

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: SBA Communications Tower | | | | 2. Regulated Entity No.: T.B.D. | | | | | |
| 3. Customer Name: SBA Towers X, LLC | | | | 4. Customer No.: T.B.D. | | | | | |
| 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): | | 0.13 | | |
| 9. Application Fee: | \$500 | | 10. Permanent BMP(s): | | Existing, reference Walmart permit #11001784, temporary stormwater BMP section included with this submittal | | | | |
| 11. SCS (Linear Ft.): | N/A - existing | | 12. AST/UST (No. Tanks): | | N/A | | | | |
| 13. County: | Williamson | | 14. Watershed: | | South Fork San Gabriel River (Edwards Aquifer Recharge Zone) | | | | |

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.) | — | — | <u>X</u> |
| Region (1 req.) | — | — | <u>X</u> |
| County(ies) | — | — | <u>X</u> |
| Groundwater Conservation District(s) | <input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek | <input type="checkbox"/> Barton Springs/ Edwards Aquifer | NA |
| City(ies) Jurisdiction | <input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek | <input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills | <input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input checked="" type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock |

| San Antonio Region | | | | | |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|
| County: | Bexar | Comal | Kinney | Medina | Uvalde |
| Original (1 req.) | — | — | — | — | — |
| Region (1 req.) | — | — | — | — | — |
| County(ies) | — | — | — | — | — |
| Groundwater Conservation District(s) | <input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Trinity-Glen Rose | <input type="checkbox"/> Edwards Aquifer Authority | <input type="checkbox"/> Kinney | <input type="checkbox"/> EAA <input type="checkbox"/> Medina | <input type="checkbox"/> EAA <input type="checkbox"/> Uvalde |
| City(ies) Jurisdiction | <input type="checkbox"/> Castle Hills <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Helotes <input type="checkbox"/> Hill Country Village <input type="checkbox"/> Hollywood Park <input type="checkbox"/> San Antonio (SAWS) <input type="checkbox"/> Shavano Park | <input type="checkbox"/> Bulverde <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Garden Ridge <input type="checkbox"/> New Braunfels <input type="checkbox"/> Schertz | NA | <input type="checkbox"/> 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.

Simoney Johnson

Print Name of Customer/Authorized Agent

Signature of Customer/Authorized Agent

7-11-23

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): |

General Information Form

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) 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.

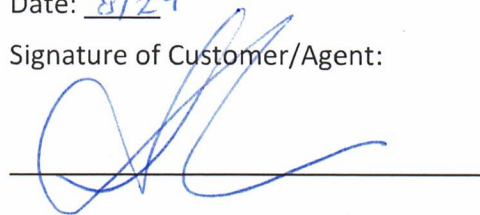
Signature

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 **General Information Form** is hereby submitted for TCEQ review. The application was prepared by:

Print Name of Customer/Agent: Tower Engineering Professionals (TEP OPCO, LLC)

Date: 8/29

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: SBA Communications Tower
2. County: Williamson
3. Stream Basin: South Fork San Gabriel River - Edwards Aquifer Recharge Zone
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:
 - Recharge Zone
 - Transition Zone
6. Plan Type:
 - WPAP
 - SCS
 - Modification
 - AST
 - UST
 - Exception Request

7. Customer (Applicant):

Contact Person: Jose Mancilla

Entity: SBA Towers X, LLC

Mailing Address: 8051 Congress Ave

City, State: Boca Raton, FL

Zip: 33487

Telephone: 561-981-7381

FAX: 561-226-0893

Email Address: jmancilla@sbsite.com

8. Agent/Representative (If any):

Contact Person: Simone Johnson

Entity: Tower Engineering Professionals (TEP OPCO, LLC)

Mailing Address: 326 Tryon Rd

City, State: Raleigh, NC

Zip: 27603

Telephone: 919-661-6351

FAX: _____

Email Address: sjohnson@tepgroup.net

9. Project Location:

- The project site is located inside the city limits of City of Georgetown.
- 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.

10. The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

Proposed cell tower location is south of the existing Wal-mart located at 620 S IH 35 in Georgetown, TX 78626. After entering Wal-mart parking lot from Wolf Ranch Parkway, the proposed site will be on the right side of the parking lot approximately 100 yards ahead. Proposed tower coordinates: 30.643675, -97.692622

11. **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.
12. **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:
- Project site boundaries.
 - USGS Quadrangle Name(s).
 - Boundaries of the Recharge Zone (and Transition Zone, if applicable).
 - Drainage path from the project site to the boundary of the Recharge Zone.
13. **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate

the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

Survey staking will be completed by this date: 9/30/23

14. **Attachment C – Project Description.** Attached at the end of this form is a detailed narrative description of the proposed project. 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

15. 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/Uncleared)
- Other: _____

Prohibited Activities

16. I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
- (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
- (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
- (4) The use of sewage holding tanks as parts of organized collection systems; and
- (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
- (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

17. I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and
- (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

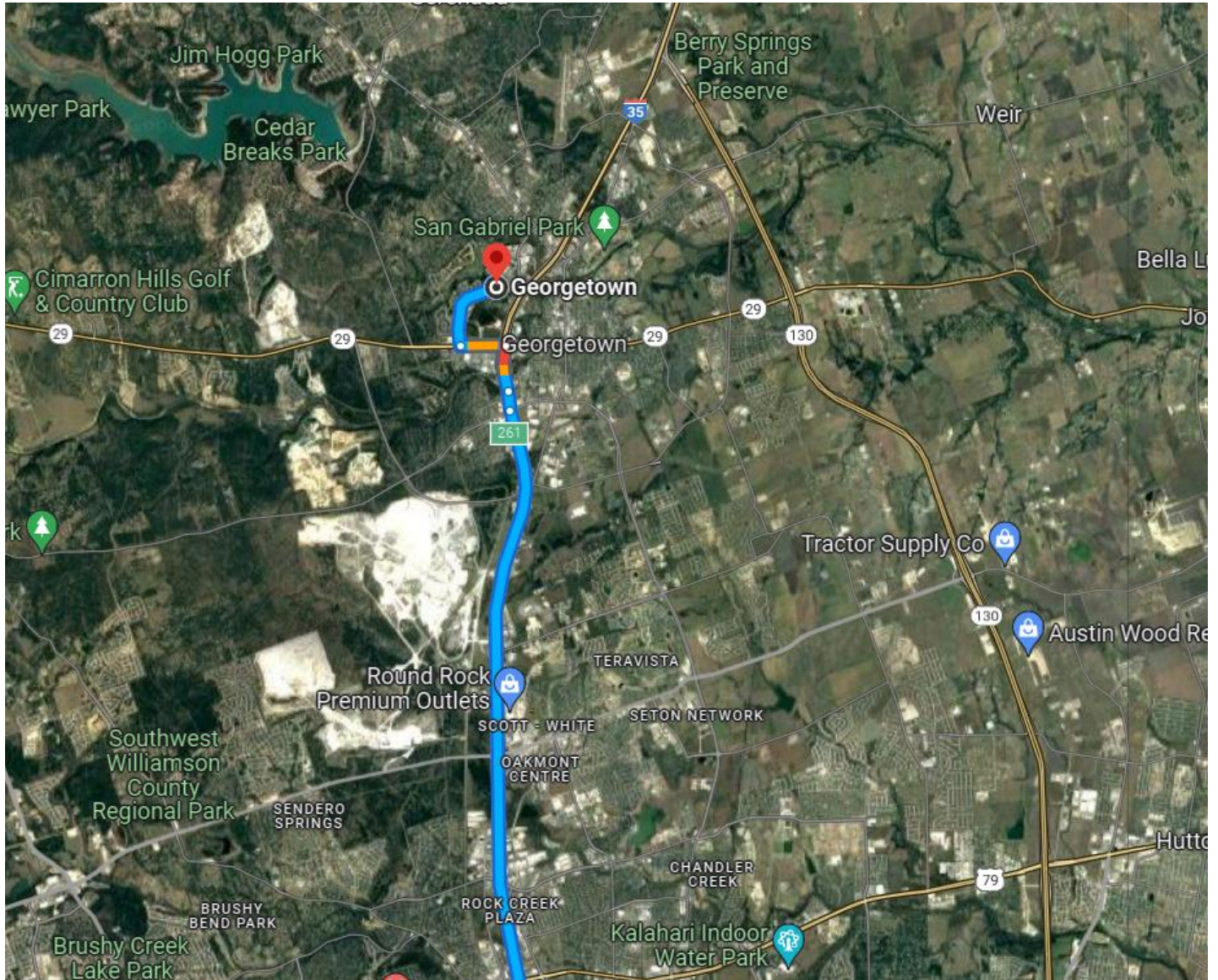
Administrative Information

18. The fee for the plan(s) is based on:

- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
 - A request for an exception to any substantive portion of the regulations related to the protection of water quality.
 - A request for an extension to a previously approved plan.
19. Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:
- TCEQ cashier
 - Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
 - San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)
20. 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.
21. No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

TCEQ 0587 - Attachment A

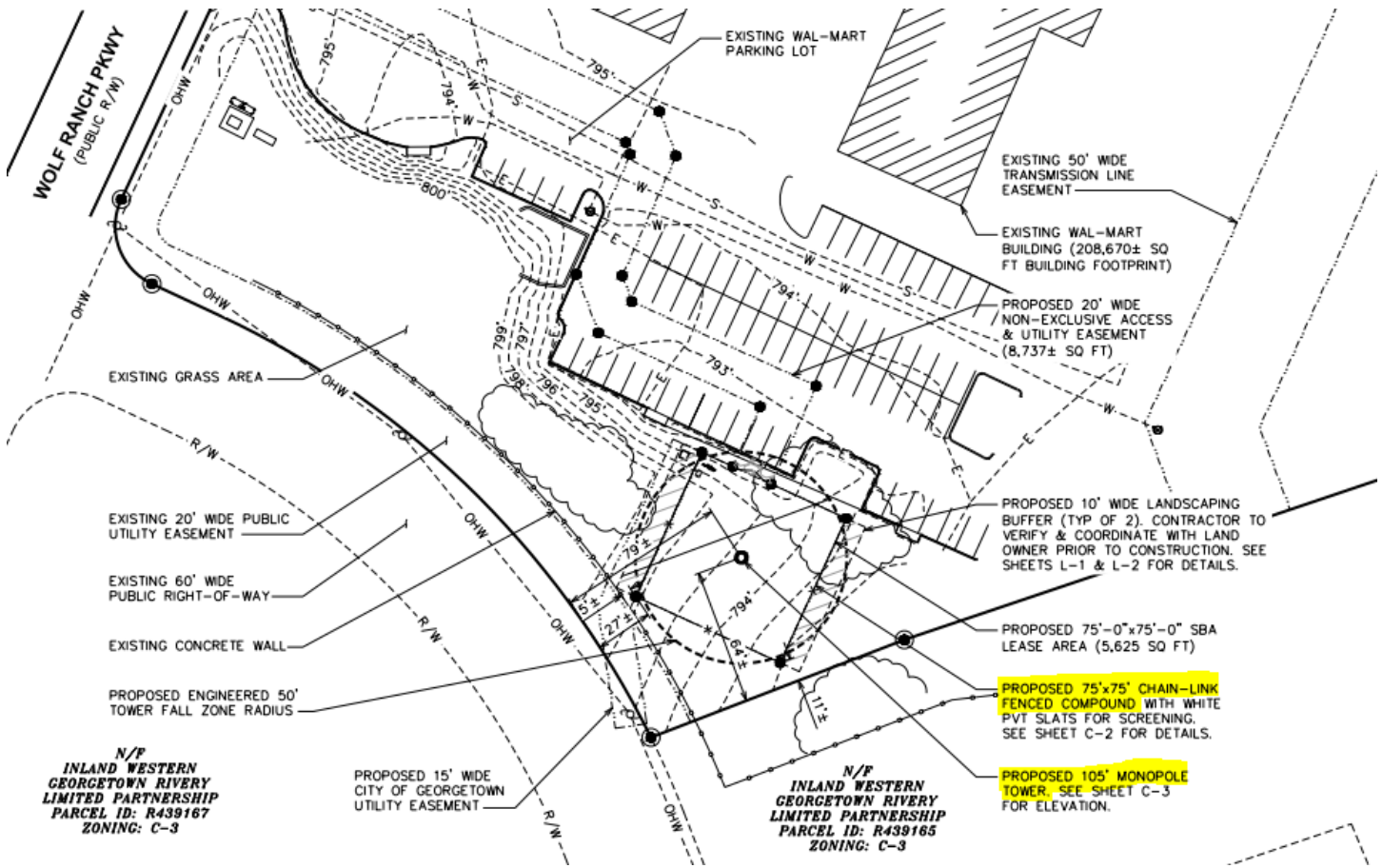
Road Map:



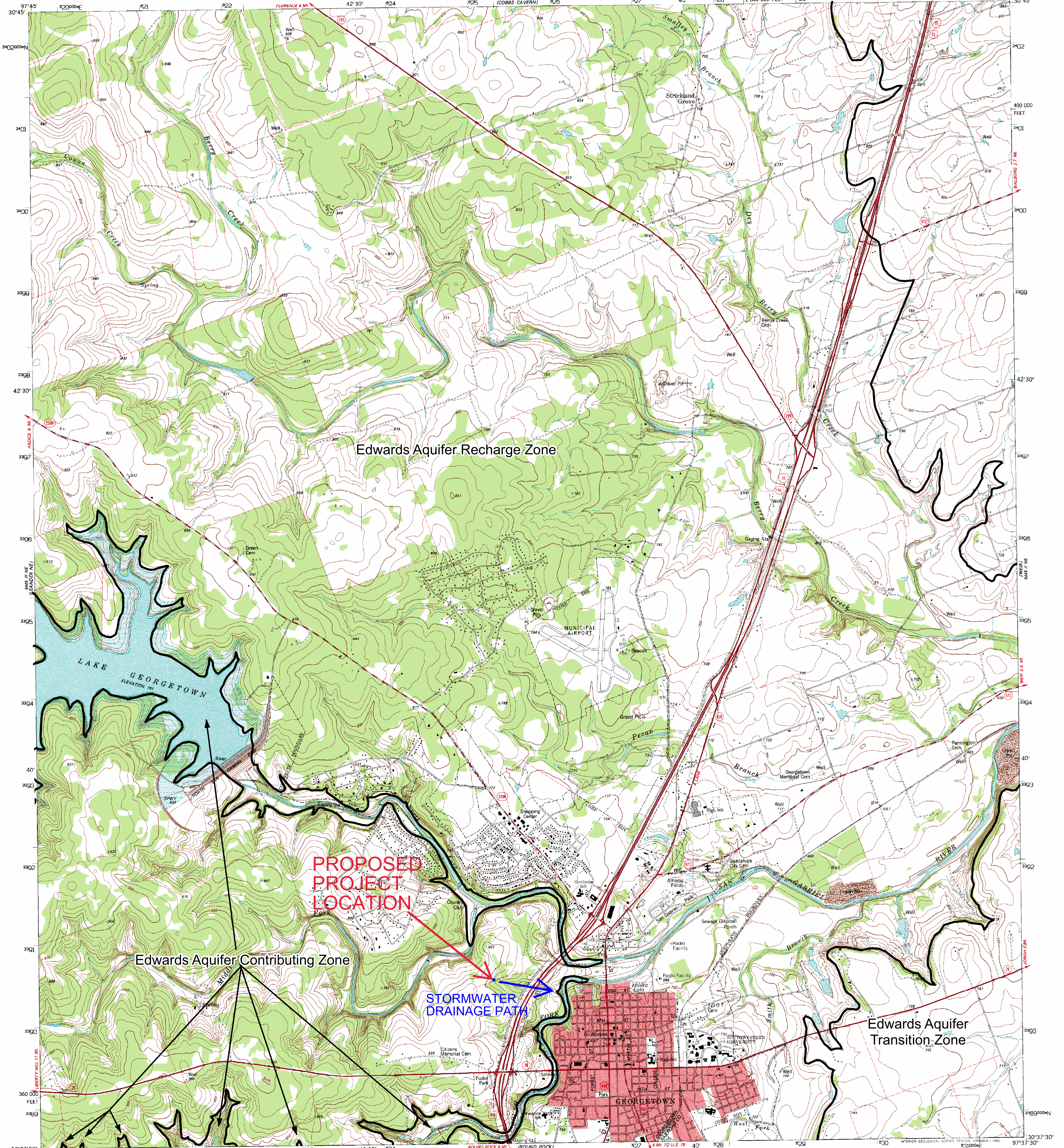
Driving Directions:

From Austin, TX, get on I-35 N and head north for approx. 50 mi. Take exit 262 and merge onto Frontage Rd. After 1 mi, stay left at the fork and follow the road as it curves to the left to get onto S IH 35 Service Rd. Continue for 0.8 mi and turn right onto Rivery Driveway. In 0.3 mi, turn left and then left again into the Wal-mart parking lot. The site will be to the left of the Wal-mart building.

