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: 1862 Dripping Springs						**2. Regulated Entity No.:** 1862			
3. Customer Name: Hemphill Towers LLC						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New X		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP X	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential X			**8. Site (acres):**			3 acres, project will occur over 2,500 sqft at South end of parcel
9. Application Fee:	$500		**10. Permanent BMP(s):**						
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
13. County:	Hays		**14. Watershed:**						

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. Bethany White, GSS Inc.
Print Name of Customer/Authorized Agent Bethany White 08/20/2025
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):	

Contributing Zone Exception Request Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Bethany White

Date: 09/10/2025

Signature of Customer/Agent:

Regulated Entity Name: 1862 Dripping Springs

Project Information

1. County: Hays
2. Stream Basin: NA
3. Groundwater Conservation District (if applicable): NA
4. Customer (Applicant):

   Contact Person: Matt Kline
   Entity: Hemphill Towers LLC
   Mailing Address: 1305 N. Louisville Ave.
   City, State: Tulsa, OK Zip: 74115
   Telephone: 918-884-7756 Fax: _____
   Email Address: Matt.Kline@hemphill.com

5. Agent/Representative (If any):

Contact Person: Bethany White
Entity: GSS Midwest
Mailing Address: 1054 Texan Trail Ste 300
City, State: Grapevine, TX Zip: 76051
Telephone: 682-321-8357 Fax: _____
Email Address: bwhite@gssmidwest.com

6. Project Location

☐ This project is inside the city limits of _____.
☒ This project is outside the city limits but inside the ETJ (extra-territorial jurisdiction) of Dripping Springs.
☐ This project is not located within any city limits or ETJ.

7. ☒ The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.
1511 W Hwy 290, Dripping Springs, TX 78620 / 30.199512, -98.110470 is the address and coordinates for the project that encompasses 2,500 sqft at the southwest end of the 3 acre property for a new 125' MOP cell tower.

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

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

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

10. ☒ **Attachment C - Project Narrative**. A detailed narrative description of the proposed project is provided at the end of this form. 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

A Survey and construction drawings are attached showing detailed project information

11. Existing project site conditions are noted below:

☐ Existing commercial site
☐ Existing industrial site
☐ Existing residential site
☐ Existing paved and/or unpaved roads

☐ Undeveloped (Cleared)
☐ Undeveloped (Undisturbed/Not cleared)
☐ Other: _____

12. ☒ **Attachment D - Nature Of Exception**. A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter B for which an exception is being requested have been identified in the description.

13. ☐ **Attachment E - Equivalent Water Quality Protection**. Documentation demonstrating equivalent water quality protection for surface streams which enter the Edwards Aquifer is attached.

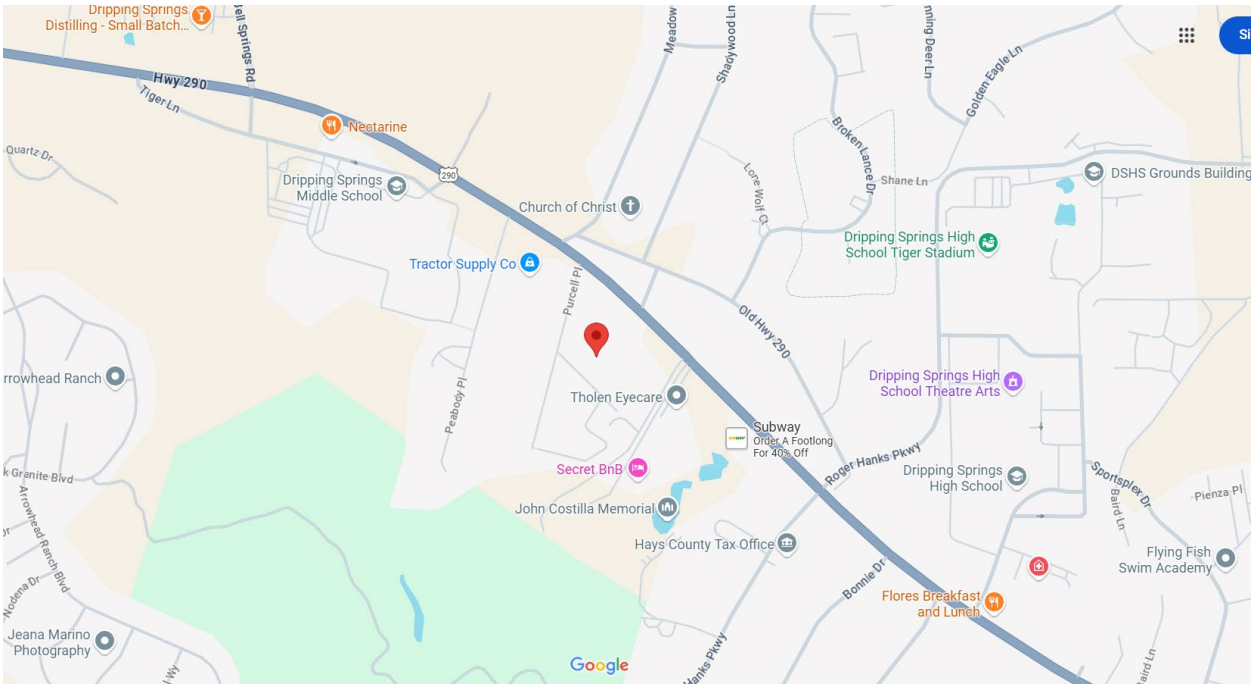
Administrative Information

14. ☐ 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.

