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TBPELS No. F-1909

WATER POLLUTION ABATEMENT PLAN (WPAP)

FOR

Saragusa Facility Site Development

3520 IH 35 N,
WILLIAMSON COUNTY, TX 78626

Prepared For:

Berry Creek Partners II LP
1102 South Rock Street
Georgetown, TX 78626

Prepared By:

SOUTHWEST ENGINEERS, INC
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06/19/2025

JUNE 2025
Project #: 1154-003-24

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I.

EDWARDS AQUIFER APPLICATION COVER PAGE (TCEQ-20705)

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: Saragusa Facility Site Development						**2. Regulated Entity No.:**			
3. Customer Name: Berry Creek Partners II LP						**4. Customer No.:**			
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):**			±20.70
9. Application Fee:	$6,500		**10. Permanent BMP(s):**					(2) Batch Detention Ponds	
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**					N/A	
13. County:	Williamson		**14. Watershed:**					Berry Creek	

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.)	___	___	_✓_
Region (1 req.)	___	___	_✓_
County(ies)	___	___	_✓_
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence _✓_Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Harsha Thati, P.E.	
Print Name of Customer/Authorized Agent Bhl.T	06/20/2025
Signature of Customer/Authorized Agent	Date

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

II.

General Information Form
(TCEQ-0587)

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: Harsha Thati, P.E.

Date: 06/20/2025

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Saragusa Facility Site Development
2. County: Williamson County
3. Stream Basin: Berry Creek
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: Ken Mongold
   Entity: Berry Creek Partners II LP
   Mailing Address: 1102 South Rock Street
   City, State: Georgetown, TX Zip: 78626
   Telephone: 832-483-8899 FAX: _____
   Email Address: ken@hw-companies.com

8. Agent/Representative (If any):

   Contact Person: Harsha Thati, P.E.
   Entity: Southwest Engineers, Inc
   Mailing Address: 205 Cimarron Park Loop
   City, State: Buda, TX Zip: 78610
   Telephone: 512-312-4336 FAX: _____
   Email Address: harsha.thati@swengineers.com

9. Project Location:

   ☐ The project site is located inside the city limits of _____.
   ☒ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of Georgetown.
   ☐ 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.

    3520 IH 35 N, Georgetown, TX 78626

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: _____

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.

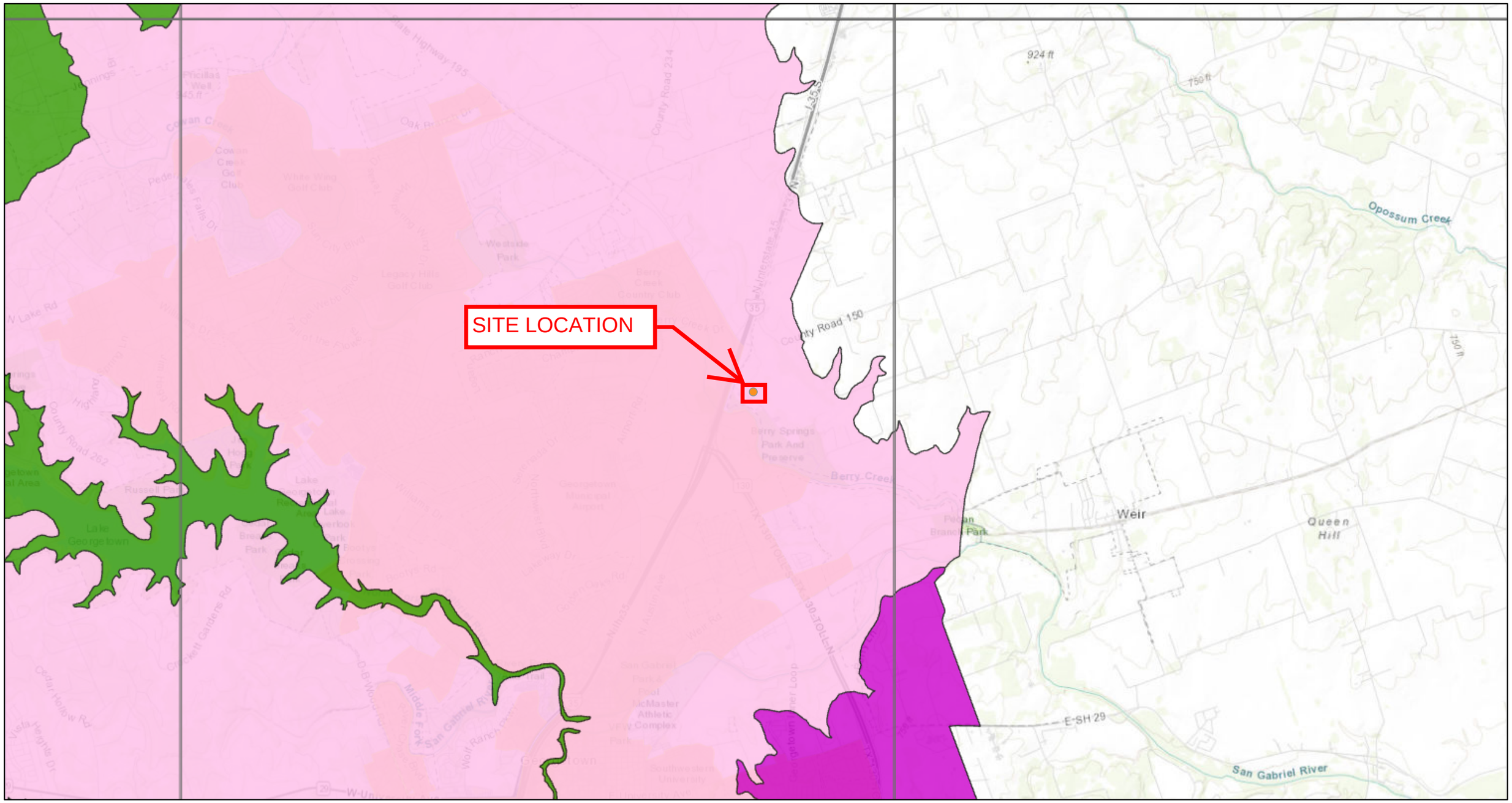
21. ☒ No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

WATER POLLUTION ABATEMENT PLAN
ATTACHMENT A

ROAD/LOCATION MAP

3520 IH 35 N
GEORGETOWN, TX 78626

3520 IH 35 N.


SITE LOCATION
924 ft
750 ft
Opossum Creek
County Road 150
Weir
Queen Hill
E SH 29
San Gabriel River
Berry Creek
Georgetown Municipal Airport
Lake Georgetown
Legacy Hills Golf Club
Cowan Creek Golf Club
White Wing Golf Club
Westside Park
Berry Springs Park And Preserve
San Gabriel Park
Pool McMaster Athletic Complex
Southwestern University
Middle Fork San Gabriel River
Wolf Ranch Loop
Cedar Hollow Rd
Vista Heights Dr
Crockett Gardens Rd
Pedernales Falls Dr
Oak Prairie Dr
Cowan Creek
Pecan Branch Park
Pecan Park
Picicilas Well
Interstate 35
State Highway 195
County Road 234
County Road 262
Highland Terrace
Williams Dr
Northwest Blvd
Rivery Blvd
Gateway Dr
Golden Oaks Rd
Wolf Ranch Pkwy
Rivery Blvd
Airport Rd
Lakeway Dr
Russell Park
Lake Georgetown Recreation Area
Georgetown Municipal Area
Lake Georgetown Park
Breezy Point Park
Cedar Breaks Park
Cedar Breaks Park Entrance
Cedar Breaks Park Overlook
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GENERAL INFORMATION SECTION
ATTACHMENT C

PROJECT DESCRIPTION

The subject property consists of a ±20.70-acre tract located at 3520 IH 35 N, Georgetown, TX 78626. The property is located within Williamson County, and the Edwards Aquifer Recharge Zone as defined by the Texas Commission on Environmental Quality (TCEQ). The project tract is located within the Berry Creek Watershed. Currently, the tract consists of a single-family dwelling structure, three (3) metal sheds, three (3) wooden structures, and associated gravel/concrete driveway with runoff draining primarily by overland sheet flow in a southerly direction toward Berry Creek. Proposed improvements include providing a caliche area for an outdoor storage facility, three (3) buildings, associated driveways and parking, and two (2) water quality/detention ponds (Batch Detention Ponds).

- Limits of Construction: ±20.40 acres
- Legal Boundaries: ±20.70 acres
- Total Impervious Cover: ±18.87 acres

The batch detention ponds will be used as a Permanent Best Management Practice (BMP) onsite to treat storm water generated. The BMP has been designed in accordance with TCEQ's Edwards Aquifer Rules Technical Guidance on Best Management Practices RG-348 Addendum Sheet. Stormwater will be detained in the batch detention ponds prior to being released into the existing Berry Creek.

This Recharge and Transition Zone Exception Request describes the measures taken to design the batch detention ponds. The design calculations are based on the proposed impervious cover, which consists of building roofs and paved areas (asphalt and concrete). Please refer to the site construction drawings provided with this request for more information.

III.

Geologic Assessment Form
(TCEQ-0585)

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), 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. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Kevin Denson, P.G. Telephone: 512-442-1122

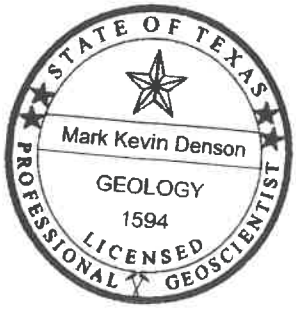
Date: January 29, 2025 Fax: 512-442-1181

Representing: Terracon Consultants, Inc. (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Regulated Entity Name: Saragusa Tracts, 3520 IH-35 North, Georgetown, Williamson County, Texas

Project Information



1. Date(s) Geologic Assessment was performed: January 17, 2025
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

4. ☒ **Attachment A - Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

5. ☒ Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)

Soil Name	Group*	Thickness(feet)
Sunev silty clay loam (SvB)	B	4-5
Eckrant cobbly clay (EaD)	D	1
Queeny clay loam (QuC)	D	1-2

** Soil Group Definitions (Abbreviated)*

A. *Soils having a high infiltration rate when thoroughly wetted.*
B. *Soils having a moderate infiltration rate when thoroughly wetted.*
C. *Soils having a slow infiltration rate when thoroughly wetted.*
D. *Soils having a very slow infiltration rate when thoroughly wetted.*

6. ☒ **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.

7. ☒ **Attachment C – Site Geology**. A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.

8. ☒ **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'

   Applicant's Site Plan Scale: 1" = _'
   Site Geologic Map Scale: 1" = 250'
   Site Soils Map Scale (if more than 1 soil type): 1" = 250 '

9. Method of collecting positional data:

   ☒ Global Positioning System (GPS) technology.
   ☐ Other method(s). Please describe method of data collection: _____

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.
12. ☐ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    ☒ Geologic or manmade features were not discovered on the project site during the field investigation.
13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

    ☒ There are 1 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
    - ☐ The wells are not in use and have been properly abandoned.
    - ☒ The wells are not in use and will be properly abandoned.
    - ☐ The wells are in use and comply with 16 TAC Chapter 76.

    ☐ There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

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

Attachment A

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: Saragusa Tracts - 20.68 Acres, 3520 IH-35 North, Georgetown, Williamson County, Texas

LOCATION			FEATURE CHARACTERISTICS												EVALUATION	PHYSICAL SETTING				
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DIM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
WW-1	30 41.63	97 39.00	MB	30	Ked									0	30	x		x		Hill top

* DATUM NAD27

2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials

12 TOPOGRAPHY
Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

I have read, I understood, and I have followed the Texas Natural Resource Conservation Commission's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.

My signature certifies that I am qualified as a geologist as defined by 30 TAC 213

Date 1/28/2025

TNRCC-0585-Table (Rev. 5-1-02)

Sheet 1 of 1

STATE OF TEXAS
Mark Kevin Denson
GEOLOGY
1594
LICENSED
PROFESSIONAL GEOSCIENTIST

Attachment B

Stratigraphic Column
Saragusa Tracts - 20.68 Acres
3520 IH-35 North
Georgetown, Williamson County, Texas

HYDROGEOLOGIC SUBDIVISION	FORMATION	THICKNESS (feet)	LITHOLOGY
Confining Layer	Quaternary alluvium and terrace deposits	20	Gravel, sand, silt, and clay

Source: Senger, Collins and Kreitler, 1990

1/28/2025

STATE OF TEXAS
Mark Kevin Denson
GEOLOGY
1594
LICENSED PROFESSIONAL GEOSCIENTIST

Terracon

ATTACHMENT C
SITE-SPECIFIC GEOLOGY

The Geologic Assessment (GA) of the Saragusa Tracts site was performed by Kevin Denson, P.G., of Terracon on January 17, 2025. The approximate 20.68-acre site is located at 3520 IH-35 North in Georgetown, Williamson County, Texas. The site is former homestead developed with a former rural residence, garage, and various outbuildings. A subsurface utility line is currently being installed along the western and southern property boundaries. The remainder of the site is undeveloped grassland with scattered trees.

Exhibit 1 (attached) is a site location map depicting the site in relation to the surrounding area. The areas immediately surrounding the site are a mix of residential, commercial, and undeveloped properties. The site is characterized as gently sloping to the south and east. Site elevation ranges from about 692 to 683 feet above mean sea level (msl).

The surficial geologic units present at the site have been identified as Quaternary alluvium and terrace deposits, which consist of varying amounts of gravels, sands, silts, and clays. Exhibit 2 (attached) is a geologic map of the site. Table 1 (attached) is a stratigraphic column prepared for the site. Exposure of the geologic units is typically obscured by soil and vegetation. The recharge zone boundary of the Edwards Aquifer is located approximately 2,500 feet east-northeast of the site. No faulting was observed on the site, although there is a mapped fault crossing the site. The fault, which trends toward the northeast, is associated with the Balcones Fault zone which represents the dominant structural trend in the vicinity of the site. The completed Geologic Assessment form is attached.

A water well was observed at the site and information was identified as State Well number 5819612 on the Texas Water Development Board (TWDB) website. The well was reportedly completed in 1976 at a total depth of 180 feet below ground surface.

No springs were observed onsite. A review of the site maps contained in the City of Georgetown Ordinance 2015-14 indicated there are no known springs occupied by the Georgetown Salamander on the site and the nearest known occupied site is located approximately 3 miles south-southwest of the site (San Gabriel Spring).

Based on the lack of significant sensitive recharge features observed on the site, the potential for fluid movement to the Edwards aquifer beneath the project is considered low.

Approximate Project Boundary

Williamson County 2024 1-Foot Contours

0 125 250 500 Feet

DATA SOURCES:
Esri Community Maps Contributors, Baylor University, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Williamson County TX, Maxar

Project No.:	96247734A
Date:	Jan 2025
Drawn By:	RC
Reviewed By:	KD

Terracon
5307 Industrial Oaks Blvd. - #160 Austin, TX 78735
PH. (512) 442-1122 terracon.com

Site Specific Topography

Saragusa Tracts

3520 IH-35 North
Georgetown, Texas

Exhibit

1.0

Approximate Project Boundary

USDA WSS Map Unit

- Branyon clay, 1 to 3 percent slopes (BrB)
- Eckrant cobbly clay, 1 to 8 percent slopes (EaD)
- Houston Black clay, 1 to 3 percent slopes (HoB)
- Krum silty clay, 0 to 1 percent slopes (KrA)
- Krum silty clay, 1 to 3 percent slopes (KrB)
- Oakalla soils, 0 to 1 percent slopes, channeled, frequently flooded (OkA)
- Queeny clay loam, 1 to 5 percent slopes (QuC)
- Sunev silty clay loam, 0 to 1 percent slopes (SvA)
- Sunev silty clay loam, 1 to 3 percent slopes (SvB)

0 125 250 500 Feet

DATA SOURCES:
Esri Community Maps Contributors, Baylor University, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Williamson County TX, Maxar, USDA NCRS Web Soil Survey

Project No.:	96247734A
Date:	Jan 2025
Drawn By:	RC
Reviewed By:	KD

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PH. (512) 442-1122 terracon.com

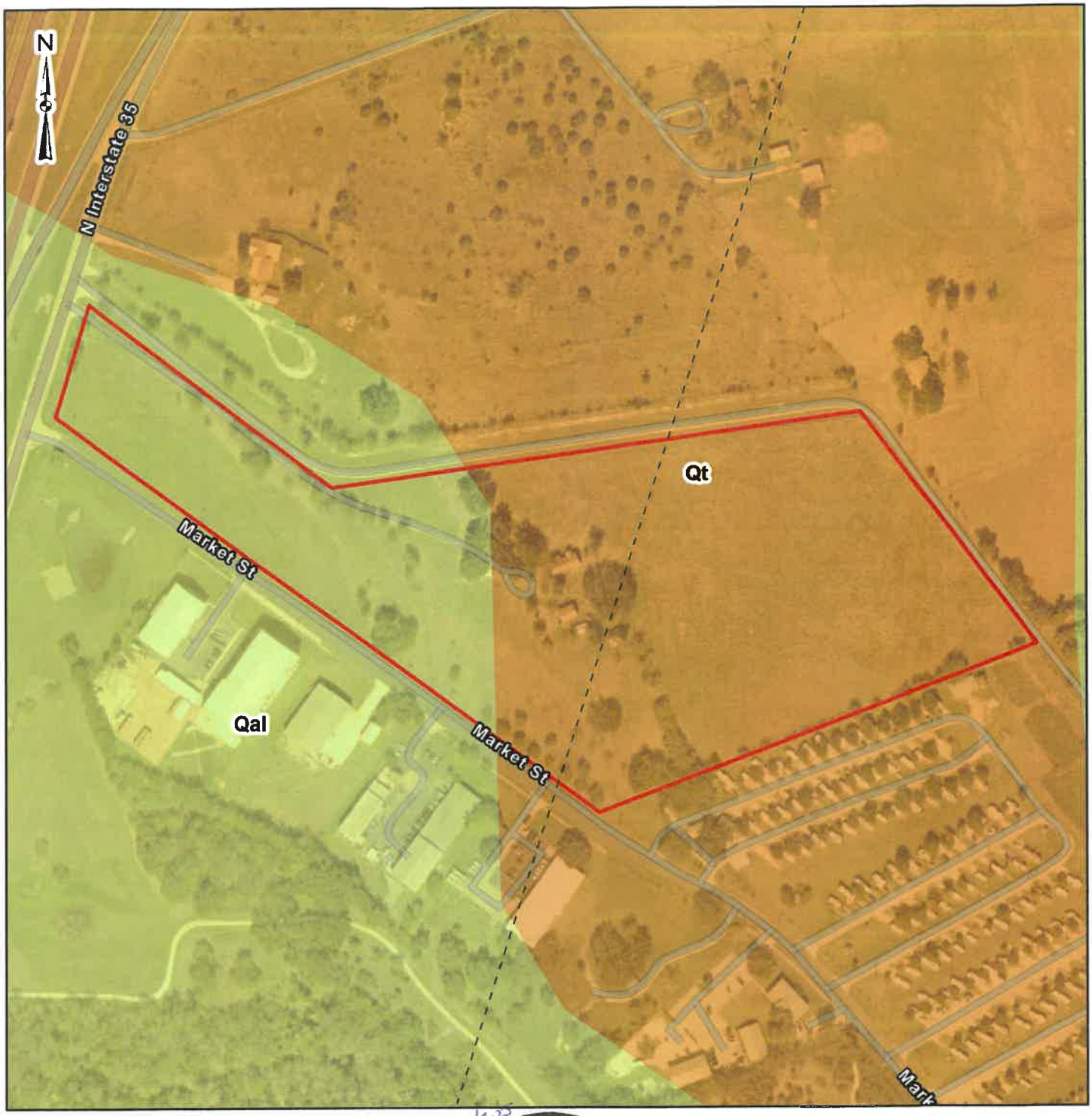
USDA Site Soil Map

Saragusa Tracts

3520 IH-35 North
Georgetown, Texas

Exhibit

2.0



Approximate Project Boundary

Pocket of Texas Geology Rock Units

- Alluvium (Qal)
- Terrace Deposits (Qt)
- Approximate location of mapped fault

Feet
0 125 250 500

DATA SOURCES:
Esri Community Maps Contributors, Baylor University, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Williamson County TX, Maxar

1/28/25

STATE OF TEXAS
Mark Kevin Denson
GEOLOGY
1594
LICENSED
PROFESSIONAL GEOSCIENTIST

Project No.:	96247734A
Date:	Jan 2025
Drawn By:	RC
Reviewed By:	KD

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PH. (512) 442-1122 terracon.com

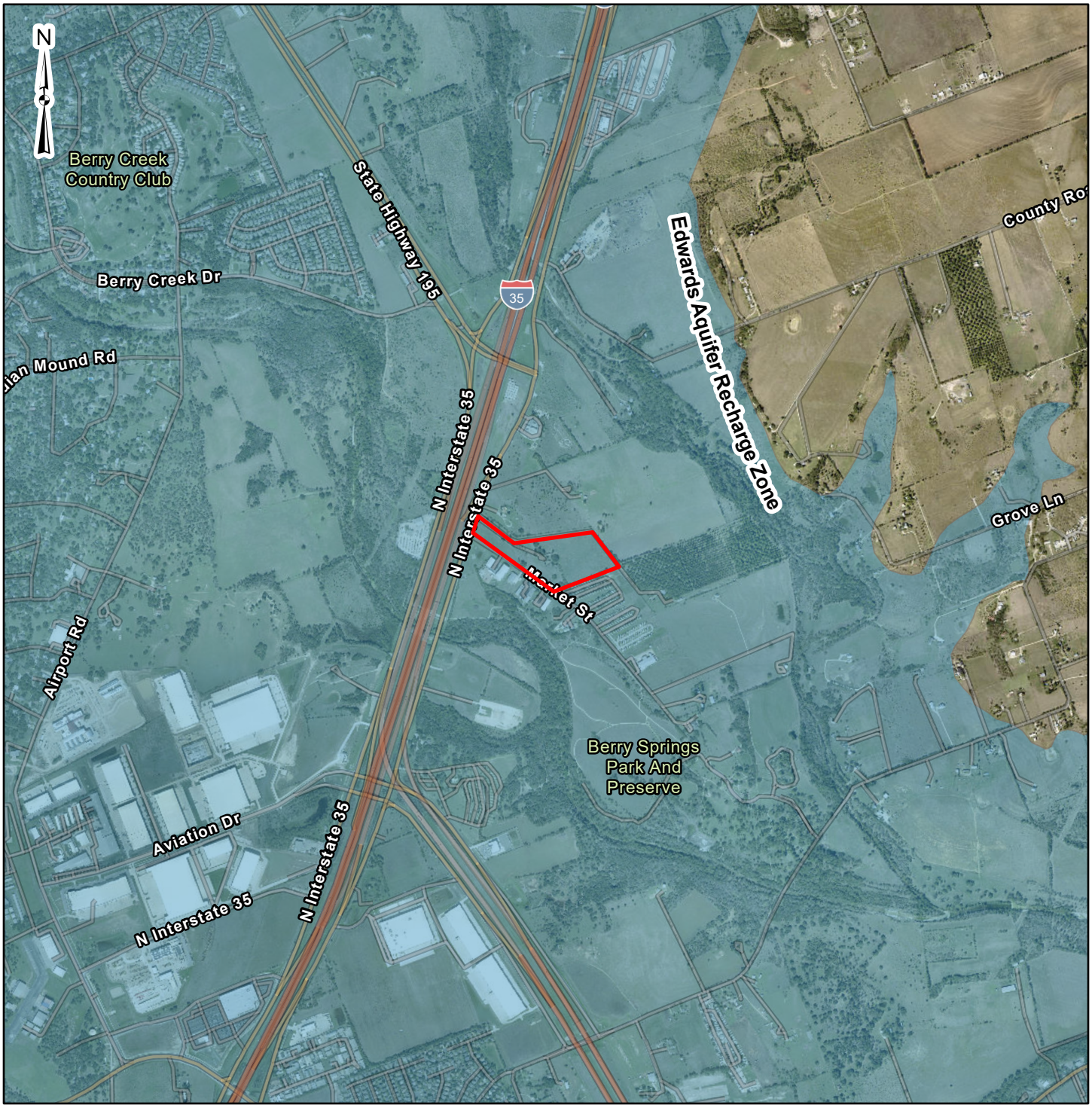
Site Specific Bedrock Geology

Saragusa Tracts

3520 IH-35 North
Georgetown, Texas

Exhibit

3.0



Approximate Project Boundary

TCEQ Edwards Aquifer Zone Data

Edwards Aquifer Recharge Zone

Feet

0 1,250 2,500 5,000

DATA SOURCES:
Williamson County TX, Maxar, Baylor University, County of Williamson, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Project No.:	96247734A
Date:	Jan 2025
Drawn By:	RC
Reviewed By:	KD

terracon

5307 Industrial Oaks Blvd. - #160 Austin, TX 78735

PH. (512) 442-1122 terracon.com

Edwards Aquifer Zones

Saragusa Tracts

3520 IH-35 North
Georgetown, Texas

Exhibit

4.0

IV.

Water Pollution Abatement Plan Application Form (TCEQ-0584)

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(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 **Water Pollution Abatement Plan Application Form** is hereby submitted for TCEQ review and Executive Director approval. The form was prepared by:

Print Name of Customer/Agent: Harsha Thati, P.E.

Date: 06/20/2025

Signature of Customer/Agent:

Regulated Entity Name: Saragusa Facility Site Development

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property):±20.70

3. Estimated projected population:N/A

4. The amount and type of impervious cover expected after construction are shown below:

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	39971	÷ 43,560 =	0.92
Parking	14514	÷ 43,560 =	0.33
Other paved surfaces	769801	÷ 43,560 =	17.67
Total Impervious Cover	824251	÷ 43,560 =	18.9

Total Impervious Cover 18.87 **÷ Total Acreage** 20.70 **X 100 =** 91.16**% Impervious Cover**

5. ☒ **Attachment A - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.

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

For Road Projects Only

Complete questions 7 - 12 if this application is exclusively for a road project.

7. Type of project:

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

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

   ☐ Concrete
   ☐ Asphaltic concrete pavement
   ☐ Other: _____

9. Length of Right of Way (R.O.W.): _____ feet.

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

10. Length of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

14. The character and volume of wastewater is shown below:

_____% Domestic	_____Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day

TOTAL gallons/day 0

15. Wastewater will be disposed of by:

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

- ☐ **Attachment C - Suitability Letter from Authorized Agent**. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.
- ☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☐ Sewage Collection System (Sewer Lines):

- ☐ Private service laterals from the wastewater generating facilities will be connected to an existing SCS.
- ☐ Private service laterals from the wastewater generating facilities will be connected to a proposed SCS.

- ☐ The SCS was previously submitted on_____.
- ☐ The SCS was submitted with this application.
- ☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

☐ The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is:

☐ Existing.
☐ Proposed.

16. ☐ All private service laterals will be inspected as required in 30 TAC §213.5.

Site Plan Requirements

Items 17 – 28 must be included on the Site Plan.

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

Site Plan Scale: 1" = 50'.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA F.I.R.M. Panel No. 48491C0285F, dated December 20, 2019

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

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

20. All known wells (oil, water, unplugged, capped and/or abandoned, test holes, etc.):

☒ There are 1 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)

☐ The wells are not in use and have been properly abandoned.
☒ The wells are not in use and will be properly abandoned.
☐ The wells are in use and comply with 16 TAC §76.

☐ There are no wells or test holes of any kind known to exist on the project site.

21. Geologic or manmade features which are on the site:

☐ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
☒ No sensitive geologic or manmade features were identified in the Geologic Assessment.
☐ **Attachment D - Exception to the Required Geologic Assessment**. A request and justification for an exception to a portion of the Geologic Assessment is attached.

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

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

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

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

26. ☐ Surface waters (including wetlands).

    ☒ N/A

27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.

    ☒ There will be no discharges to surface water or sensitive features.

28. ☒ Legal boundaries of the site are shown.

Administrative Information

29. ☒ 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.

30. ☒ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

WATER POLLUTION ABATEMENT PLAN APPLICATION FORM
ATTACHMENT A

FACTORS AFFECTING SURFACE WATER QUALITY

DURING CONSTRUCTION

Non-Storm Water Discharges - The following non-storm water discharges may occur from the site during the construction period:

- Non-point discharge of paint and solvents
- Water used to wash vehicles or control dust
- Water from utility line flushing during initial line testing
- Petroleum drippings from vehicle movement
- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred)
- Groundwater (from dewatering of excavation)
- Silt Runoff form soil disturbance
- Trash and Debris (Litter) and discarded Food and Tobacco Products

All non-storm water discharge will be directed to the Erosion and Sedimentation Controls (Best Management Practices) to remove any suspended solids contained therein. Material management practices will be utilized to reduce the risk of spills, or other accidental exposure of the materials listed above to storm water runoff. These and any other sources of pollutants that may affect storm water quality will be screened and filtered by temporary BMPs, which will be installed prior to the commencement of site clearing.

POST CONSTRUCTION

Non-Storm Water Discharges after construction has been completed which can affect water quality include:

- Lawn fertilizer and pesticides
- Petroleum drippings from vehicle movement
- Cleaning products used out-of-doors not captured in sanitary sewer
- Landscape Maintenance

Post-construction storm water discharges typically will transport sediment in the form of dirt and dust accumulated on streets and other impervious flatwork, rooftops and sediment from erosion of grassy areas. That material will be conveyed to the water quality pond (where most pollutants will be removed), and then conveyed to the proposed detention pond and finally discharge sheet flows into the undeveloped land.

WATER POLLUTION ABATEMENT PLAN APPLICATION FORM
ATTACHMENT B

VOLUME AND CHARACTER OF STORMWATER

The project site consists of two major drainage areas (EX-A and EX-B) separated by a ridge running northwest to southeast. Stormwater flows from the north, draining towards southeast on one side of the ridge and southwest on the other. Using the SCS Method and Atlas 14 rainfall data, the existing drainage area will produce a peak flow of approximately 57.84 cubic feet per second (cfs) and 155.75 cfs during a 100-year storm event for Point-of-Analysis A and B, respectively. Please refer to the "Existing Drainage Area Map" provided in the site construction drawings for more information. This existing drainage area naturally conveys storm water via overland flow to Berry Creek.

In proposed conditions, the impervious cover on-site will be approximately 18.87-acres (+/- 91.16% of the total property acreage). Using the SCS Method and Atlas 14 rainfall data, the proposed drainage areas will produce a peak flow of approximately 51.69 cfs and 124.23 cfs during a 100-year storm event for Points-of-Analysis A and B, respectively. Please refer to the "Proposed Drainage Area Map" provided in the site construction drawings for more information. Please see the Project Narrative in General Information Section - Attachment C for more information.

Erosion Controls will be installed to decrease and/or prevent sediment runoff during construction. Please refer to the site construction drawings for further details.

Southwest Engineers
Engineering Texas Since 1978

Public Infrastructure
Land Development
Land & ROW Acquisition

TBPELS No. F-1909

WATER POLLUTION ABATEMENT PLAN APPLICATION FORM
ATTACHMENT C

SUITABILITY LETTER FROM AUTHORIZED AGENT

A Suitability Letter from Authorized Agent is not applicable. There is no wastewater to be generated by the proposed project. Please see the WPAP Application Form (TCEQ-0584).

V.

Temporary Stormwater Section (TCEQ-0602)

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: Harsha Thati, P.E.

Date: 06/20/2025

Signature of Customer/Agent:

Regulated Entity Name: Saragusa Facility Site Development

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

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

   These fuels and/or hazardous substances will be stored in:

   ☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☐ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

☐ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Berry Creek

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

7. ☒ **Attachment D – Temporary Best Management Practices and Measures**. TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

   ☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

   ☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

    ☒ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

    ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

    ☒ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

    ☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☒ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☐ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. ☒ **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices**. A schedule of the interim and permanent soil stabilization practices for the site is attached.

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

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

TEMPORARY STORMWATER SECTION
ATTACHMENT A

SPILL RESPONSE ACTIONS

Spill Prevention and Control

The objective of this section is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees. The following steps will help reduce the stormwater impacts of leaks and spills:

Education

(1) Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.
(2) Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
(3) Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
(4) Establish a continuing education program to indoctrinate new employees.
(5) Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

(1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
(2) Store hazardous materials and wastes in covered containers and protect from vandalism.
(3) Place a stockpile of spill cleanup materials where it will be readily accessible.
(4) Train employees in spill prevention and cleanup.
(5) Designate responsible individuals to oversee and enforce control measures.
(6) Spills should be covered and protected from stormwater runon during rainfall to the extent that it doesn't compromise clean up activities.
(7) Do not bury or wash spills with water.
(8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
(9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
(10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.

(11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
(12) Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

(1) Clean up leaks and spills immediately.
(2) Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
(3) Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

(1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
(2) Use absorbent materials on small spills rather than hosing down or burying the spill.
(3) Absorbent materials should be promptly removed and disposed of properly.
(4) Follow the practice below for a minor spill:
(5) Contain the spread of the spill.
(6) Recover spilled materials.
(7) Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills
Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities. Spills should be cleaned up immediately:

(1) Contain spread of the spill.
(2) Notify the project foreman immediately.
(3) If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
(4) If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
(5) If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills
For significant or hazardous spills that are in reportable quantities:

(1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512- 339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM.

After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
(2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
(3) Notification should first be made by telephone and followed up with a written report.
(4) The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
(5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc. More information on spill rules and appropriate responses is available on the TCEQ website at: https://www.tceq.texas.gov/response/spills

TEMPORARY STORMWATER SECTION
ATTACHMENT B

POTENTIAL SOURCES OF CONTAMINATION

Some potential sources of contamination are as follows:

- fuel storage and use,
- chemical storage and use,
- use of asphaltic products,
- construction vehicles tracking onto public roads,
- existing solid waste,
- and other vehicular contaminants (i.e., fuel, oil, lubricants, etc.).

Refer to Attachment A for Spill Response Actions.

TEMPORARY STORMWATER SECTION
ATTACHMENT C

SEQUENCE OF MAJOR ACTIVITIES

1. Construct temporary erosion control measures, including all silt fences, rock berms, diversion berms, and tree protection fencing per approved plan (±21.40-acres).

2. Conduct pre-construction conference with city inspector, water and wastewater utility representative, owner's representative, architect, engineer and contractor. Contact City of Georgetown permit center at (512) 930-2550 to schedule the pre-construction conference. An esc contact name and number will be provided to the city inspector for 24/7 access in the event of erosion and sediment control breach or related problem.

3. Construction of water quality ponds, to act as temporary sedimentation basin (1.83-acres).

4. Contractor shall contact City of Georgetown prior to utility abandonment at 512-930-3648, if appropriate.

5. Perform clearing, demolition and rough grading (±21.40-acres).

6. Construct all weather access drives including asphalt, base, and curb & gutter (18.0-acres).

7. Prior to city final acceptance, the contractor shall have vegetative cover in place in conformance with the general construction notes and landscape plan. All adjacent areas disturbed by the work will be repaired and revegetated by the general contractor to preexisting or better conditions. Permanent controls will be cleaned out and filter media will be installed prior to/concurrently with revegetation of site.

8. Schedule site final inspection with city environmental technician and city building inspector.

9. Remove any trapped sediment at erosion control devices and upon approval of city inspector. Remove all temporary erosion controls and tree protection.

10. The total overall disturbed area for the Commercial Outdoor Storage Facility is approximately ±20.70 acres.

TEMPORARY STORMWATER SECTION
ATTACHMENT D

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

At the beginning of the project, Temporary Best Management Practices (BMPs) will be installed according to the Erosion and Sedimentation Notes and Details sheet and placed as shown on the Erosion and Sedimentation Control Plan sheet. Silt fences will be installed, and the proposed batch detention ponds will be rough cut before construction begins. When full, the proposed batch detention ponds overflow will sheet flow downstream through silt fence. During construction, the silt fencing and batch detention ponds are to be inspected weekly, and after any rainfall.

The site is located 3520 I-35 N, Georgetown Texas 78626. Upgradient water from the undeveloped site upstream of the proposed development will be conveyed to the proposed detention ponds.

On-site Water

Silt fencing will be placed downwards along the boundary line of the tracts. Inlet protection will be placed as necessary to protect the existing inlet onsite. These Temporary BMPs will be installed along the down-gradient boundary of the property to filter all runoff that originates on site. The temporary construction entrance will be installed to prevent tracking materials offsite. Additionally, a concrete truck washout area will be placed onsite and be accessible to all existing traffic leaving the site. By this, the Temporary BMPs will prevent pollution of surface water that originates on-site due to the construction of the project.