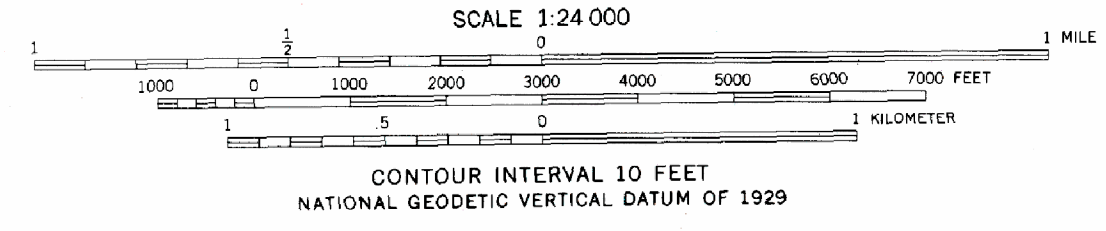
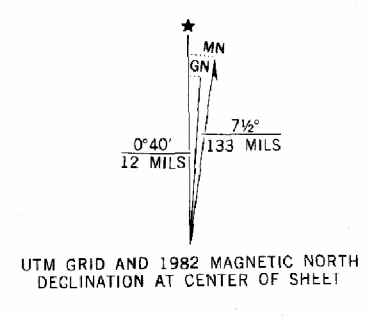
TCEQ 0587 - Attachment A (cont'd)



UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Compiled from aerial photographs taken 1974. Field checked 1975
Map edited 1982
North American Datum of 1927 (NAD 27). Projection and
10 000-foot ticks. Texas Coordinate System, central zone
(Lambert Conformal Conic)
Blue 1000-meter Universal Transverse Mercator ticks, zone 14
North American Datum of 1983 (NAD 83) is shown by dashed
corner ticks. The values of the shift between NAD 27 and NAD 83
for 7.5-minute intersections are obtainable from National Geographic
Survey NADCON software
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines
Areas covered by dashed light-blue pattern are subject to
controlled inundation



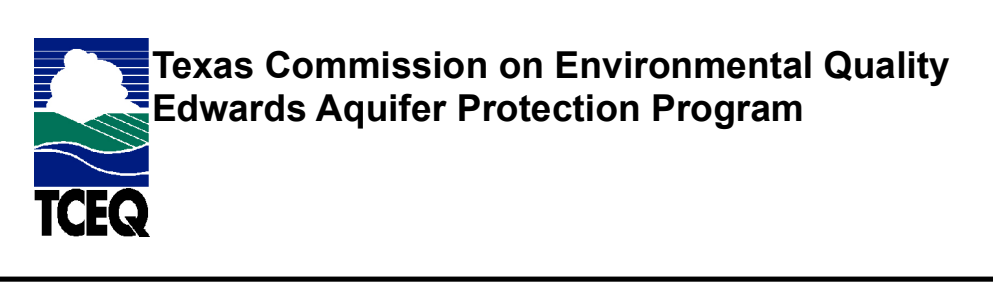
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

| | |
|---------------------------------|-------------------------------------------|
| Primary highway, hard surface | Light-duty road, hard or improved surface |
| Secondary highway, hard surface | Unimproved road |
| Interstate Route | U. S. Route |
| | State Route |

QUADRANGLE LOCATION

GEORGETOWN, TX
30097-6-1F-024
1982
DMA 6445 II NW-SERIES V882



Regulatory Zones
30 TAC Chapter 213- Edwards Aquifer
Effective March 1990

This map was produced by the Groundwater Planning and Assessment Team of the Texas Commission on Environmental Quality to detail the boundaries of the regulatory zones of the Edwards Aquifer Protection Program, as described in Texas Administrative Code Title 30, Part 1, §213.3. No other claims are made to the accuracy or completeness of the data or to its suitability for a particular use. For more information about the Edwards Aquifer Protection Program, please contact the TCEQ Regional Offices in San Antonio or Austin. Printed June 2006.

TCEQ 0587 - Attachment C

Project Description

The proposed telecommunication facility is located at 620 S IH 35, Georgetown, TX 78626. The parent parcel encompasses 1,026,215 sq. ft. (23.56 acres) of developed land which includes a 208,670 sq. ft. Walmart building and its accompanying parking lot. The site is in an area of minimal flooding, Zone "X", according to FEMA panel # 48491C0290E dated September 26, 2008.

The scope of the project will encompass a **75'x75'** gravel compound that is located approximately 11'± from the southeast property line, 27'± from the southwest property line, 299'± from the northwest, and 965'± from the northeast property line. The fenced, gravel compound will include concrete foundations for the tower and utility frame. The site will be accessed using a 12' wide gravel access road (158± sq. ft.) transitioning onto the Walmart loading docks. The access drive will require a 12' wide curb cut in the existing parking lot curb. The site will also include two 10'x75' landscaping buffers outside the compound. The construction will result in an increase of **5,773± sq. ft. (0.13 acres)** of impervious area. The site will also require the clearing of 1,464± sq. ft. of treed area northeast of the compound location.

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, Bonda Wheeler of
Land Owner Signatory Name

WAL-MART REAL ESTATE BUSINESS TRUST
Land Owner Name (Legal Entity or Individual)

am the owner of the property located at

S8306 - Rivery Ph 1, BLOCK B, Lot 4, ACRES 23.556, [IMP R450786] S8306 - Rivery Ph 1

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 SBA Towers X, LLC

Applicant Name (Legal Entity or Individual)

to conduct A new telecommunication tower build on the parent parcel within their leased area

Description of the proposed regulated activities

at 620 S Interstate 35, Georgetown, TX 78628 (Tower coordinates:

Precise location of the authorized regulated activities

Land Owner Acknowledgement

I understand that WAL-MART REAL ESTATE BUSINESS TRUST

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

[Handwritten Signature]

Land Owner Signature

8/21/2023

Date

THE STATE OF § Arkansas

County of § Benton

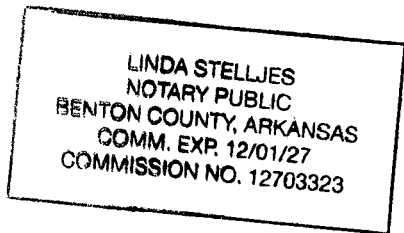
BEFORE ME, the undersigned authority, on this day personally appeared Brandon Whelden known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 21st day of August, 2023

[Handwritten Signature]
NOTARY PUBLIC

Linda Stelljes
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 12/01/27



Attached: (Mark all that apply)

- Lease Agreement
- Signed Contract
- Deed Recorded Easement
- Other legally binding document

Applicant Acknowledgement

I, Larry Harris of SBA Towers X, LLC
Applicant Signatory Name Applicant Name (Legal Entity or Individual)

acknowledge that WAL-MART REAL ESTATE BUSINESS TRUST
Land Owner Name (Legal Entity or Individual)

has provided SBA Towers X, 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 SBA Towers X, LLC
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

[Handwritten Signature]
Applicant Signature

8/21/23
Date

THE STATE OF § Florida
County of § Palm Beach

BEFORE ME, the undersigned authority, on this day personally appeared Larry Harris 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 21 day of August, 2023

[Handwritten Signature]
NOTARY PUBLIC

Amme E Hathaway
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: April 5, 2027



Agent Authorization Form
For Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

I Larry Harris,
Print Name
SVP, US Business Development • Asset Development,
Title - Owner/President/Other
of SBA Towers X, LLC,
Corporation/Partnership/Entity Name
have authorized Simone Johnson
Print Name of Agent/Engineer
of Tower Engineering Professionals (TEP OPCO, LLC)
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:

[Signature]
Applicant's Signature
Larris Harris

7/18/23
Date

THE STATE OF Florida §
County of Palm Beach §

BEFORE ME, the undersigned authority, on this day personally appeared Larris Harris 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 18 day of July, 2023.



[Signature]
NOTARY PUBLIC

Anne E. Hathaway
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: April 5, 2027

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity:

SBA Communications Tower

Regulated Entity Location: 620 S IH 35, Georgetown, TX 78626

Phone: (561) 981-7381

Name of Customer: SBA Towers X, LLC

Contact Person: Jose Mancilla

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

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):

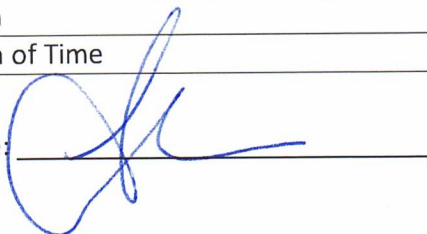
Recharge Zone

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 | Acres | \$ |
| 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 | \$500 |
| Extension of Time | Each | \$ |

Signature: _____



Date: 7-11-23

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 | \$1,500 |
| | 5 < 10 | \$3,000 |
| | 10 < 40 | \$4,000 |
| | 40 < 100 | \$6,500 |
| | 100 < 500 | \$8,000 |
| | ≥ 500 | \$10,000 |
| Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur) | < 1 | \$3,000 |
| | 1 < 5 | \$4,000 |
| | 5 < 10 | \$5,000 |
| | 10 < 40 | \$6,500 |
| | 40 < 100 | \$8,000 |
| | ≥ 100 | \$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 |
|---------------------------|------------|
| Extension of Time Request | \$150 |

Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality
30 TAC §213.9 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.

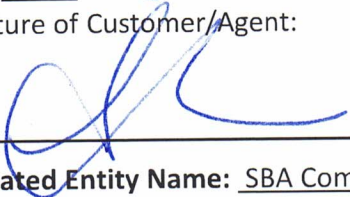
Signature

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 **Recharge and Transition Zone Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Simone Johnson

Date: 7-11-23

Signature of Customer/Agent:



Regulated Entity Name: SBA Communications Tower

Exception Request

- Attachment A - Nature of Exception.** A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
- Attachment B - Documentation of Equivalent Water Quality Protection.** Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached.

Administrative Information

- 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.
- The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
- The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

TCEQ 0628 – Attachment A

Nature of Exception

TEP is requesting an exception from permanent stormwater management for the proposed site. The site will have 0.19 acres of disturbance and is not part of a larger plan of development, therefore will not require a CGP or permanent stormwater management.

At the time of this report the proposed site will be granted an exception to the Geologic Assessment per correspondence with James Slone dated 04.03.23. This exception is subject to change based off pending site assessment by the TCEQ.

Temporary Best Management Practices (TBMPs)

Temporary Best Management Practices and Measures

- The primary TBMP that will be used to prevent pollution of surface water will be silt fences on the eastern edge of the compound. A silt fence wattle break will also be used at the low point in the southeast to release flow from the silt fence.
- At the locations of the two stormwater inlets north of the site, wattles will be used as inlet protection and will prevent sediment tracked off the site to enter the exiting stormwater sewers.
- For the slopes along the edge of the compound, SC150 matting will be used to stabilize the slopes prior to final stabilization.
- During grading, dust control measures will be taken to prevent wind transport of dust from disturbed soil surfaces onto drainage ways and surface waters. These measures include:
 - Limit dust generation by clearing only those areas where immediate activity will take place, leaving the remaining area(s) in the original condition. Maintain the original ground cover as long as practical.
 - Sprinkle the site with water until the surface is wet. Repeat as needed. To prevent the carryout of mud onto the street.
 - Remove mud and other dirt promptly so it does not dry and then turns into dust.
- During construction of the tower foundation concrete handling BMPs will be used.
 - At no time shall concrete be washed off into the footprint of an area where an infiltration feature will be installed.
 - Do not allow washwater from areas, such as concrete aggregate driveways, to drain directly (without detention or treatment) to natural or constructed stormwater conveyances.

Inspection and Maintenance for BMP

- The silt fence shall be inspected once a week and after each rainfall to ensure the BMP is still in place and operating accordingly. Once the soil build-up reaches 1/3 of the barrier height the fence will need to be cleaned. This same maintenance will need to be conducted on the wattle break during the construction process.
- Wattles used as inlet protection for the curb inlets will need to be checked once every week and will require the accumulated sediment to be removed weekly to prevent soil from entering the stormwater sewers.
- Inspect the slope matting to ensure that after rain events there is no tenting under the matting causing additional erosion. If tenting is observed, then adjust the matting accordingly to ensure that there is contact with the soil surface.

Soil Stabilization Practices

Schedule of Interim and Permanent Soil Stabilization Practices.

Seeding Process:

- Loosen Upper three inches of soil by raking the soil.
- Apply fertilizer to the raked soil.
- Rake into the upper three inches of soil.
- Seed the soil that has been prepared.
- Mulch seeded area with hay or straw.
- Add matting over the seeded areas where needed.

All seeding should be done within 15 days of any phase of grading.



Tower Engineering Professionals, Inc.
326 Tryon Road
Raleigh, NC 27603
(919) 661-6351
aberglund@tepgroup.net

Date: **June 22, 2023**

Texas Commission on Environmental Quality
5425 Polk St H
Houston, TX 77023
(512) 239-1000

Subject: Temporary Stormwater Management Report

Tower Owner Designation: **SBA Site Name:** **Georgetown**

Engineering Firm Designation: **TEP Project Number:** **312947**

Site Data: **620 S IH 35, Georgetown, TX 78626**

To whom it may concern,

Tower Engineering Professionals is pleased to submit this “**Temporary Stormwater Management Report**” regarding the proposed wireless telecommunications facility. The purpose of the report is to provide stormwater management practices required for the proposed telecommunications facility.

Respectfully submitted by



TEP OPCO LLC
TX FIRM # F-19415

Andrew R. Berglund, P.E.
Tower Engineering Professionals, Inc.

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2) Exceptions

3) Potential Sources of Contamination

- 3.1) Fuel Storage on Site
- 3.2) Spill Response Actions
- 3.3) Potential Sources of Contamination

4) Sequence of Construction

- 4.1) Sequence of Major Activities
- 4.2) Receiving Waters

5) Temporary Best Management Practices (TBMPs)

- 5.1) Temporary Best Management Practices and Measures
- 5.2) Request to Temporarily Seal a Feature
- 5.3) Structural Practices
- 5.4) Temporary Sediment Pond(s) Plans and Calculations
- 5.5) Inspection and Maintenance for BMP

6) Soil Stabilization Practices

- 6.1) Schedule of Interim and Permanent Soil Stabilization Practices

7) Administrative Information

Appendix A – Drainage Area Map

Appendix B – Temporary Stormwater Section Form

Appendix C – Site Construction Drawings

1) Introduction

The proposed telecommunication facility is located at 620 S IH 35, Georgetown, TX 78626. The parent parcel encompasses 1,026,215 sq. ft. (23.56 acres) of developed land which includes a 208,670 sq. ft. Walmart building and its accompanying parking lot. The site is in an area of minimal flooding, Zone "X", according to FEMA panel # 48491C0290E dated September 26, 2008.

The scope of the project will encompass a 75'x75' gravel compound that is located approximately 11'± from the southeast property line, 27'± from the southwest property line, 299'± from the northwest, and 965'± from the northeast property line. The fenced, gravel compound will include concrete foundations for the tower and utility frame. The site will be accessed using a 12' wide gravel access road (158± sq. ft.) transitioning onto the Walmart loading docks. The access drive will require a 12' wide curb cut in the existing parking lot curb. The site will also include two 10'x75' landscaping buffers outside the compound. The construction will result in an increase of 5,773± sq. ft. (0.13 acres) of impervious area. The site will also require the clearing of 1,464± sq. ft. of treed area northeast of the compound location.

2) Exceptions

At the time of this report the proposed site will be granted an exception to the Geologic Assessment per correspondence with James Slone dated 04.03.23. This exception is subject to change based off pending site assessment by the TCEQ.

TEP is requesting an exception from permanent stormwater management for the proposed site. The site will have 0.19 acres of disturbance and is not part of a larger plan of development, therefore will not require a CGP or permanent stormwater management.

3) Potential Sources of Contamination

3.1) Fuel Storage on Site

The proposed construction site will not require any additional storage on site due to the size of the project.

3.2) Spill Response Actions

Due to no above ground fuel storage being required on site, additional spill response action plans are not warranted.

3.3) Potential Sources of Contamination

During the construction process there will be two possible sources of contamination of surface water surrounding the construction site. The first possible source of contamination will be suspended solids entering the surface water due to runoff during site grading. The second form of pollution that will be produced by the site is water and slurry containing high pH and fine particles from the concrete pouring and curing. See section 4.1 for the temporary BMPs addressing sediment runoff and concrete handling.

4) Sequence of Construction

4.1) Sequence of Major Events

1. Clearing of the trees to the northeast of the compound. (1,464 sq. ft. of disturbance)
2. Place silt fence and outlets. See BMP locations on the Drainage Area Map.
3. Cut the existing curb to allow for site access and proposed access drive. (32 sq. ft. of disturbance)
4. Conduct all grading activities, as shown on C-5 of the Construction Drawings. (8,181 sq. ft. of disturbance)
5. Conduct initial site stabilization including slope matting and seeding. (8,181 sq. ft. of disturbance)
6. Add the geotextile fabric and 6" of #57 stone over the compound surface. (5,625 sq. ft. of disturbance)
7. Install the gravel access drive according to the cross-sectional road detail shown on C-7 of the Construction Drawings. (158 sq. ft. of disturbance)

8. Install fence sections and gate as shown on C-4 of the Construction Drawings. (5,625 sq. ft. of disturbance)
9. Designate crane staging area prior to tower construction (1,200 sq. ft. of disturbance)
10. Construct the tower and foundation per manufacturer's requirements. (400 sq. ft. of disturbance)
11. Install the meter rack and fiber hand hole as shown in the Construction Drawings.
12. Route power and fiber per utility coordination.
13. Install landscaping buffers, plant shrubs and trees according to notes on L-2 of the Construction Drawings. (1,500 sq. ft. of disturbance)
14. Ensure all soil on site has been stabilized prior to removing all soil and erosion BMPs.

4.2) Receiving Waters

The nearest receiving body of water for the site runoff is the San Gabriel River located north of the proposed site location.