15. ☐ The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

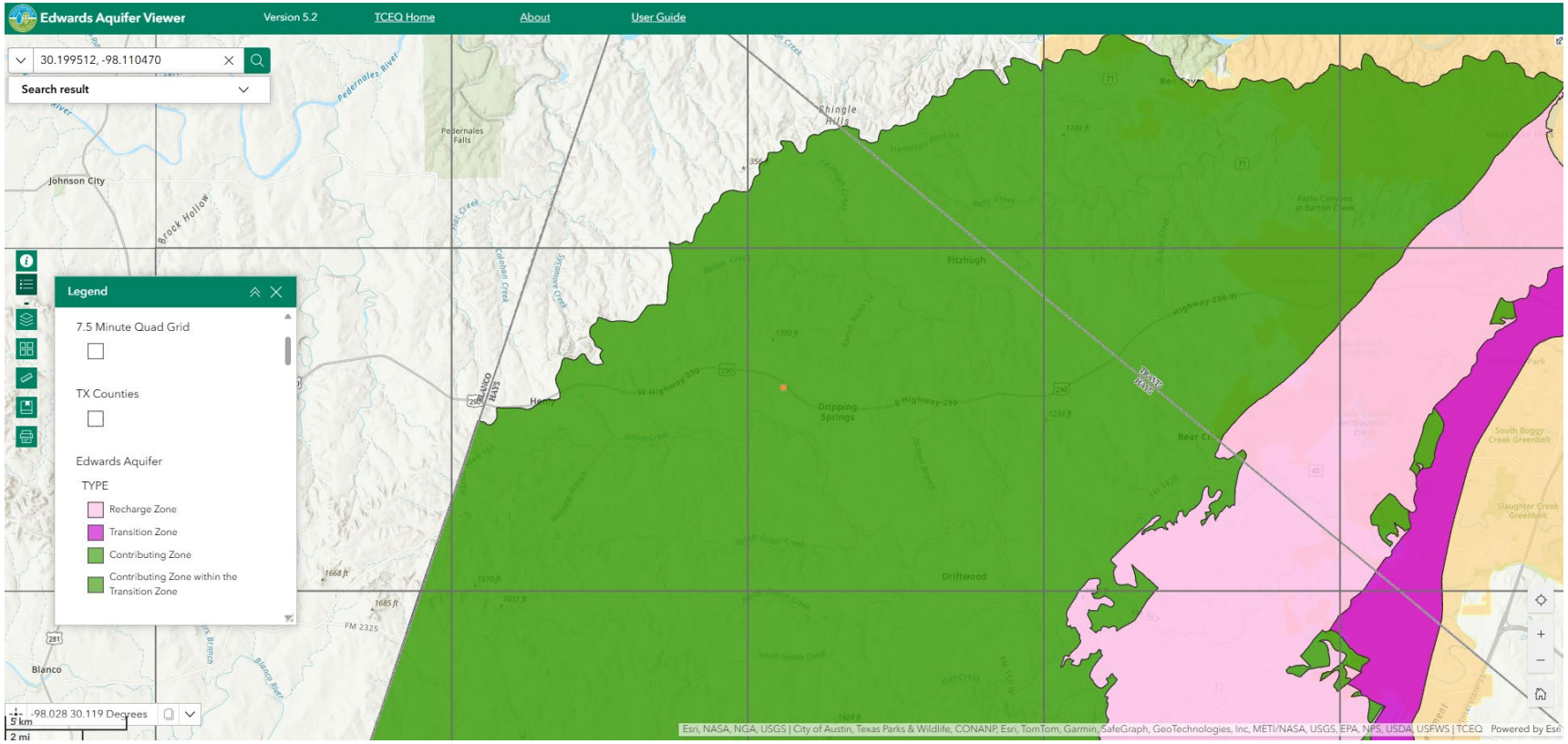
Contributing Zone Exception Request Form (TCEQ-10262)

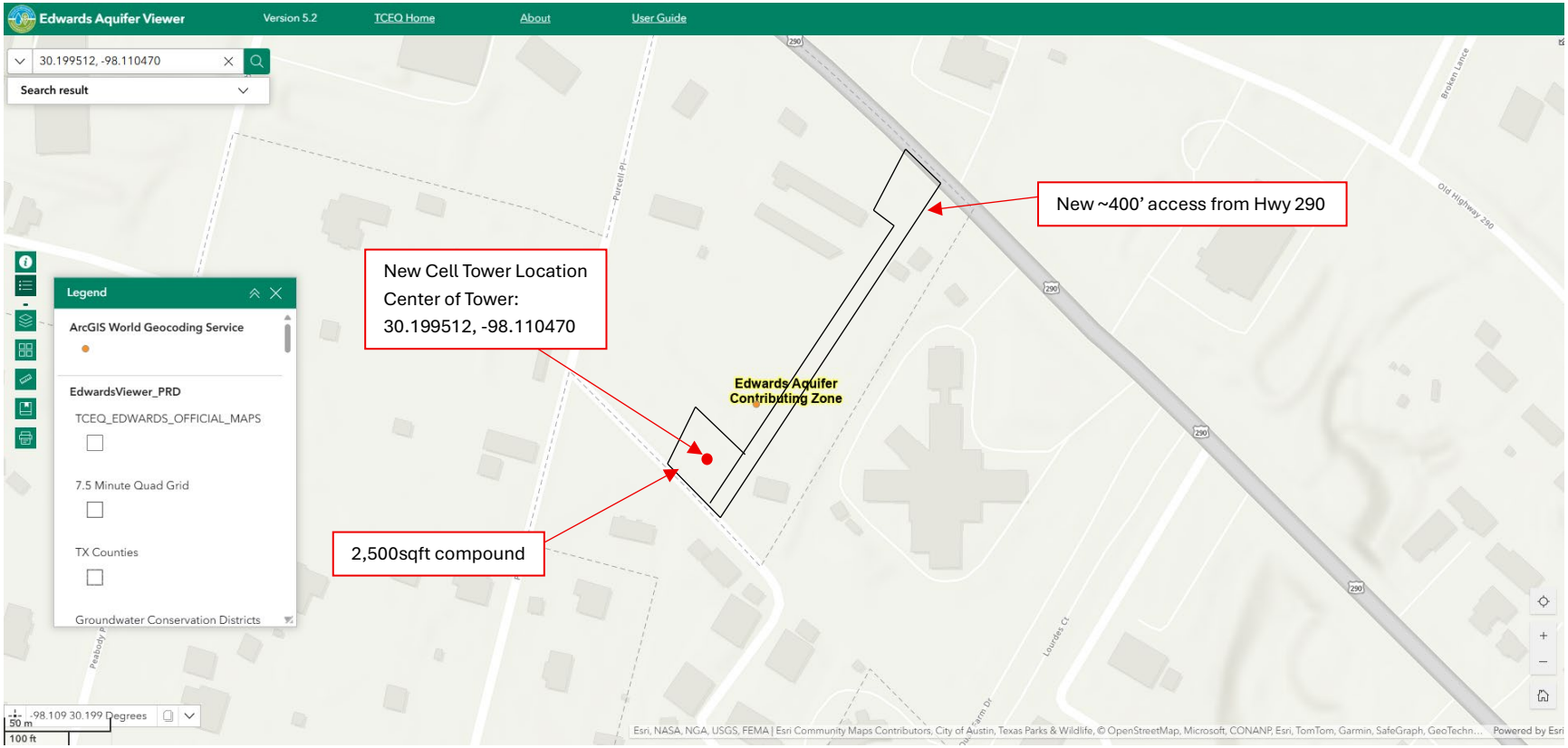
Attachment A – Road Map



Contributing Zone Exception Request Form (TCEQ-10262)

Attachment B – USGS Quadrangle Map




Edwards Aquifer Viewer
Version 5.2
TCEQ Home
About
User Guide
30.199512, -98.110470
Search result
Legend
ArcGIS World Geocoding Service
EdwardsViewer_PRD
TCEQ_EDWARDS_OFFICIAL_MAPS
7.5 Minute Quad Grid
TX Counties
Groundwater Conservation Districts
New Cell Tower Location
Center of Tower:
30.199512, -98.110470
New ~400' access from Hwy 290
Edwards Aquifer
Contributing Zone
2,500sqft compound
-98.109 30.199 Degrees
50 m
100 ft
Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, City of Austin, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechn...
Powered by Esri

Contributing Zone Exception Request Form (TCEQ-10262)

Attachment C – Project Description/Nature of Exception

Construction of a 125’ Monopole Cell Tower with in a 2,500 square foot Compound. Compound will be fenced and contain the tower and ground equipment. Ground equipment will be placed on 14’ x 4’ concrete pad. Verizon Outdoor Generator / Genset 30REOZK with 203 Gallon Tank to be located on separate 4’ x 8’ concrete pad. Driveway Cut out to existing Hwy 290 will be 400’ x 12’ extending from the 2,500 square foot compound.

The Cell tower and supporting equipment described in this project description is limited to the 2,500 square foot compound and the 400’ x 12’ driveway cut from Hwy 290. Impervious coverage will be limited to the 2,500 square foot compound and 400’ x 12’ driveway cut. These areas will have gravel on them. No permanent BMP is proposed. Equivalent water quality will be provided by the surrounding vegetation.

