13/2026

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	160.00	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	54.74	acres
Total post-development impervious cover fraction * =	0.34	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	49135	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 9

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = C

Total drainage basin/outfall area =	14.96	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	6.43	acres
Post-development impervious fraction within drainage basin/outfall area =	0.43	
$L_{M\ THIS\ BASIN}$ =	5772	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	14.96	acres
A_I =	6.43	acres
A_P =	8.53	acres
L_R =	6670	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 6670 lbs.

F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.32	
On-site Water Quality Volume =	69794	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	13959	
Total Capture Volume (required water quality volume(s) x 1.20) =	83753	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	83753	cubic feet	
Minimum filter basin area =	3877	square feet	
Maximum sedimentation basin area =	34897	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	8724	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	83753	cubic feet	
Minimum filter basin area =	6979	square feet	
Maximum sedimentation basin area =	27918	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	1745	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, Phases 1 & 2
Date Prepared: 1/13/2026

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	160.00	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	54.74	acres
Total post-development impervious cover fraction * =	0.34	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	49135	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 9

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = E

Total drainage basin/outfall area =	8.15	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	2.13	acres
Post-development impervious fraction within drainage basin/outfall area =	0.26	
$L_{M\ THIS\ BASIN}$ =	1910	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	8.15	acres
A_I =	2.13	acres
A_P =	6.02	acres
L_R =	2257	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 2257 lbs.

F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.24	
On-site Water Quality Volume =	28097	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	5619	
Total Capture Volume (required water quality volume(s) x 1.20) =	33717	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	33717	cubic feet	
Minimum filter basin area =	1561	square feet	
Maximum sedimentation basin area =	14049	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	3512	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	33717	cubic feet	
Minimum filter basin area =	2810	square feet	
Maximum sedimentation basin area =	11239	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	702	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, Phases 1 & 2
Date Prepared: 1/13/2026

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	160.00	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	54.74	acres
Total post-development impervious cover fraction * =	0.34	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	49135	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 9

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = F

Total drainage basin/outfall area =	19.74	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	9.69	acres
Post-development impervious fraction within drainage basin/outfall area =	0.49	
$L_{M\ THIS\ BASIN}$ =	8694	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	19.74	acres
A_I =	9.69	acres
A_P =	10.05	acres
L_R =	10002	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 10002 lbs.

F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.35	
On-site Water Quality Volume =	101014	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	20203	
Total Capture Volume (required water quality volume(s) x 1.20) =	121216	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	121216	cubic feet	
Minimum filter basin area =	5612	square feet	
Maximum sedimentation basin area =	50507	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	12627	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	121216	cubic feet	
Minimum filter basin area =	10101	square feet	
Maximum sedimentation basin area =	40405	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	2525	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, Phases 1 & 2
Date Prepared: 1/13/2026

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	160.00	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	54.74	acres
Total post-development impervious cover fraction * =	0.34	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	49135	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 9

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = G

Total drainage basin/outfall area =	18.49	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	8.31	acres
Post-development impervious fraction within drainage basin/outfall area =	0.45	
$L_{M\ THIS\ BASIN}$ =	7458	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	18.49	acres
A_I =	8.31	acres
A_P =	10.18	acres
L_R =	8604	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 8303 lbs.

F = 0.96

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	2.80	inches
Post Development Runoff Coefficient =	0.33	
On-site Water Quality Volume =	62198	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	12440	
Total Capture Volume (required water quality volume(s) x 1.20) =	74638	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	74638	cubic feet	
Minimum filter basin area =	3455	square feet	
Maximum sedimentation basin area =	31099	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	7775	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	74638	cubic feet	
Minimum filter basin area =	6220	square feet	
Maximum sedimentation basin area =	24879	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	1555	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, Phases 1 & 2
Date Prepared: 1/13/2026

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	160.00	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	54.74	acres
Total post-development impervious cover fraction * =	0.34	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	49135	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 9

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = H

Total drainage basin/outfall area =	5.29	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	2.34	acres
Post-development impervious fraction within drainage basin/outfall area =	0.44	
$L_{M\ THIS\ BASIN}$ =	2101	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	5.29	acres
A_I =	2.34	acres
A_P =	2.95	acres
L_R =	2425	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 2322 lbs.

F = 0.96

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	2.80	inches
Post Development Runoff Coefficient =	0.33	
On-site Water Quality Volume =	17615	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	3523	
Total Capture Volume (required water quality volume(s) x 1.20) =	21138	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	21138	cubic feet	
Minimum filter basin area =	979	square feet	
Maximum sedimentation basin area =	8808	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	2202	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	21138	cubic feet	
Minimum filter basin area =	1762	square feet	
Maximum sedimentation basin area =	7046	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	440	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, Phases 1 & 2
Date Prepared: 1/13/2026

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	160.00	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	54.74	acres
Total post-development impervious cover fraction * =	0.34	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	49135	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 9

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = I

Total drainage basin/outfall area =	24.95	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	13.44	acres
Post-development impervious fraction within drainage basin/outfall area =	0.54	
$L_{M\ THIS\ BASIN}$ =	12060	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	24.95	acres
A_I =	13.44	acres
A_P =	11.51	acres
L_R =	13836	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 12727 lbs.

F = 0.92

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	2.00	inches
Post Development Runoff Coefficient =	0.38	
On-site Water Quality Volume =	68775	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	13755	
Total Capture Volume (required water quality volume(s) x 1.20) =	82530	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	82530	cubic feet	
Minimum filter basin area =	3821	square feet	
Maximum sedimentation basin area =	34387	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	8597	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	82530	cubic feet	
Minimum filter basin area =	6877	square feet	
Maximum sedimentation basin area =	27510	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	1719	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, Phases 1 & 2
Date Prepared: 1/13/2026

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	160.00	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	54.74	acres
Total post-development impervious cover fraction * =	0.34	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	49135	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 9

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = J

Total drainage basin/outfall area =	10.55	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	4.70	acres
Post-development impervious fraction within drainage basin/outfall area =	0.45	
$L_{M\ THIS\ BASIN}$ =	4217	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	10.55	acres
A_I =	4.70	acres
A_P =	5.85	acres
L_R =	4867	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 4647 lbs.

F = 0.95

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	2.60	inches
Post Development Runoff Coefficient =	0.33	
On-site Water Quality Volume =	32757	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	6551	
Total Capture Volume (required water quality volume(s) x 1.20) =	39308	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	39308	cubic feet	
Minimum filter basin area =	1820	square feet	
Maximum sedimentation basin area =	16378	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	4095	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	39308	cubic feet	
Minimum filter basin area =	3276	square feet	
Maximum sedimentation basin area =	13103	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	819	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, Phases 1 & 2
Date Prepared: 1/13/2026

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	160.00	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	54.74	acres
Total post-development impervious cover fraction * =	0.34	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	49135	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 9

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = K

Total drainage basin/outfall area =	0.39	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.34	acres
Post-development impervious fraction within drainage basin/outfall area =	0.89	
$L_{M\ THIS\ BASIN}$ =	309	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	0.39	acres
A_I =	0.34	acres
A_P =	0.04	acres
L_R =	350	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 350 lbs.

F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.73	
On-site Water Quality Volume =	4080	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	816	
Total Capture Volume (required water quality volume(s) x 1.20) =	4896	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	4896	cubic feet	
Minimum filter basin area =	227	square feet	
Maximum sedimentation basin area =	2040	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	510	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	4896	cubic feet	
Minimum filter basin area =	408	square feet	
Maximum sedimentation basin area =	1632	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	102	square feet	For maximum water depth of 8 feet

TCEQ TSS CALCULATIONS: ULTIMATE CONDITIONS – FULL BUILD OUT

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, ULTIMATE
Date Prepared: 11/21/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	211.79	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	75.13	acres
Total post-development impervious cover fraction * =	0.35	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	67440	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 10

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = A

Total drainage basin/outfall area =	21.62	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	8.85	acres
Post-development impervious fraction within drainage basin/outfall area =	0.41	
$L_{M\ THIS\ BASIN}$ =	7940	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	21.62	acres
A_I =	8.85	acres
A_P =	12.77	acres
L_R =	9192	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 9192 lbs.

F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.31	
On-site Water Quality Volume =	97715	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	19543	
Total Capture Volume (required water quality volume(s) x 1.20) =	117258	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	117258	cubic feet	
Minimum filter basin area =	5429	square feet	
Maximum sedimentation basin area =	48857	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	12214	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	117258	cubic feet	
Minimum filter basin area =	9771	square feet	
Maximum sedimentation basin area =	39086	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	2443	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, ULTIMATE
Date Prepared: 11/21/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	211.79	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	75.13	acres
Total post-development impervious cover fraction * =	0.35	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	67440	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 10

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = C

Total drainage basin/outfall area =	14.96	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	6.43	acres
Post-development impervious fraction within drainage basin/outfall area =	0.43	
$L_{M\ THIS\ BASIN}$ =	5772	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	14.96	acres
A_I =	6.43	acres
A_P =	8.53	acres
L_R =	6670	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 6670 lbs.

F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.32	
On-site Water Quality Volume =	69794	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	13959	
Total Capture Volume (required water quality volume(s) x 1.20) =	83753	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	83753	cubic feet	
Minimum filter basin area =	3877	square feet	
Maximum sedimentation basin area =	34897	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	8724	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	83753	cubic feet	
Minimum filter basin area =	6979	square feet	
Maximum sedimentation basin area =	27918	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	1745	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, ULTIMATE
Date Prepared: 11/21/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	211.79	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	75.13	acres
Total post-development impervious cover fraction * =	0.35	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	67440	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 10

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = D

Total drainage basin/outfall area =	3.43	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	1.33	acres
Post-development impervious fraction within drainage basin/outfall area =	0.39	
$L_{M\ THIS\ BASIN}$ =	1195	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	3.43	acres
A_I =	1.33	acres
A_P =	2.09	acres
L_R =	1386	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 1386 lbs.

F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.30	
On-site Water Quality Volume =	14989	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	2998	
Total Capture Volume (required water quality volume(s) x 1.20) =	17987	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	17987	cubic feet	
Minimum filter basin area =	833	square feet	
Maximum sedimentation basin area =	7494	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	1874	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	17987	cubic feet	
Minimum filter basin area =	1499	square feet	
Maximum sedimentation basin area =	5996	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	375	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, ULTIMATE
Date Prepared: 11/21/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	211.79	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	75.13	acres
Total post-development impervious cover fraction * =	0.35	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	67440	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 10

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = E

Total drainage basin/outfall area =	31.36	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	13.39	acres
Post-development impervious fraction within drainage basin/outfall area =	0.43	
$L_{M\ THIS\ BASIN}$ =	12020	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	31.36	acres
A_I =	13.39	acres
A_P =	17.97	acres
L_R =	13893	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 13893 lbs.

F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.32	
On-site Water Quality Volume =	145678	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	29136	
Total Capture Volume (required water quality volume(s) x 1.20) =	174813	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	174813	cubic feet	
Minimum filter basin area =	8093	square feet	
Maximum sedimentation basin area =	72839	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	18210	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	174813	cubic feet	
Minimum filter basin area =	14568	square feet	
Maximum sedimentation basin area =	58271	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	3642	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, ULTIMATE
Date Prepared: 11/21/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	211.79	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	75.13	acres
Total post-development impervious cover fraction * =	0.35	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	67440	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 10

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = F

Total drainage basin/outfall area =	20.35	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	9.98	acres
Post-development impervious fraction within drainage basin/outfall area =	0.49	
$L_{M\ THIS\ BASIN}$ =	8954	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	20.35	acres
A_I =	9.98	acres
A_P =	10.37	acres
L_R =	10301	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 10301 lbs.

F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.35	
On-site Water Quality Volume =	104051	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	20810	
Total Capture Volume (required water quality volume(s) x 1.20) =	124862	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	124862	cubic feet	
Minimum filter basin area =	5781	square feet	
Maximum sedimentation basin area =	52026	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	13006	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	124862	cubic feet	
Minimum filter basin area =	10405	square feet	
Maximum sedimentation basin area =	41621	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	2601	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, ULTIMATE
Date Prepared: 11/21/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	211.79	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	75.13	acres
Total post-development impervious cover fraction * =	0.35	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	67437	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 10

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = G

Total drainage basin/outfall area =	18.49	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	8.31	acres
Post-development impervious fraction within drainage basin/outfall area =	0.45	
$L_{M\ THIS\ BASIN}$ =	7458	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	18.49	acres
A_I =	8.31	acres
A_P =	10.18	acres
L_R =	8604	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 8303 lbs.

F = 0.96

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	2.80	inches
Post Development Runoff Coefficient =	0.33	
On-site Water Quality Volume =	62198	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	12440	
Total Capture Volume (required water quality volume(s) x 1.20) =	74638	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	74638	cubic feet	
Minimum filter basin area =	3455	square feet	
Maximum sedimentation basin area =	31099	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	7775	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	74638	cubic feet	
Minimum filter basin area =	6220	square feet	
Maximum sedimentation basin area =	24879	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	1555	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, ULTIMATE
Date Prepared: 11/21/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	211.79	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	75.13	acres
Total post-development impervious cover fraction * =	0.35	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	67437	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 9

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = H

Total drainage basin/outfall area =	5.29	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	2.34	acres
Post-development impervious fraction within drainage basin/outfall area =	0.44	
$L_{M\ THIS\ BASIN}$ =	2101	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	5.29	acres
A_I =	2.34	acres
A_P =	2.95	acres
L_R =	2425	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 2322 lbs.

F = 0.96

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	2.80	inches
Post Development Runoff Coefficient =	0.33	
On-site Water Quality Volume =	17615	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	3523	
Total Capture Volume (required water quality volume(s) x 1.20) =	21138	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	21138	cubic feet	
Minimum filter basin area =	979	square feet	
Maximum sedimentation basin area =	8808	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	2202	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	21138	cubic feet	
Minimum filter basin area =	1762	square feet	
Maximum sedimentation basin area =	7046	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	440	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, ULTIMATE
Date Prepared: 11/21/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	211.79	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	75.13	acres
Total post-development impervious cover fraction * =	0.35	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	67437	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 10

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = I

Total drainage basin/outfall area =	24.95	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	13.44	acres
Post-development impervious fraction within drainage basin/outfall area =	0.54	
$L_{M\ THIS\ BASIN}$ =	12060	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	24.95	acres
A_I =	13.44	acres
A_P =	11.51	acres
L_R =	13836	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 12727 lbs.

F = 0.92

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area, Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	2.00	inches
Post Development Runoff Coefficient =	0.38	
On-site Water Quality Volume =	68775	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	13755	
Total Capture Volume (required water quality volume(s) x 1.20) =	82530	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	82530	cubic feet	
Minimum filter basin area =	3821	square feet	
Maximum sedimentation basin area =	34387	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	8597	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	82530	cubic feet	
Minimum filter basin area =	6877	square feet	
Maximum sedimentation basin area =	27510	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	1719	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, ULTIMATE
Date Prepared: 11/21/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	211.79	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	75.13	acres
Total post-development impervious cover fraction * =	0.35	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	67437	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 10

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = J

Total drainage basin/outfall area =	10.55	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	4.70	acres
Post-development impervious fraction within drainage basin/outfall area =	0.45	
$L_{M\ THIS\ BASIN}$ =	4217	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	10.55	acres
A_I =	4.70	acres
A_P =	5.85	acres
L_R =	4867	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 4647 lbs.

F = 0.95

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	2.60	inches
Post Development Runoff Coefficient =	0.33	
On-site Water Quality Volume =	32757	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	6551	
Total Capture Volume (required water quality volume(s) x 1.20) =	39308	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	39308	cubic feet	
Minimum filter basin area =	1820	square feet	
Maximum sedimentation basin area =	16378	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	4095	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	39308	cubic feet	
Minimum filter basin area =	3276	square feet	
Maximum sedimentation basin area =	13103	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	819	square feet	For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clara Vista, ULTIMATE
Date Prepared: 11/21/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	211.79	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	75.13	acres
Total post-development impervious cover fraction * =	0.35	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	67437	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 10

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = K

Total drainage basin/outfall area =	0.39	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.34	acres
Post-development impervious fraction within drainage basin/outfall area =	0.89	
$L_{M\ THIS\ BASIN}$ =	309	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	0.39	acres
A_I =	0.34	acres
A_P =	0.04	acres
L_R =	350	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 350 lbs.

F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.73	
On-site Water Quality Volume =	4080	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	816	
Total Capture Volume (required water quality volume(s) x 1.20) =	4896	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	4896	cubic feet	
Minimum filter basin area =	227	square feet	
Maximum sedimentation basin area =	2040	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	510	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	4896	cubic feet	
Minimum filter basin area =	408	square feet	
Maximum sedimentation basin area =	1632	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	102	square feet	For maximum water depth of 8 feet

ATTACHMENT N

MAINTENANCE PROCEDURES FOR PERMANENT BMPs

Note: Additional guidance can be obtained from TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) Section 3.5.

A written record will be kept of inspection results and maintenance performed.

3.5.9 Sand Filter Systems

Regular, routine maintenance is essential to effective, long-lasting performance of sand filters. Neglect or failure to service the filters on a regular basis will lead to poor performance and eventual costly repairs. It is recommended that sand filter BMPs be inspected on a quarterly basis and after large storms for the first year of operation. This intensive monitoring is intended to ensure proper operation and provide maintenance personnel with a feel for the operational characteristics of the filter. Subsequent inspections can be limited to semi-annually or more often if deemed necessary (Young et al., 1996).

Certain construction and maintenance practices are essential to efficient operation of the filter. The biggest threat to any filtering system is exposure to heavy sediment loads that clog the filter media. Construction within the watershed should be complete prior to exposing the filter to stormwater runoff. All exposed areas should be stabilized to minimize sediment loads. Runoff from any unstabilized construction areas should be treated via a separate sediment system that bypasses the filter media.

Another important consideration in constructing the filter bed is to ensure that the top of the media is completely level. The filter design is based on the use of the entire filter media surface area; a sloped filter surface would result in disproportionate use of the filter media.

Other recommended maintenance guidelines include:

- *Inspections*. BMP facilities must be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired immediately. Cracks, voids and undermining should be patched/filled to prevent additional structural damage. Trees and root systems should be removed to prevent growth in cracks and joints that can cause structural damage.

- *Sediment Removal*. Remove sediment from the inlet structure and sedimentation chamber when sediment buildup reaches a depth of 6 inches or when the proper functioning of inlet and outlet structures is impaired. Sediment should be cleared from the inlet structure at least every year and from the sedimentation basin at least every 5 years.

- *Media Replacement*. Maintenance of the filter media is necessary when the drawdown time exceeds 48 hours. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. Any discolored sand should also be removed and replaced. In filters that have been regularly maintained, this should be limited to the top 2 to 3 inches.

- *Debris and Litter Removal*. Debris and litter will accumulate near the sedimentation basin outlet device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control device or riser. • Filter Underdrain. Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time.

- *Mowing*. Grass areas in and around sand filters must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. Vegetation on the pond embankments should be mowed as appropriate to prevent the establishment of woody vegetation.

3.5.8 Vegetative Filter Strips

Once a vegetated area is well established, little additional maintenance is generally necessary. The key to establishing a viable vegetated feature is the care and maintenance it receives in the first few months after it is planted. Once established, all vegetated BMPs require some basic maintenance to insure the health of the plants including:

- *Pest Management*. An Integrated Pest Management (IPM) Plan should be developed for vegetated areas. This plan should specify how problem insects and weeds will be controlled with minimal or no use of insecticides and herbicides.

- *Seasonal Mowing and Lawn Care*. If the filter strip is made up of turf grass, it should be mowed as needed to limit vegetation height to 18 inches, using a mulching mower (or removal of clippings). If native grasses are used, the filter may require less frequent mowing, but a minimum of twice annually. Grass clippings and brush debris should not be deposited on vegetated filter strip areas. Regular mowing should also include weed control practices,

however herbicide use should be kept to a minimum (Urbonas et al., 1992). Healthy grass can be maintained without using fertilizers because runoff usually contains sufficient nutrients. Irrigation of the site can help assure a dense and healthy vegetative cover.

- *Inspection*. Inspect filter strips at least twice annually for erosion or damage to vegetation; however, additional inspection after periods of heavy runoff is most desirable. The strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. More frequent inspections of the grass cover during the first few years after establishment will help to determine if any problems are developing, and to plan for long-term restorative maintenance needs. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Construction of a level spreader device may be necessary to reestablish shallow overland flow.

- *Debris and Litter Removal*. Trash tends to accumulate in vegetated areas, particularly along highways. Any filter strip structures (i.e. level spreaders) should be kept free of obstructions to reduce floatables being flushed downstream, and for aesthetic reasons. The need for this practice is determined through periodic inspection, but should be performed no less than 4 times per year.

- *Sediment Removal*. Sediment removal is not normally required in filter strips, since the vegetation normally grows through it and binds it to the soil. However, sediment may accumulate along the upstream boundary of the strip preventing uniform overland flow. Excess sediment should be removed by hand or with flat-bottomed shovels. Inspections should be performed at least twice a year and after each rainfall event, with at least one biannual inspection to occur during or immediately after a rainfall event.

- *Grass Reseeding and Mulching*. A healthy dense grass should be maintained on the filter strip. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is level. Grass damaged during the sediment removal process should be promptly replaced using the same seed mix used during filter strip establishment. If possible, flow should be diverted from the damaged areas until the grass is firmly established. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Corrective maintenance, such as weeding or replanting should be done more frequently in the first two to three years after installation to ensure stabilization. Dense vegetation may require irrigation immediately after planting, and during particularly dry periods, particularly as the vegetation is initially established. Inspections should be performed twice a year and after each rainfall event, with at least one biannual inspection to occur during or immediately after a rainfall event.

Other recommended maintenance guidelines include:

- *Inspections.* BPM facilities should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BPM must be identified and repaired or revegetated immediately.

- *Sediment Removal.* Remove sediment from the facility when sediment depth reaches 3 inches or when the sediment interferes with the health of vegetation or ability of the facility to meet required drawdown times. Sediment removal should be performed at least every 2 years.

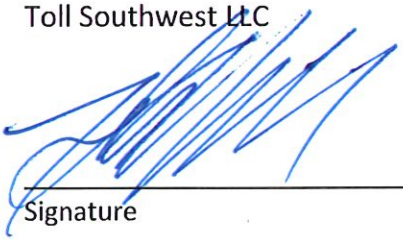
- *Drain Time.* When the drain time exceeds 72 hours as observed in the observation well, the filter media should be removed and replaced with more permeable material.

- *Vegetation.* All dead and diseased vegetation considered beyond treatment shall be removed and replaced during semi-annual inspections. Diseased trees and shrubs should be treated during inspections. Remulch any bare areas by hand whenever needed. Replace mulch annually in the spring, or more frequently if needed, in landscaped areas of the basin where grass or groundcover is not planted. Grass areas in and around bioretention facilities must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

- *Debris and Litter Removal.* Debris and litter will accumulate in the facility and should be removed during regular mowing operations and inspections.

  Filter Undrain. Clean underdrain piping network to remove any sediment buildup every 5 years, or as needed to maintain design drawdown time.

Toll Southwest LLC



Signature

1/13/2026

Date

Kyle Ninness
Director of Land Development – Austin - San Antonio

ATTACHMENT P

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

At any points where discharge from the site is concentrated and erosive velocities exist, appropriately-sized energy dissipators will be provided to reduce velocities to non-erosive levels.

TEMPORARY STORMWATER SECTION

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Aimee Chavez, P.E.

Date: 1/23/26

Signature of Customer/Agent:

Aimee C

Regulated Entity Name: Clara Vista Phases 1 & 2

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

   ☒ The following fuels and/or hazardous substances will be stored on the site: oil and petroleum products/substances

   These fuels and/or hazardous substances will be stored in:

   ☒ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☐ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☒ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

   ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

   ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Blanco River

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

7. ☒ **Attachment D – Temporary Best Management Practices and Measures**. TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

☒ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☒ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☐ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. ☒ **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices**. A schedule of the interim and permanent soil stabilization practices for the site is attached.

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

ATTACHMENT A

SPILL RESPONSE ACTIONS

In the event of an accidental leak or spill:

- Spill must be contained and cleaned up immediately.
- Spills will not be merely buried or washed with water.
- Contractor shall take action to contain spill. Contractor may use sand or other absorbent material stockpiled on site to absorb spill. Absorbent material should be spread over the spill area to absorb the spilled product.
- In the event of an uncontained discharge the contractor shall utilize onsite equipment to construct berms downgradient of the spill with sand or other absorbent material to contain and absorb the spilled product.
- Spill containment/absorbent materials along with impacted media must be collected and stored in such a way so as not to continue to affect additional media (soil/water). Once the spill has been contained, collected material should be placed on poly or plastic sheeting until removed from the site. The impacted media and cleanup materials should be covered with plastic sheeting and the edges weighed down with paving bricks or other similarly dense objects as the material is being accumulated. This will prevent the impacted media and cleanup materials from becoming airborne in windy conditions or impacting runoff during a rain event. The stockpiled materials should not be located within an area of concentrated runoff such as along a curb line or within a swale.
- Contaminated soils and cleanup materials will be sampled for waste characterization. When the analysis results are known the contaminated soils and cleanup materials will be removed from the site and disposed in a permitted landfill in accordance with applicable regulations.
- The contractor will be required to notify the owner, who will in turn contact TCEQ to notify them in the event of a significant hazardous/reportable quantity spill. Additional notifications as required by the type and amount of spill will be conducted by owner or owner's representative.

In the event of an accidental significant or hazardous spill:

- The contractor will be required to report significant or hazardous spills in reportable quantities as soon as possible and within 24 hours to:
  - **the National Response Center at (800) 424-8802**
  - **the Edwards Aquifer Authority at (210) 222-2204**
  - **the TCEQ Regional Office (512) 339-2929 (if during business hours: 8 AM to 5 PM) or**
  - **the State Emergency Response Center (800) 832-8224 (if after hours)**

- Contaminated soils will be sampled for waste characterization. When the analysis results are known the contaminated soils will be removed from the site and disposed in a permitted landfill in accordance with applicable regulations.

Additional guidance can be obtained from TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) Section 1.4.16. and on TCEQ's website, https://www.tceq.texas.gov/response/spills. Contractor shall review this section and the TCEQ website.

ATTACHMENT B

POTENTIAL SOURCES OF CONTAMINATION

Potential Source
- Asphalt products used on this project.

Preventative Measure
- After placement of asphalt, emulsion or coatings, the contractor will be responsible for immediate cleanup should an unexpected rain occur. For the duration of the asphalt product curing time, the contractor will maintain standby personnel and equipment to contain any asphalt wash-off should an unexpected rain occur. The contractor will be instructed not to place asphalt products on the ground within 48 hours of a forecasted rain.

Potential Source
- Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle dripping.

Preventative Measure
- Vehicle maintenance when possible will be performed within the construction staging area.
- Construction vehicles and equipment shall be checked regularly for leaks and repaired immediately.

Potential Source
- Accidental leaks or spills of oil, petroleum products and substances listed under 40 CFR parts 110, 117, and 302 used or stored temporarily on site.

Preventative Measure
- Contractor to incorporate into regular safety meetings, a discussion of spill prevention and appropriate disposal procedures.
- Contractor's superintendent or representative overseer shall enforce proper spill prevention and control measures.
- Hazardous materials and wastes shall be stored in covered containers and protected from vandalism.

- A stockpile of spill cleanup materials shall be stored on site where it will be readily accessible.

Potential Source
- Miscellaneous trash and litter from construction workers and material wrappings.

Preventive Measure
- Trash containers will be placed throughout the site to encourage proper trash disposal.

Potential Source
- Construction debris.

Preventive Measure
- Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case by case basis.

Potential Source
- Spills/Overflow of waste from portable toilets

Preventative Measure
- Portable toilets will be placed away from high traffic vehicular areas and storm drain inlets.
- Portable toilets will be placed on a level ground surface.
- Portable toilets will be inspected regularly for leaks and will be serviced and sanitized at time intervals that will maintain sanitary conditions.

ATTACHMENT C

CLARA VISTA PHASES 1 & 2
Contributing Zone Plan Modification Application

SEQUENCE OF MAJOR ACTIVITIES

The sequence of major activities which disturb soil during construction on this site are listed below.

Clara Vista Phase 1

1) Set erosion controls: 10,994 LF of silt fence & 5521 LF of tree protection
2) Clear and grub streets – 12.68 acres
3) Rough grade streets – 12.68 acres
4) Pond excavation – 1.47 acres
5) Trench utilities – 26,534 LF
6) Install water, wastewater, and storm – 26,534 LF
7) Install sub base/base for streets – 7.54 acres
8) Pave streets – 6.95 acres
9) Pond completion – 1.47 acres
10) Site cleanup – 72.99 acres
11) Remove erosion control: 10,994 LF of silt fence & 5521 LF of tree protection

6 Creeks Phase 2

1) Set erosion controls: silt fence – 6,197 LF
2) Clear and grub streets – 5.61 acres
3) Rough grade streets – 5.61 acres
4) Pond excavation – 0.32 acres
5) Trench utilities – 6,936 LF
6) Install water, wastewater, and storm 6,936 LF
7) Install sub base/base for streets – 3.92 acres
8) Pave streets – 3.71 acres
9) Pond completion –0.32 acres
10) Site cleanup – 22.59 acres
11) Remove erosion control: silt fence – 6,197 LF

Clara Vista Phase 2

1) Set erosion controls: 12,424 LF of silt fence & 5,880 LF of tree protection
2) Clear and grub streets – 12.64 acres
3) Rough grade streets – 12.64 acres
4) Pond excavation – 4.78 acres
5) Trench utilities – 18,256 LF
6) Install water, wastewater, and storm 18,256 LF
7) Install sub base/base for streets – 8.05 acres
8) Pave streets – 6.71 acres
9) Pond completion – 4.78 acres
10) Site cleanup – 60.21 acres
11) Remove erosion control: 12,424 LF of silt fence & 5,880 LF of tree protection

ATTACHMENT D

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

Please see the Erosion Control sheets included in the Construction Plans Section for TBMP layout and the responses below for more details.