The following sections were taken from the TNCC Manual, "Complying with Edward Aquifer
Rules: Technical Guidance on Best Management Practices."

- Construction Exit should be used at all designated access points.
- Silt Fence (interior) Areas of minor sheet flow. < ¼ acre/100 feet of fence < 20% slopes.
- Silt Fence (exterior) Down slope borders of site; up slope border is necessary to divert offsite drainage. For larger areas use diversion swale or berm. < ¼ acre/100 feet of fence < 20% slopes.
- Rock Berm Drainage swales and ditches with and below site. < 5 acres < 30% slopes.
- Inlet Protection Prevent sediment from entering storm drain system. < 1 acre.
- Spill Prevention Used on all sites to reduce spills.
- Concrete Washout Use on all concrete pouring operations.

A. A description of how BMPs and measures will prevent pollution of surface water, groundwater or storm water that originates upgradient from the site and flows across the site.

1. The upgradient storm water will be directed to the previously mentioned temporary BMPs.

B. 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 storm water runoff from the site.

1. Silt fence and stabilized construction entrances shall be used to prevent pollution of surface water, groundwater or storm water that originates on-site or flows off-site by locating the TBMPs downstream of the flows leaving the site. The TBMPs will reduce the amount of contaminated runoff leaving the site by acting as a filter for sediment before the flows are released into the existing storm sewer system. Also included is a stabilized construction entrance to reduce the amount of mud tracked onto surrounding streets by construction vehicles. Inspection and maintenance of the on-site controls shall be performed during the site clearing and rough grading process.

   All TBMPs will be maintained by the Contractor as will be described in the Contractor's Storm water Pollution Prevention Plan (SWPPP). The initial installation of Erosion and Sedimentation Controls, will act as a sediment trap, and help to prevent pollution of surface waters from runoff originating on-site to the greatest extent practicable.

C. A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

1. By locating the TBMPs downstream of the flows leaving the site, the TBMPs will reduce the amount of contaminated runoff leaving the site by acting as a filter for sediment before the flows are released. Also included is a stabilized construction entrance to reduce the amount of mud tracked onto surrounding streets by construction vehicles. Inspection and maintenance of the on-site controls shall be performed during the site clearing and rough grading process. All TBMPs will be maintained by the Contractor as will be described in the Contractor's SWPPP. The initial installation of Erosion and Sedimentation Controls, will act as a sediment trap, and help to prevent pollution of surface waters from runoff originating onsite to the greatest extent practicable.

D. 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.

Please refer to Erosion and Sedimentation Control Plan within the Construction plans.

TEMPORARY STORMWATER SECTION
ATTACHMENT F

STRUCTURAL PRACTICES

Structural practices will be used to limit runoff discharge of pollutants from exposed areas of the site. Silt fencing, triangular sediment filter dikes, inlet protection devices, and stabilized construction entrances will be incorporated as temporary erosion control devices and will be removed after the permanent stabilization is established.

Silt fencing shall be incorporated throughout the construction process. The placement of the silt fencing shall be perpendicular to runoff flow. Refer to project construction documents for quantity and actual locations of these erosion control devices. In areas where silt fencing is to be situated but is non-installable, triangular filter dikes shall be incorporated.

Stabilized construction entrances will be employed during the construction of this site to help minimize vehicle tracking of sediments. Paved streets adjacent to these site entrances shall be cleaned and/or swept regularly to remove any excess mud, dirt or rock tracked from the site. Refer to the project construction documents for actual locations of these erosion control devices. Staging areas will be utilized in locations as decided by the project general contractor and validated by the civil engineer. If the contractor determines the need for additional stabilized construction entrances, construction staging areas or pits, their locations shall be agreed upon by the contractor and the engineer and annotated in the Storm Water Pollution Prevention Plan (SWPPP) posted on the site during construction.

TEMPORARY STORMWATER SECTION
ATTACHMENT G

DRAINAGE AREA MAP

Please see the Construction Plans provided with this application for Existing and Proposed Drainage Area Maps, as well as details on the proposed methods for temporary erosion and sedimentation controls for the disturbed areas.

TEMPORARY STORMWATER SECTION
ATTACHMENT I

INSPECTION AND MAINTENANCE FOR BMPS

INSPECTIONS

Each contractor will designate a qualified person (or persons) to perform the following inspections:

1. Disturbed areas and areas used for storage of materials that are exposed to precipitation will be inspected for evidence of, or the potential for, pollutants entering the drainage system.

2. Erosion and sediment control measures identified in the plan will be observed to ensure that they are operating correctly.

3. Where discharge locations or points are accessible, they will be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

4. Locations where vehicles enter or exit the site will be inspected for evidence of offsite sediment tracking.

The inspection shall be conducted by the responsible person at least once every seven (7) calendar days and within 24 hours after a storm providing 1/2 inches of rainfall or greater. If one or more of the following conditions apply, the frequency of inspections shall be conducted at least once every month:

1. The site has been temporarily stabilized.

2. Where runoff is unlikely due to winter conditions (i.e. site is covered with snow, ice, or where frozen ground exists.

3. During seasonal arid periods in arid areas (areas with an average annual rainfall of 0 to 10 inches) and semi-arid areas (areas with an average annual rainfall of 10 to 20 inches).

The information required within an inspection and maintenance report are as follows:

1. Summary of the scope of the inspection.

2. Name(s) and qualifications of personnel making the inspection.

3. The date(s) of the inspection.

4. Major observations relating to the implementation of the storm water pollution prevention plan.

5. Changes required to correct damages or deficiencies in the control measures.

In addition to the required routine inspections, the following record of information will also be maintained:

1. The dates when selective clearing activities occur.

2. The dates when selective clearing activities permanently cease on a portion of the site.

Inspection and maintenance reports, as well as all records required by a Storm Water Pollution Prevention Plan (SWPPP), shall be included in the onsite SWPPP as part of the Texas Pollution Discharge Elimination System (TPDES) Report. Copies of example forms to be used for the inspection and maintenance reports along with their related records, will be included in the onsite SWPPP and are provided for reference.

MAINTENANCE

Based on the results of the inspection, any changes required to correct damages or deficiencies in the control measures shall be made within seven (7) calendar days after the inspection. If existing erosion controls need modification or additional erosion controls are necessary, implementation shall be achieved prior to the next anticipated storm event. If, however, the execution of this requirement becomes impractical, then the implementation will occur as soon as possible, with the incident duly noted with an explanation of the impracticality, in the inspection report.

Sediment accumulation at each control will be removed and properly disposed when the depth of accumulation equals or exceeds six (6) inches. If sediment accumulation is found to be contaminated, its disposal shall be off-site in a manner which conforms to the appropriate applicable regulations.

INSPECTION AND MAINTENANCE GUIDELINES:

<u>Silt Fence:</u>

1. Inspect all fencing weekly, and after any rainfall.
2. Remove sediment when buildup reaches 6 inches.
3. Replace any torn fabric or install a second line of fencing parallel to the torn section.
4. Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
5. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Triangular Sediment Filter Dikes:

1. Inspection should be made weekly or after each rainfall event and repair or replacement should be made promptly as needed by the contractor.
2. Inspect and realign dikes as needed to prevent gaps between sections.
3. Accumulated silt should be removed after each rainfall, and disposed of in a manner which will not cause additional siltation.
4. After the site is completely stabilized, the dikes and any remaining silt should be removed. Silt should be disposed of in a manner that will not contribute to additional siltation.

Inlet Protection:

1. Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
2. Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
3. Check placement of device to prevent gaps between device and curb.
4. Inspect filter fabric and patch or replace if torn or missing. 1-99
5. Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

Concrete Washout:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Temporary Construction Entrance/Exit:

1. The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
2. All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
3. When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
4. When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.

5. All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Docusign Envelope ID: DC8F2500-F8EF-4780-83F8-44A5BC7BC13A

Saragusa Facility Site Development
3520 N I-35
Georgetown, TX 78626

Inspection Report

Prevention Pollution Measure	Inspected in Compliance (Y/N)	Corrective Action Required: Description (use additional sheet if necessary)	Corrective Action Required: Date Completed
BEST MANAGEMENT PRACTICES			
Silt fences			
Rock berms			
Drain inlet protection			
Gravel filter bags			
Vehicle exits (offsite tracking)			
Concrete washout pit (leaks, failure)			
Temporary vegetation			
Permanent vegetation			
Sediment control basin			
Other structural controls			
Material storage areas (leakage)			
Equipment areas (leaks, spills)			
Construction debris			
General site cleanliness			
Trash receptacles			
Natural vegetation buffer strips			
EVIDENCE OF EROSION			
Site preparation			
Roadway or Parking Lot Construction			
Utility Construction			
Drainage Construction			
Building Construction			
MAJOR OBSERVATIONS			
Sediment discharges from site			
BMPs requiring maintenance			
BMPs requiring modification			
Additional BMPs required			

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Inspector's Name (Superintendent)	Inspector's Signature	Date
Berry Creek Partners II LP	DocuSigned by: Ken Mongold 52AEDD1A0744EC...	2/19/2025
Name of Owner/Operator (Firm)	Authorized Signature	Date

Note: If there is a "NO" answer in the second column, the right columns will need to be completed and action is required within 7 days. Use additional sheets if necessary.

Saragusa Facility Site Development
3520 N I-35
Georgetown, TX 78626

Responsible Party Form and Schedule

Prevention Pollution Measure	**Responsible Party Company Name**										
	Start Date	Estimated Duration (Days)									
BEST MANAGEMENT PRACTICES											
Silt fences											
Rock berms											
Drain inlet protection											
Gravel filter bags											
Vehicle exits (offsite tracking)											
Concrete washout pit (leaks, failure)											
Temporary vegetation											
Permanent vegetation											
Sediment control basin											
Other structural controls											
Material storage areas (leakage)											
Equipment areas (leaks, spills)											
Construction debris											
General site cleanliness											
Trash receptacles											
Natural vegetation buffer strips											
Inspections											
SWP3 Modification & Records											
POTENTIAL EROSION SOURCES											
Clearing											
Grading											
Excavation											
Drainage Construction											
Utility Construction											
Roadway or Parking Lot Construction											
Foundation Construction											
Building Construction											
Landscaping Activities											

Identify responsible parties and indicate responsible party for each pollution prevention item listed above by marking an X under the Responsible Party Name.

TEMPORARY STORMWATER SECTION
ATTACHMENT J

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

During Construction:

The methodology for handling pollution of on-site or up-gradient storm water during construction will include the following:

1. Silt fencing and rock berms will be used as a temporary erosion and sedimentation controls.

2. Stabilized construction entrances/exits will be put into place to reduce the dispersion of sediment from the site, and to aid in accessibility to the site.

3. A construction staging area will also be put into place for material stockpiles, machinery storage, and machinery maintenance.

4. Concrete truck washout pits will be put into place to prevent contamination of storm water runoff and to aid in the removal of sediments from the site.

5. As required by the TCEQ General Permit, disturbed areas on which construction activity has ceased (temporarily or permanently) and which will be exposed for more than 21 days shall be stabilized within 14 days. Areas receiving less than 20 inches of annual rainfall should be stabilized as soon as practicable and only to pre-project conditions.

6. If construction stops for more than 14 days, hydro-seeding, sod or other TCEQ approved method will be applied to re-stabilize vegetation.

After Construction:

This site will provide the following permanent pollution abatement measures to prevent the pollution of storm water originating on-site or upgradient from the project site:

1. Storm water will be directed to the batch detention ponds via grading. The batch detention ponds have been designed to capture and temporarily detain the water quality volume. The ponds have been designed in accordance with the TCEQ Technical Guidance Manual.

2. A trash rack is installed at both pond outlet structures to remove particulate pollutants that are carried with storm water runoff.

3. Pond maintenance will be performed as per TCEQ Guidelines (Section 3.5).

Permanent Erosion Control:

1. All disturbed areas shall be restored as noted below:

   - A minimum of 4" of topsoil shall be placed in all drainage channels (except rock) and between the curb and R.O.W. property lines.

2. Broadcast Seeding:

   - From September 15 to March 1, seeding shall be with a combination of 2 pounds per 1,000 SF of unhulled Bermuda and 7 pounds per 1000 SF of Winter Rye with a purity of 95% with 90% germination.

   - From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 2 pounds per 1000 SF with a purity of 95% with 85% germination.

3. Fertilizer shall be a pelleted or granular slow release with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1 pound per 1,000 SF.

Seeding:

1) The seeding for permanent erosion control shall be applied over areas disturbed by construction as follows:

   a) From September 15 to March 1, seeding shall be with a combination of 2 pounds per 1,000 square feet of unhulled Bermuda and 7 pounds per 1,000 square feet of Winter rye with a purity of 95% with 90% germination.

   b) From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 3 pounds per 1,000 square feet with a purity of 95% with 85% germination.

2) Fertilizer shall be slow release granular or pelleted type and shall have an analysis of 15-15-15 and shall be applied at the rate of 23 pounds per acre, once at the time of planting and again once during the time of establishment.

3) The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at ten-day intervals during the first two months. Rainfall occurrences of an inch or more shall postpone the watering schedule for one week.

4) Mulch type used shall be Prairie hay, applied at a rate of 4,000 pounds per acre.

5) Restoration shall be acceptable when the grass has grown at least one inch high with 70% coverage, provided no bare spots larger that 18 square feet exist.

VI.

Permanent Stormwater Section (TCEQ-0600)

Permanent 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)(C), (D)(Ii), (E), and (5), 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 **Permanent Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Harsha Thati, P.E.

Date: 06/20/2025

Signature of Customer/Agent

Regulated Entity Name: Saragusa Facility Site Development

Permanent Best Management Practices (BMPs)

Permanent best management practices and measures that will be used during and after construction is completed.

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

   ☐ N/A

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

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

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

☒ N/A

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

   ☐ N/A

4. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

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

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

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

6. ☒ **Attachment B - BMPs for Upgradient Stormwater**.

☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.

☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.

☒ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

7. ☒ **Attachment C - BMPs for On-site Stormwater**.

☒ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.

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

8. ☒ **Attachment D - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.

☐ N/A

9. ☒ The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.

☒ The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.

☐ **Attachment E - Request to Seal Features**. A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.

10. ☒ **Attachment F - Construction Plans**. All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:

☒ Design calculations (TSS removal calculations)

☒ TCEQ construction notes

☒ All geologic features

☒ All proposed structural BMP(s) plans and specifications

☐ N/A

11. ☒ **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan**. A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:

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

    ☐ N/A

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

    ☒ N/A

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

    ☒ N/A

Responsibility for Maintenance of Permanent BMP(s)

Responsibility for maintenance of best management practices and measures after construction is complete.

14. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

    ☐ N/A

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

    ☒ N/A

PERMANENT STORMWATER SECTION
ATTACHMENT A

20% OR LESS IMPERVIOUS COVER WAIVER

This Attachment is Not Applicable. Please refer to the site construction drawings provided with this application for information concerning the proposed permanent Best Management Practices (BMP's) on-site.

PERMANENT STORMWATER SECTION
ATTACHMENT B

BMPS FOR UPGRADIENT STORMWATER

No BMP's are required for upgradient stormwater runoff. Please refer to the site construction drawings for more information.

PERMANENT STORMWATER SECTION
ATTACHMENT C

BMPS FOR ON-SITE STORMWATER

Permanent Best Management Practices (BMPs) are proposed to prevent pollution of surface water that originates on-site, including pollution that originates from contaminated storm water runoff from the site. The BMP will be in the form of Batch Detention Ponds designed to capture and treat storm water runoff produced on-site. Please refer to the site construction drawings for detailed calculations and more information.

PERMANENT STORMWATER SECTION
ATTACHMENT D

BMPS FOR SURFACE STREAMS

Please refer to the previous attachment for a description of the proposed treatment method.

PERMANENT STORMWATER SECTION
ATTACHMENT F

Construction Plans

Please refer to the Saragusa Facility Development construction plans provided with this application.

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PERMANENT STORMWATER SECTION ATTACHMENT G:
INSPECTION SCHEDULE AND MAINTENANCE PLAN
PERMANENT BEST MANAGEMENT PRACTICE

PROJECT NAME: **Saragusa Facility Site Development**
ADDRESS: **3520 IH 35 N**
CITY, STATE ZIP: **Georgetown, TX 78626**

Batch Detention Water Quality Ponds:

A clear requirement for Batch Detention is that a firm commitment be made to carry out both routine and non-routine maintenance tasks. The nature of the maintenance requirements are outlined below, along with design tips that can help to reduce the maintenance burden (modified from Young et al., 1996).

Routine Maintenance.

Mowing. The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.
Inspections. Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.
Debris and Litter Removal. Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.
Erosion Control. The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.
Nuisance Control. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

Non-routine maintenance.

Structural Repairs and Replacement. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.
Sediment Removal. A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.
Logic Controller. The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

Accumulated silt shall be properly disposed. Refer to Texas Natural Resource Conservation Commission (TNRCC) and the local government entity guidelines and specifications.
The responsible party understands that following any amendment(s) to the previously described inspection schedule and maintenance plan, a signed copy of the revised document will be submitted to the appropriate regional office of Texas Natural Resource Conservation Commission within thirty (30) days for review and approval. Also, if there are any changes

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in the following information, a revised copy of this document will be submitted to appropriate regional office within 30 days.

Documenting Inspections: Inspection, maintenance, repairs, and retrofits performed per the above requirements must be documented and records thereof maintained with the WPAP.

The following format may be used to document the required maintenance:

Facility Name: Saragusa Facility Site Development

Date of Inspection:_____

Reason of Inspection/Action:_____
(Monthly, Quarterly, Yearly, Rainfall, Other)

Sedimentation/Filtration Pond Conditions:_____

Detailed Description of Actions Taken:_____

The responsible party understands that following any amendment(s) to the previously described inspection schedule and maintenance plan, a signed copy of the revised document will be submitted to the appropriate regional office of Texas Natural Resource Conservation Commission within thirty (30) days for review and approval. Also, if there are any changes in the following information, a revised copy of this document will be submitted to appropriate regional office within 30 days.

Responsible Party:	Ken Mongold (Name Typed)
Entity:	Berry Creek Partners II LP
Mailing Address:	1102 South Rock Street
City, State:	Georgetown, TX Zip: 78626
Telephone:	832-483-8899
Fax:	

DocuSigned by:
Ken Mongold
82CE9309AD0A4FD...

Signature of Responsible Party 2/19/2025
Date

PERMANENT STORMWATER SECTION
ATTACHMENT I

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

The proposed improvements are not expected to change the way in which stormwater runoff enters nearby streams or affects stream flashing, in-stream velocities, and other in-stream effects.

VII.

Agent Authorization Form
(TCEQ-0599)

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

I Ken Mongold,
Print Name

Partner,
Title - Owner/President/Other

of Berry Creek Partners II LP,
Corporation/Partnership/Entity Name

have authorized Luke Stewart & Harsha Thati, P.E.
Print Name of Agent/Engineer

of Southwest Engineers, 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:

Applicant's Signature

6-18-25
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Ken Mongold 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 June, 2025.

NOTARY PUBLIC

CARLY DONNELL
Notary ID #133754105
My Commission Expires
May 10, 2026

Carly Donnell
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5/10/26

VIII.

Application Fee Form
(TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Saragusa Facility Site Development
Regulated Entity Location: 3520 IH 35 N, Georgetown, TX 78626
Name of Customer: Berry Creek Partners II LP
Contact Person: Harsha Thati, P.E. Phone: 512-312-4336
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	20.70 Acres	$ 6500
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 06/20/2025

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

Project	*Project Area in Acres*	*Fee*
One Single Family Residential Dwelling	< 5	$650
Multiple Single Family Residential and Parks	< 5 5 < 10 10 < 40 40 < 100 100 < 500 ≥ 500	$1,500 $3,000 $4,000 $6,500 $8,000 $10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1 1 < 5 5 < 10 10 < 40 40 < 100 ≥ 100	$3,000 $4,000 $5,000 $6,500 $8,000 $10,000

Organized Sewage Collection Systems and Modifications

Project	*Cost per Linear Foot*	*Minimum Fee-Maximum Fee*
Sewage Collection Systems	$0.50	$650 - $6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

Project	*Cost per Tank or Piping System*	*Minimum Fee-Maximum Fee*
Underground and Aboveground Storage Tank Facility	$650	$650 - $6,500

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

IX.

Check Payable to the "Texas Commission on Environmental Quality"

X.

Core Data Form
(TCEQ-10400)

TCEQ Use Only

TCEQ Core Data Form

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal (*Core Data Form should be submitted with the renewal form*) ☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN		RN

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name (*If an individual, print last name first: eg: Doe, John*) *If new Customer, enter previous Customer below:*

Berry Creek Partners II LP	Berry Creek Partners II LP

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
32097786928		33-2243028	

11. Type of Customer: ☐ Corporation ☐ Individual Partnership: ☐ General ☒ Limited
Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☒ Yes ☐ No

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

☐ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☒ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

PO Box 1399

City	Georgetown	State	TX	ZIP	78627	ZIP + 4	

16. Country Mailing Information (if outside USA)	17. E-Mail Address (if applicable)
	gford@hw-companies.com

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)
(512) 818-8458		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (*If 'New Regulated Entity" is selected below this form should be accompanied by a permit application*)

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name (*Enter name of the site where the regulated action is taking place.*)

Saragusa Facility Site Development

23. Street Address of the Regulated Entity: *(No PO Boxes)*								
	1102 Rock St							
	City	Georgetown	**State**	TX	**ZIP**		**ZIP + 4**	
24. County	Williamson							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	3520 IH 35 N				
26. Nearest City			**State**	**Nearest ZIP Code**	
Georgetown			TX	78626	
27. Latitude (N) In Decimal:	30.694111		**28. Longitude (W) In Decimal:**	97.650111	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	41	38.8	97	39	0.4

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
6798		6552	

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

Real Estate Investment

34. Mailing Address:	**PO Box 1399**							
	City	**Georgetown**	**State**	**TX**	**ZIP**	**78627**	**ZIP + 4**	

35. E-Mail Address:	**gford@hw-companies.com**	
36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 818-8458		**( ) -**

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Harsha Thati, P.E.	**41. Title:**	Project Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 312-4336		( ) -	harsha.thati@swengineers.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:	Southwest Engineers, Inc.	**Job Title:**	Project Engineer
Name *(In Print):*	Harsha Thati, P.E.	**Phone:**	(512) 312- **4336**
Signature:		**Date:**	06/19/2025

CERTIFICATE OF COMPLIANCE
FOR
SARAGUSA FACILITY SITE DEVELOPMENT

3520 I.H. 35 N.
WILLIAMSON COUNTY, TEXAS 78626
JUNE 2025

SWE PROJECT # 1154-003

2025-283-COC

ENGINEER:
SOUTHWEST ENGINEERS, LLC
205 CIMARRON PARK LOOP, SUITE B
BUDA, TX 78610
CONTACT: HARSHA R. THATI, P.E.
PHONE: (512) 312-4336
EMAIL: HARSHA.THATI@SWENGINEERS.COM

DEVELOPER:
BERRY CREEK PARTNERS II LP
1102 SOUTH ROCK STREET
GEORGETOWN, TX 78626
CONTACT: KEN MONGOLD
PHONE: (832) 483-8899
EMAIL: KEN@HW-COMPANIES.COM

SURVEYOR:
4WARD LAND SURVEYING
4120 FREIDRICH LN, SUITE 200
AUSTIN, TX 78744
CONTACT: FERNANDO PEREZ, RPLS
PHONE: (936) 238-9744
EMAIL: FMCDONALD@4WARDLS.COM

FLOODPLAIN STATUS:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48491C0285F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

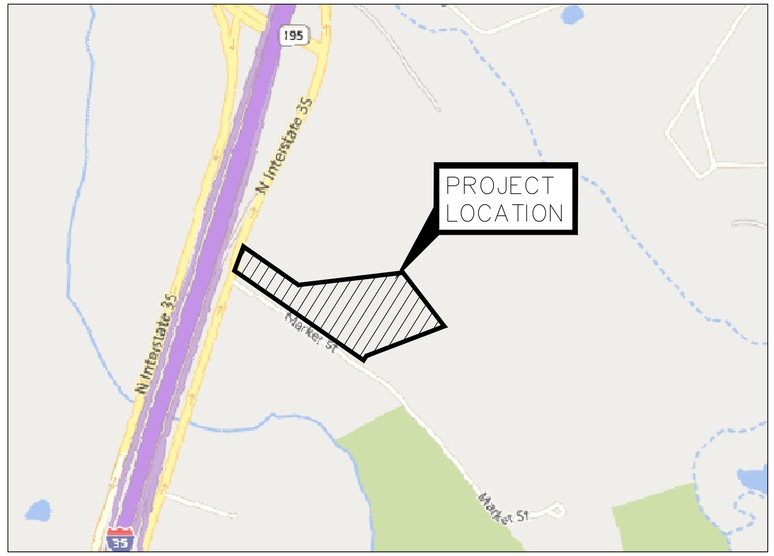
WATERSHED NOTE:
THIS PROJECT IS LOCATED IN THE BERRY CREEK WATERSHED.

LEGAL DESCRIPTION:
BEING 20.6977 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN BERRY SURVEY ABSTRACT NO. 51, IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED BY DOCUMENT NO. 2015107937, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

EDWARDS AQUIFER NOTE:
THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

BENCHMARK:
CONTROL FOR THIS SURVEY IS BASED ON A ½" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HERON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED APRIL 12, 2024.

PROPOSED USE:
OUTDOOR STORAGE FACILITY (COMMERCIAL)



LOCATION MAP

0 350 700 1400
HORIZONTAL SCALE: 1"=700'

Georgetown Fire Department
3500 DB Wood
Georgetown, Texas 78628
512-930-3473
Fax: 512-450-3897

Water Flow Test Report

LOCATION	3520 IH 35	TEST DATE:	6/16/2025
TEST BY:	Capital Hydrant	TIME:	2:25 PM
WATER SUPPLIED BY:	COG		
PURPOSE OF TEST:	Fire flow test	MAIN SIZE:	

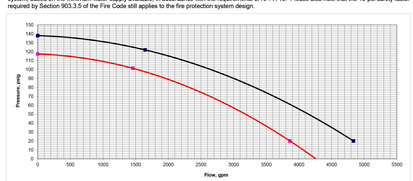
FLOW HYDRANT(S)

	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.9	0.9	0.9
PITOT READING:	96		0
GPM:	1644	0	0

				A1 Flow	A2 Flow	A3 Flow
TOTAL FLOW DURING TEST:	1644	GPM	ADJ. TOTAL FLOW:	1457	0	0
TOWER LEVEL @ TIME OF TEST:	156.04		TOWER LOW:	110.5		
STATIC READING:	138	PSI	RESIDUAL:	122	PSI	

ADJ. STATIC:	117.37	PSI	AJD. RESIDUAL:	101.37	PSI
ADJ. FLOW:	1457 GPM		ADJ. PITOT:	75.37	0.00	0.00
FLOW AT 20 PSI RESIDUAL	3863	GPM	TOTAL FLOW AT 0 PSI	4273	GPM

Please be advised that the Georgetown Fire Marshal's Office requires that all fire protection plan submittals be accompanied the waterflow (fire hydrant flow) test information. This report must be included with plan submittal. The Fire Sprinkler Contractor must design the applicable fire sprinkler system, based on the minimum water supply available, in accordance with the requirements of NFPA 13. Please also note that the 10-psi safety factor required by Section 903.3.5 of the Fire Code still applies to the fire protection system design.



SHEET INDEX	
NO.	TITLE
1	COVER SHEET
2	SURVEY SHEET (1 OF 2)
3	SURVEY SHEET (2 OF 2)
4	DEMOLITION PLAN (1 OF 2)
5	DEMOLITION PLAN (2 OF 2)
6	TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN (1 OF 2)
7	TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN (2 OF 2)
8	EROSION & SEDIMENTATION CONTROL DETAILS
9	EXISTING DRAINAGE AREA MAP
10	PROPOSED DRAINAGE AREA MAP
11	SITE & DIMENSION CONTROL PLAN (1 OF 2)
12	SITE & DIMENSION CONTROL PLAN (2 OF 2)
13	SITE DETAILS
14	GRADING PLAN (1 OF 2)
15	GRADING PLAN (2 OF 2)
16	DRIVEWAY CULVERT A1
17	DRIVEWAY CULVERT A2
18	DRIVEWAY CULVERT B1
19	DRIVEWAY CULVERT B2
20	DRIVEWAY CULVERT C1
21	DETENTION AND WATER QUALITY POND A
22	POND A DETAILS
23	POND A PUMP DETAILS
24	DETENTION AND WATER QUALITY POND B
25	POND B DETAILS
26	POND CONTROL LOGIC DIAGRAM
27	POND CONTROL ALARM LOGIC DIAGRAM
28	POND LEVEL CONTROL ELEMENTARY DIAGRAM
29	WATER CONNECTION PLAN
30	WATER DETAILS

WILLIAMSON COUNTY ESD NO.8	
DESIGN STANDARDS	2015 IFC WITH LOCAL AMENDMENTS
CONSTRUCTION CLASSIFICATIONS	VB
OCCUPANCY CLASSIFICATIONS	WAREHOUSE
BUILDING AREA	15000 SF
AUTOMATIC FIRE SPRINKLER SYSTEM	YES
REQUIRED FIRE FLOW @ 20 PSI	3250 GPM
AVAILABLE FIRE FLOW @ 20 PSI	3863 GPM

* NORMAL FIRE-FLOW DEMAND OF 3250 GPM IS ALLOWED TO BE REDUCED BY 25% BUT NOT LESS THAN 1,000 GPM

LIMITS OF CONSTRUCTION/AREA OF DISTURBANCE	±910,658 SF = ±20.9 AC
PROPOSED IMPERVIOUS COVER	±823,284 SF = ±18.9 AC

SUBMITTED BY: SOUTHWEST ENGINEERS, INC.
DATE: JUNE 20, 2025

REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS:

FOR WILLIAMSON COUNTY DATE

TEXAS ONE CALL SYSTEM
811

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

GENERAL NOTES

1. THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRANCE OF COMPLIANCE, THE PLANS FOR THE CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE TEXAS AREA "ONE CALL" SYSTEM @ 811 OR 1-800-545-6005, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITY CROSSING PRIOR TO BEGINNING CONSTRUCTION.

3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATION OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIAL MAY BE PURCHASED FROM OSHA.

4. CONTRACTOR IS FULLY RESPONSIBLE FOR FIELD LOCATING ALL EXISTING UTILITIES, PRIVATE AND PUBLIC, WITHIN WORK AREA. NEITHER OWNER NOR ENGINEER HAS AS-BUILT INFORMATION FOR UNDERGROUND UTILITIES AND MAKES NO GUARANTEE AS TO THEIR LOCATION. CONTRACTOR WILL EMPLOYEE CONSTRUCTION METHODS NECESSARY TO ENSURE UNDERGROUND UTILITIES ARE NOT DAMAGED (I.E HAND DIGGING ETC.). THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES, PRIVATE OR PUBLIC, AND SHALL REPAIR ANY UTILITIES DAMAGED TO THE OWNER'S SPECIFICATIONS AT NO COST TO THE OWNER.

5. THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN. AN INSPECTION FEE, AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.

6. PROPERTY OWNER/DEVELOPER IS RESPONSIBLE FOR CAUSING ANY ADVERSE IMPACTS DUE TO DEVELOPMENT PER THE TEXAS WATER CODE 11.086.

CORRECTION / REVISION

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL SHEETS IN PLAN SET	NET CHANGE IMP. COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED DATE	IMAGED DATE

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HARSHA THATI, PE #149642 ON 6.24.2025
THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

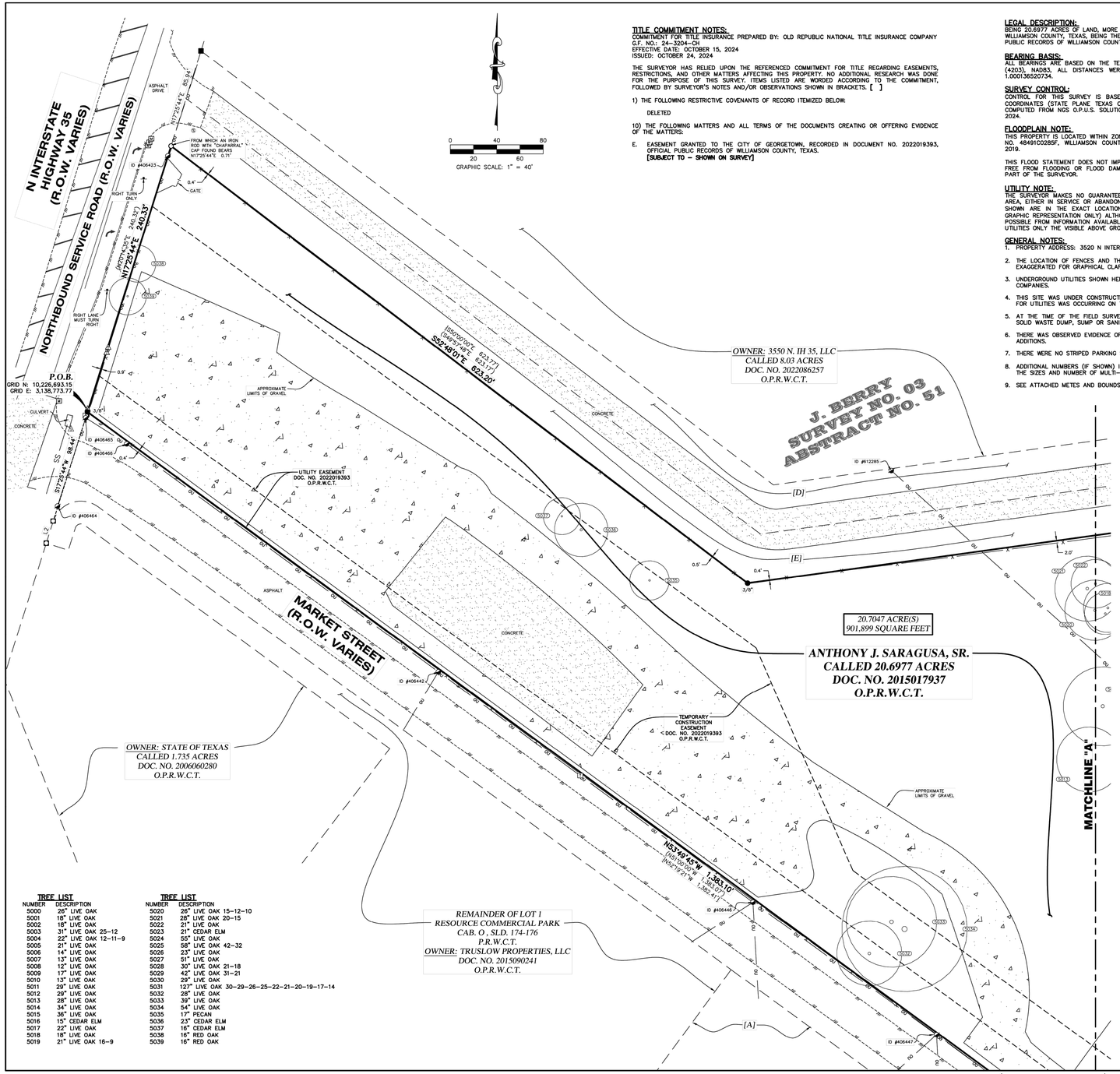
STATE OF TEXAS
HARSHA R. THATI
149642
LICENSED PROFESSIONAL ENGINEER

Southwest Engineers
Engineering Texas Since 1978

BUDA
205 Cimarron Park Loop
Buda, TX 78610
P: 512.312.4336
TBPELS NO. F-1909
www.swengineers.com

SARAGUSA FACILITY SITE DEVELOPMENT

O:\companydata\Clients\1154 - headwater\003-24_saragusa facility site development\CAD\Sheets\1154-003_COVER.dwg ~ Layout: "CTOWN" ~ Tue, Jun 24, 2025, 1:05pm, By: BoileyNeville



TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
G.F. NO.: 24-3204-CH
EFFECTIVE DATE: OCTOBER 15, 2024
ISSUED: OCTOBER 24, 2024

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

DELETED

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

E. EASEMENT GRANTED TO THE CITY OF GEORGETOWN, RECORDED IN DOCUMENT NO. 2022019393, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
[SUBJECT TO – SHOWN ON SURVEY]

LEGAL DESCRIPTION:
BEING 20.6977 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN BERRY SURVEY ABSTRACT NO. 51, IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED BY DOCUMENT NO. 2015107937, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013652073 4.