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: Bethany White

Date: 08/20/2025

Signature of Customer/Agent:

Regulated Entity Name: 1862 Dripping Springs

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. Fuels will not be stored on site during construction

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: _____

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. This does not apply - 2,500 sqft compound for cell tower

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. This does not apply - 2,500 sqft compound for cell tower

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. This does not apply - 2,500 sqft compound for cell tower

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. This does not apply - 2,500 sqft compound for cell tower

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 (TCEQ-0602)

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 includ e, 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 https://www.tceq.texas.gov/response/spills

Vehicle and Equipment Maintenance
(1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runon of stormwater and the runoff of spills.
(2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately
(3) Check incoming vehicles and equipment (including delivery trucks, and employee

and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
(4) Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
(5) Place drip pans or absorbent materials under paving equipment when not in use.
(6) Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
(7) Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
(8) Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
(9) Store cracked batteries in a non- leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle.and.Equipment.Fueling
(1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the runon of stormwater and the runoff of spills.
(2) Discourage "topping off" of fuel tanks.
(3) Always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.

Temporary Stormwater Section (TCEQ-0602)

Attachment B – Potential Sources of Contamination

Potential sources of contamination would be limited to the 2,500 square feet of lease area and the 400’ x 12’ driveway cut could be fuels, solvents, hydraulic fluid and possibly sediment.

Temporary Stormwater Section (TCEQ-0602)

Attachment C – Sequence of Major Activities

Sequence of Major Activities:

- Cut Driveway off of Hwy 290 – 400' x 12' per plans attached to application
- Install temporary controls within the 2,500 square foot lease area and 400' x 12' driveway cut
- Clearing / Grading of the 2,500 square foot lease area
- Installation of tower and supporting equipment in the 2,500 square foot lease area
- Install fencing to surround tower and supporting equipment
- Stabilization of Site
    - Clean Up
    - Stabilization of soils – equivalent water quality will be provided by the surrounding vegetation

Temporary Stormwater Section (TCEQ-0602)

Attachment D – Temporary Best Management Practices and Measures

The following Temporary Best Management Practices (TBMPs) will be implemented during the construction of the proposed Verizon 125' monopole tower site to prevent pollution of surface water, groundwater, and stormwater. These measures are designed in accordance with the TCEQ Technical Guidance Manual and are clearly shown on the construction drawings.

Erosion and Sediment Control Measures

1. **Silt Fence Installation**
    - Silt fences will be installed downslope of all soil-disturbing activities, as shown on Sheet 14.
    - The silt fence will consist of Mirafi 100X filter fabric or equivalent, with posts embedded at least 20" into the ground and fabric extending 18" below ground and 30" above ground.
    - Spacing will be no more than 4 feet between posts.

2. **Stabilized Construction Entrance**
    - A stabilized construction access road will be constructed with 6" base material compacted to 95% of maximum dry density per AASHTO T99 (Sheet 14, Roadway Detail).
    - This will minimize tracking of sediment off-site.

3. **Gravel Surface Treatment**
    - All access roads and the tower compound area will be surfaced with compacted gravel (Sheet 1, Square Footage Calculations).
    - This stabilizes exposed surfaces and reduces erosion potential.

4. **Temporary Spoils and Concrete Washout Area**
    - A designated temporary spoils and concrete washout area is identified adjacent to the compound (Sheet 2).
    - This area will prevent concrete washout and construction debris from contaminating runoff.

5. **Construction Sequencing**
    - The construction sequence (Sheet 14) outlines:
        1. Installation of silt fence before any earth-moving activity.

2. Installation of stabilized construction entrance.
3. Stripping and stockpiling of topsoil.
4. Construction of underground improvements.

- Temporary stabilization will occur within 15 days of soil disturbance.

Pollution Prevention for Upgradient and On-Site Stormwater

- Upgradient runoff will be intercepted and filtered using perimeter silt fencing and stabilized surfaces.
- On-site erosion will be minimized using gravel surfacing, fencing, and proper grading.
- No fuels will be stored on-site during construction, reducing risk of spills or contamination.

Protection of Sensitive Features and Aquifer

- No naturally occurring sensitive features have been identified on the site, but if found during construction, all stormwater BMPs will be adjusted to maintain existing flow patterns and prevent disruption.
- All runoff will be contained and treated via sediment barriers and stabilized areas before leaving the site.
- The compound base and road base are constructed using Mirafi geotextile fabric and compacted base material to further reduce sediment transport.

Summary

These BMPs collectively:

- Prevent off-site sediment discharge;
- Reduce erosion on disturbed surfaces;
- Prevent contamination of surface or groundwater from on-site construction activities;
- Maintain pre-construction hydrology to any sensitive features if discovered.

All practices meet the requirements outlined in the TCEQ guidance and are shown on the site plan drawings.

HEMPHILL
TELECOMMUNICATIONS TOWER FACILITY
SITE: 1862 DRIPPING SPRINGS
125' MONOPOLE TOWER
FOR MULTIPLE WIRELESS CARRIERS

CASE NO.:
TBD

SITE MAP

CONSULTING ENGINEER

SPECIALTY TELECOMMUNICATIONS SERVICES, LLC
FIRM NO.: F-16740
13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY. OK 73114
405-753-7167

ENGINEER OF RECORD

ETHAN T. VAN METER, P.E.
FIRM NO.: F-16740
REGISTRATION NO.: 149870

DRAFTING COMPANY

REECO, LLC
DRAFTING SERVICES
9 E 4TH ST. SUITE C-4
TULSA, OK 74103
918-215-7575

ONE CALL SYSTEM

Texas 811 Know what's below. Call before you dig.

BEFORE YOU DIG, CALL TEXAS LINE LOCATION FOR LOCATION OF UNDERGROUND UTILITIES. CALL 811

REVIEWER SIGNATURES

Review Panel: HAYS Development Services Department

Sig:_____ Name: _____ Date:_____
Developments Services

Sig:_____ Name: _____ Date:_____
HAYS TNR

Sig:_____ Name: _____ Date:_____
HAYS Fire A.

Sig:_____ Name: _____ Date:_____
HAYS Fire

NOTES:
1. Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by HAYS engineers.
2. Approval of these plans by the HAYS indicates compliance with applicable HAYS regulations only. Approval by other governmental entities will be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.

PROJECT DATA

SITE NUMBER	1862
SITE NAME	DRIPPING SPRINGS
SITE ADDRESS	TBD US-290, DRIPPING SPRINGS, TX 78620
PARENT PARCEL	SIX OAKS, LLC PID::R15128, DOC 18032059, TRACT 1
LEGAL DESCRIPTION	a0222 Benjamin F
COUNTY	HAYS
ZONING CLASS	
POWER COMPANY	BLUEBONNET ELECTRIC COOP
CONTACT NAME	
TELEPHONE	(800) 842-7748
TELCO COMPANY	TBD
CONTACT NAME	
TELEPHONE	
PROPERTY OWNER	JARED WEST
TELEPHONE	(512) 253-7007
HEMPHILL CONTACT	MATT KLINE
TELEPHONE	918-884-7756
SURVEY CONTACT	POINT TO POINT LAND SURVEYORS, INC
TELEPHONE	678-565-4440
2C COORDINATES	
LAT 30° 11' 58.13"	LONG -98° 06' 37.80"
SURVEY AND 2C PROVIDED BY POINT TO POINT LAND SURVEYORS, INC	
AND INCLUDED IN THIS SET OF DRAWINGS FOR REFERENCE ONLY.	