Site preparation, which is the initiation of all activity on the project, will disturb the largest amount of soil. Therefore, before any of this work can begin, the clearing and grading contractor will be responsible for the installation of all on-site control measures. The methodology for pollution prevention of on-site stormwater will include: (1) erection of silt fences along the downgradient boundary of construction activities for temporary erosion and sedimentation controls, (2) installation of mulch log downgradient from areas of concentrated stormwater flow for temporary erosion control, (3) installation of stabilized construction entrance/exit(s) to reduce the dispersion of sediment from the site, (4) installation of construction staging area(s). Existing temporary sediment basins approved with the Clara Vista Phase 2 Clearing Plan will provide storage prior to being converted into sand filters with improved media water quality detention ponds.

Prior to the initiation of construction, all previously installed control measures will be repaired or reestablished for their designed or intended purpose. This work, which is the remainder of all activity on the project, may also disturb additional soil. The construction contractor will be responsible for the installation of all remaining on-site control measures that includes installation of the concrete truck washout pit(s), as construction phasing warrants.

Temporary measures are intended to provide a method of slowing the flow of runoff from the construction site in order to allow sediment and suspended solids to settle out of the runoff. By containing the sediment and solids within the site, they will not enter the aquifer, surface streams and/or sensitive features that may exist downstream of the site.

As the site is located entirely over the Edwards Aquifer Contributing Zone within the Transition Zone, a Geologic Assessment was not conducted and is not required by 30 TAC 213 regulations. Therefore, no naturally-occurring sensitive features are known to exist on the site. 30 TAC 213.5(f)(2) only applies to projects located on the Edwards Aquifer Recharge Zone. A combination of TBMPs including silt fence

and rock berm are proposed to capture sediment from onsite stormwater runoff and preserve the quality of the Blanco River.

Temporary measures are intended to provide a method of slowing the flow of runoff from the construction site in order to allow sediment and suspended solids to settle out of the runoff. By containing the sediment and solids within the site, they will not enter the aquifer, surface streams and/or sensitive features that may exist downstream of the site.

ATTACHMENT F

STRUCTURAL PRACTICES

The following structural measures will be installed prior to the initiation of site preparation activities:

- Erection of silt fences along the downgradient boundary of construction activities and rock berms for secondary protection, as located on the Erosion Control Plan sheets and illustrated on the Construction Details - Erosion Control sheet.
- Installation of stabilized construction entrance/exit(s) and construction staging area(s), as located on the Erosion Control Plan sheets and illustrated on the Construction Details - Erosion Control sheet.

The following structural measures will be installed at the initiation of construction activities or as appropriate based on the construction sequencing:

- Installation of inlet protection, as required and located on the Erosion Control Plan sheets and illustrated on the Construction Details - Erosion Control sheet.
- Installation of concrete truck washout pit(s), as required and located on the Erosion Control Plan sheets and illustrated on the Construction Details - Erosion Control sheet.

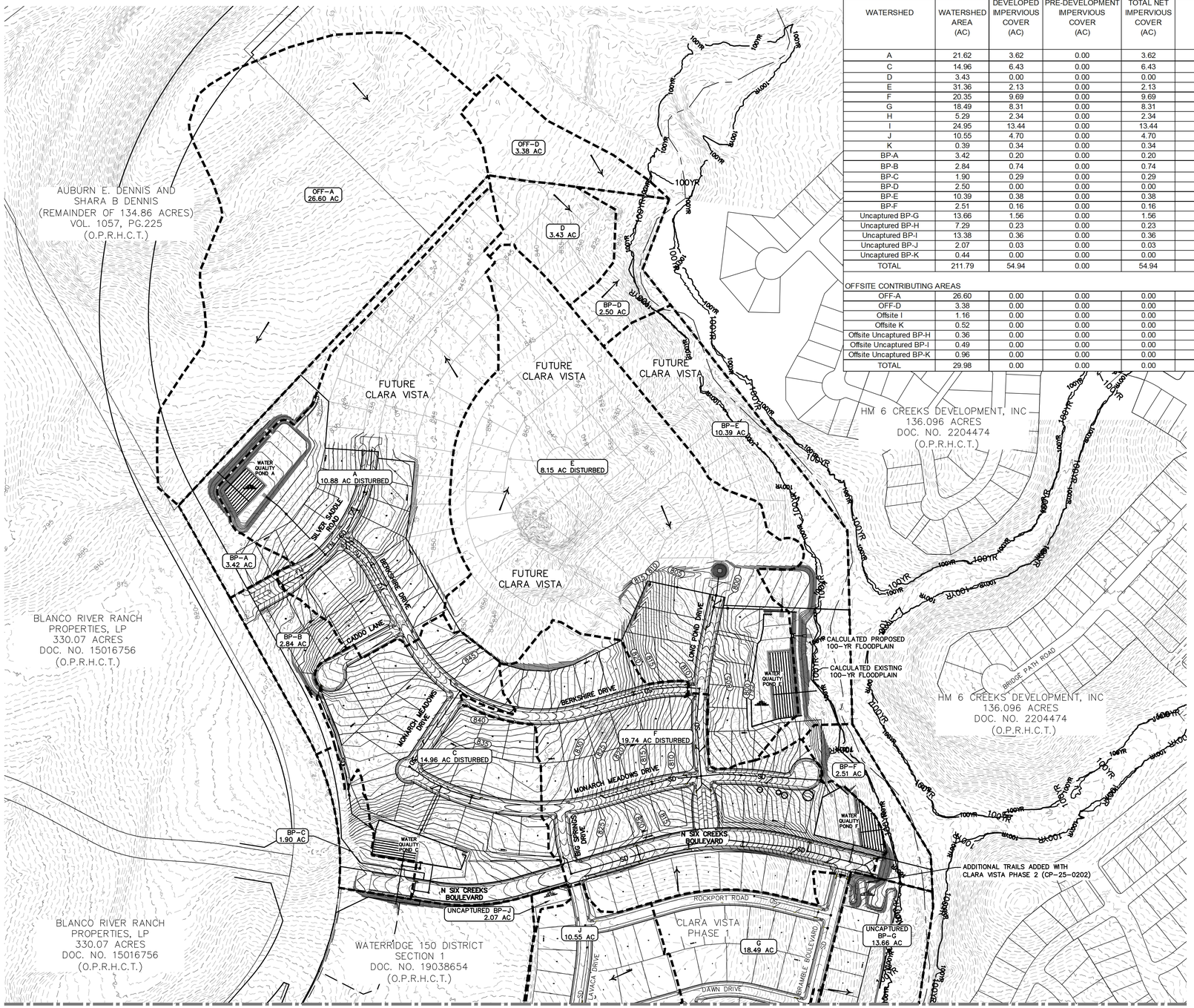
ATTACHMENT G

PROPOSED WATER QUALTY MAP: PHASES 1 & 2

CLARA VISTA PHASES 1 & 2 & SIX CREEKS BLVD. PHASE 2 - WATER QUALITY TREATMENT SUMMARY

CLARA VISTA PHASES 1 & 2 CZP MOD

WATERSHED	WATERSHED AREA (AC)	DEVELOPED IMPERVIOUS COVER (AC)	PRE-DEVELOPMENT IMPERVIOUS COVER (AC)	TOTAL NET IMPERVIOUS COVER (AC)	BMP TYPE	REQUIRED REMOVAL OF TSS GENERATED ANNUALLY (LBS) L_M	TSS REMOVED ANNUALLY (LBS) L_R
A	21.62	3.62	0.00	3.62	POND A - SAND FILTER W/ IMPROVED MEDIA	3,250	3,795
C	14.96	6.43	0.00	6.43	POND C - SAND FILTER W/ IMPROVED MEDIA	5,772	6,670
D	3.43	0.00	0.00	0.00	N/A	0	0
E	31.36	2.13	0.00	2.13	POND E - SAND FILTER W/ IMPROVED MEDIA	1,910	2,257
F	20.35	9.69	0.00	9.69	POND F - SAND FILTER W/ IMPROVED MEDIA	8,694	10,002
G	18.49	8.31	0.00	8.31	POND G - SAND FILTER W/ IMPROVED MEDIA	7,458	8,303
H	5.29	2.34	0.00	2.34	POND H - SAND FILTER W/ IMPROVED MEDIA	2,101	2,322
I	24.95	13.44	0.00	13.44	POND I - SAND FILTER W/ IMPROVED MEDIA	12,060	12,727
J	10.55	4.70	0.00	4.70	POND J - SAND FILTER W/ IMPROVED MEDIA	4,217	4,647
K	0.39	0.34	0.00	0.34	POND K - SAND FILTER W/ IMPROVED MEDIA	309	350
BP-A	3.42	0.20	0.00	0.20	OVERTREATMENT	184	0
BP-B	2.84	0.74	0.00	0.74	OVERTREATMENT	669	0
BP-C	1.90	0.29	0.00	0.29	OVERTREATMENT	256	0
BP-D	2.50	0.00	0.00	0.00	N/A	0	0
BP-E	10.39	0.38	0.00	0.38	OVERTREATMENT	340	0
BP-F	2.51	0.16	0.00	0.16	OVERTREATMENT	147	0
Uncaptured BP-G	13.66	1.56	0.00	1.56	OVERTREATMENT	1,397	0
Uncaptured BP-H	7.29	0.23	0.00	0.23	OVERTREATMENT	210	0
Uncaptured BP-I	13.38	0.36	0.00	0.36	OVERTREATMENT	319	0
Uncaptured BP-J	2.07	0.03	0.00	0.03	OVERTREATMENT	27	0
Uncaptured BP-K	0.44	0.00	0.00	0.00	N/A	N/A	N/A
TOTAL	211.79	54.94	0.00	54.94		**49,318**	**51,074**
OFFSITE CONTRIBUTING AREAS							
OFF-A	26.60	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
OFF-D	3.38	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite I	1.16	0.00	0.00	0.00	POND I - SAND FILTER W/ IMPROVED MEDIA	N/A	N/A
Offsite K	0.52	0.00	0.00	0.00	POND K - SAND FILTER W/ IMPROVED MEDIA	N/A	N/A
Offsite Uncaptured BP-H	0.36	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite Uncaptured BP-I	0.49	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite Uncaptured BP-K	0.96	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
TOTAL	29.98	0.00	0.00	0.00		**N/A**	**N/A**



SCALE: 1" = 200'

0' 200' 400' 600'

LEGEND

- PROPOSED WATERSHED
- OFFSITE 3A 3.92 AC — WATERSHED ACREAGE
- FLOW DIRECTION

MATCHLINE – SEE SHEET 58 OF 111

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED PROFESSIONAL ENGINEER

Aimee Chavez 1/23/26

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA

PHASES 1 & 2

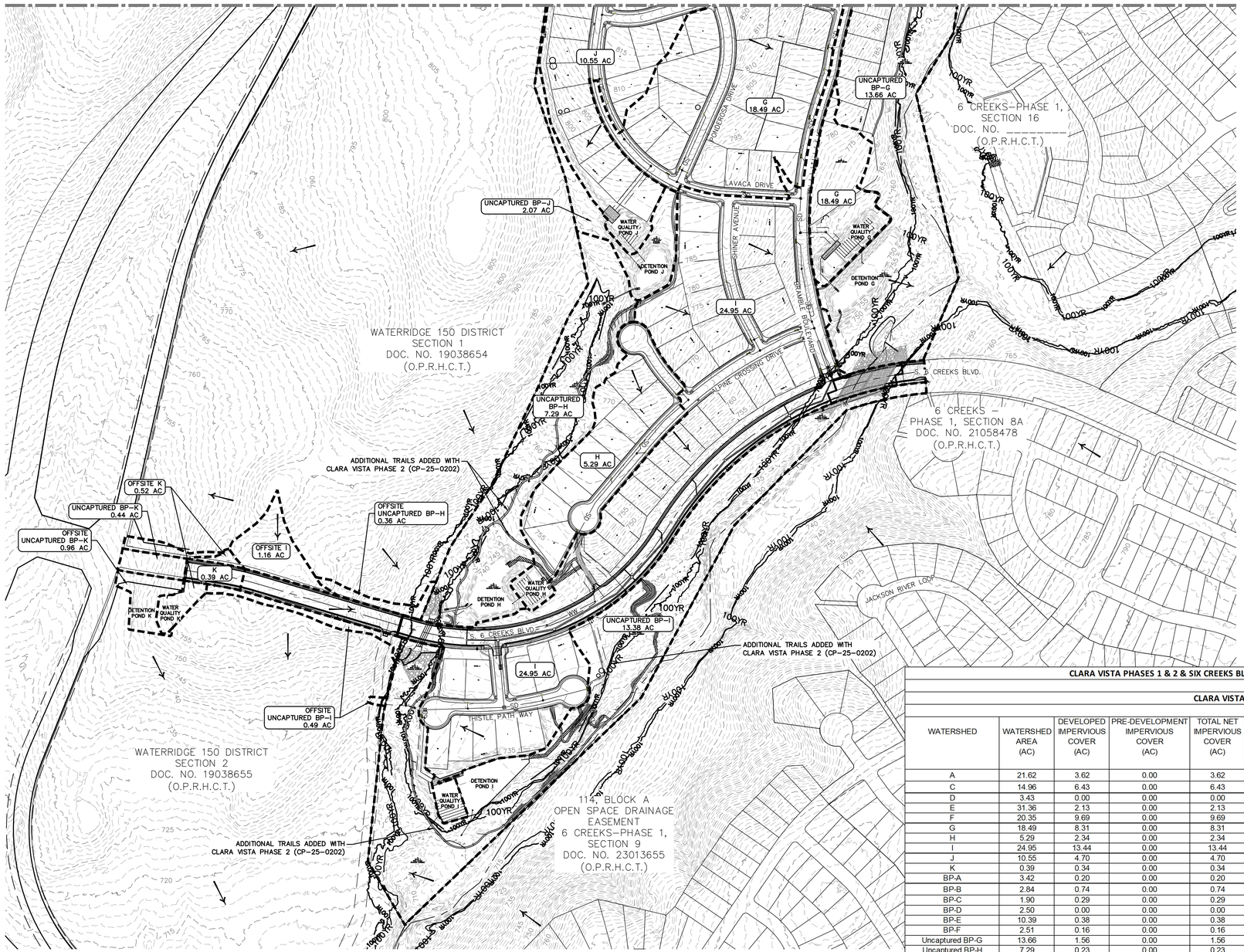
PROPOSED TCEQ WATER QUALITY TREATMENT SUMMARY 1 OF 2

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 1 OF 2

Date: Jan 23, 2026, 9:47am User ID: Chavez
File: I:\Projects\514\32\03\301 Construction Documents\Documents\Reports\CZP\2. CZP Application\CAD Exhibits\260114 WQ51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CP-25-0202



SCALE: 1" = 200'

0' 200' 400' 600'

LEGEND

- PROPOSED WATERSHED
- OFFSITE 3A 3.92 AC — WATERSHED ACREAGE
- FLOW DIRECTION

CLARA VISTA PHASES 1 & 2 & SIX CREEKS BLVD. PHASE 2 - WATER QUALITY TREATMENT SUMMARY

CLARA VISTA PHASES 1 & 2 CZP MOD

WATERSHED	WATERSHED AREA (AC)	DEVELOPED IMPERVIOUS COVER (AC)	PRE-DEVELOPMENT IMPERVIOUS COVER (AC)	TOTAL NET IMPERVIOUS COVER (AC)	BMP TYPE	REQUIRED REMOVAL OF TSS GENERATED ANNUALLY (LBS) L_M	TSS REMOVED ANNUALLY (LBS) L_R
A	21.62	3.62	0.00	3.62	POND A - SAND FILTER W/ IMPROVED MEDIA	3,250	3,795
C	14.96	6.43	0.00	6.43	POND C - SAND FILTER W/ IMPROVED MEDIA	5,772	6,670
D	3.43	0.00	0.00	0.00	N/A	0	0
E	31.36	2.13	0.00	2.13	POND E - SAND FILTER W/ IMPROVED MEDIA	1,910	2,257
F	20.35	9.69	0.00	9.69	POND F - SAND FILTER W/ IMPROVED MEDIA	8,694	10,002
G	18.49	8.31	0.00	8.31	POND G - SAND FILTER W/ IMPROVED MEDIA	7,458	8,303
H	5.29	2.34	0.00	2.34	POND H - SAND FILTER W/ IMPROVED MEDIA	2,101	2,322
I	24.95	13.44	0.00	13.44	POND I - SAND FILTER W/ IMPROVED MEDIA	12,060	12,727
J	10.55	4.70	0.00	4.70	POND J - SAND FILTER W/ IMPROVED MEDIA	4,217	4,647
K	0.39	0.34	0.00	0.34	POND K - SAND FILTER W/ IMPROVED MEDIA	309	350
BP-A	3.42	0.20	0.00	0.20	OVERTREATMENT	184	0
BP-B	2.84	0.74	0.00	0.74	OVERTREATMENT	669	0
BP-C	1.90	0.29	0.00	0.29	OVERTREATMENT	256	0
BP-D	2.50	0.00	0.00	0.00	N/A	0	0
BP-E	10.39	0.38	0.00	0.38	OVERTREATMENT	340	0
BP-F	2.51	0.16	0.00	0.16	OVERTREATMENT	147	0
Uncaptured BP-G	13.66	1.56	0.00	1.56	OVERTREATMENT	1,397	0
Uncaptured BP-H	7.29	0.23	0.00	0.23	OVERTREATMENT	210	0
Uncaptured BP-I	13.38	0.36	0.00	0.36	OVERTREATMENT	319	0
Uncaptured BP-J	2.07	0.03	0.00	0.03	OVERTREATMENT	27	0
Uncaptured BP-K	0.44	0.00	0.00	0.00	N/A	N/A	N/A
TOTAL	211.79	54.94	0.00	54.94		**49,318**	**51,074**
OFFSITE CONTRIBUTING AREAS							
OFF-A	26.60	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
OFF-D	3.38	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite I	1.16	0.00	0.00	0.00	POND I - SAND FILTER W/ IMPROVED MEDIA	N/A	N/A
Offsite K	0.52	0.00	0.00	0.00	POND K - SAND FILTER W/ IMPROVED MEDIA	N/A	N/A
Offsite Uncaptured BP-H	0.36	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite Uncaptured BP-I	0.49	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite Uncaptured BP-K	0.96	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
TOTAL	29.98	0.00	0.00	0.00		**N/A**	**N/A**

NO. | REVISION | DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chz 1/23/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1080I N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASES 1 & 2
PROPOSED TCEQ WATER QUALITY TREATMENT SUMMARY 2 OF 2

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TC
SHEET 2 OF 2

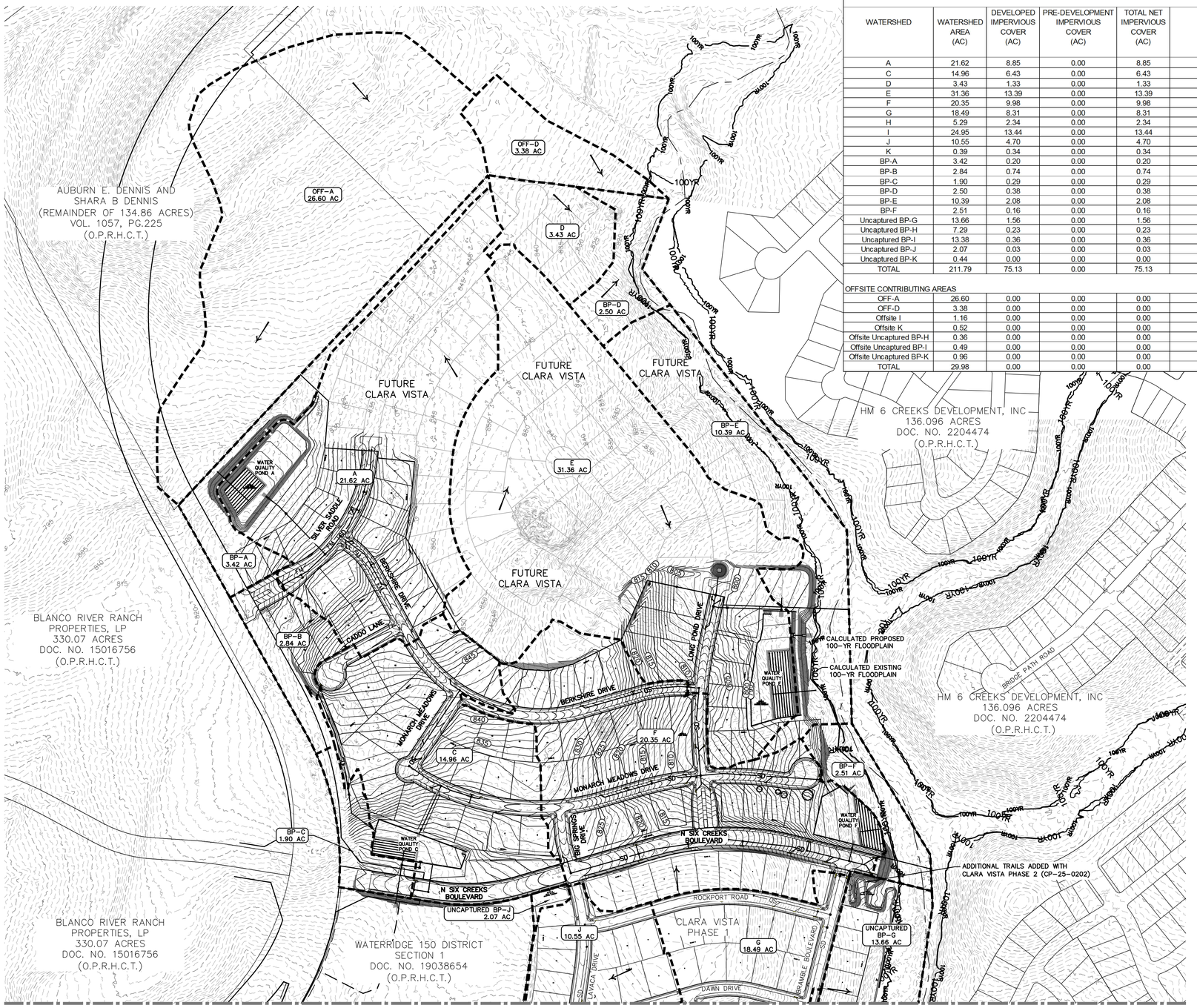
Date: Jan 23, 2026, 9:47am User ID: CKrause
File: H:\Projects\514\432\03\30 Construction Documents\Documents\Reports\CZP\2 CZP Application\CAD Exhibits\260114 W051432-03.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

ULTIMATE WATER QUALTY MAP: FULL BUILD OUT- PHASES 1, 2, & 3

CLARA VISTA PHASE 1, 2, & 3 & SIX CREEKS BLVD. PHASE 2 - WATER QUALITY TREATMENT SUMMARY

CLARA VISTA PHASE 1, 2, & 3 & SIX CREEKS BLVD. PHASE 2 CZP MOD

WATERSHED	WATERSHED AREA (AC)	DEVELOPED IMPERVIOUS COVER (AC)	PRE-DEVELOPMENT IMPERVIOUS COVER (AC)	TOTAL NET IMPERVIOUS COVER (AC)	BMP TYPE	REQUIRED REMOVAL OF TSS GENERATED ANNUALLY (LBS) L_{RT}	TSS REMOVED ANNUALLY (LBS) L_R
A	21.62	8.85	0.00	8.85	POND A - SAND FILTER W/ IMPROVED MEDIA	7,940	9,192
C	14.96	6.43	0.00	6.43	POND C - SAND FILTER W/ IMPROVED MEDIA	5,772	6,670
D	3.43	1.33	0.00	1.33	POND D - SAND FILTER W/ IMPROVED MEDIA	1,195	1,386
E	31.36	13.39	0.00	13.39	POND E - SAND FILTER W/ IMPROVED MEDIA	12,020	13,893
F	20.35	9.98	0.00	9.98	POND F - SAND FILTER W/ IMPROVED MEDIA	8,954	10,301
G	18.49	8.31	0.00	8.31	POND G - SAND FILTER W/ IMPROVED MEDIA	7,458	8,773
H	5.29	2.34	0.00	2.34	POND H - SAND FILTER W/ IMPROVED MEDIA	2,101	2,332
I	24.95	13.44	0.00	13.44	POND I - SAND FILTER W/ IMPROVED MEDIA	12,060	12,727
J	10.55	4.70	0.00	4.70	POND J - SAND FILTER W/ IMPROVED MEDIA	4,217	4,647
K	0.39	0.34	0.00	0.34	POND K - SAND FILTER W/ IMPROVED MEDIA	309	350
BP-A	3.42	0.20	0.00	0.20	OVERTREATMENT	184	0
BP-B	2.84	0.74	0.00	0.74	OVERTREATMENT	669	0
BP-C	1.90	0.29	0.00	0.29	OVERTREATMENT	256	0
BP-D	2.50	0.38	0.00	0.38	OVERTREATMENT	344	0
BP-E	10.39	2.08	0.00	2.08	OVERTREATMENT	1,863	0
BP-F	2.51	0.16	0.00	0.16	OVERTREATMENT	147	0
Uncaptured BP-G	13.66	1.56	0.00	1.56	OVERTREATMENT	1,397	0
Uncaptured BP-H	7.29	0.23	0.00	0.23	OVERTREATMENT	210	0
Uncaptured BP-I	13.38	0.36	0.00	0.36	OVERTREATMENT	319	0
Uncaptured BP-J	2.07	0.03	0.00	0.03	OVERTREATMENT	27	0
Uncaptured BP-K	0.44	0.00	0.00	0.00	N/A	N/A	N/A
TOTAL	211.79	75.13	0.00	75.13		**67,440**	**70,270**
OFFSITE CONTRIBUTING AREAS							
OFF-A	26.60	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
OFF-D	3.38	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite I	1.16	0.00	0.00	0.00	POND I - SAND FILTER W/ IMPROVED MEDIA	N/A	N/A
Offsite K	0.52	0.00	0.00	0.00	POND K - SAND FILTER W/ IMPROVED MEDIA	N/A	N/A
Offsite Uncaptured BP-H	0.36	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite Uncaptured BP-I	0.49	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite Uncaptured BP-K	0.96	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
TOTAL	29.98	0.00	0.00	0.00		**N/A**	**N/A**



SCALE: 1" = 200'

0' 200' 400' 600'