5) Temporary Best Management Practices (TBMPs)

5.1) Temporary Best Management Practices and Measures

- The primary TBMP that will be used to prevent pollution of surface water will be silt fences on the eastern edge of the compound. A silt fence wattle break will also be used at the low point in the southeast to release flow from the silt fence.
- At the locations of the two stormwater inlets north of the site, wattles will be used as inlet protection and will prevent sediment tracked off the site to enter the exiting stormwater sewers.
- For the slopes along the edge of the compound, SC150 matting will be used to stabilize the slopes prior to final stabilization.
- During grading, dust control measures will be taken to prevent wind transport of dust from disturbed soil surfaces onto drainage ways and surface waters. These measures include:
 - Limit dust generation by clearing only those areas where immediate activity will take place, leaving the remaining area(s) in the original condition. Maintain the original ground cover as long as practical.
 - Sprinkle the site with water until the surface is wet. Repeat as needed. To prevent the carryout of mud onto the street.
 - Remove mud and other dirt promptly so it does not dry and then turns into dust.
- During construction of the tower foundation concrete handling BMPs will be used.
 - At no time shall concrete be washed off into the footprint of an area where an infiltration feature will be installed.
 - Do not allow washwater from areas, such as concrete aggregate driveways, to drain directly (without detention or treatment) to natural or constructed stormwater conveyances.

5.2) Request to Temporarily Seal a Feature

For this proposed site there will be no need to seal any features.

5.3) Structural Practices

Since the site is sloped in one direction, there will be no need for temporary structural practices to direct drainage to the silt fence and the wattle break.

5.4) Temporary Sediment Pond(s) Plans and Calculations

Since the site is only disturbing 8,181 sq. ft. of area, no sediment ponds were designed for this site.

5.5) Inspection and Maintenance for BMP

- The silt fence shall be inspected once a week and after each rainfall to ensure the BMP is still in place and operating accordingly. Once the soil build-up reaches 1/3 of the barrier height the fence will need to be cleaned. This same maintenance will need to be conducted on the wattle break during the construction process.
- Wattles used as inlet protection for the curb inlets will need to be checked once every week and will require the accumulated sediment to be removed weekly to prevent soil from entering the stormwater sewers.

- Inspect the slope matting to ensure that after rain events there is no tenting under the matting causing additional erosion. If tenting is observed, then adjust the matting accordingly to ensure that there is contact with the soil surface.

6) Soil Stabilization Practices

6.1) Schedule of Interim and Permanent Soil Stabilization Practices.

Seeding Process:

- Loosen Upper three inches of soil by raking the soil.
- Apply fertilizer to the raked soil.
- Rake into the upper three inches of soil.
- Seed the soil that has been prepared.
- Mulch seeded area with hay or straw.
- Add matting over the seeded areas where needed.

All seeding should be done within 15 days of any phase of grading.

7) Administrative Information

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.

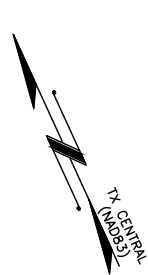
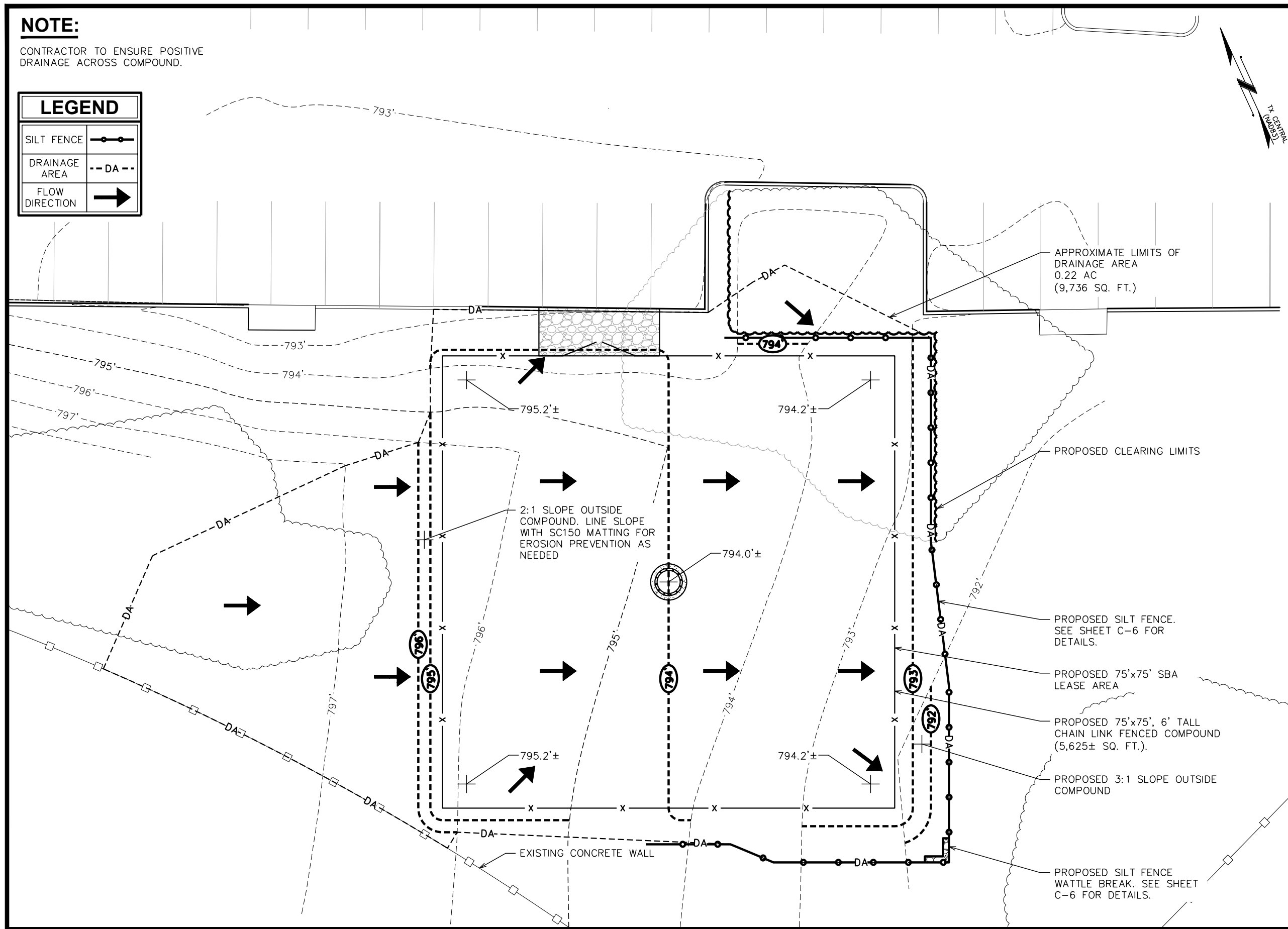
Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

Appendix A – Drainage Area Map

NOTE:

CONTRACTOR TO ENSURE POSITIVE DRAINAGE ACROSS COMPOUND.

| LEGEND | |
|----------------|--|
| SILT FENCE | |
| DRAINAGE AREA | |
| FLOW DIRECTION | |



PLANS PREPARED FOR:
SBA
 8051 CONGRESS AVENUE
 BOCA RATON, FL 33487
 OFFICE: (561) 226-9332

PROJECT INFORMATION:
**SBA SITE ID: TX24313-S
 GEORGETOWN**
 620 S IH 35
 GEORGETOWN, TX 78626
 (WILLIAMSON COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 OFFICE: (919) 661-6351
 www.tepgroup.net

**ZONING
DO NOT USE FOR
CONSTRUCTION**

| REV | DATE | ISSUED FOR: |
|-----|----------|-------------------|
| 0 | 05-17-23 | DRAINAGE AREA MAP |

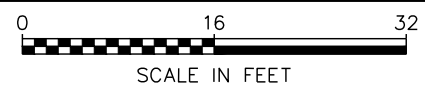
DRAWN BY: THD CHECKED BY: THD

SHEET TITLE:
**DRAINAGE
 AREA MAP**

SHEET NUMBER: **DA-1** REVISION: **0**
 TEP #: 312947

GRADING & EROSION CONTROL PLAN

SCALE: 1/16" = 1'-0"



Appendix B – Temporary Stormwater Section Form

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.

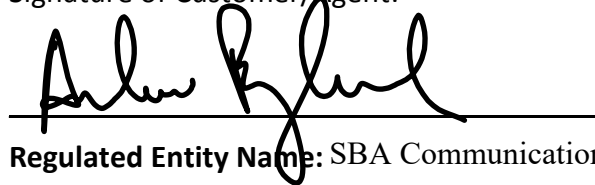
Signature

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: Andrew Berglund

Date: 05/07/2023

Signature of Customer/Agent:



Regulated Entity Name: SBA Communications Tower

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:

N/A The following fuels and/or hazardous substances will be stored on the site: _____

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.
- X 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. **N/A** 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: San Gabriel 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.

X 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.

X N/A

12. X **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. X 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. X 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. N/A 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. X 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. X **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.

Appendix C – Site Construction Drawings

PROJECT SUMMARY

SBA SITE NAME: GEORGETOWN
SBA SITE ID: TX24313-S
SITE ADDRESS: 620 S IH 35
 GEORGETOWN, TX 78626
JURISDICTION: CITY OF GEORGETOWN
LAND USE: COMMERCIAL
PROPERTY OWNER: WAL-MART REAL ESTATE
 BUSINESS TRUST, A DELAWARE CORP.
 2001 SOUTHEAST 10TH ST, DEPT 8703
 BENTONVILLE, AR 72716
APPLICANT: SBA COMMUNICATIONS CORPORATION
 8051 CONGRESS AVENUE
 BOCA RATON, FL 33487
 OFFICE: (561) 226-9332
PARCEL ID: R439162
ZONING DISTRICT: C-3 - GENERAL COMMERCIAL
1-A CERTIFICATION
LATITUDE: N 30° 38' 37.32" (NAD '83)
LONGITUDE: W 97° 41' 33.52" (NAD '83)
GROUND ELEVATION: 795.2± AMSL (NAVD '88)
PROPOSED OCCUPANCY TYPE: TELECOMMUNICATIONS FACILITY
CONSTRUCTION TYPE: PROPOSED 105' MONOPOLE TOWER
DRIVING DIRECTIONS: FROM AUSTIN, TX, GET ON I-35 N AND
 HEAD NORTH FOR APPROX. 50 MI. TAKE
 EXIT 262 AND MERGE ONTO FRONTAGE
 RD. AFTER 1 MI, STAY LEFT AT THE FORK
 AND FOLLOW THE ROAD AS IT CURVES
 TO THE LEFT TO GET ONTO S IH 35
 SERVICE RD. CONTINUE FOR 0.8 MI AND
 TURN RIGHT ONTO RIVERY DRIVEWAY. IN
 0.3 MI, TURN LEFT AND THEN LEFT AGAIN
 INTO THE WAL-MART PARKING LOT. THE
 SITE WILL BE TO THE LEFT OF THE
 WAL-MART BUILDING.
GENERAL PROJECT DESCRIPTION: PROPOSED 105' MONOPOLE TOWER IN A
 PROPOSED CHAIN-LINK FENCED
 TELECOMM. FACILITY LOCATED AT
 620 S IH 35, GEORGETOWN, TX 78626

HANDICAPPED REQUIREMENTS
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
 HANDICAP ACCESS NOT REQUIRED.
PLUMBING REQUIREMENTS
 FACILITY HAS NO PLUMBING.

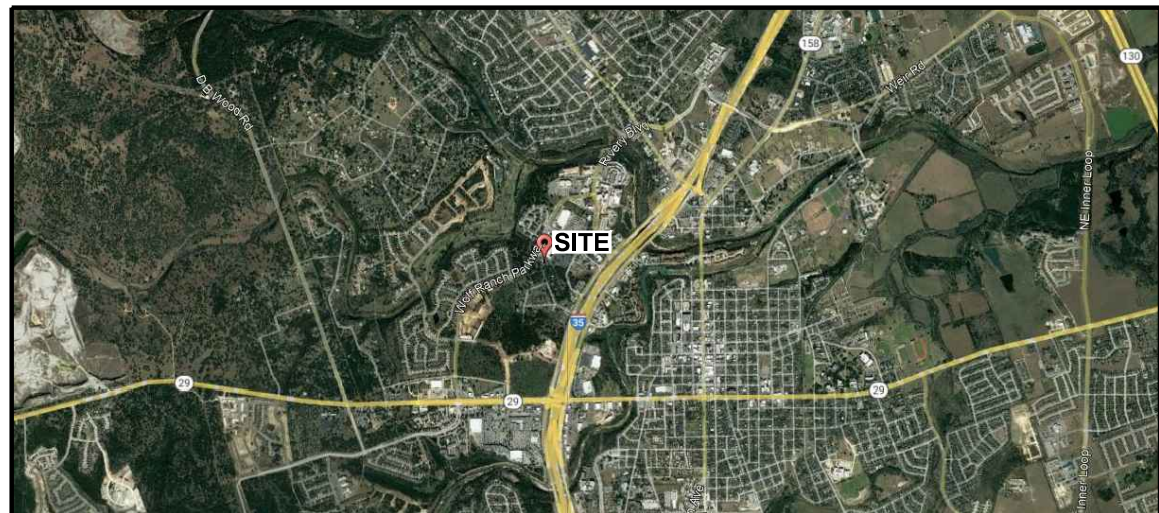
CONSULTING TEAM

ARCHITECTURAL - ENGINEERING FIRM:
 TOWER ENGINEERING PROFESSIONALS, INC.
 326 TRYON ROAD, RALEIGH, NC 27603
 CONTACT: ANDREW R. BERGLUND, P.E.
 PHONE: (919) 661-6351 FAX: (919) 661-6350
SURVEYING FIRM:
 POINT TO POINT LAND SURVEYORS
 100 GOVERNORS TRACE, STE 103
 PEACHTREE CITY, GA 30269
 PHONE: (678) 565-4440
APPLICANT/LESSEE CONTACTS:
 SBA COMMUNICATIONS CORPORATION
 ANNE HATHAWAY - (561) 322-7921
POWER COMPANY: CITY OF GEORGETOWN UTILITIES (512) 494-9400
TELCO COMPANY: AT&T (800) 331-0500
ELECTRICAL ENGINEER:
 TOWER ENGINEERING PROFESSIONALS, INC.
 326 TRYON ROAD, RALEIGH, NC 27603
 CONTACT: ANDREW R. BERGLUND, P.E.
 PHONE: (919) 661-6351 FAX: (919) 661-6350



SITE NAME
GEORGETOWN
SBA SITE I.D.
TX24313-S
ADDRESS
620 S IH 35
GEORGETOWN, TX 78626
PROJECT TYPE
PROPOSED 105' MONOPOLE TOWER

LOCATION & VICINITY MAPS



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APPROVALS

| | | |
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| LANDLORD | | DATE |
| PROPERTY | | DATE |
| CONSTRUCTION | | DATE |
| RSM | | DATE |
| TENANT | | DATE |
| ZONING | | DATE |



TEXAS 811
 CALL BEFORE YOU DIG
 DIAL 811 OR
 1 (800) 344-8377

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PLANS PREPARED FOR:



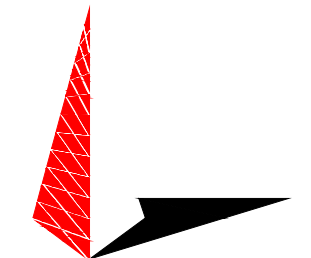
8051 CONGRESS AVENUE
 BOCA RATON, FL 33487
 OFFICE: (561) 226-9332

PROJECT INFORMATION:

SBA SITE ID: TX24313-S
GEORGETOWN

620 S IH 35
 GEORGETOWN, TX 78626
 (WILLIAMSON COUNTY)

PLANS PREPARED BY:



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 326 TRYON ROAD
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 www.tepgroup.net

SEAL:



TEP OPCO LLC
 TX FIRM # F-19415

August 25, 2023

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TITLE SHEET

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| T-1 | 1 |
| TEP #: | 312947 |