APPROVALS

SITE PLAN APPROVAL SHEET 1 OF 24
FILE NUMBER TBD APPLICATION DATE 04/16/2025
APPROVED BY STAFF ON _____ TBD
EXPIRATION DATE (TBD)_____ CASE MANAGER TBD
PROJECT EXPIRATION DATE TBD

DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE_____
ZONING TBD
REVISION 1 _____ CORRECTION 1_____
REVISION 2 _____ CORRECTION 2_____
REVISION 3 _____ CORRECTION 3_____

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED) MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

APPROVAL STAMP

TBD

HAYS REVISION TABLE

NUMBER	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET #S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT. %)	HAYS APPROVAL SIGNATURE	HAYS APPROVAL DATE	DATE IMAGED

STATE OF TEXAS ETHAN T. VAN METER 149870 LICENSED PROFESSIONAL ENGINEER

HEMPHILL
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

REECO
DRAFTING SERVICES
9 E 4TH ST. SUITE C-4
TULSA, OK 74103
918-215-7575

PROJECT NO:	1862
PROJECT NAME:	DRIPPING SPRINGS
911 ADDRESS:	TBD US-290
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR: APPROVAL
SUBMITTAL DATE: 04/16/2025

REV	DATE	DESCRIPTION
0	05/30/2025	FOR APPROVAL

STATE OF TEXAS ETHAN T. VAN METER 149870 LICENSED PROFESSIONAL ENGINEER
05/30/2025

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
FIRM NO.: F-16740
REGISTRATION NO.: 149870

SCALE
N.T.S.

TITLE SHEET

SHEET NUMBER:	REVISION:
1 OF 24	0

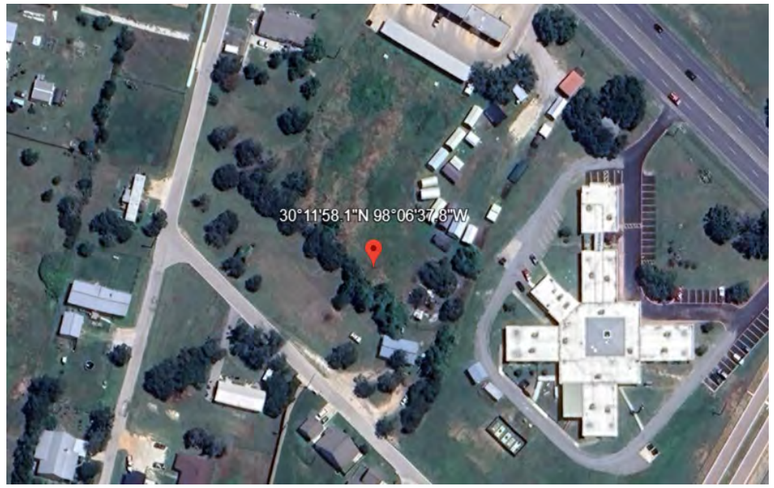
SITE: 1862 DRIPPING SPRINGS

125' MONOPOLE TOWER

FOR MULTIPLE WIRELESS CARRIERS

HEMPHILL TELECOMMUNICATIONS TOWER FACILITY

VICINITY MAP



HAYS COUNTY SITE PLAN RELEASE NOTES

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE HAYS COUNTY.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

DIRECTIONS

FROM DALLAS, TEXAS, DRIVE SOUTH ON I-35S 168 MILES. USE THE RIGHT 2 LANES TO TAKE EXIT 250 FOR TX-45 TOLL TOWARD TX-1 TOLL. CONTINUE ONTO TX-1 LOOP S. KEEP LEFT AT THE FORK TO CONTINUE ON N MOPAC EXPY. USE THE MIDDLE LANE TO TAKE EXIT US-290 TO MERGE ONTO TX-71 W/US-290 W. KEEP LEFT TO STAY ON US-290 W. TURN LEFT ONTO PURCELL PL.

PROJECT NOTES

HEMPHILL TOWER SITE DEVELOPMENT SPECIFICATIONS SUPPLEMENT THE CONSTRUCTION DRAWINGS. FACILITY IS NOT STAFFED AND NORMALLY NOT OCCUPIED.

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

BUILDING/DWELLING CODE:	IBC 2018	FIRE/LIFE SAFETY CODE:	IFGC 2018
PLUMBING CODE:	IPC 2018	MECHANICAL CODE:	IMC 2018
ELECTRIC CODE:	NEC 2017	STRUCTURAL CODE:	IBC 2018

(NFPA 30 AND 37: BASIC WIND SPEED 110MPH - 3 SEC. GUST)

DRAWING INDEX

SHEET #	SHEET TITLE	REV. #
1	TITLE SHEET	0
2	TITLE SHEET (CTD.)	0
3	SITE SURVEY	0
4	SITE SURVEY	0
5	SITE SURVEY	0
6	OVERALL SITE PLAN	0
7	SITE PLAN	0
8	COMPOUND LAYOUT	0
9	DRAINAGE AND WATER QUALITY CONTROL	0
9.1	GRADING PLAN PRE-DEVELOPMENT TOPOGRAPHY	0
9.2	GRADING PLAN POST-DEVELOPMENT TOPOGRAPHY	0
10	RATIONAL METHOD CALCULATIONS	0
11	TOWER ELEVATION	0
12	GROUND EQUIPMENT DETAILS	0
13	TRENCHING DETAILS	0
14	ROADWAY AND COMPOUND DETAILS	0
15	COMPOUND FENCE DETAILS	0
16	ELECTRIC, LIGHTING, AND TELCO PLAN	0
17	ELECTRICAL DETAILS	0
18	GROUNDING PLAN	0
19	GROUNDING DETAILS	0
20	GENERAL NOTES	0
21	GENERAL NOTES	0
22	VERIZON EQUIPMENT SLAB DETAILS	0
23	VERIZON EQUIPMENT H-FRAME DETAILS	0
24	VERIZON EQUIPMENT CONDUIT DETAILS	0

APPROVAL STAMP

TBD

HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

REECO
DRAFTING SERVICES
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TULSA, OK 74103
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CHECKED BY:	RGH/MK/SLT