LEGEND

- PROPOSED WATERSHED
- OFFSITE 3A 3.92 AC — WATERSHED ACREAGE
- FLOW DIRECTION

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED PROFESSIONAL ENGINEER

Aimee Chz 1/23/26

PAPE-DAWSON ENGINEERS

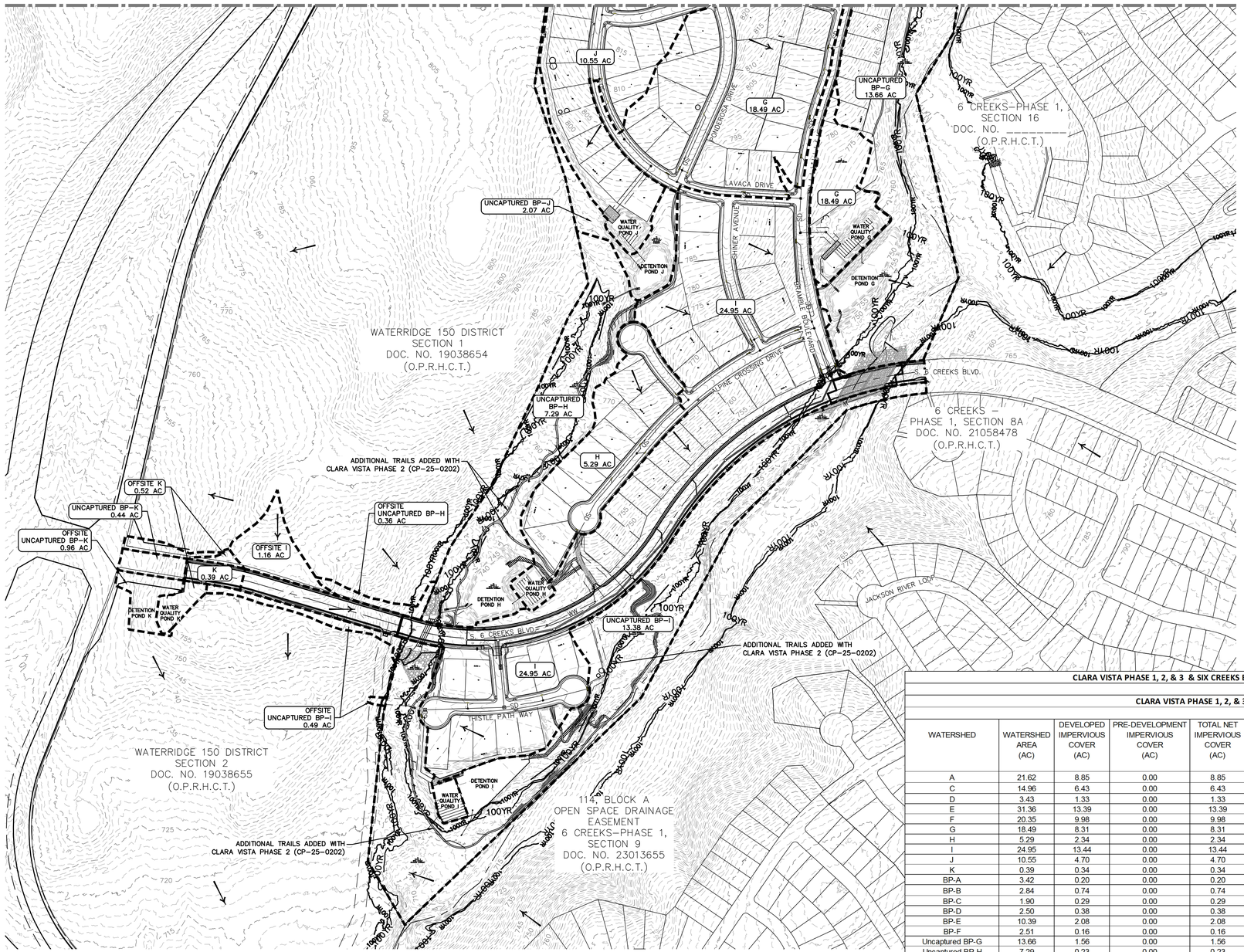
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
ULTIMATE TCEQ WATER QUALITY TREATMENT SUMMARY 1 OF 2

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TG
SHEET 57 OF 111

Date: Jan 23, 2026, 9:14am User ID: Chrause
File: I:\Projects\514\321\03\301 Construction Documents\Civil\WQ51432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1" = 200'

0' 200' 400' 600'

LEGEND

- PROPOSED WATERSHED
- OFFSITE 3A 3.92 AC — WATERSHED ACREAGE
- FLOW DIRECTION

CLARA VISTA PHASE 1, 2, & 3 & SIX CREEKS BLVD. PHASE 2 - WATER QUALITY TREATMENT SUMMARY

CLARA VISTA PHASE 1, 2, & 3 & SIX CREEKS BLVD. PHASE 2 CZP MOD

WATERSHED	WATERSHED AREA (AC)	DEVELOPED IMPERVIOUS COVER (AC)	PRE-DEVELOPMENT IMPERVIOUS COVER (AC)	TOTAL NET IMPERVIOUS COVER (AC)	BMP TYPE	REQUIRED REMOVAL OF TSS GENERATED ANNUALLY (LBS) L_M	TSS REMOVED ANNUALLY (LBS) L_R
A	21.62	8.85	0.00	8.85	POND A - SAND FILTER W/ IMPROVED MEDIA	7,940	9,192
C	14.96	6.43	0.00	6.43	POND C - SAND FILTER W/ IMPROVED MEDIA	5,772	6,670
D	3.43	1.33	0.00	1.33	POND D - SAND FILTER W/ IMPROVED MEDIA	1,195	1,386
E	31.36	13.39	0.00	13.39	POND E - SAND FILTER W/ IMPROVED MEDIA	12,020	13,893
F	20.35	9.98	0.00	9.98	POND F - SAND FILTER W/ IMPROVED MEDIA	8,954	10,301
G	18.49	8.31	0.00	8.31	POND G - SAND FILTER W/ IMPROVED MEDIA	7,458	8,773
H	5.29	2.34	0.00	2.34	POND H - SAND FILTER W/ IMPROVED MEDIA	2,101	2,332
I	24.95	13.44	0.00	13.44	POND I - SAND FILTER W/ IMPROVED MEDIA	12,060	12,727
J	10.55	4.70	0.00	4.70	POND J - SAND FILTER W/ IMPROVED MEDIA	4,217	4,647
K	0.39	0.34	0.00	0.34	POND K - SAND FILTER W/ IMPROVED MEDIA	309	350
BP-A	3.42	0.20	0.00	0.20	OVERTREATMENT	184	0
BP-B	2.84	0.74	0.00	0.74	OVERTREATMENT	669	0
BP-C	1.90	0.29	0.00	0.29	OVERTREATMENT	256	0
BP-D	2.50	0.38	0.00	0.38	OVERTREATMENT	344	0
BP-E	10.39	2.08	0.00	2.08	OVERTREATMENT	1,863	0
BP-F	2.51	0.16	0.00	0.16	OVERTREATMENT	147	0
Uncaptured BP-G	13.66	1.56	0.00	1.56	OVERTREATMENT	1,397	0
Uncaptured BP-H	7.29	0.23	0.00	0.23	OVERTREATMENT	210	0
Uncaptured BP-I	13.38	0.36	0.00	0.36	OVERTREATMENT	319	0
Uncaptured BP-J	2.07	0.03	0.00	0.03	OVERTREATMENT	27	0
Uncaptured BP-K	0.44	0.00	0.00	0.00	N/A	N/A	N/A
TOTAL	211.79	75.13	0.00	75.13		**67,440**	**70,270**
OFFSITE CONTRIBUTING AREAS							
OFF-A	26.60	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
OFF-D	3.38	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite I	1.16	0.00	0.00	0.00	POND I - SAND FILTER W/ IMPROVED MEDIA	N/A	N/A
Offsite K	0.52	0.00	0.00	0.00	POND K - SAND FILTER W/ IMPROVED MEDIA	N/A	N/A
Offsite Uncaptured BP-H	0.36	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite Uncaptured BP-I	0.49	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
Offsite Uncaptured BP-K	0.96	0.00	0.00	0.00	NOT ROUTED THROUGH BMP	N/A	N/A
TOTAL	29.98	0.00	0.00	0.00		**N/A**	**N/A**

NO.	REVISION	DATE

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chz 1/23/26

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

CLARA VISTA
PHASE 2
ULTIMATE TCEQ WATER QUALITY TREATMENT SUMMARY 2 OF 2

CITY NO. CP-25-0202
JOB NO. 51432-03
DATE JANUARY 2026
DESIGNER BA/AC
CHECKED AC DRAWN TC
SHEET 58 OF 111

Date: Jan 23, 2026, 9:15am User ID: CKrause
File: H:\Projects\514\32\03\301 Construction Documents\Civil\W051432-03.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

ATTACHMENT H

TEMPORARY SEDIMENTATION POND(S) PLANS AND CALCULATIONS

The proposed water quality detention ponds will be used as temporary sediment traps during site construction for each respective watershed, and the minimum drain time for each temporary basin will be 24 hours. The basins will be converted to permanent basins after completion of the project improvements. Basins will be rough-cut in first sequence of construction.

Prior to final acceptance by the owner, the contractor will remove trash, debris, and accumulated silt from each batch detention basin and re-establish them to proper operating condition. After inspection of the finished batch detention basin, a licensed professional engineer will certify the basin in accordance with TCEQ requirements.

Minimum required volume (Pond A):

10.88 acres disturbed @ 3,600 cf/acre disturbed = 31,168 cf
Volume provided = 117,848 cf

The volume of the proposed basin exceeds required.

Minimum required volume (Pond C):

14.96 acres disturbed @ 3,600 cf/acre disturbed = 53,856 cf
Volume provided = 84,130 cf

The volume of the proposed basin exceeds required.

Minimum required volume (Pond E):

8.15 acres disturbed @ 3,600 cf/acre disturbed = 29,340 cf
Volume provided = 178,622 cf

The volume of the proposed basin exceeds required.

Minimum required volume (Pond F):

19.74 acres disturbed @ 3,600 cf/acre disturbed = 71,064 cf
Volume provided = 124,635 cf

The volume of the proposed basin exceeds required.

Minimum required volume (Pond G):

18.49 acres disturbed @ 3,600 cf/acre disturbed = 66,564 cf
Volume provided = 109,380 cf

The volume of the proposed basin exceeds required.

Minimum required volume (Pond H):

5.29 acres disturbed @ 3,600 cf/acre disturbed = 19,044 cf
Volume provided = 40,252 cf

The volume of the proposed basin exceeds required.

Minimum required volume (Pond I):

24.95 acres disturbed @ 3,600 cf/acre disturbed = 89,820 cf
Volume provided = 105,397 cf

The volume of the proposed basin exceeds required.

Minimum required volume (Pond J):

10.55 acres disturbed @ 3,600 cf/acre disturbed = 37,980 cf
Volume provided = 70,147 cf

The volume of the proposed basin exceeds required.

Minimum required volume (Pond K):

0.39 acres disturbed @ 3,600 cf/acre disturbed = 1404 cf
Volume provided = 10,134 cf

The volume of the proposed basin exceeds required.

ATTACHMENT I

INSPECTIONS & MAINTENANCE

Designated and qualified person(s) shall inspect Pollution Control Measures weekly and within 24 hours after a storm event. An inspection report that summarizes the scope of the inspection, names and qualifications of personnel conducting the inspection, date of the inspection, major observations, and actions taken as a result of the inspection will be recorded and maintained as part of Storm Water TPDES data for a period of three years after the Notice of Termination (NOT) has been filed. A copy of the Inspection Report Form is provided in this Storm Water Pollution Prevention Plan.

As a minimum, the inspector shall observe: (1) significant disturbed areas for evidence of erosion, (2) storage areas for evidence of leakage from the exposed stored materials, (3) structural controls (rock berm outlets, silt fences, drainage swales, etc.) for evidence of failure or excess siltation (over 6 inches deep), (4) vehicle exit point for evidence of off-site sediment tracking, (5) vehicle storage areas for signs of leaking equipment or spills, (6) concrete truck rinse-out pit for signs of potential failure, (7) embankment, spillways, and outlet of sediment basin (where applicable) for erosion damage, and (8) sediment basins (where applicable) for evidence that basin has accumulated 50% of its volume in silt. Deficiencies noted during the inspection will be corrected and documented within seven calendar days following the inspection or before the next anticipated storm event if practicable. Temporary sediment basins and permanent basins will be inspected until final stabilization of 70% within the basin watershed is achieved.

BMP inspection and maintenance requirements from Sections 1.3 and 1.4 of TCEQ's Technical Guidance Manual are detailed below.

Temporary Construction Entrance/Exit

- The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
- All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
- When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
- When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
- All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Silt Fence

- Inspect all fencing weekly, and after any rainfall.
- Remove sediment when buildup reaches 6 inches.
- Replace any torn fabric or install a second line of fencing parallel to the torn section.
- Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
- When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Rock Berms

- Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
- Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
- Repair any loose wire sheathing.
- The berm should be reshaped as needed during inspection.
- The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
- The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

Inlet Protection

- Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
- Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
- Check placement of device to prevent gaps between device and curb.
- Inspect filter fabric and patch or replace if torn or missing. 1-100
- Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

Concrete Washout Areas

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.

- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Pollution Prevention Measure	Inspected in Compliance	Corrective Action Required	
		Description (use additional sheet if necessary)	**Date Completed**
Best Management Practices			
Natural vegetation buffer strips			
Temporary vegetation			
Permanent vegetation			
Sediment control basin			
Silt fences			
Rock berms			
Gravel filter bags			
Drain inlet protection			
Other structural controls			
Vehicle exits (off-site tracking)			
Material storage areas (leakage)			
Equipment areas (leaks, spills)			
Concrete washout pit (leaks, failure)			
General site cleanliness			
Trash receptacles			
Evidence of Erosion			
Site preparation			
Roadway or parking lot construction			
Utility construction			
Drainage construction			
Building construction			
Major Observations			
Sediment discharges from site			
BMPs requiring maintenance			
BMPs requiring modification			
Additional BMPs required			

_____ A brief statement describing the qualifications of the inspector is included in this SWP3.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I further certify I am an authorized signatory in accordance with the provisions of 30 TAC §305.128."

Inspector's Name _____ Inspector's Signature _____ Date _____

PROJECT MILESTONE DATES

Date when major site grading activities begin:

Construction Activity	Date
Installation of BMPs	

Dates when construction activities temporarily or permanently cease on all or a portion of the project:

Construction Activity	Date

Dates when stabilization measures are initiated:

Stabilization Activity	Date
Removal of BMPs	

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Interim on-site stabilization measures, which are continuous, will include minimizing soil disturbances by exposing the smallest practical area of land required for the shortest period of time and maximizing use of natural vegetation. As soon as practical, all disturbed soil will be stabilized via permanent revegetation. Details, such as installation, irrigation, and maintenance are provided below.

Installation:

- Final grading must be completed prior to seeding, minimizing all steep slopes. In addition, all necessary erosion structures such as dikes, swales, diversions, should also be installed.
- Seedbed should be well pulverized, loose, and uniform.
- Fertilizer should be applied at the rate of 40 pounds of nitrogen and 40 pounds of phosphorus per acre, which is equivalent to about 1.0 pounds of nitrogen and phosphorus per 1000 square feet. Compost can be used instead of fertilizer and applied at the same time as the seed.

Irrigation:

- Temporary irrigation should be provided according to the schedule described below, or to replace moisture loss to evapotranspiration (ET), whichever is greater. Significant rainfall (on-site rainfall of ½" or greater) may allow watering to be postponed until the next scheduled irrigation.

Time Period	Irrigation Amount and Frequency
Within 2 hours of installation	Irrigate entire root depth, or to germinate seed
During the next 10 business days	Irrigate entire root depth every Monday, Wednesday, and Friday
During the next 30 business days or until Substantial Completion	Irrigate entire root depth a minimum of once per week, or as necessary to ensure vigorous growth
During the next 4 months or until Final Acceptance of the Project	Irrigate entire root depth once every two weeks, or as necessary to ensure vigorous growth

Inspection and Maintenance Guidelines:

- Permanent vegetation should be inspected weekly and after each rain event to locate and repair any erosion.
- Erosion from storms or other damage should be repaired as soon as practical by regrading the area and applying new seed.
- If the vegetated cover is less than 80%, the area should be reseeded.

Stabilization measures will be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and except as provided below, will be initiated no more than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practicable.

ATTACHMENT J

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Interim on-site stabilization measures, which are continuous, will include minimizing soil disturbances by exposing the smallest practical area of land required for the shortest period of time and maximizing use of natural vegetation. As soon as practical, all disturbed soil will be stabilized via permanent revegetation. Details, such as installation, irrigation, and maintenance are provided below.

Installation:

- Final grading must be completed prior to seeding, minimizing all steep slopes. In addition, all necessary erosion structures such as dikes, swales, diversions, should also be installed.
- Seedbed should be well pulverized, loose, and uniform.
- Fertilizer should be applied at the rate of 40 pounds of nitrogen and 40 pounds of phosphorus per acre, which is equivalent to about 1.0 pounds of nitrogen and phosphorus per 1000 square feet. Compost can be used instead of fertilizer and applied at the same time as the seed.

Irrigation:

- Temporary irrigation should be provided according to the schedule described below, or to replace moisture loss to evapotranspiration (ET), whichever is greater. Significant rainfall (on-site rainfall of ½" or greater) may allow watering to be postponed until the next scheduled irrigation.

Time Period	Irrigation Amount and Frequency
Within 2 hours of installation	Irrigate entire root depth, or to germinate seed
During the next 10 business days	Irrigate entire root depth every Monday, Wednesday, and Friday
During the next 30 business days or until Substantial Completion	Irrigate entire root depth a minimum of once per week, or as necessary to ensure vigorous growth
During the next 4 months or until Final Acceptance of the Project	Irrigate entire root depth once every two weeks, or as necessary to ensure vigorous growth

Inspection and Maintenance Guidelines:

- Permanent vegetation should be inspected weekly and after each rain event to locate and repair any erosion.
- Erosion from storms or other damage should be repaired as soon as practical by regrading the area and applying new seed.
- If the vegetated cover is less than 80%, the area should be reseeded.

Stabilization measures will be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and except as provided below, will be initiated no more than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practicable.

PROPERTY BOUNDARY

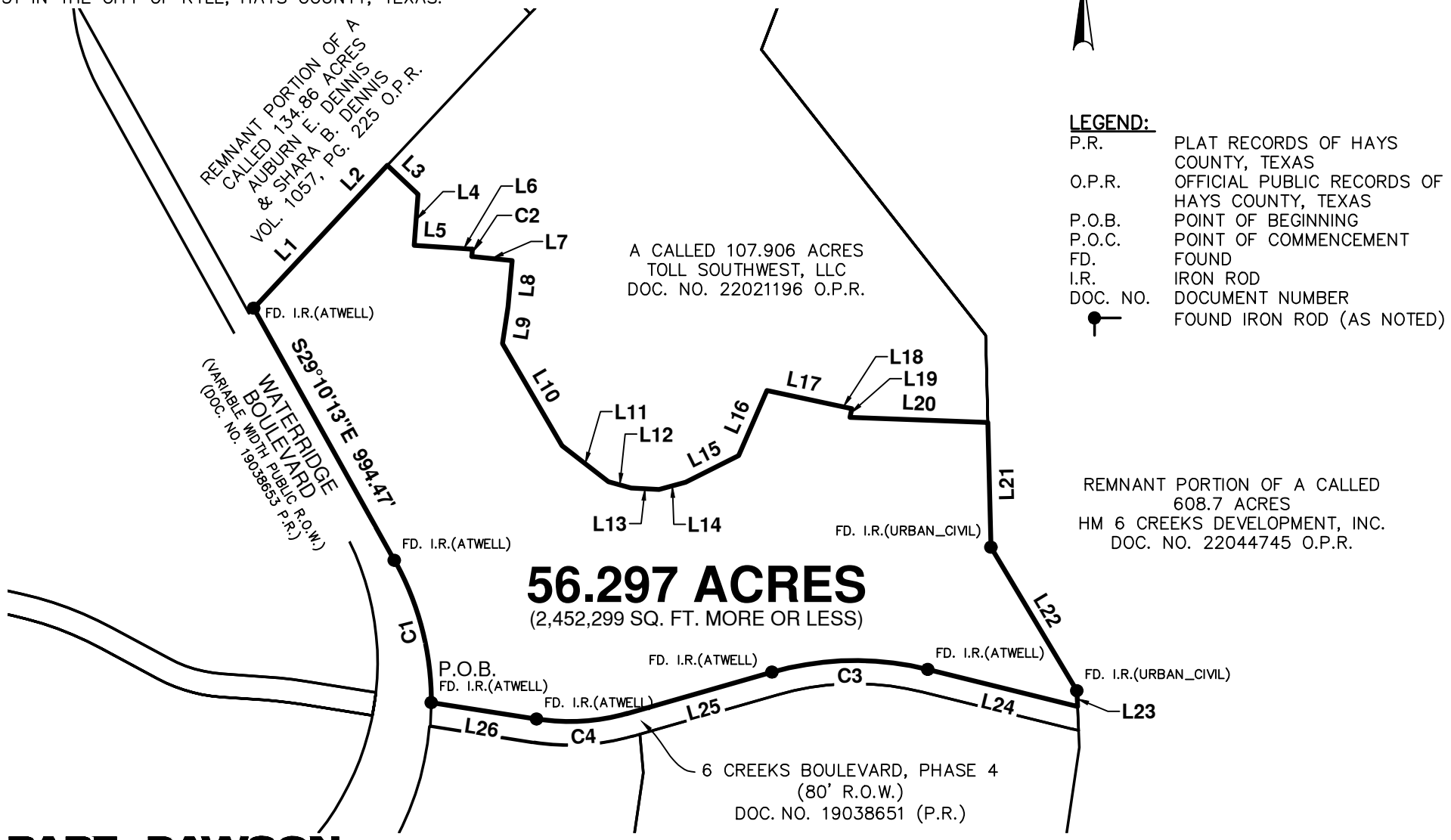
CLARA VISTA PHASES 1 & 2
Contributing Zone Plan Modification Application

PROPERTY BOUNDARY DESCRIPTION

The 160.00-acre site is comprised of 4 parcels. A 56.297-acre tract with plat and field notes attached herein, a 4.190-acre tract deemed 6 Creeks Boulevard Phase 4 R.O.W. as recorded in Doc. No. 19038651 in the official public records of Hays County, a 93.474-acre tract as platted in Doc. No. 25027464 in the official public records of Hays County and as attached herein, and a 6.044-acre tract deemed 6 Creeks Boulevard Phase 2 R.O.W. as recorded in Doc. No. 19038648 in the official public records of Hays County.

EXHIBIT OF

A 56.297 ACRE TRACT OF LAND BEING OUT OF A CALLED 107.906, CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.



56.297 ACRES
(2,452,299 SQ. FT. MORE OR LESS)

LEGEND:

P.R.	PLAT RECORDS OF HAYS COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
FD.	FOUND
I.R.	IRON ROD
DOC. NO.	DOCUMENT NUMBER
	FOUND IRON ROD (AS NOTED)

PAPE-DAWSON
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

AUGUST 1, 2025

Date: Aug 04, 2025, 3:54pm User ID: DRodriguez
File: \\pape-dawson.com\Shares\Users\DRodriguez\Computer\Desktop\claravistaph2plat.dwg

EXHIBIT OF

A 56.297 ACRE TRACT OF LAND BEING OUT OF A CALLED 107.906, CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH–CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	998.38'	29°22'35"	S14°31'00"E	506.29'	511.88'
C2	630.00'	2°16'19"	N04°39'09"E	24.98'	24.98'
C3	1040.00'	29°53'46"	N88°58'18"E	536.52'	542.66'
C4	710.00'	24°52'27"	N86°27'39"E	305.82'	308.24'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°01'58"W	444.49'
L2	S43°10'58"W	229.24'
L3	N46°49'02"W	145.52'
L4	N04°28'39"E	176.72'
L5	N86°16'17"W	141.00'
L6	N86°16'17"W	60.00'
L7	N84°12'42"W	140.20'
L8	N05°05'21"E	159.88'
L9	N08°35'29"E	128.40'
L10	N30°13'54"W	406.79'
L11	N52°13'59"W	202.59'
L12	N74°29'34"W	81.03'
L13	N86°59'35"W	95.63'

LINE TABLE		
LINE	BEARING	LENGTH
L14	S74°57'24"W	95.53'
L15	S63°18'18"W	203.47'
L16	S23°32'34"W	244.45'
L17	N78°01'28"W	239.05'
L18	N78°01'28"W	60.00'
L19	N11°58'32"E	30.83'
L20	N87°55'03"W	475.10'
L21	N01°26'20"W	430.00'
L22	N30°53'22"W	576.30'
L23	N02°31'43"W	54.26'
L24	S76°04'49"E	531.51'
L25	N74°01'25"E	520.73'
L26	S81°06'08"E	372.05'

PAPE–DAWSON
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

AUGUST 1, 2025

Date: Aug 04, 2025, 3:55pm User ID: DRodriguez
File: \\pape–dawson.com\Shares\Users\DRodriguez\Computer\Desktop\claravistaph2plat.dwg

FIELD NOTES

FOR

A 56.297 ACRE TRACT OF LAND BEING OUT OF A CALLED 107.906, CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS. SAID 56.297 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH-CENTRAL ZONE:

BEGINNING at an iron rod with cap marked "ATWELL" found for a point of tangent curvature on the east right-of-way line of Waterridge Boulevard, a variable width right-of-way, dedicated by plat recorded in Document No. 19038653 of the Plat Records of Hays County, Texas, said point being the northwest terminus of 6 Creeks Boulevard, an 80 foot right-of-way, dedicated by plat recorded in Document No. 19038651 of said Plat Records, same being the southwest corner of said 107.906 acre tract for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, departing the north right-of-way line of said 6 Creeks Boulevard, with the east right-of-way line of said Waterridge Boulevard, same being the west boundary line of said 107.906 acre tract, the following two (2) courses and distances:

1. along the arc of a curve to the left having a **radius** of **998.38 feet**, a **central angle** of **29°22'35"**, a **chord bearing** and **distance** of **N 14°31'00" W**, **506.29 feet**, an **arc length** of **511.88 feet** to an iron rod with cap marked "ATWELL" found for a point of tangency hereof, and

2. **N 29°10'13" W**, a distance **of 994.47 feet** to an iron rod with cap marked "ATWELL" found on the southeast boundary line of the Remnant Portion of a called 134.86 acre tract, conveyed to Auburn E. Dennis and Shara B. Dennis, recorded in Volume 1057, Page 225 of the Official Public Records of Hays County, Texas, same being the northwest corner of said 107.906 acre tract for the northwest corner hereof,

THENCE, departing the east right-of-way line of said Waterridge Boulevard, with the southeast boundary line of the Remnant Portion of said 134.86 acre tract, same being the northwest boundary line of said 107.906 acre tract, the following two (2) courses and distances:

1. **N 43°01'58" E**, a distance of **444.49 feet** to a calculated angle point hereof, and

2. **N 43°10'58" E**, a distance of **229.24 feet** to a calculated angle point hereof,

THENCE, departing the southeast boundary line of the Remnant Portion of said 134.86 acre tract, through the interior of said 107.906 acre tract, the following nineteen (19) courses and distances:

1. **S 46°49'02" E**, a distance of **145.52 feet** to a calculated angle point hereof,

2. **S 04°28'39" W**, a distance of **176.72 feet** to a calculated angle point hereof,

3. **S 86°16'17" E**, a distance of **141.00 feet** to a calculated angle point hereof,

4. **S 86°16'17" E**, a distance of **60.00 feet** to a calculated point of non-tangent curvature hereof,

5. along the arc of a curve to the right having a **radius** of **630.00 feet**, a **central angle** of **02°16'19"**, a **chord bearing** and **distance** of **S 04°39'09" W**, **24.98 feet**, an **arc length** of **24.98 feet** to a calculated point of non-tangency hereof,

6. **S 84°12'42" E**, a distance of **140.20 feet** to a calculated angle point hereof,

7. **S 05°05'21" W**, a distance of **159.88 feet** to a calculated angle point hereof,

8. **S 08°35'29" W**, a distance of **128.40 feet** to a calculated angle point hereof,

9. **S 30°13'54" E**, a distance of **406.79 feet** to a calculated angle point hereof,

10. **S 52°13'59" E**, a distance of **202.59 feet** to a calculated angle point hereof,

11. **S 74°29'34" E**, a distance of **81.03 feet** to a calculated angle point hereof,

12. **S 86°59'35" E**, a distance of **95.63 feet** to a calculated angle point hereof,

13. **N 74°57'24" E**, a distance of **95.53 feet** to a calculated angle point hereof,

14. **N 63°18'18" E**, a distance of **203.47 feet** to a calculated angle point hereof,

15. **N 23°32'34" E**, a distance of **244.45 feet** to a calculated angle point hereof,

16. **S 78°01'28" E**, a distance of **239.05 feet** to a calculated angle point hereof,

17. **S 78°01'28" E**, a distance of **60.00 fee**t to a calculated angle point hereof,

18. **S 11°58'32" W**, a distance of **30.83 feet** to a calculated angle point hereof,

19. **S 87°55'03" E**, a distance of **475.10 feet** to a calculated angle point on the west boundary line of the Remnant Portion of a called 608.7 acre tract, conveyed to HM 6 Creeks Development, Inc., recorded in Document No. 22044745 of said Official Public Records, same being the east boundary line of said 107.906 acre tract for the northeast corner hereof,

THENCE, with the west boundary line of the Remnant Portion of said 608.7 acre tract, same being the same being the east boundary line of said 107.906 acre tract, the following three (3) courses and distances:

1. **S 01°26'20" E**, a distance of **430.00 feet** to an iron rod with cap marked "Urban Civil" found for an angle point hereof,

2. **S 30°53'22" E**, a distance of **576.30 fee**t to an iron rod with cap marked "Urban Civil" found for an angle point hereof, and

3. **S 02°31'43" E**, a distance of **54.26 feet** to a calculated angle point on the northeast terminus of said 6 Creeks Boulevard, same being the southeast corner of said 107.906 acre tract for the southeast corner hereof,

THENCE, departing the west boundary line of the Remnant Portion of said 608.7 acre tract, with the north right-of-way line of said 6 Creeks Boulevard, same being the south boundary line of said 107.906 acre tract, the following five (5) courses and distances:

1. **N 76°04'49" W**, a distance of **531.51 feet** to an iron rod with cap marked "ATWELL" found for a point of tangent curvature hereof,

2. along a curve to the left, having a **radius** of **1040.00 feet**, a central angle of **29°53'46"**, a **chord bearing** and **distance** of **S 88°58'18" W**, **536.52 feet**, an **arc length** of **542.66 feet** to an iron rod with cap marked "ATWELL" found for a point of tangency hereof,

3. **S 74°01'25" W**, a distance of **520.73 feet** to a calculated point of tangent curvature hereof,

4. along a curve to the right, having a **radius** of **710.00 feet**, a central angle of **24°52'27"**, a **chord bearing** and **distance** of **S 86°27'39" W**, **305.82 feet**, an **arc length** of **308.24 feet** to a calculated point of tangency hereof, and

5. **N 81°06'08" W**, a distance of **372.05 feet** to the **POINT OF BEGINNING** and containing 56.297 acres of land in Hays County, Texas.