ABBREVIATIONS

| | | |
|-------------------------------|---------------------------|-----------------------------|
| AB ANCHOR BOLT | GR GRADE | SIM SIMILAR |
| AC ASPHALTIC CONCRETE | GYP GYPSUM | SPECS SPECIFICATIONS |
| A/C AIR CONDITIONING | GFCI GROUND FAULT CIRCUIT | SS STAINLESS STEEL |
| ADJ ADJUSTABLE | INTERRUPT | STL STEEL |
| A.F.F. ABOVE FINISH FLOOR | GND GROUND | STOR STORAGE |
| ARCH ARCHITECTURAL | HC HOLLOW CORE | STRUCT STRUCTURAL |
| APPROX APPROXIMATELY | HDW HARDWARE | SUSP SUSPENDED |
| A.G.L. ABOVE GRADE LEVEL | HTR HEATER | SW SWITCH |
| A.M.S.L. ABOVE MEAN SEA LEVEL | HM HOLLOW METAL | SWBO SWITCHBOARD |
| BD BOARD | HORIZ HORIZONTAL | THK THICK |
| BLDG BUILDING | HR HOUR | TI TENANT IMPROVEMENT |
| BLKG BLOCKING | HT HEIGHT | TMA TOWER MOUNTED AMPLIFIER |
| BOT BOTTOM | HV HIGH VOLTAGE | TOS TOP OF SURFACE |
| BSMT BASEMENT | ID INSIDE DIMENSION | TS TUBE STEEL |
| BTS BASE TRANSCEIVER | INS INSULATION | TYP TYPICAL |
| | INT INTERIOR | U UNDERGROUND |
| C COURSE(S) | JT JOINT | UNO UNLESS NOTED |
| CEM CEMENT | LAM LAMINATED | OTHERWISE |
| CL CHAIN LINK | LBS POUNDS | VCT VINYL |
| CLG CEILING | LT LIGHT | COMPOSITION |
| CLR CLEAR | LA LIGHTNING ARRESTOR | TILE |
| COL COLUMN | LNA LOW NOISE AMPLIFIER | VERT VERTICAL |
| CONC CONCRETE | MFR MANUFACTURER | V.I.F. VERIFY IN FIELD |
| CONST CONSTRUCTION | MAT MATERIAL | VG VERTICAL GRAIN |
| CONT CONTINUOUS | MAX MAXIMUM | W/ WITH |
| CORR CORRIDOR | MECH MECHANICAL | WD WOOD |
| CO CONDUIT ONLY | MIN MINIMUM | WR WATER RESISTANT |
| DIA DIAMETER | MISC MISCELLANEOUS | WT WEIGHT |
| DBL DOUBLE | ML METAL LATH | XFMR TRANSFORMER |
| DEPT DEPARTMENT | MO MASONRY OPENING | ⊙ AT |
| DEMO DEMOLITION | MS MACHINE SCREW | [CHANNEL |
| DIM DIMENSION | MTD MOUNTED | ⊘ CENTERLINE |
| DN DOWN | MTL METAL | ∠ ANGLE |
| DR DOOR | (N) NEW | ℓ PROPERTY LINE |
| DTL DETAIL | NIC NOT IN CONTRACT | |
| DWG DRAWING | NO NUMBER | |
| (E) EXISTING | NTS NOT TO SCALE | |
| EA EACH | O OVERHEAD | |
| ELEC ELECTRIC | OA OVERALL | |
| ELEV ELEVATION | O.C. ON CENTER | |
| EQUIP EQUIPMENT | OPNG OPENING | |
| EXP EXPANSION | OPP OPPOSITE | |
| EXT EXTERIOR | PARTN PARTITION | |
| FA FIRE ALARM | PL PLATE | |
| FB FLAT BAR | PLAS PLASTER | |
| FF FINISH FLOOR | PLYWD PLYWOOD | |
| FH FLAT HEAD | POC POINT OF CONNECTION | |
| FIN FINISH(ED) | PROP PROPERTY | |
| FLR FLOOR | PT PRESSURE TREATED | |
| FOS FACE OF STUDS | R RISER | |
| FS FINISH SURFACE | REQD REQUIRED | |
| FT FOOT, FEET | RD ROOF DRAIN | |
| FTG FOOTING | RM ROOM | |
| FW FINISH WALL | RMS ROOMS | |
| F.G. FINISH GRADE | RO ROUGH OPENING | |
| FUT FUTURE | SC SOLID CORE | |
| GA GAUGE | SCHED SCHEDULE | |
| GALV GALVANIZED | SECT SECTION | |
| GL GLASS | SHT SHEET | |

SYMBOLS:

BUILDING SECTION REFERENCE

DETAIL REFERENCE

DETAIL SECTION REFERENCE

ELEVATION VIEW REFERENCE

MASONRY

BRICK

CONCRETE

EARTH

STEEL

CENTER LINE

PROPERTY LINE

LEASE LINE

EASEMENT LINE

RIGHT-OF-WAY

CHAIN LINK FENCE

WOOD FENCE

SILT FENCE

BELOW GRADE ELECTRIC

BELOW GRADE TELEPHONE

OVERHEAD ELECTRIC/TELEPHONE

OVERHEAD TELEPHONE

OVERHEAD ELECTRIC

CONTOUR

TREE PROTECTION FENCE

TREE LINE

TREES, SHRUBS, BUSHES

SANITARY SEWER LINE

WATER LINE

NATURAL GAS LINE

KEY NOTE REFERENCE

101 DOOR NUMBER

101 AREA AND/OR ROOM NUMBER

A/2 MECHANICAL UNIT

UTILITY POLE

WORK POINT

REVISION OR CONTROL POINT

(REFERENCE POINT) (ELEVATION) ELEVATION REFERENCE

PLANS PREPARED FOR:



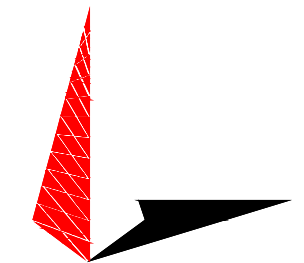
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**ABBREVIATIONS
& SYMBOLS**

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| SHEET NUMBER: N-1 | REVISION: 1 |
| TEP #: 312947 | |

ABBREVIATIONS & SYMBOLS

SCALE: N.T.S.

GENERAL NOTES:

- ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED SBA COMMUNICATIONS OR IT'S DESIGNATED REPRESENTATIVE.
- ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF TEXAS.
- WORK SHALL BE COMPLETED IN ACCORDANCE WITH ANSI/TIA-222-H STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES, ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND THE 2018 INTERNATIONAL BUILDING CODE.
- UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
- ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
- ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
- ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, PROVINCIAL, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
- ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE SBA PROJECT MANAGER.
- BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
- THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
- ALL BUILDING/TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
- ANY BUILDINGS ON THIS SITE ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED, AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.
- TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH GLOBALIVE SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO GLOBALIVE PRIOR TO THE START OF THE WORK ON THE PROJECT.

- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES, AND COMPLIANCE WITH PROVINCIAL AND FEDERAL REGULATIONS REGARDING SAFETY, SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AND THIS, PER THE INTERNATIONAL CODE - REGULATORS RESPECTING OCCUPATIONAL SAFETY & HEALTH THE SUCCESSFUL CONTRACTOR WILL SUBMIT HIT SAFETY MANUAL AT THE PROJECT SITE.
- THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL FURNISH ONE 55 GALLON BARREL, AND TRASH BAGS, AND SHALL REMOVE TRASH, DEBRIS, ETC., ON A DAILY BASIS.
- COSTS FOR BUILDING PERMITS, LANDFILL TAXES, USE TAXES, SALES TAXES AND OTHER CHARGES RELATIVE TO CONSTRUCTION OF THIS PROJECT SHALL BE INCLUDED IN THE CONTRACT PRICE.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE SBA PROJECT ENGINEER FOR FACILITIES/CONSTRUCTION.
- THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF HOLDBACK.
- AWARDED CONTRACTOR WILL BE REQUIRED TO SIGN AND RETURN A COPY OF AN AWARD LETTER FOR SBA'S FILE.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF OF LICENSE TO PERFORM WORK IN JURISDICTION AT TIME OF BID AWARD.
- CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE PRIOR TO CONSTRUCTION STARTING AND WILL PROVIDE UPDATE/CHANGES (WITH EXPLANATIONS) TO THAT SCHEDULE WHEN/IF ITEMS ARE DELAYED OR PUSHED OUT.
- CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE SBA PROJECT MANAGERS WITH PHOTOS OF THE MAJOR CONSTRUCTION MILESTONES AS THEY OCCUR.
- CONTRACTOR WILL BE RESPONSIBLE TO ASSIST IN COORDINATING AND OBTAINING PRIMARY POWER TO THE SITE PRIOR TO TOWER ERECTION BEFORE PROJECT COMPLETION. (ON SITE VISITS WITH UTILITY COMPANY REPRESENTATIVES AS NECESSARY, ETC...)
- CONTRACTOR SHOULD BE PREPARED FOR RANDOM SBA SAFETY INSPECTIONS AT ALL TIMES.
- CONTRACTOR IS EXPECTED TO MAINTAIN PROPER WORKING CONDITIONS AND PROCEDURES PER TEXAS STANDARDS AT ALL TIMES.
- CONTRACTOR WILL BE REQUIRED TO OBTAIN THE NECESSARY ELECTRICAL PERMITS AND INSPECTIONS AS REQUIRED BY JURISDICTION.
- CONTRACTOR IS EXPECTED TO CLOSE-OUT THE JOB SITE AS QUICKLY AS POSSIBLE (OBTAINING A CERTIFICATE OF OCCUPANCY AS REQUIRED BY LOCAL MUNICIPALITY AND GETTING SBA'S REGIONAL SITE MANAGER'S SIGN-OFF/CHECKLIST APPROVAL ON THE SITE).
- CONTRACTOR WILL PROVIDE A COMPLETED TOWER HEIGHT VERIFICATION FORM AND TAPE DROP WITHIN 24 HOURS OF REACHING OVERALL HEIGHT.
- CONTRACTOR WILL UTILIZE ALL OF THE SBA PROVIDED DOCUMENTATION INCLUDING BUT NOT LIMITED TO: TOWER CONSTRUCTION ACCEPTANCE CHECKLIST, CONSTRUCTION SCHEDULE, CONSTRUCTION CLOSE-OUT LIST & TOWER HEIGHT VERIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR CONCRETE COMPRESSION TESTING.
- CONTRACTOR IS RESPONSIBLE FOR GROUND MEG TESTING AND PROVIDING PROOF OF RESULT.
- WHEN REQUESTED, PROVIDE 3 COPIES OF FABRICATION AND ERECTION DRAWINGS PRIOR TO FABRICATION. ALLOW UP TO 1 WEEK FOR REVIEW BY CONSULTANT.
- IN ADDITION TO CONTRACTOR'S QUALITY CONTROL PROGRAM, INDEPENDENT TESTING AND INSPECTION MAY BE PERFORMED BY OWNER OR OWNER'S REPRESENTATIVE.
- SUBMIT RED-LINES COPY OF CONSTRUCTION DRAWINGS UPON COMPLETION OF CONSTRUCTION HIGHLIGHTING CHANGES IN THE STAMPED AND SIGNED AS-BUILT CONDITION FROM SHOWN ON THE DRAWINGS.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL GRADING AND FILL COMPACTION TESTING REQUIRED AS SET FORTH IN THE GEO TECHNOLOGICAL REPORT PROVIDED BY OWNER.

CONCRETE:

- ALL CONCRETE AND CONCRETE MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE.
- THE CONTRACTOR SHALL TAKE SAMPLES OF THE CONCRETE POURED UNDER THE CONDITIONS OUTLINED IN THE 2018 INTERNATIONAL BUILDING CODE.
- ANY FAILURE OF A CONCRETE TEST CYLINDER TO MEET THE SPECIFIED STRENGTH REQUIREMENTS MUST BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY. CORRECTIVE ACTION MUST BE APPROVED BY THE ENGINEER AND ALL RELATED COSTS SHALL BE AT THE CONTRACTOR'S EXPENSE.

PLANS PREPARED FOR:



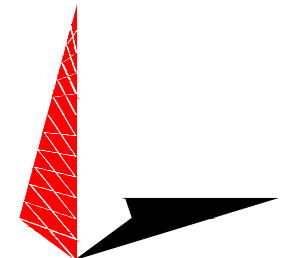
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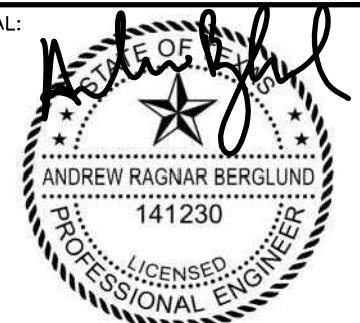
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SHEET TITLE:

**GENERAL
NOTES I**

| | |
|-----------------------------|-----------------------|
| SHEET NUMBER: N-2 | REVISION: 1 |
| | TEP #: 312947 |

CONCRETE (CONTINUED):

- THE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE A MINIMUM OF 30 MPA, EXCEPT AS NOTED OR DIRECTED IN THE SOIL REPORT. THE CONCRETE, WHEN POURED, SHALL CONTAIN 7% AIR ENTRAINMENT WITH AN ALLOWABLE VARIATION OF +2%.
- CONTRACTOR MUST TAKE SLUMP TEST AT LEAST ONCE FROM EACH TRANSIT MIXER AFTER A MINIMUM OF 5% CONCRETE LOAD HAD BEEN DISCHARGED. SLUMP, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE 75 MM.
- MIXED CONCRETE ON SITE (REMOTE AREAS) WITH THE CORRECT PROPORTION OF CEMENT, SAND, GRAVEL, AND AIR-ENTRAINING AGENT ALREADY ADDED, THE DRY PREMIX IS TO BE MIXED IN A CONCRETE BATCHER IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- BEFORE POURING CONCRETE, THE TRANSPORTING EQUIPMENT AND FORMS SHALL BE CLEANED AND ALL DEBRIS AND ICE SHALL BE REMOVED FROM PLACES TO BE OCCUPIED BY THE CONCRETE. ANY WATER THAT HAS ACCUMALATED IN THE FORMS SHALL BE REMOVED.
- ALL CONCRETE SHALL BE VIBRATED AND WORKED AROUND THE REINFORCEMENTS, EMBEDDED FIXTURES AND INTO THE CORNERS OF THE FORMS. ANY EXCESS WATER THAT ACCUMALATES WHILE THE CONCRETE IS BEING POURED SHALL BE REMOVED.
- THE DESIGN ENGINEER SHALL RECEIVE A MINIMUM OF 24 HOURS NOTICE OF EVERY POUR.
- THE CONCRETE IN FOUNDATIONS MUST BE POURED IN CONTINUOUS POURS BETWEEN CONSTRUCTION JOINTS. NO CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON SITE SPECIFIC DRAWINGS WILL BE PERMITTED. THE CONTRACTOR SHALL PROVIDE EFFICIENT EQUIPMENT TO COMPLETE THE POURING OF EACH SECTION IN ONE CONTINUOUS POUR.
- ALL FRAMEWORK SHALL BE BUILT IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SHALL BE THOROUGHLY BRACED AND PLUMBED SO THAT THE FINISHED CONCRETE WILL CONFORM TO THE SHAPES, LINES, GRADES, AND DIMENSIONS INDICATED ON THE SITE DRAWINGS.
- FORMS AND SHORING SHALL NOT BE REMOVED UNTIL THE CONCRETE IS ADEQUATELY SET. THEIR REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO ENSURE THE COMPLETE SAFETY OF THE STRUCTURE.
- FORMS WHICH SUPPORT THE WEIGHT OF THE CONCRETE, OR OF SUPERIMPOSED LOADS, SHALL NOT BE REMOVED UNTIL THE CONCRETE IS STRONG ENOUGH TO CARRY ITS OWN WEIGHT, AND SUCH SUPERIMPOSED LOADS AS MAY BE PLACED UPON IT.
- THE CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR AT LEAST 5 DAYS AFTER IT HAS BEEN POURED.
- ALL SURFACES WHICH ARE NOT PROTECTED BY FORMS OR A SEALED WATERPROOF COATING SHALL BE KEPT MOIST BY CONTINUOUS SPRINKLING, OR OTHER MEANS SUCH AS COVERING WITH MOIST SAND, SAWDUST, OR BURLAP.
- WHERE NECESSARY, THE CONCRETE SHALL BE PROTECTED AGAINST THE WEATHER BY A FRAMED HOUSING, TARPULINS, OR OTHER SUITABLE COVERING.

- SALT, CALCIUM CHLORIDE, OR OTHER CHEMICALS SHALL NOT BE USED IN THE CONCRETE MIX TO PREVENT THE WATER CONTENT FROM FREEZING.

UTILITIES:

- CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. LOCATION OF EXISTING SEWER, WATER LINES, GAS LINES, CONDUITS OR OTHER STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS, AND IF SHOWN ARE ONLY APPROXIMATELY CORRECT. CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR VERIFYING LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES (INCLUDING TEST PITS BY HAND IF NECESSARY) IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OF ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF THERE APPEARS TO BE A CONFLICT.
- CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS AND CONSTRUCTION MANAGER.
- DAMAGE BY THE CONTRACTOR TO UTILITIES OR PROPERTY OF OTHERS, INCLUDING EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CLIENT. FOR GRASSES AREAS, SEED AND MULCH SHALL BE ACCEPTABLE.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE REQUIREMENTS FOR AND LIMITS OF OVERHEAD AND/OR UNDERGROUND ELECTRICAL SERVICE.
- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF NEW UNDERGROUND TELEPHONE SERVICE WITH THE TELEPHONE UTILITY AND THE OWNER'S REQUIREMENTS.
- ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AND TESTED SATISFACTORY PRIOR TO COMMENCING ANY PAVING OPERATIONS WHERE SUCH UTILITIES ARE WITHIN THE LIMITS OF PAVEMENT.

GRADING:

- THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC...) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. IF THE MATERIAL, AFTER REWORKING, REMAINS UNSUITABLE THEN THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL AT HIS EXPENSE. ALL SUB GRADES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTABLE BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.

GROUNDING:

- CONTRACTOR SHALL VERIFY THAT GROUNDING ELECTRODES SHALL BE CONNECTED IN A RING USING #2 SOLID TINNED COPPER WIRE. THE TOP OF THE GROUND RODS AND THE RING CONDUCTOR SHALL BE 2 FEET BELOW FINISHED GRADE. GROUNDING ELECTRODES SHALL BE DRIVEN ON 10'-0" CENTERS (15'-0" MAXIMUM; PROVIDE AND INSTALL AS REQUIRED PER TYPICAL GROUNDING PLAN ON THIS SET).
- BONDING OF THE GROUNDING CONDUCTOR (NEUTRAL) AND THE GROUNDING CONDUCTOR SHALL BE AT THE SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER CSA.
- GROUND RING CONNECTION CONDUCTORS SHALL BE OF EQUAL LENGTH, MATERIAL, AND BONDING TECHNIQUE.
- CONTRACTOR SHALL ENSURE GROUND RING IS WITHIN 12 TO 36 INCHES OF THE EQUIPMENT PAD. PROVIDE AND INSTALL GROUNDING CONNECTIONS SHOWN IN DETAILS AS NEEDED PER EXISTING SITE GROUNDING SYSTEM. CONTRACTOR SHALL VERIFY ALL EXISTING SITE GROUNDING CONDITIONS BEFORE STARTING WORK OR PURCHASING EQUIPMENT.
- BOND CIGBE TO EXTERNAL GROUND RING WITH 2 RUNS OF #2 SOLID TINNED COPPER CONDUCTOR IN PVC. CONNECT BAR END WITH 2 HOLE LUG, AND "CADWELD" THE OTHER END TO THE EXTERNAL GROUND ROD.
- THE PREFERRED LOCATION FOR COAX GROUNDING IS AT THE BASE OF THE TOWER PRIOR TO THE COAX BEND. BONDING IS SHOWN ON THE ICE BRIDGE DUE TO DIFFICULTY WITH WELDING OR ATTACHING TO TOWER LEGS. CONTRACTOR SHALL ADVISE CONSTRUCTION MANAGER PRIOR TO PLACING CIGBE ON ICE BRIDGE IF MOUNTING TO TOWER LEG IS POSSIBLE.
- CONTRACTOR SHALL VERIFY EXISTING GROUNDING BOND TO THE FENCE POST OR EXTERNAL GROUND RING IN AT (2) PLACES. PROVIDE AND INSTALL GROUNDING CONNECTIONS AS REQUIRED TO MEET THESE CONDITIONS.