ISSUED FOR: APPROVAL

SUBMITTAL DATE: 04/16/2025

REV	DATE	DESCRIPTION
0	05/30/2025	FOR APPROVAL

STATE OF TEXAS
ETHAN T. VAN METER
149870
LICENSED
PROFESSIONAL ENGINEER

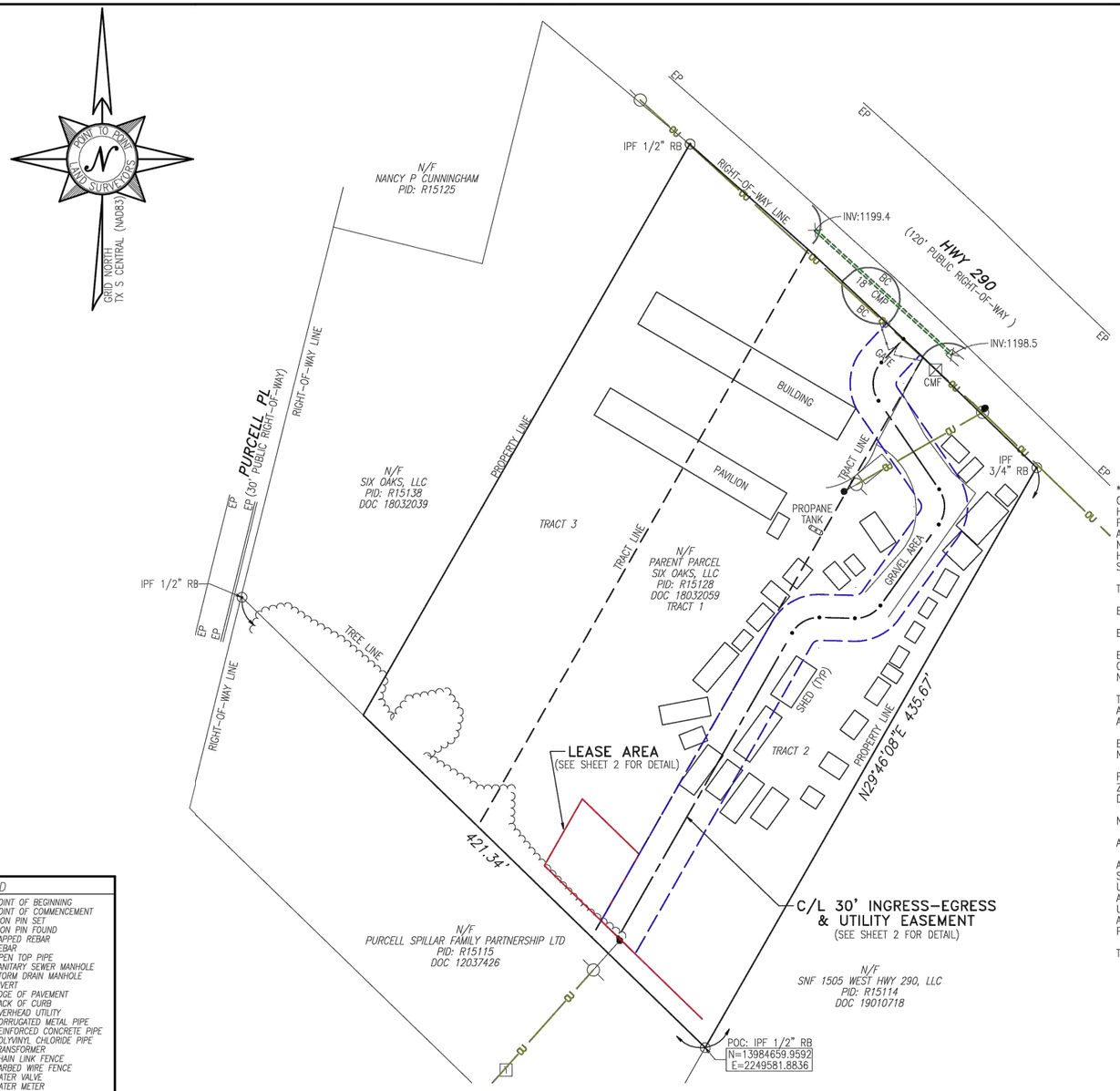
05/30/2025

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
FIRM NO.: F-16740
REGISTRATION NO.: 149870

SCALE
N.T.S.

TITLE SHEET (CTD.)

SHEET NUMBER:	REVISION:
2 OF 24	0



LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
RB	REBAR
OTP	OPEN TOP PIPE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV	INVERT
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OU	OVERHEAD UTILITY
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RCP	REINFORCED CONCRETE PIPE
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TR	TRANSFORMER
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEAN-OUT
GV	GAS VALVE
HH	HANDHOLE
CP	CONCRETE PAD
BFO	BURIED FIBER OPTIC
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
	FIRE HYDRANT
	CONCRETE MONUMENT FOUND
T	TELCO PEDESTAL
	UTILITY POLE
	GUY WIRE ANCHOR
	LIGHT POLE
	BENCHMARK

811 CALL BEFORE YOU DIG

VICINITY MAP

NOT TO SCALE

GENERAL NOTES

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

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

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

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

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRx7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 12/02/2024]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

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

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

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 48209C0105F DATED: 9/2/2005

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

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

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

TEXAS REGISTRATION NO. 10194197

GNSS NOTES

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

POSITIONAL ACCURACY: 0.03 FEET (HORZ) 0.25 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRx7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 12/02/2024
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99992372
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.43590278°
BENCHMARKS USED: DG5767, DG5765, DG5763

STATE OF TEXAS
REGISTERED
JUSTIN KYLE LAWRENCE
6589
PROFESSIONAL
LAND SURVEYOR

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

DATE: 4/8/2025

JUSTIN KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

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

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS
P2P
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

HEMPHILL
1305 N. LOUISVILLE AVENUE
TULSA, OK 74115

DRIPPING SPRINGS
SITE NO. 1862

B.F. HANNA SURVEY NO. 428, ABSTRACT 222,
HAYS COUNTY, TEXAS

PARENT PARCEL

OWNER: SIX OAKS, LLC, A TEXAS LIMITED LIABILITY COMPANY

SITE ADDRESS: 1511 W HWY 290, DRIPPING SPRINGS, TX 78620

PARCEL ID: R15128

AREA: 3.000 ACRES (PER TAX ASSESSOR)

REFERENCE: DOCUMENT 18032059

40 0 80 160

GRAPHIC SCALE IN FEET
SCALE: 1" = 80' (11x17)

NO.	DATE	REVISION
1.	1/2/25	LAYOUT CHANGE
1.	4/8/25	ACCESS CHANGE

DRAWN BY: MK
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: DECEMBER 5, 2024
P2P JOB #: 241582TX

SHEET: 1 OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS

E:\Point To Point Dropbox\P2P Current Jobs\2024\241582TX-Dripping Springs\241582TX.prj

HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SURVEY PROVIDED BY:

POINT TO POINT LAND SURVEYORS, INC

678-565-4440

PROJECT NO:	1862
PROJECT NAME:	DRIPPING SPRINGS
911 ADDRESS:	TBD US-290
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR: APPROVAL