PREPARED BY: Pape-Dawson Consulting Engineers, Llc.
DATE: August 1, 2025
JOB No.: 51432-00
DOC.ID.: H:\Survey\CIVIL\51432-00\Word\FN51432-00_56.297Ac
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

PLAT OF

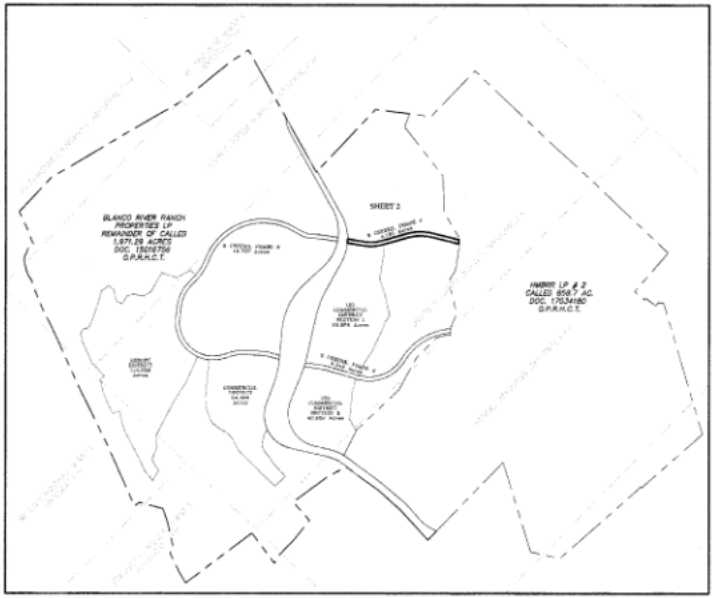
6 CREEKS BOULEVARD, PHASE 4

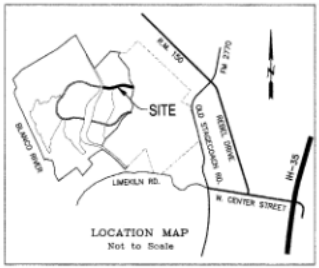
(RIGHT OF WAY ONLY)

KYLE, HAYS COUNTY, TEXAS

GENERAL NOTES:

1. THIS FINAL PLAT IS LOCATED ENTIRELY WITHIN HAYS COUNTY.
2. A PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE AND/OR CONTRIBUTING ZONE.
3. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
4. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C0235F, 48209C0245F EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. STREETS TO BE ACCESSED WILL BE CONSTRUCTED WITH CURB AND GUTTER OR RIBBON GUTTER.
6. LINEAR FOOTAGE OF STREET IMPROVEMENTS: 10,555 L.F.
7. AREA WITHIN NEW ROAD RIGHT-OF-WAY = 64.794 ACRES.
8. GREENBELT/DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
10. THIS SUBDIVISION IS WITHIN THE INCORPORATED CITY OF KYLE, TEXAS.
11. ELECTRICITY PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
12. THE WASTEWATER TREATMENT PLANT IS OWNED AND OPERATED BY THE CITY OF KYLE, TEXAS.
13. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF KYLE, TEXAS (SEE NOTE ABOVE).
14. WATER IS PROVIDED BY THE CITY OF KYLE, TEXAS
15. THE REQUIREMENT CONCERNING CONSTRUCTION STANDARDS FOR MAILBOXES INSTALLED WITHIN THE RIGHT-OF-WAY OF STREETS AND HIGHWAYS AND REQUIRING ALL SUCH MAILBOXES TO BE MADE OF COLLAPSIBLE MATERIALS, AS DEFINED IN THE ORDINANCE, COMMUNITY MAILBOXES SHALL HAVE A SEPARATE LIGHT/STREET LIGHT TO ILLUMINATE THE MAILBOX AREA.
16. THIS SITE IS LOCATED WITHIN HAYS COUNTY ESD#5.
17. CONSTRUCTION STANDARDS AND SPECIFICATIONS WILL BE AS AGREED TO IN THE BLANCO RIVER RANCH (PHASE ONE RESIDENTIAL AREA) DE-ANNEXATION AND DEVELOPMENT AGREEMENT APPROVED BY THE HAYS COUNTY COMMISSIONER'S COURT ON MARCH 21, 2017.
18. THIS PROJECT IS LOCATED IN THE BLANCO RIVER WATERSHED.
19. A 15-FOOT MUNICIPAL UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY WITHIN WATER RIDGE BOULEVARD.
20. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS IN THIS SUBDIVISION, SITE DEVELOPMENT PERMITS AND BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.
21. SIDEWALKS SHALL BE BUILT ALONG BOTH SIDES OF ALL STREETS WITHIN WATER RIDGE BOULEVARD. ALL SIDEWALKS SHALL BE A MINIMUM OF 4-FEET IN WIDTH AND BUILT IN COMPLIANCE WITH THE LATEST ADA STANDARDS. HANDICAP RAMPS ARE TO BE BUILT AS PART OF THE SUBDIVISION CONSTRUCTION AND SHALL BE IN PLACE PRIOR TO SUBDIVISION ACCEPTANCE.
22. THE PROPERTY IS SUBJECT TO THAT CERTAIN BLANCO RIVER RANCH INTERIM ANNEXATION AND DEVELOPMENT AGREEMENT DATED EFFECTIVE ON OR ABOUT MAY 8, 2018, AND THAT CERTAIN FIRST AMENDMENT TO THE BLANCO RIVER RANCH INTERIM ANNEXATION AND DEVELOPMENT AGREEMENT DATED EFFECTIVE OCTOBER 15, 2018, RECORDED UNDER INSTRUMENT NUMBER 18042852 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (REFERRED TO COLLECTIVELY AS THE "AGREEMENTS") AND THE DEVELOPER AND OWNER OF THE PROPERTY ARE REQUIRED TO DEVELOP THE PROPERTY IN COMPLIANCE WITH THE AGREEMENTS. RECORDING OF THE FINAL PLATS DOES NOT WAIVE COMPLIANCE WITH THE AGREEMENT OR APPLICABLE CITY ORDINANCES UNLESS A WAIVER HAS BEEN SPECIFICALLY GRANTED.
23. NO BUILDING PERMITS OR SITE DEVELOPMENT PERMITS MAY BE ISSUED FOR DEVELOPMENT OF THE PROPERTY UNTIL BLANCO RIVER RANCH PROPERTIES, LP, OR ITS SUCCESSORS OR ASSIGNS HAS SUBMITTED AND OBTAINED APPROVAL OF ANY PLATS OR REPLATS THAT ARE REQUIRED TO CAUSE THE PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH THE AGREEMENT AND THE CITY'S ORDINANCES AND REGULATIONS, OBTAINED THE REQUIRED ZONING APPROVALS, OBTAINED APPROVAL OF CONSTRUCTION PLANS FOR ALL INFRASTRUCTURE NEEDED TO SERVE THE PROPERTY AND EITHER CONSTRUCTED SUCH INFRASTRUCTURE OR POSTED FISCAL SURETY GUARANTEEING CONSTRUCTION OF THE INFRASTRUCTURE IN A FORM ACCEPTABLE TO THE CITY, AND HAS OTHERWISE COMPLIED WITH THE REQUIREMENTS OF THE CITY'S ORDINANCES FOR ISSUANCE OF BUILDING PERMITS OR SITE DEVELOPMENT PERMITS.





LOCATION MAP
Not to Scale

1. BEARINGS ARE REFERENCED TO TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
3. 1/2" IRON RODS WITH CAPS SET STAMPED "ATWELL" AT ALL CORNERS, UNLESS OTHERWISE NOTED.

DMF 1533
SQUARE CUT ON NORTH SIDE OF HEADWALL ON EAST SIDE OF STAGECOACH ROAD 1850 FEET NORTH OF CURRENT MAIN ENTRANCE TO BLANCO RIVER RANCH PROPERTY

TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE
NORTHING = 13913818.24
EASTING = 2315081.37
ELEVATION = 790.58 NAVD88

DMF 1532
COTTON SPINDLE SET IN POWER POLE NEAREST TO BARN SINGLE POLE OFF-SHOOT FROM MAIN POWER POLE LINE CROSSING 260± ACRE TRACT

TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE
NORTHING = 13912932.31
EASTING = 2317057.03
ELEVATION = 839.57 NAVD88

LOT SIZE	NO.
>10 ACRES	0
5 TO 10 ACRES	1
2 TO 5 ACRES	0
1 TO 2 ACRES	0
< 1 ACRE	0

TOTAL NO. SINGLE FAMILY LOTS: 0
TOTAL NO. OPEN SPACE, & DRAINAGE EASEMENT LOTS: 0
TOTAL NO. RIGHT OF WAY LOTS: 1
TOTAL NO. BLOCKS: 1

LOT AREA	N/A
STREET ROW AREA	4.190 AC.
TOTAL AREA	N/A

CENTERLINE STREET LINEAR FOOTAGE

STREET NAME	ROW WIDTH	LENGTH	TYPE
6 CREEKS BLVD.	80'	2281'	COLLECTOR
TOTAL LINEAR FEET OF STREET ROW = 2281			

OWNER / DEVELOPER:
BLANCO RIVER RANCH PROPERTIES, LP

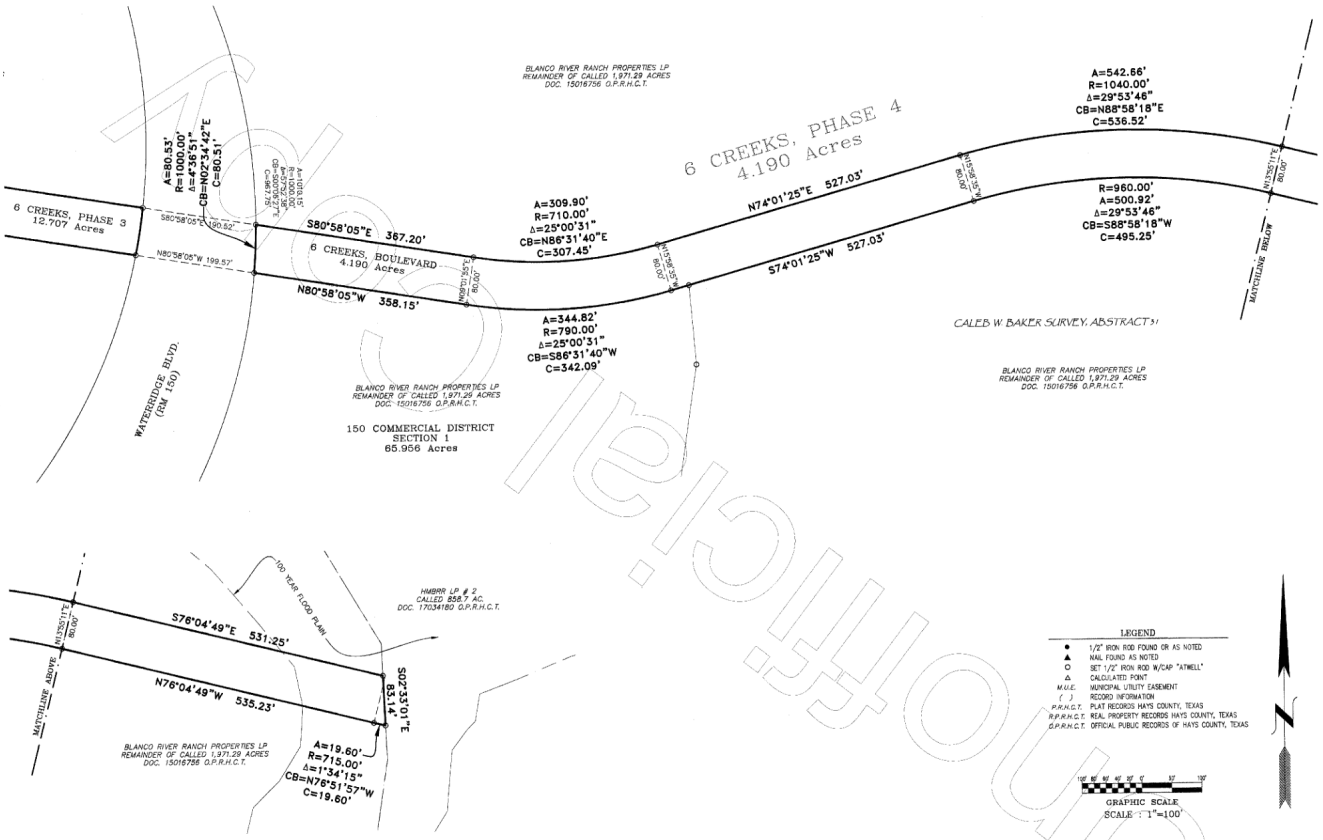
SURVEYOR:
ATWELL, LLC
3815 S. CAPITAL OF TEXAS HIGHWAY
SUITE 300
AUSTIN, TEXAS 78704
O: 512-904-0505
F: 512-904-0509

ENGINEER:
ATWELL, LLC
3815 S. CAPITAL OF TEXAS HIGHWAY
SUITE 300
AUSTIN, TEXAS 78704
O: 512-904-0505
F: 512-904-0509
TBPE NO.

ATWELL
866.850.4200 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
TBPE NO. 12103700

DATE	OCT., 2019
SCALE	1"=100'
CHECKED BY	PCS
DRAFTED BY	SAR
JOB NUMBER	006080004-03-05

REVISIONS	DATE	BY



LEGEND

●	1/2" IRON ROD FOUND OR AS NOTED
▲	NAIL FOUND AS NOTED
○	SET 1/2" IRON ROD W/CAP "ATWELL"
△	CALCULATED POINT
M.U.E.	MUNICIPAL UTILITY EASEMENT
( )	RECORD INFORMATION
P.R.H.C.T.	PLAT RECORDS HAYS COUNTY, TEXAS
R.P.R.H.C.T.	REAL PROPERTY RECORDS HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

0' 50' 100' 200'

GRAPHIC SCALE
SCALE : 1"=100'

PLAT OF
6 CREEKS BOULEVARD, PHASE 4
(RIGHT OF WAY ONLY)
KYLE, HAYS COUNTY, TEXAS

ATWELL
866.850.4200 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
TBPE NO. 10195726

DATE:	OCT., 2019
SCALE:	1"=100'
CHECKED BY:	PCB
DRAFTED BY:	SAR
JOB NUMBER:	18009934-03-06

REVISIONS	DATE	BY

SHEET
2
OF 3

Kyle Official

STATE OF TEXAS :
COUNTY OF HARRIS :

KNOW ALL MEN BY THESE PRESENTS:

THAT, BLANCO RIVER RANCH PROPERTIES, LP EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH HOME ADDRESS AT 2005 OXFORD AVE. AUSTIN, TEXAS, OWNERS OF THE REMAINDER OF THAT CERTAIN 1,971.29 ACRES LOCATED IN THE CALEB W. BAKER SURVEY, A-31, IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEEDS RECORDED IN DOCUMENT NO. 15016756 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 4.190 ACRES OF LAND TO BE KNOWN AS "6 CREEKS PHASE 4 (RIGHT OF WAY ONLY)" IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 21 DAY OF October 20 19 A.D.

BY: _____
BLANCO RIVER RANCH, LP

STATE OF TEXAS :
COUNTY OF HARRIS :

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GREGG T. REYES, MANAGING PARTNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND, THIS THE 21 DAY OF October 20 19 A.D.

_____
NOTARY PUBLIC IN AND FOR Harris County, TEXAS

JUDITH JACINTO BISHOP
Notary Public, State of Texas
Comm. Expires 05-01-2020
Notary ID 1162593

STATE OF TEXAS :
COUNTY OF HARRIS :

THAT, ALLEGIANCE BANK MEMORIAL SPRING BRANCH BANKING OFFICE, TRUSTEE, THE LIEN HOLDER OF THE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 15016757 AND EXTENSIONS RECORDED IN DOCUMENT NO. 19007605 and 19002292 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT OF LAND AS SHOWN HEREON, DOES FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND TO THE DEDICATION TO THE PUBLIC THE USE OF THE STREETS, PUBLIC TRAILS, AND EASEMENTS SHOWN HEREON.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 21 DAY OF October A.D. 2019.

_____
JACK MCCULLOUGH SENIOR VICE PRESIDENT
ALLEGIANCE BANK MEMORIAL SPRING BRANCH BANKING OFFICE

STATE OF TEXAS :
COUNTY OF HARRIS :

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JACK MCCULLOUGH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND, THIS THE 21 DAY OF October 20 19 A.D.

_____
NOTARY PUBLIC IN AND FOR Travis Harris COUNTY, TEXAS

ASHLEY CHRISTINE ARMAND
NOTARY PUBLIC
STATE OF TEXAS
EXP. 9-2-2021

STATE OF TEXAS :
COUNTY OF HAYS :

I, DAVID B. FUSILIER, P.E., A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF ANY RESIDENTIAL LOT IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48209C0270F, EFFECTIVE DATE OF SEPTEMBER 2, 2005. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR GREENBELT/DRAINAGE LOTS OR EASEMENTS SHOWN ON THE ATTACHED PLAT.

_____ 10/22/2019
DAVID B. FUSILIER DATE
REGISTERED PROFESSIONAL ENGINEER NO. 87710
STATE OF TEXAS
ATWELL, LLC
3815 S. CAPITAL OF TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704

STATE OF TEXAS OF DAVID B. FUSILIER 87710 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS :
COUNTY OF HAYS :

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACCURATE AND ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAYS COUNTY, TEXAS.

_____ 9/26/2019
PAUL C. SAUVE, JR., RPLS 2518 DATE
ATWELL, LLC
3815 S. CAPITAL OF TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704

STATE OF TEXAS REGISTERED PAUL C. SAUVE, JR. 2518 PROFESSIONAL LAND SURVEYOR

THIS FINAL PLAT, 6 CREEKS BOULEVARD PHASE 4, (RIGHT OF WAY ONLY) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY SUCH PLANNING AND ZOINING COMMISSION.

DATED THIS THE 23rd DAY OF October 20 19

BY: _____
CHAIRMAN

STATE OF TEXAS §
COUNTY OF HAYS §

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 24th DAY OF October A.D. 2019 AT 10:59 O'CLOCK A M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NUMBER 19038651

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 24th DAY OF October A.D. 2019.

Elaine H. Cardenas by Roxanne Rodriguez, Deputy
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

PLAT OF
6 CREEKS BOULEVARD, PHASE 4
(RIGHT OF WAY ONLY)
KYLE, HAYS COUNTY, TEXAS

ATWELL
866.850.4200 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
FIRM NO. 10193726

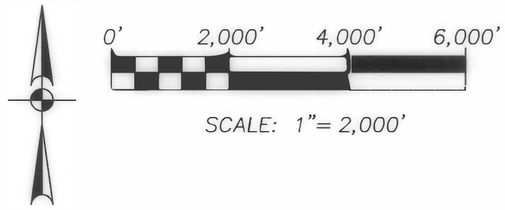
DATE:	OCT., 2019
SCALE:	1"=100'
CHECKED BY:	PCS
DRAFTED BY:	SAR
JOB NUMBER:	19028004.03-05

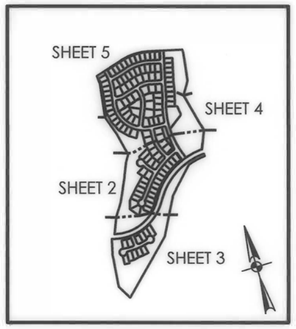
REVISIONS:	DATE	BY

SHEET 3 OF 3

FINAL PLAT
OF
CLARA VISTA, PHASE 1

A 93.476 ACRE TRACT OF LAND BEING OUT OF A CALLED 74.615 ACRE TRACT (TRACT TWO) AND A CALLED 18.856 (TRACT THREE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.





SHEET INDEX
SCALE: 1" = 2000'

OWNER/DEVELOPER:

TOLL SOUTHWEST, LLC
1320 ARROW POINT DR., SUITE 401
CEDAR PARK, TX 78613

ACREAGE: 93.476 ACRES

SURVEY: CALEB W BAKER
SURVEY NO. 15
ABSTRACT 31

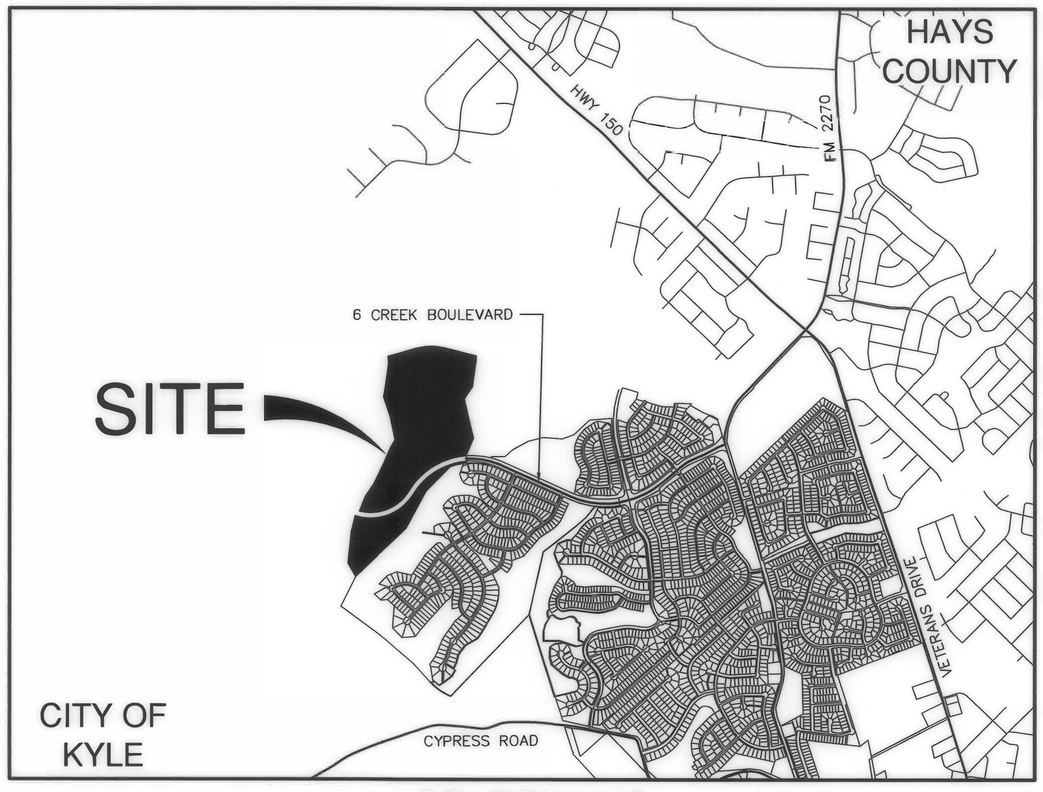
RESIDENTIAL LOTS:	123
OPEN SPACE/ PUE/ DRAINAGE LOTS:	1
OPEN SPACE/ DRAINAGE LOTS:	2
OPEN SPACE LOTS:	3
AMENITY CENTER LOT:	1

DATE: SEPTEMBER 23, 2024

ENGINEER & SURVEYOR:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
10801 N. MOPAC EXPY, BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

SHEET INDEX

SHEET 1: OVERALL SHEET
SHEET 2: SUBJECT SUBDIVISION
SHEET 3: SUBJECT SUBDIVISION
SHEET 4: SUBJECT SUBDIVISION
SHEET 5: SUBJECT SUBDIVISION
SHEET 6: TABLES
SHEET 7: DETAILS
SHEET 8: METES & BOUNDS
SHEET 9: SIGNATURE PAGE



LOCATION MAP
1" = 2000'

STREET NAME	STREET CLASSIFICATION	STREET LENGTH	ROW WIDTH
ALPINE CROSSING DRIVE	RESIDENTIAL LANE	1099.64'	60.00'
BRAMBLE BOULEVARD	RESIDENTIAL LANE	1910.70'	60.00'
CLEARFORK LANE	RESIDENTIAL LANE	304.69'	60.00'
DAWN DRIVE	RESIDENTIAL LANE	902.51'	60.00'
LAVACA DRIVE	RESIDENTIAL LANE	1687.05'	60.00'
PONDEROSA DRIVE	RESIDENTIAL LANE	719.00'	60.00'
ROCKPORT ROAD	RESIDENTIAL LANE	955.15'	60.00'
SHINER AVENUE	RESIDENTIAL LANE	588.90'	60.00'
SONORA STREET	RESIDENTIAL LANE	210.21'	60.00'
THISTLE PATH WAY	RESIDENTIAL LANE	535.58'	60.00'

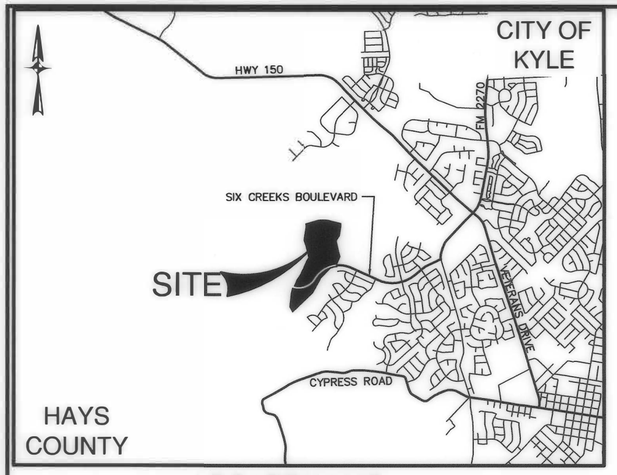
PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

CLARA VISTA, PHASE 1
Survey Job No. 51432-01

Date: Jun 05, 2025, 4:53pm User ID: DRodriguez
File: H:\Survey\CIVIL\51432-01\Plat\ClaraVistaPhase1\PL51432-01.dwg

FINAL PLAT
OF
CLARA VISTA, PHASE 1

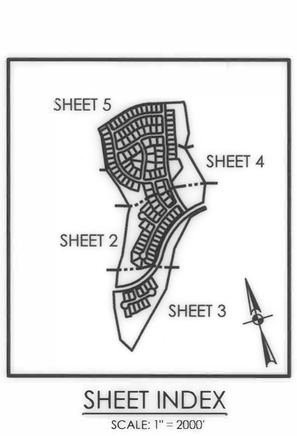
A 93.476 ACRE TRACT OF LAND BEING OUT OF A CALLED 74.615 ACRE TRACT (TRACT TWO) AND A CALLED 18.856 (TRACT THREE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.