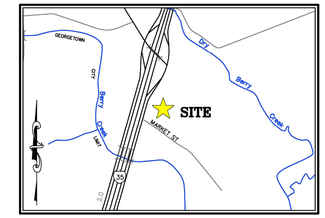
SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL – 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED APRIL 12, 2024.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48491C0285F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

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

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

GENERAL NOTES:
1. PROPERTY ADDRESS: 3520 N INTERSTATE HWY 35, GEORGETOWN, TX 78626
2. THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES.
4. THIS SITE WAS UNDER CONSTRUCTION AT TIME OF THE ON-THE-GROUND FIELD SURVEY, CONSTRUCTION FOR UTILITIES WAS OCCURRING ON THIS LOT.
5. AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE THAT THIS SITE IS OR WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
6. THERE WAS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. THERE WERE NO STRIPED PARKING SPACES OBSERVED ON THIS SITE AT THE TIME OF THE SURVEY.
8. ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
9. SEE ATTACHED METES AND BOUNDS DESCRIPTION.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINES
	EXISTING EASEMENT LINES
△	CALCULATED POINT
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
⊕	MAG NAIL WITH "4WARD BOUNDARY" WASHER SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
□	TXDOT TYPE II 5/8" ALUMINUM CAPPED FOUND (UNLESS NOTED)
■	TXDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
⚠	SURVEY CONTROL POINT
BM	BENCHMARK
E	ELECTRIC METER
M	MAILBOX
S	STUB-OUT PIPE
T	TELECOMMUNICATIONS PEDESTAL
W	WATER VALVE
Ⓦ	WATER FAUCET
Ⓒ	CLEAN OUT
	SIGN (AS NOTED)
	POWER/UTILITY POLE
	GUY ANCHOR
	TELECOMMUNICATIONS POST
	STOP SIGN
	EDGE OF ASPHALT
D	HAND RAIL
X	WIRE FENCE
//	WOOD FENCE
I	WROUGHT IRON FENCE
	CONCRETE
	GRAVEL
	BUILDING
CONC	CONCRETE
RCP	REINFORCED CONCRETE PIPE
P.U.E.	PUBLIC UTILITY EASEMENT
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.T.	REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2015017937
[.....]	RECORD INFORMATION FOR ADJACENT PROPERTIES

[A]
LOT 2
RESOURCE COMMERCIAL PARK
CAB. O , SLD. 174-176
P.R.W.C.T.
OWNER: TIMELESS MOTOR COMPANY, LLC
DOC. NO. 2013056674
O.P.R.W.C.T.

[B]
LOT 3
RESOURCE COMMERCIAL PARK
CAB. O , SLD. 174-176
P.R.W.C.T.
OWNER: ITZ-MAGILL REAL ESTATE ONE, LLC
DOC. NO. 2012026527
O.P.R.W.C.T.

[C]
LOT 4
RESOURCE COMMERCIAL PARK
CAB. O , SLD. 174-176
P.R.W.C.T.
OWNER: 120 MARKET, LP
DOC. NO. 2004004834
O.P.R.W.C.T.

[D]
OWNER: HANWHA ADVANCED MATERIALS AMERICA LLC
CALLED 38.17 ACRES
DOC. NO. 2024010120
O.P.R.W.C.T.

[E]
OWNER: DAVID SCHWEGMANN & KATHERINE SCHWEGMANN
CALLED 2.1244 ACRES
("TRACT D")
VOL. 639, PG. 779
D.R.W.C.T.

TREE LIST

NUMBER	DESCRIPTION
5000	28" LIVE OAK
5001	18" LIVE OAK
5002	18" LIVE OAK
5003	31" LIVE OAK 25-12
5004	22" LIVE OAK 12-11-9
5005	21" LIVE OAK
5006	14" LIVE OAK
5007	13" LIVE OAK
5008	12" LIVE OAK
5009	17" LIVE OAK
5010	13" LIVE OAK
5011	29" LIVE OAK
5012	29" LIVE OAK
5013	28" LIVE OAK
5014	34" LIVE OAK
5015	36" LIVE OAK
5016	15" CEDAR ELM
5017	22" LIVE OAK
5018	18" LIVE OAK
5019	21" LIVE OAK 16-9

TREE LIST

NUMBER	DESCRIPTION
5020	28" LIVE OAK 15-12-10
5021	28" LIVE OAK 20-15
5022	21" LIVE OAK
5023	21" CEDAR ELM
5024	55" LIVE OAK
5025	58" LIVE OAK 42-32
5026	23" LIVE OAK
5027	51" LIVE OAK
5028	30" LIVE OAK 21-18
5029	42" LIVE OAK 31-21
5030	29" LIVE OAK
5031	127" LIVE OAK 30-29-26-25-22-21-20-19-17-14
5032	28" LIVE OAK
5033	39" LIVE OAK
5034	54" LIVE OAK
5035	17" PECAN
5036	23" CEDAR ELM
5037	16" CEDAR ELM
5038	16" RED OAK
5039	16" RED OAK

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

FERNANDO D. PEREZ, R.P.L.S.
TEXAS REGISTRATION NO. 7041
FPEREZ@4WARDLS.COM
2/6/2025
DATE

STATE OF TEXAS · FERNANDO D. PEREZ · 7041 · REGISTERED PROFESSIONAL LAND SURVEYOR

TREE SURVEY
City of Georgetown, Williamson County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90976, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	2/6/2025
Project:	01997
Scale:	1" = 40'
Reviewer:	FP
Tech:	JG
Field Crew:	MW/TW
Survey Date:	JAN. 2025
Sheet:	1 OF 2

P:\01997\Dwg\01997.dwg

FOR REFERENCE ONLY (N.T.S.)

NO.	REVISION	DATE

Southwest Engineers
Engineering Texas Since 1978

BUDA
205 Cimarron Park Loop
Buda, TX 78610
P: 512.312.4336
TBPELS NO. F-1909
www.swengineers.com

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: T.B.

CHECKED BY: L.S. / H.T.

SURVEY SHEET (1 OF 2)

SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 2 OF 30

2025-283-COC

O:\company\data\Clients\1154 - headwater\003-24_saragusa facility site development\CAD\Sheets\1154-003_EXST.dwg ~ Layout: "SURVEY 1 OF 2" ~ Tue, Jun 24, 2025, 1:05pm, By: BoleyNeville

Q:\companydata\Clients\1154 - headwater\003-24_saragusa facility site development\CAD\Sheets\1154-003_EXST.dwg ~ Layout: "SURVEY 2 OF 2" ~ Tue, Jun 24, 2025, 1:05pm, Byr, BoleyNeville

3550 N. IH 35, LLC
CALLED 8.03 ACRES
DOC. NO. 2022086257
O.P.R.W.C.T.

[D]

[E]

CONCRETE

(N85°00'00"E 1,096.76')
(N85°00'00"E 1,096.76')
N82°09'47"E 1,096.76'

J. BERRY
SURVEY NO. 03
ABSTRACT NO. 51

20.7047 ACRE(S)
901,899 SQUARE FEET

ANTHONY J. SARAGUSA, SR.
CALLED 20.6977 ACRES
DOC. NO. 2015017937
O.P.R.W.C.T.

MATCHLINE "A"

SEE DETAIL "A"

MONITORING WELL

ID #406715

6'X9' METAL SHED

PROPANE TANK

6'X7' WOOD SHED

24'X32' WOOD GARAGE

17'X32' METAL SHED

CONCRETE

OVERHANG

WOOD BARN

OVERHANG

195.1'

342.2'

APPROXIMATE LIMITS OF GRAVEL

UTILITY EASEMENT
DOC. NO. 2022019393
O.P.R.W.C.T.

ID #406451

ASPHALT

ID #406467

GRAVEL DRIVE

ID #406471

[B]

[C]

MARKET STREET
(R.O.W. VARIES)

SURVEY CONTROL POINT
GRID N: 10,224,954.54
GRID E: 3,140,865.95
ELEV.= 687.99'

APPROXIMATE LIMITS OF GRAVEL

APPROXIMATE LIMITS OF GRAVEL

S69°18'42"W 964.39'
(S70°58'29"W 964.10')
(S70°57'31"W 964.07')

CONCRETE

(S34°27'31"E 600.00')
S37°17'44"E 600.44'

OWNER: HANWHA ADVANCED MATERIALS AMERICA LLC
CALLED 38.17 ACRES
DOC. NO. 2024010120
O.P.R.W.C.T.

OWNER: DAVID SCHWEGMANN & KATHERINE SCHWEGMANN
CALLED 12.003 ACRES
("TRACT A")
VOL. 639, PG. 779
D.R.W.C.T.

6'X16' TEMPORARY METAL HANGAR

TEMPORARY CONSTRUCTION EASEMENT
DOC. NO. 2022019393
O.P.R.W.C.T.

LOT 7
RESOURCE COMMERCIAL PARK
CAB. O , SLD. 174-176
P.R.W.C.T.
OWNER: MCRL DORSEY, L.P.
DOC. NO. 2007080720
O.P.R.W.C.T.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N46°36'40"W	1,342.97'
L2	S17°25'44"W	19.93'

DETAIL "A"
SCALE: 1"=10'

1 STORY
WOOD & FRAME
BUILDING

OU

CONC STAIRCASE

CONC

HAND RAIL

CONC STAIRCASE

0 40 80
20 60
GRAPHIC SCALE: 1" = 40'

TREE SURVEY
City of Georgetown, Williamson County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	2/6/2025
Project:	01997
Scale:	1" = 40'
Reviewer:	FP
Tech:	JG
Field Crew:	MW/TW
Survey Date:	JAN. 2025
Sheet:	2 OF 2

P:\01997\Dwg\01997.dwg

FOR REFERENCE ONLY (N.T.S.)

NO.	REVISION	DATE

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TBPELS NO. F-1909
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DRAWN BY: T.B.

CHECKED BY: L.S. / H.T.

SURVEY SHEET (2 OF 2)

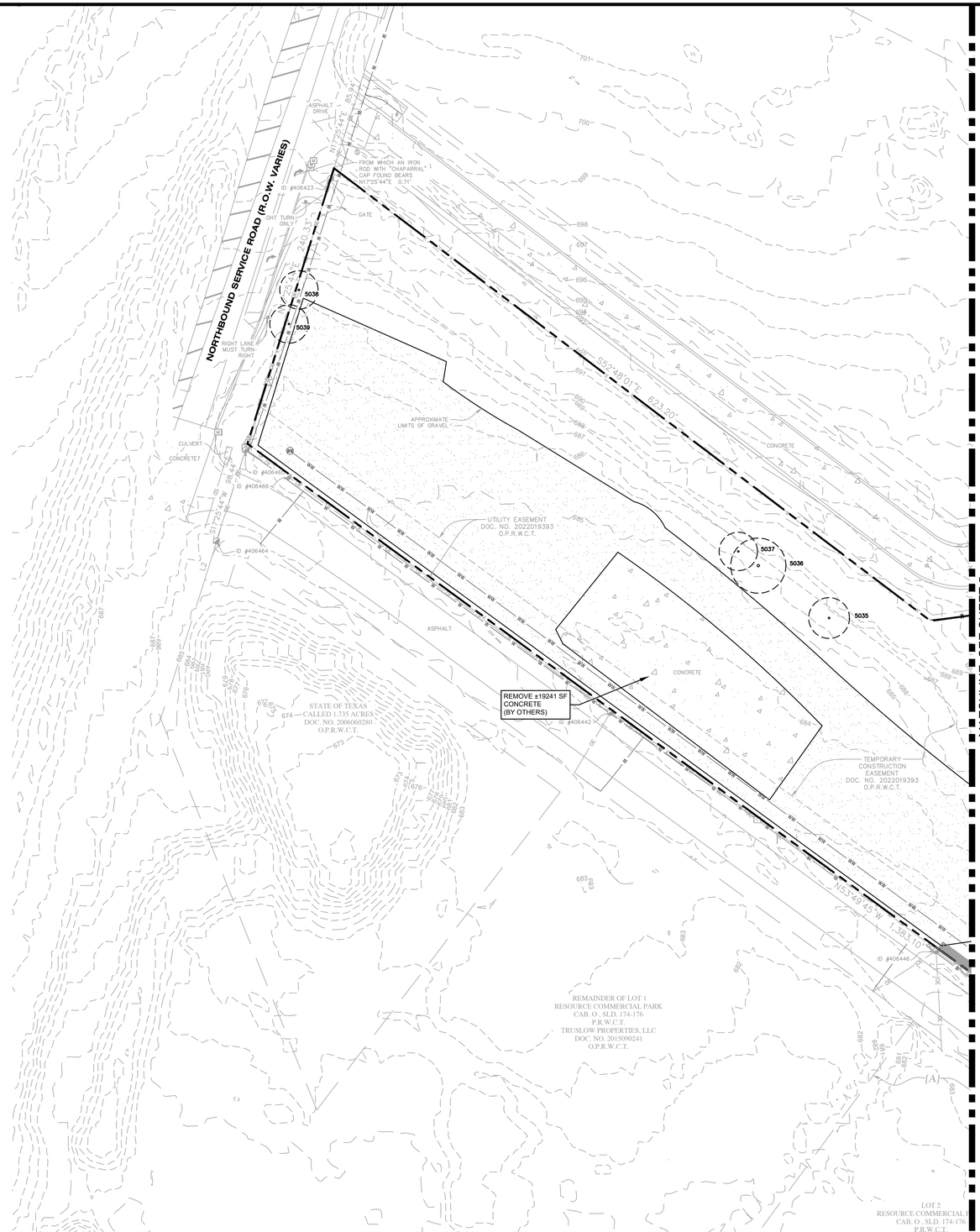
SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 3 OF 30

2025-283-COC



0 25 50 100

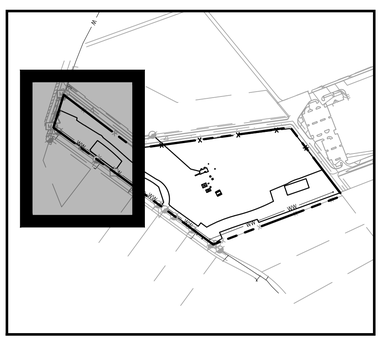
HORIZONTAL SCALE: 1"=50'

LEGEND

700 EXISTING CONTOURS

100 TREE TO BE KEPT

100 TREE TO BE REMOVED



KEY MAP
SCALE: 1" = 500'

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

STATE OF TEXAS
HARSHA R. THATI
149642
LICENSED PROFESSIONAL ENGINEER
6.24.2025

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CHECKED BY: L.S. / H.T.

DEMOLITION PLAN (1 OF 2)

SARAGUSA FACILITY SITE DEVELOPMENT

3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

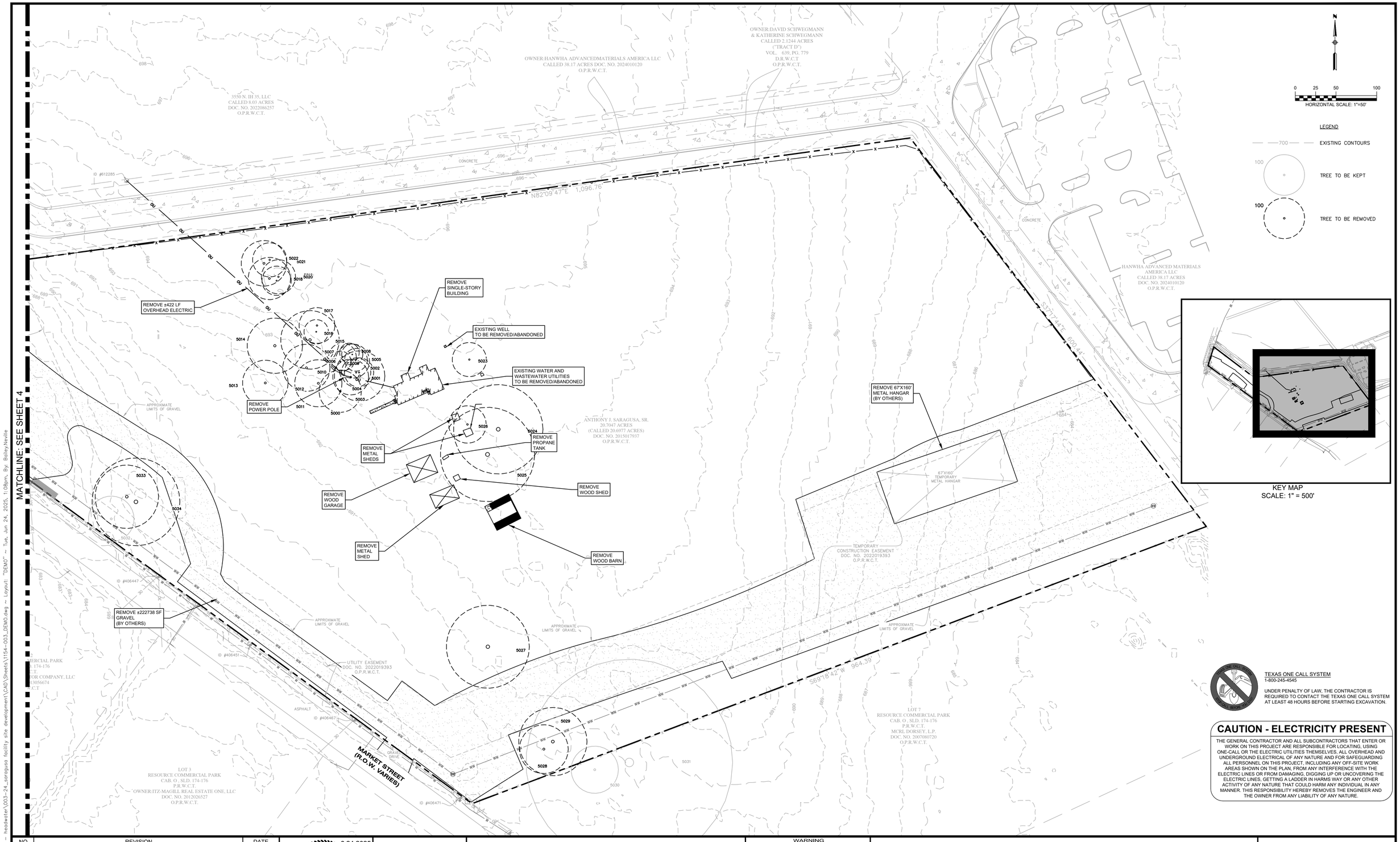
SHEET 4 OF 30

2025-283-COC

O:\company data\Clients\1154 - headwater\003-24_saragusa facility site development\CAD\Sheets\1154-003_DEMO.dwg ~ Layout: "DEMO (2)" ~ Tue, Jun 24, 2025, 1:05pm, By: BaileyNeville

O:\companydata\Clients\154 - headwater\003-24_saragusa facility site development\CAD\Sheets\1154-003_DEMO.dwg ~ Layout: "DEMO" ~ Tue, Jun 24, 2025, 1:08pm, By: Bailey Neville

MATCHLINE: SEE SHEET 4



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DEMOLITION PLAN (2 OF 2)

SARAGUSA FACILITY SITE DEVELOPMENT

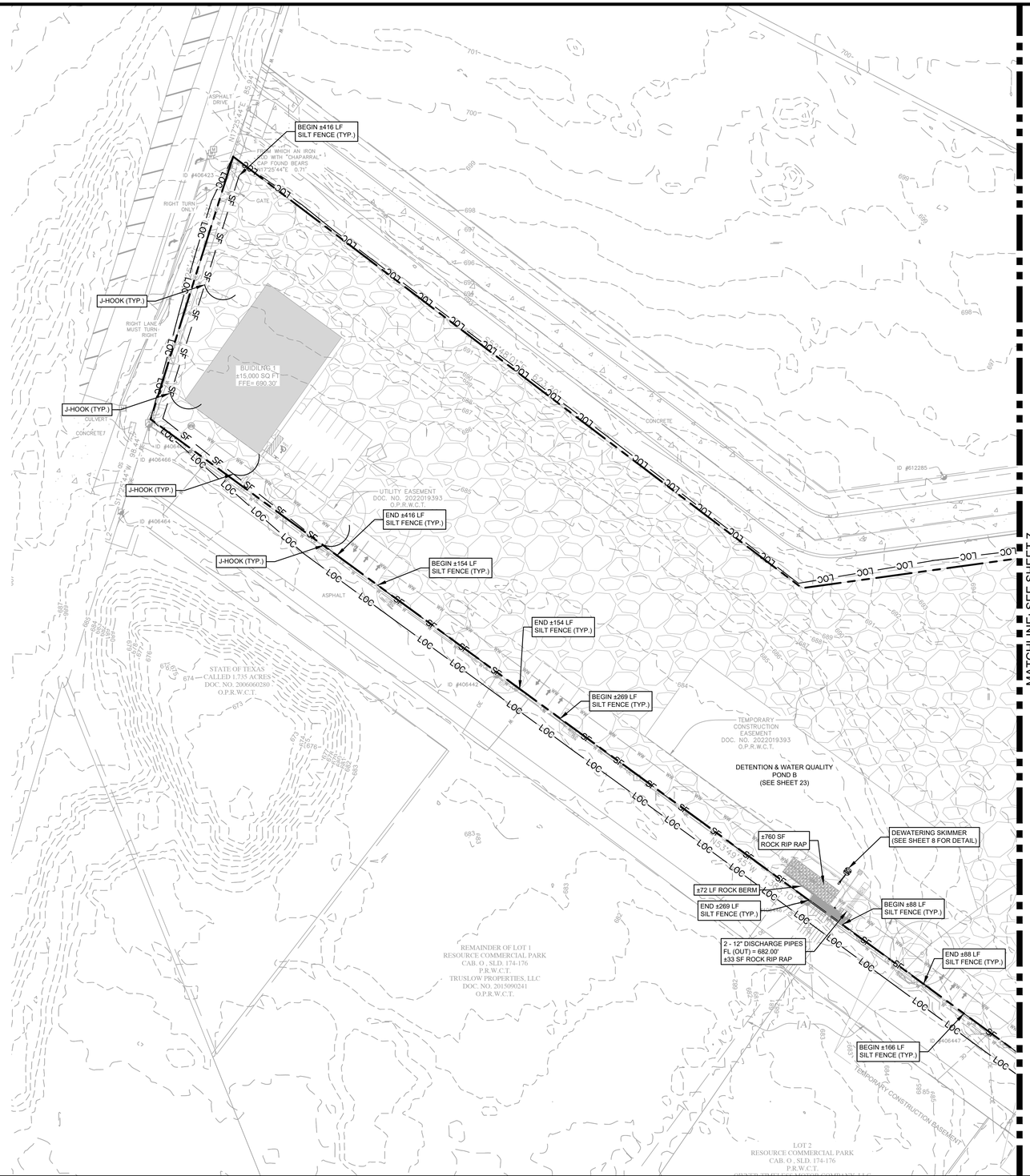
3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 5 OF 30

2025-283-COC



0 25 50 100

HORIZONTAL SCALE: 1"=50'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE FLOW DIRECTION
- SILT FENCE
- LIMIT OF CONSTRUCTION
- ROCK BERM
- STABILIZED CONSTRUCTION ENTRANCE

SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROLS PER APPROVED PLAN.
2. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS, AND AFTER RAINFALL EVENTS, AS NEEDED. CONTRACTOR/OWNER SHALL PROVIDE A CONTACT NAME AND NUMBER FOR EROSION CONTROL ISSUES.
3. CONDUCT DEMOLITION ACTIVITIES, IF APPLICABLE.
4. CONSTRUCT DRAINAGE IMPROVEMENTS, IF APPLICABLE.
5. CONSTRUCT CURB INLET PROTECTION AT THE TIME OF CURB INLET INSTALLATION.
6. CONSTRUCT DEVELOPMENT PER APPROVED PLANS.
7. INSTALL STREETSCAPE AND/OR LANDSCAPING IMPROVEMENTS.
8. CONTRACTOR TO VEGETATE ANY DISTURBED AREAS ONCE FINAL GRADING IS COMPLETE, AND ESTABLISH A MIN OF 70% VEGETATION PRIOR TO COMPLETION. PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.
9. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

NOTE

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENT) AND SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES IN 21 DAYS, PER TPDES REQUIREMENTS.
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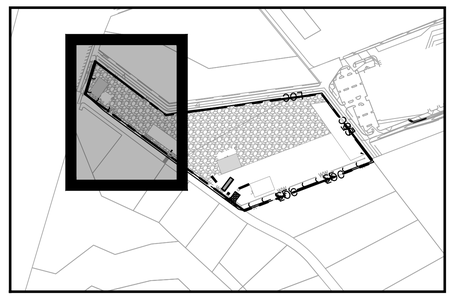
LIMITS OF CONSTRUCTION:

±931970 SF = ±21.40 AC



KEY MAP
SCALE: 1" = 500'

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1-800-245-4545

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NO.	REVISION	DATE

STATE OF TEXAS — HARSHA R. THATI — 149642 — LICENSED PROFESSIONAL ENGINEER — 6.24.2025

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CHECKED BY: L.S. / H.T.

TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN (1 OF 2)

SARAGUSA FACILITY SITE DEVELOPMENT

3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 6 OF 30

2025-283-COC

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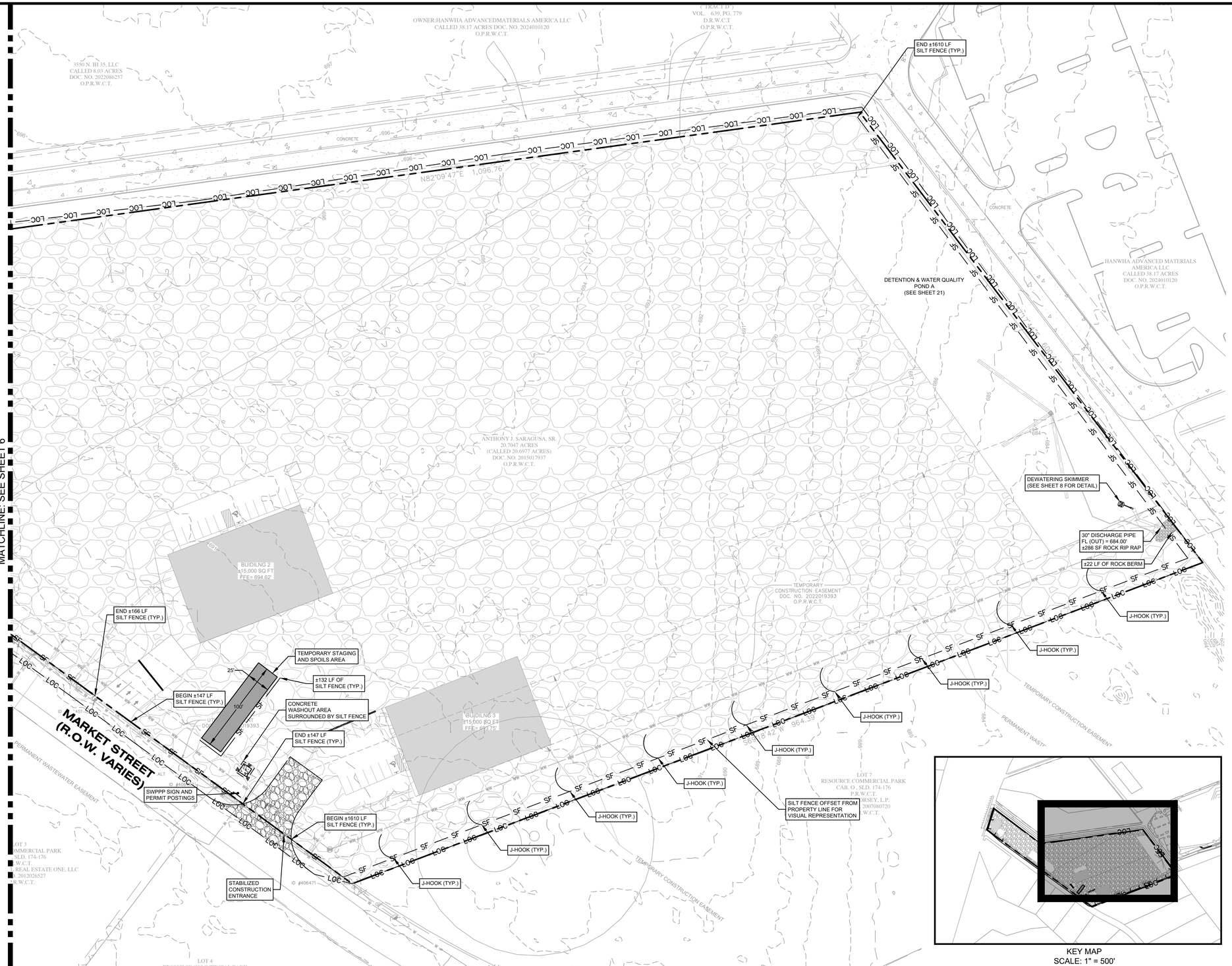

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE FLOW DIRECTION
- SILT FENCE
- LIMIT OF CONSTRUCTION
- ROCK BERM
- STABILIZED CONSTRUCTION ENTRANCE

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±931970 SF = ±21.40 AC

KEY MAP
SCALE: 1" = 500'

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1-800-245-4545

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HARSHA R. THATI
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LICENSED
PROFESSIONAL ENGINEER
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CHECKED BY: L.S. / H.T.

TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN (2 OF 2)

SARAGUSA FACILITY SITE DEVELOPMENT

3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 7 OF 30

2025-283-COC

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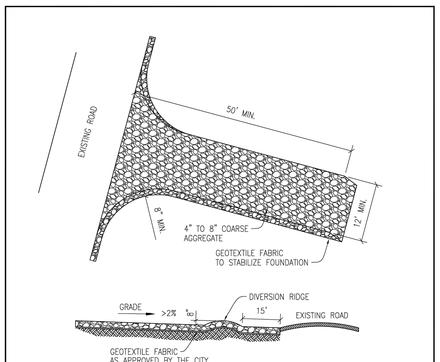


INSTALLATION:

- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

INSPECTIONS AND MAINTENANCE GUIDELINES:

- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
- WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

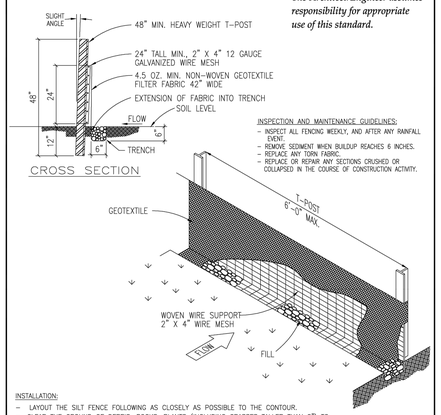
REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STABILIZED CONSTRUCTION ENTRANCE

DRAWING NAME: EC06

SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

The Architect/Engineer assumes responsibility for appropriate use of this standard.



INSPECTION AND MAINTENANCE GUIDELINES:

- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL EVENT.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
- REPLACE ANY TORN FABRIC.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.

INSTALLATION:

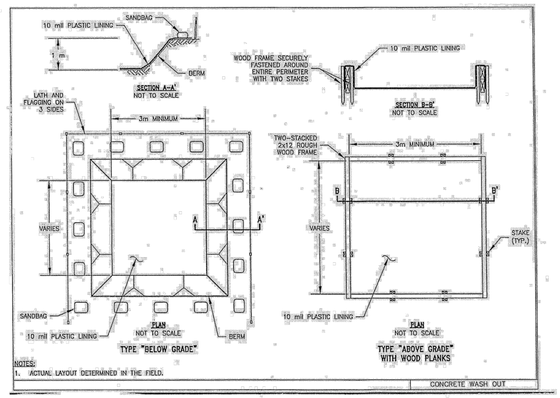
- LAYOUT THE SILT FENCE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS, PLANTS (INCLUDING GRASSES TALLER THAN 2") TO PROVIDE A SMOOTH FLOW APPROACH SURFACE. EXCAVATE 6" DEEP X 6" WIDE TRENCH ON UPSTREAM SIDE OF FACE PER PLANS.
- DRIVE THE HEAVY DUTY T-POST AT LEAST 12 INCHES INTO THE GROUND AND AT A SLIGHT ANGLE TOWARDS THE FLOW.
- ATTACH THE 2" X 4" 12 GAUGE WELDED WIRE MESH TO THE T-POST WITH 11 1/2 GAUGE GALVANIZED T-POST CLIPS. THE TOP OF THE WIRE TO BE 24" ABOVE GROUND LEVEL. THE WELDED WIRE MESH TO BE OVERLAPPED 6" AND TIED AT LEAST 6 TIMES WITH HOG RINGS.
- THE SILT FENCE TO BE INSTALLED WITH A SKIRT A MINIMUM OF 6" WIDE PLACED ON THE UPHILL SIDE OF THE FENCE INSIDE EXCAVATED TRENCH. THE FABRIC TO OVERLAP THE TOP OF THE WIRE BY 1".
- ANCHOR THE SILT FENCE BY BACKFILLING WITH EXCAVATED DIRT AND ROCKS (NOT LARGER THAN 2").
- GEOTEXTILE SPLICES SHOULD BE A MINIMUM OF 18" WIDE ATTACHED IN AT LEAST 6 PLACES. SPLICES IN CONCENTRATED FLOW AREAS WILL NOT BE ACCEPTED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

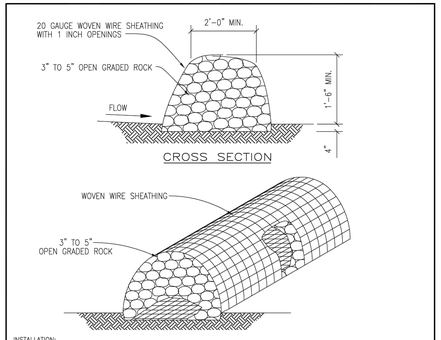
REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SILT FENCE DETAIL

DRAWING NAME: EC02

SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB





INSTALLATION:

- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE OF THE BERM.
- PLACE THE ROCK ALONG THE CENTER OF THE WIRE TO THE DESIGNATED HEIGHT.
- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN WALKED ACROSS THE STRUCTURE RETAINS IT'S SHAPE.
- SECURE WITH TIE WIRE.
- THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROX. 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.
- THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

INSPECTION AND MAINTENANCE GUIDELINES:

- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL EVENT BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
- REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER.
- REPAIR ANY LOOSE WIRE SHEATHING.
- THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
- THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

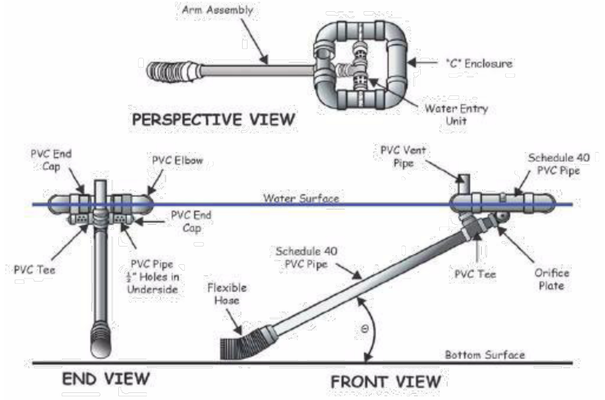
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
ROCK BERM DETAIL

DRAWING NAME: EC03

SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



DEWATERING SKIMMER DETAIL

J-HOOK DETAIL

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1-800-245-4545

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STATE OF TEXAS — HARSHA R. THATI — 149642 — PROFESSIONAL LICENSED ENGINEER — 6.24.2025

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DRAWN BY: T.B.

CHECKED BY: L.S. / H.T.