REINFORCING STEEL (REBAR):

- REINFORCING STEEL SHALL MEET CODE AND BE PLACED ACCORDING TO THE APPLICABLE DRAWINGS. THE MINIMUM THICKNESS OF CONCRETE OVER THE STEEL SHALL BE AT LEAST 3".
- ALL REINFORCEMENTS THAT ARE REQUIRED FOR A DAYS POUR ON CONCRETE SHALL BE SECURELY FIXED IN PLACE IN SUFFICIENT TIME TO PERMIT INSPECTION BEFORE CONCRETING BEGINS.
- THE DESIGN ENGINEER SHALL BE GIVEN 24 HOURS NOTICE BEFORE THE CONCRETE IS TO BE POURED. FAILURE TO COMPLY MAY NECESSITATE, BUT NOT BE LIMITED TO, THE REMOVAL OF THE POURED CONCRETE AT THE CONTRACTOR'S EXPENSE.

GROUTING:

- WHERE GROUT IS INDICATED ON THE DRAWINGS UNDER STRUCTURAL BASE PLATES, THIS SHALL BE A NON-SHRINK, NON-FERROUS TYPE. METHODS OF MIXING AND PLACING MUST BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

COLD WEATHER CONCRETING:

- THE CONTRACTOR SHALL PROVIDE AND HAVE ON THE SITE READY FOR USE, ADEQUATE EQUIPMENT FOR HEATING CONCRETE MATERIALS AND PROTECTING FRESH CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER CONDITIONS, ACCORDING TO THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
- ALL CONCRETE MATERIALS, REBAR, FORMS, FILLERS, AND THE EARTH WITH WHICH THE CONCRETE IS TO COME INTO CONTACT WITH, SHALL BE FREE FROM FROST AND ICE.
- WHENEVER THE SURROUNDING TEMPERATURE IS BELOW 39°F, ALL CONCRETE POURED IN THE FORMS SHALL HAVE A TEMPERATURE OF 68°F FOR 4 DAYS.
- THE HOUSING, COVERING, OR OTHER PROTECTION USED FOR THE CURING SHALL REMAIN IN PLACE AND INTACT FOR AT LEAST 24 HOURS AFTER THE ARTIFICIAL HEATING IS DISCONTINUED.

PLANS PREPARED FOR:



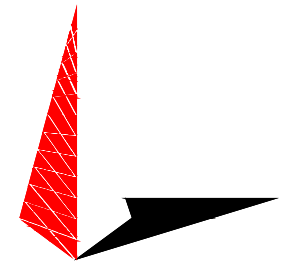
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
OFFICE: (561) 226-9332

PROJECT INFORMATION:

**SBA SITE ID: TX24313-S
GEORGETOWN**

620 S IH 35
GEORGETOWN, TX 78626
(WILLIAMSON COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:



TEP OPCO LLC
TX FIRM # F-19415

August 25, 2023

| | | |
|-----|----------|--------------|
| REV | DATE | ISSUED FOR: |
| I | 08-25-23 | CONSTRUCTION |
| O | 08-16-23 | PRELIMINARY |

DRAWN BY: CLR | CHECKED BY: MJC

SHEET TITLE:

**GENERAL
NOTES II**

| | |
|-----------------------------|----------------------------------------|
| SHEET NUMBER: N-3 | REVISION: 1 TEP #: 312947 |
|-----------------------------|----------------------------------------|

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF NOVEMBER 14, 2022, BEING FILE 01-20151286-01T, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

E. UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO ALL OIL, GAS, AND OTHER MINERALS, IN, ON, UNDER OR THAT MAY BE PRODUCED FROM THE HEREIN DESCRIBED PROPERTY, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, RESERVED UNTO THE GRANTOR IN DEED EXECUTED BY WADE C. RIDLEY, ET AL., TO GABRIEL GROUP JOINT VENTURE, DATED APRIL 12, 1984, RECORDED IN VOLUME 999, PAGE 870, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND IS BLANKET IN NATURE.]

F. TERMS, CONDITIONS AND STIPULATIONS OF THE AGREEMENT REGARDING WATER WASTEWATER FACILITIES AND SERVICE, RECORDED IN VOLUME 1178, PAGE 301; AND OF THE NON-EXCLUSIVE TERMINATION OF RIGHTS RECORDED IN VOLUME 1475, PAGE 863, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; AND OF THE ASSIGNMENT AND ASSUMPTION AGREEMENT DATED MAY 22, 1987, RECORDED IN VOLUME 1543, PAGE 152, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, WHEREIN WALTER R. CARRINGTON ASSIGNED HIS RIGHTS UNDER THE ABOVE INSTRUMENTS TO GEORGETOWN 35 JOINT VENTURE.

[THESE ITEMS ARE APPLICABLE TO THE PARENT PARCEL AND IS BLANKET IN NATURE.]

G. A 50' IN WIDTH ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY GRANTED BY BLUEBONNET SAVINGS BANK TO LOWER COLORADO RIVER AUTHORITY, AS DESCRIBED IN DOCUMENT DATED DECEMBER 29, 1993, RECORDED IN VOLUME 2443, PAGE 607, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS SHOWN TRAVERSING SUBJECT PROPERTY ON THE PLAT RECORDED IN CABINET P, SLIDES 325-326, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND SHOWN HEREON. THIS ITEM DOES NOT AFFECT THE PROPOSED EXCLUSIVE SBA LEASE AREA OR THE PROPOSED 20' WIDE NON-EXCLUSIVE INGRESS-EGRESS & UTILITY EASEMENT.]

H. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RIVERY TOWNE CROSSING DEVELOPMENT AGREEMENT, DATED FEBRUARY, 2002, BY AND BETWEEN QUORUM RIVERY, INC. AND THE CITY OF GEORGETOWN, RECORDED IN DOCUMENT NO. 2002008987, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND IS BLANKET IN NATURE.]

C/L PROPOSED 20' WIDE INGRESS-EGRESS & UTILITY EASEMENT (SEE SHEET 2 FOR DETAIL)

PROPOSED EXCLUSIVE SBA LEASE AREA (SEE SHEET 2 FOR DETAIL)

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.02 FEET (HORZ) 0.15 FEET (VERT)
 TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
 TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
 DATES OF SURVEY: 10-13-2022
 DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
 PUBLISHED / FIXED CONTROL USE: N/A
 GEOID MODEL: 18
 COMBINED GRID FACTOR(S): 0.99986713 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.
 CONVERGENCE ANGLE: 01°21'36.36"
 BENCHMARKS USED:

SURVEYOR'S CERTIFICATION

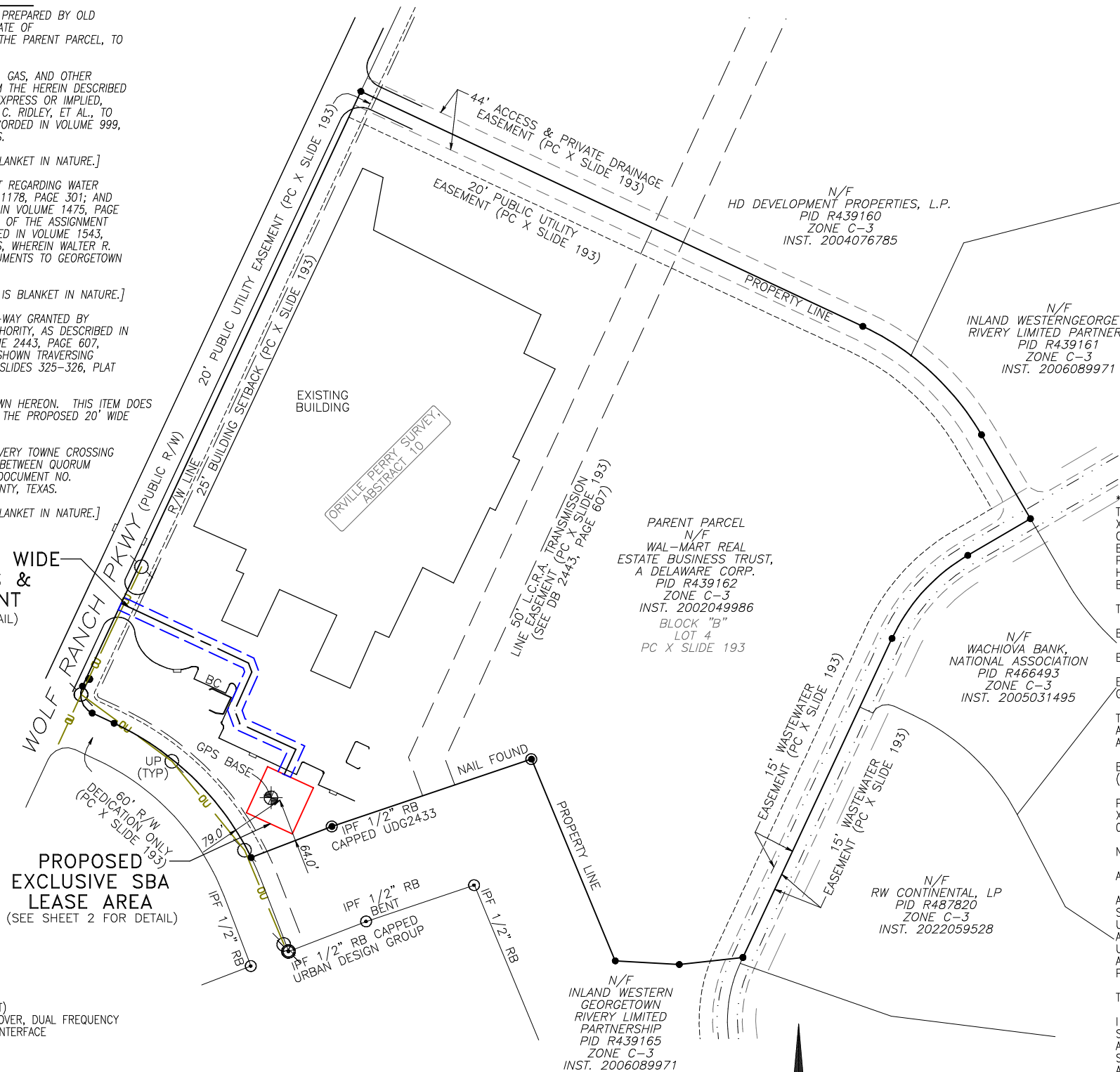
I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

Justin Kyle Lawrence

DATE: 02/07/23

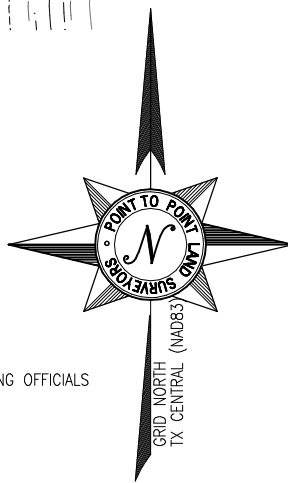
JUSTIN KYLE LAWRENCE
 TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

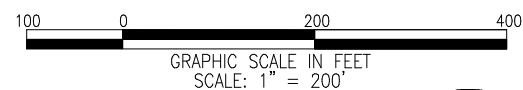


PARENT PARCEL

OWNER: WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE CORP.
 INST. 2002049986
 SITE ADDRESS: 620 S IH 35, GEORGETOWN, TX 78628
 PARCEL ID: R439162
 AREA: 23.556 ACRES (PER TAX ASSESSOR)
 ZONED: C-3
 ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
 REFERENCE:
 INSTRUMENT NO. 2002049986
 PLAT CABINET X SLIDE 193



| LEGEND | |
|--------|-------------------------|
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| IPF | IRON PIN FOUND |
| CMF | CONCRETE MONUMENT FOUND |
| RB | REBAR |
| UP | UTILITY POLE |
| LP | LIGHT POLE |
| SSMH | SANITARY SEWER MANHOLE |
| FH | FIRE HYDRANT |
| EP | EDGE OF PAVEMENT |
| BC | BACK OF CURB |
| OU | OVERHEAD UTILITY |
| GW | GUY WIRE ANCHOR |
| CLF | CHAIN LINK FENCE |
| BWF | BARBED WIRE FENCE |
| WV | WATER VALVE |
| WM | WATER METER |
| HH | HANDHOLE |
| CP | CONCRETE PAD |
| N/F | NOW OR FORMERLY |
| R/W | RIGHT-OF-WAY |
| TS | TOP OF SLOPE |
| TYP. | TYPICAL |
| CB | CATCH BASIN |
| CAB | CABINET |



Know what's below.
 Call before you dig.



VICINITY MAP
 NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF SBA TOWERS X, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35 [DATE OF LAST FIELD VISIT: 10-13-2022]

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON TEXAS GRID NORTH (NAD 83) CENTRAL ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 48491C0290E DATED: 09/26/2008

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

TEXAS REGISTRATION NO. 10194197

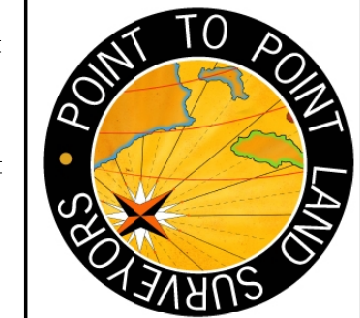
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT.



Justin Kyle Lawrence

| NO. | DATE | REVISION |
|-----|----------|-----------------------|
| 1 | 12-6-22 | COMMENTS-TITLE REVIEW |
| 2 | 12-21-22 | COMMENTS |
| 3 | 1/20/23 | LEASE AREA |
| 4 | 2/07/23 | COMMENT |

* SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com
 Texas Registration NO. 10194197



SPECIFIC PURPOSE SURVEY PREPARED FOR:

SBA
 SBA TOWERS X, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 8051 CONGRESS AVENUE
 BOCA RATON, FL 33487

GEORGETOWN TX
 SITE NO.
 TX24313-S
 ORVILLE PERRY SURVEY,
 ABSTRACT 10,
 WILLIAMSON COUNTY, TEXAS

DRAWN BY: AKG
 CHECKED BY: JKL
 APPROVED: D. MILLER
 DATE: OCTOBER 31, 2022
 P2P JOB #: 221794TX

SHEET:
1
 OF 3

SITE INFORMATION

LEASE AREA = 5,625 SQUARE FEET (0.1291 ACRES)

LATITUDE = 30°38'37.23" (NAD 83) (30.643675°)
 LONGITUDE = -97°41'33.44" (NAD 83) (-97.692622°)
 AT CENTER OF LEASE AREA

ELEVATION AT CENTER OF LEASE AREA = 794.7' A.M.S.L.