LOCATION MAP
1"=5000'

LEGEND

PR	PLAT RECORDS
DOC	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
MUE	MUNICIPAL UTILITY EASEMENT
ROW	RIGHT OF WAY
VOL	VOLUME
OS	OPEN SPACE
DE	DRAINAGE EASEMENT
PG	PAGE (S)
(SURVEYOR) ●	FOUND 1/2" IRON ROD PAPE-DAWSON (UNLESS NOTED OTHERWISE)
●	SET 1/2" IRON ROD (PD)
(1)	EASEMENT AS NOTED
FP	ATLAS14 100 YEAR FLOODPLAIN
	BUILDING SETBACK LINE
FEMA-100YR-FP	FEMA FLOODPLAIN 100 YEAR
	BUFFER ZONE



SHEET INDEX
SCALE: 1" = 2000'

EASEMENTS

- (5) DRAINAGE EASEMENT — LOTS 14, BLOCK B — SEE DETAIL "E" — SHEET 7 OF 9
- (6) WASTEWATER EASEMENT — LOTS 14, BLOCK B — SEE DETAIL "F" — SHEET 7 OF 9
- (7) ACCESS EASEMENT — LOTS 14, BLOCK B — SEE DETAIL "G" — SHEET 7 OF 9
- (6) WATER EASEMENT — LOTS 14, BLOCK B — SEE DETAIL "H" — SHEET 7 OF 9
- (9) WATER EASEMENT — LOTS 14, BLOCK B — SEE DETAIL "I" — SHEET 7 OF 9

0' 100' 200' 300'

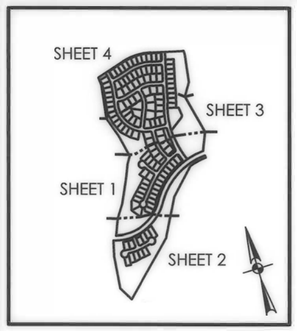
SCALE: 1"= 100'

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

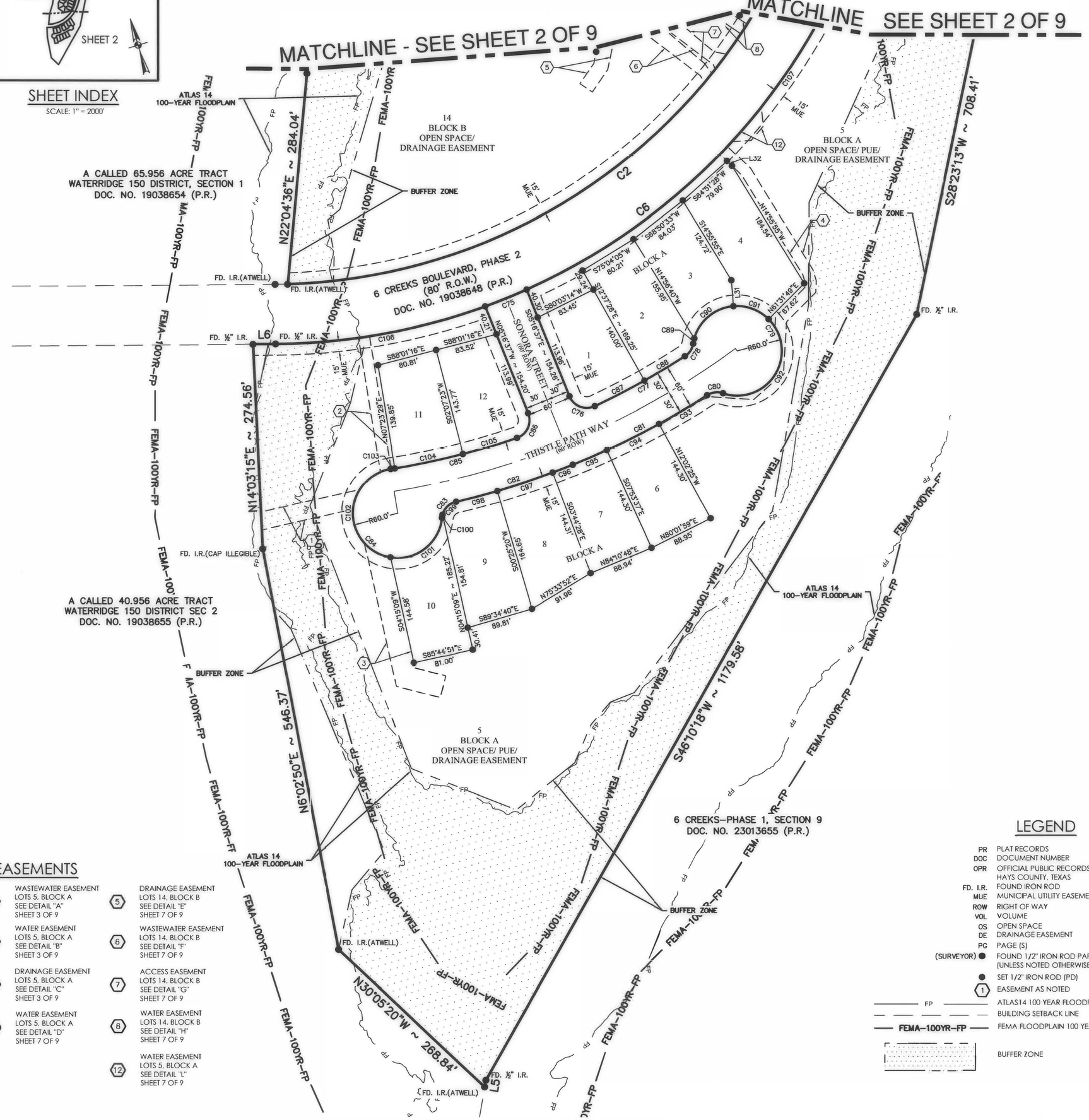
CLARA VISTA, PHASE 1
Survey Job No. 51432-01
Date: Jun 05, 2025, 4:55pm User ID: DRodriguez
File: H:\Survey\CIVIL\51432-01\Plat\ClaraVistaPhase1P\L51432-01.dwg

FINAL PLAT
OF
CLARA VISTA, PHASE 1

A 93.476 ACRE TRACT OF LAND BEING OUT OF A CALLED 74.615 ACRE TRACT (TRACT TWO) AND A CALLED 18.856 (TRACT THREE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.



SHEET INDEX
SCALE: 1" = 2000'



EASEMENTS

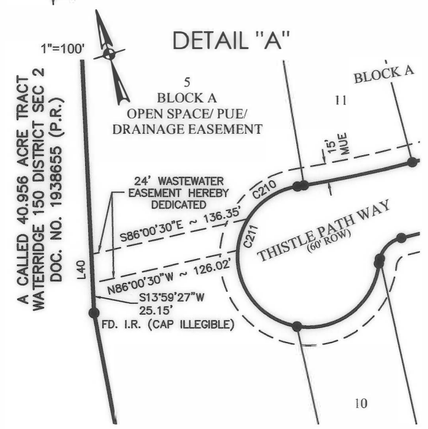
1	WASTEWATER EASEMENT LOTS 5, BLOCK A SEE DETAIL "A" SHEET 3 OF 9	5	DRAINAGE EASEMENT LOTS 14, BLOCK B SEE DETAIL "E" SHEET 7 OF 9
2	WATER EASEMENT LOTS 5, BLOCK A SEE DETAIL "B" SHEET 3 OF 9	6	WASTEWATER EASEMENT LOTS 14, BLOCK B SEE DETAIL "F" SHEET 7 OF 9
3	DRAINAGE EASEMENT LOTS 5, BLOCK A SEE DETAIL "C" SHEET 3 OF 9	7	ACCESS EASEMENT LOTS 14, BLOCK B SEE DETAIL "G" SHEET 7 OF 9
4	WATER EASEMENT LOTS 5, BLOCK A SEE DETAIL "D" SHEET 7 OF 9	8	WATER EASEMENT LOTS 14, BLOCK B SEE DETAIL "H" SHEET 7 OF 9
		12	WATER EASEMENT LOTS 5, BLOCK A SEE DETAIL "L" SHEET 7 OF 9

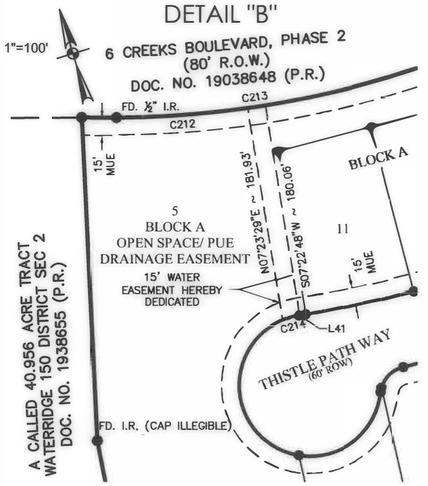
LEGEND

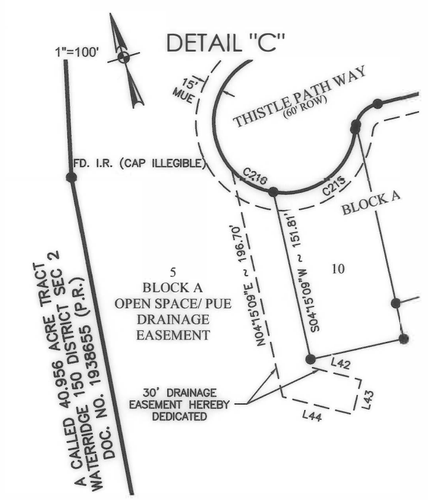
PR	PLAT RECORDS
DOC	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
MUE	MUNICIPAL UTILITY EASEMENT
ROW	RIGHT OF WAY
VOL	VOLUME
OS	OPEN SPACE
DE	DRAINAGE EASEMENT
PG	PAGE (S)
(SURVEYOR) ●	FOUND 1/2" IRON ROD PAPE-DAWSON (UNLESS NOTED OTHERWISE)
●	SET 1/2" IRON ROD (PD)
(1)	EASEMENT AS NOTED
FP	ATLAS14 100 YEAR FLOODPLAIN
	BUILDING SETBACK LINE
FEMA-100YR-FP	FEMA FLOODPLAIN 100 YEAR
	BUFFER ZONE

0' 100' 200' 300'

SCALE: 1"= 100'







PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

Survey Job No. 51432-01

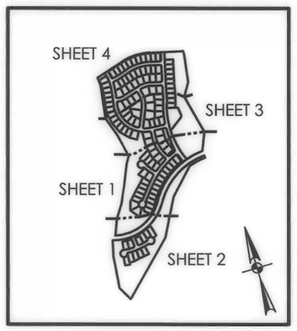
Date: Jun 05, 2025, 4:55pm User ID: DRodriguez
File: H:\Survey\CIVIL\51432-01\Plat\ClaraVistaPhase1\PL51432-01.dwg

FINAL PLAT
OF
CLARA VISTA, PHASE 1

A 93.476 ACRE TRACT OF LAND BEING OUT OF A CALLED 74.615 ACRE TRACT (TRACT TWO) AND A CALLED 18.856 (TRACT THREE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.

0' 100' 200' 300'

SCALE: 1"= 100'



SHEET INDEX

SCALE: 1" = 2000'

LEGEND

PR	PLAT RECORDS
DOC	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
MUE	MUNICIPAL UTILITY EASEMENT
ROW	RIGHT OF WAY
VOL.	VOLUME
OS	OPEN SPACE
DE	DRAINAGE EASEMENT
PG	PAGE (S)
(SURVEYOR) ●	FOUND 1/2" IRON ROD PAPE-DAWSON (UNLESS NOTED OTHERWISE)
●	SET 1/2" IRON ROD (PD)
⑪	EASEMENT AS NOTED
FP	ATLAS14 100 YEAR FLOODPLAIN
	BUILDING SETBACK LINE
FEMA-100YR-FP	FEMA FLOODPLAIN 100 YEAR
	BUFFER ZONE

MATCHLINE - SEE SHEET 5 OF 9

MATCHLINE - SEE SHEET 2 OF 9

MATCHLINE - SEE SHEET 2 OF 9

A CALLED 65.956 ACRE TRACT
WATERRIDGE 150 DISTRICT, SECTION 1
DOC. NO. 19038654 (P.R.)

REMAINING PORTION
608.7 ACRES
OWNER: HM 6 CREEKS DEVELOPMENT, INC.
DOC. NO. 22044745 (P.R.)

FD. I.R.(URBAN_CIVIL)

FD. I.R.(ATWELL)

FD. I.R.(ATWELL)

FD. ½" I.R.

BRAMBLE BOULEVARD (60' ROW)

PONDEROSA DRIVE (60' ROW)

LAVACA DRIVE (60' ROW)

SHINER AVENUE (60' ROW)

BLOCK B
BLOCK D
BLOCK E
BLOCK F
BLOCK G

2 BLOCK E AMENITY CENTER

1 BLOCK E OPEN SPACE/ DRAINAGE EASEMENT

14 BLOCK B OPEN SPACE/ DRAINAGE EASEMENT

5 BLOCK D OPEN SPACE

ATLAS 14 100-YEAR FLOODPLAIN

BUFFER ZONE

S13°08'13"E ~ 681.76'

N18°35'57"W ~ 347.24'

N12°16'37"W ~ 396.13'

EASEMENTS

⑨ WATER EASEMENT
LOTS 14, BLOCK B
SEE DETAIL "I"
SHEET 6 OF 8

⑩ DRAINAGE EASEMENT
LOTS 14 & 34, BLOCK A
SEE DETAIL "J"
SHEET 6 OF 8

⑪ DRAINAGE EASEMENT
LOTS 1, BLOCK E
SEE DETAIL "K"
SHEET 6 OF 8

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711

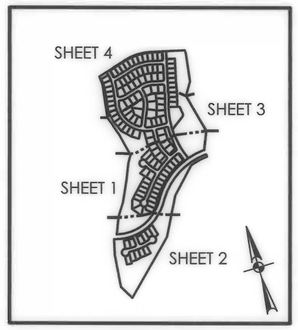
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Date: Jan 05, 2025, 4:56pm User ID: DRodriguez
File: H:\Survey\Civil\51432-01\Plat\ClaraVistaPhase1\PL51432-01.dwg

FINAL PLAT
OF
CLARA VISTA, PHASE 1

A 93.476 ACRE TRACT OF LAND BEING OUT OF A CALLED 74.615 ACRE TRACT (TRACT TWO) AND A CALLED 18.856 (TRACT THREE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.

SCALE: 1"= 100'



SHEET INDEX

SCALE: 1" = 2000'

LEGEND

PR	PLAT RECORDS
DOC	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
MUE	MUNICIPAL UTILITY EASEMENT
ROW	RIGHT OF WAY
VOL	VOLUME
OS	OPEN SPACE
DE	DRAINAGE EASEMENT
PG	PAGE (S)
(SURVEYOR) ●	FOUND 1/2" IRON ROD PAPE-DAWSON (UNLESS NOTED OTHERWISE)
●	SET 1/2" IRON ROD (PD)
(1)	EASEMENT AS NOTED
FP	ATLAS14 100 YEAR FLOODPLAIN
	BUILDING SETBACK LINE
FEMA-100YR-FP	FEMA FLOODPLAIN 100 YEAR
	BUFFER ZONE

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

CLARA VISTA, PHASE 1

Survey Job No. 51432-01

Date: Jun 05, 2025, 4:56pm User ID: DRodriguez
File: H:\Survey\CIVIL\51432-01\Plat\ClaraVistaPhase1\PL51432-01.dwg

FINAL PLAT
OF
CLARA VISTA, PHASE 1

A 93.476 ACRE TRACT OF LAND BEING OUT OF A CALLED 74.615 ACRE TRACT (TRACT TWO) AND A CALLED 18.856 (TRACT THREE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1240.00'	052°50'48"	S59°19'53"W	1103.60'	1143.71'
C2	760.00'	072°08'49"	S68°58'57"W	895.00'	956.99'
C3	960.00'	029°53'45"	N88°58'18"E	495.25'	500.91'
C4	715.00'	001°35'32"	S76°26'36"E	19.87'	19.87'
C5	1184.66'	014°23'19"	S77°52'43"W	296.72'	297.50'
C6	840.00'	073°25'10"	N69°37'08"E	1004.24'	1076.39'
C7	1160.00'	052°52'31"	N59°20'48"E	1032.92'	1070.50'
C8	1240.00'	005°29'39"	S70°06'05"W	118.86'	118.90'
C9	1484.00'	002°06'28"	N18°36'36"W	54.59'	54.60'
C10	25.00'	091°07'41"	N63°07'12"W	35.70'	39.76'
C11	470.00'	005°29'38"	S68°34'08"W	45.05'	45.07'
C12	1410.00'	025°45'27"	S52°56'35"W	628.55'	633.87'
C13	25.00'	049°40'47"	S15°13'28"W	21.00'	21.68'
C14	60.00'	279°21'34"	N49°56'08"W	77.65'	292.54'
C15	25.00'	049°40'47"	N64°54'16"E	21.00'	21.68'
C16	1470.00'	006°48'33"	N43°28'08"E	174.59'	174.70'
C17	25.00'	087°53'30"	N02°55'40"E	34.70'	38.35'
C18	530.00'	011°25'42"	N35°18'14"W	105.54'	105.71'
C19	25.00'	068°38'55"	N63°54'51"W	28.19'	29.95'
C20	60.00'	257°14'22"	N30°22'53"E	93.76'	269.38'
C21	470.00'	020°01'09"	S31°00'31"E	163.38'	164.22'
C22	25.00'	087°53'30"	S84°57'50"E	34.70'	38.35'
C23	1470.00'	008°41'13"	N55°26'01"E	222.66'	222.87'
C24	25.00'	087°53'30"	N15°49'52"E	34.70'	38.35'
C25	630.00'	031°24'27"	N12°24'39"W	341.04'	345.34'
C26	25.00'	085°21'57"	N39°23'24"W	33.90'	37.25'
C27	530.00'	090°20'08"	N36°54'19"W	751.73'	835.63'
C28	670.00'	024°13'57"	N03°51'13"W	281.26'	283.37'
C29	730.00'	006°55'38"	S12°30'23"E	88.20'	88.26'
C30	25.00'	089°46'56"	S53°56'02"E	35.29'	39.17'
C31	470.00'	007°08'42"	N77°36'09"E	58.57'	58.61'
C32	810.00'	029°50'51"	N88°57'14"E	417.20'	421.96'
C33	25.00'	090°00'00"	N58°52'39"E	35.36'	39.27'
C34	270.00'	005°06'59"	S11°19'10"W	24.10'	24.11'
C35	330.00'	009°20'41"	S13°26'01"W	53.76'	53.82'
C36	1417.00'	022°36'15"	S06°48'14"W	555.41'	559.03'
C37	489.00'	007°11'42"	S08°05'45"E	61.37'	61.41'
C38	2011.00'	000°46'05"	S11°18'33"E	26.95'	26.95'
C39	1410.00'	008°44'19"	S15°17'41"E	214.84'	215.05'
C40	25.00'	085°13'38"	S29°14'14"W	33.85'	37.19'
C41	530.00'	006°01'44"	S68°50'11"W	55.74'	55.77'
C42	1470.00'	001°49'42"	S64°54'28"W	46.90'	46.91'
C43	25.00'	087°53'30"	N72°03'38"W	34.70'	38.35'
C44	570.00'	031°24'27"	N12°24'39"W	308.56'	312.45'
C45	25.00'	090°00'00"	N48°17'34"E	35.36'	39.27'
C46	25.00'	087°54'05"	S42°45'23"E	34.70'	38.35'
C47	1477.00'	005°39'47"	S01°38'14"E	145.93'	145.99'
C48	512.00'	007°00'18"	S08°18'43"E	62.56'	62.60'
C49	1485.00'	001°33'43"	S12°35'44"E	40.48'	40.48'
C50	25.00'	087°54'05"	S49°20'32"W	34.70'	38.35'
C51	470.00'	013°40'34"	N79°52'09"W	111.92'	112.19'
C52	25.00'	097°05'59"	N24°28'53"W	37.48'	42.37'
C53	430.00'	040°02'22"	N04°02'56"E	294.42'	300.49'
C54	25.00'	093°57'22"	N31°00'26"E	36.55'	41.00'
C55	405.00'	025°53'33"	S89°04'07"E	181.47'	183.02'
C56	25.00'	090°00'00"	S31°07'21"E	35.36'	39.27'
C57	330.00'	005°06'59"	S11°19'10"W	29.46'	29.47'
C58	270.00'	009°20'41"	S13°26'01"W	43.99'	44.04'
C59	1477.00'	012°42'52"	S11°44'55"W	327.09'	327.76'
C60	25.00'	097°05'59"	S72°37'06"W	37.48'	42.37'
C61	470.00'	067°05'40"	N25°17'05"W	519.47'	550.38'
C62	25.00'	090°00'00"	N53°15'45"E	35.36'	39.27'
C63	330.00'	024°13'57"	N86°08'47"E	138.53'	139.57'
C64	25.00'	089°59'57"	S60°58'14"E	35.36'	39.27'
C65	370.00'	040°02'22"	S04°02'56"W	253.33'	258.56'
C66	25.00'	090°00'00"	N36°44'15"W	35.36'	39.27'
C67	730.00'	008°56'03"	N03°47'44"E	113.71'	113.83'
C68	25.00'	082°38'02"	N40°38'43"E	33.01'	36.06'
C69	530.00'	007°55'56"	N77°59'46"E	73.32'	73.38'
C70	750.00'	029°50'51"	N88°57'14"E	386.30'	390.70'
C71	25.00'	090°00'00"	S31°07'21"E	35.36'	39.27'
C72	25.00'	090°00'00"	S58°52'39"W	35.36'	39.27'
C73	465.00'	029°50'51"	S88°57'14"W	239.51'	242.24'
C74	270.00'	024°13'57"	S86°08'47"W	113.34'	114.19'
C75	840.00'	004°05'36"	N84°40'41"E	60.00'	60.01'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C76	25.00'	093°09'10"	S51°51'12"E	36.31'	40.65'
C77	1025.00'	007°45'26"	N77°41'30"E	138.67'	138.77'
C78	25.00'	047°54'31"	N49°51'31"E	20.30'	20.90'
C79	60.00'	279°19'07"	S14°26'11"E	77.68'	292.50'
C80	25.00'	051°14'11"	N80°23'43"W	21.62'	22.36'
C81	1085.00'	010°44'11"	S79°21'17"W	203.02'	203.31'
C82	1080.00'	008°43'21"	S89°05'04"W	164.26'	164.42'
C83	25.00'	070°46'36"	S58°03'26"W	28.96'	30.88'
C84	60.00'	255°02'19"	N29°48'42"W	95.18'	267.08'
C85	1020.00'	009°48'56"	S87°12'01"E	174.53'	174.74'
C86	25.00'	093°10'07"	N41°18'27"E	36.32'	40.65'
C87	1025.00'	004°11'39"	N79°28'23"E	75.01'	75.03'
C88	1025.00'	003°33'47"	N75°35'41"E	63.73'	63.74'
C89	60.00'	006°48'07"	N29°18'19"E	7.12'	7.12'
C90	60.00'	069°19'22"	N67°22'04"E	68.25'	72.59'
C91	60.00'	049°30'04"	S53°13'13"E	50.24'	51.84'
C92	60.00'	153°41'34"	S48°22'36"W	116.85'	160.95'
C93	1085.00'	003°58'23"	S75°58'23"W	75.22'	75.24'
C94	1085.00'	004°08'48"	S80°01'59"W	78.51'	78.52'
C95	1085.00'	002°37'00"	S83°24'53"W	49.55'	49.55'
C96	1080.00'	001°32'09"	S85°29'27"W	28.95'	28.95'
C97	1080.00'	004°09'48"	S88°20'26"W	78.46'	78.48'
C98	1080.00'	003°01'24"	N88°03'58"W	56.98'	56.99'
C99	25.00'	060°58'12"	S62°57'38"W	25.37'	26.60'
C100	25.00'	009°48'24"	S27°34'20"W	4.27'	4.28'
C101	60.00'	093°29'08"	S69°24'42"W	87.39'	97.90'
C102	60.00'	161°33'11"	N16°55'51"E	118.45'	169.18'
C103	1020.00'	000°18'58"	S82°27'02"E	5.63'	5.63'
C104	1020.00'	005°16'05"	S85°14'34"E	93.75'	93.79'
C105	1020.00'	004°13'53"	S89°59'33"E	75.31'	75.33'
C106	840.00'	019°36'15"	S83°28'24"E	286.01'	287.41'
C107	840.00'	049°43'19"	N57°46'13"E	706.30'	728.96'
C108	670.00'	001°50'19"	N15°03'03"W	21.50'	21.50'
C109	670.00'	008°31'50"	N09°51'58"W	99.66'	99.75'
C110	670.00'	008°20'41"	N01°25'43"W	97.49'	97.58'
C111	670.00'	005°31'07"	N05°30'11"E	64.51'	64.53'
C112	530.00'	001°49'23"	N07°21'03"E	16.86'	16.86'
C113	530.00'	008°13'16"	N02°19'44"E	75.98'	76.05'
C114	530.00'	008°13'16"	N05°53'32"W	75.98'	76.05'
C115	530.00'	008°13'16"	N14°06'48"W	75.98'	76.05'
C116	530.00'	008°13'16"	N22°20'04"W	75.98'	76.05'
C117	530.00'	008°13'16"	N30°33'20"W	75.98'	76.05'
C118	530.00'	008°13'16"	N38°46'36"W	75.98'	76.05'
C119	530.00'	008°13'16"	N46°59'52"W	75.98'	76.05'
C120	530.00'	011°00'49"	N56°36'55"W	101.72'	101.88'
C121	530.00'	006°30'19"	N65°22'29"W	60.14'	60.17'
C122	530.00'	013°26'45"	N75°21'01"W	124.09'	124.38'
C123	630.00'	008°35'54"	N01°00'23"W	94.45'	94.54'
C124	630.00'	008°37'26"	N09°37'03"W	94.74'	94.83'
C125	630.00'	008°37'27"	N18°14'29"W	94.74'	94.83'
C126	630.00'	005°33'40"	N25°20'03"W	61.12'	61.15'
C127	1470.00'	004°15'43"	N57°38'46"E	109.32'	109.34'
C128	1470.00'	004°25'30"	N53°18'10"E	113.50'	113.53'
C129	470.00'	012°18'52"	S34°51'39"E	100.82'	101.02'
C130	470.00'	007°42'17"	S24°51'05"E	63.15'	63.20'
C131	60.00'	017°14'17"	S29°37'05"E	17.98'	18.05'
C132	60.00'	049°40'17"	S63°04'21"E	50.40'	52.02'
C133	60.00'	190°19'48"	N03°04'24"W	119.51'	199.31'
C134	530.00'	010°06'22"	N34°38'35"W	93.36'	93.49'
C135	530.00'	001°19'19"	N40°21'26"W	12.23'	12.23'
C136	1470.00'	004°31'57"	N44°36'26"E	116.26'	116.29'
C137	1470.00'	002°16'35"	N41°12'10"E	58.40'	58.41'
C138	60.00'	050°32'13"	N64°28'33"E	51.22'	52.92'
C139	60.00'	049°43'25"	N14°20'44"E	50.45'	52.07'
C140	60.00'	049°12'57"	N35°07'27"W	49.97'	51.54'
C141	60.00'	029°43'42"	N74°35'46"W	30.78'	31.13'
C142	60.00'	038°56'33"	S71°04'07"W	40.00'	40.78'
C143	60.00'	061°12'46"	S20°59'28"W	61.10'	64.10'
C144	1410.00'	002°20'38"	S41°14'11"W	57.68'	57.68'
C145	1410.00'	003°35'54"	S44°12'27"W	88.53'	88.55'
C146	1410.00'	003°35'54"	S47°48'21"W	88.53'	88.55'
C147	1410.00'	003°35'54"	S51°24'14"W	88.53'	88.55'
C148	1410.00'	003°35'54"	S55°00'08"W	88.53'	88.55'
C149	1410.00'	003°35'54"	S58°36'02"W	88.53'	88.55'
C150	1410.00'	003°35'54"	S62°11'55"W	88.53'	88.55'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C151	1410.00'	001°49'27"	S64°54'36"W	44.89'	44.89'
C152	470.00'	005°29'38"	S68°34'08"W	45.05'	45.07'
C153	25.00'	020°11'35"	S81°24'45"W	8.77'	8.81'
C154	25.00'	070°56'06"	N53°01'25"W	29.01'	30.95'
C155	1240.00'	034°26'47"	S50°07'52"W	734.31'	745.49'
C156	25.00'	074°37'16"	S46°21'12"E	30.31'	32.56'
C157	25.00'	015°09'39"	N88°45'20"E	6.60'	6.62'
C158	810.00'	002°55'34"	N75°29'35"E	41.36'	41.37'
C159	810.00'	005°28'45"	N79°41'45"E	77.43'	77.46'
C160	810.00'	005°28'45"	N85°10'31"E	77.43'	77.46'
C161	810.00'	005°28'45"	S89°20'44"E	77.43'	77.46'
C162	810.00'	005°28'45"	S83°51'58"E	77.43'	77.46'
C163	810.00'	005°00'15"	S78°37'28"E	70.72'	70.74'
C164	25.00'	036°52'12"	N85°26'34"E	15.81'	16.09'
C165	25.00'	053°07'48"	N40°26'34"E	22.36'	23.18'
C166	570.00'	005°37'19"	N25°18'13"W	55.91'	55.93'
C167	570.00'	012°45'31"	N16°06'48"W	126.67'	126.93'
C168	570.00'	012°45'31"	N03°21'17"W	126.67'	126.93'
C169	570.00'	000°16'05"	N03°09'32"E	2.67'	2.67'
C170	330.00'	006°35'36"	S12°03'28"W	37.95'	37.97'
C171	330.00'	002°45'05"	S16°43'49"W	15.85'	15.85'
C172	1417.00'	002°55'35"	S16°38'34"W	72.36'	72.37'
C173	1417.00'	015°39'13"	S07°21'10"W	385.93'	387.13'
C174	1417.00'	004°01'28"	S02°29'10"E	99.51'	99.53'
C175	1240.00'	012°54'23"	S79°18'06"W	278.73'	279.32'
C176	35.00'	061°15'01"	N24°13'25"E	35.66'	37.42'
C177	25.00'	068°25'08"	N40°36'40"W	28.11'	29.85'
C178	470.00'	001°01'01"	N86°11'55"W	8.34'	8.34'
C179	470.00'	012°39'33"	N79°21'38"W	103.63'	103.84'
C180	430.00'	013°26'31"	N17°20'51"E	100.65'	100.88'
C181	430.00'	013°45'24"	N03°44'54"E	103.00'	103.24'
C182	430.00'	012°50'27"	N09°33'02"W	96.17'	96.37'
C183	405.00'	018°13'48"	N87°06'00"E	128.32'	128.86'
C184	405.00'	007°39'45"	S79°57'13"E	54.12'	54.16'
C185	1477.00'	001°07'41"	S17°32'31"W	29.08'	29.08'
C186	1477.00'	003°42'49"	S15°07'16"W	95.71'	95.73'
C187	1477.00'	003°21'44"	S11°35'00"W	86.66'	86.67'
C188	1477.00'	004°30'39"	S07°38'48"W	116.25'	116.28'
C189	470.00'	011°49'20"	N52°55'15"W	96.81'	96.98'
C190	470.00'	013°07'19"	N40°26'55"W	107.41'	107.64'
C191	470.00'	013°16'43"	N27°14'54"W	108.68'	108.92'
C192	470.00'	010°57'58"	N15°07'33"W	89.82'	89.96'
C193	470.00'	017°54'20"	N00°41'25"W	146.28'	146.88'
C194	330.00'	008°46'38"	S86°07'34"E	50.50'	50.55'
C195	330.00'	015°27'19"	N81°45'28"E	88.75'	89.02'
C196	370.00'	015°46'02"	S08°05'14"E	101.50'	101.82'
C197	370.00'	024°16'19"	S11°55'57"W	155.57'	156.74'
C198	530.00'	005°56'01"	N78°59'44"E	54.86'	54.89'
C199	530.00'	001°59'56"	N75°01'46"E	18.49'	18.49'
C200	750.00'	000°19'12"	N74°11'24"E	4.19'	4.19'
C201	750.00'	007°22'00"	N78°02'00"E	96.36'	96.43'
C202	750.00'	007°22'00"	N85°24'00"E	96.36'	96.43'
C203	750.00'	007°22'00"	S87°14'00"E	96.36'	96.43'
C204	750.00'	007°23'13"	S79°51'24"E	96.63'	96.70'
C205	750.00'	000°02'26"	S76°08'34"E	0.53'	0.53'
C206	465.00'	002°53'45"	N77°34'13"W	23.50'	23.50'
C207	465.00'	011°32'13"	N84°47'13"W	93.47'	93.63'
C208	465.00'	011°32'13"	S83°40'34"W	93.47'	93.63'
C209	465.00'	003°52'40"	S75°58'08"W	31.46'	31.47'
C210	60.00'	048°53'35"	S73°15'39"W	49.66'	51.20'
C211	60.00'	027°04'11"	S35°16'47"W	28.08'	28.35'
C212	840.00'	007°37'13"	S77°28'53"E	111.64'	111.72'
C213	840.00'	001°01'15"	S81°48'07"E	14.97'	14.97'
C214	60.00'	013°50'58"	N89°13'02"W	14.47'	14.50'
C215	60.00'	093°29'08"	S69°24'42"W	87.39'	97.90'
C216	60.00'	038°54'34"	S44°23'27"E	39.97'	40.75'
C217	1085.00'	003°58'23"	N75°58'23"E	75.22'	75.24'
C218	25.00'	051°14'11"	S80°23'43"E	21.62'	22.36'
C219	60.00'	140°38'14"	N54°54'16"E	112.99'	147.27'
C220	840.00'	001°00'52"	N60°21'39"E	14.87'	14.87'
C221	1085.00'	003°31'51"	S76°11'48"W	66.85'	66.86'
C222	60.00'	049°12'57"	S35°07'27"E	49.97'	51.54'
C223	60.00'	019°22'44"	S69°25'23"E	20.20'	20.29'
C224	60.00'	005°38'15"	S62°33'02"E	5.90'	5.90'
C225	60.00'	021°52'16"	S76°18'18"E	22.76'	22.90'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C226	760.00'	001°48'19"	S55°51'48"W	23.95'	23.95'
C227	60.00'	009°28'59"	S64°28'24"E	9.92'	9.93'
C228	60.00'	019°17'49"	S78°51'48"E	20.11'	20.21'
C229	60.00'	000°56'55"	S88°59'10"E	0.99'	0.99'
C230	98.00'	050°16'44"	S07°56'51"E	83.27'	86.00'
C231	760.00'	002°27'15"	S54°17'49"W	32.55'	32.55'
C232	118.00'	050°16'44"	N07°56'51"W	100.26'	103.55'
C233	60.00'	011°48'43"	S83°33'15"E	12.35'	12.37'
C234	760.00'	001°07'51"	S49°59'09"W	15.00'	15.00'
C235	60.00'	017°54'58"	S68°41'24"E	18.69'	18.76'
C236	530.00'	004°35'44"	S64°25'12"E	42.50'	42.51'
C237	530.00'	001°37'16"	S67°31'42"E	14.99'	15.00'
C238	60.00'	012°01'36"	S86°04'42"W	12.57'	12.59'
C239	530.00'	008°18'36"	S57°58'02"E	76.80'	76.87'
C240	530.00'	002°42'13"	S52°27'37"E	25.01'	25.01'
C241	1417.00'	000°14'55"	N00°35'54"W	6.15'	6.15'
C242	1417.00'	001°24'55"	N01°25'49"W	35.00'	35.00'
C243	840.00'	004°08'51"	N57°09'21"E	60.79'	60.80'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S32°54'19"W	67.88'
L2	S02°31'43"E	57.63'
L3	S04°50'17"E	5.32'
L4	S04°50'17"E	39.86'
L5	S27°01'03"W	9.06'
L6	S73°40'16"E	30.14'
L7	N32°54'33"E	67.87'
L8	N24°06'50"E	32.39'
L9	N19°39'50"W	64.26'
L10	N41°01'05"W	66.55'
L11	S41°01'05"E	66.55'
L12	N28°06'53"W	68.53'
L13	N03°17'34"E	84.30'
L14	N15°58'12"W	33.64'
L15	S15°58'12"E	33.64'
L16	S08°45'40"W	44.80'
L17	S18°06'21"W	79.77'
L18	S11°41'36"E	70.38'
L19	S19°39'50"E	63.94'
L20	S63°41'28"E	32.30'
L21	N28°06'53"W	68.53'
L22	N03°17'34"E	82.48'
L23	N15°58'15"W	20.70'
L24	S13°52'39"W	86.98'
L25	S08°45'40"W	44.80'
L26	S18°06'21"W	79.77'
L27	S15°58'15"E	21.61'
L28	N08°15'45"E	25.06'
L29	S81°44'15"E	0.67'
L30	N81°44'15"W	0.67'
L31	S12°01'45"W	35.00'
L32	N29°25'22"W	9.44'
L33	N02°05'30"E	45.86'
L34	S00°32'23"W	60.56'
L35	N74°02'00"E	7.71'
L36	S87°14'00"E	3.84'
L37	S79°50'10"E	48.00'
L38	S79°50'10"E	30.26'
L39	S79°50'10"E	0.43'
L40	N14°03'15"E	24.37'
L41	N82°18'37"W	0.63'
L42	S59°02'09"E	42.46'
L43	S30°57'51"W	30.00'
L44	N59°02'09"W	60.95'
L45	S29°35'59"E	42.62'
L46	S19°19'58"W	15.54'
L47	S61°31'49"W	55.55'
L48	S20°16'44"W	69.17'
L49	S65°16'44"W	53.18'
L50	N69°43'16"W	57.97'