EROSION & SEDIMENTATION CONTROL DETAILS

SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 8 OF 30

2025-283-COC

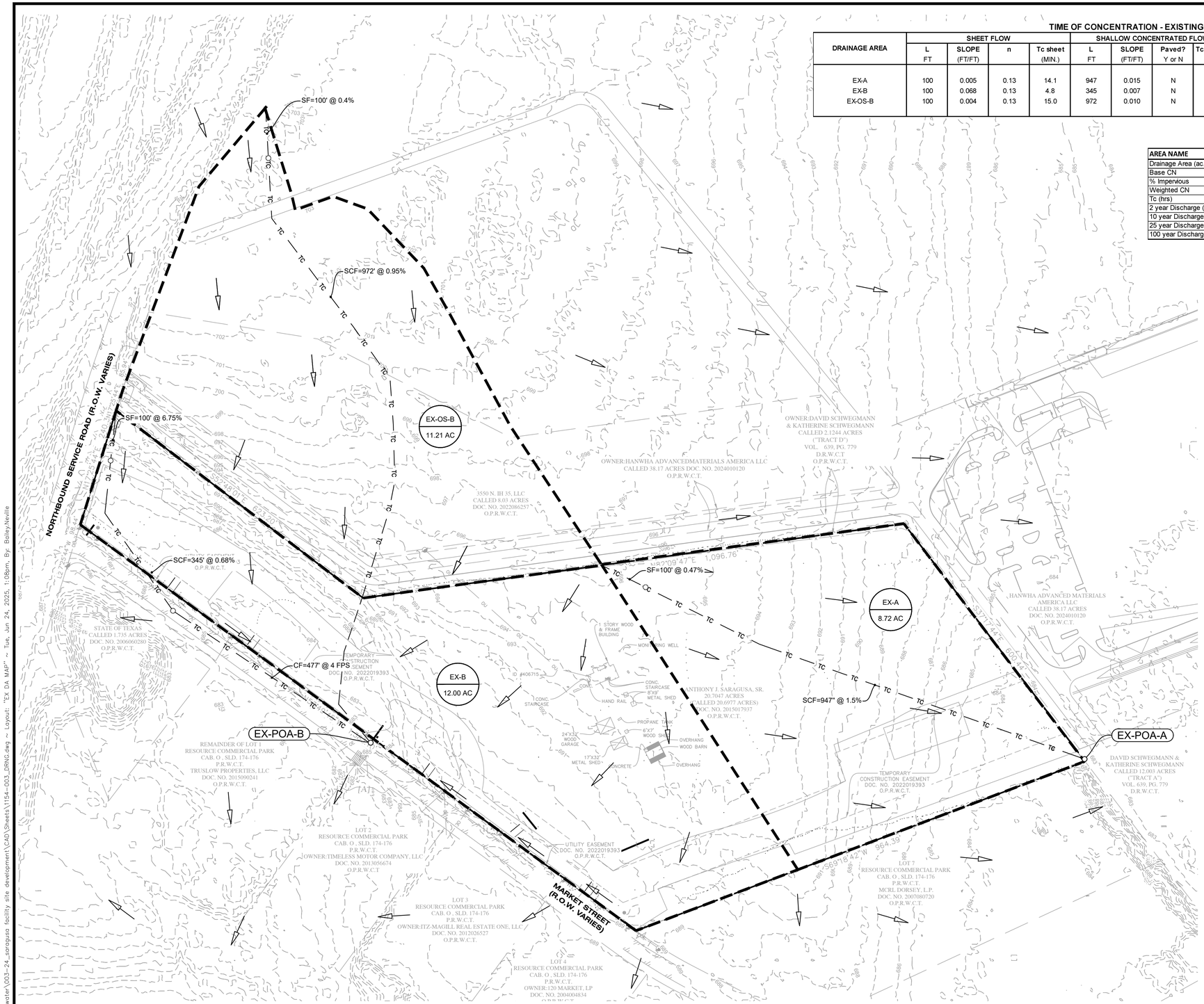
O:\companydata\Clients\1154 - headwater\003-24_saragusa facility site development\CAD\Sheets\1154-003_EROS.dwg ~ Layout: "EROSION DETAILS" ~ Tue, Jun 24, 2025, 1:08pm, By: BaileyNeville

TIME OF CONCENTRATION - EXISTING

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW (GUTTER)			Total Tc (MIN.)	Total Tc (HRS.)
	L FT	SLOPE (FT/FT)	n	Tc sheet (MIN.)	L FT	SLOPE (FT/FT)	Paved? Y or N	Tc Shallow (MIN.)	L FT	Vavg (FT/S)	Tc Channel (MIN.)		
EX-A	100	0.005	0.13	14.1	947	0.015	N	8.1	0	4.00	0.00	22.2	0.369
EX-B	100	0.068	0.13	4.8	345	0.007	N	4.3	477	4.00	1.99	11.1	0.185
EX-OS-B	100	0.004	0.13	15.0	972	0.010	N	10.3	0	4.00	0.00	25.3	0.422

EXISTING DRAINAGE SUMMARY TABLE (SCS METHOD)

AREA NAME	EX-A	EX-POA-A	EX-B	EX-OS-B	EX-POA-B
Drainage Area (ac.)	8.72	-	12.00	11.21	-
Base CN	80	-	80	80	-
% Impervious	5.73%	-	4.17%	7.71%	-
Weighted CN	81	-	81	81	-
Tc (hrs)	0.369	-	0.185	0.422	-
2 year Discharge (cfs)	17.05	17.05	30.79	21.11	45.31
10 year Discharge (cfs)	31.71	31.71	56.81	38.55	84.86
25 year Discharge (cfs)	41.68	41.68	74.47	50.32	111.89
100 year Discharge (cfs)	57.84	57.84	103.20	69.42	155.75



0 50 100 200
HORIZONTAL SCALE: 1"=100'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE AREA
- OVERHEAD UTILITY
- TC — TC — TIME OF CONCENTRATION
- A–1 — POINT OF ANALYSIS
- DRAINAGE FLOW DIRECTION
- DA / ACRES — DRAINAGE AREA LABEL

ABBREVIATIONS:
SF = SHEET FLOW
SCF = SHALLOW CONCENTRATED FLOWS
CF = CHANNEL FLOW

NOTES:

1. ON-SITE SURVEY INFORMATION PROVIDED BY 4WARD LAND SURVEYING OBTAINED ON JANUARY, 30, 2025.
2. ON-SITE AND OFF-SITE TOPOGRAPHIC INFORMATION OBTAINED FROM THE TEXAS GEOGRAPHIC INFORMATION OFFICE.

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

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CHECKED BY: L.S. / H.T.

EXISTING DRAINAGE AREA MAP

SARAGUSA FACILITY SITE DEVELOPMENT

3520 I.H. 35 N. GEORGETOWN, TX 78626

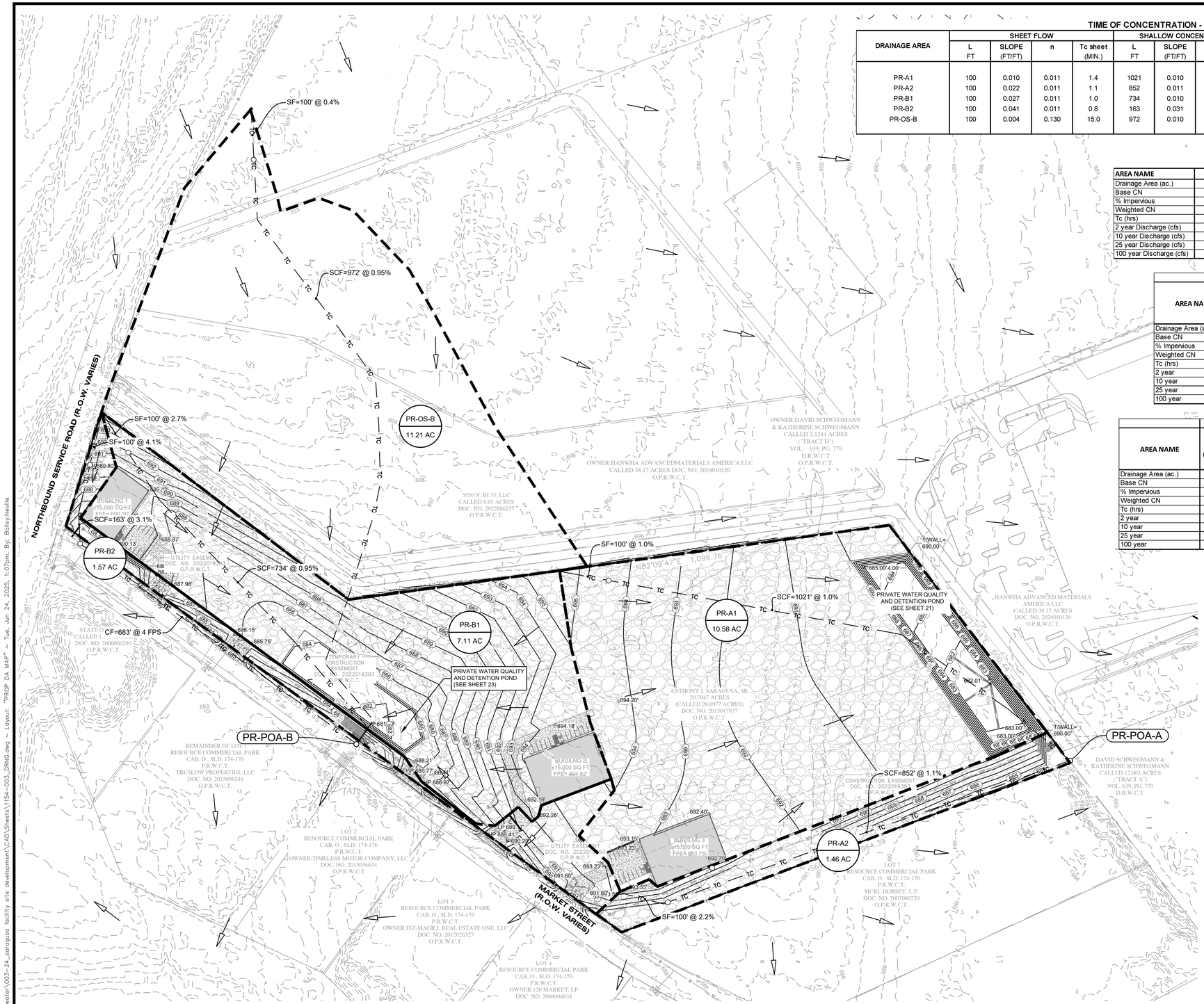
PROJECT NO. 1154-003

DRAWING NO.

SHEET 9 OF 30

2025-283-COC

O:\Company data\Clients\1154 - headwater\003-24_saragusa facility site development\CAD\Sheets\1154-003_DRNG.dwg ~ Layout: "EX DA MAP" ~ Tue, Jun 24, 2025, 1:08pm, By: BaileyNeville



TIME OF CONCENTRATION - PROPOSED

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW (GUTTER)			Total Tc (MIN.)	Total Tc (HRS.)
	L FT	SLOPE (FT/FT)	n	Tc sheet (MIN.)	L FT	SLOPE (FT/FT)	Paved? Y or N	Tc Shallow (MIN.)	L FT	Vavg (FT/S)	Tc Channel (MIN.)		
PR-A1	100	0.010	0.011	1.4	1021	0.010	N	10.7	0	4.00	0.00	12.1	0.202
PR-A2	100	0.022	0.011	1.1	852	0.011	N	8.5	0	4.00	0.00	9.5	0.159
PR-B1	100	0.027	0.011	1.0	734	0.010	N	7.8	0	4.00	0.00	8.7	0.146
PR-B2	100	0.041	0.011	0.8	163	0.031	N	1.0	683	4.00	2.85	5.0	0.083
PR-OS-B	100	0.004	0.130	15.0	972	0.010	N	10.3	0	4.00	0.00	25.3	0.422

PROPOSED DRAINAGE SUMMARY TABLE (SCS METHOD)

AREA NAME	PR-A1	PR-A2	PR-POA-A	PR-B1	PR-B2	PR-OS-B	PR-POA-B
Drainage Area (ac.)	10.58	1.46	-	7.11	1.57	11.21	-
Base CN	80	80	-	80	76.2	80	-
% Impervious	88.65%	100.00%	-	90.97%	100.00%	7.71%	-
Weighted CN	90	91	-	90	89	81	-
Tc (hrs)	0.202	0.159	-	0.146	0.083	0.422	-
2 year Discharge (cfs)	40.91	6.10	14.90	28.39	8.20	21.11	43.50
10 year Discharge (cfs)	61.73	8.95	23.80	42.60	12.10	38.55	72.70
25 year Discharge (cfs)	75.67	10.87	33.50	52.02	14.80	50.31	92.10
100 year Discharge (cfs)	98.22	14.10	51.90	67.40	19.10	69.42	124.23

AREA NAME	A (DETENTION PROVIDED)					
	PR-A1 (TO POND)	DETENTION POND (WSE)	DETENTION POND RELEASE	PR-A2 (BYPASS)	PR-POA-A (=DET. RELEASE + PR-A2)	EX-POA-A
Drainage Area (ac.)	10.576	-	-	1.46	-	-
Base CN	80	-	-	80	-	-
% Impervious	89%	-	-	100%	-	-
Weighted CN	90	-	-	91	-	-
Tc (hrs)	0.202	-	-	0.159	-	-
2 year	40.91 cfs	688.0 (msl)	11.30 cfs	6.10 cfs	14.90 cfs	17.05 cfs
10 year	61.73 cfs	688.5 (msl)	21.00 cfs	8.95 cfs	23.80 cfs	31.71 cfs
25 year	75.67 cfs	688.9 (msl)	29.70 cfs	10.87 cfs	33.50 cfs	41.68 cfs
100 year	98.22 cfs	689.4 (msl)	45.70 cfs	14.10 cfs	51.90 cfs	57.84 cfs

AREA NAME	B (DETENTION PROVIDED)						
	PR-B1 (TO POND)	PR-OS-B (TO POND)	DETENTION POND (WSE)	DETENTION POND RELEASE	PR-B2 (BYPASS)	PR-POA-B (=DET. RELEASE + PR-B2)	EX-POA-B
Drainage Area (ac.)	7.11	11.21	-	-	1.57	-	-
Base CN	80	80	-	-	76.2	-	-
% Impervious	90.97%	7.71%	-	-	100.00%	-	-
Weighted CN	90	81	-	-	89	-	-
Tc (hrs)	0.146	0.422	-	-	0.083	-	-
2 year	28.39 cfs	21.11 cfs	684.5 (msl)	40.11 cfs	8.20 cfs	43.50 cfs	45.31 cfs
10 year	42.60 cfs	38.55 cfs	684.7 (msl)	67.75 cfs	12.10 cfs	72.70 cfs	84.86 cfs
25 year	52.02 cfs	50.31 cfs	684.8 (msl)	86.12 cfs	14.80 cfs	92.10 cfs	111.89 cfs
100 year	67.40 cfs	69.42 cfs	684.9 (msl)	116.12 cfs	19.10 cfs	123.70 cfs	155.75 cfs

0 50 100 200
HORIZONTAL SCALE: 1"=100'

LEGEND
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CHECKED BY: L.S. / H.T.

PROPOSED DRAINAGE AREA MAP

SARAGUSA FACILITY SITE DEVELOPMENT

3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003
DRAWING NO.
SHEET 10 OF 30

2025-283-COC

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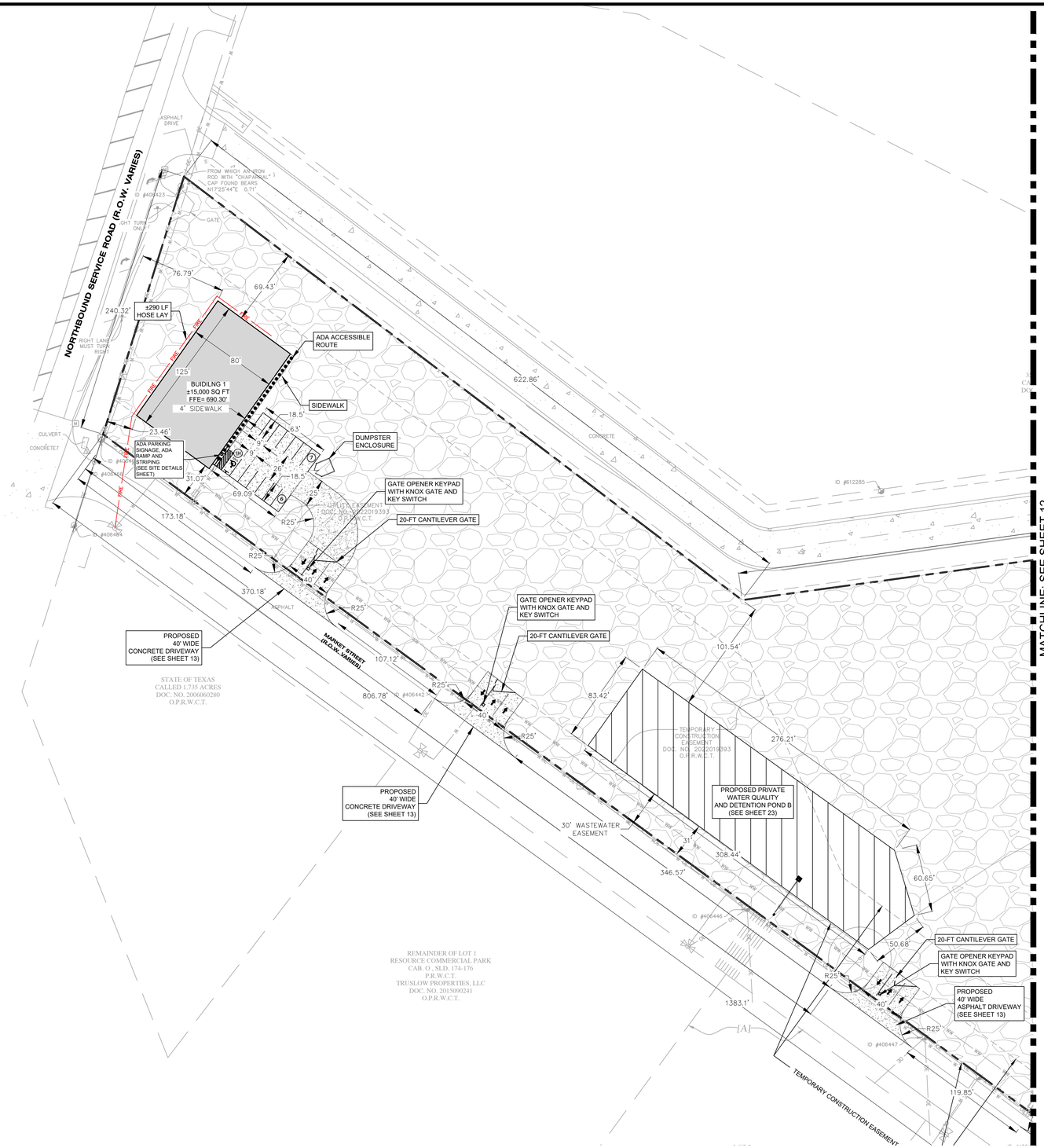
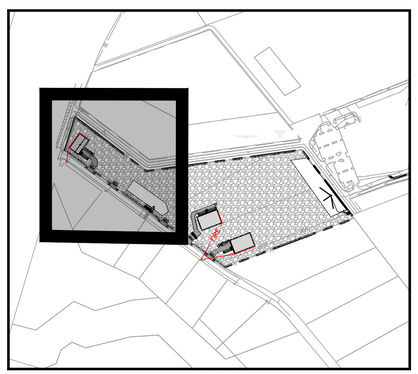


LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- FIRE LANE
- CURB AND GUTTER
- LIMITS OF CONSTRUCTION
- ACCESSIBLE ROUTE
- SIGN
- TREE TO BE KEPT
- PROTECTED TREE TO BE KEPT

NOTES:

1. ALL TRAFFIC CONTROLS SHALL CONFORM WITH THE LATEST EDITION OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL DRIVES AND PARKING AREAS TO BE GRAVEL PAVING UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
4. CONSTRUCTION ACTIVITY AND ACCESS TO THE PROPERTY FOR CONSTRUCTION PURPOSES IS LIMITED TO THE BOUNDARY OF THE LIMITS OF CONSTRUCTION AS SHOWN ON THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (SHEETS 4 & 5)



KEY MAP
SCALE: 1" = 500'

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SITE & DIMENSION CONTROL PLAN (1 OF 2)

SARAGUSA FACILITY SITE DEVELOPMENT

3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 11 OF 30

2025-283-COC

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MATCHLINE: SEE SHEET 11

OWNER:HANWHA ADVANCEDMATERIALS AMERICA LLC
CALLED 38.17 ACRES DOC. NO. 2024010120
O.P.R.W.C.T.

("TRACT D")
VOL. 639, PG. 779
D.R.W.C.T
O.P.R.W.C.T.

3550 N. IH 35, LLC
CALLED 8.03 ACRES
DOC. NO. 2022086257
O.P.R.W.C.T.

CONCRETE

1096.51'

N82°09'47"E 1,096.76'

117.9'

CONCRETE

HANWHA ADVANCED MATERIALS AMERICA LLC
CALLED 38.17 ACRES
DOC. NO. 2024010120
O.P.R.W.C.T.

PROPOSED PRIVATE WATER QUALITY AND DETENTION POND A (SEE SHEET 21)

±753704 SY OF 6" COMPACTED CALICHE BASE

S27°13'44"E 523.66'

S27°13'44"E 800.44'

484.36'

76.75'

122.3'

68.07'

ANTHONY J. SARAGUSA, SR.
20.7947 ACRES
(CALLED 20.6977 ACRES)
DOC. NO. 2015017937
O.P.R.W.C.T.

DAVID SCHWEGMANN & KATHERINE SCHWEGMANN
CALLED 12.003 ACRES
("TRACT A")
VOL. 639, PG. 779
D.R.W.C.T.

TEMPORARY CONSTRUCTION EASEMENT
DOC. NO. 2022019753
O.P.R.W.C.T.

65' WASTEWATER EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

PERMANENT WASTEWATER EASEMENT

S69°18'42"W 964.39'

964.39'

63.22'

99.72'

77.68'

LOT 7
RESOURCE COMMERCIAL PARK
CAB. O , SLD. 174-176
P.R.W.C.T.
MCRL DORSEY, L.P.
DOC. NO. 2007080720
O.P.R.W.C.T.

TEMPORARY CONSTRUCTION EASEMENT

DUMPSTER ENCLOSURE

135.08'

20.67'

40.4'

18.5'

38.55'

4' SIDEWALK

R25'

ADA PARKING SIGNAGE, ADA RAMP AND STRIPING (SEE SITE DETAILS SHEET)

BUIDILNG 2
±15,000 SQ FT
FFE= 694.62'

100'

150'

25'

398 LF HOSE LAY

20-FT CANTILEVER GATE

DUMPSTER ENCLOSURE

GATE OPENER KEYPAD WITH KNOX GATE AND KEY SWITCH

SIDEWALK

ADA ACCESSIBLE ROUTE

70.8'

18.5'

4' SIDEWALK

BUIDILNG 3
±15,000 SQ FT
FFE= 693.75'

ADA PARKING SIGNAGE, ADA RAMP AND STRIPING (SEE SITE DETAILS SHEET)

32.95'

18.5'

18.5'

20-FT CANTILEVER GATE

243 LF HOSE LAY

PROPOSED 40' WIDE CONCRETE DRIVEWAY (SEE SHEET 13)

MARKET STREET (R.O.W. VARIES)

GATE OPENER KEYPAD WITH KNOX GATE AND KEY SWITCH

PROPOSED 40' WIDE CONCRETE DRIVEWAY (SEE SHEET 13)

ASPHALT

CONCRETE

FIRE

WW

0 25 50 100
HORIZONTAL SCALE: 1"=50'

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- FIRE LANE
- CURB AND GUTTER
- LOC — LIMITS OF CONSTRUCTION
- ACCESSIBLE ROUTE
- SIGN
- 100 — TREE TO BE KEPT
- 100 — PROTECTED TREE TO BE KEPT

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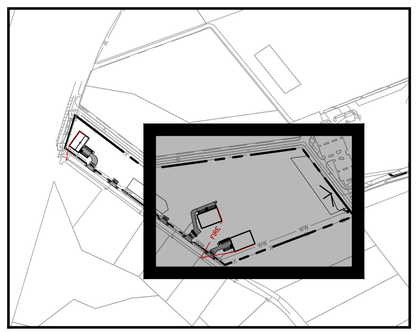
5. SITE PAVING IS TO FOLLOW RECOMMENDATIONS OUTLINED IN GEOTECHNICAL REPORT PROVIDED BY HENLEY JOHNSON & ASSOCIATES (REPORT NO. 270376)



KEY MAP
SCALE: 1" = 500'

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CHECKED BY: L.S. / H.T.

SITE & DIMENSION CONTROL PLAN (2 OF 2)

SARAGUSA FACILITY SITE DEVELOPMENT

3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 12 OF 30

2025-283-COC

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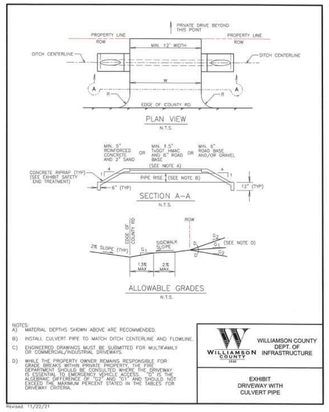
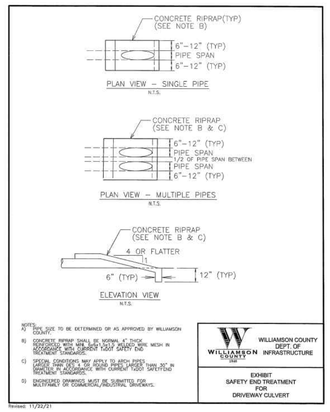


NOTES:
A) MATERIAL DEPTHS SHOWN ABOVE ARE RECOMMENDED.
B) INSTALL CULVERT PIPE TO MATCH DITCH CENTERLINE AND FLOWLINE.
C) ENGINEERED DRAWINGS MUST BE SUBMITTED FOR MULTI-FAMILY OR COMMERCIAL/INDUSTRIAL DRIVEWAYS.
D) WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHOULD BE CONSULTED WHERE THE DRIVEWAY GRADE BREAK EXCEEDS 8% WITHIN 20' OF THE ROW. THE ALLEGHENY DEPARTMENT OF FIRE APPARATUS SHOULD NOT EXCEED THE MAXIMUM PERCENT STATED IN THE TABLES FOR DRIVEWAY CRITERIA.

Revised: 11/22/21

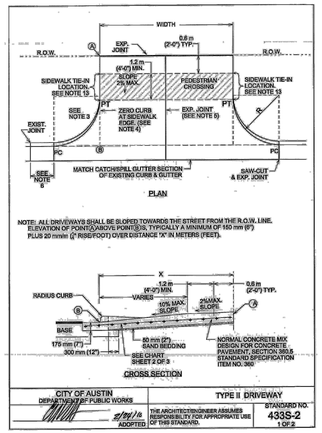
WILLIAMSON COUNTY DEPT. OF INFRASTRUCTURE	EXHIBIT DRIVEWAY WITH CULVERT PIPE



NOTES:
A) DUE TO BE DETERMINED OR AS APPROVED BY WILLIAMSON COUNTY.
B) CONCRETE RIPRAP SHALL BE MINIMAL 6" THICK CONSISTING OF CLASS A CONCRETE WITH #3 REBAR MESH IN ACCORDANCE WITH CURRENT TXDOT SAFETY END TREATMENT DETAILS.
C) SPECIAL CONDITIONS MAY APPLY TO ARCH PIPES.
D) PIPES LESS THAN 36" & 100 SQUARE INCHES LARGER THAN 30" IN DIAMETER IN ACCORDANCE WITH CURRENT TXDOT SAFETYEND TREATMENT DETAILS.
E) DRAWINGS OF DESIGN MUST BE SUBMITTED FOR ENCLOSURES OF CHANNELS AND CULVERTS FOR DRIVEWAYS.

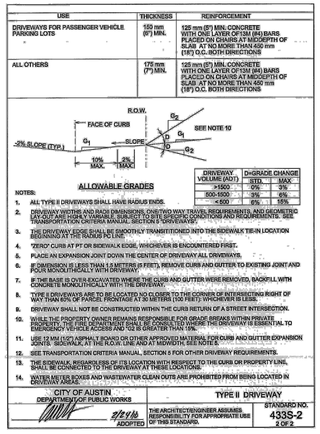
Revised: 11/22/21

WILLIAMSON COUNTY DEPT. OF INFRASTRUCTURE	EXHIBIT SAFETY END TREATMENT FOR DRIVEWAY CULVERT



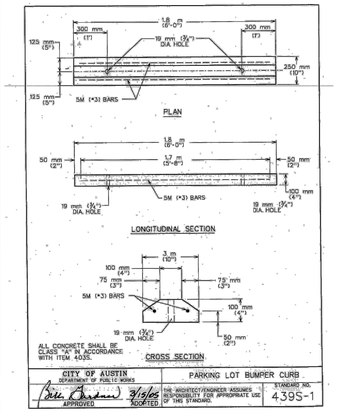
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY
2/10/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 433S-2 1 OF 2

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 15M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 15M (#5) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS



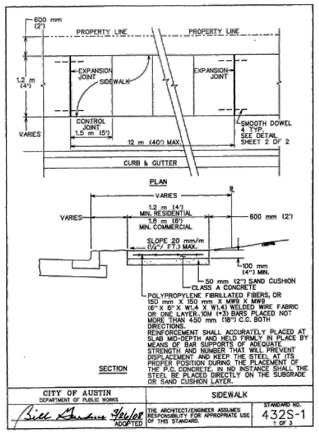
NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, OVERTHE WAY TRAVEL REQUIREMENTS, AND GEOMETRICS (FLARE AND WIDTH) SHOULD BE SUBJECTED TO SITE SPECIFIC CONDITIONS AND RECOMMENDATIONS. SEE TRANSPORTATION CRITERIA MANUAL- SECTION 9 "DRIVEWAYS".
3. THE CENTERWAY SHALL SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION REGARDING AS THE GRADE REQUIRED.
4. "ZERO" CURB AT PT ON SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.8 METERS (6 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET) WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHOULD BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO BUILDING ACCESSIBILITY AND GRADE BREAK EXCEEDS 8% WITHIN 20' OF THE ROW. THE ALLEGHENY DEPARTMENT OF FIRE APPARATUS SHOULD NOT EXCEED THE MAXIMUM PERCENT STATED IN THE TABLES FOR DRIVEWAY CRITERIA.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. LOCATION AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF IT'S LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY
2/10/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 433S-2 2 OF 2

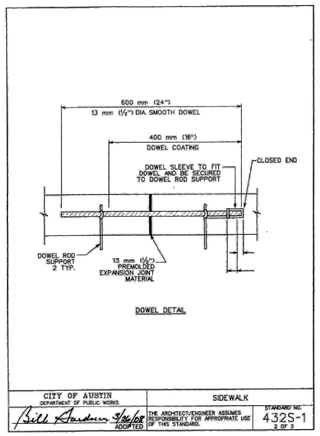


ALL CONCRETE SHALL BE CLASS "AA" IN ACCORDANCE WITH ITEM 403S.

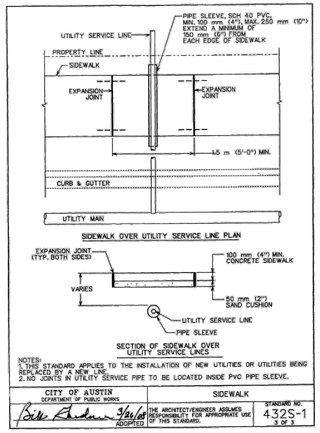
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PARKING LOT BUMPER CURB
APPROVED 3/5/96 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 439S-1



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-1 1 OF 3

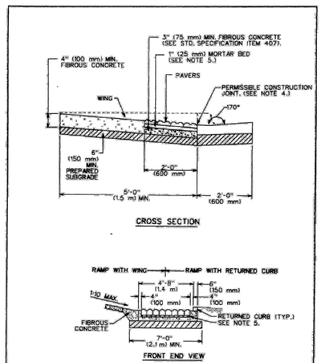


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-1 2 OF 3



NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

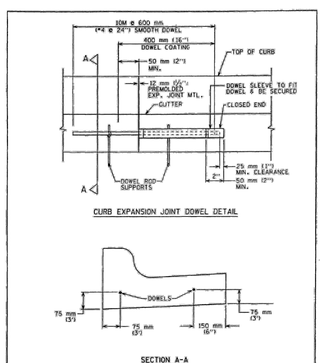
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-1 3 OF 3



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-2A 1 OF 2

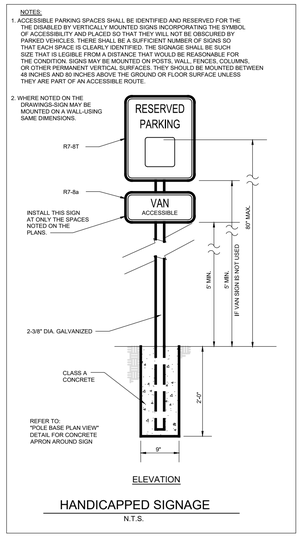
GENERAL NOTES:
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION ON CITY PROPERTY AND EASEMENT AREAS ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9" (23 mm), A NOMINAL HEIGHT OF 0.2" (5 mm) AND A CENTER-TO-CENTER SPACING OF 2.35" (60 mm) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVER PATTERN SHALL BE BASKET WEAVE UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO ¼" (6 mm) JOINT. SIZE GAPS LARGER THAN ¼" (6 mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM. SECTION 403S.3.5. MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-2A 2 OF 2

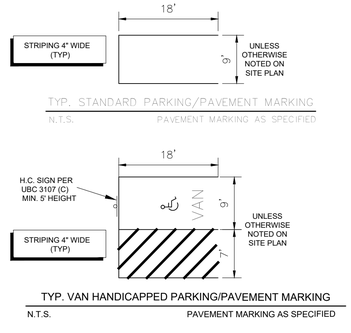


SEE STANDARD 430S-1 FOR TYPICAL CURB AND GUTTER SECTIONS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB EXPANSION JOINT DOWEL DETAIL
9/24/19 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 430S-3



HANDICAPPED SIGNAGE
N.T.S.



PROVIDE & INSTALL VAN ACCESSIBLE (#SS57) & HANDICAPPED PARKING (#SS53) SIGNS EQUAL TO BEST SIGN SYSTEMS, MONTROSE, COLORADO. GALVANIZED "U" CHANNEL MOUNTING POST SHALL BE SET IN A CONCRETE FOOTING. MOUNT SIGNS 5'-0" FROM THE BOTTOM OF LOWEST LINE OF LETTERING TO FINISH GRADE. SIGNS SHALL BE SCREEN PRINTED IN BLUE & WHITE ON .063" - ALUMINUM.

TYP. ACCESSIBLE PARKING SIGNS
N.T.S.

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

6.24.2025

STATE OF TEXAS
HARSHA R. THATI
149642
PROFESSIONAL ENGINEER

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DRAWN BY: T.B.

CHECKED BY: L.S. / H.T.

SITE DETAILS

SARAGUSA FACILITY SITE DEVELOPMENT

3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 13 OF 30

2025-283-COC

O:\company\data\Clients\1154 – Headwater\003–24_saragusa facility site development\CAD\Sheets\1154–003_SITE.dwg ~ Layout: "SITE DETAILS" ~ Tue, Jun 24, 2025, 1:06pm, By: Bailey Neville

0 25 50 100

HORIZONTAL SCALE: 1"=50'

LEGEND

700 EXISTING CONTOURS

700 PROPOSED CONTOURS

700.00' PROPOSED SPOT ELEVATION

NOTES:

1) ALL DISTURBED AREAS AND AREAS DESIGNATED AS "GRASS" AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOP SOIL AND BE REVEGETATED BY SEED, HYDROMULCH, OR SOD. MAINTAIN AND WATER THESE AREAS AS NECESSARY TO ESTABLISH PERMANENT REVEGETATIVE GROWTH OF APPROXIMATELY TWO (2) INCHES OF HEIGHT OVER 70% OF AREA.

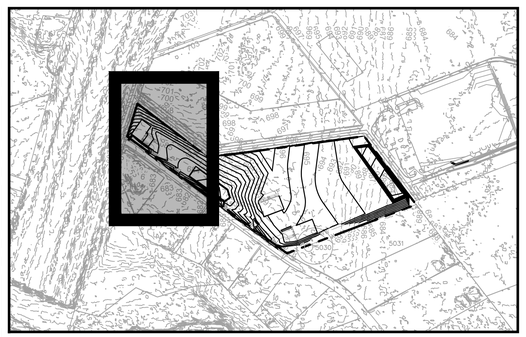
2) TOPSOIL THAT HAS BEEN STRIPPED FROM THE SITE AND STOCKPILED MAY BE USED. REMOVE ALL BRUSH, TRASH, STUMPS, WOOD, CONCRETE AND OTHER DEBRIS OVER 1–1/2 IN SIZE PRIOR TO SPREADING.