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N65°22'55"W | 75.00' |
| L2 | N24°37'05"E | 75.00' |
| L3 | S65°22'55"E | 75.00' |
| L4 | S24°37'05"W | 75.00' |
| L5 | N24°37'05"E | 40.99' |
| L6 | N65°22'55"W | 91.35' |
| L7 | N20°36'15"W | 21.30' |
| L8 | N24°10'26"E | 62.04' |
| L9 | N20°23'47"W | 14.25' |
| L10 | N64°57'59"W | 208.43' |



JKL

| NO. | DATE | REVISION |
|-----|----------|-----------------------|
| 1 | 12-6-22 | COMMENTS-TITLE REVIEW |
| 2 | 12-21-22 | COMMENTS |
| 3 | 1/20/23 | LEASE AREA |
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SPECIFIC PURPOSE SURVEY PREPARED FOR:



SBA TOWERS X, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 8051 CONGRESS AVENUE
 BOCA RATON, FL 33487

GEORGETOWN TX

SITE NO.
 TX24313-S

ORVILLE PERRY SURVEY,
 ABSTRACT 10,
 WILLIAMSON COUNTY, TEXAS

DRAWN BY: AKG

CHECKED BY: JKL

APPROVED: D. MILLER

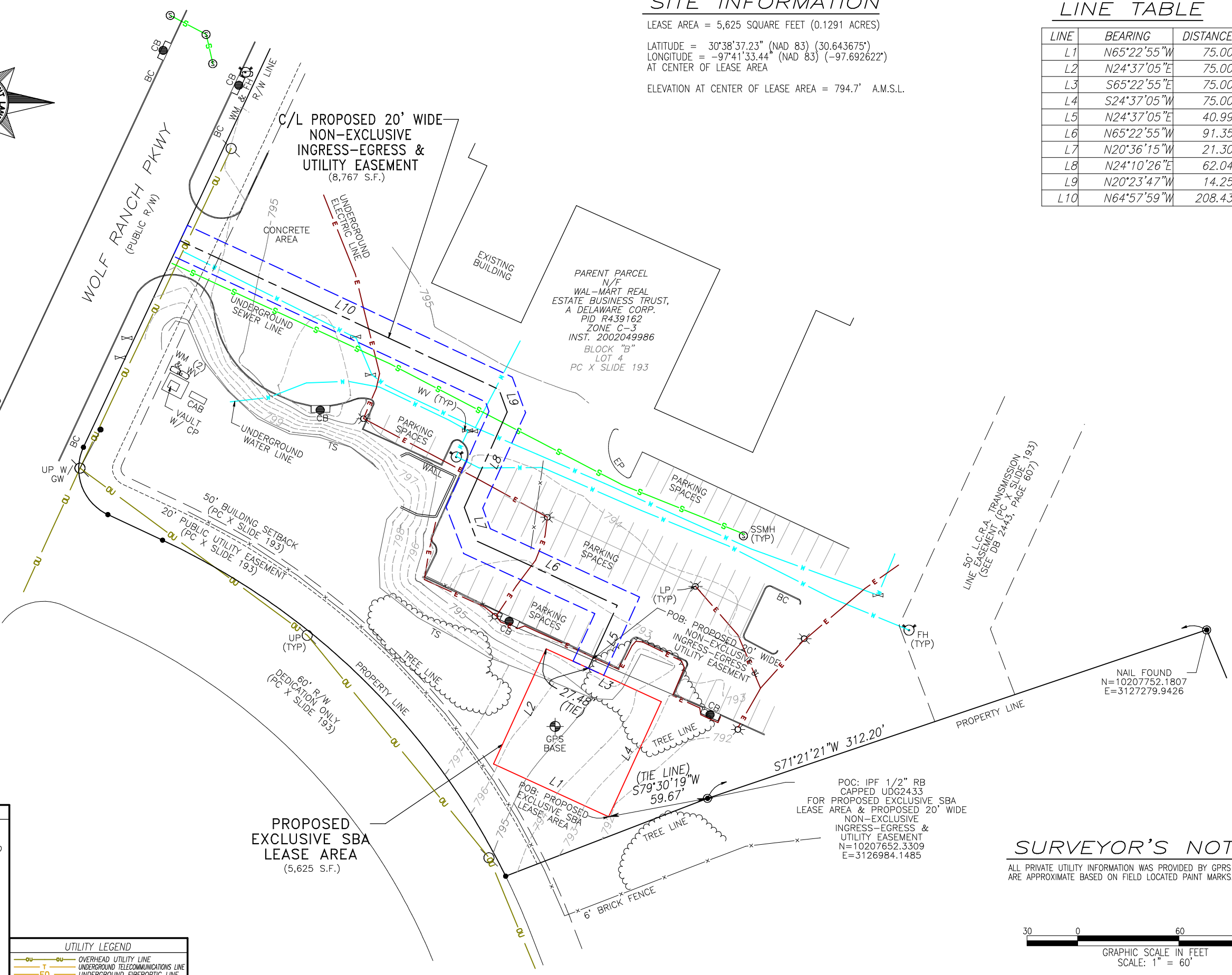
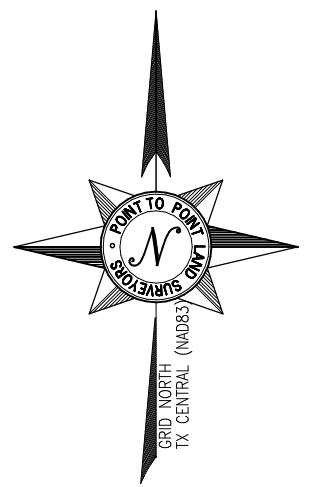
DATE: OCTOBER 31, 2022

P2P JOB #: 221794TX

SHEET:

2

OF 3



LEGEND

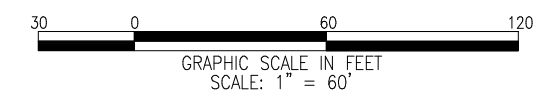
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPF IRON PIN FOUND
- CMF CONCRETE MONUMENT FOUND
- RB REBAR
- UP UTILITY POLE
- LP LIGHT POLE
- SSMH SANITARY SEWER MANHOLE
- FH FIRE HYDRANT
- EP EDGE OF PAVEMENT
- BC BACK OF CURB
- OU OVERHEAD UTILITY
- GW GUY WIRE ANCHOR
- CLF CHAIN LINK FENCE
- BWF BARBED WIRE FENCE
- WV WATER VALVE
- WM WATER METER
- HH HANDHOLE
- CP CONCRETE PAD
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TS TOP OF SLOPE
- TYP. TYPICAL
- CB CATCH BASIN
- CAB CABINET

UTILITY LEGEND

- OU OVERHEAD UTILITY LINE
- UT UNDERGROUND TELECOMMUNICATIONS LINE
- FO UNDERGROUND FIBEROPTIC LINE
- GG UNDERGROUND GAS LINE
- SS UNDERGROUND SEWER LINE
- EE UNDERGROUND ELECTRIC LINE
- WW UNDERGROUND WATER LINE
- UU UNKNOWN UNDERGROUND UTILITY LINE

SURVEYOR'S NOTES

ALL PRIVATE UTILITY INFORMATION WAS PROVIDED BY GPRS (WA # 393370) AND ARE APPROXIMATE BASED ON FIELD LOCATED PAINT MARKS.



SURVEY NOT VALID WITHOUT SHEETS 1 & 3 OF 3

E:\Drobox\Point to Point\Current Jobs\2022\221794TX-Georgetown TX\221794TX.p2p

LEGAL DESCRIPTION SHEET

PARENT PARCEL (AS-PROVIDED)

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 01-20151286-01T

DESCRIBING 23.556 ACRES OF LAND SITUATED IN THE J.B. PALSIFER SURVEY, ABSTRACT NO. 498, IN WILLIAMSON COUNTY, TEXAS, BEING PART OUT OF LOT 1 OF THE RIVERY SUBDIVISION, A SUBDIVISION RECORDED IN CABINET P, SLIDES 325-326, AND PART OF LOT 1 RIVER HILLS, SECTION FOUR AS RECORDED IN CABINET H, SLIDE 231 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

BEGINNING FOR A POINT OF REFERENCE AT AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1 SAME BEING THE NORTHWEST CORNER OF LOT 4, BLOCK F OF THE RIVER HILLS, SECTION ONE, AS RECORDED IN CABINET D, SLIDE 304 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 1, THE FOLLOWING TWO (2) COURSES:

- 1) N68°56'54"E, A DISTANCE OF 762.40 FEET TO AN IRON ROD FOUND;
- 2) N68°55'32"E, A DISTANCE OF 60.00 FEET TO AN IRON ROD SET;

THENCE, THROUGH SAID LOT 1, THE FOLLOWING TWO (2) COURSES:

- 1) N21°04'28"W, A DISTANCE OF 111.08 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;
- 2) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 430 FEET, CENTRAL ANGLE OF 05°11'37" AND CHORD BEARING OF N23°40'16"W AND CHORD DISTANCE OF 38.96 FEET TO AN IRON ROD SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH THE INTERIOR OF SAID LOT 1, THE RIVERY SUBDIVISION AND SAID LOT 1 RIVER HILLS, SECTION FOUR THE FOLLOWING FIFTEEN (15) COURSES:

- 1) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 430 FEET, CENTRAL ANGLE OF 38°38'30" AND CHORD BEARING OF N45°35'20"W AND CHORD DISTANCE OF 284.54 FEET TO AN IRON ROD SET;
- 2) N64°54'35"W, A DISTANCE OF 35.81 FEET TO AN IRON ROD SET;
- 3) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 30 FEET, CENTRAL ANGLE OF 90°00'00" AND CHORD BEARING OF N19°54'35"W AND CHORD DISTANCE OF 42.43 FEET TO AN IRON ROD SET;
- 4) N25°05'25"E, A DISTANCE OF 973.54 FEET TO AN IRON ROD SET;
- 5) S64°54'35"E, A DISTANCE OF 821.55 FEET TO AN IRON ROD SET;
- 6) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 400 FEET, CENTRAL ANGLE OF 34°39'35" AND CHORD BEARING OF S47°34'47"E AND CHORD DISTANCE OF 238.30 FEET TO AN IRON ROD SET;
- 7) S30°14'59"E, A DISTANCE OF 144.10 FEET TO AN IRON ROD SET;
- 8) S59°41'30"W, A DISTANCE OF 107.58 FEET TO AN IRON ROD SET;
- 9) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 280 FEET, CENTRAL ANGLE OF 34°38'37" AND CHORD BEARING OF S42°22'11"W AND CHORD DISTANCE OF 166.73 FEET TO IRON ROD SET;
- 10) S25°02'53"W, A DISTANCE OF 521.99 FEET TO AN IRON ROD SET;
- 11) S83°40'00"W, A DISTANCE OF 94.94 FEET TO AN IRON ROD SET;
- 12) N86°44'59"W, A DISTANCE OF 95.11 FEET TO AN IRON ROD SET;
- 13) N22°32'56"W, A DISTANCE OF 323.88 FEET TO A PK NAIL SET;
- 14) S71°21'10"W, A DISTANCE OF 312.21 FEET TO AN IRON ROD SET
- 15) S68°55'32"W, A DISTANCE OF 128.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.556 ACRES MORE OR LESS.

PROPOSED EXCLUSIVE SBA LEASE AREA (AS SURVEYED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN BLOCK B, LOT 4, AS RECORDED IN PLAT CABINET X SLIDE 193 OF THE RIVERY PHASE ONE SUBDIVISION, IN THE ORVILLE PERRY SURVEY, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, AND BEING PART OF THE LANDS OF WAL-MART REAL ESTATE BUSINESS TRUST, AS RECORDED IN INSTRUMENT NO. 2002049986, WILLIAMSON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR CAPPED (UDG2433) FOUND HAVING A TEXAS GRID NORTH, NAD83, CENTRAL ZONE VALUE OF N: 10207652.3309, E: 3126984.1485, BEING SOUTH 71°21'21" WEST, 312.20 FEET FROM A NAIL FOUND HAVING TEXAS GRID NORTH, NAD83, CENTRAL ZONE VALUE OF N: 10207752.1807, E: 3127279.9426; THENCE RUNNING ALONG A TIE LINE, SOUTH 79°30'19" WEST, 59.67 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE, NORTH 65°22'55" WEST, 75.00 FEET TO A POINT;

THENCE, NORTH 24°37'05" EAST, 75.00 FEET TO A POINT;

THENCE, SOUTH 65°22'55" EAST, 75.00 FEET TO A POINT;

THENCE, SOUTH 24°37'05" WEST, 75.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON TEXAS GRID NORTH, NAD83, CENTRAL ZONE.

SAID TRACT CONTAINS 0.1291 ACRES (5,625 SQUARE FEET), MORE OR LESS.

PROPOSED 20' WIDE NON-EXCLUSIVE INGRESS-EGRESS & UTILITY EASEMENT (AS SURVEYED)

TOGETHER WITH A 20-FOOT WIDE NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT LYING AND BEING IN BLOCK B, LOT 4, AS RECORDED IN PLAT CABINET X SLIDE 193 OF THE RIVERY PHASE ONE SUBDIVISION, IN THE ORVILLE PERRY SURVEY, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, AND MEASURING 10 FEET EACH SIDE OF CENTERLINE THE SIDE LINES OF WHICH ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE AT A POINT ON EASTERLY RIGHT-OF-WAY LINE OF WOLF RANCH PARKWAY, AND BEING PART OF THE LANDS OF WAL-MART REAL ESTATE BUSINESS TRUST, AS RECORDED IN INSTRUMENT NO. 2002049986, WILLIAMSON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR CAPPED (UDG2433) FOUND HAVING A TEXAS GRID NORTH, NAD83, CENTRAL ZONE VALUE OF N: 10207652.3309, E: 3126984.1485, BEING SOUTH 71°21'21" WEST, 312.20 FEET FROM A NAIL FOUND HAVING TEXAS GRID NORTH, NAD83, CENTRAL ZONE VALUE OF N: 10207752.1807, E: 3127279.9426; THENCE RUNNING ALONG A TIE LINE, SOUTH 79°30'19" WEST, 59.67 FEET TO A POINT ON THE LEASE AREA; THENCE RUNNING ALONG SAID LEASE AREA, NORTH 65°22'55" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 24°37'05" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 65°22'55" EAST, 27.48 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID LEASE AREA AND RUNNING, NORTH 24°37'05" EAST, 40.99 FEET TO A POINT;

THENCE, NORTH 65°22'55" WEST, 91.35 FEET TO A POINT;

THENCE, NORTH 20°36'15" WEST, 21.30 FEET TO A POINT;

THENCE, NORTH 24°10'26" EAST, 62.04 FEET TO A POINT;

THENCE, NORTH 20°23'47" WEST, 14.25 FEET TO A POINT;

THENCE, NORTH 64°57'59" WEST, 208.43 FEET TO THE ENDING AT A POINT.

BEARINGS BASED ON TEXAS GRID NORTH, NAD83, CENTRAL ZONE.

SAID TRACT CONTAINS 0.2013 ACRES (8,767 SQUARE FEET), MORE OR LESS.



Justin Kyle Lawrence

| NO. | DATE | REVISION |
|-----|----------|-----------------------|
| 1 | 12-6-22 | COMMENTS-TITLE REVIEW |
| 2 | 12-21-22 | COMMENTS |
| 3 | 1/20/23 | LEASE AREA |
| 4 | 2/07/23 | COMMENT |

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS

100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com
Texas Registration NO. 10194197



SPECIFIC PURPOSE SURVEY PREPARED FOR:



SBA TOWERS X, LLC, A DELAWARE LIMITED LIABILITY COMPANY
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

GEORGETOWN TX

SITE NO.
TX24313-S
ORVILLE PERRY SURVEY,
ABSTRACT 10,
WILLIAMSON COUNTY, TEXAS

| | |
|------------------------|--------|
| DRAWN BY: AKG | SHEET: |
| CHECKED BY: JKL | 3 |
| APPROVED: D. MILLER | |
| DATE: OCTOBER 31, 2022 | |
| P2P JOB #: 221794TX | OF 3 |

NOTES:

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE NORTH AMERICAN DATUM 1983 (NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON 10/13/2022 BY POINT TO POINT LAND SURVEYORS.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "X." AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #48491C0290E, DATED SEPTEMBER 26, 2008.
5. PROPOSED TREE CLEARING SHALL ONLY BE PERMITTED OUTSIDE OF THE SUMMER ROOSTING PERIOD FOR PROTECTED BAT SPECIES. VERIFY EXACT DATES OF ROOSTING PERIOD BASED ON ENVIRONMENTAL REVIEW BY OTHERS.

PLANS PREPARED FOR:



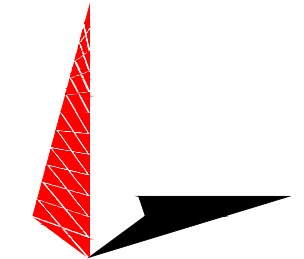
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
OFFICE: (561) 226-9332

PROJECT INFORMATION:

**SBA SITE ID: TX24313-S
GEORGETOWN**

620 S IH 35
GEORGETOWN, TX 78626
(WILLIAMSON COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:



TEP OPCO LLC
TX FIRM # F-19415

August 25, 2023

| REV | DATE | ISSUED FOR: |
|-----|----------|--------------|
| I | 08-25-23 | CONSTRUCTION |
| O | 08-16-23 | PRELIMINARY |