SUBMITTAL DATE: 04/16/2025

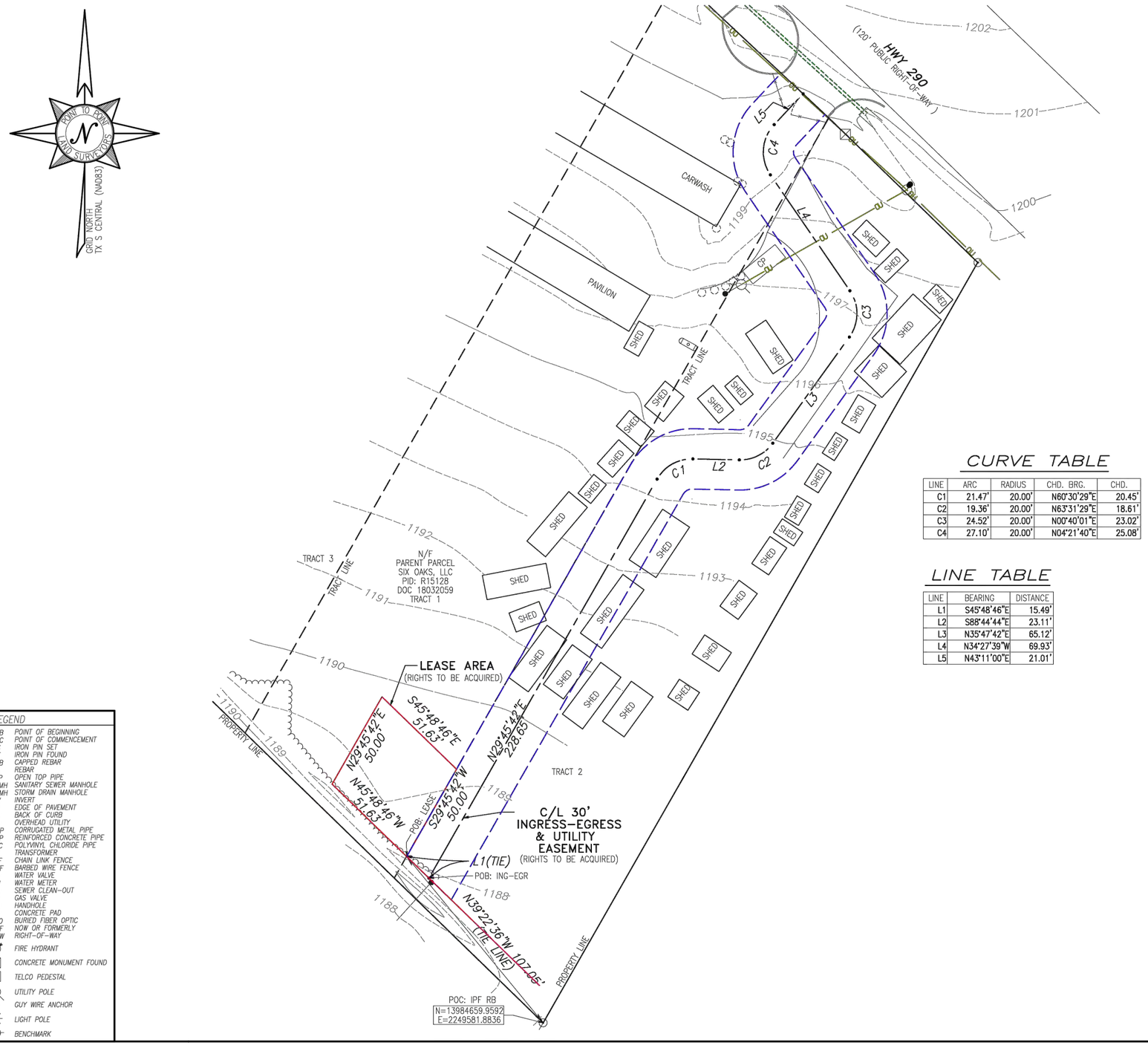
REV	DATE	DESCRIPTION
0	05/30/2025	FOR APPROVAL

SCALE
N.T.S.

SITE SURVEY

SHEET NUMBER: 3 OF 24

REVISION: 0



CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	21.47'	20.00'	N60°30'29"E	20.45'
C2	19.36'	20.00'	N63°31'29"E	18.61'
C3	24.52'	20.00'	N00°40'01"E	23.02'
C4	27.10'	20.00'	N04°21'40"E	25.08'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S45°48'46"E	15.49'
L2	S88°44'44"E	23.11'
L3	N35°47'42"E	65.12'
L4	N34°27'39"W	69.93'
L5	N43°11'00"E	21.01'

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
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RB	REBAR
OTP	OPEN TOP PIPE
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R/W	RIGHT-OF-WAY
	FIRE HYDRANT
	CONCRETE MONUMENT FOUND
T	TELCO PEDESTAL
	UTILITY POLE
	GUY WIRE ANCHOR
	LIGHT POLE
	BENCHMARK

STATE OF TEXAS
REGISTERED
JUSTIN KYLE LAWRENCE
6589
PROFESSIONAL
LAND SURVEYOR

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

DATE: 4/8/2025

JUSTIN KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

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

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS P2P

100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

HEMPHILL
1305 N. LOUISVILLE AVENUE
TULSA, OK 74115

DRIPPING SPRINGS
SITE NO. 1862

B.F. HANNA SURVEY NO. 428, ABSTRACT 222,
HAYS COUNTY, TEXAS

SITE INFORMATION

LEASE AREA = 2,500 SQUARE FEET (0.0574 ACRES)

AT CENTER LEASE AREA:
LATITUDE: 30°11'58.24" (NAD 83) (30.199511°)
LONGITUDE: -98°06'37.73" (NAD 83) (-98.110481°)
ELEVATION = 1189.2' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON TEXAS GRID NORTH (SOUTH CENTRAL ZONE)

25 0 50 100
GRAPHIC SCALE IN FEET
SCALE: 1" = 50' (11x17)

NO.	DATE	REVISION
1.	1/2/25	LAYOUT CHANGE
1.	4/8/25	ACCESS CHANGE

DRAWN BY: MK
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: DECEMBER 5, 2024
P2P JOB #: 241582TX

SHEET: 2 OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS

HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SURVEY PROVIDED BY:

POINT TO POINT LAND SURVEYORS, INC

678-565-4440

PROJECT NO:	1862
PROJECT NAME:	DRIPPING SPRINGS
911 ADDRESS:	TBD US-290
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR: APPROVAL

SUBMITTAL DATE: 04/16/2025

REV	DATE	DESCRIPTION
0	05/30/2025	FOR APPROVAL

SCALE
N.T.S.

SITE SURVEY

SHEET NUMBER: 4 OF 24

REVISION: 0

E:\Point To Point Dropbox\P2P Current Jobs\2024\241582TX-Dripping Springs\241582TX.pro

LEGAL DESCRIPTION SHEET

PARENT PARCEL

PER G.F. NO. 01-24075572

TRACT NO.1

BEING 1.00 ACRE OF LAND LYING IN AND SITUATED OUT OF THE B. F. HANNA SURVEY NO. 428, ABSTRACT 222 AND THE P.A. SMITH SURVEY NO. 26 IN HAYS COUNTY, TEXAS AND BEING THAT SAME CALLED 1.00 ACRE TRACT OR PARCEL OF LAND CONVEYED TO MARK C. MCMANUS AND GARY T. WHITED BY DEED RECORDED IN VOLUME 523, PAGE 358 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 1.00 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FDUND IN THE CURVING SOUTHWESTERLY RIGHT-OF-WAY (120') LINE OF HIGHWAY 290 AT THE NORTHEAST CORNER OF THE SAID MCMANUS AND WHITED TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 1.00 ACRE TRACT OR PARCEL OF LAND CONVEYED TO MARK C. MCMANUS BY DEED RECORDED IN VOLUME 405, PAGE 417 OF SAID DEED RECORDS. FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 30°06'00" WEST A DISTANCE OF 435.41 FEET ALONG THE COMMON DIVIDING LINE OF SAID MCMANUS AND WHITED TRACT AND THE SAID MCMANUS TRACT TO A 1/2" REBAR FOUND IN THE NORTHEASTERLY LINE OF THAT CERTAIN CALLED 1.13 ACRE TRACT OR PARCEL OF LAND CONVEYED TO JOY PURCELL BY DEED RECORDED IN VOLUME 659, PAGE 293 OF SAID DEED RECORDS AT THE SOUTHWEST CORNER OF THE SAID MCMANUS TRACT, FOR THE SOUTHEAST CORNER OF THE SAID MCMANUS AND WHITED TRACT AND HEREIN DESCRIBED TRACT;