3) IF SUFFICIENT QUANTITIES ARE NOT AVAILABLE, PROVIDE IMPORTED TOPSOIL CHARACTERISTIC OF THE AREA. PROVIDE IMPORTED LOAM TOPSOIL CONTAINING A MINIMUM ORGANIC MATTER CONTENT BY WEIGHT OF 5%. TOPSOIL SHALL NOT HAVE A MIXTURE SUBSOIL AND SHALL CONTAIN NO STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS LARGER THAN 1–1/2 INCHES IN DIAMETER OR LENGTH.

4) ON–SITE SURVEY INFORMATION PROVIDED BY 4WARD LAND SURVEYING OBTAINED ON JANUARY, 30, 2025.

5) ON–SITE AND OFF–SITE TOPOGRAPHIC INFORMATION OBTAINED FROM THE TEXAS GEOGRAPHIC INFORMATION OFFICE.

6) ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY–FIVE (95%) PERCENT MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.



KEY MAP
SCALE: 1" = 500'

TEXAS ONE CALL SYSTEM
1-800-245-4545

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NO.	REVISION	DATE

STATE OF TEXAS
HARSHA R. THATI
149642
LICENSED PROFESSIONAL ENGINEER
6.24.2025

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GRADING PLAN (1 OF 2)

SARAGUSA FACILITY SITE DEVELOPMENT

3520 I.H. 35 N. GEORGETOWN, TX 78626

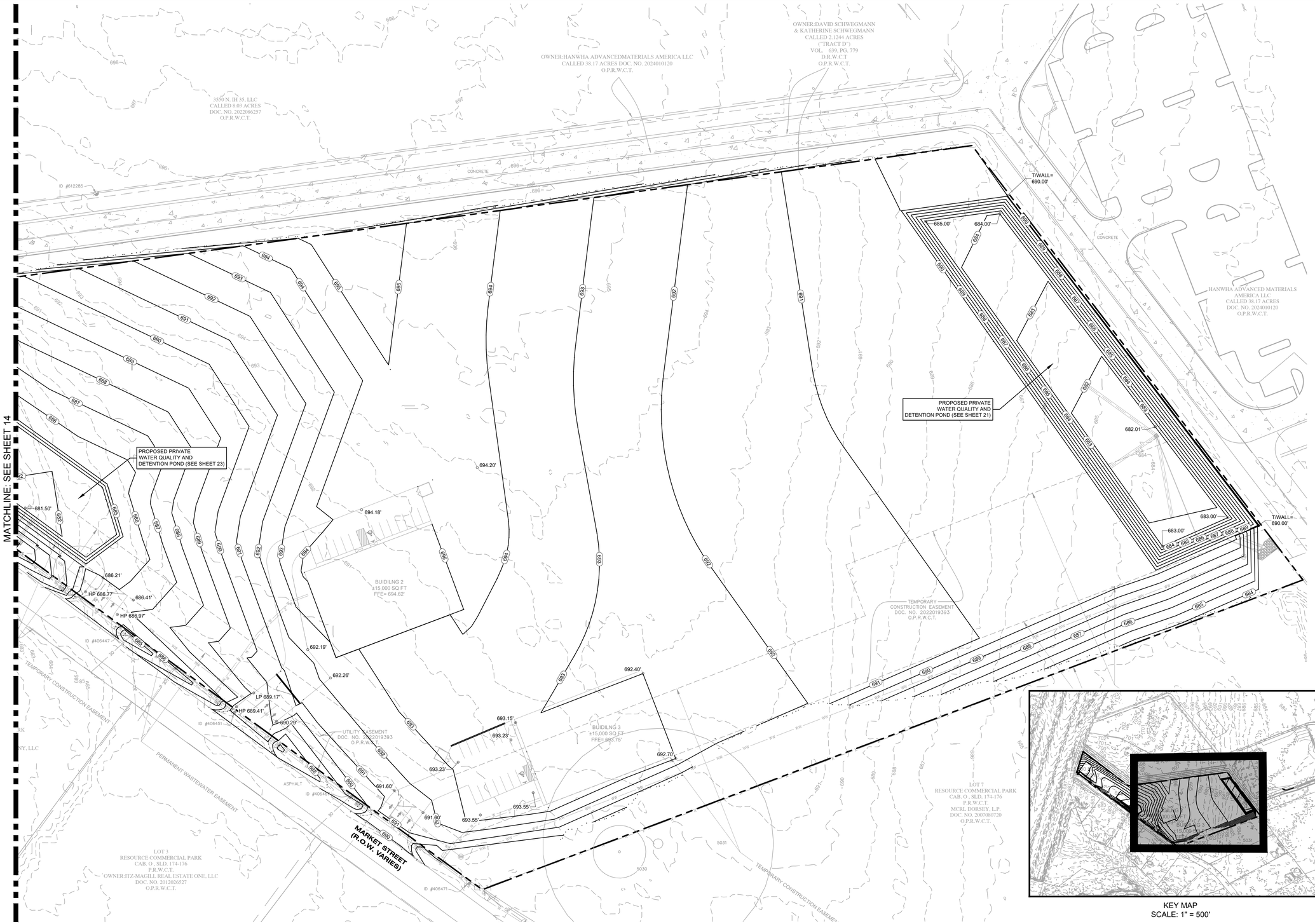
PROJECT NO. 1154-003

DRAWING NO.

SHEET 14 OF 30

2025-283-COC

O:\Companydata\Clients\1154 – headwater\003–24_saragusa facility site development\CAD\Sheets\1154–003_GRAD.dwg ~ Layout: "GRADING (2)" ~ Tue, Jun 24, 2025, 1:07pm, By: BaileyNeville



KEY MAP
SCALE: 1" = 500'

0 25 50 100
HORIZONTAL SCALE: 1"=50'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION

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STATE OF TEXAS
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GRADING PLAN (2 OF 2)

SARAGUSA FACILITY SITE DEVELOPMENT

3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 15 OF 30

2025-283-COC

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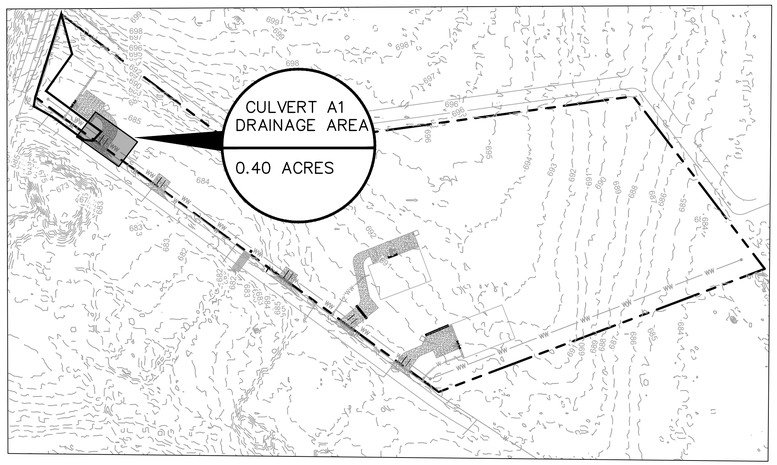
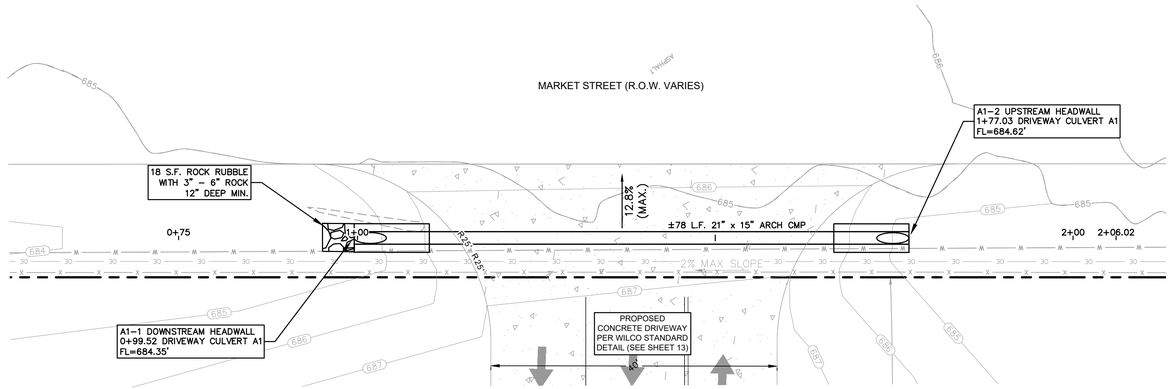
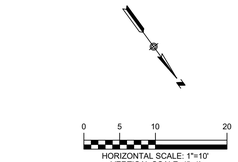
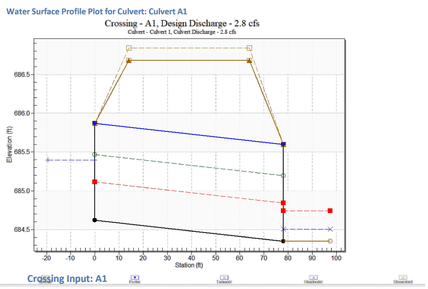


OVERVIEW
N.T.S.



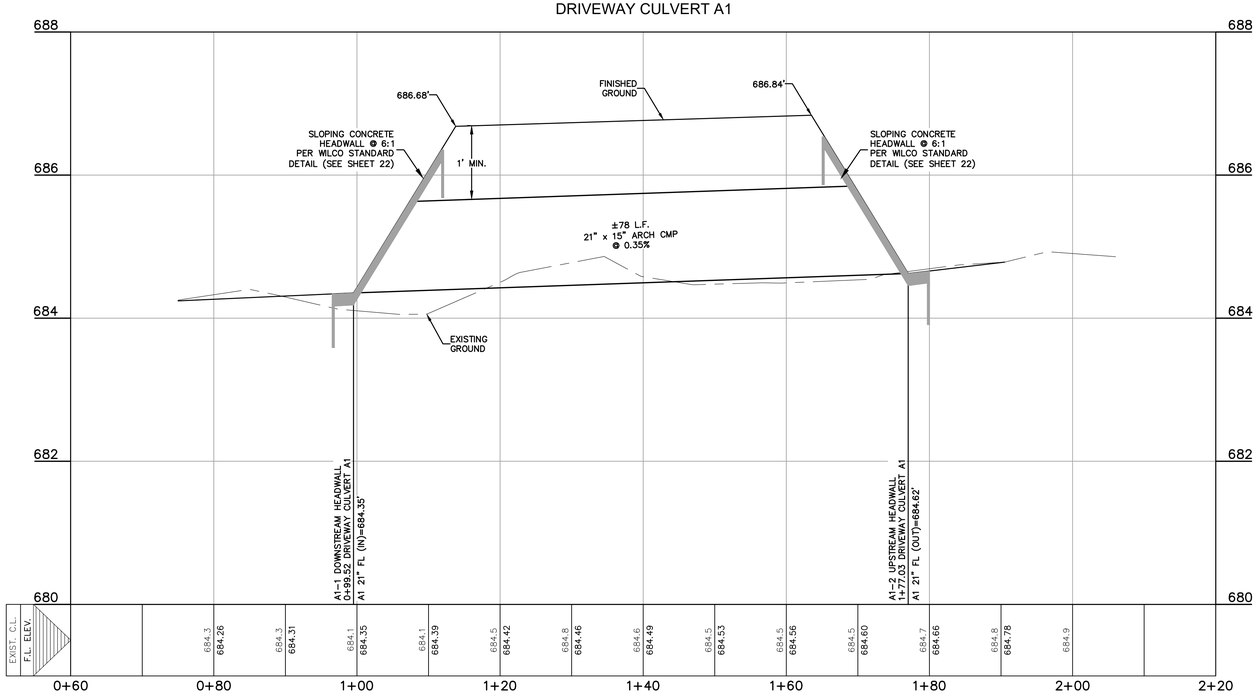




Parameter	Value	Units
DISCHARGE DATA		
Discharge Method	Minimum, Design, and Maximum	
Minimum Flow	2.700	cfs
Design Flow	2.800	cfs
Maximum Flow	2.900	cfs
TAILWATER DATA		
Channel Type	Triangular Channel	
Side Slope (H:V)	5.000	:1
Channel Slope	0.0050	ft/ft
Manning's n (channel)	0.030	
Channel Invert Elevation	684.350	ft
Rating Curve	View...	
ROADWAY DATA		
Roadway Profile Shape	Irregular	
Irregular Shape	Define...	
Roadway Surface	Paved	
Top Width	50.000	ft

Culvert Input: A1

Parameter	Value	Units
CULVERT DATA		
Name	Culvert 1	
Shape	Pipe Arch	
Material	Steel or Aluminum	
Size	Define...	
Span	21.000	in
Rise	15.000	in
Embedment Depth	0.000	in
Manning's n	0.024	
Culvert Type	Straight	
Inlet Configuration	Headwall (Ke=0.5)	
Inlet Depression?	No	
SITE DATA		
Site Data Input Option	Culvert Invert Data	
Inlet Station	0.000	ft
Inlet Elevation	684.620	ft
Outlet Station	78.000	ft
Outlet Elevation	684.350	ft
Number of Barrels	1	
Computed Culvert Slope	0.003462	ft/ft



PROPOSED DRAINAGE SUMMARY TABLE (RATIONAL METHOD - ZONE 2)

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (ac.)	Impervious Cover (%)	T_c (min.)	Pervious Cover Condition	2-Yr. Flows			10-Yr.			25-Yr.			100-Yr.		
						C_2	i_2 (in/hr)	Q_2 (cfs)	C_{10}	i_{10} (in/hr)	Q_{10} (cfs)	C_{25}	i_{25} (in/hr)	Q_{25} (cfs)	C_{100}	i_{100} (in/hr)	Q_{100} (cfs)
Culvert A1	0.400 ac	0.33 ac	83%	5.0 min.	Dev - Grass - Good Condition - Flat, 0-2%	0.66	6.31 in/hr	1.7 cfs	0.73	9.61 in/hr	2.8 cfs	0.78	11.79 in/hr	3.7 cfs	0.86	15.42 in/hr	5.3 cfs

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

CAUTION - ELECTRICITY PRESENT

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NO.	REVISION	DATE

STATE OF TEXAS
HARSHA R. THATI
149642
LICENSED
PROFESSIONAL ENGINEER
6.24.2025

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DRAWN BY: A.P.C.G

CHECKED BY: L.S. / H.T.

DRIVEWAY CULVERT A1

SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

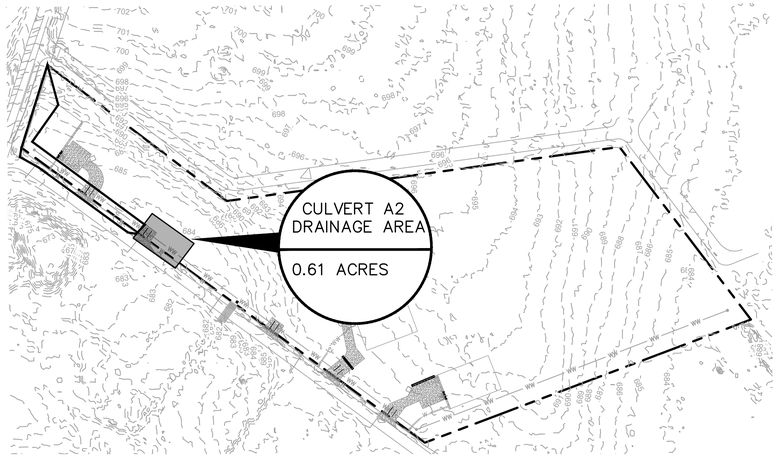
PROJECT NO. 1154-003

DRAWING NO.

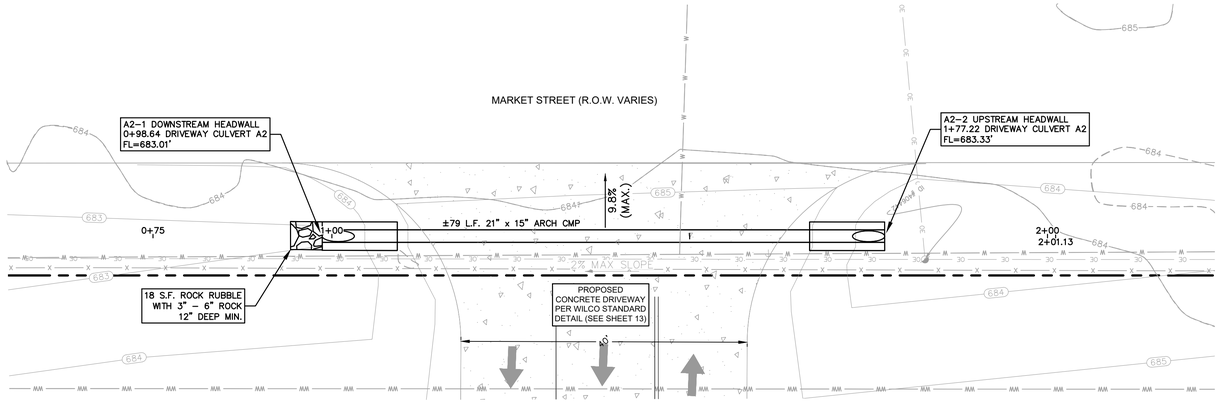
SHEET 16 OF 30

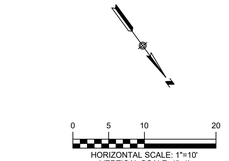
2025-283-COC

O:\companydata\Clients\1154 – headwater\003–24_saragusa facility site development\CAD\Sheets\1154–003_CULVRT.dwg ~ Layout: "DRIVEWAY CULVERT A1" ~ Tue, Jun 24, 2025, 1:08pm, By: BaileyNeville



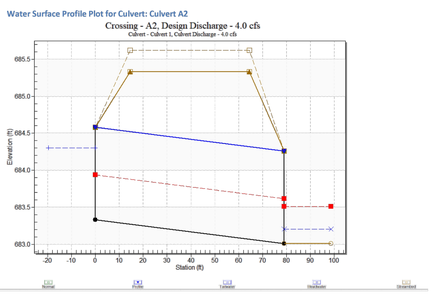
OVERVIEW
N.T.S.





LEGEND

- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- OE — OE — OVERHEAD ELECTRIC
- X — X — EXISTING FENCE



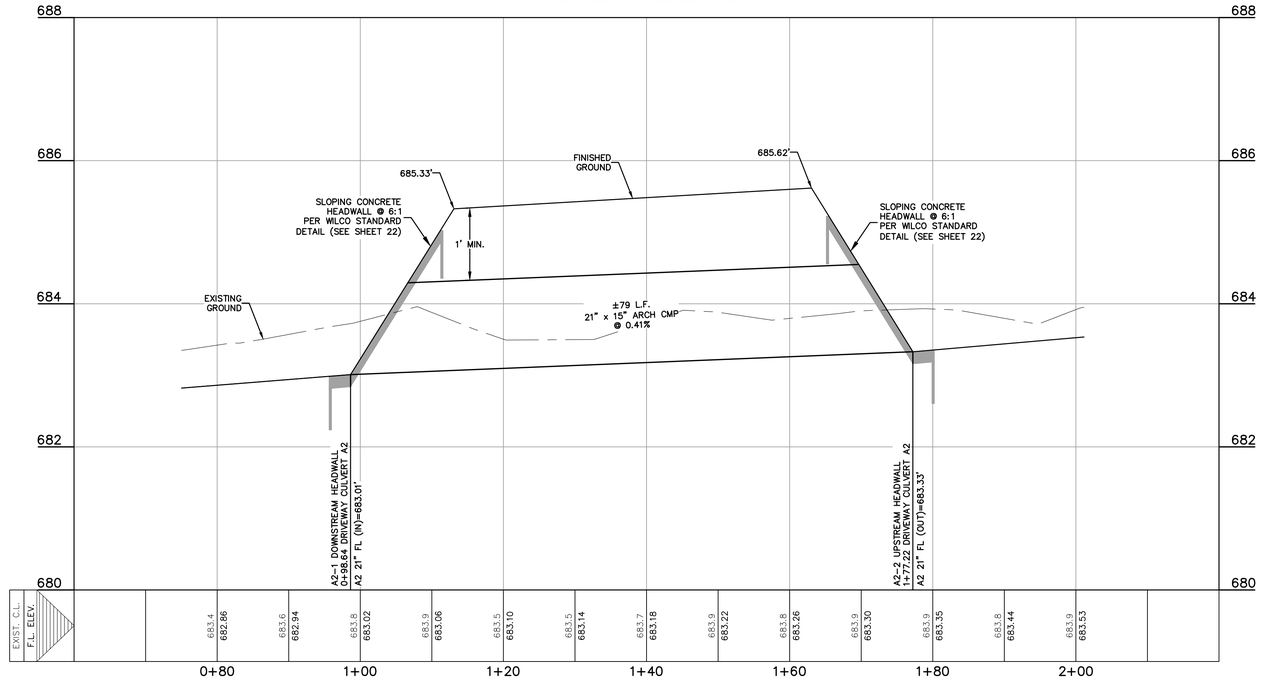
Crossing Input: A2

Parameter	Value	Units
DISCHARGE DATA		
Discharge Method	Minimum, Design, and Maximum	
Minimum Flow	3.900	cfs
Design Flow	4.000	cfs
Maximum Flow	4.100	cfs
TAILWATER DATA		
Channel Type	Triangular Channel	
Side Slope (H:V)	5.000	:1
Channel Slope	0.0050	ft/ft
Manning's n (channel)	0.030	
Channel Invert Elevation	683.010	ft
Rating Curve	View...	
ROADWAY DATA		
Roadway Profile Shape	Irregular	
Irregular Shape	Define...	
Roadway Surface	Paved	
Top Width	50.000	ft

Culvert Input: A2

Parameter	Value	Units
CULVERT DATA		
Name	Culvert 1	
Shape	Pipe Arch	
Material	Steel or Aluminum	
Size	Define...	
Span	21.000	in
Rise	15.000	in
Embedment Depth	0.000	in
Manning's n	0.024	
Culvert Type	Straight	
Inlet Configuration	Headwall (Ke=0.5)	
Inlet Depression?	No	
SITE DATA		
Site Data Input Option	Culvert Invert Data	
Inlet Station	0.000	ft
Inlet Elevation	683.330	ft
Outlet Station	79.000	ft
Outlet Elevation	683.010	ft
Number of Barrels	1	
Computed Culvert Slope	0.004051	ft/ft

DRIVEWAY CULVERT A2



PROPOSED DRAINAGE SUMMARY TABLE (RATIONAL METHOD - ZONE 2)

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (ac.)	Impervious Cover (%)	T_c (min.)	Pervious Cover Condition	2-Yr. Flows			10-Yr.			25-Yr.			100-Yr.		
						C_2	I_2 (in/hr)	Q_2 (cfs)	C_{10}	I_{10} (in/hr)	Q_{10} (cfs)	C_{25}	I_{25} (in/hr)	Q_{25} (cfs)	C_{100}	I_{100} (in/hr)	Q_{100} (cfs)
Culvert A2	0.610 ac	0.46 ac	75%	5.0 min.	Dev - Grass - Good Condition - Flat, 0-2%	0.62	6.31 in/hr	2.4 cfs	0.69	9.61 in/hr	4.0 cfs	0.73	11.79 in/hr	5.3 cfs	0.82	15.42 in/hr	7.7 cfs

TEXAS ONE CALL SYSTEM
1-800-245-4545

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NO.	REVISION	DATE

STATE OF TEXAS
HARSHA R. THATI
149642
LICENSED
PROFESSIONAL ENGINEER
6.24.2025

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CHECKED BY: L.S. / H.T.

DRIVEWAY CULVERT A2

SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

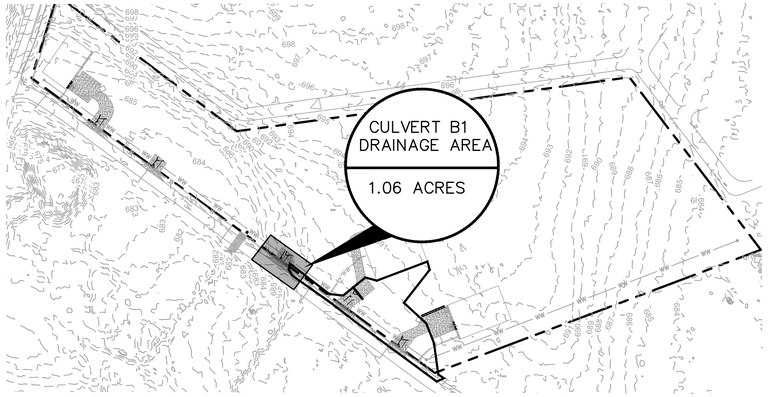
PROJECT NO. 1154-003

DRAWING NO.

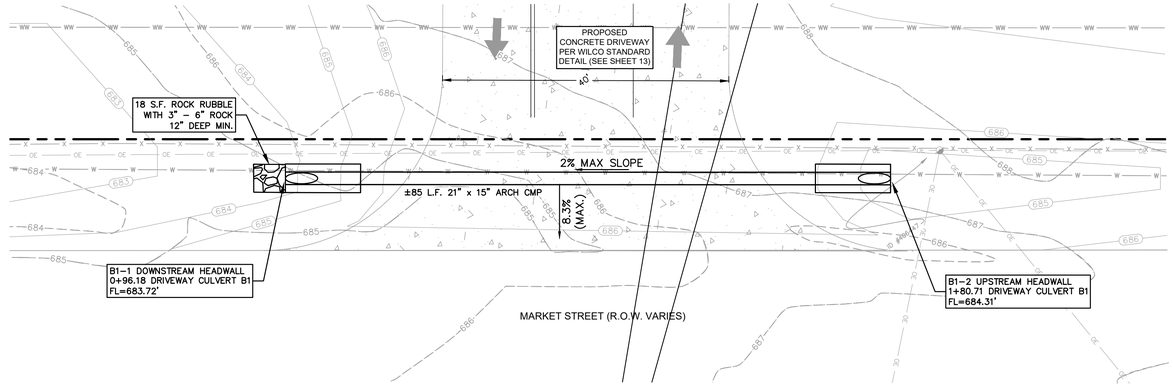
SHEET 17 OF 30

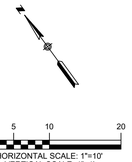
2025-283-COC

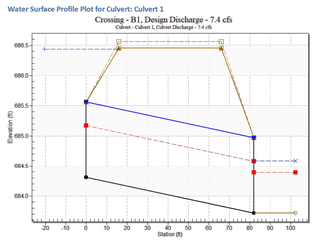
O:\companydata\Clients\1154 - headwater\003-24_saragusa facility site development\CAD\Sheets\1154-003_CLVRT.dwg ~ Layout: "DRIVEWAY CULVERT A2" ~ Tue, Jun 24, 2025, 1:08pm, By: BaileyNeville



OVERVIEW
N.T.S.







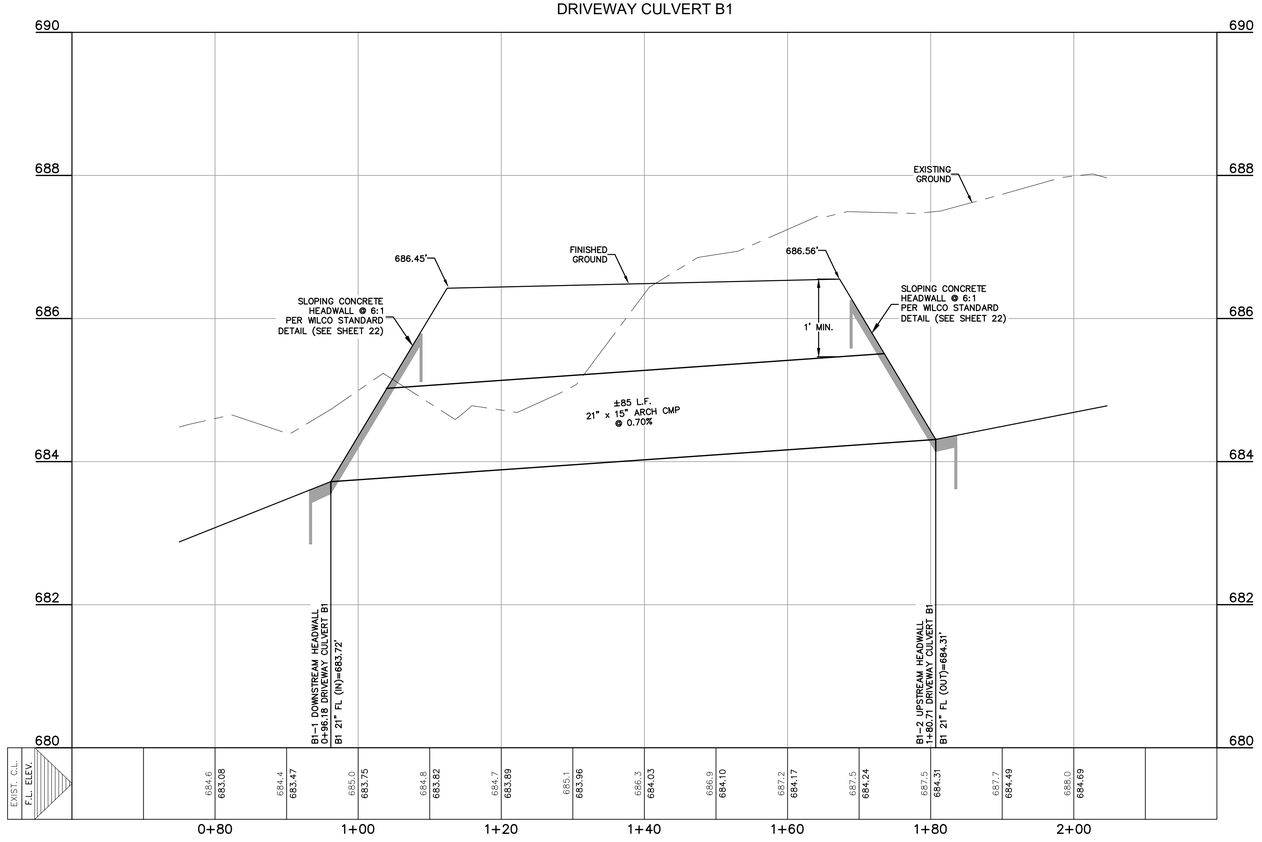
Crossing Input: B1

Parameter	Value	Units
DISCHARGE DATA		
Discharge Method	Minimum, Design, and Maximum	
Minimum Flow	7.300	cfs
Design Flow	7.400	cfs
Maximum Flow	7.500	cfs
TAILWATER DATA		
Channel Type	Triangular Channel	
Side Slope (H:V)	5.000	:1
Channel Slope	0.0050	ft/ft
Manning's n (channel)	0.030	
Channel Invert Elevation	683.720	ft
Rating Curve	View...	
ROADWAY DATA		
Roadway Profile Shape	Irregular	
Irregular Shape	Define...	
Roadway Surface	Paved	
Top Width	50.000	ft

Culvert Input: B1

Parameter	Value	Units
CULVERT DATA		
Name	Culvert 1	
Shape	Pipe Arch	
Material	Steel or Aluminum	
Size	Define...	
Span	21.000	in
Rise	15.000	in
Embedment Depth	0.000	in
Manning's n	0.024	
Culvert Type	Straight	
Inlet Configuration	Headwall (Ke=0.5)	
Inlet Depression?	No	
SITE DATA		
Site Data Input Option	Culvert Invert Data	
Inlet Station	0.000	ft
Inlet Elevation	684.310	ft
Outlet Station	82.000	ft
Outlet Elevation	683.720	ft
Number of Barrels	1	
Computed Culvert Slope	0.007195	ft/ft

DRIVEWAY CULVERT B1



PROPOSED DRAINAGE SUMMARY TABLE (RATIONAL METHOD - ZONE 2)

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (ac.)	Impervious Cover (%)	T_c (min.)	Pervious Cover Condition	2-Yr. Flows			10-Yr.			25-Yr.			100-Yr.		
						C_2	i_2 (in/hr)	Q_2 (cfs)	C_{10}	i_{10} (in/hr)	Q_{10} (cfs)	C_{25}	i_{25} (in/hr)	Q_{25} (cfs)	C_{100}	i_{100} (in/hr)	Q_{100} (cfs)
Culvert B1	1.060 ac	0.87 ac	82%	5.0 min.	Dev - Grass - Good Condition - Flat, 0-2%	0.65	6.31 in/hr	4.4 cfs	0.72	9.61 in/hr	7.4 cfs	0.77	11.79 in/hr	9.6 cfs	0.86	15.42 in/hr	14.0 cfs

TEXAS ONE CALL SYSTEM
1-800-245-4545

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CHECKED BY: L.S. / H.T.

DRIVEWAY CULVERT B1

SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 18 OF 30

2025-283-COC

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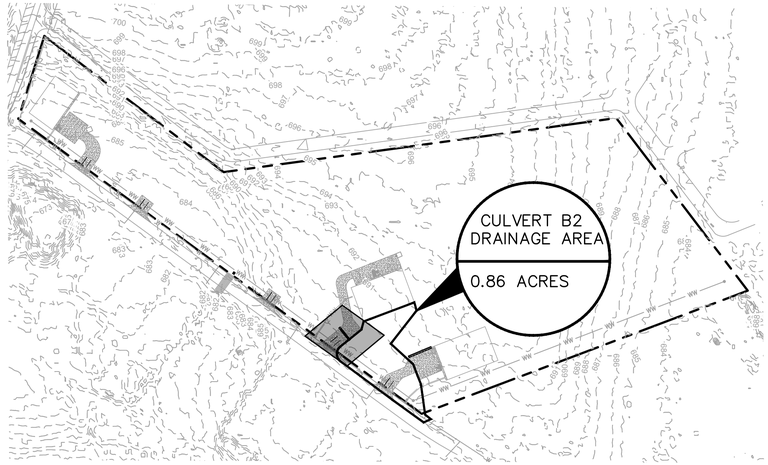
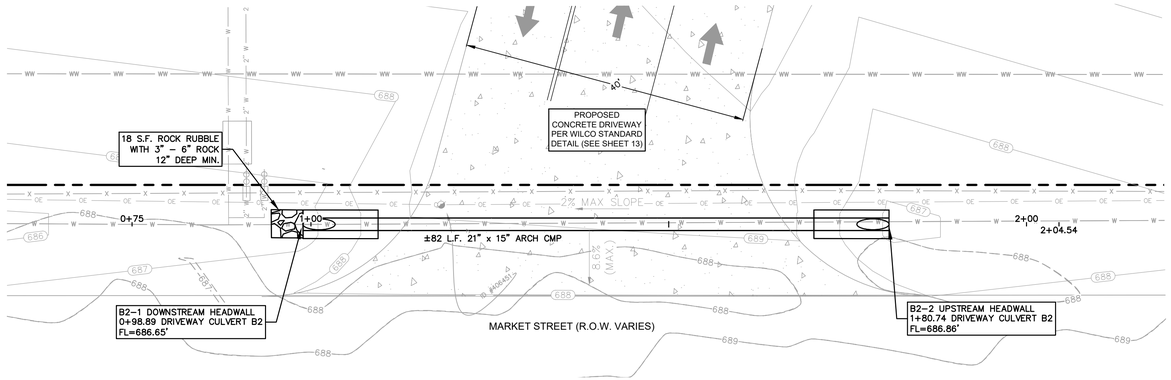
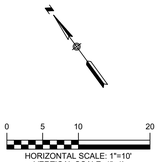
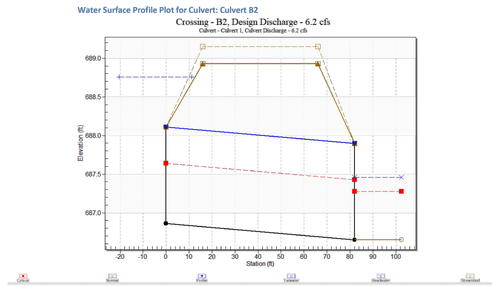


OVERVIEW
N.T.S.