DRAWN BY: CLR CHECKED BY: MJC

SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

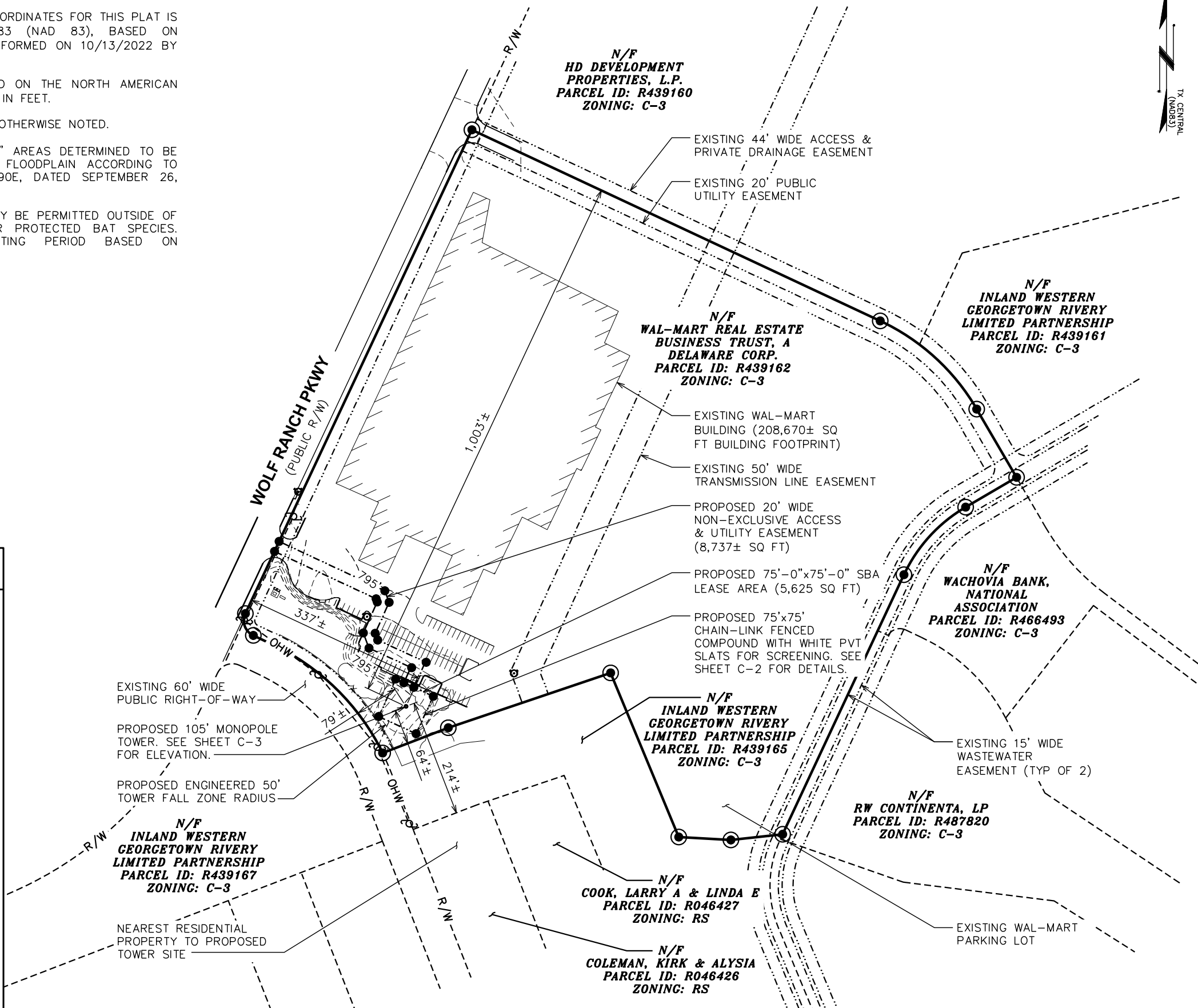
C-1

1

TEP #: 312947

LEGEND

- EXIST. PROPERTY LINE
- - - ADJ. PROPERTY LINE
- ⊙ EXIST. UTILITY POLE
- ⊠ EXIST. TELCO PEDESTAL
- ⊕ EXIST. FIRE HYDRANT
- ⊙ PROPERTY CORNER
- LEASE/EASE. CORNER
- - -200- - - EXIST. CONTOUR LINE
- /// EDGE OF PAVEMENT
- - -OHW- - - OVERHEAD WIRE
- - -R/W- - - RIGHT-OF-WAY
- X - CHAIN LINK FENCE
- ~ ~ ~ EXISTING TREE LINE



SITE PLAN

SCALE: 1" = 200'



NOTES:

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE NORTH AMERICAN DATUM 1983 (NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON 10/13/2022 BY POINT TO POINT LAND SURVEYORS.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "X." AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #48491C0290E, DATED SEPTEMBER 26, 2008.
5. PROPOSED TREE CLEARING SHALL ONLY BE PERMITTED OUTSIDE OF THE SUMMER ROOSTING PERIOD FOR PROTECTED BAT SPECIES. VERIFY EXACT DATES OF ROOSTING PERIOD BASED ON ENVIRONMENTAL REVIEW BY OTHERS.

PLANS PREPARED FOR:



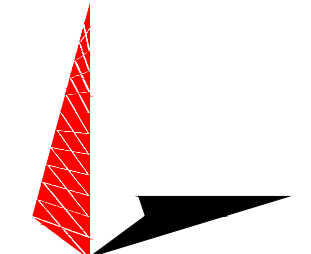
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
OFFICE: (561) 226-9332

PROJECT INFORMATION:

**SBA SITE ID: TX24313-S
GEORGETOWN**

620 S IH 35
GEORGETOWN, TX 78626
(WILLIAMSON COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:



TEP OPCO LLC
TX FIRM # F-19415

August 25, 2023

| REV | DATE | ISSUED FOR: |
|-----|----------|--------------|
| I | 08-25-23 | CONSTRUCTION |
| O | 08-16-23 | PRELIMINARY |

DRAWN BY: CLR CHECKED BY: MJC

SHEET TITLE:

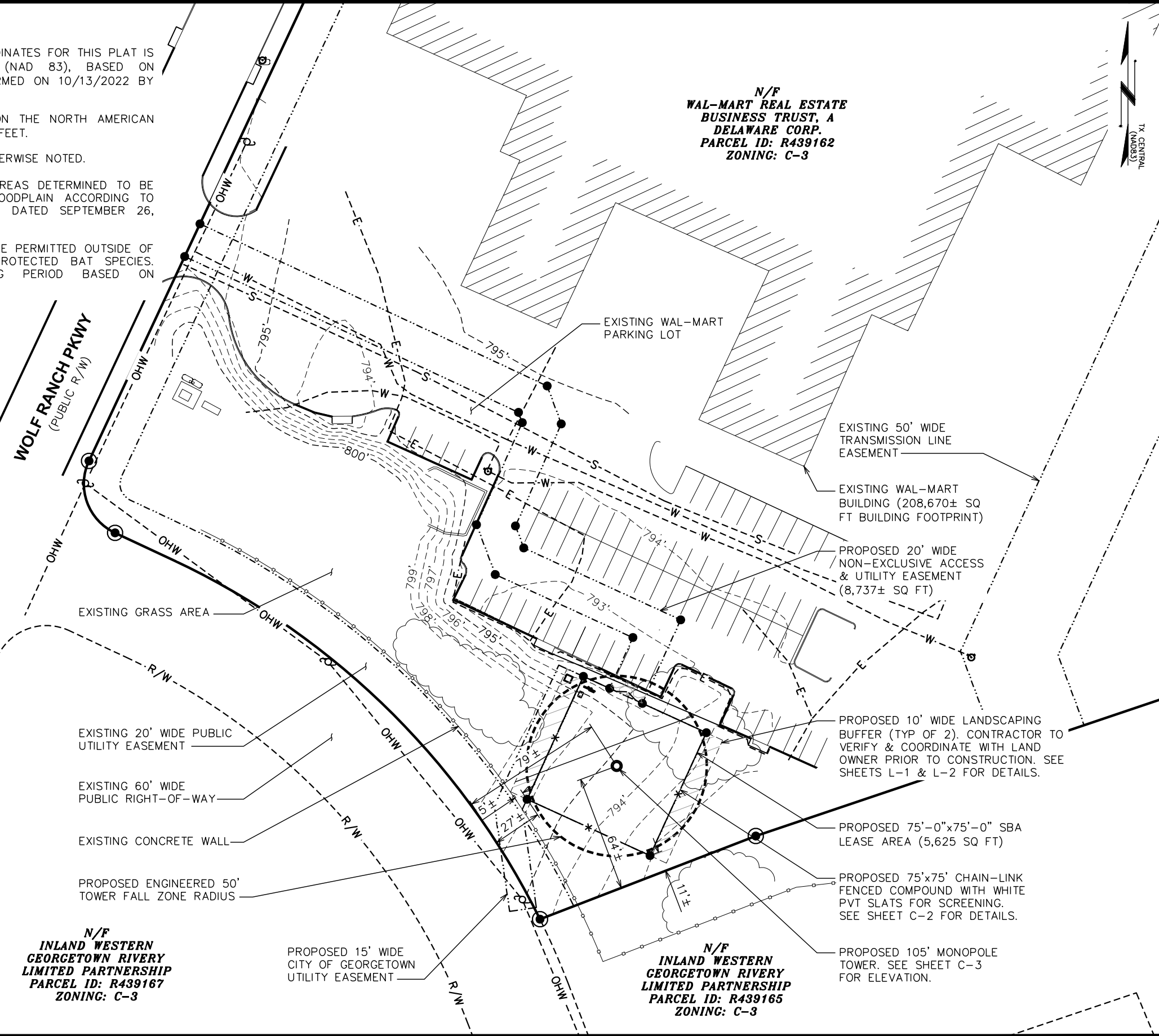
SITE LAYOUT

SHEET NUMBER: REVISION:

C-1A 1
TEP #: 312947

LEGEND

- EXIST. PROPERTY LINE
- - - ADJ. PROPERTY LINE
- ⊕ EXIST. UTILITY POLE
- ⊞ EXIST. TELCO PEDESTAL
- ⊙ EXIST. FIRE HYDRANT
- ⊙ PROPERTY CORNER
- LEASE/EASE. CORNER
- - -200- - - EXIST. CONTOUR LINE
- /// EDGE OF PAVEMENT
- - -OHW- - - OVERHEAD WIRE
- - -W- - - WATER LINE
- - -E- - - BURIED ELECTRIC LINE
- - -S- - - SEWER LINE
- - -R/W- - - RIGHT-OF-WAY
- - - PL - - - PIPELINE RIGHT-OF-WAY
- - - X - - - CHAIN LINK FENCE
- ~ ~ ~ EXISTING TREE LINE



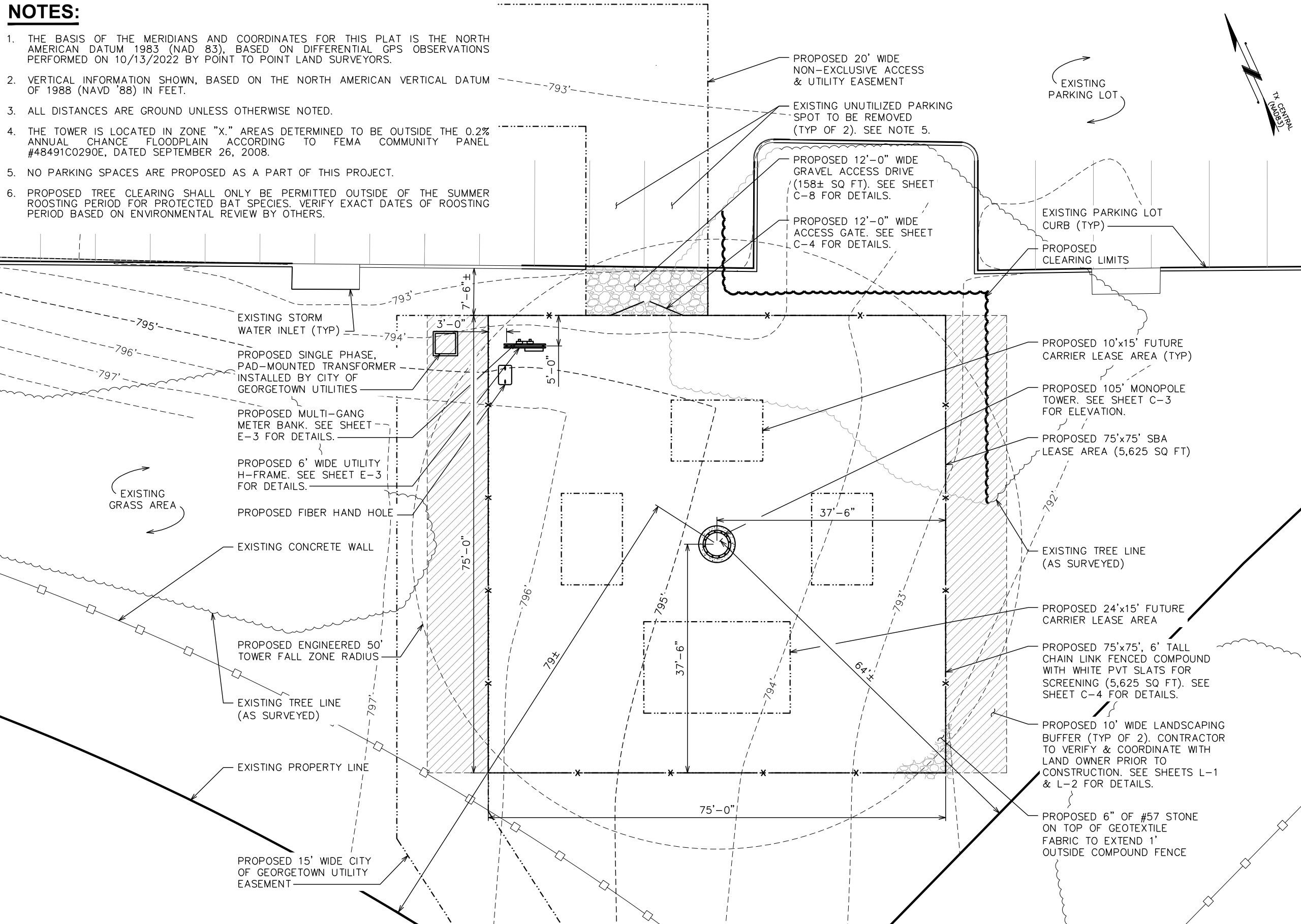
SITE LAYOUT

SCALE: 1" = 60'



NOTES:

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE NORTH AMERICAN DATUM 1983 (NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON 10/13/2022 BY POINT TO POINT LAND SURVEYORS.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "X." AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #48491C0290E, DATED SEPTEMBER 26, 2008.
5. NO PARKING SPACES ARE PROPOSED AS A PART OF THIS PROJECT.
6. PROPOSED TREE CLEARING SHALL ONLY BE PERMITTED OUTSIDE OF THE SUMMER ROOSTING PERIOD FOR PROTECTED BAT SPECIES. VERIFY EXACT DATES OF ROOSTING PERIOD BASED ON ENVIRONMENTAL REVIEW BY OTHERS.



PLANS PREPARED FOR:



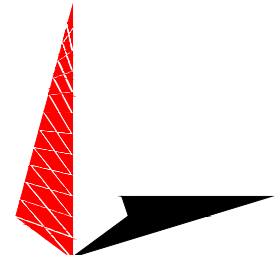
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
OFFICE: (561) 226-9332

PROJECT INFORMATION:

**SBA SITE ID: TX24313-S
GEORGETOWN**

620 S IH 35
GEORGETOWN, TX 78626
(WILLIAMSON COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:



ANDREW RAGNAR BERGLUND
141230
LICENSED PROFESSIONAL ENGINEER

TEP OPCO LLC
TX FIRM # F-19415
August 25, 2023

| REV | DATE | ISSUED FOR: |
|-----|----------|--------------|
| I | 08-25-23 | CONSTRUCTION |
| O | 08-16-23 | PRELIMINARY |

DRAWN BY: CLR | CHECKED BY: MJC

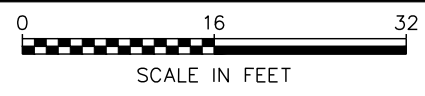
SHEET TITLE:

**COMPOUND
DETAIL**

SHEET NUMBER: **C-2** | REVISION: **1**

TEP #: 312947

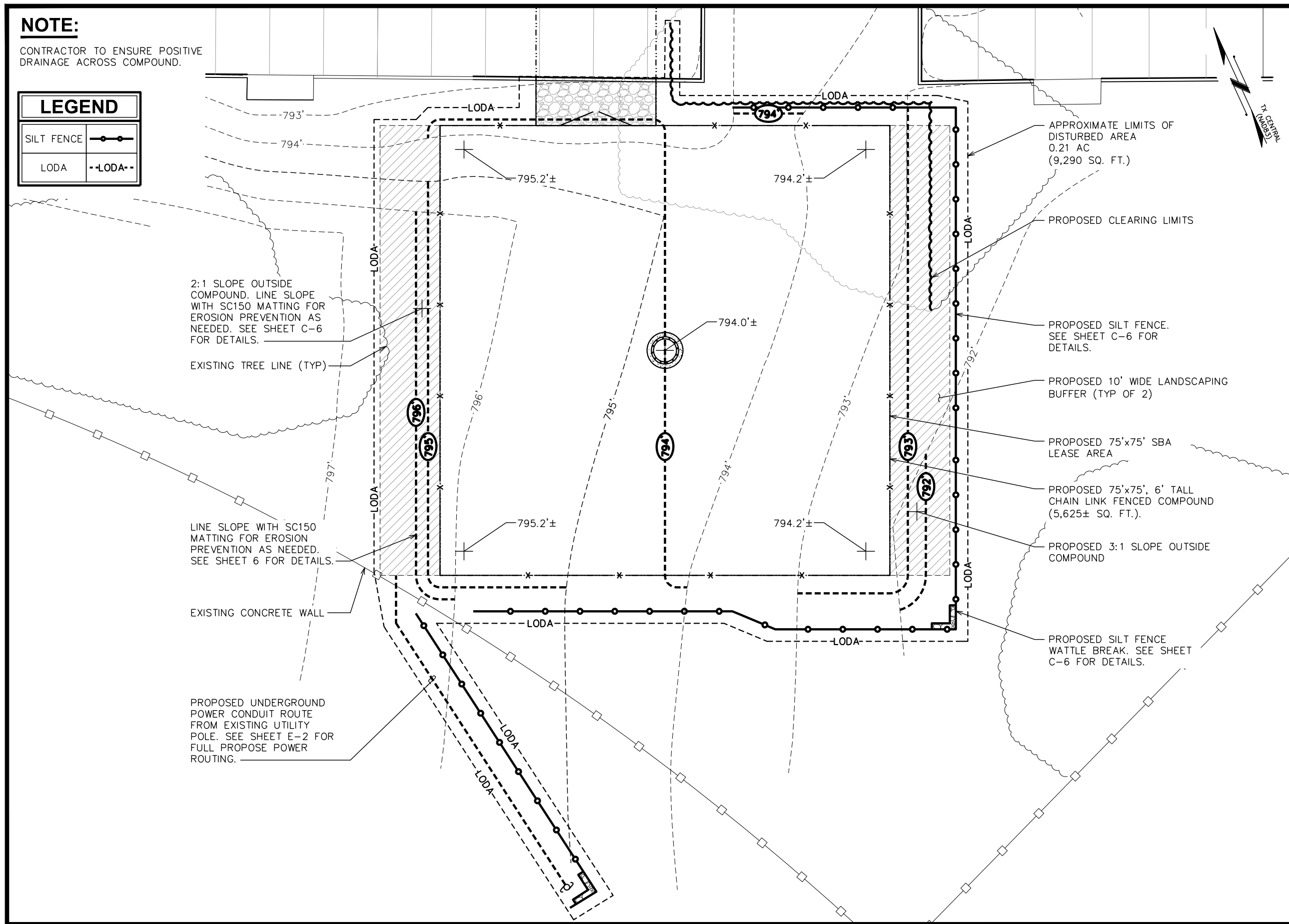
COMPOUND DETAIL
SCALE: 1/16" = 1'-0"