LINE TABLE

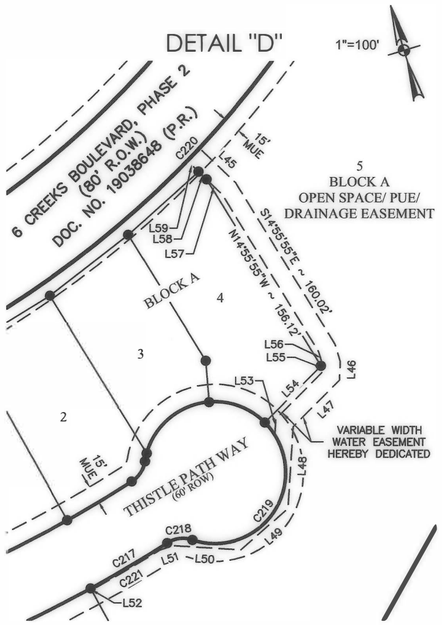
LINE #	BEARING	LENGTH
L51	S87°46'44"W	11.73'
L52	N12°02'25"W	1.50'
L53	N20°16'44"E	13.73'
L54	N61°31'49"E	55.40'
L55	N19°19'58"E	7.20'
L56	N00°01'24"E	10.60'
L57	N29°25'22"W	17.98'
L58	N29°25'22"W	9.44'
L59	N29°25'22"W	13.26'
L60	S51°05'19"W	36.66'
L61	N38°54'41"W	20.00'
L62	N51°05'19"E	32.68'
L63	S28°35'14"W	87.81'
L64	N10°52'38"W	10.86'
L65	N28°35'14"E	95.93'
L66	S17°11'31"W	27.66'
L67	S33°05'14"E	80.37'
L68	S63°36'06"E	17.44'
L69	N20°35'18"W	16.91'
L70	N33°05'14"W	80.37'
L71	N17°11'31"E	25.54'
L72	S05°11'26"E	60.05'
L73	S39°59'34"E	25.45'
L74	N39°59'34"W	24.15'
L75	N05°11'26"W	61.41'
L76	N49°56'08"W	8.92'
L77	N28°35'14"E	8.20'
L78	S23°49'37"W	2.61'
L79	S16°17'42"W	53.96'
L80	S02°05'30"W	31.71'
L81	S20°24'30"E	9.15'
L82	S02°05'30"W	7.70'
L83	N20°24'30"W	15.67'
L84	N02°05'30"E	43.21'
L85	N16°17'42"E	45.79'
L86	N24°04'07"E	5.19'
L87	N46°46'55"W	25.07'
L88	N88°34'11"E	65.57'
L89	S45°14'27"E	58.03'
L90	S44°45'33"W	35.00'
L91	N45°14'27"W	43.10'
L92	S88°34'11"W	50.65'
L93	S11°03'23"W	25.70'
L94	S57°10'27"W	25.16'
L95	N76°44'24"W	25.69'

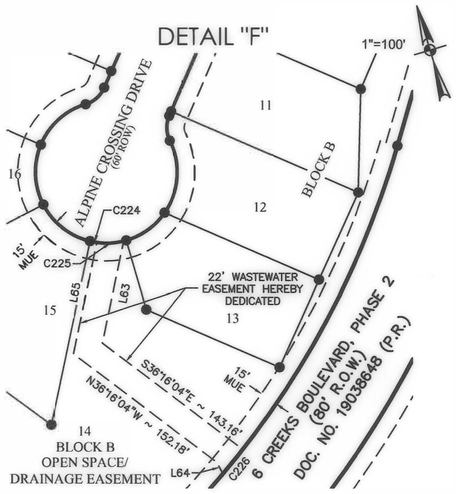
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

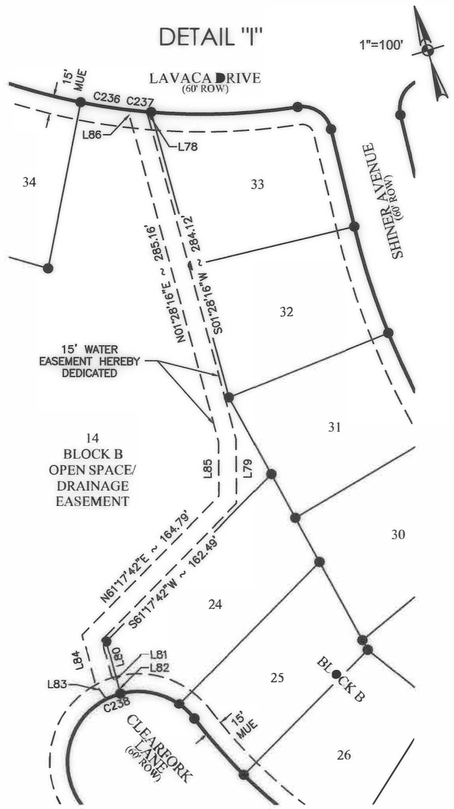
Date: Jun 05, 2025, 4:56pm User ID: DRodriguez
File: H:\Survey\Civil\51432-01\Plat\ClaraVistaPhase1\PLAT51432-01.dwg

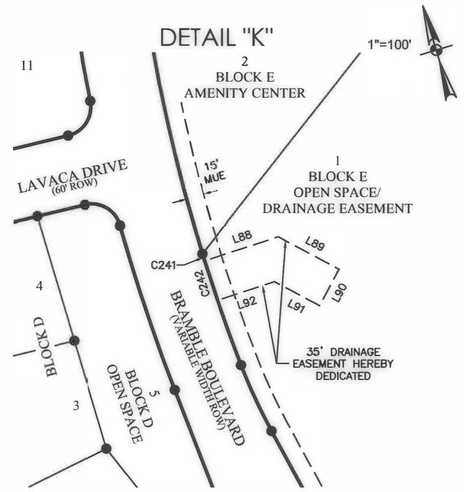
FINAL PLAT
OF
CLARA VISTA, PHASE 1

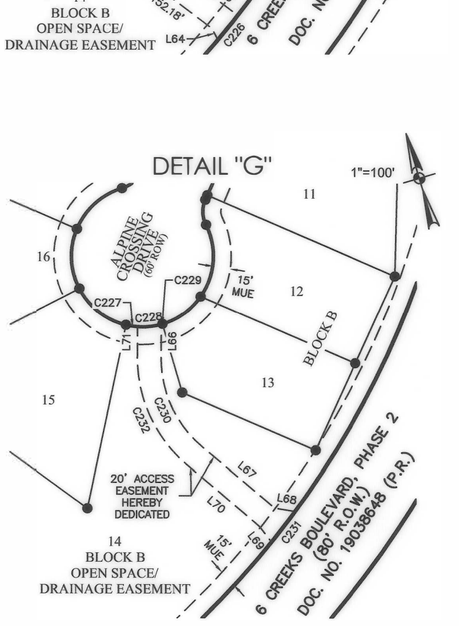
A 93.476 ACRE TRACT OF LAND BEING OUT OF A CALLED 74.615 ACRE TRACT (TRACT TWO) AND A CALLED 18.856 (TRACT THREE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.

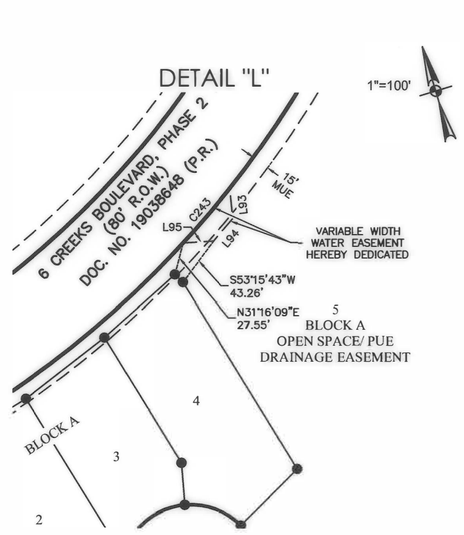


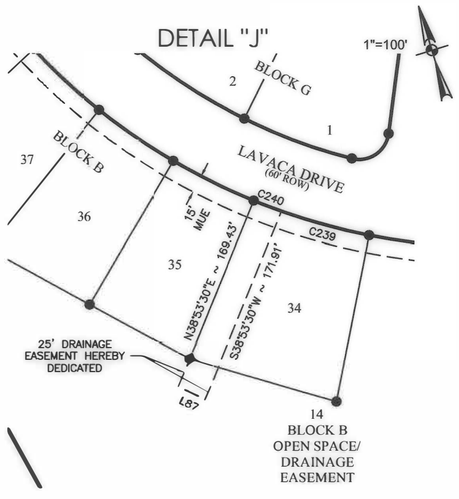


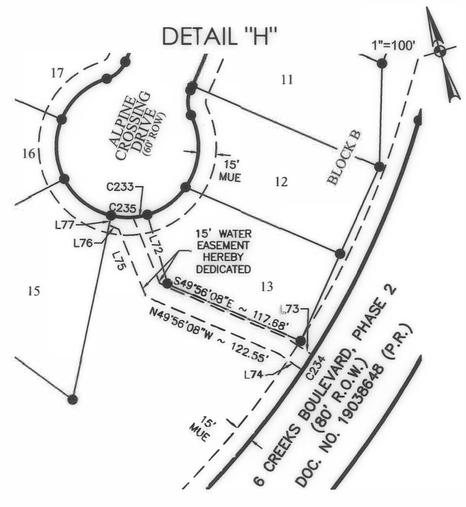












PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

Date: Jun 05, 2025, 5:01pm User ID: DRodriguez
File: H:\Survey\Civil_51432-01\Plat\ClaraVistaPhase1\PL51432-01.dwg

FINAL PLAT
OF
CLARA VISTA, PHASE 1

A 93.476 ACRE TRACT OF LAND BEING OUT OF A CALLED 74.615 ACRE TRACT (TRACT TWO) AND A CALLED 18.856 (TRACT THREE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.

FIELD NOTES
FOR

A 74.602 ACRE TRACT OF LAND BEING OUT OF A CALLED 74.615 (TRACT TWO), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS. SAID 74.602 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH–CENTRAL ZONE:

BEGINNING at an iron rod with cap marked "Atwell" for a point of curvature on the west boundary line of the Remnant Portion of a called 608.7 acre tract, conveyed to HM 6 Creeks Development, Inc., recorded in Document No. 22044745 of the Official Public Records of Hays County, Texas, said point being the northeast terminus of 6 Creeks Boulevard, Phase 2, an 80–foot right–of–way, dedicated by plat recorded in Document No. 19038648 of the Official Plat Records of Hays County, Texas, same being a southeast corner of said Tract Two, for a southeast corner and POINT OF BEGINNING hereof;

THENCE, departing the west boundary line of the Remnant Portion of said 608.7 acre tract, with the north right–of–way line of said 6 Creeks Boulevard, Phase 2, same being the south boundary line of said Tract Two, the following three courses and distances:

1. along the arc of a curve to the left having a radius of 1240.00 feet, a central angle of 52°50'48", a chord bearing and distance of S 59°19'53" W, 1103.60 feet, an arc length of 1143.71 feet to a an iron rod with cap marked "Atwell" found for a point of tangency hereof,
2. S 32°54'19" W, a distance of 67.88 feet to an iron rod with cap marked "Atwell" found for a point of tangent curvature hereof, and
3. along a curve to the right, having a radius of 760.00 feet, a central angle of 72°08'49", a chord bearing and distance of S 68°58'57" W, 895.00 feet, an arc length of 956.99 feet to an iron rod with cap marked "Atwell" found on the southeast corner of a called 65.956 acre tract, Waterridge 150 District, Section 1, a subdivision according to the plat recorded in Document No. 19038654 of said Plat Records, same being the southwest corner of said Tract Two for a point of tangency and the southwest corner hereof,

THNECE, departing the north right–of–way line of said 6 Creeks Boulevard, Phase 2, with the east boundary lien of said 65.956 acre tract, same being the west boundary line of said Tract Two, the following nine (9) courses and distances:

1. N 22°04'36" E, a distance of 284.04 feet to an iron rod with cap marked "Atwell" found for an angle point hereof,
2. N 33°45'40" E, a distance of 268.74 feet to an iron rod with cap marked "Atwell" found for an angle point hereof,
3. N 25°22'30" E, a distance of 387.80 feet to an iron rod with cap marked "Atwell" found for an angle point hereof,
4. N 23°21'36" E, a distance of 281.81 feet to an iron rod with cap marked "Atwell" found for an angle point hereof,
5. N 30°57'11" E, a distance of 141.68 feet to an iron rod with cap marked "Atwell" found for an angle point hereof,
6. N 12°16'37" W, a distance of 396.13 feet to an iron rod with cap marked "Atwell" found for an angle point hereof,
7. N 18°38'57" W, a distance of 347.24 feet to an iron rod with cap marked "Atwell" found for an angle point hereof,
8. N 08°15'43" E, a distance of 577.06 feet to an iron rod with cap marked "Atwell" found for an angle point hereof, and
9. N 04°53'55" W, a distance of 133.52 feet to an iron rod with cap marked "Atwell" found on the south right–of–way line of 6 Creeks, Boulevard, Phase 4, an 80–foot right–of–way, dedicated by plat recorded in Document No. 19038651 of said Plat Records, said point being the northeast corner of said 65.956 acre tract, same being the northwest corner of said Tract Two for the northwest corner hereof,

THENCE, departing the east boundary line of said 65.956 acre tract, with the south right–of–way line of said 6 Creeks Boulevard, Phase 4, same being the north boundary line of said Tract Two, the following four (4) courses and distances:

1. N 74°01'25" E, a distance of 496.01 feet to an iron rod with cap marked "Atwell" found for a point of non–tangent curvature hereof,
2. along the arc of a curve to the right having a radius of 960.00 feet, a central angle of 29°53'45", a chord bearing and distance of N 88°58'18" E, 495.25 feet, an arc length of 500.91 feet to an iron rod with cap marked "Atwell" found for a point of non–tangency hereof,
3. S 76°04'49" E, a distance of 535.23 feet to an iron rod with cap marked "Atwell" found for a point of non–tangent curvature hereof, and
4. along the arc of a curve to the left having a radius of 715.00 feet, a central angle of 01°35'32", a chord bearing and distance of S 76°26'36" E, 19.87 feet, an arc length of 19.87 feet to an iron rod with cap marked "Atwell" found for a point of non–tangency on the west boundary line of the Remnant Portion of said 608.7 acre tract, said point being the southeast terminus of said 6 Creeks Boulevard, Phase 4, same being the northeast corner of said Tract Two for the northeast corner hereof,

THENCE, departing the south right–of–way line of said 6 Creeks Boulevard, Phase 4, with the west boundary line of the Remnant Portion of said 608.7 acre tract, same being the east boundary line of said Tract Two, the following six (6) caurses and distances:

1. S 02°31'43" E, a distance of 57.63 feet to an iron rod with cap marked "Urban Civil" found for an angle point hereof,
2. S 08°24'02" W, a distance of 473.63 feet to an iron rod with cap marked "Urban Civil" found for an angle point hereof,
3. S 31°42'31" W, a distance of 255.93 feet to an iron rod with cap marked "Urban Civil" found for an angle point hereof,
4. S 13°08'13" E, a distance of 681.76 feet to a ½" iron rod found for an angle point hereof,
5. S 23°12'14" W, a distance of 321.45 feet to a ½" iron rod found for an angle point hereof, and
6. S 04°50'17" E, a distance of 5.32 feet to the POINT OF BEGINNING, and containing 74.602 acres in Hays County, Texas. Said tract being described in accordance with an exhibit prepared by Pape Dawson Consulting Engineers, LLc. under Job No. 51432–01.

FIELD NOTES
FOR

A 18.874 ACRE TRACT OF LAND BEING OUT OF A CALLED 18.856 (TRACT THREE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS. SAID 18.874 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH–CENTRAL ZONE:

BEGINNING at a ½" iron rod found for a point on an interior corner of 6 Creeks–Phase 1, Section 8B, a subdivision according to the plat recorded in Document No. 21058478 of the Plat Records af Hays County, Texas, said point being a southeast corner af said Tract Three, for a point of curvature and southeast corner and POINT OF BEGINNING hereof;

THENCE, with the north boundary line of said 6 Creeks–Phase 1, Section 8B, in part with the northwest boundary line of 6 Creeks–Phase 1, Section 9, a subdivision according to the plat recorded in Document No. 23013655 of said Plat Records, same being the southeast boundary line of said Tract Three, the following five (5) courses and distances:

1. along the arc of a curve to the left having a radius of 1184.66 feet, a central angle of 14°23'19", a chord bearing and distance of S 77°52'43" W, 296.72 feet, an arc length of 297.50 feet to a ½" iron rod found for a point of tangency hereof,
2. S 44°16'40" W, a distance of 582.39 feet to a ½" iron rod found angle point hereof,
3. S 28°23'13" W, a distance of 708.41 feet to a ½" iron rod found angle point hereof,
4. S 46°10'18" W, a distance of 1179.58 feet to a ½" iron rod found angle point hereof, and
5. S 27°01'03" W, a distance of 9.06 feet to an iron rod with cap marked "Atwell" found on a northeast corner of a called 40.956 acre tract, conveyed to Waterridge 150 District, Section 2, recorded in Document No. 19038655 of said Official Public Records, same being the south corner of said Tract Three for the southernmost corner hereof,

THENCE, departing the northwest boundary line of said 6 Creeks–Phase 1, Section 9, with the east boundary line of said 40.956 acre tract, same being the west boundary line of said Tract Three, the following three (3) courses and distances:

1. N 30°05'20" W, a distance of 268.84 feet to an iron rod with cap marked "Atwell" found for an angle point hereof,
2. N 06°02'50" E, a distance of 546.37 feet to an iron rod with an illegible cap found for an angle point hereof, and
3. N 14°03'15" E, a distance of 274.56 feet to a ½" iron rod found for a point on the south right–of–way line of 6 Creeks Boulevard, Phase 2, an 80–foot right–of–way, dedicated by plat recorded in Document No. 19038648 of said Plat Records, said point being the northeast corner of said 40.956 acre tract, same being the northwest corner of said Tract Three for the northwest corner hereof,

THENCE, departing the east boundary line of said 40.956 acre tract, with the south boundary line of said 6 Creeks Boulevard, same being the north boundary line of said Tract Three, the following four (4) courses and distances:

1. S 73°40'16" E, a distance of 30.14 feet to a ½" iron rod found for a point of tangent curvature hereof,
2. along a curve to the left, having a radius of 840.00 feet, a central angle of 73°25'10", a chord bearing and distance of N 69°37'08" E, 1004.24 feet, an arc length of 1076.39 feet to an iron rod with cap marked "Atwell" found for a point of tangency hereof,
3. N 32°54'33" E, a distance of 67.87 feet to an iron rod with cap marked "Atwell" found for a point of tangent curvature hereof, and
4. along a curve to the right, having a radius of 1160.00 feet, a central angle of 52°52'31", a chord bearing and distance of N 59°20'48" E, 1032.92 feet, an arc length of 1070.50 feet to a cotton spindle found on a northwest corner of said 6 Creeks–Phase 1, Section 8B, same being a northeast corner of said 18.856 acre tract for a point of tangency and the northernmost north corner hereof;

THENCE S 04°50'17" E, departing the south right–of–way line of said 6 Creeks Boulevard, with the west boundary line of said 6 Creeks–Phase 1, Section 8B, same being the east bounadry line af said 18.856 acre tract, a distance af 39.86 feet to the POINT OF BEGINNING, and containing 18.874 acres in Hays County, Texas. Said tract being described in accordance with an exhibit prepared by Pape Dawson Consulting Engineers, LLc. under Job No. 51432–01.