THENCE NORTH 45°28'28" WEST A DISTANCE OF 103.49 FEET ALONG THE COMMON DIVIDING LINE OF SAID MCMANUS AND WHITED TRACT AND THE SAID PURCELL TRACT TO A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.00 ACRE TRACT OR PARCEL OF LAND CONVEYED TO GARY T. WHITED BY DEED RECORDED IN VOLUME 421, PAGE 752 OF SAID DEED RECORDS, FOR THE SOUTHWEST CORNER OF THE SAID MCMANUS AND WHITED TRACT AND HEREIN DESCRIBED TRACT;

THENCE NORTH 30°07'01" EAST A DISTANCE OF 433.53 FEET ALONG THE COMMON DIVIDING LINE OF THE SAID MCMANUS AND WHITED TRACT AND SAID WHITED TRACT TO A 1/2" REBAR FOUND IN THE CURVING SOUTHWESTERLY RIGHT-OF-WAY (120') LINE OF HIGHWAY 290 AT THE NORTHEAST CORNER OF THE SAID WHITED TRACT, FOR THE NORTHWEST CORNER -OF THE SAID MCMANUS AND WHITED TRACT AND HEREIN DESCRIBED TRACT;

THENCE ALONG THE CURVING SOUTHWESTERLY RIGHT-OF-WAY (120') LINE OF HIGHWAY 290 A LENGTH OF 102.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3,759.83 FEET AND A CHORD BEARING OF SOUTH 46°28'12" EAST A DISTANCE OF 102.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE, MORE OR LESS.

TRACT NO.2

BEING 1.00 ACRE OF LAND LYING IN AND SITUATED OUT OF THE B. F. HANNA SURVEY NO. 428, ABSTRACT 422 AND THE P.A. SMITH SURVEY NO. 26 IN HAYS COUNTY, TEXAS, AND BEING THAT SAME CALLED 1.00 ACRE TRACT OR PARCEL OF LAND CONVEYED TO MARK C. MCMANUS BY DEED RECORDED IN VOLUME 405, PAGE 417 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 1.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR FDUND IN THE SOUTHWESTERLY RIGHT-OF-WAY (120') LINE OF HIGHWAY 290 AT THE NORTHEAST CORNER OF SAID MCMANUS TRACT, SAME BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN CALLED 5.00 ACRE TRACT OR PARCEL OF LAND CONVEYED TO HILL COUNTRY CARE, INC. BY DEED RECORDED IN VOLUME 397, PAGE 331 OF SAID DEED RECORDS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 30°05'53" WEST A DISTANCE OF 435.68 FEET ALONG THE COMMON DIVIDING LINE OF SAID MCMANUS TRACT AND THE SAID HILL COUNTRY CARE, INC. TRACT TO A 1/2" REBAR FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN CALLED 1.13 ACRE TRACT OR PARCEL OF LAND CONVEYED TO JOY PURCELL BY DEED RECORDED IN VOLUME 659, PAGE 293 OF SAID DEED RECORDS, FOR THE SOUTHEAST CORNER OF THE SAID MCMANUS TRACT AND HEREIN DESCRIBED TRACT;

THENCE NORTH 45°23'00" WEST A DISTANCE OF 103.33 FEET ALONG THE COMMON DIVIDING LINE OF SAID MCMANUS TRACT AND THE SAID PURCELL TRACT TO A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.00 ACRE TRACT OR PARCEL OF LAND CONVEYED TO MARK C. MCMANUS AND GARY T. WHITED BY DEED RECORDED IN VOLUME 523, PAGE 358 OF SAID DEED RECORDS, FOR THE SOUTHWEST CORNER OF THE SAID MCMANUS TRACT AND HEREIN DESCRIBED TRACT;

THENCE NORTH 30°06'00" EAST A DISTANCE OF 435.41 FEET ALONG THE COMMON DIVIDING LINE OF SAID MCMANUS TRACT AND THE SAID MCMANUS AND WHITED TRACT TO A 1/2" REBAR FOUND IN THE CURVING SOUTHWESTERLY RIGHT-OF-WAY (120') LINE OF HIGHWAY 290 AT THE NORTHEAST CORNER OF THE SAID MCMANUS AND WHITED TRACT, FOR THE NORTHWEST CORNER OF THE SAID MCMANUS TRACT AND HEREIN DESCRIBED TRACT;

THENCE ALONG THE CURVING SOUTHWESTERLY RIGHT-OF-WAY (120') LINE OF HIGHWAY 290 A LENGTH OF 11.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3,759.83 FEET AND A CHORD BEARING OF SOUTH 45°35'48" EAST A DISTANCE OF 11.69 FEET TO A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT, AND FROM WHICH CALCULATED POINT THE CENTER (MEASURED AT THE TOP) OF A CONCRETE HIGHWAY MONUMENT FOUND BEARS SOUTH 72°41'14" WEST A DISTANCE OF 0.24 FEET;

THENCE SOUTH 45°31'00" EAST A DISTANCE OF 91.56 FEET ALONG THE SOUTHWESTERLY RIGHT-OFWAY (120') LINE OF HIGHWAY 290 TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE, MORE OR LESS.

TRACT NO.3

BEING 1.00 ACRE OF LAND LYING IN AND SITUATED OUT OF THE B. F. HANNA SURVEY NO. 428 IN HAYS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN A DEED TO SAM C. ROBERTO RECORDED IN VOLUME 366 PAGE 815, AND VOLUME 366 PAGE 818 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 290, BEING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO KEMPF, LAWSON RECORDED IN VOLUME 407 PAGE 837 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND PLACE OF BEGINNING HEREOF;

THENCE WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT BEING THE SOUTH RIGHT-OFWAY LINE OF SAID HIGHWAY NO. 290, 103.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 3759.83 FEET AND WHOSE CHORD BEARS N 47° 59' 31" W FOR A DISTANCE OF 103.17 FEET TO AN IRON PIN SET FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT BEING THROUGH AND ACROSS SAID ROBERTO TRACTS S 30° 10' W FOR A DISTANCE OF 428.76 FEET TO AN IRON SET FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT BEING THROUGH AND ACROSS SAID ROBERTO TRACTS S 45° 25' E FOR A DISTANCE OF 104.26 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID KEMPF , LAWSON TRACT FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT BEING THE WEST LINE OF SAID KEMPF, LARSON TRACT N 30° 10' E FOR A DISTANCE OF 433.55 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND, MORE OR LESS.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE OF DECEMBER 9, 2024, 8:00 AM, BEING G.F. NO. 01-24075572, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

EXCEPTIONS 1-10E ARE STANDARD AND NOT THE TYPE TO BE PLOTTED.