NOTE:

CONTRACTOR TO ENSURE POSITIVE DRAINAGE ACROSS COMPOUND.

| LEGEND | |
|------------|--|
| SILT FENCE | |
| LODA | |



PLANS PREPARED FOR:



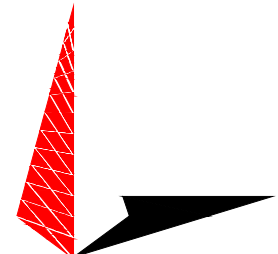
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
OFFICE: (561) 226-9332

PROJECT INFORMATION:

**SBA SITE ID: TX24313-S
GEORGETOWN**

620 S IH 35
GEORGETOWN, TX 78626
(WILLIAMSON COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:



ANDREW RAGNAR BERGLUND
141230
LICENSED PROFESSIONAL ENGINEER

TEP OPCO LLC
TX FIRM # F-19415
August 25, 2023

| REV | DATE | ISSUED FOR: |
|-----|----------|--------------|
| I | 08-25-23 | CONSTRUCTION |
| O | 08-16-23 | PRELIMINARY |

DRAWN BY: CLR CHECKED BY: MJC

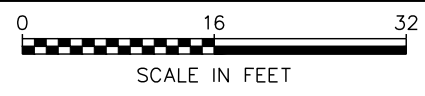
SHEET TITLE:

GRADING & EROSION CONTROL PLAN

| | |
|---------------|-----------|
| SHEET NUMBER: | REVISION: |
| C-5 | 1 |
| TEP #: | 312947 |

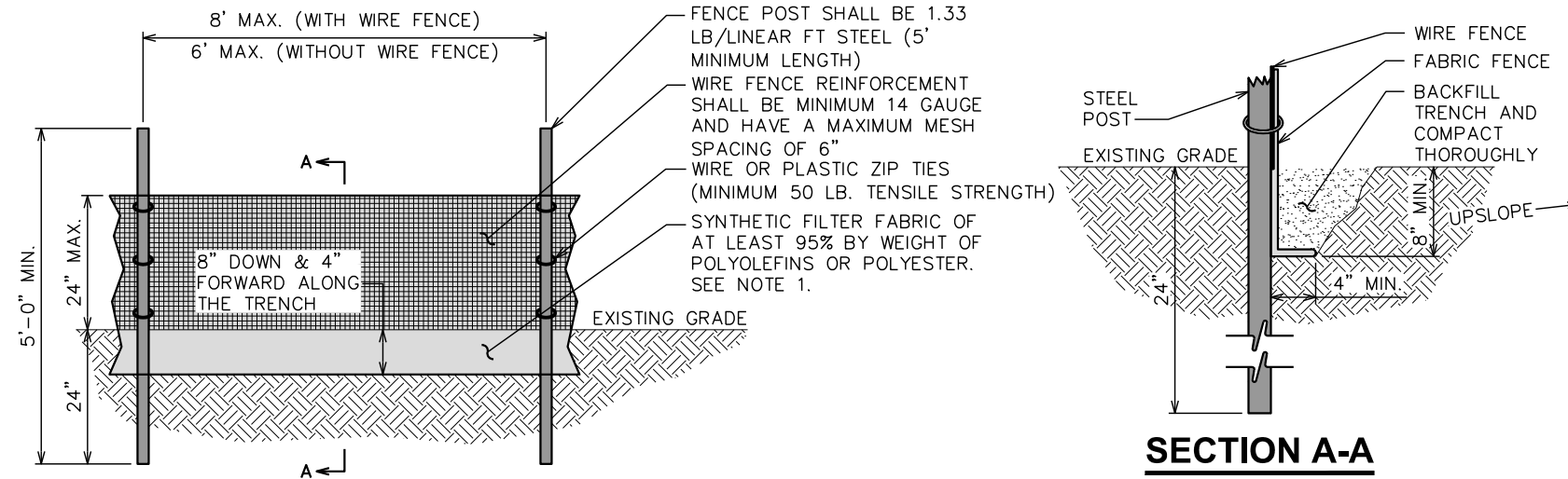
GRADING & EROSION CONTROL PLAN

SCALE: 1/6" = 1'-0"



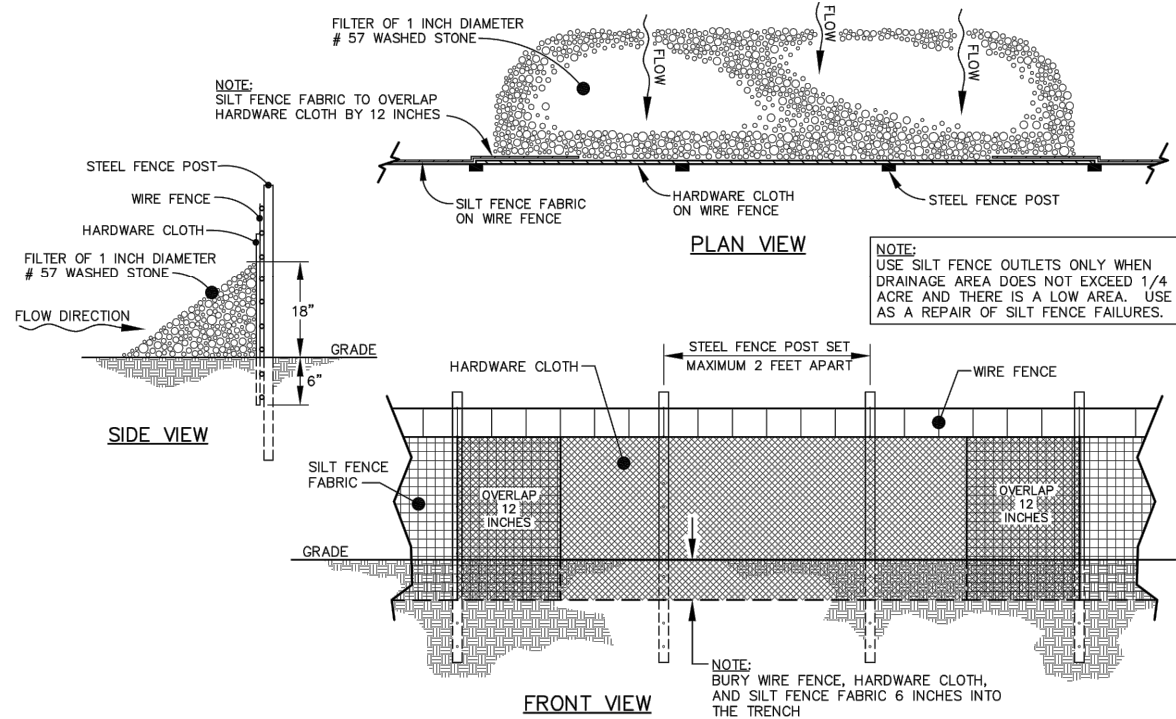
NOTES:

1. FILTER FABRIC SHALL CONFORM TO THE REQUIREMENTS LISTED IN ASTM D 6461.
2. ENDS OF INDIVIDUAL FILTER FABRIC SHALL BE SECURELY FASTENED AT A SUPPORT POST WITH 4 FEET MINIMUM OVERLAP TO THE NEXT POST.
3. PACE 12 INCHES OF FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
4. INSPECT SEDIMENT FENCE(S) AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL.
5. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE.
6. AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE AND PROPERLY STABILIZE THE SITE.



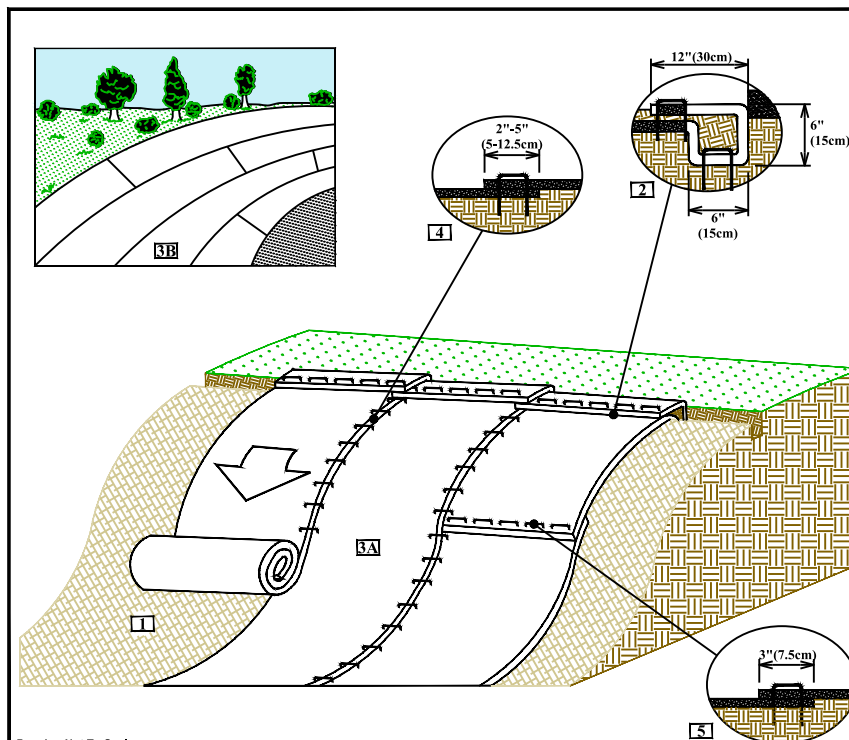
SILT FENCE DETAIL

SCALE: N.T.S.



STANDARD SILT FENCE OUTLET DETAIL

SCALE: N.T.S.



SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6\"(15cm) deep X 6\"(15cm) wide trench with approximately 12\"(30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12\"(30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12\"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12\"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2\" - 5\" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3\"(7.5cm) overlap. Staple through overlapped area, approximately 12\"(30cm) apart across entire RECPs width.

Drawing Not To Scale
 NORTH AMERICAN GREEN
 5401 St. Wendel - Cynthiana Rd. POSEYVILLE, IN 47633 PH: 800-772-2040 www.nagreen.com
 Disclaimer: The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.
 Drawn on: 5-4-17

EROSION CONTROL MATTING DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:



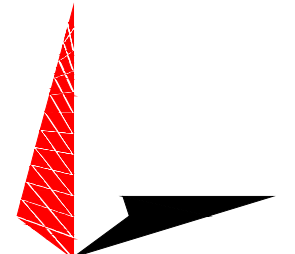
8051 CONGRESS AVENUE
 BOCA RATON, FL 33487
 OFFICE: (561) 226-9332

PROJECT INFORMATION:

**SBA SITE ID: TX24313-S
 GEORGETOWN**

620 S IH 35
 GEORGETOWN, TX 78626
 (WILLIAMSON COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 OFFICE: (919) 661-6351
 www.tepgroup.net

SEAL:



TEP OPCO LLC
 TX FIRM # F-19415

August 25, 2023

| REV | DATE | ISSUED FOR: |
|-----|----------|--------------|
| 1 | 08-25-23 | CONSTRUCTION |
| 0 | 08-16-23 | PRELIMINARY |

DRAWN BY: CLR CHECKED BY: MJC

SHEET TITLE:
**SILT FENCE &
 MATTING DETAILS**

| | |
|-----------------------------|----------------|
| SHEET NUMBER: C-6 | REVISION: 1 |
| TEP #: 312947 | |



TCEQ Core Data Form

For detailed instructions on completing 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.) | | |
| <input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.) | | |
| <input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form) | <input type="checkbox"/> 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 | | RN |

SECTION II: Customer Information

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------------------------|---------------------------------|
| 4. General Customer Information | | 5. Effective Date for Customer Information Updates (mm/dd/yyyy) | | 07/03/2023 | |
| <input checked="" type="checkbox"/> New Customer | | <input type="checkbox"/> Update to Customer Information | | <input type="checkbox"/> Change in Regulated Entity Ownership | |
| <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts) | | | | | |
| <i>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).</i> | | | | | |
| 6. Customer Legal Name (If an individual, print last name first: eg: Doe, John) | | | | If new Customer, enter previous Customer below: | |
| SBA Towers X, LLC | | | | | |
| 7. TX SOS/CPA Filing Number | | 8. TX State Tax ID (11 digits) 32076996290 | | 9. Federal Tax ID (9 digits) 82-5146661 | 10. DUNS Number (if applicable) |
| 11. Type of Customer: | | <input checked="" type="checkbox"/> Corporation | | <input type="checkbox"/> Individual | |
| Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other | | <input type="checkbox"/> Sole Proprietorship | | Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited | |
| 12. Number of Employees | | | 13. Independently Owned and Operated? | | |
| <input type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input checked="" type="checkbox"/> 501 and higher | | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |
| 14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following | | | | | |
| <input type="checkbox"/> Owner | | <input type="checkbox"/> Operator | | <input checked="" type="checkbox"/> Owner & Operator | |
| <input type="checkbox"/> Occupational Licensee | | <input type="checkbox"/> Responsible Party | | <input type="checkbox"/> VCP/BSA Applicant | |
| <input type="checkbox"/> Other: | | | | | |
| 15. Mailing Address: 8051 Congress Avenue | | | | | |
| City | | State | | ZIP | |
| Boca Raton | | FL | | 33487 | |
| ZIP + 4 | | 1307 | | | |
| 16. Country Mailing Information (if outside USA) | | | | 17. E-Mail Address (if applicable) | |
| | | | | jmancilla@sbsite.com | |
| 18. Telephone Number | | 19. Extension or Code | | 20. Fax Number (if applicable) | |

SECTION III: Regulated Entity Information**21. General Regulated Entity Information** (If 'New Regulated Entity' is selected, a new permit application is also required.)
 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 Core 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.)

SBA Communications Tower

23. Street Address of the Regulated Entity:

620 S IH 35

(No PO Boxes)

| | | | | | | | |
|-------------|------------|--------------|----|------------|-------|----------------|--|
| City | Georgetown | State | TX | ZIP | 78626 | ZIP + 4 | |
|-------------|------------|--------------|----|------------|-------|----------------|--|

24. County

Williamson

If no Street Address is provided, fields 25-28 are required.

25. Description to

Proposed cell tower location is south of the existing Wal-mart located at the street address above. Coordinates of proposed tower location are provided below.

Physical Location:**26. Nearest City****State****Nearest ZIP Code**

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:

30.643675

28. Longitude (W) In Decimal:

97.692622

Degrees

Minutes

Seconds

Degrees

Minutes

Seconds

30

38

37.23

97

41

33.44

29. Primary SIC Code**30. Secondary SIC Code****31. Primary NAICS Code****32. Secondary NAICS Code**

(4 digits)

(4 digits)

(5 or 6 digits)

(5 or 6 digits)

4812

4813

517312

33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)

Communications tower & compound for cellular service providers' equipment

34. Mailing

8051 Congress Avenue

Address:

| | | | | | | | |
|-------------|------------|--------------|----|------------|-------|----------------|------|
| City | Boca Raton | State | FL | ZIP | 33487 | ZIP + 4 | 1307 |
|-------------|------------|--------------|----|------------|-------|----------------|------|

35. E-Mail Address:

jmancilla@sbsite.com

36. Telephone Number**37. Extension or Code****38. Fax Number** (if applicable)

(561) 981-7381

() -

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.

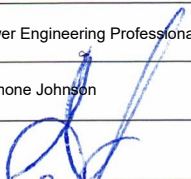
| | | | | |
|------------------------------------------------|------------------------------------------------|-----------------------------------------------------|--------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Dam Safety | <input type="checkbox"/> Districts | <input checked="" type="checkbox"/> Edwards Aquifer | <input type="checkbox"/> Emissions Inventory Air | <input type="checkbox"/> Industrial Hazardous Waste |
| <input type="checkbox"/> Municipal Solid Waste | <input type="checkbox"/> New Source Review Air | <input type="checkbox"/> OSSF | <input type="checkbox"/> Petroleum Storage Tank | <input type="checkbox"/> PWS |
| <input type="checkbox"/> Sludge | <input type="checkbox"/> Storm Water | <input type="checkbox"/> Title V Air | <input type="checkbox"/> Tires | <input type="checkbox"/> Used Oil |
| <input type="checkbox"/> Voluntary Cleanup | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Wastewater Agriculture | <input type="checkbox"/> Water Rights | <input type="checkbox"/> Other: |
| | | | | |

SECTION IV: Preparer Information

| | | | |
|-----------------------------|----------------------|-----------------------|--------------------------------------|
| 40. Name: | Michael Cassibry | 41. Title: | Civil Project Manager, TEP OPCO, LLC |
| 42. Telephone Number | 43. Ext./Code | 44. Fax Number | 45. E-Mail Address |
| (803) 849-5419 | | () - | Mcassib1@gmail.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: | Tower Engineering Professionals, Inc. | Job Title: | Project Manager |
| Name (In Print): | Simone Johnson | Phone: | (407) 724 - 2626 |
| Signature: |  | Date: | 7-11-23 |