BLOCK A

LOT #	AREA (SQ. FT.)	LOT TYPE
1	12,848	SINGLE FAMILY
2	14,091	SINGLE FAMILY
3	12,209	SINGLE FAMILY
4	15,956	SINGLE FAMILY
5	620,881	OS/PUE/DE
6	12,037	SINGLE FAMILY
7	12,035	SINGLE FAMILY
8	12,938	SINGLE FAMILY
9	13,874	SINGLE FAMILY
10	12,092	SINGLE FAMILY
11	12,425	SINGLE FAMILY
12	13,040	SINGLE FAMILY

BLOCK B

LOT #	AREA (SQ. FT.)	LOT TYPE
1	12,570	SINGLE FAMILY
2	11,945	SINGLE FAMILY
3	11,915	SINGLE FAMILY
4	11,915	SINGLE FAMILY
5	11,915	SINGLE FAMILY
6	11,915	SINGLE FAMILY
7	11,909	SINGLE FAMILY
8	11,746	SINGLE FAMILY
9	11,340	SINGLE FAMILY
10	11,340	SINGLE FAMILY
11	12,659	SINGLE FAMILY
12	12,436	SINGLE FAMILY
13	11,792	SINGLE FAMILY
14	2,074,798	OPEN SPACE/ DRAINAGE LOT
15	17,168	SINGLE FAMILY
16	16,940	SINGLE FAMILY
17	12,687	SINGLE FAMILY
18	13,430	SINGLE FAMILY
19	12,822	SINGLE FAMILY
20	12,214	SINGLE FAMILY
21	12,404	SINGLE FAMILY
22	15,045	SINGLE FAMILY
23	15,419	SINGLE FAMILY
24	15,764	SINGLE FAMILY
25	12,903	SINGLE FAMILY
26	13,621	SINGLE FAMILY
27	12,520	SINGLE FAMILY
28	8,197	OPEN SPACE
29	15,299	SINGLE FAMILY
30	15,355	SINGLE FAMILY
31	14,917	SINGLE FAMILY
32	14,875	SINGLE FAMILY
33	16,565	SINGLE FAMILY
34	16,344	SINGLE FAMILY
35	12,160	SINGLE FAMILY
36	12,459	SINGLE FAMILY
37	12,459	SINGLE FAMILY
38	12,160	SINGLE FAMILY
39	12,160	SINGLE FAMILY
40	12,459	SINGLE FAMILY
41	12,458	SINGLE FAMILY
42	11,499	SINGLE FAMILY
43	11,340	SINGLE FAMILY
44	11,340	SINGLE FAMILY
45	12,313	SINGLE FAMILY
46	12,520	SINGLE FAMILY
47	12,563	SINGLE FAMILY

BLOCK C

LOT #	AREA (SQ. FT.)	LOT TYPE
1	11,552	SINGLE FAMILY
2	11,576	SINGLE FAMILY
3	12,050	SINGLE FAMILY
4	11,955	SINGLE FAMILY
5	11,954	SINGLE FAMILY
6	11,963	SINGLE FAMILY
7	11,966	SINGLE FAMILY
8	11,798	SINGLE FAMILY
9	11,574	SINGLE FAMILY
10	11,574	SINGLE FAMILY
11	12,022	SINGLE FAMILY
12	13,484	OS

BLOCK D

LOT #	AREA (SQ. FT.)	LOT TYPE
1	15,938	SINGLE FAMILY
2	16,190	SINGLE FAMILY
3	16,033	SINGLE FAMILY
4	15,544	SINGLE FAMILY
5	26,875	OS

BLOCK E

LOT #	AREA (SQ. FT.)	LOT TYPE
1	529,368	OS/DE
2	60,454	AMENITY CENTER
3	12,318	SINGLE FAMILY
4	11,699	SINGLE FAMILY
5	11,616	SINGLE FAMILY
6	11,826	SINGLE FAMILY
7	11,506	SINGLE FAMILY
8	11,340	SINGLE FAMILY
9	11,340	SINGLE FAMILY
10	11,340	SINGLE FAMILY
11	11,340	SINGLE FAMILY
12	11,340	SINGE FAMILY

BLOCK F

LOT #	AREA (SQ. FT.)	LOT TYPE
1	24,337	SINGLE FAMILY
2	22,316	SINGLE FAMILY
3	19,882	SINGLE FAMILY
4	18,816	SINGLE FAMILY
5	16,970	SINGLE FAMILY
6	15,027	SINGLE FAMILY
7	14,381	SINGLE FAMILY
8	14,450	SINGLE FAMILY
9	14,295	SINGLE FAMILY
10	15,221	SINGLE FAMILY
11	12,970	SINGLE FAMILY
12	11,342	SINGLE FAMILY
13	11,468	SINGLE FAMILY
14	15,822	SINGLE FAMILY

BLOCK G

LOT #	AREA (SQ. FT.)	LOT TYPE
1	14,914	SINGLE FAMILY
2	13,606	SINGLE FAMILY
3	14,667	SINGLE FAMILY
4	15,332	SINGLE FAMILY
5	18,693	SINGLE FAMILY
6	15,062	SINGLE FAMILY
7	14,715	SINGLE FAMILY
8	15,982	SINGLE FAMILY
9	23,466	SINGLE FAMILY
10	21,760	SINGLE FAMILY

BLOCK H

LOT #	AREA (SQ. FT.)	LOT TYPE
1	14,828	SINGLE FAMILY
2	14,504	SINGLE FAMILY
3	15,278	SINGLE FAMILY
4	15,287	SINGLE FAMILY
5	14,572	SINGLE FAMILY
6	14,250	SINGLE FAMILY
7	15,196	SINGLE FAMILY
8	17,182	SINGLE FAMILY
9	13,587	SINGLE FAMILY
10	11,679	SINGLE FAMILY
11	11,543	SINGLE FAMILY
12	11,582	SINGLE FAMILY
13	12,501	SINGLE FAMILY
14	12,501	SINGLE FAMILY
15	12,501	SINGLE FAMILY
16	12,537	SINGLE FAMILY
17	11,543	SINGLE FAMILY
18	14,018	SINGLE FAMILY

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

Date: Jun 05, 2025, 5:02pm User ID: DRodriguez
File: H:\Survey\CIVIL\51432-01\Plat\ClaraVistaPhase1\PL51432-01.dwg

FINAL PLAT
OF
CLARA VISTA, PHASE 1

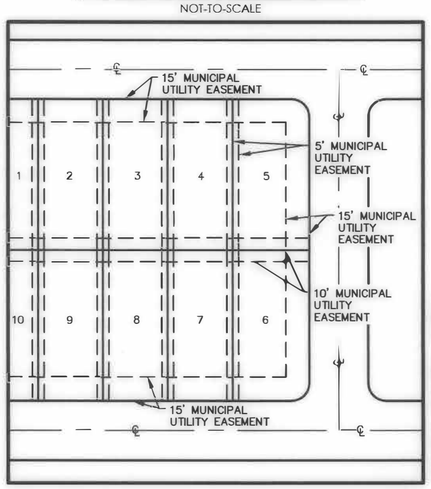
A 93.476 ACRE TRACT OF LAND BEING OUT OF A CALLED 74.615 ACRE TRACT (TRACT TWO) AND A CALLED 18.856 (TRACT THREE), CONVEYED TO TOLL SOUTHWEST, LLC, RECORDED IN DOCUMENT NO. 22021196 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE CALEB W BAKER SURVEY, SECTION NO. 15, ABSTRACT NO. 31 IN THE CITY OF KYLE, HAYS COUNTY, TEXAS.

SURVEYOR'S NOTES:

1. THIS FINAL PLAT IS LOCATED ENTIRELY WITHIN HAYS COUNTY.
2. THIS SUBDIVISION IS WITHIN THE CITY OF KYLE, TEXAS.
3. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
4. THIS SITE IS LOCATED WITHIN HAYS COUNTY ESD #5 AND #9.
5. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C0270F AND 48209C0385F, EFFECTIVE DATES OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. THIS PLAT FALLS WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE.
7. THIS SITE IS LOCATED WITHIN THE BARTON SPRINGS/EDWARDS AQUIFER CONSERVATION DISTRICT.
8. NO OBJECT INCLUDING FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
9. MAINTENANCE OF EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR PROPERTY AND/OR HOMEOWNERS ASSOCIATIONS.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF ALPINE CROSSING DRIVE, BRAMBLE BOULEVARD, CLEARFORK LANE, DAWN DRIVE, LAVACA DRIVE, PONDEROSA DRIVE, ROCKPORT ROAD, SHINER AVENUE, SONORA STREET, AND THISTLE PATH WAY. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. (ORD #439, ARTICLE V, SEC 10; KYLE CODE)
11. WATER IS PROVIDED BY THE CITY OF KYLE, TEXAS.
12. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF KYLE, TEXAS .
13. ELECTRICITY PROVIDED BY PEDERNALES ELECTRIC COMPANY.
14. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF KYLE ZONING ORDINANCES/ DEVELOPMENT AGREEMENT.
15. A TEN (15) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW, A FIVE (5) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A TEN (10) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
16. ALL OPEN SPACE MUE EASEMENTS SHALL NOT HAVE ANY STRUCTURES CROSSING IT.
17. CITY, AS ITS SOLE COST AND EXPENSE, SHALL BE OBLIGATED TO RESTORE THE SURFACE OF THE SOIL OF THE EASEMENTS THAT HAS BEEN REMOVED, RELOCATED, ALTERED AS A RESULT OF CITY'S USE OF EASEMENT. CITY WILL NOT BE OBLIGATED TO RESTORE OR RELOCATE ANY OTHER IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, WALKWAYS, DRIVEWAYS, ACCESS ROADS, PARKING AREAS, FENCES, LANDSCAPING ITEMS, AND ANY MOVABLE STRUCTURES SUCH AS BENCHES, GAZEBOS OR OTHER SIMILAR ITEMS, LOCATED IN, UPON, UNDER OR ACROSS THE EASEMENT.
18. A LOMR APPLICATION (25-06-229P) CURRENTLY UNDER REVIEW BY FEMA SHALL MODIFY THE LIMITS OF THE FEMA 100-YR FLOODPLAIN TO ADOPT THE ATLAS 14 100-YR FLOODPLAIN REPRESENTED IN THIS FINAL PLAT.

TYPICAL LOT EASEMENTS

NOT-TO-SCALE



A TEN (15) FOOT MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW.

A FIVE (5) FOOT MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE LOTS WITHIN THE SINGLE FAMILY LOT.

A TEN (10) FOOT MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL REAR LOT LINES WITHIN THE SINGLE FAMILY LOT.

THE STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS, THAT TOLL SOUTHWEST, LLC, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 1140 VIRGINIA DRIVE, FT. WASHINGTON, PENNSYLVANIA, AS CONVEYED TO IT BY DEED RECORDED APRIL 28, 2022 IN DOCUMENT NUMBER 22021196, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 93.476 ACRES OF LAND OUT OF THE CALEB W BAKER SURVEY NO .15, ABSTRACT 31, TO BE KNOWN AS:

CLARA VISTA, PHASE 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 AND EASEMENTS SHOWN HEREON.

Brandon Cooper

TOLL SOUTHWEST, LLC.
BY:
1140 VIRGINIA DRIVE
FT. WASHINGTON, PA 19034

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brandon Cooper KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF June 4, A.D. 2025.

Dena St. Germaine
NOTARY PUBLIC, STATE OF TEXAS

DENA K ST GERMAINE
Notary ID #128686215
My Commission Expires
November 12, 2028

Dena St. Germaine
PRINTED NOTARY'S NAME
MY COMMISSION EXPIRES Nov 12, 2028

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, PARKER J. GRAHAM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

STATE OF TEXAS
REGISTERED
PARKER GRAHAM
5556
PROFESSIONAL
LAND SURVEYOR

Parker J. Graham

6/5/25
DATE

PARKER J . GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, TEXAS SURVEYING FIRM NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUIT 200
AUSTIN, TX 78759

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

STATE OF TEXAS
AIMEE CHAVEZ
123240
LICENSED
PROFESSIONAL ENGINEER

Aimee Chavez

6/4/25
DATE

AIMEE CHAVEZ
REGISTERED PROFESSIONAL ENGINEER NO. 123240
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, TEXAS SURVEYING FIRM NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TX 78759

REVIEWED BY:

M. E. Murphy

DIRECTOR OF WATER UTILITIES

6/18/25
DATE

REVIEWED BY:

Ryan Bake

CITY ENGINEER

6/23/25
DATE

THE STATE OF TEXAS §
COUNTY OF HAYS §

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 28th DAY OF July, 2025, A.D., AT 2:03 O'CLOCK P M. AND DULY RECORDED ON THE 28th DAY OF July, 2025, A.D., AT 2:03 O'CLOCK P M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT # 25027464.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE 28th DAY OF July, 2025, A.D

Elaine H Cardenas by

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF HAYS §

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED THIS 25 DAY OF JUNE, 2025

PLANNING & ZONING CHAIRPERSON

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

CLARA VISTA, PHASE 1

Survey Job No. 51432-01

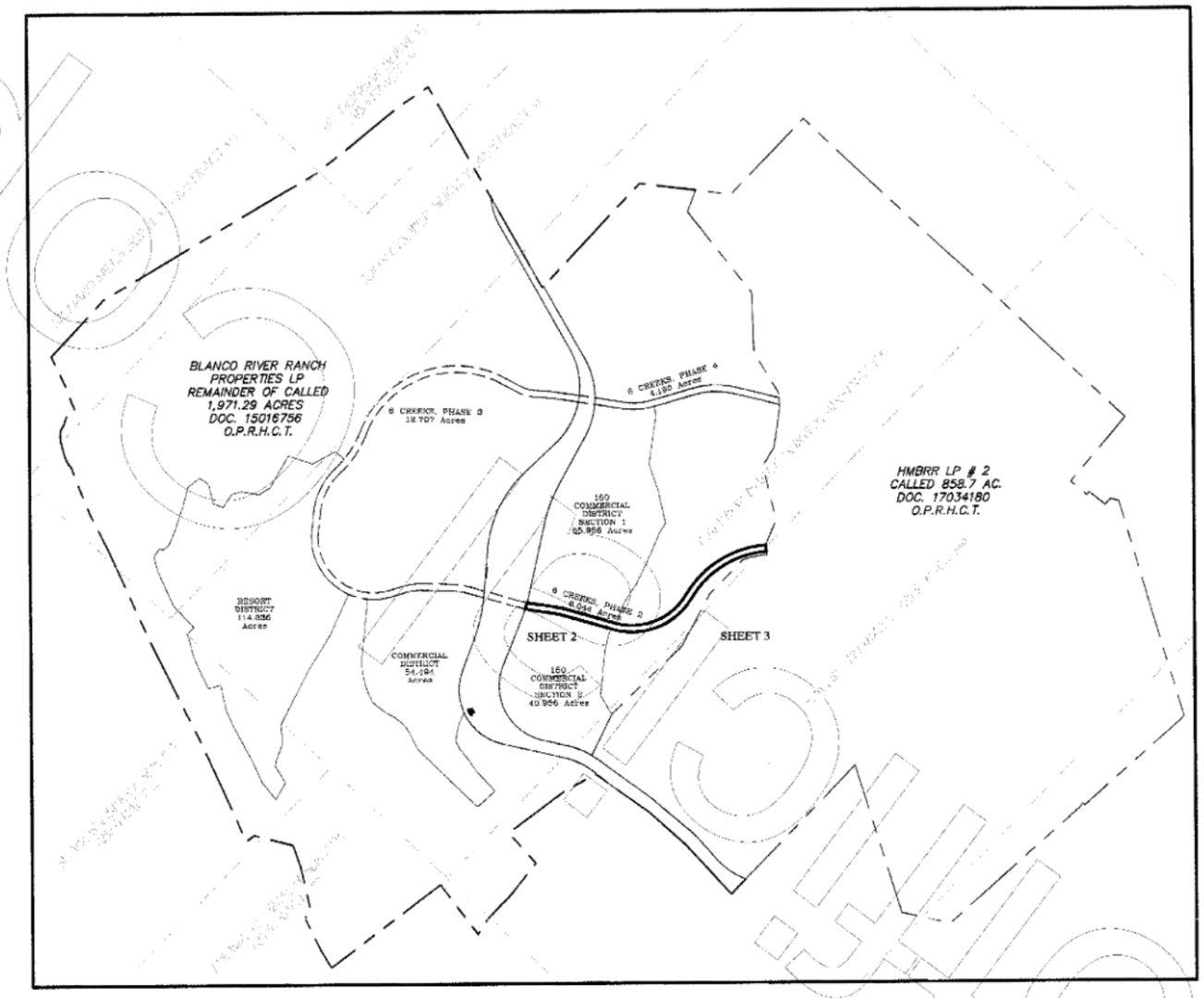
Date: Apr 15, 2025, 10:09am User ID: DRodriguez
File: H:\Survey\CIVIL\51432-01\Plat\ClaraVistaPhase1\PL51432-01.dwg

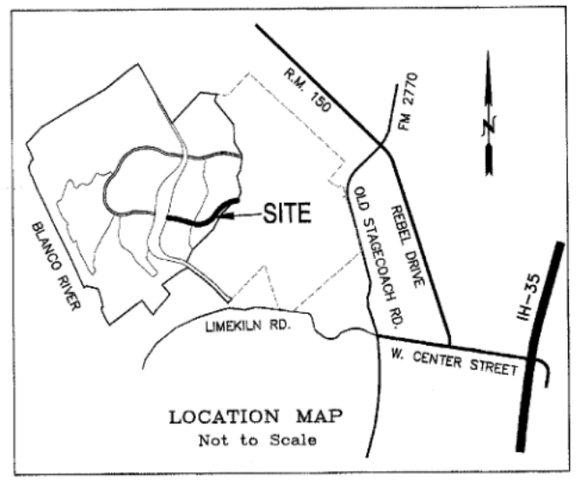
19036648 PLAT Total Pages: 5
Filed and Recorded: 10/24/2019 10:34:58 AM

PLAT OF
6 CREEKS BOULEVARD, PHASE 2
(RIGHT OF WAY ONLY)
KYLE, HAYS COUNTY, TEXAS

GENERAL NOTES:

1. THIS FINAL PLAT IS LOCATED ENTIRELY WITHIN HAYS COUNTY.
2. A PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE AND/OR CONTRIBUTING ZONE.
3. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
4. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C0270F, 48209C0835F EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. STREETS TO BE ACCESSED WILL BE CONSTRUCTED WITH CURB AND GUTTER OR RIBBON GUTTER.
6. LINEAR FOOTAGE OF STREET IMPROVEMENTS: 10,550 L.F.
7. AREA WITHIN NEW ROAD RIGHT-OF-WAY = 64.794 ACRES.
9. GREENBELT/DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
10. THIS SUBDIVISION IS WITHIN THE INCORPORATED CITY OF KYLE, TEXAS.
11. ELECTRICITY PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
12. THE WASTEWATER TREATMENT PLANT IS OWNED AND OPERATED BY THE CITY OF KYLE, TEXAS.
13. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF KYLE, TEXAS (SEE NOTE ABOVE).
14. WATER IS PROVIDED BY THE CITY OF KYLE, TEXAS
15. THE REQUIREMENT CONCERNING CONSTRUCTION STANDARDS FOR MAILBOXES INSTALLED WITHIN THE RIGHT-OF-WAY OF STREETS AND HIGHWAYS AND REQUIRING ALL SUCH MAILBOXES TO BE MADE OF COLLAPSIBLE MATERIALS, AS DEFINED IN THE ORDINANCE. COMMUNITY MAILBOXES SHALL HAVE A SEPARATE LIGHT/STREET LIGHT TO ILLUMINATE THE MAILBOX AREA.
16. THIS SITE IS LOCATED WITHIN HAYS COUNTY ESD#5.
17. CONSTRUCTION STANDARDS AND SPECIFICATIONS WILL BE AS AGREED TO IN THE BLANCO RIVER RANCH (PHASE ONE RESIDENTIAL AREA) DE-ANNEXATION AND DEVELOPMENT AGREEMENT APPROVED BY THE HAYS COUNTY COMMISSIONER'S COURT ON MARCH 21, 2017.
18. THIS PROJECT IS LOCATED IN THE BLANCO RIVER WATERSHED.
19. A 15-FOOT MUNICIPAL UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY WITHIN WATER RIDGE BOULEVARD.
20. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS IN THIS SUBDIVISION, SITE DEVELOPMENT PERMITS AND BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.
21. SIDEWALKS SHALL BE BUILT ALONG BOTH SIDES OF ALL STREETS WITHIN WATER RIDGE BOULEVARD. ALL SIDEWALKS SHALL BE A MINIMUM OF 4-FEET IN WIDTH AND BUILT IN COMPLIANCE WITH THE LATEST ADA STANDARDS. HANDICAP RAMPS ARE TO BE BUILT AS PART OF THE SUBDIVISION CONSTRUCTION AND SHALL BE IN PLACE PRIOR TO SUBDIVISION ACCEPTANCE.
22. THE PROPERTY IS SUBJECT TO THAT CERTAIN BLANCO RIVER RANCH INTERIM ANNEXATION AND DEVELOPMENT AGREEMENT DATED EFFECTIVE ON OR ABOUT MAY 8, 2016, AND THAT CERTAIN FIRST AMENDMENT TO THE BLANCO RIVER RANCH INTERIM ANNEXATION AND DEVELOPMENT AGREEMENT DATED EFFECTIVE OCTOBER 15, 2019, RECORDED UNDER INSTRUMENT NUMBER 19038569 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (REFERRED TO COLLECTIVELY AS THE "AGREEMENTS") AND THE DEVELOPERS AND OWNER OF THE PROPERTY ARE REQUIRED TO DEVELOP THE PROPERTY IN COMPLIANCE WITH THE AGREEMENTS. RECORDING OF THE FINAL PLATS DOES NOT WAIVE COMPLIANCE WITH THE AGREEMENT OR APPLICABLE CITY ORDINANCES UNLESS A WAIVER HAS BEEN SPECIFICALLY GRANTED.
23. NO BUILDING PERMITS OR SITE DEVELOPMENT PERMITS MAY BE ISSUED FOR DEVELOPMENT OF THE PROPERTY UNTIL BLANCO RIVER RANCH PROPERTIES, LP, OR ITS SUCCESSORS OR ASSIGNS HAS SUBMITTED AND OBTAINED APPROVAL OF ANY PLATS OR REPLATS THAT ARE REQUIRED TO CAUSE THE PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH THE AGREEMENT AND THE CITY'S ORDINANCES AND REGULATIONS, OBTAINED THE REQUIRED ZONING APPROVALS, OBTAINED APPROVAL OF CONSTRUCTION PLANS FOR ALL INFRASTRUCTURE NEEDED TO SERVE THE PROPERTY AND EITHER CONSTRUCTED SUCH INFRASTRUCTURE OR POSTED FISCAL SURETY GUARANTEEING CONSTRUCTION OF THE INFRASTRUCTURE IN A FORM ACCEPTABLE TO THE CITY, AND HAS OTHERWISE COMPLIED WITH THE REQUIREMENTS OF THE CITY'S ORDINANCES FOR ISSUANCE OF BUILDING PERMITS OR SITE DEVELOPMENT PERMITS.





LOCATION MAP
Not to Scale

1. BEARINGS ARE REFERENCED TO TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
3. 1/2" IRON RODS WITH CAPS SET STAMPED "ATWELL" AT ALL CORNERS, UNLESS OTHERWISE NOTED.

BM# 1533
SQUARE CUT ON NORTH SIDE OF HEADWALL ON EAST SIDE OF STAGECOACH ROAD ±500 FEET NORTH OF CURRENT MAIN ENTRANCE TO BLANCO RIVER RANCH PROPERTY

TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE
NORTHING = 13913816.24
EASTING = 2318381.37
ELEVATION = 790.59 NAVD88

BM#1532
COTTON SPINDLE SET IN POWER POLE NEAREST TO BARN SINGLE POLE OFF-SHOOT FROM MAIN POWER POLE LINE CROSSING 250± ACRE TRACT.

TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE
NORTHING = 13912922.21
EASTING = 2317057.03
ELEVATION = 829.57 NAVD88

LOT SIZE	NO.
>10 ACRES	0
5 TO 10 ACRES	1
2 TO 5 ACRES	0
1 TO 2 ACRES	0
< 1 ACRE	0

TOTAL NO. SINGLE FAMILY LOTS: 0
TOTAL NO. OPEN SPACE, & DRAINAGE EASEMENT LOTS: 0
TOTAL NO. RIGHT OF WAY LOTS: 1
TOTAL NO. BLOCKS: 1

LOT AREA	N/A
STREET ROW AREA	6.044 AC.
TOTAL AREA	N/A

CENTERLINE STREET LINEAR FOOTAGE

STREET NAME	ROW WIDTH	LENGTH	TYPE
6 CREEKS BLVD.	80'	3,291'	COLLECTOR

TOTAL LINEAR FEET OF STREET ROW = 3,291

OWNER / DEVELOPER:
BLANCO RIVER RANCH PROPERTIES, LP

SURVEYOR:
ATWELL, LLC
3815 S. CAPITAL OF TEXAS HIGHWAY
SUITE 300
AUSTIN, TEXAS 78704
O: 512-904-0505
F: 512-904-0509

ENGINEER:
ATWELL, LLC
3815 S. CAPITAL OF TEXAS HIGHWAY
SUITE 300
AUSTIN, TEXAS 78704
O: 512-904-0505
F: 512-904-0509
TBPE NO.

ATWELL
866.850.4200 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
FIRM NO. 10193725

DATE:	OCT., 2019
SCALE:	1"=100'
CHECKED BY:	PCS
DRAFTED BY:	SAR
JOB NUMBER:	18009004.03-06

REVISIONS:	DATE	BY

Atwell

N05°08'56"E 580.30'

WATERRIDGE BLVD.
(RM 150)

A=80.28'
R=2275.00'
Δ=2°01'19"
CB=N16°53'00"E
C=80.28'

A=129.50'
R=2275.00'
Δ=3°15'41"
CB=N14°14'30"E
C=129.48'

A=54.44'
R=960.00'
Δ=3°14'57"
CB=S79°43'13"E
C=54.43'

S81°20'42"E 289.84'

A=139.29'
R=1040.00'
Δ=7°40'26"
CB=S77°30'29"E
C=139.19'

80.00'

N08°39'18"E

A=372.72'
R=2275.00'
Δ=9°23'13"
CB=S17°18'16"W
C=372.31'

6 CREEKS BOULEVARD
6.044 Acres

N81°20'42"W 289.84'

A=65.94'
R=1040.00'
Δ=3°37'59"
CB=N79°31'42"W
C=65.93'

A=128.58'
R=960.00'
Δ=7°40'26"
CB=N77°30'29"W
C=128.48'

S73°40'16"E 607.21'

N73°40'16"W 607.21'

N16°19'44"E

A=162.95'
R=2275.00'
Δ=4°06'14"
CB=N19°56'46"E
C=162.91'

BLANCO RIVER RANCH PROPERTIES LP
REMAINDER OF CALLED 1,971.29 ACRES
DOC. 15016756 O.P.R.H.C.T.

150 COMMERCIAL DISTRICT
SECTION 1
65.956 Acres

150 COMMERCIAL DISTRICT
SECTION 2
40.956 Acres

MATCHLINE SEE SHEET 2
MATCHLINE SEE SHEET 3

100 YEAR FLOOD PLAIN

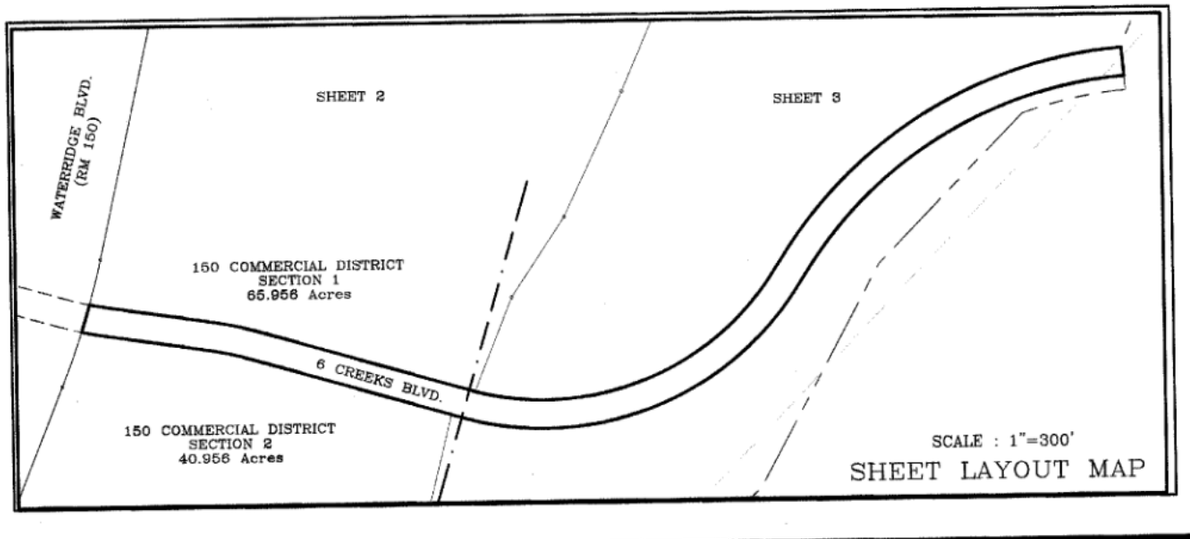
BLANCO RIVER RANCH PROPERTIES LP
REMAINDER OF CALLED 1,971.29 ACRES
DOC. 15016756 O.P.R.H.C.T.