LEGEND
- EXISTING CONTOURS
- PROPOSED CONTOURS
- OVERHEAD ELECTRIC
- EXISTING FENCE

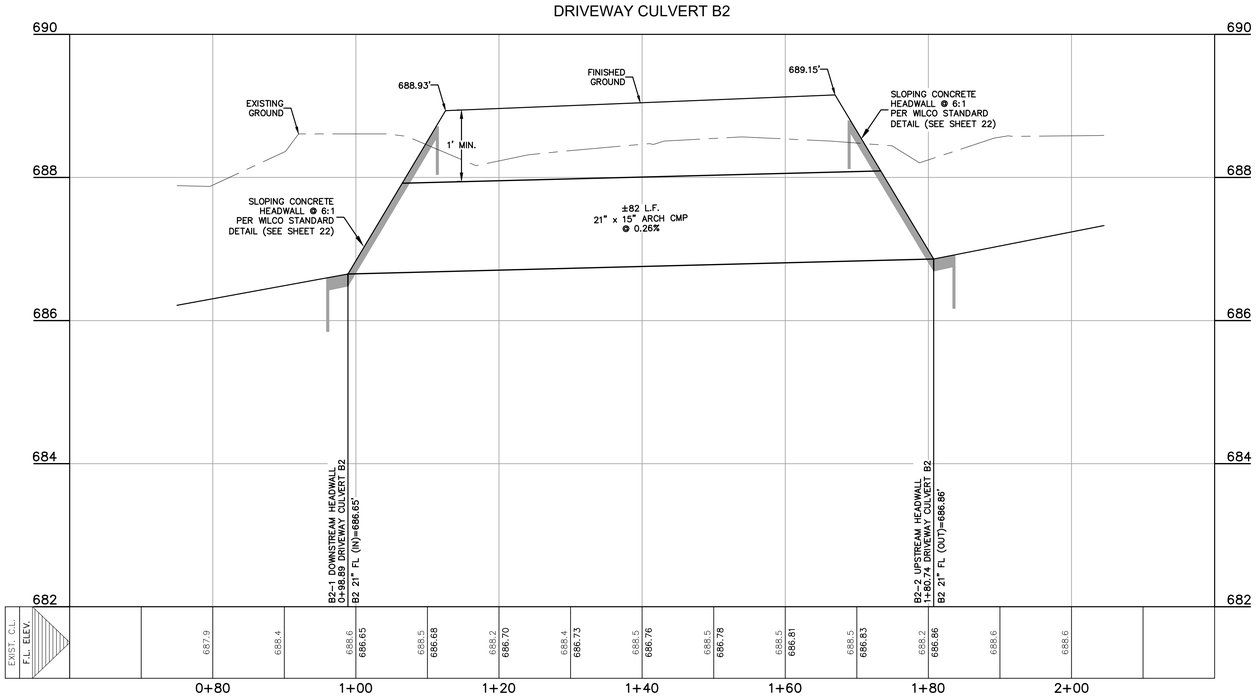


Crossing Input: B2

Parameter	Value	Units
DISCHARGE DATA		
Discharge Method	Minimum, Design, and Maximum	
Minimum Flow	6.100	cfs
Design Flow	6.200	cfs
Maximum Flow	6.300	cfs
TAILWATER DATA		
Channel Type	Triangular Channel	
Side Slope (H:V)	5.000	:1
Channel Slope	0.0050	ft/ft
Manning's n (channel)	0.030	
Channel Invert Elevation	686.650	ft
Rating Curve	View...	
ROADWAY DATA		
Roadway Profile Shape	Irregular	
Irregular Shape	Define...	
Roadway Surface	Paved	
Top Width	50.000	ft

Culvert Input: B2

Parameter	Value	Units
CULVERT DATA		
Name	Culvert 1	
Shape	Pipe Arch	
Material	Steel or Aluminum	
Size	Define...	
Span	21.000	in
Rise	15.000	in
Embedment Depth	0.000	in
Manning's n	0.024	
Culvert Type	Straight	
Inlet Configuration	Headwall (Ke=0.5)	
Inlet Depression?	No	
SITE DATA		
Site Data Input Option	Culvert Invert Data	
Inlet Station	0.000	ft
Inlet Elevation	686.860	ft
Outlet Station	82.000	ft
Outlet Elevation	686.650	ft
Number of Barrels	1	
Computed Culvert Slope	0.002561	ft/ft



PROPOSED DRAINAGE SUMMARY TABLE (RATIONAL METHOD - ZONE 2)

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (ac.)	Impervious Cover (%)	T_c (min.)	Pervious Cover Condition	2-Yr. Flows			10-Yr.			25-Yr.			100-Yr.		
						C_2	i_2 (in/hr)	Q_2 (cfs)	C_{10}	i_{10} (in/hr)	Q_{10} (cfs)	C_{25}	i_{25} (in/hr)	Q_{25} (cfs)	C_{100}	i_{100} (in/hr)	Q_{100} (cfs)
Culvert B2	0.860 ac	0.75 ac	87%	5.0 min.	Dev - Grass - Good Condition - Flat, 0-2%	0.68	6.31 in/hr	3.7 cfs	0.75	9.61 in/hr	6.2 cfs	0.80	11.79 in/hr	8.1 cfs	0.89	15.42 in/hr	11.8 cfs

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STATE OF TEXAS · HARSHA R. THATI · 149642 · LICENSED PROFESSIONAL ENGINEER · 6.24.2025

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DRAWN BY: T.B.

CHECKED BY: L.S. / H.T.

DRIVEWAY CULVERT B2

SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 19 OF 30

2025-283-COC

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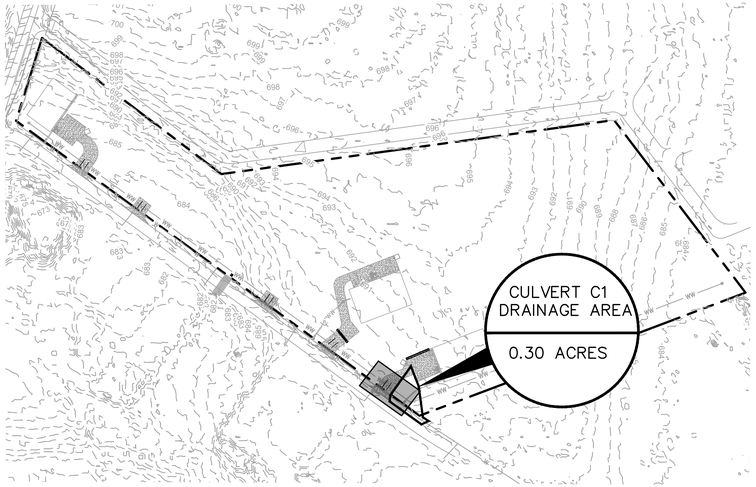
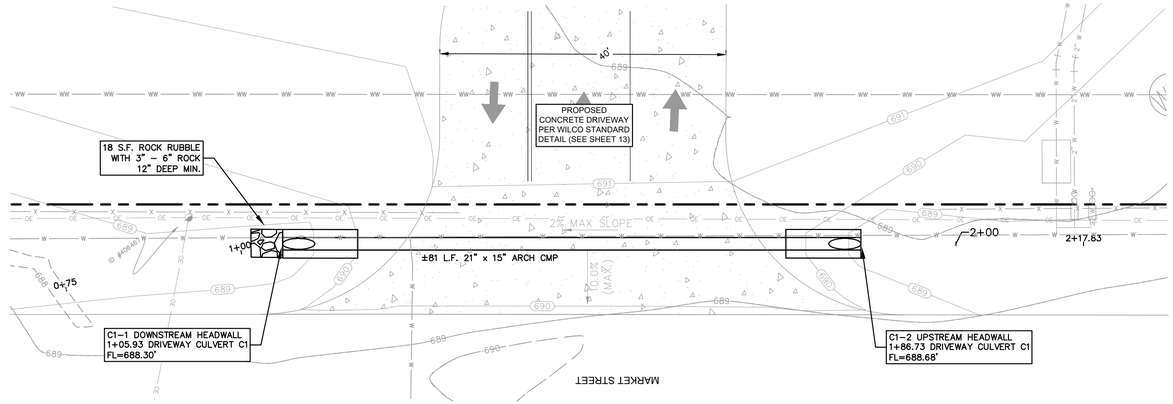
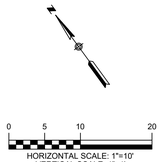


OVERVIEW
N.T.S.

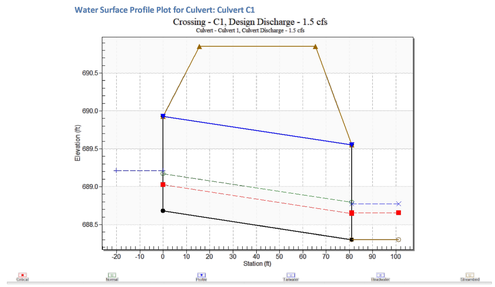




LEGEND

- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- OE — OE — OVERHEAD ELECTRIC
- X — X — EXISTING FENCE

Water Surface Profile Plot for Culvert: Culvert C1



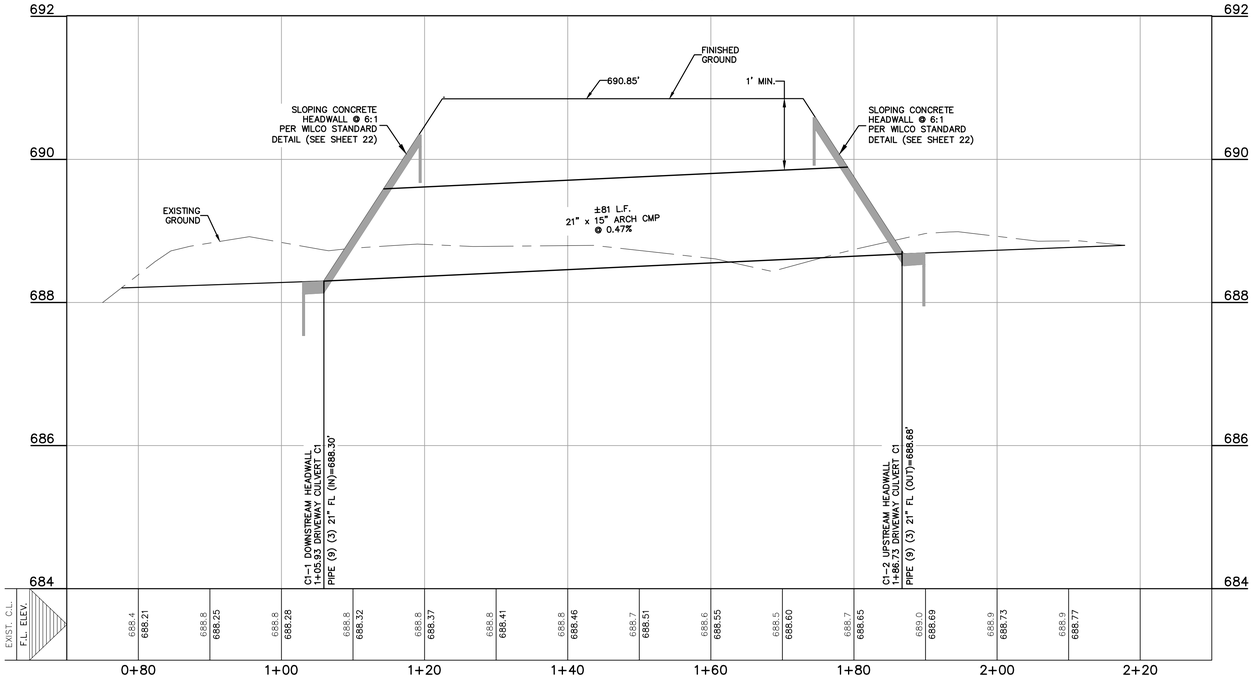
Crossing Input: C1

Parameter	Value	Units
DISCHARGE DATA		
Discharge Method	Minimum, Design, and Maximum	
Minimum Flow	1.400	cfs
Design Flow	1.500	cfs
Maximum Flow	1.600	cfs
TAILWATER DATA		
Channel Type	Triangular Channel	
Side Slope (H:V)	5.000	:1
Channel Slope	0.0050	ft/ft
Manning's n (channel)	0.030	
Channel Invert Elevation	688.300	ft
Rating Curve	View...	
ROADWAY DATA		
Roadway Profile Shape	Constant Roadway Elevation	
First Roadway Station	0.000	ft
Crest Length	10.000	ft
Crest Elevation	690.850	ft
Roadway Surface	Paved	
Top Width	50.000	ft

Culvert Input: C1

Parameter	Value	Units
CULVERT DATA		
Name	Culvert 1	
Shape	Pipe Arch	
Material	Steel or Aluminum	
Size	Define...	
Span	21.000	in
Rise	15.000	in
Embedment Depth	0.000	in
Manning's n	0.024	
Culvert Type	Straight	
Inlet Configuration	Headwall (Ke=0.5)	
Inlet Depression?	No	
SITE DATA		
Site Data Input Option	Culvert Invert Data	
Inlet Station	0.000	ft
Inlet Elevation	688.680	ft
Outlet Station	81.000	ft
Outlet Elevation	688.300	ft
Number of Barrels	1	
Computed Culvert Slope	0.004691	ft/ft

DRIVEWAY CULVERT C1



PROPOSED DRAINAGE SUMMARY TABLE (RATIONAL METHOD - ZONE 2)

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (ac.)	Impervious Cover (%)	T_c (min.)	Pervious Cover Condition	2-Yr. Flows			10-Yr.			25-Yr.			100-Yr.		
						C_2	i_2 (in/hr)	Q_2 (cfs)	C_{10}	i_{10} (in/hr)	Q_{10} (cfs)	C_{25}	i_{25} (in/hr)	Q_{25} (cfs)	C_{100}	i_{100} (in/hr)	Q_{100} (cfs)
Culvert C1	0.302 ac	0.14 ac	45%	5.0 min.	Dev - Grass - Good Condition - Flat, 0-2%	0.45	6.31 in/hr	0.9 cfs	0.51	9.61 in/hr	1.5 cfs	0.56	11.79 in/hr	2.0 cfs	0.64	15.42 in/hr	3.0 cfs

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

STATE OF TEXAS
HARSHA R. THATI
149642
LICENSED PROFESSIONAL ENGINEER
6.24.2025

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DRIVEWAY CULVERT C1

SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 20 OF 30

2025-283-COC

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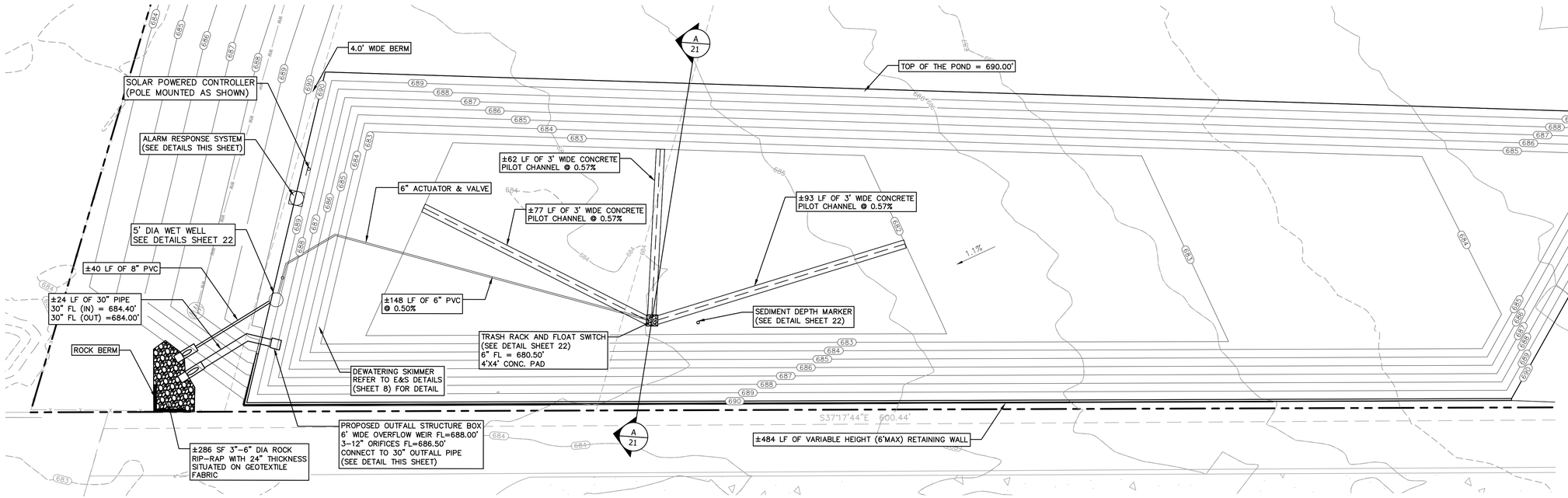
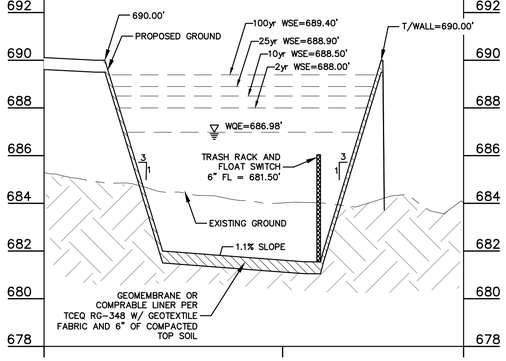
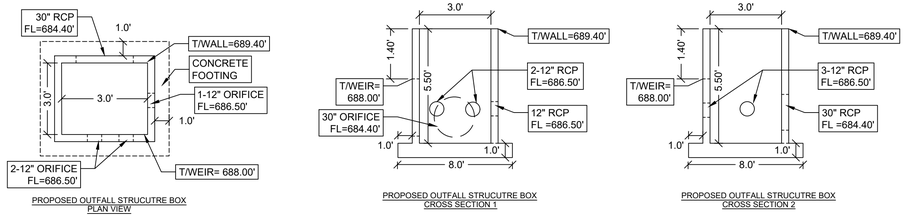




A WATER QUALITY AND DETENTION POND CROSS SECTION A-A

SCALE: HORIZ: 1"=30' VERT: 1"=3'



B DETENTION POND OUTFALL CROSS SECTION

N.T.S

NOTES:

1. BATCH DETENTION POND SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RG-348 MANUAL (ADDENDUM).
2. THE BATCH DETENTION POND AND RISER PIPE/TRASH RACK WILL FUNCTION AS THE DEWATERING OUTLET AND SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO ANY GENERAL GRADING AND UTILITY WORK.
3. SYSTEM SHALL BE 12 VDC WITH SOLAR CHARGED 12VDC BATTERY, ALTERNATIVE ELECTRICAL DESIGN MAY ALSO BE UTILIZED IN LIEU OF SOLAR POWER WITH ENGINEERS APPROVAL.
4. ACTUATOR SHALL BE ELECTRONIC QUATER-TURN WITH MANUAL OVERRIDE AND POSITION INDICATOR.
5. ACTUATOR SHALL BE "AVID 12V ACTUATOR, EPI-6" OR EQUIVALENT.
6. ACTUATOR VALVE TO BE SET AT "NORMALLY CLOSED" POSITION.
7. CONTROLLER SHALL BE SET TO OPEN VALVE 12 HOURS AFTER INITIAL RAINFALL DETECTION. VALVE TO REMAIN OPEN UNTIL 2HRS FOLLOWING BASIN EMPTY SIGNAL.
8. CONTROLLER SHALL HAVE TEST SEQUENCE, ON/OFF/RESET SWITCH AND THE PROGRAMMING SHALL BE FIELD UPLOADABLE.
9. CONTROLLER SHALL BE "MORNINGSTAR SOLAR CONTROLLER, 12V, 20 AMP" OR EQUIVALENT.
10. ALL WIRING SHALL BE INSTALLED IN CONDUIT AND BURIED. CONTACT ENGINEER FOR ADDITIONAL CONTROLER SCHEMATICS.
11. CONTRACTOR TO INSTALL LIBERTY ALARM MODEL ALM-2W OR EQUIVALENT AT A CONTROLLER PANEL.
12. ATTACH ALARM RESPONSE SIGN TO CONTROLLER POLE. REFERENCE ALARM SIGN.
13. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE CONTINUITY OF SERVICES AS NECESSARY.
14. ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY-FIVE (95%) PERCENT MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
15. A CELLULAR BASED NOTIFICATION SYSTEM SHALL BE PROVIDED TO COMMUNICATE THE STATUS OF THE POND(VALVE OPERATION AND POWER STATUS.
16. EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED.
17. STRUCTURAL DETAILS FOR WALLS 4' AND GREATER IN HEIGHT, WATER QUALITY POND, AND DETENTION POND TO BE PROVIDED BY STRUCTURAL ENGINEER.
18. ON-SITE SURVEY INFORMATION PROVIDED BY 4WARD LAND SURVEYING OBTAINED ON JANUARY, 30, 2025.
19. ON-SITE AND OFF-SITE TOPOGRAPHIC INFORMATION OBTAINED FROM THE TEXAS GEOGRAPHIC INFORMATION OFFICE.
20. A TOTAL OF 182342 CU-FT VOLUME IS REQUIRED FOR WATER QUALITY. 156816 CU-FT IS PROVIDED IN POND A AND 25526 CU-FT IS PROVIDED IN POND B.

	A (DETENTION PROVIDED)					
AREA NAME	PR-A1 (TO POND)	DETENTION POND (WSE)	DETENTION POND RELEASE	PR-A2 (BYPASS)	PR-POA-A (=DET. RELEASE + PR-A2)	EX-POA-A
Drainage Area (ac.)	10.576	-	-	1.46	-	-
Base CN	80	-	-	80	-	-
% Impervious	89%	-	-	100%	-	-
Weighted CN	90	-	-	91	-	-
Tc (hrs)	0.202	-	-	0.159	-	-
2 year	40.91 cfs	688.0 (msl)	11.30 cfs	6.10 cfs	14.90 cfs	17.05 cfs
10 year	61.73 cfs	688.5 (msl)	21.00 cfs	8.95 cfs	23.80 cfs	31.71 cfs
25 year	75.67 cfs	688.9 (msl)	29.70 cfs	10.87 cfs	33.50 cfs	41.68 cfs
100 year	98.22 cfs	689.4 (msl)	45.70 cfs	14.10 cfs	51.90 cfs	57.84 cfs

STAGE	BATCH DETENTION/WQ POND				
Elevation (ft msl)	Weir Coefficient	Discharge (cfs)	Surface Area (ft^2)	Volume (ft^3)	Volume (ac-ft)
681.70	3.000	--	0.00	0	0.00
682.00	3.000	--	11862.82	1779	0.04
683.00	3.000	--	23691.08	19556	0.45
684.00	3.000	--	30774.47	46789	1.07
685.00	3.000	--	35544.76	79949	1.84
686.00	3.000	--	38732.07	117087	2.69
687.00	3.000	24.07	41997.08	157452	3.61
688.00	3.000	41.68	45339.78	201120	4.62
689.00	3.000	71.81	48760.18	248170	5.70
690.00	3.000	114.59	52558.27	298829	6.86

ALARM RESPONSE SIGN

N.T.S.

ACTUATOR VALVE TO BE CONTROLLED BY FLOAT SWITCH (SEE FLOAT SWITCH DETAIL)
FLOAT SWITCH TO OPEN VALVE 48 HOURS AFTER CONSTANT ELEV OF 688.00 OR ABOVE
WATER QUALITY VOLUME TO BE DRAINED WITH IN 24 HOURS AFTER VALVE IS OPENED

ORIFICE CALCULATION	Q=CA*((2gh)^0.5))
Q. WITH 6" CIRCULAR OPENING	9.49 CFS
WQ VOLUME	165528.00 FT^3
TIME	4.85 HOURS

NO.	REVISION	DATE

STATE OF TEXAS 149642 HARSHA R. THATI LICENSED PROFESSIONAL ENGINEER 6.24.2025

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DETENTION AND WATER QUALITY POND A

SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 21 OF 30

2025-283-COC

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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Saragusa Facility Site Development
Date Prepared: 6/13/2025

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Williamson		
Total project area included in plan * =	20.72	acres	
Predevelopment impervious area within the limits of the plan * =	0.50	acres	
Total post-development impervious area within the limits of the plan* =	18.22	acres	approximation
Total post-development impervious cover fraction * =	0.88		
P =	32	inches	
$L_{M\ TOTAL\ PROJECT}$ =	15423	lbs.	

*** The values entered in these fields should be for the total project area.**

Number of drainage basins / outfalls areas leaving the plan area = 2

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = 2

Total drainage basin/outfall area =	11.94	acres
Predevelopment impervious area within drainage basin/outfall area =	0.50	acres
Post-development impervious area within drainage basin/outfall area =	10.74	acres
Post-development impervious fraction within drainage basin/outfall area =	0.90	
$L_{M\ THIS\ BASIN}$ =	8913	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention Basin**
Removal efficiency = 91 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	10.48	acres
A_I =	9.28	acres
A_P =	1.20	acres
L_R =	9369	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 8913 lbs.

F = 0.95

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	2.60	inches
Post Development Runoff Coefficient =	0.72	
On-site Water Quality Volume =	71518	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

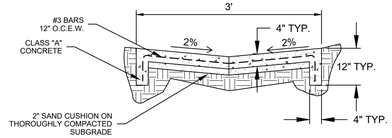
Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	14304	
Total Capture Volume (required water quality volume(s) x 1.20) =	85822	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

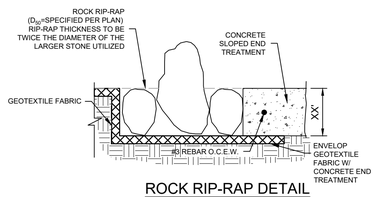
22. Batch Detention Basin Designed as Required in RG-348 Pg. 28, Addendum

Required Water Quality Volume for batch detention basin = 85822 cubic feet

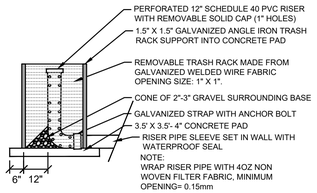
NOTE: A TOTAL OF 182342 CU-FT VOLUME IS REQUIRED FOR WATER QUALITY. 156816 CU-FT IS PROVIDED IN POND A AND 25526 CU-FT IS PROVIDED IN POND B.



TRICKLE CHANNEL DETAIL
N.T.S.



ROCK RIP-RAP DETAIL
N.T.S.



TRASH RACK/ RISER PIPE DETAIL
N.T.S.

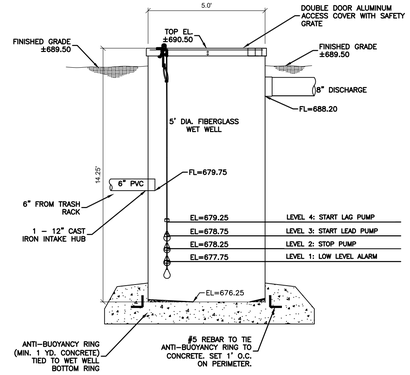
THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS:

TEMPORARY VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP: (WESTERN WHEATGRASS (PASCOPYRUM SMITHII) AT 5.6 POUNDS PER ACRE, OATS (AVENA SATIVA) AT 4.0 POUNDS PER ACRE, CEREAL RYE GRAIN (SECALE CEREALE) AT 45 POUNDS PER ACRE. CONTRACTOR MUST ENSURE THAT ANY SEED APPLICATION REQUIRING A COOL SEASON COVER CROP DOES NOT UTILIZE ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) OR PERENNIAL RYEGRASS (LOLIUM PERENNE). COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE OR A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S. A. FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 606S, FERTILIZER. FERTILIZATION SHOULD NOT OCCUR WHEN RAINFALL IS EXPECTED OR DURING SLOW PLANT GROWTH OR DORMANCY. CHEMICAL FERTILIZER MAY NOT BE APPLIED IN THE CRITICAL WATER QUALITY ZONE. B. HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW. C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95% TOTAL COVERAGE SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR TEMPORARY STABILIZATION ARE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET. D. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, AND STANDARD SPECIFICATION 604S OR 609S.

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATE
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS, 10% TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS	2,500 TO 4,000 LBS PER ACRE
FIBER REINFORCED MATRIX (FRM)	65% ORGANIC DEFIBRATED FIBERS. 25% REINFROCED FIBERS OR LESS, 10 % TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS	3,000 TO 4,500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS



STORM WATER LIFT STATION
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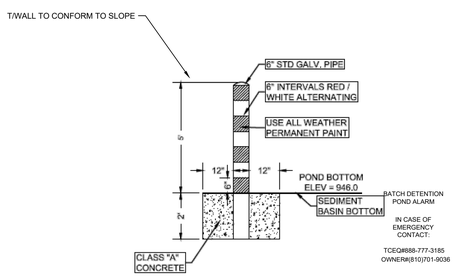

CONCRETE FILLED FIXED SEDIMENT MARKER
FOR BATCH DETENTION POND
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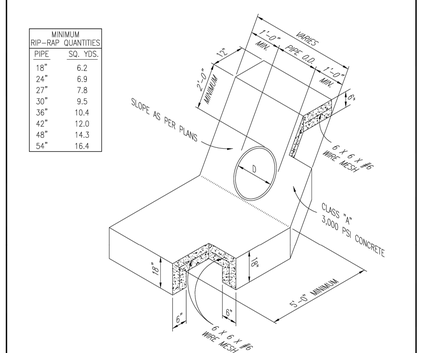

NOTES:
1. WHEN HEADWALLS AND WINGWALLS ARE REQUIRED, THEY SHALL CONFORM TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS, OR AS DIRECTED BY THE CITY.
2. ENERGY DISSIPATERS SHALL BE REQUIRED IF PIPE VELOCITY IS GREATER THAN 5.0 F.P.S. OR AS DIRECTED BY THE CITY OF GEORGETOWN.
3. SUPPORT REINFORCING WIRE MESH REQUIRED AS SUPPORT FOR APPROACH SLAB AND SHALL BE SUPPORTED BY REBAR CHAIRS OR OTHER APPROVED METHODS.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

	REVISION NOTE: ADOPTED 6/21/2006	
CITY OF GEORGETOWN, TEXAS Incorporated 1885 Non-Typical Name Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TYPICAL CONCRETE RIP-RAP AT PIPE	DRAWING NAME: SD19 SCALE: NTS DATE: 7/2003 ISSUED BY: MRS APPROVED BY: TRB

NO.	REVISION	DATE

STATE OF TEXAS 149642 LICENSED PROFESSIONAL ENGINEER HARSHA R. THATI 6.24.2025

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POND A DETAILS

SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003
DRAWING NO.
SHEET 22 OF 30

2025-283-COC

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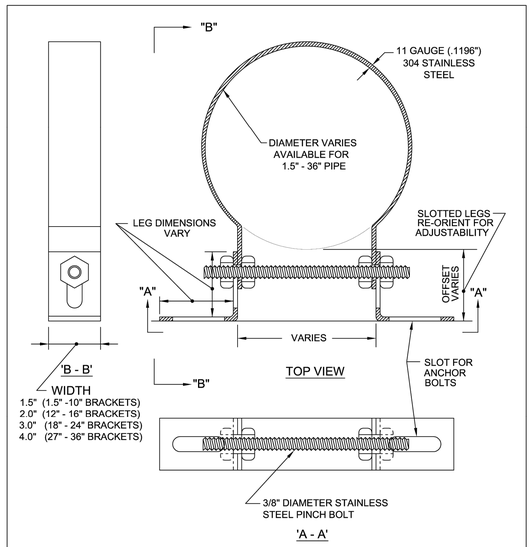
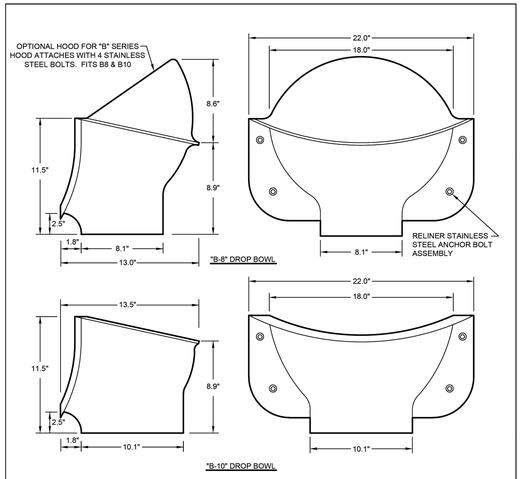


SPECIFICATIONS:
1) CLAMP AND BRACKETS ARE TYPE 304 STAINLESS STEEL, 11 GAUGE (.1196").
2) 3/8" Ø PINCH BOLT AND NUTS ARE TYPE 18-8 STAINLESS STEEL.
3) WIDE RANGE OF SIZES FOR SDR35, SCH40, CIOD-C900. STOCKED FOR 1.5" -36" OTHER SIZES AVAILABLE.

RELINER / DURAN, INC.
9 MATTHEWS DRIVE, UNIT A1/A2
EAST HADDAM, CT 06423
(800) 508-6001 FAX: (877)434-3197
WWW.RELINER.COM

DESCRIPTION	DATE	SCALE
STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS	2/25/21	NONE
	DRAWING NUMBER	
	BRACKET	



MODEL #
B8DB - 18" DROP BOWL WITH 8" OUTLET - USE FOR 4' - 5' DIA MH
B8DBR84 - 18" DROP BOWL WITH 8" OUTLET - USE FOR 6' - 8' DIA MH
B8DBR144 - 18" DROP BOWL WITH 8" OUTLET - USE FOR 9' - 12' DIA MH
B10DB - 18" DROP BOWL WITH 10" OUTLET - USE FOR 4' - 5' DIA MH
B10R96 - 18" DROP BOWL WITH 10" OUTLET - USE FOR 6' - 8' DIA MH
B10R144 - 18" DROP BOWL WITH 10" OUTLET - USE FOR 9' -12' DIA MH

THE "B-8" BOWL WILL SERVICE UP THROUGH FULL 10" INLETS. THE "B-10" BOWL WILL SERVICE UP THROUGH FULL 12" INLETS. CAN BE USED FOR 15" AND 16" INLET MODERATE FLOWS. ALL SIZES ARE FOR RETROFIT OR NEW CONSTRUCTION. FABRICATED IN MARINE GRADE FIBERGLASS AND FINISHED IN BRIGHT WHITE GEL COAT.

USE 4 RELINER ANCHOR ASSEMBLIES TO ATTACH DROP BOWL TO MANHOLE WALL. USE RELINER STAINLESS STEEL PIPE BRACKETS TO SUPPORT DOWN PIPE. EXTERNAL PIPE COUPLER REQUIRED. PROVIDE SWEEP AT DOWN PIPE OUTLET.