LEGEND

●	1/2" IRON ROD FOUND OR AS NOTED
▲	NAIL FOUND AS NOTED
O	SET 1/2" IRON ROD W/CAP "ATWELL"
△	CALCULATED POINT
M.U.E.	MUNICIPAL UTILITY EASEMENT
( )	RECORD INFORMATION
P.R.H.C.T.	PLAT RECORDS HAYS COUNTY, TEXAS
R.P.R.H.C.T.	REAL PROPERTY RECORDS HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

100' 80' 60' 40' 20' 0' 50' 100'

GRAPHIC SCALE
SCALE : 1"=100'



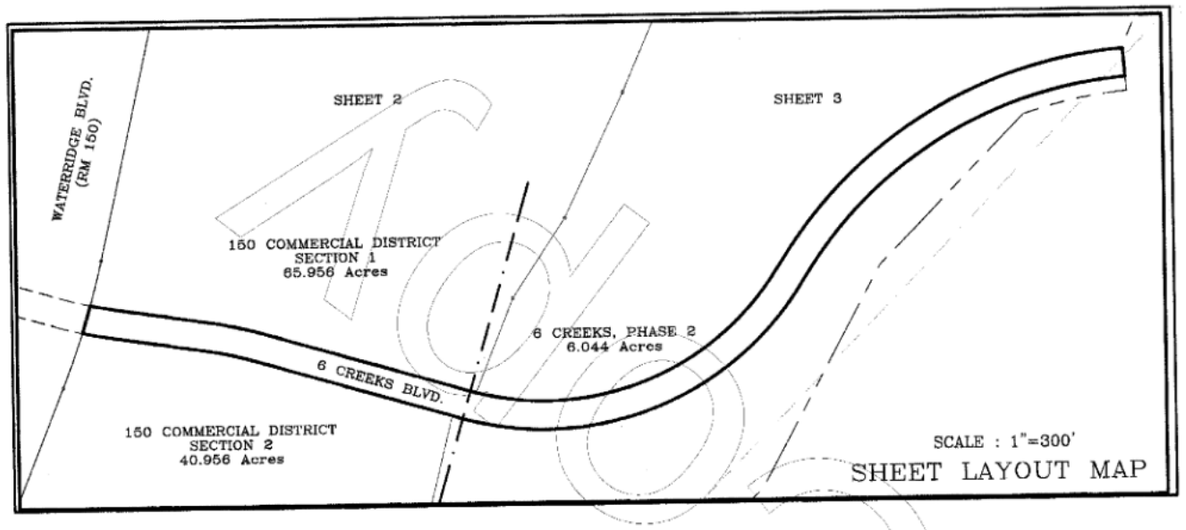
PLAT OF
6 CREEKS BOULEVARD, PHASE 2
(RIGHT OF WAY ONLY)
KYLE, HAYS COUNTY, TEXAS

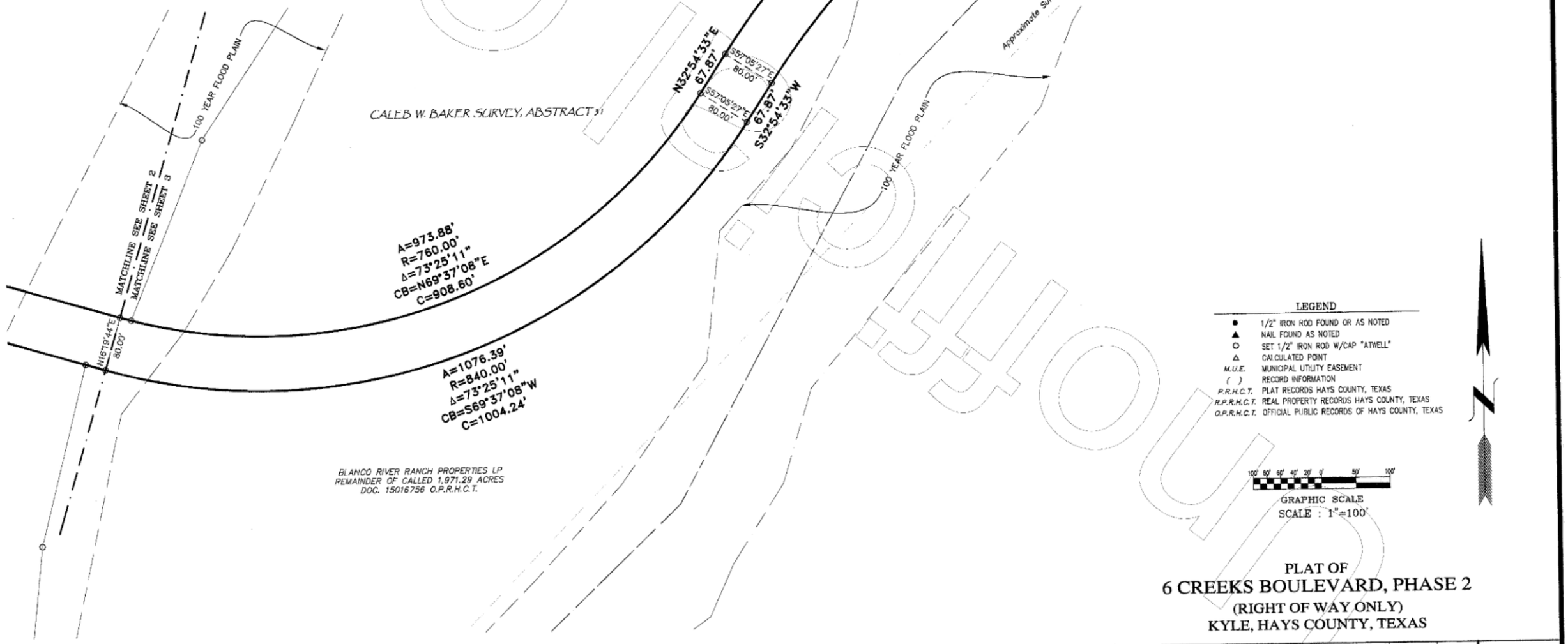
ATWELL
866.850.4200 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
FIRM NO. 10193725

DATE :	OCT., 2019
SCALE :	1"=100'
CHECKED BY :	PCS
DRAFTED BY :	SAR
JOB NUMBER :	18009004.03-06

REVISIONS:	DATE	BY

SHEET
2
OF 4





LEGEND

●	1/2" IRON ROD FOUND OR AS NOTED
▲	NAIL FOUND AS NOTED
○	SET 1/2" IRON ROD W/CAP "ATWELL"
△	CALCULATED POINT
M.U.E.	MUNICIPAL UTILITY EASEMENT
( )	RECORD INFORMATION
P.R.H.C.T.	PLAT RECORDS HAYS COUNTY, TEXAS
R.P.R.H.C.T.	REAL PROPERTY RECORDS HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

100' 80' 60' 40' 20' 0' 50' 100'

GRAPHIC SCALE
SCALE : 1"=100'

PLAT OF
6 CREEKS BOULEVARD, PHASE 2
(RIGHT OF WAY ONLY)
KYLE, HAYS COUNTY, TEXAS

ATWELL
866.850.4200 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
FIRM NO. 10193726

DATE :	OCT., 2019
SCALE :	1"=100'
CHECKED BY :	PCS
DRAFTED BY :	SAR
JOB NUMBER :	18009004.03-06

REVISIONS:	DATE	BY

SHEET 3 OF 4

STATE OF TEXAS :
COUNTY OF HARRIS :

KNOW ALL MEN BY THESE PRESENTS:

THAT, BLANCO RIVER RANCH PROPERTIES, LP EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH HOME ADDRESS AT 2005 OXFORD AVE. AUSTIN, TEXAS, OWNERS OF THE REMAINDER OF THAT CERTAIN 1,971.29 ACRES LOCATED IN THE CALEB W. BAKER SURVEY, A-31, IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEEDS RECORDED IN DOCUMENT NO. 15016756 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 6.044 ACRES OF LAND TO BE KNOWN AS "6 CREEKS PHASE 2 (RIGHT OF WAY ONLY)" IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 21 DAY OF October 2019 A.D.

BY: _____
BLANCO RIVER RANCH, LP

STATE OF TEXAS :
COUNTY OF HARRIS :

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GREGG T. REYES, MANAGING PARTNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND, THIS THE 21 DAY OF October 2019 A.D.

_____
NOTARY PUBLIC IN AND FOR Harris County, TEXAS

JOIEUX MONIQUE BISHOP
Notary Public, State of Texas
Comm. Expires 06-01-2020
Notary ID 11582882

STATE OF TEXAS :
COUNTY OF HARRIS :

THAT, ALLEGIANCE BANK MEMORIAL SPRING BRANCH BANKING OFFICE, TRUSTEE, THE LIEN HOLDER OF THE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 15016757 AND EXTENSIONS RECORDED IN DOCUMENT NO. 18007605 and 19002292 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT OF LAND AS SHOWN HEREON, DOES FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND TO THE DEDICATION TO THE PUBLIC THE USE OF THE STREETS, PUBLIC TRAILS, AND EASEMENTS SHOWN HEREON.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 21 DAY OF October A.D. 2019.

_____
JACK MCCULLOUGH SENIOR VICE PRESIDENT
ALLEGIANCE BANK MEMORIAL SPRING BRANCH BANKING OFFICE

STATE OF TEXAS :
COUNTY OF HARRIS :

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JACK MCCULLOUGH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND, THIS THE 21 DAY OF October 2019 A.D.

_____
NOTARY PUBLIC IN AND FOR Texas, Harris COUNTY, TEXAS

Karen Quinonez Arevalo
NOTARY PUBLIC
STATE OF TEXAS
ID#504135
EXP. 8-2-2023

STATE OF TEXAS :
COUNTY OF HAYS :

I, DAVID B. FUSILIER, P.E., A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF ANY RESIDENTIAL LOT IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48209C0270F, EFFECTIVE DATE OF SEPTEMBER 2, 2005. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR GREENBELT/DRAINAGE LOTS OR EASEMENTS SHOWN ON THE ATTACHED PLAT.

_____ 10/22/2019
DAVID B. FUSILIER DATE
REGISTERED PROFESSIONAL ENGINEER NO. 87710
STATE OF TEXAS
DBF ATWELL, LLC
3815 S. CAPITAL OF TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704

STATE OF TEXAS
DAVID B. FUSILIER
87710
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS :
COUNTY OF HAYS :

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACCURATE AND ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAYS COUNTY, TEXAS.

_____ 9/26/2019
PAUL C. SAUVE, JR., RPLS 2518 DATE
PS ATWELL, LLC
3815 S. CAPITAL OF TEXAS HWY, STE. 300
AUSTIN, TEXAS 78704

STATE OF TEXAS
PAUL C. SAUVE, JR.
2518
PROFESSIONAL
LAND SURVEYOR

THIS FINAL PLAT, 6 CREEKS BOULEVARD PHASE 2, (RIGHT OF WAY ONLY) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY SUCH PLANNING AND ZOINING COMMISSION.

DATED THIS THE 22nd DAY OF October, 2019

BY: _____
CHAIRMAN

STATE OF TEXAS §
COUNTY OF HAYS §

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 24th DAY OF October, A.D. 2019, AT 10:34 O'CLOCK A M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NUMBER 19038648.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 24th DAY OF October, A.D. 2019.

_____
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

PLAT OF
6 CREEKS BOULEVARD, PHASE 2
(RIGHT OF WAY ONLY)
KYLE, HAYS COUNTY, TEXAS

ATWELL
866.850.4200 www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
FIRM NO. 10193726

DATE :	OCT., 2019
SCALE :	1"=100'
CHECKED BY :	PCS
DRAFTED BY :	SAR
JOB NUMBER :	18009004.03-06

REVISIONS	DATE	BY

SHEET 4 OF 4

Kyle Plat

NOTICE OF INTENT

TCEQ Office Use Only
Permit No:
CN:
RN:

Notice of Intent (NOI) for an Authorization for Stormwater Discharges Associated with Construction Activity under TPDES General Permit TXR150000

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly. **Incomplete applications delay approval or result in automatic denial.**

Once processed your permit authorization can be viewed by entering the following link into your internet browser: http://www2.tceq.texas.gov/wq_dpa/index.cfm or you can contact TCEQ Stormwater Processing Center at 512–239–3700.

ePERMITS

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ-20754).

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: https://www3.tceq.texas.gov/steers/index.cfm

APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is $325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is $225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser: http://www.tceq.texas.gov/epay.

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
  - Check/Money Order Number: Click here to enter text.
  - Name printed on Check: Click here to enter text.
- If payment was made via ePay, provide the following:
  - Voucher Number: Click here to enter text.
  - A copy of the payment voucher is attached to this paper NOI form.

RENEWAL (This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? ☐ Yes ☒ No

If Yes, provide the authorization number here: TXR15 Click here to enter text.

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN 605682475

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

Toll Southwest LLC.

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): Mr.

First and Last Name:Kyle Ninness Suffix: Click here to enter text.

Title: Director of Land Development Credentials: Click here to enter text.

Phone Number: (512) 263-8490 Fax Number: Click here to enter text.

E-mail: kninness@tollbrothers.com

Mailing Address: 1320 Arrow Point Dr., Suite 401

City, State, and Zip Code: Cedar Park, TX 78613

Mailing Information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

d) Indicate the type of customer:

☐ Individual	☐ Federal Government
☐ Limited Partnership	☐ County Government
☐ General Partnership	☐ State Government
☐ Trust	☐ City Government
☐ Sole Proprietorship (D.B.A.)	☐ Other Government
☒ Corporation	☐ Other: Click here to enter text.
☐ Estate	

e) Is the applicant an independent operator? ☐ Yes ☒ No

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

☐ 0–20
☐ 21–100
☐ 101–250
☐ 251–500
☒ 501 or higher

g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: 32050842304

Federal Tax ID: 472582910

Texas Secretary of State Charter (filing) Number: 0801775669

DUNS Number (if known): Click here to enter text.

SECTION 2. APPLICATION CONTACT

Is the application contact the same as the applicant identified above?

☐ Yes, go to Section 3

☒ No, complete this section

Prefix (Mr. Ms. Miss):

First and Last Name: Aimee Chavez Suffix:

Title: Associate Vice President Credential: P.E.

Organization Name: Pape–Dawson Consulting Engineers, LLC.

Phone Number: (512) 454–8711 Fax Number: Click here to enter text.

E–mail: achavez@pape–dawson.com

Mailing Address: 10801 N Mopac Expy. #200

Internal Routing (Mail Code, Etc.): Click here to enter text.

City, State, and Zip Code: Austin, TX, 78759

Mailing information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

SECTION 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN 111599916

(Refer to Section 3.a) of the Instructions)

b) Name of project or site (the name known by the community where it's located): Clara Vista Phases 1 & 2

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Construction of a single–family residential development and associated civil infrastructure.

d) County or Counties (if located in more than one): Hays

e) Latitude: 30.006361 Longitude: –97.912010

f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name: Click here to enter text.

City, State, and Zip Code: Click here to enter text.

Section B:

Location Description: Approximately 0.3 miles west of the intersection of 6 Creeks Blvd. and Falling River Rd.

City (or city nearest to) where the site is located: Kyle, Texas

Zip Code where the site is located: 78640

SECTION 4. GENERAL CHARACTERISTICS

a) Is the project or site located on Indian Country Lands?

☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.

☒ No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? **1521**

d) What is the Secondary SIC Code(s), if applicable? 1611

e) What is the total number of acres to be disturbed? 139.07

f) Is the project part of a larger common plan of development or sale?

☐ Yes

☒ No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? February 2025

h) What is the estimated end date of the project? February 2026

i) Will concrete truck washout be performed at the site? ☒ Yes ☐ No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? Blanco River

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1813

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

☐ Yes ☒ No

If Yes, provide the name of the MS4 operator: Click here to enter text.

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

☒ Yes, complete the certification below.

☐ No, go to Section 5

I certify that the copy of the TCEQ–approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. ☒ Yes

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). ☐ Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. ☐ Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☐ Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). ☐ Yes

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Click here to enter text.

Operator Signatory Title: Click here to enter text.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document, and can provide documentation in proof of such authorization upon request.

Signature (use blue ink): _____Date: _____

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

☐ Check number and name on check is provided in this application.

If using ePay:

☐ The voucher number is provided in this application and a copy of the voucher is attached.

RENEWAL

☐ If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

☒ Customer Number (CN) issued by TCEQ Central Registry

☒ Legal name as filed to do business in Texas. (Call TX SOS 512–463–5555 to verify.)

☒ Name and title of responsible authority signing the application.

☒ Phone number and e–mail address

☒ Mailing address is complete & verifiable with USPS. www.usps.com

☒ Type of operator (entity type). Is applicant an independent operator?

☒ Number of employees.

☒ For corporations or limited partnerships – Tax ID and SOS filing numbers.

☒ Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

☒ Regulated Entity Number (RN) (if site is already regulated by TCEQ)

☒ Site/project name and construction activity description

☒ County

☒ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html

☒ Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

☒ Indian Country Lands –the facility is not on Indian Country Lands.

☒ Construction activity related to facility associated to oil, gas, or geothermal resources

☒ Primary SIC Code that best describes the construction activity being conducted at the site. www.osha.gov/oshstats/sicser.html

☒ Estimated starting and ending dates of the project.

☒ Confirmation of concrete truck washout.

☒ Acres disturbed is provided and qualifies for coverage through a NOI.

☒ Common plan of development or sale.

☒ Receiving water body or water bodies.

☒ Segment number or numbers.

☐ MS4 operator.

☒ Edwards Aquifer rule.

CERTIFICATION

☐ Certification statements have been checked indicating Yes.

☐ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

Instructions for Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under TPDES General Permit (TXR150000)

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:
TCEQ
Stormwater Processing Center (MC228)
P.O. Box 13087
Austin, Texas 78711–3087

By Overnight or Express Mail:
TCEQ
Stormwater Processing Center (MC228)
12100 Park 35 Circle
Austin, TX

Application Fee:

The application fee of $325 is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit. Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Mailed Payments:

Use the attached General Permit Payment Submittal Form. The application fee is submitted to a different address than the NOI. Read the General Permit Payment Submittal Form for further instructions, including the address to send the payment.

ePAY Electronic Payment: http://www.tceq.texas.gov/epay

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

TCEQ Contact List:

Application – status and form questions:	512–239–3700,
swpermit@tceq.texas.gov Technical questions:	512–239–4671, swgp@tceq.texas.gov
Environmental Law Division:	512–239–0600
Records Management – obtain copies of forms:	512–239–0900
Reports from databases (as available):	512–239–DATA (3282)
Cashier's office:	512–239–0357 or 512–239–0187

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

- **Administrative Review**: Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(es) on the form must be verified with the US Postal service as receiving regular mail delivery. Do not give an overnight/express mailing address.

- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

  or

  Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site http://www.tceq.texas.gov. Search using keyword TXR150000.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated project or site changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number, if one has not already been assigned to this customer or site.

For existing customers and sites, you can find the Customer Number and Regulated Entity Number by entering the following web address into your internet browser: http://www15.tceq.texas.gov/crpub/ or you can contact the TCEQ Stormwater Processing Center at 512–239–3700 for assistance. On the website, you can search by your permit number, the Regulated Entity (RN) number, or the Customer Number (CN). If you do not know these numbers, you can select "Advanced Search" to search by permittee name, site address, etc.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For this permit, a Notice of Change form must be submitted to the program area.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit

number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**.

If the applicant is an existing TCEQ customer, the Customer Number is available at the following website: http://www15.tceq.texas.gov/crpub/. If the applicant is not an existing TCEQ customer, leave the space for CN blank.

b) Legal Name of Applicant

Provide the current legal name of the applicant. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, as filed in the county. You may contact the SOS at 512–463–5555, for more information related to filing in Texas. If filed in the county, provide a copy of the legal documents showing the legal name.

c) Contact Information for the Applicant (Responsible Authority)

Provide information for the person signing the application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: https://tools.usps.com/go/ZipLookupAction!input.action.

The phone number should provide contact to the applicant.

The fax number and e–mail address are optional and should correspond to the applicant.

d) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for an authorization.

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). If the customer is a 'General Partnership' or 'Joint Venture' filed in the county (not filed with TX SOS), the legal name of each partner forming the 'General Partnership' or 'Joint Venture' must be provided. Each 'legal entity' must apply as a co–applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Sole Proprietorship (DBA)

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

1. be under the person's name
2. have its own name (doing business as or DBA)
3. have any number of employees.

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Corporation

A customer that meets all of these conditions:

1. is a legally incorporated entity under the laws of any state or country
2. is recognized as a corporation by the Texas Secretary of State
3. has proper operating authority to operate in Texas

The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)

The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization is not recognized as the 'legal name'.

Other

This may include a utility district, water district, tribal government, college district, council of governments, or river authority. Provide the specific type of government.

e) Independent Entity

Check No if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

g) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter the Tax ID number.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512–463–5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

Section 2. APPLICATION CONTACT

Provide the name and contact information for the person that TCEQ can contact for additional information regarding this application.

Section 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) Regulated Entity Number (RN)

The RN is issued by TCEQ's Central Registry to sites where an activity is regulated by TCEQ. This is not a permit number, registration number, or license number. Search TCEQ's Central Registry to see if the site has an assigned RN at http://www15.tceq.texas.gov/crpub/. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, an RN may already be assigned for the larger site. Use the RN assigned for the larger site.

If the site is found, provide the assigned RN and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Name of the Project or Site

Provide the name of the site or project as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Provide the name of the county where the site or project is located. If the site or project is located in more than one county, provide the county names as secondary.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html.

f) Site Address/Location

If a site has an address that includes a street number and street name, enter the complete address for the site in *Section A*. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street number and street name, provide a complete written location description in *Section B.* For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and zip code of the site location.

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas (RRC) and may need to obtain authorization from EPA Region 6.

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the RRC's jurisdiction must be authorized by the EPA and the RRC, as applicable. Activities under RRC jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the RRC; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The RRC also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the RRC. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the RRC prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser: http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30 or contact the TCEQ Stormwater Team at 512–239–4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:

- 1521 – Construction of Single Family Homes
- 1522 – Construction of Residential Buildings Other than Single Family Homes
- 1541 – Construction of Industrial Buildings and Warehouses
- 1542 – Construction of Non–residential Buildings, other than Industrial Buildings and Warehouses
- 1611 – Highway and Street Construction, except Highway Construction
- 1622 – Bridge, Tunnel, and Elevated Highway Construction

- 1623 – Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Local Government Assistance Section at 800–447–2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Environmental Assistance Section at 800–447–2827 for assistance.

e) Total Number of Acres Disturbed

Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at 512–239–4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development

Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on what a common plan of development is, refer to the definition of "Common Plan of Development" in the Definitions section of the general permit or enter the following link into your internet browser: www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage enter the following link into your internet browser: www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick Links". If you have any further questions about the Common Plan of Development you can contact the TCEQ Stormwater Team at 512–239–4671 or the TCEQ Small Business and Environmental Assistance at 800–447–2827.

g) Estimated Start Date of the Project

This is the date that any construction activity or construction support activity is initiated at the site. If renewing the permit provide the original start date of when construction activity for this project began.

h) Estimated End Date of the Project

This is the date that any construction activity or construction support activity will end and final stabilization will be achieved at the site.

i) Will concrete truck washout be performed at the site?

Indicate if you expect that operators of concrete trucks will washout concrete trucks at the construction site.

j) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

k) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239–4671 for assistance.

You may also find the segment number in TCEQ publication GI–316 by entering the following link into your internet browser: www.tceq.texas.gov/publications/gi/gi–316 or by contacting the TCEQ Water Quality Division at (512) 239–4671 for assistance.

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at 512–239–4671 for further assistance.

l) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512–239–4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan.

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser: www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512–239–4671 for assistance.

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site–specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin.

For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512–339–2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233–4480, 210–490–3096.

Section 5. NOI CERTIFICATION

Note: Failure to indicate Yes to all of the certification items may result in denial of coverage under the general permit.

a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. Electronic applications submitted through ePermits have immediate provisional coverage. You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site by entering the following link into an internet browser: www.tceq.texas.gov/goto/construction or you may contact the TCEQ Stormwater processing Center at 512–239–3700 for assistance.

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512–463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Section 6. APPLICANT CERTIFICATION SIGNATURE

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

If you are a corporation:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

If you are a municipality or other government entity:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the TCEQ's Environmental Law Division at 512–239–0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice–president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision–making functions for the

corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second–quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post–closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality
General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

Instructions:

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- *Do not mail this form with your NOI form.*
- *Do not mail this form to the same address as your NOI.*

Mail this form and your check to either of the following:

By Regular U.S. Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC–214
P.O. Box 13088
Austin, TX 78711–3088

By Overnight or Express Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC–214
12100 Park 35 Circle
Austin, TX 78753

Fee Code: GPA General Permit: TXR150000

1. Check or Money Order No: Click here to enter text
2. Amount of Check/Money Order: Click here to enter text
3. Date of Check or Money Order: Click here to enter text
4. Name on Check or Money Order: Click here to enter text
5. NOI Information:

   If the check is for more than one NOI, list each Project or Site (RE) Name and Physical Address exactly as provided on the NOI. **Do not submit a copy of the NOI with this form, as it could cause duplicate permit application entries!**

   If there is not enough space on the form to list all of the projects or sites the authorization will cover, then attach a list of the additional sites.

   Project/Site (RE) Name: Clara Vista Phases 1 & 2

   Project/Site (RE) Physical Address: Approximately 0.3 miles west of the intersection of 6 Creeks Blvd and Falling River Rd.

Staple the check or money order to this form in this space.

CORE DATA FORM

TCEQ Core Data Form

TCEQ Use Only

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal (*Core Data Form should be submitted with the renewal form*) ☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 605682475		RN 111599916

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

☐ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership

☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name (*If an individual, print last name first: eg: Doe, John*) *If new Customer, enter previous Customer below:*

Toll Southwest LLC

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0801775669	32050842304		

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees
☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☒ 501 and higher

13. Independently Owned and Operated?
☐ Yes ☒ No

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following:*

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

1320 Arrow Point Dr.
Suite 401

City	State	ZIP	ZIP + 4
Cedar Park	TX	78613	

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(412) 780-2312		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (*If 'New Regulated Entity" is selected below this form should be accompanied by a permit application*)

☐ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC.)

22. Regulated Entity Name (*Enter name of the site where the regulated action is taking place.*)

Clara Vista Phases 1 & 2

23. Street Address of the Regulated Entity: *(No PO Boxes)*	Not yet assigned							
	City	Kyle	**State**	TX	**ZIP**	78640	**ZIP + 4**	
24. County								

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Approximately 0.3 miles west of the intersection of 6 Creeks Blvd. & Falling River Rd.

26. Nearest City	**State**	**Nearest ZIP Code**
Kyle	TX	78640

27. Latitude (N) In Decimal:	30.006361		**28. Longitude (W) In Decimal:**	-97.912010	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	0	23	-97	54	43

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
4952		237110	

33. What is the Primary Business of this entity? *(Do not repeat the SIC or NAICS description.)*

Construction of a single-family residential development and associated civil infrastructure.

34. Mailing Address:	**1320 Arrow Point Dr.**							
	Suite 401							
	City	**Cedar Park**	**State**	**TX**	**ZIP**	**78613**	**ZIP + 4**	

35. E-Mail Address:	**mboswell@tollbrothers.com**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(817) 329-7973		**( ) -**

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Aimee Chavez, P.E.	**41. Title:**	Associate Vice President

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 454-8711		( ) -	achavez@pape-dawson.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Pape-Dawson Consulting Engineers, LLC.	**Job Title:**	Associate Vice President
Name *(In Print)* **:**	Aimee Chavez, P.E.	**Phone:**	(512) 454-8711
Signature:	Aimee Cf	**Date:**	1/23/24

APPLICATION FEE FORM

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Clara Vista Phases 1 & 2

Regulated Entity Location: 0.45 miles Northwest of the intersection of 6 Creeks Blvd. & Falling River Rd.

Name of Customer: Toll Southwest LLC.

Contact Person: Kyle Ninness Phone: ((512) 263-8490

Customer Reference Number (if issued):CN 605682475

Regulated Entity Reference Number (if issued):RN 111599916

Austin Regional Office (3373)

☒ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☐ Comal ☐ Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment.** This payment is being submitted to:

☒ Austin Regional Office

☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office

☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☒ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	160.00 Acres	$ 8,000.00
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: Annie Cy

Date: 02/12/26

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

Project	*Project Area in Acres*	*Fee*
One Single Family Residential Dwelling	< 5	$650
Multiple Single Family Residential and Parks	< 5 5 < 10 10 < 40 40 < 100 100 < 500 ≥ 500	$1,500 $3,000 $4,000 $6,500 $8,000 $10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1 1 < 5 5 < 10 10 < 40 40 < 100 ≥ 100	$3,000 $4,000 $5,000 $6,500 $8,000 $10,000

Organized Sewage Collection Systems and Modifications

Project	*Cost per Linear Foot*	*Minimum Fee-Maximum Fee*
Sewage Collection Systems	$0.50	$650 - $6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

Project	*Cost per Tank or Piping System*	*Minimum Fee-Maximum Fee*
Underground and Aboveground Storage Tank Facility	$650	$650 - $6,500

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*

Project	***Fee***
Extension of Time Request	$150

OWNER AUTHORIZATION FORM

Owner Authorization Form

Texas Commission on Environmental Quality
for Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

Land Owner Authorization

I, Gregg T. Reyes of Blanco River Ranch Properties, LP
Land Owner Signatory Name — Land Owner Name (Legal Entity or Individual)

am the owner of the property located at
WATERRIDGE 150 DISTRICT SEC 2, ACRES 2.47
Legal description of the property referenced in the application

and am duly authorized in accordance with §213.4(c)(2) and §213.4(d)(1) or §213.23(c)(2) and §213.23(d) relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize Toll Southwest, LLC
Applicant Name (Legal Entity or Individual)

to conduct the submittal of an application for TCEQ on its behalf
Description of the proposed regulated activities

at Cypress Road, Kyle, TX 78640.
Precise location of the authorized regulated activities

Land Owner Acknowledgement

I understand that Blanco River Ranch Properties, LP
Land Owner Name (Legal Entity or Individual)

Is ultimately responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Land Owner Signature

Gregg T. Reyes — 11/8/2024

Land Owner Signature — Date

THE STATE OF § TEXAS

County of § HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Gregg T. Reyes known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 8th day of November 2024

NOTARY PUBLIC

EUNICE MORALES
Notary ID #131660479
My Commission Expires
July 27, 2026

Eunice Morales

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 7/27/26

Attached: (Mark all that apply)

- ☐ Lease Agreement
- ☐ Signed Contract
- ☐ Deed Recorded Easement
- ☐ Other legally binding document

Applicant Acknowledgement

I, David M. "Mike" Boswell of Toll Southwest, LLC
Applicant Signatory Name — Applicant Name (Legal Entity or Individual)

acknowledge that Blanco River Ranch Properties, LP
Land Owner Name (Legal Entity or Individual)

has provided Toll Southwest, LLC
Applicant Name (Legal Entity or Individual)

with the right to possess and control the property referenced in the Edwards Aquifer protection plan.

I understand that Blanco River Ranch Properties, LP
Applicant Name (Legal Entity or Individual)

is contractually responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation. I further understand that failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Applicant Signature

Applicant Signature

11/11/24
Date

THE STATE OF § Texas

County of § Tarrant

BEFORE ME, the undersigned authority, on this day personally appeared David M "Mike" Boswell known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 11th day of November 2024

NOTARY PUBLIC

LaVonda High
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 12-28-2024

LAVONDA HIGH
Notary Public, State of Texas
Comm. Expires 12-28-2024
Notary ID 12924615-4

AGENT AUTHORIZATION FORM

Agent Authorization Form
For Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

I ***Kyle Ninness***,
Print Name

Director of Land Development,
Title - Owner/President/Other

of ***Toll Southwest, LLC.***,
Corporation/Partnership/Entity Name

have authorized ***Aimee Chavez, P.E.***
Print Name of Agent/Engineer

of ***Pape-Dawson Engineers, Inc.***
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

Date 1/13/2026

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Kyle Ninness known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 13th day of January, 2026.

Dena St. Germaine
NOTARY PUBLIC

DENA K ST GERMAINE
Notary ID #128686215
My Commission Expires
November 12, 2028

Dena St. Germaine
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: Nov 12, 2028