MADE IN U.S.A.
U.S. PAT. # 6074130
CANADIAN PAT. # 2269565

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9 MATTHEWS DRIVE, UNIT A1/A2
EAST HADDAM, CT 06423
(800) 508-6001 FAX: (877)434-3197
WWW.RELINER.COM

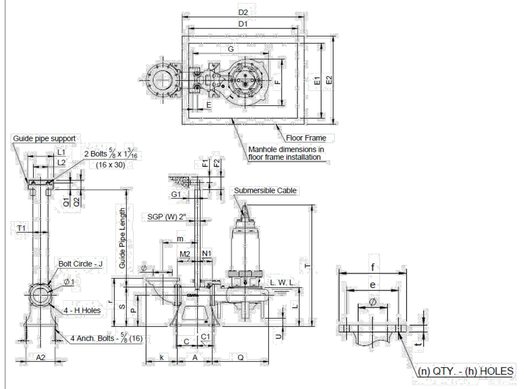
DESCRIPTION	DATE	SCALE
B8 & B10 DROP BOWLS FOR ROUND WALLS	2/23/21	NONE
	DRAWING NUMBER	
	B8DB B10DB	

EBARA

Ebara Quotation System 25.1.2

General Arrangement

EBARA Pumps
Dimensions
Model: 150DLKFU67.52 208/230V - Weight 394.0 lb
QDC Model: Non-Spark LLE150 - Weight 180.0 lb



PUMP & MOTOR					
F	G	L	Q	T	U
16.93	28.43	15.59	20.35	41.69	3.19

Discharge Flange (ANSI 125 PSI FF)								
ø (mm/in)	e	f	t	n	h	r	m	k
200 / 8	11.73	13.50	1.14	0.31	0.87	19.49	13.98	12.68

QDC															
A	A1	A2	B1	B2	C	C1	H	J	M2	N	N1	N2	P	S	ø1
14.17	-	11.81	-	-	8.66	6.69	0.75	9.80	8.07	C/F	6.10	-	12.60	15.94	5.91

UGB									
E	F1	F2	G1	L1	L2	Q1	Q2	T1
1.97	1.57	3.54	3.54	10.55	5.91	2.76	3.94	6.30

ACCESS HOLE			
D1	D2	E1	E2
43.31	48.43	31.50	36.61

NOTES:
1. Dimensions are in inches

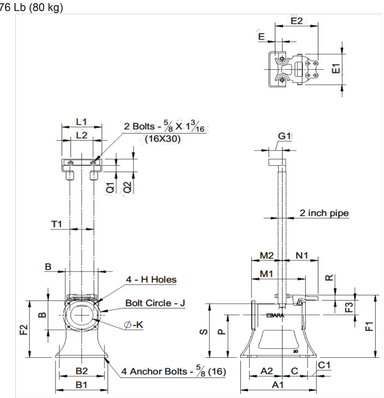
EBARA Quick Discharge Connector

Dimensions

Project: Model: Chk'd: Date:

Model LLE150

Weight: 176 Lb (80 kg)



Dimensions: inch

A1	A2	B	B1	B2	C	C1	E	E1	E2	F1
20.06	8.69	8.69	13.75	11.81	6.69	2.38	1.81	7.88	11.25	18.56

F2	F3	G1	H	J	K	L1	L2	M1	M2	N1
16.94	4.44	3.56	0.75	9.81	6	10.56	5.88	14.19	8.06	2.94

P	Q1	Q2	R	S	T1	
12.63	2.75	3.94	1.56	15.94	6.31	

Dimensions: mm

A1	A2	B	B1	B2	C	C1	E	E1	E2	F1
510	220	220	350	300	170	60	46	200	286	472

F2	F3	G1	H	J	K	L1	L2	M1	M2	N1
430	112	90	19	250	150	268	150	360	205	75

P	Q1	Q2	R	S	T1	
320	70	100	40	405	160	

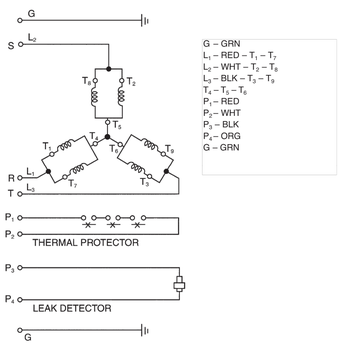
EBARA International Corporation, Fluid Handling Division
www.pumpsebara.com
rev 04/16

EBARA Submersible Pumps — DLKFU

Motor Wiring Diagram

Project: Model: Chk'd: Date:

Manual Operation Type – Three Phase
Model DLKFU
Output 7.5 to 10HP
208/230V



G – GRN
L_1 – RED – T_1 – T_7
L_2 – WHT – T_2 – T_8
L_3 – BLK – T_3 – T_9
T_4 – T_5 – T_6
P_1 – RED
P_2 – WHT
P_3 – BLK
P_4 – ORG
G – GRN

EBARA International Corporation, Fluid Handling Division
www.pumpsebara.com
rev 04/16

EBARA

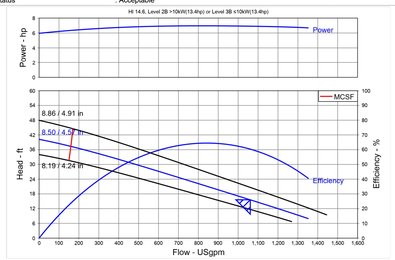
Customer :
Reference :

Pump Performance Datasheet

Ebara Quotation System 25.1.2

Item number	: 001	Product Description	: 150DLKFU67.5
Service	:	Stages	: 1
Quantity	: 2	Based on curve number	: DLK-C622-9203
Quote number	: Harsha Southwest Engineers	Date last saved	: 23 Jun 2025 11:53 AM

Operating Conditions		**Liquid**	
Flow, rated	: 1,061.0 USgpm	Liquid type	: Cold Water
Differential head / pressure, rated (requested)	: 15.60 ft	Additional liquid description	:
Differential head / pressure, rated (actual)	: 15.66 ft	Solids diameter, max	: 0.00 in
Suction pressure, rated / max	: 0.00 / 0.00 psi.g	Solids concentration, by volume	: 0.00 %
NPSH available, rated	: Ample	Temperature, max	: 68.00 deg F
Site Supply Frequency	: 60 Hz	Fluid density, rated / max	: 1.000 / 1.000 SG
Performance		Viscosity, rated	: 1.00 cP
Speed criteria	: Synchronous	Vapor pressure, rated	: 0.34 psi.a
Speed, rated	: 1745 rpm	**Material**	
Impeller diameter, rated	: 8.50 / 4.57 in	Material selected	: Standard
Impeller diameter, maximum	: 8.86 / 4.91 in	**Pressure Data**	
Impeller diameter, minimum	: 8.19 / 4.24 in	Maximum working pressure	: 17.40 psi.g
Efficiency	: 60.36 %	Maximum allowable working pressure	: N/A
NPSH required / margin required	: - / 0.00 ft	Maximum allowable suction pressure	: N/A
Ns (imp. eye flow) / Nss (imp. eye flow)	: 4,665 / - US Units	Hydrostatic test pressure	: N/A
MCSF	: 159.5 USgpm	**Driver & Power Data (@Max density)**	
Head, maximum, rated diameter	: 40.21 ft	Driver sizing specification	: Rated power
Head rise to shutoff	: 158.14 %	Margin over specification	: 0.00 %
Flow, best eff. point	: 842.3 USgpm	Service factor	: 1.00
Flow ratio, rated / BEP	: 125.96 %	Power, hydraulic	: 4.17 hp
Diameter ratio (rated / max)	: 94.97 %	Power, rated	: 6.91 hp
Head ratio (rated dia / max dia)	: 75.49 %	Power, maximum, rated diameter	: 6.96 hp
Cq/Ch/Ce/Cn [ANSI/HI 9.6.7-2010]	: 1.00 / 1.00 / 1.00 / 1.00	Motor rating	: 10.00 hp / 7.46 kW (Fixed)
Selection status	: Acceptable		



NO.	REVISION	DATE

STATE OF TEXAS
HARSHA R. THATI
149642
PROFESSIONAL ENGINEER
6.24.2025

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CHECKED BY: L.S. / H.T.

POND A PUMP DETAILS

SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 23 OF 30

2025-283-COC

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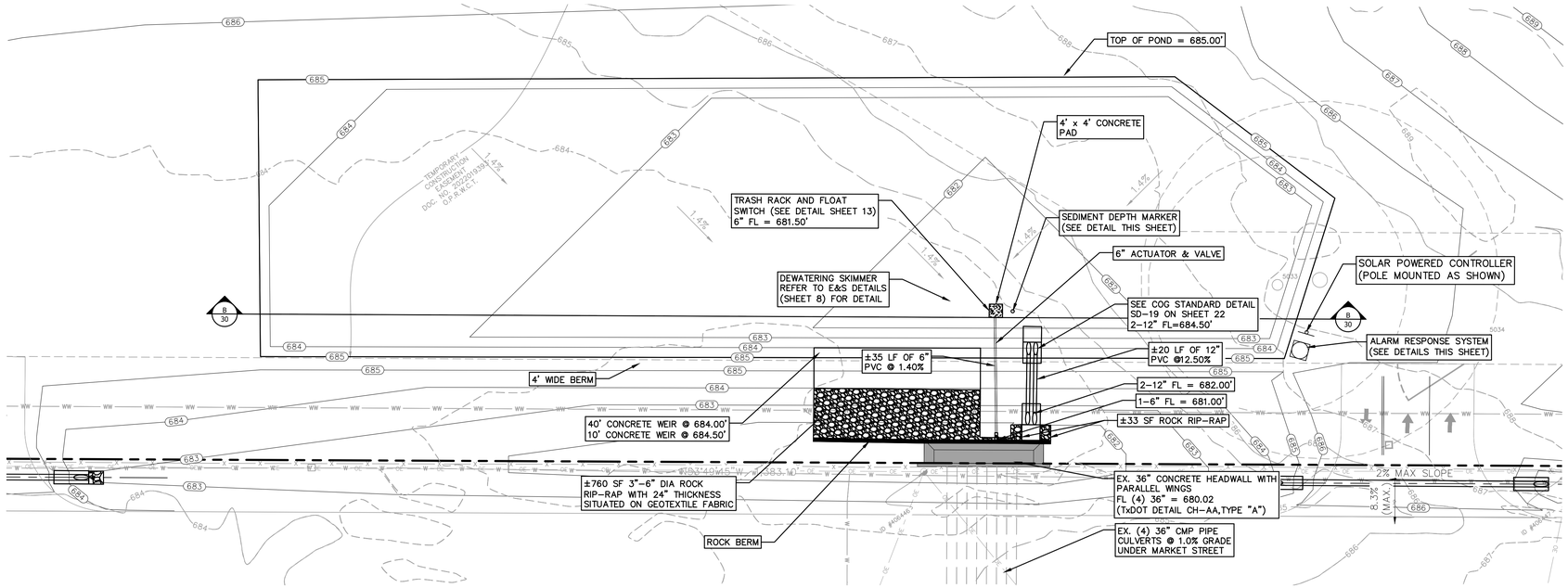
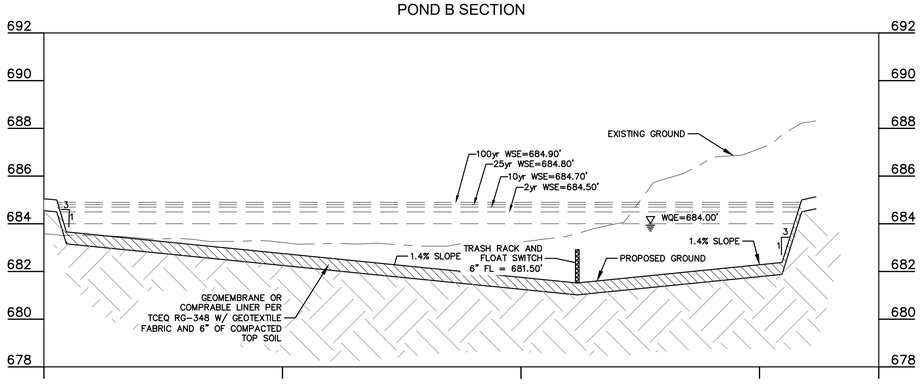


POND B SECTION

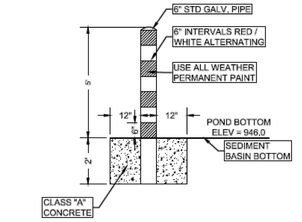


A WATER QUALITY AND DETENTION POND CROSS SECTION A-A

SCALE: HORIZ: 1"=30' VERT: 1"=3'

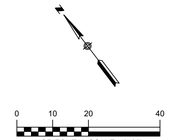
	B (DETENTION PROVIDED)						
AREA NAME	PR-B1 (TO POND)	PR-OS-B (TO POND)	DETENTION POND (WSE)	DETENTION POND RELEASE	PR-B2 (BYPASS)	PR-POA-B (=DET. RELEASE + PR-B2)	EX-POA-B
Drainage Area (ac.)	7.11	11.21	-	-	1.57	-	-
Base CN	80	80	-	-	76.2	-	-
% Impervious	90.97%	7.71%	-	-	100.00%	-	-
Weighted CN	90	81	-	-	89	-	-
Tc (hrs)	0.146	0.422	-	-	0.083	-	-
2 year	28.39 cfs	21.11 cfs	684.5 (msl)	40.11 cfs	8.20 cfs	43.50 cfs	45.31 cfs
10 year	42.60 cfs	38.55 cfs	684.7 (msl)	67.75 cfs	12.10 cfs	72.70 cfs	84.86 cfs
25 year	52.02 cfs	50.31 cfs	684.8 (msl)	86.12 cfs	14.80 cfs	92.10 cfs	111.89 cfs
100 year	67.40 cfs	69.42 cfs	684.9 (msl)	116.12 cfs	19.10 cfs	123.70 cfs	155.75 cfs

STAGE	BATCH DETENTION/WQ POND				
Elevation (ft msl)	Weir Coefficient	Discharge (cfs)	Surface Area (ft^2)	Volume (ft^3)	Volume (ac-ft)
681.2	3.000	--	0.00	0	0.00
682	3.000	--	2652.00	1061	0.02
683	3.000	--	14794.00	9784	0.22
684	3.000	--	23130.00	28746	0.66
685	3.000	145.73	26056.00	53339	1.22



CONCRETE FILLED FIXED SEDIMENT MARKER FOR BATCH DETENTION POND

N.T.S.

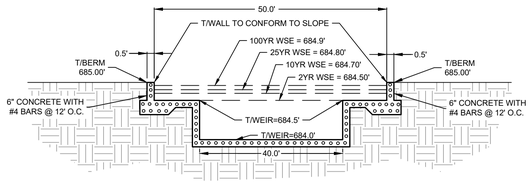


LEGEND

- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- OE — OE — OVERHEAD ELECTRIC
- X — X — EXISTING FENCE

ALARM RESPONSE SIGN

N.T.S.



B DETENTION POND OUTFALL CROSS SECTION

N.T.S

*NOTE: 50.0' WIDTH OF OPENING AT ELEVATION 684.50' CORRESPONDS TO A 10' WEIR AT THAT ELEVATION, SINCE THIS OPENING IS "STACKED" ON TOP OF THE 40.0' OPENING AT ELEVATION 684.0'

NOTES:

1. BATCH DETENTION POND SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RG-348 MANUAL (ADDENDUM).
2. THE BATCH DETENTION POND AND RISER PIPE/TRASH RACK WILL FUNCTION AS THE DEWATERING OUTLET AND SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO ANY GENERAL GRADING AND UTILITY WORK.
3. SYSTEM SHALL BE 12 VDC WITH SOLAR CHARGED 12VDC BATTERY, ALTERNATIVE ELECTRICAL DESIGN MAY ALSO BE UTILIZED IN LIEU OF SOLAR POWER WITH ENGINEERS APPROVAL.
4. ACTUATOR SHALL BE ELECTRONIC QUATER-TURN WITH MANUAL OVERRIDE AND POSITION INDICATOR.
5. ACTUATOR SHALL BE "AVID 12V ACTUATOR, EPI-6" OR EQUIVALENT.
6. ACTUATOR VALVE TO BE SET AT "NORMALLY CLOSED" POSITION.
7. CONTROLLER SHALL BE SET TO OPEN VALVE 12 HOURS AFTER INITIAL RAINFALL DETECTION. VALVE TO REMAIN OPEN UNTIL 2HRS FOLLOWING BASIN EMPTY SIGNAL.
8. CONTROLLER SHALL HAVE TEST SEQUENCE, ON/OFF/RESET SWITCH AND THE PROGRAMMING SHALL BE FIELD UPLOADABLE.
9. CONTROLLER SHALL BE "MORNINGSTAR SOLAR CONTROLLER, 12V, 20 AMP" OR EQUIVALENT.
10. ALL WIRING SHALL BE INSTALLED IN CONDUIT AND BURIED. CONTACT ENGINEER FOR ADDITIONAL CONTROLER SCHEMATICS.
11. CONTRACTOR TO INSTALL LIBERTY ALARM MODEL ALM-2W OR EQUIVALENT AT A CONTROLLER PANEL.
12. ATTACH ALARM RESPONSE SIGN TO CONTROLLER POLE. REFERENCE ALARM SIGN.
13. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE CONTINUITY OF SERVICES AS NECESSARY.
14. ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY-FIVE (95%) PERCENT MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
15. A CELLULAR BASED NOTIFICATION SYSTEM SHALL BE PROVIDED TO COMMUNICATE THE STATUS OF THE POND(VALVE OPERATION AND POWER STATUS.
16. EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED.
17. STRUCTURAL DETAILS FOR WALLS 4' AND GREATER IN HEIGHT, WATER QUALITY POND, AND DETENTION POND TO BE PROVIDED BY STRUCTURAL ENGINEER.
18. ON-SITE SURVEY INFORMATION PROVIDED BY 4WARD LAND SURVEYING OBTAINED ON JANUARY, 30, 2025.
19. ON-SITE AND OFF-SITE TOPOGRAPHIC INFORMATION OBTAINED FROM THE TEXAS GEOGRAPHIC INFORMATION OFFICE.
20. A TOTAL OF 182342 CU-FT VOLUME IS REQUIRED FOR WATER QUALITY. 156816 CU-FT IS PROVIDED IN POND A AND 25526 CU-FT IS PROVIDED IN POND B.

NO.	REVISION	DATE

STATE OF TEXAS — HARSHA R. THATI — 149642 — LICENSED PROFESSIONAL ENGINEER — 6.24.2025

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DETENTION AND WATER QUALITY POND B

SARAGUSA FACILITY SITE DEVELOPMENT

3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 24 OF 30

2025-283-COC

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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Saragusa Facility Site Development
Date Prepared: 2/14/2025

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Williamson		
Total project area included in plan * =	11.84	acres	
Predevelopment impervious area within the limits of the plan * =	0.50	acres	
Total post-development impervious area within the limits of the plan* =	10.00	acres	approximation
Total post-development impervious cover fraction * =	0.84		
P =	32	inches	
$L_{M\ TOTAL\ PROJECT}$ =	8269	lbs.	

* **The values entered in these fields should be for the total project area.**

Number of drainage basins / outfalls areas leaving the plan area = 1

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	9.71	acres
Predevelopment impervious area within drainage basin/outfall area =	0.50	acres
Post-development impervious area within drainage basin/outfall area =	8.19	acres
Post-development impervious fraction within drainage basin/outfall area =	0.84	
$L_{M\ THIS\ BASIN}$ =	6693	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention Basin
Removal efficiency = 91 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	9.71	acres
A_I =	8.19	acres
A_P =	1.52	acres
L_R =	8276	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 8269 lbs.

F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.69	
On-site Water Quality Volume =	97008	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

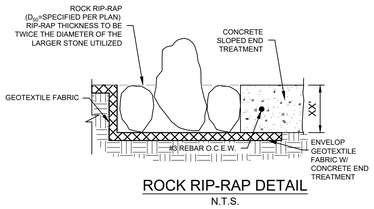
Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	19402	
Total Capture Volume (required water quality volume(s) x 1.20) =	116409	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

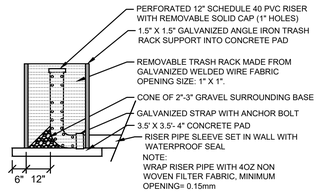
22. Batch Detention Basin Designed as Required in RG-348 Pg. 28, Addendum

Required Water Quality Volume for batch detention basin = 116409 cubic feet

NOTE: A TOTAL OF 182342 CU-FT VOLUME IS REQUIRED FOR WATER QUALITY. 156816 CU-FT IS PROVIDED IN POND A AND 25526 CU-FT IS PROVIDED IN POND B.



ROCK RIP-RAP DETAIL
N.T.S.



TRASH RACK/ RISER PIPE DETAIL
N.T.S.

THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS:

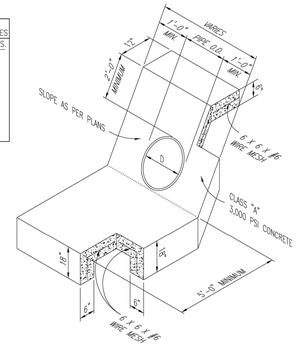
TEMPORARY VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP: (WESTERN WHEATGRASS (PASCOPYRUM SMITHII) AT 5.6 POUNDS PER ACRE, OATS (AVENA SATIVA) AT 4.0 POUNDS PER ACRE, CEREAL RYE GRAIN (SECALE CEREALE) AT 45 POUNDS PER ACRE. CONTRACTOR MUST ENSURE THAT ANY SEED APPLICATION REQUIRING A COOL SEASON COVER CROP DOES NOT UTILIZE ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) OR PERENNIAL RYEGRASS (LOLIUM PERENNE). COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE OR A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S. A. FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 606S, FERTILIZER. FERTILIZATION SHOULD NOT OCCUR WHEN RAINFALL IS EXPECTED OR DURING SLOW PLANT GROWTH OR DORMANCY. CHEMICAL FERTILIZER MAY NOT BE APPLIED IN THE CRITICAL WATER QUALITY ZONE. B. HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW. C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95% TOTAL COVERAGE SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR TEMPORARY STABILIZATION ARE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET. D. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, AND STANDARD SPECIFICATION 604S OR 609S.

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATE
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS, 10% TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS	2,500 TO 4,000 LBS PER ACRE
FIBER REINFORCED MATRIX (FRM)	65% ORGANIC DEFIBRATED FIBERS, 25% REINFROCED FIBERS OR LESS, 10 % TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS	3,000 TO 4,500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS

MINIMUM RIP-RAP QUANTITIES	
PIPE	SQ. YDS.
18"	6.2
24"	6.9
27"	7.8
30"	9.5
36"	10.4
42"	12.0
48"	14.3
54"	16.4



NOTES:
1. WHEN HEADWALLS AND WINGWALLS ARE REQUIRED, THEY SHALL CONFORM TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS, OR AS DIRECTED BY THE CITY.
2. ENERGY DISSIPATERS SHALL BE REQUIRED IF PIPE VELOCITY IS GREATER THAN 5.0 F.P.S. OR AS DIRECTED BY THE CITY OF GEORGETOWN.
3. SUPPORT REINFORCING WIRE MESH REQUIRED AS SUPPORT FOR APPROACH SLAB AND SHALL BE SUPPORTED BY REBAR CHAIRS OR OTHER APPROVED METHODS.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

		REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TYPICAL CONCRETE RIP-RAP AT PIPE	DRAWING NAME: SD19
		SCALE: NTS 1/2003
		DRAWN BY: MRS APPROVED BY: TRB

NO.	REVISION	DATE

6.24.2025

HARSHA R. THATI
149642
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

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WARNING
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DRAWN BY: A.P.C.G

CHECKED BY: L.S. / H.T.

POND B DETAILS

SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

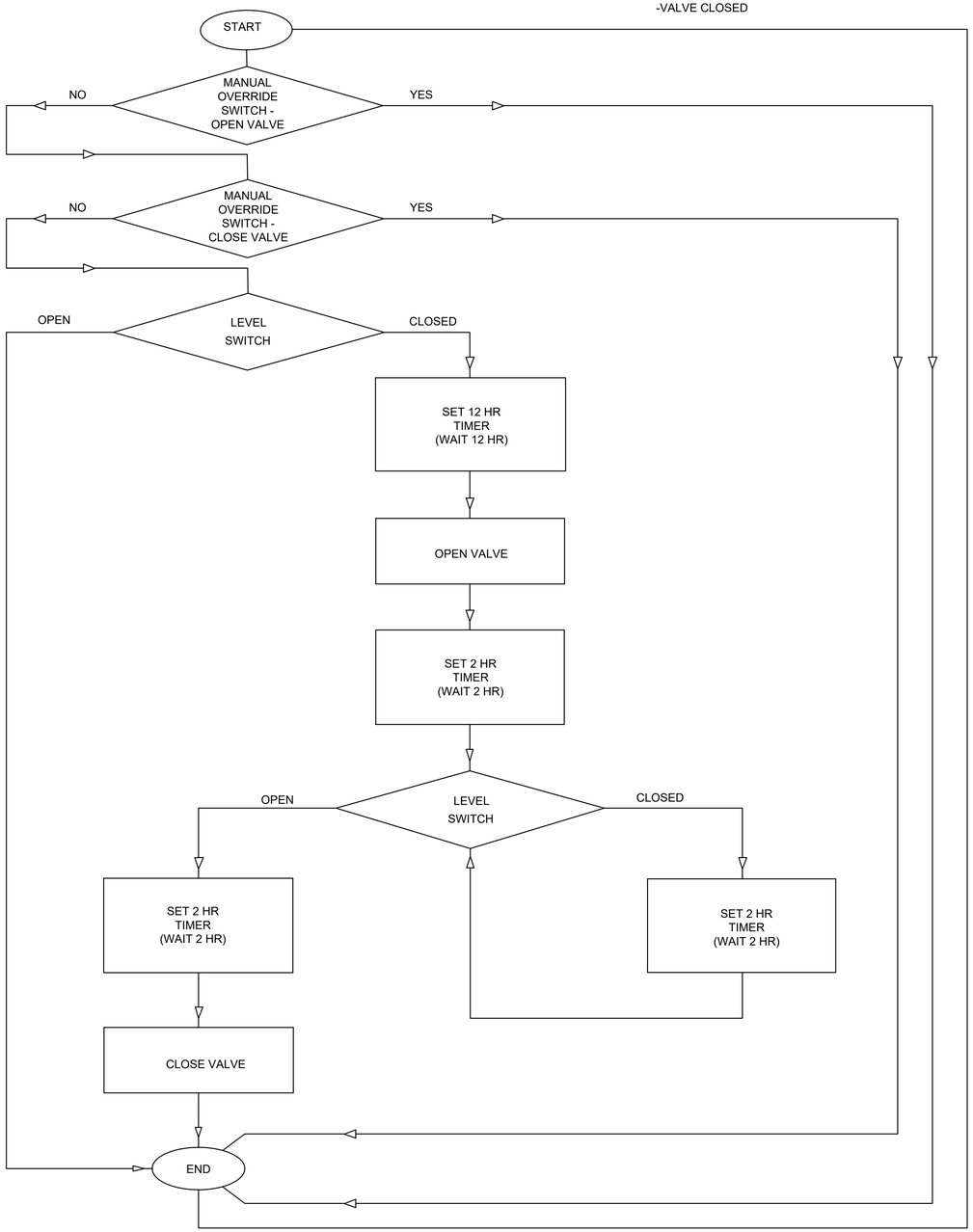
DRAWING NO. _____

SHEET 25 OF 30

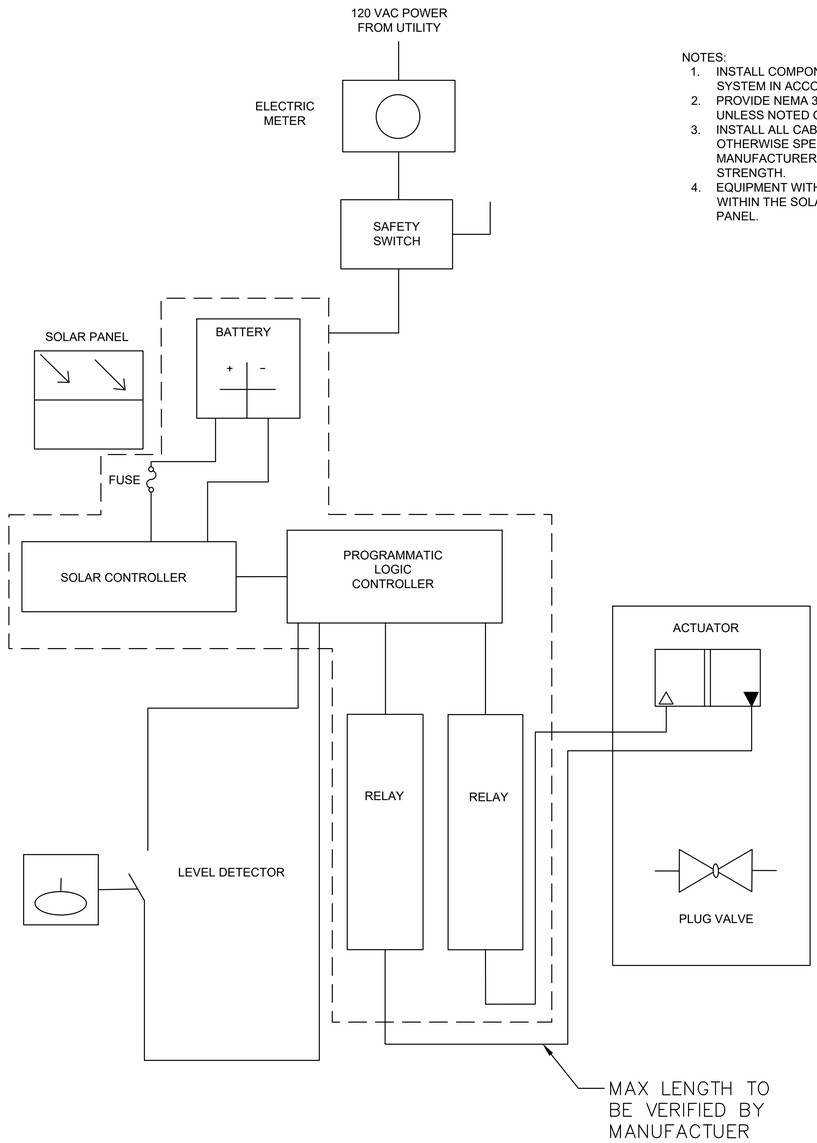
2025-283-COC

O:\companydata\Clients\1154 - headwater\003-24_saragusa facility site development\CAD\Sheets\1154-003_STRM.dwg ~ Layout: "POND DETAILS B" ~ Tue, Jun 24, 2025, 1:06pm, By: Bailey Neville

STARTING OPERATION:
-SWITCH- OPEN
-VALVE CLOSED



LOGIC DIAGRAM



BLOCK DIAGRAM

NOTES:
1. INSTALL COMPONENTS FOR SOLAR PHOTOVOLTAIC SYSTEM IN ACCORDANCE WITH NEC.
2. PROVIDE NEMA 3R CABINETS FOR ALL EQUIPMENT, UNLESS NOTED OTHERWISE.
3. INSTALL ALL CABLES IN RIGID CONDUIT UNLESS OTHERWISE SPECIFICALLY IDENTIFIED BY THE MANUFACTURER AS DETRIMENTAL TO SIGNAL STRENGTH.
4. EQUIPMENT WITHIN DASHED LINES IS CONTAINED WITHIN THE SOLAR UPS AND BLOCK VALVE CONTROL PANEL.

NO.	REVISION	DATE

STATE OF TEXAS
HARSHA R. THATI
149642
LICENSED
PROFESSIONAL ENGINEER
6.24.2025

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CHECKED BY: L.S. / H.T.

POND CONTROL LOGIC DIAGRAM

SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

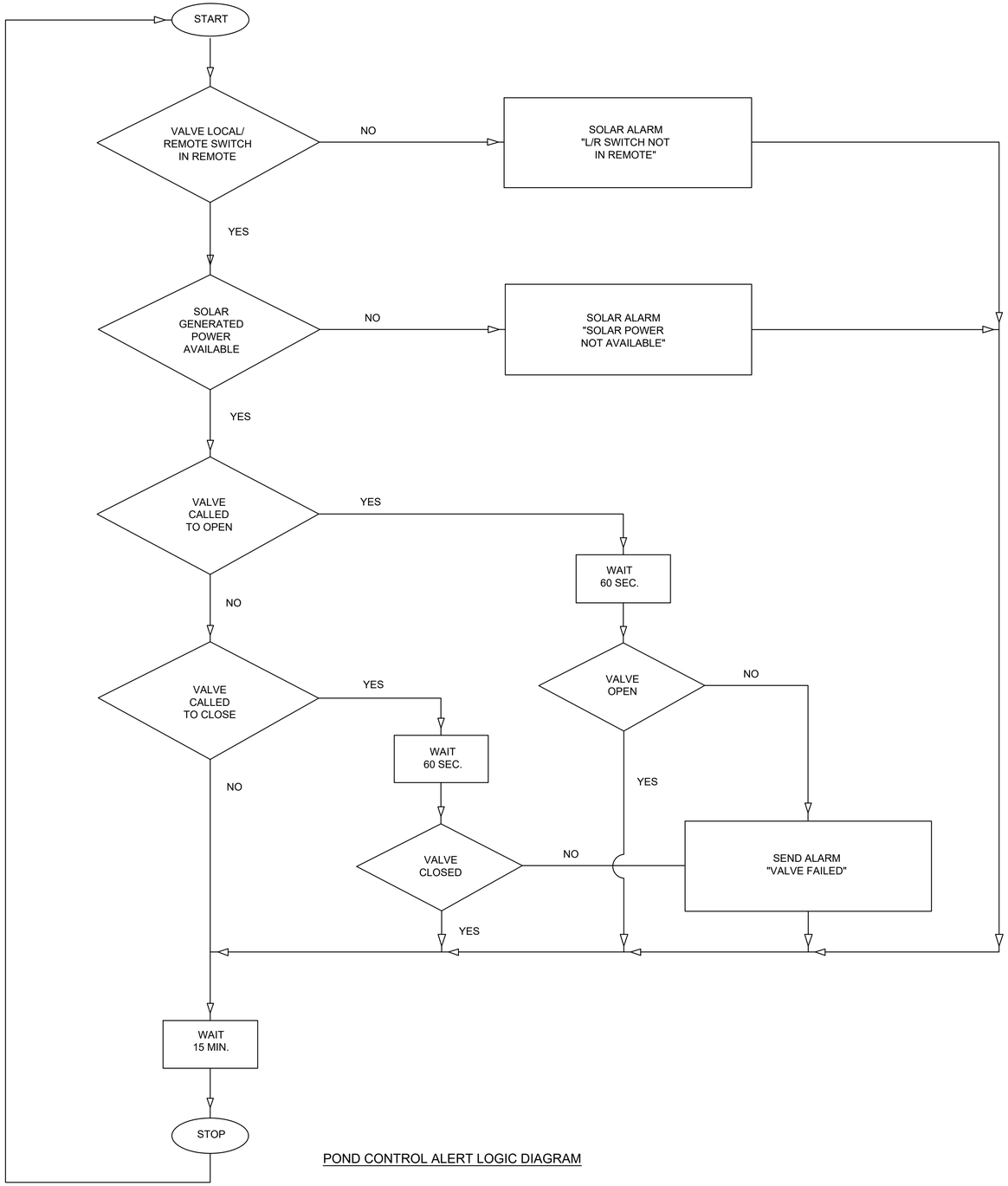
PROJECT NO. 1154-003

DRAWING NO.

SHEET 26 OF 30

2025-283-COC

O:\companydata\Clients\1154 - headwater\003-24_saragusa facility site development\CAD\Sheets\1154-003_STRM.dwg ~ Layout: "POND CONTROL LOGIC" ~ Tue, Jun 24, 2025, 1:08pm, By: BaileyNeville



POND CONTROL ALERT LOGIC DIAGRAM

NO.	REVISION	DATE

STATE OF TEXAS
HARSHA R. THATI
149642
LICENSED
PROFESSIONAL ENGINEER
6.24.2025

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POND CONTROL ALARM LOGIC DIAGRAM

SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

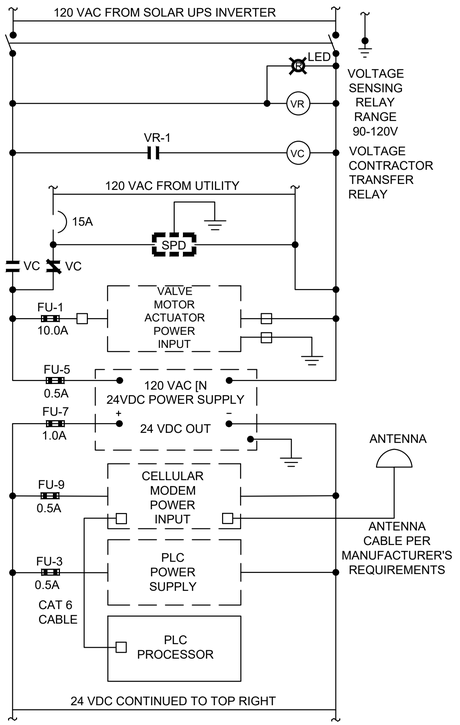
DRAWING NO.

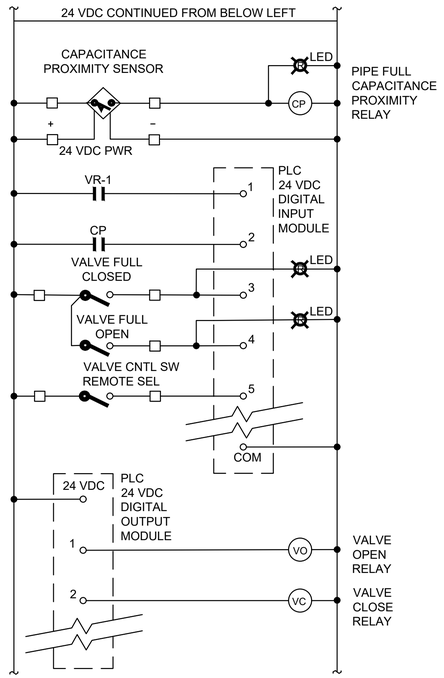
SHEET 27 OF 30

2025-283-COC

O:\company\data\Clients\1154 - headwater\003-24_saragusa facility site development\CAD\Sheets\1154-003_STRM.dwg ~ Layout: "POND CONTROL ALARM" ~ Tue, Jun 24, 2025, 1:06pm, By: Bailey Neville

NOTES:
1. INSTALL COMPONENTS FOR SOLAR PHOTOVOLTAIC SYSTEM IN ACCORDANCE WITH NEC.
2. PROVIDE NEMA 3R CABINETS FOR ALL EQUIPMENT, UNLESS NOTED OTHERWISE.
3. INSTALL ALL CABLES IN RIGID CONDUIT UNLESS OTHERWISE SPECIFICALLY IDENTIFIED BY THE MANUFACTURER AS DETRIMENTAL TO SIGNAL STRENGTH.





LEGEND

- CX — RELAY CONTACT
- CX — RELAY COIL
- LED — LED INDICATING LIGHT
- POSITION LIMIT SWITCH
- SELECTOR SWITCH CONTACT
- FU-X 0.5A — FUSE
- 15A — AC CIRCUIT BREAKER
- SPD — SURGE PROTECTIVE DEVICE
- MOMENTARY PUSH BUTTON

OPEN
VC
TO MOTOR OPERATED VALVE OPEN CONTROL CIRCUIT

CLOSE
VC
TO MOTOR OPERATED VALVE CLOSE CONTROL CIRCUIT

NOTES;
1. CONNECT VALVE PER MANUFACTURER'S REQUIREMENTS. PROVIDE ADDITIONAL WIRING AT VALVE AS REQUIRED.

POND LEVEL CONTROL ELEMENTARY DIAGRAM

NO.	REVISION	DATE

STATE OF TEXAS — HARSHA R. THATI — 149642 — LICENSED PROFESSIONAL ENGINEER — 6.24.2025

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CHECKED BY: L.S. / H.T.

POND LEVEL CONTROL ELEMENTARY DIAGRAM

SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 28 OF 30

2025-283-COC

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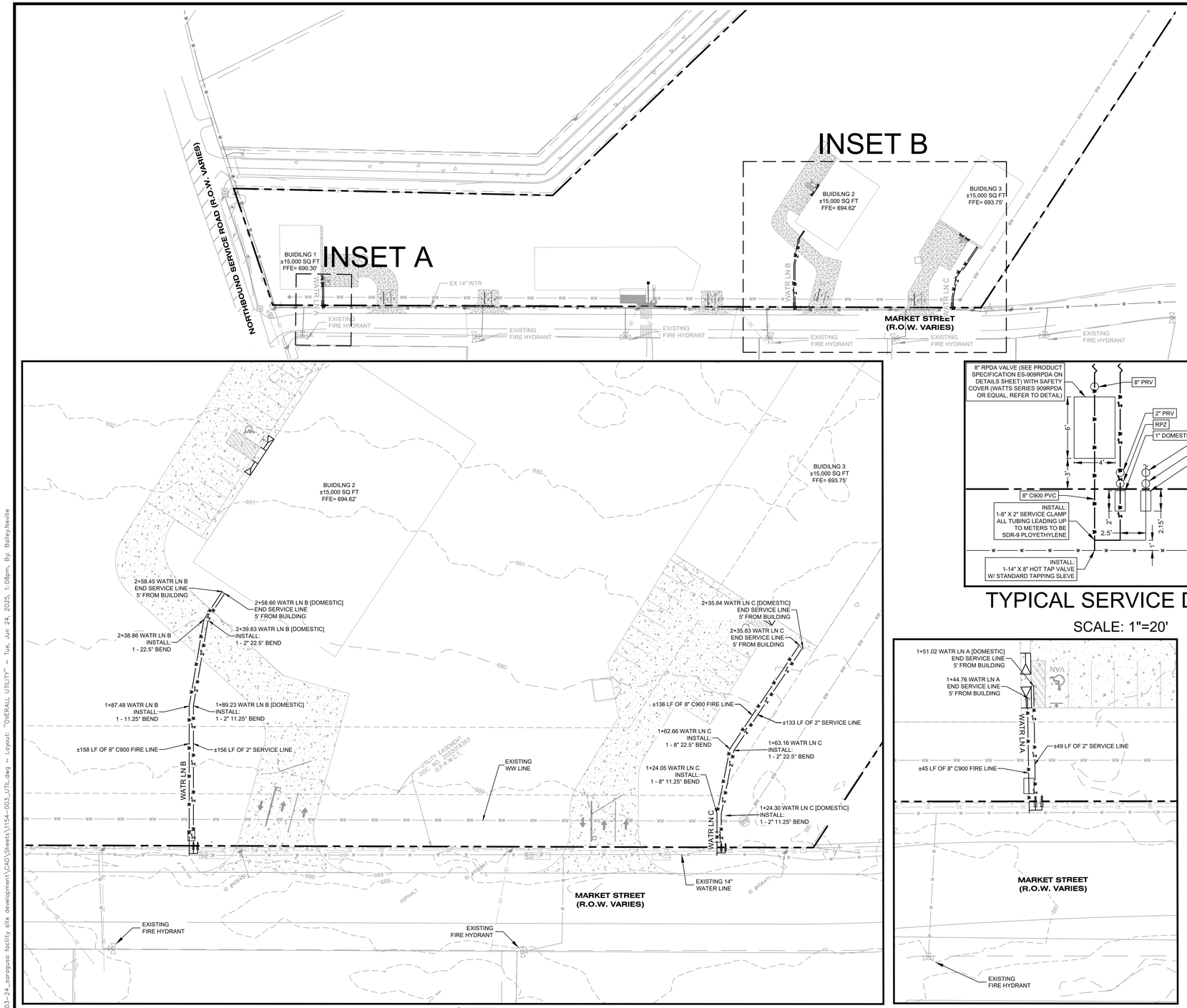
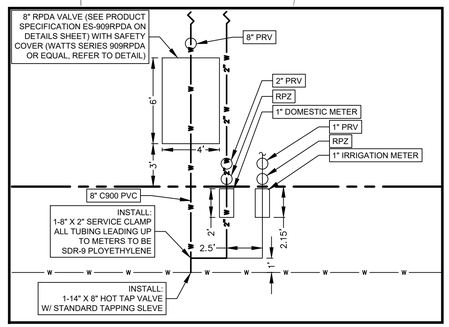


INSET B

SCALE: 1"=30'



TYPICAL SERVICE DETAIL

SCALE: 1"=20'

INSET A

SCALE: 1"=20'

LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WASTEWATER LINE
- PROPOSED WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- PROPOSED WASTEWATER MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING LIGHT POLE
- EXISTING LIGHT POLE W/ARM
- EXISTING UTILITY POLE
- EXISTING SIGN

0 30 60 120
HORIZONTAL SCALE: 1"=60'

FIRE PROTECTION NOTES:

1.APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LINES. PRIOR TO INSTALLATION OF UNDERGROUND FIRE LINES, A SEPARATE PERMIT SHALL BE SUBMITTED, UNDER GROUND FIRE LINE SUPPLY.

2.BACKFLOW PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWN REQUIREMENTS WHEN REQUIRED. BACKFLOW PROTECTION WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY DRAWINGS.

3.ALL PRIVATE FIRE LINES AND WHAT THEY PROVIDE SERVICE TO WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 INSTILLATION OF PRIVATE SERVICE MAINS AND THEIR APPURTENANCES.

4.ALL TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES SHALL BE RESTRAINED AGAINST MOVEMENT. THRUST BLOCKING AND JOINT RESTRAINED WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24.

5.ALL UNDERGROUND SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED BY THE GEORGETOWN FIRE MARSHAL'S OFFICE (FMO). ALL JOINT RESTRAINTS AND THRUST BLOCKING SHALL BE UNCOVERED FOR VISUAL INSPECTION.

6.ALL UNDERGROUND SHALL BE FLUSHED PER THE REQUIREMENTS OF NFPA STANDARD 24 AND WITNESSED BY GEORGETOWN FMO.

7.ALL UNDERGROUND SHALL PASS A HYDROSTATIC TEST WITNESSED BY GEORGETOWN FMO. ALL JOINTS SHALL BE UNCOVERED FOR HYDROSTATIC TESTING. ALL PIPING AND ATTACHMENTS SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE TESTED AT 200 PSI. OR 50 PSI MORE THAN THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE + OR – 5 PSI FOR 2 HOURS.

8.FENCES, LANDSCAPING, AND OTHER ITEMS WILL NOT BE INSTALLED WITHIN 3 FT, AND WHERE THEY WILL OBSTRUCT THE VISIBILITY OR ACCESS TO HYDRANTS, OR REMOTE FDCS.

9.LICENSE REQUIREMENTS OF EITHER RME–U OR G. WHEN CONNECTING BY UNDERGROUND TO THE WATER PURVEYOR'S MAIN FROM THE POINT OF CONNECTION OR VALVE WHERE THE PRIMARY PURPOSE OF WATER IS FOR FIRE PROTECTION SPRINKLER SYSTEM.

GENERAL NOTES:

1. ALL FIRE DEPARTMENT CONNECTIONS (FDCS) SHALL BE MARKED AS APPROVED BY THE FIRE CODE OFFICIAL. TWO RED STREET LANE REFLECTORS (STIMSONITE MODEL 88AB OR SIMILAR) SHALL BE INSTALLED SIX INCHES FROM CENTERLINE OF THE FIRE APPARATUS ACCESS ROADWAY ON THE SIDE CLOSEST TO THE FDC. MARKERS SHALL BE PARALLEL TO THE FDC HAVING THE REFLECTIVE ENDS OF THE STREET MARKERS FACING THE DIRECTION OF TRAFFIC. 2012 IFC 912.2.7.

2. AT THE CONCLUSION OF CONSTRUCTION AND AS PART OF THE PROCESS FOR THE CITY TO ACCEPT THIS PHASE. THE FIRE HYDRANTS SHALL BE FLOWED AND TESTED A COPY OF THE REPORT SHALL BE EMAILED INTO THE FIRE DEPARTMENT AND THE HYDRANTS SHALL BE PAINTED AND COLOR CODED.

*** CAUTION IF PRESSURE REDUCING VALVES WERE INSTALLED IN THIS PHASING THEY MUST BE SET PRIOR TO FIRE HYDRANT FLOW TESTING.***

3. FLOW COLOR:

GREATER THAN 1500 GPM BLUE
1000 TO 1500 GPM GREEN
500 TO 999 GPM ORANGE
LESS THAN 500 GPM RED
NOT WORKING BLACK OR BAGGED

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

STATE OF TEXAS
HARSHA R. THATI
149642
PROFESSIONAL ENGINEER
6.24.2025

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CHECKED BY: L.S. / H.T.

WATER CONNECTION PLAN

SARAGUSA FACILITY SITE DEVELOPMENT
3520 I.H. 35 N. GEORGETOWN, TX 78626

PROJECT NO. 1154-003

DRAWING NO.

SHEET 29 OF 30

2025-283-COC

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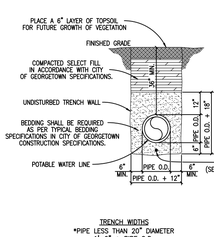
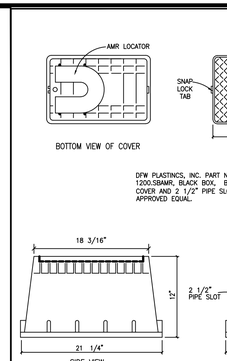


TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 6/21/2006

CITY OF GEORGETOWN TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS
W02
NTS | 1/2003 | ADD | TRW



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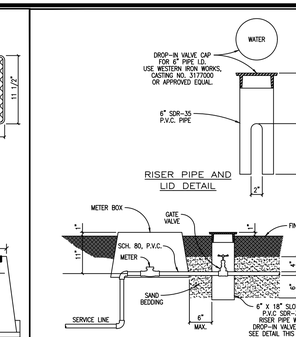
ADOPTED 6/21/2006

CITY OF GEORGETOWN TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
METER BOX (NON-TRAFFIC AREAS)
W23
NTS | 1/2003 | ADD | TRW

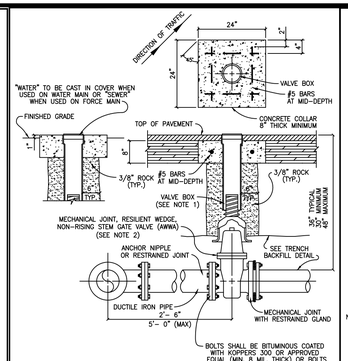


NOTES:
1. GATE VALVE SHALL BE A HAMMOND IB645, CLASS 125, BRONZE GATE, SCREWED BONNET, NON-RISING STEM, SOLID WEDGE DISC, WITH THREADED ENDS OR APPROVED EQUAL.
2. DROP-IN VALVE CAP SHALL BE CAST WITH THE WORD "WATER" ON TOP.
3. USE SCHEDULE 80, M.I.P. ADAPTER AS REQUIRED.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 6/21/2006

CITY OF GEORGETOWN TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
CUSTOMER'S CUT-OFF
W20
NTS | 1/2003 | ADD | TRW

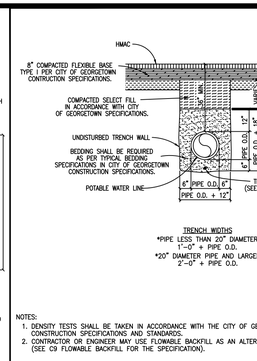


NOTES:
1. VALVE BOX SHALL BE 5 1/4" CAST IRON ADJUSTABLE HAVING AN ADJUSTABLE RANGE OF + OR – 6 INCHES FROM INSTALLED FINISH GRADE.
2. ACCEPTABLE GATE VALVES ARE:
   A. AMERICAN FLOW CONTROL – SERIES 2500
   B. MUELLER – 2360 SERIES
   C. CLOW

The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 6/21/2006

CITY OF GEORGETOWN TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TYPICAL VALVE SETTING
W07
NTS | 1/2003 | ADD | TRW

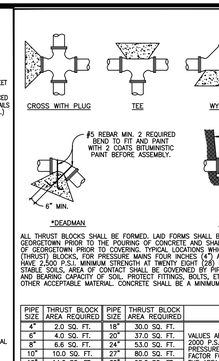


TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 6/21/2006

CITY OF GEORGETOWN TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY
W22
NTS | 1/2003 | ADD | TRW



*DEADMAN

ALL THRUST BLOCKS SHALL BE FORMED. LAID FORMS SHALL BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO THE POURING OF CONCRETE AND SHALL ALSO BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO COVERING. TYPICAL LOCATIONS, WHICH REQUIRE CONCRETE THRUST BLOCKS, MINIMUM SIZE AND STRENGTH OF CONCRETE FOR THRUST BLOCKS, MINIMUM SAFETY FACTOR (125%) AND GREATER, MINIMUM UNDISTURBED STABLE SOIL AREA OF CONTACT SHALL BE GOVERNED BY PIPE SIZE, MAXIMUM PRESSURE IN PIPE, AND BEARING CAPACITY OF SOIL. PROTECT FITTINGS, BOLTS, ETC. BY COVERING WITH VISQUEEN OR OTHER ACCEPTABLE MATERIAL. CONCRETE SHALL BE A MINIMUM OF TWELVE INCHES (12") THICK.

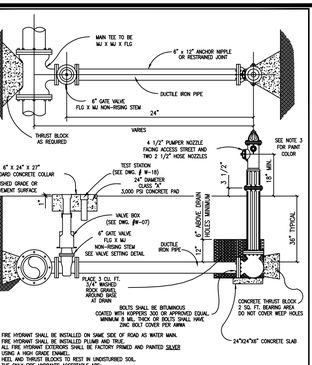
PIPE SIZE	THRUST BLOCK AREA REQUIRED	PIPE SIZE	THRUST BLOCK AREA REQUIRED	REMARKS
4"	2.0 SQ. FT.	18"	30.0 SQ. FT.	
6"	4.0 SQ. FT.	20"	37.0 SQ. FT.	VALUES ARE FOR 90° BENDS, BASED ON 2000 P.S.F. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I. PLUS 33% SAFETY FACTOR FOR OTHER SOILS AND PRESSURES, THE AREA REQUIRED IS IN DIRECT PROPORTION.
8"	6.6 SQ. FT.	24"	53.0 SQ. FT.	
10"	10.0 SQ. FT.	27"	80.0 SQ. FT.	
12"	14.0 SQ. FT.	30"	98.0 SQ. FT.	
14"	18.0 SQ. FT.	36"	127.0 SQ. FT.	
16"	24.0 SQ. FT.			

* THE ENGINEER OF RECORD SHALL CALCULATE THE SIZE OF THE DEADMAN REQUIRED AS WELL AS ANY INSTALLATION WHICH IS NOT COVERED BY THE ABOVE.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 6/21/2006

CITY OF GEORGETOWN TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TYPICAL THRUST BLOCKS FOR WATER AND FORCE MAIN
W11
NTS | 1/2003 | ADD | TRW

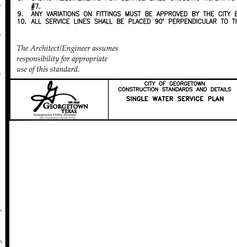


NOTES:
1. FIRE HYDRANT SHALL BE INSTALLED ON SAME SIDE OF ROAD AS WATER MAIN.
2. FIRE HYDRANT SHALL BE INSTALLED PLUMB AND TRUE.
3. ALL EXPOSED FIRE HYDRANTS SHALL BE FACTORY PRIMED AND PAINTED SILVER USING A HIGH GRADE ENAMEL.
4. HEEL AND THRUST BLOCKS TO REST IN UNDISTURBED SOIL.
5. THE ONLY FIRE HYDRANTS ACCEPTABLE ARE:
   A. KENNEDY – K81
   B. AMERICAN DARLING – B-84B
   C. CLOW MEDALLION
6. DOUBLE BLUE REFLECTOR "PAVE-LITES" BRAND, MANUFACTURED BY PAVEMENT MARKERS INC. TO BE INSTALLED AT CENTERLINE OF STREET PERPENDICULAR TO HYDRANT.
7. ALL METALLIC PIPES AND FITTINGS SHALL BE WRAPPED WITH 8 MIL. POLYETHELENE FILM.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 6/21/2006

CITY OF GEORGETOWN TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TYPICAL FIRE HYDRANT INSTALLATION
W10
NTS | 1/2003 | ADD | TRW

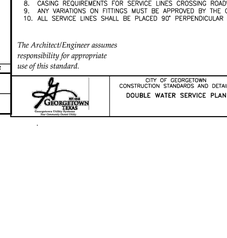


NOTES:
1. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR-9. CLASS 200, SDR TUBING SHALL HAVE STAINLESS STEEL STIFFENERS.
2. ANGLE STOP SHALL BE 1" MINIMUM.
3. 1" ANGLE STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.
4. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" IN DIAMETER SHALL BE HANDLED ON AN INDIVIDUAL BASIS.
5. ANGLE STOPS 1 1/2" AND 2" IN SIZE SHALL BE PROVIDED WITH BOTH A LOCKING CAP AND METER FLANGE.
6. ANGLE STOPS SHALL BE INSTALLED 8" BELOW FINISHED GRADE AND MARKED WITH A 2" X 2" X 48" TREATED WOOD STAKE, PAINTED BLUE.
7. BEDDING MATERIAL AS PER CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.
8. CASING REQUIREMENTS FOR SERVICE LINES CROSSING ROADWAYS SEE DETAIL W-03 NOTE #7.
9. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
10. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 01/23/2013

CITY OF GEORGETOWN TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
SINGLE WATER SERVICE PLAN
W04
NTS | 1/2013 | ADD | MH



NOTES:
1. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR-9. CLASS 200, SDR TUBING SHALL HAVE STAINLESS STEEL STIFFENERS.
2. ANGLE STOP SHALL BE 1" MINIMUM.
3. 1" ANGLE STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.
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6. ANGLE STOPS SHALL BE INSTALLED 8" BELOW FINISHED GRADE AND MARKED WITH A 2" X 2" X 48" TREATED WOOD STAKE, PAINTED BLUE.
7. BEDDING MATERIAL AS PER CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.
8. CASING REQUIREMENTS FOR SERVICE LINES CROSSING ROADWAYS SEE DETAIL W-03 NOTE #7.
9. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
10. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.

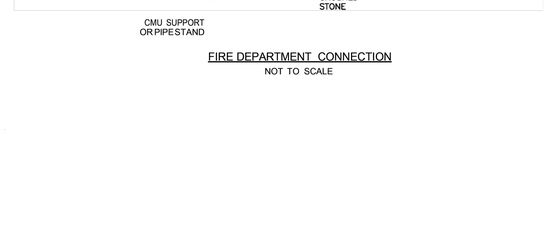
The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 01/23/2013

CITY OF GEORGETOWN TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
DOUBLE WATER SERVICE PLAN
W05
NTS | 1/2013 | ADD | MH

Per State Fire Marshall's Office an RME-G or U License is required in order to work on Private Fire Mains and Their Appurtenances (NFPA 24)

All Fire Department Connections (FDCs) shall be marked as approved by the Fire Code Official. Two red street lane reflectors (stimsonite model 88AB or similar) shall be installed six inches from centerline of the fire apparatus access roadway on the side closest to the FDC. Markers shall be parallel to the FDC having the reflective ends of the street markers facing the direction of traffic. 2012 IFC 912.7



FIRE DEPARTMENT CONNECTION
NOT TO SCALE

ES-909RPDA

For Health Hazard Applications

Job Name _____ Contractor _____
Job Location _____ Approval _____
Engineer _____ Contractor's P.O. No. _____
Approval _____ Representative _____

Series 909RPDA

Reduced Pressure Detector Assemblies

Sizes: 2½" – 10" (65 – 250mm)

Series 909RPDA Reduced Pressure Detector Assemblies are used in health hazard applications and are designed exclusively for use in accordance with water utility authority containment requirements. It is mandatory to prevent the reverse flow of fire protection system substances, i.e., glycerin wetting agents, stagnant water and water of non-potable quality from being pumped or siphoned into the potable water line.

Benefits: Detects leaks … with emphasis on the cost of unaccountable water; incorporates a meter which allow the water utility to:
- detect leaks that historically create great annual cost due to waste
- provide a detection point for unauthorized use. It can help locate illegal taps

Modular check design concept facilitates maintenance and assembly access. All sizes are standardly equipped with AWWA epoxy coated, ULFM listed OSY resilient seated gate valves, OPM (cubic feet per minute) or GPM (gallon per minute) meter and ball type test cocks. A pressure differential relief valve is located as a zone between the check valves.

Modular Design

Features a modular design concept which facilitates maintenance and assembly access. All sizes are standardly equipped with gate valves and ball type test cocks.

Features

- Body construction fusied epoxy coated cast iron
- Replaceable bronze seats
- Maximum flow at low pressure drop
- Compact for economy combined with performance
- Design simplicity for easy maintenance
- Furnished with ¾" x ¾" (19 x 19mm) meter
- An in/later-out relief valve design provides maximum capacity during emergency conditions.
- No special tools required

Specifications

A Reduced Pressure Detector Assembly shall be installed on fire protection systems when connected to a public water supply. Degree of hazard present is determined by the local authority having jurisdiction. The unit shall be a complete assembly including UL listed and FM approved OSY shutoff valves. Including an auxiliary line consisting of an approved backflow preventer and water meter. The assembly shall meet the requirements of AWWA C511-92; ASSE 1047; UL Classified File No. EX3185; CSA B64 and USC Manual 8th. Edition. Assembly shall be a Watts Series 909RPDA.

Watts product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact Watts Technical Service. Watts reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Watts products previously or subsequently sold.

How it operates

The unique relief valve construction incorporates two chametic one for air, one for water. When the relief valve opens, as in the accompanying air or water-out diagram, the right-hand channel admits air to the top of the reduced pressure zone, relieving the zone vacuum. The channel on the left then drains the zone to atmosphere. Therefore, if both check valves foul, and simultaneous negative supply and positive backpressure develops, the relief valve uses the air-in/water-out principle to stop potential backflow.

Now Available
WattsBox Insulated Enclosures.
For more information, send for literature ES-WB.

NOTICE
The information contained herein is not intended to replace the full product installation and safety information available or the experience of a trained product installer. You are required to thoroughly read all installation instructions and product safety information before beginning the installation of this product.

NOTICE
Inquire with governing authorities for local installation requirements

Models

Suffix:
OSY – UL/FM outside stem and yoke resilient seated gate valves
QTM – cubic feet per minute meter
GPM – gallons per minute meter
LF – less shutoff valves

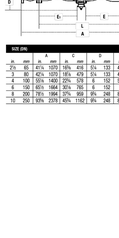
Materials

Discs: Rubber
Body: Epoxy coated cast iron
Seat and Disc Holder: Bronze
Trim: Stainless steel
Test Cocks: Bronze

Pressure — Temperature

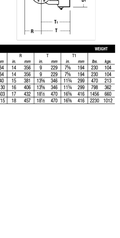
Temperature Range: 33°F – 140°F (0.5°C – 60°C) continuous
Maximum Working Pressure: 175psi (12.1 bar)

Dimensions — Weights



NOTE: Piping for 3" 909 will start from #1 gate valve and connect at #2 check valve.

Iron Body Model	Ordering Code	Series/Sizes	A in.	A mm	B in.	B mm	C in.	C mm	Weight lbs	Weight kgs
909AG-F	0881378	1¼" – 2" 009/M1	6¼"	171	2	51	3.25	1.47		
		2" 009 M1								
909AG-K	0881385	4" – 6" 909 4" – 10" 909 M1	6¾"	162	6¾	244	3	76	6.25	2.83
909AG-M	0881387	8" – 10" 909	7¼"	187	11¼	286	4	102	15.50	7.03



SIZE (IN)	DIMENSIONS												WEIGHT	
	A		C		D		D1		E & E1		L			
in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	lbs	kgs
2½	65	15¾	400	7¾	197	3½	89	1¾	44	9½	241	14	356	40	18
3	80	16¼	413	8½	216	4¼	108	2	51	10	254	14	356	45	20
4	100	17¾	451	9¼	235	5	127	2½	64	11½	292	14	356	70	32
6	150	23½	597	11¾	298	7	178	3½	89	14½	368	18	457	120	54
8	200	29¼	743	14¼	362	8¾	222	4¼	108	17½	445	22	559	180	82
10	250	35¾	908	17¼	438	10¾	273	5¼	133	21¼	540	26	660	250	113

Standards

AWWA C511-92; CSA B64

USC Manual for Cross-connection Control, 8th Edition

Approvals

Approved by the foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California.

Series 909AG AIR GAPS

When installing a drain line, use Series 909 air gaps on Model 909 backflow preventers.

Iron Body Model	Ordering Code	Series/Sizes	A in.	A mm	B in.	B mm	C in.	C mm	Weight lbs	Weight kgs
909AG-F	0881378	1¼" – 2" 009/M1	6¼"	171	2	51	3.25	1.47		
		2" 009 M1								
909AG-K	0881385	4" – 6" 909 4" – 10" 909 M1	6¾"	162	6¾	244	3	76	6.25	2.83
909AG-M	0881387	8" – 10" 909	7¼"	187	11¼	286	4	102	15.50	7.03

SIZE (IN)	DIMENSIONS												WEIGHT	
	A		C		D		D1		E & E1		L			
in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	lbs	kgs
2½	65	15¾	400	7¾	197	3½	89	1¾	44	9½	241	14	356	40	18
3	80	16¼	413	8½	216	4¼	108	2	51	10	254	14	356	45	20
4	100	17¾	451	9¼	235	5	127	2½	64	11½	292	14	356	70	32
6	150	23½	597	11¾	298	7	178	3½	89	14½	368	18	457	120	54
8	200	29¼	743	14¼	362	8¾	222	4¼	108	17½	445	22	559	180	82
10	250	35¾	908	17¼	438	10¾	273	5¼	133	21¼	540	26	660	250	113

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

STATE OF TEXAS
HARSHA R. THATI
149642
PROFESSIONAL ENGINEER
6.24.2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HARSHA THATI, PE #149642 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers
Engineering Texas Since 1978
BUDA
205 Cimarron Park Loop
Buda, TX 78610
P: 512.312.4336
TBPELS NO. F-1909
www.swengineers.com

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: T.B.
CHECKED BY: L.S. / H.T.

WATER DETAILS

PROJECT NO. 1154-003
DRAWING NO. _____
SHEET 30 OF 30

SARAGUSA FACILITY SITE DEVELOPMENT

3520 I.H. 35 N. GEORGETOWN, TX 78626

2025-283-COC

O:\Company\Data\Clients\1154 – headwater\003–24_saraguso facility site development\CAD\Sheets\1154–003_UTIL.dwg ~ Layout: "WATER DETAILS" ~ Tue, Jun 24, 2025 - 1:06pm, By: BaileyNeville

ELECTRONICALLY RECORDED 2025043171
Williamson County, Texas Total Pages: 7

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

Corridor Title GF# 24-3304-CH

THIS SPECIAL WARRANTY DEED WITH VENDOR'S LIEN (this "**Deed**") is executed and delivered effective as of the 3rd day of June, 2025 (the "**Effective Date**"), by **JOHN B. SARAGUSA, II, INDEPENDENT EXECUTOR OF THE ESTATE OF ANTHONY J. SARAGUSA, SR., DECEASED** ("**Grantor**"), whose address is 8300 Denali Parkway, Austin, Texas, 78726, for the benefit of **BERRY CREEK PARTNERS II LP**, a Texas limited partnership ("**Grantee**"), whose address is 108 E. St. Georgetown, Texas 78626.

In consideration of Ten Dollars ($10.00) and other good and valuable consideration paid to Grantor, Grantor does hereby **GRANT, SELL, AND CONVEY** unto Grantee that certain real property situated in Williamson County, Texas, and described in **EXHIBIT A** attached hereto and made a part hereof for all purposes (the "**Land**"), together with all buildings, parking facilities, structures, and improvements situated thereon and all fixtures and other property affixed thereto, if any (collectively, the "**Improvements**"), together all of the rights and appurtenances pertaining to the Land and Improvements, including any air rights, water and water rights, wells, well rights and well permits, all rights in and to wastewater and sanitary capacity and other utility capacity allocated to the Land or Improvements, rights under any reciprocal easement agreements, access agreements, or other recorded or unrecorded instruments benefiting the Land or the Improvements, any right, title, or interest of Grantor in and to easements, adjacent or contiguous tracts, strips, gores, streets, alleys, or rights-of-way, any reversionary rights attributable to the Land, any condemnation awards made or to be made in lieu thereof, and any awards for damage to the Land by reason of a change of grade of any highway, street, road, or avenue (collectively with the Land and the Improvements, the "**Property**").

This conveyance is made and accepted subject and subordinate to (a) standby fees, taxes and assessments by any taxing authority for the current year, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, which standby fees, taxes and assessments Grantee assumes and agrees to pay, (b) zoning laws and regulations and ordinances of municipal and other governmental authorities affecting the Property, and (c) all matters set forth on **EXHIBIT B** attached hereto, but only to the extent the same, in fact, do exist and are applicable to the Property (the foregoing (a) through (c) are hereinafter collectively referred to as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property unto Grantee, Grantee's heirs, executors, administrators, successors, and assigns, and Grantor does hereby bind Grantor and Grantor's successors and assigns to **WARRANT AND FOREVER DEFEND**, all and singular, the Property unto Grantee, Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject only to the Permitted Exceptions.

It is expressly agreed that a vendor's lien ("**Vendor's Lien**"), as well as the superior title in and to the Property is retained against the Property until that certain Promissory Note executed by Grantee and dated of even date herewith in favor of **Texas Bank and Trust Company** ("**Lender**"), and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this Deed shall become absolute, said Vendor's Lien being retained in favor of Lender, as if same had been retained by Grantor and assigned by proper assignment unto Lender, without recourse upon Grantor, Lender being thus fully subrogated to same.

Ad valorem taxes for the current year having been prorated between the parties hereto, Grantee hereby assumes liability for the payment thereof for the current year and for subsequent years.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the undersigned has executed this Deed as of Effective Date.

GRANTOR:

By: _____
John B. Saragusa, II, Independent Executor of the Estate of Anthony J. Saragusa, Sr., deceased

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 3rd day of June, 2025 **John B. Saragusa, II, Independent Executor of the Estate of Anthony J. Saragusa, Sr., deceased.**

JADE WHELIHAN
My Notary ID # 7163384
Expires May 9, 2029

_____
Notary Public, State of Texas

Exhibit A – Legal Description
Exhibit B – Permitted Exceptions

Exhibit A

John Berry Survey, Abstract No. 51

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 20.7047 ACRES (901,899 SQUARE FEET) OUT OF THE JOHN BERRY SURVEY, ABSTRACT NO. 51, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 20.6977 ACRE TRACT CONVEYED TO ANTHONY J. SARAGUSA, SR. IN DOCUMENT NO. 2015017937 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 20.7047 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:

BEGINNING, at a 3/8-inch iron rod found at the intersection of the east right-of-way line of Interstate Highway 35 (Right-of-way varies) with the northeast right-of-way line of Market Street (Right-of-way varies), and being the southwest corner of said Saragusa tract, for the southwest corner and **POINT OF BEGINNING** hereof, from which a TxDOT Type III monument found at the intersection of the east right-of-way line of said Interstate Highway 35 with the southwest right-of-way line of said Market Street, and being a point of curvature in the northwest line of the remainder of Lot 1, Resource Commercial Park, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet O, Slides 174-176 of the Plat Records of Williamson County, Texas (P.R.W.C.T.) bears, S17°25'44"W, a distance of 98.44 feet;

THENCE, with the east right-of-way line of said Interstate Highway 35 and the west line of said Saragusa tract, **N17°25'44"E**, a distance of **240.33** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the northwest corner hereof, said point being the common west corner of said Saragusa tract and a called 2.1244 acre tract (described as "Tract D") conveyed to David & Katherine Schwegmann in Volume 639, Page 779 of the Deed Records of Williamson County, Texas (D.R.W.C.T.), from which a TxDOT Type I monument found in the east right-of-way line of said Interstate Highway 35, and being the common west corner of a called 38.17 acre tract conveyed to Hanwha Advanced Materials America LLC in Document No. 2024010120 (O.P.R.W.C.T.) and a called 8.03 acre tract conveyed to 3550 N. IH 35, LLC in Document No. 2022086257 (O.P.R.W.C.T.) bears, N17°25'44"E, a distance of 85.94 feet;

THENCE, leaving the east right-of-way line of said Interstate Highway 35, with the common line of said Saragusa tract and said Schwegmann tract, in part with the common line of said Saragusa tract and a called 12.003 acre tract (described as "Tract A") conveyed to David & Katherine Schwegmann in Volume 639, Page 779 (D.R.W.C.T.), the following three (3) courses and distances:

1) **S52°48'01"E**, a distance of **623.20** feet to a 3/8-inch iron rod found for an angle point hereof,
2) **N82°09'47"E**, a distance of **1,096.76** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the northeast corner hereof, and
3) **S37°17'44"E**, passing at a distance of 572.40 feet a 1/2-inch iron rod found for the common westerly corner of said Schwegmann – 2.1244 acre tract and said Schwegmann – 12.003 acre tract, and continuing for a total distance of **600.44** feet to a 1/2-inch iron rod found for the southeast corner hereof, said point being the common east corner of said Saragusa tract and Lot 7 of said Resource Commercial Park;

THENCE, leaving the westerly line of said Schwegmann – 12.003 acre tract, with the common line of said Saragusa tract and said Lot 7, **S69°18'42"W**, a distance of **964.39** feet to a 1/2-inch iron rod found for the southerly most corner hereof, said point being in the northeast right-of-way line of said Market Street, and being the common west corner of said Saragusa tract and said Lot 7;

THENCE, with the northeast right-of-way line of said Market Street and the southwest line of said Saragusa tract, **N53°49'45"W**, a distance of **1,383.10** feet to the **POINT OF BEGINNING** and containing 20.7047 Acres (901,899 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000136520734. See attached sketch (reference drawing: 01997.dwg)

3/3/25

Fernando Perez, RPLS #7041
4Ward Land Surveying, LLC

EXHIBIT B

Permitted Exceptions

1. Easement granted to the City of Georgetown, recorded in Document No. 2025023599, Official Public Records of Williamson County, Texas.

2. Easement granted to the City of Georgetown, recorded in Document No. 2025023600, Official Public Records of Williamson County, Texas.

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2025043171

Pages: 7 Fee: $45.00
06/04/2025 09:53 AM
KWEEMS

Nancy E. Rister, County Clerk
Williamson County,Texas