10F. EASEMENT EXECUTED BY J.O. FOLLIS, TO UNITED PRODUCERS PIPE LINE COMPANY, DATED JULY 20, 1928, FILED OCTOBER 17, 1926, RECORDED IN/UNDER VOL 96 PAGE 623, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IT IS NOT PLOTTED HEREON BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE AND THEREFORE, WE ARE NOT ABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

10G. EASEMENT EXECUTED BY SARAH LYLE, TO SOUTHWESTERN BELL TELEPHONE COMPANY, DATED JULY 10, 1937, FILED AUGUST 10, 1937, RECORDED IN/UNDER VOL 115 PAGE 84, OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IT IS NOT PLOTTED HEREON BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE AND THEREFORE, WE ARE NOT ABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

10H. RESERVATION OF MINERAL INTEREST, AS DESCRIBED IN INSTRUMENT EXECUTED BY E.C. JANICK AND WIFE, JUANITA MAE JANCIK TO VETERANS' LAND BOARD OF TEXAS, DATED NOVEMBER 2, 1981, FILED NOVEMBER 4, 1981, RECORDED IN/UNDER VOL 366 PAGE 818 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, REFERENCE TO SAID INSTRUMENT IS HEREBY MADE FOR ALL PURPOSES. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE B.F. HANNA SURVEY NO. 428, ABSTRACT 222, HAYS COUNTY, TEXAS, AND BEING A PORTION OF SIX OAKS, LLC, AS RECORDED IN DOCUMENT 18032059, HAYS COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND IN THE SOUTHEAST CORNER OF SAID LANDS, SAID REBAR HAVING A TEXAS GRID NORTH, NAD 83, SOUTH CENTRAL ZONE VALUE N: 13984659.9592 E: 2249581.8836;

THENCE RUNNING ALONG A TIE LINE, NORTH 39°22'36" WEST 107.05 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE, NORTH 45°48'46" WEST, 51.63 FEET TO A POINT;

THENCE, NORTH 29°45'42" EAST, 50.00 FEET TO A POINT;

THENCE, SOUTH 45°48'46" EAST, 51.63 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 1;

THENCE WITH SAID LINE, SOUTH 29°45'42" WEST, 50.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON TEXAS GRID NORTH, NAD 83, SOUTH CENTRAL ZONE.

SAID TRACT CONTAINS 0.0574 ACRES (2,500 SQUARE FEET), MORE OR LESS.

30' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A 30-FOOT INGRESS-EGRESS AND UTILITY EASEMENT, MEASURING 15 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN THE B.F. HANNA SURVEY NO. 428, ABSTRACT 222, HAYS COUNTY, TEXAS, AND BEING A PORTION OF SIX OAKS, LLC, AS RECORDED IN DOCUMENT 18032059, HAYS COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH REBAR FOUND IN THE SOUTHEAST CORNER OF SAID LANDS, SAID REBAR HAVING A TEXAS GRID NORTH, NAD 83, SOUTH CENTRAL ZONE VALUE N: 13984659.9592 E: 2249581.8836;

THENCE RUNNING ALONG A TIE LINE, NORTH 39°22'36" WEST 107.05 FEET TO A POINT ON THE LEASE AREA;

THENCE RUNNING FOR A TIE LINE, SOUTH 45°48'46" EAST 15.49 FEET TO A POINT AND THE POINT OF BEGINNING;

THENCE RUNNING, NORTH 29°45'42" EAST, 228.65 FEET TO A POINT;

THENCE, 21.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 60°30'29" EAST, 20.45 FEET TO A POINT;

THENCE, SOUTH 88°44'44" EAST, 23.11 FEET TO A POINT;

THENCE, 19.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 63°31'29" EAST, 18.61 FEET TO A POINT;

THENCE, NORTH 35°47'42" EAST, 65.12 FEET TO A POINT;

THENCE, 24.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 00°40'01" EAST, 23.02 FEET TO A POINT;

THENCE, NORTH 34°27'39" WEST, 69.93 FEET TO A POINT;

THENCE, 27.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 04°21'40" EAST, 25.08 FEET TO A POINT;

THENCE, NORTH 43°11'00" EAST, 21.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 290, HAVING A 120-FOOT PUBLIC RIGHT-OF-WAY.

BEARINGS BASED ON TEXAS GRID NORTH, NAD 83, SOUTH CENTRAL ZONE.

STATE OF TEXAS
REGISTERED
JUSTIN KYLE LAWRENCE
6589
PROFESSIONAL
LAND SURVEYOR

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

DATE: 4/8/2025

JUSTIN KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

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* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS
P2P

100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

HEMPHILL
1305 N. LOUISVILLE AVENUE
TULSA, OK 74115

DRIPPING SPRINGS
SITE NO. 1862
B.F. HANNA SURVEY NO. 428, ABSTRACT 222,
HAYS COUNTY, TEXAS

LEGAL DESCRIPTION &
TITLE REVIEW SHEET

NO.	DATE	REVISION
1.	1/2/25	LAYOUT CHANGE
1.	4/8/25	ACCESS CHANGE

DRAWN BY: MK
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: DECEMBER 5, 2024
P2P JOB #: 241582TX

SHEET: 3 OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS

E:\Point To Point Dropbox\P2P Current Jobs\2024\241582TX-Dripping Springs\241582TX.pro

HEMPHILL
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SPECIALTY TELECOMMUNICATIONS SERVICES, LLC
13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY. OK 73114
405-753-7167

PROJECT NO:	1862
PROJECT NAME:	DRIPPING SPRINGS
911 ADDRESS:	TBD US-290
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR: APPROVAL

SUBMITTAL DATE: 04/16/2025

REV	DATE	DESCRIPTION
0	05/30/2025	FOR APPROVAL

05/30/2025

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
FIRM NO.: F-16740
REGISTRATION NO.: 149870

SCALE
N.T.S.

SITE SURVEY

SHEET NUMBER: 5 OF 24

REVISION:

HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SPECIALTY TELECOMMUNICATIONS SERVICES, LLC
13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY. OK 73114
405-753-7167

PROJECT NO:	1862
PROJECT NAME:	DRIPPING SPRINGS
911 ADDRESS:	TBD US-290
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR: APPROVAL

SUBMITTAL DATE: 04/16/2025

REV	DATE	DESCRIPTION
0	05/30/2025	FOR APPROVAL

STATE OF TEXAS
ETHAN T. VAN METER
149870
LICENSED
PROFESSIONAL ENGINEER

05/30/2025

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
FIRM NO.: F-16740
REGISTRATION NO.: 149870

SCALE

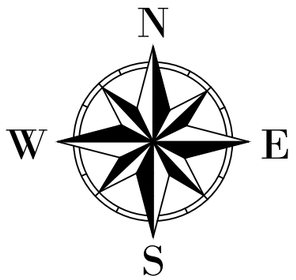
1/64" = 1'-0"

APPROVAL STAMP

TBD

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
6 OF 24	0



CALLOUT NOTES:

(A) PROPOSED 125' MONOPOLE TOWER (SEE SHEET 11 FOR ELEVATION DETAILS)
(B) PROPOSED VERIZON 2'-0" WIDE WAVEGUIDE BRIDGE (SEE SHEET 12 DETAIL 1)
(C) PROPOSED HEMPHILL H-FRAME (SEE SHEET 17 DETAILS 1 & 2)
(D) PROPOSED 12'-0" DOUBLE SWING GATE
(E) PROPOSED VERIZON 12'-0"x30'-0" LEASE AREA
(F) PROPOSED VERIZON 3'-0" WIDE GROUND RING AREA
(G) PROPOSED 6-0" CHAIN LINK FENCE WITH 1'-0" BARBED WIRE 51'-8"x50' (APPROX. 203 LN. FT.)
(H) TOWER COMPOUND (GRAVELED)
(I) DESIGNATED PARKING AND CONSTRUCTION STAGING AREA
(J) DESIGNATED TEMPORARY SPOILS AND CONCRETE WASHOUT AREA
(K) PROPOSED SITE UNDERGROUND POWER (SEE SHEET 16 FOR DETAILS)

NOTES:

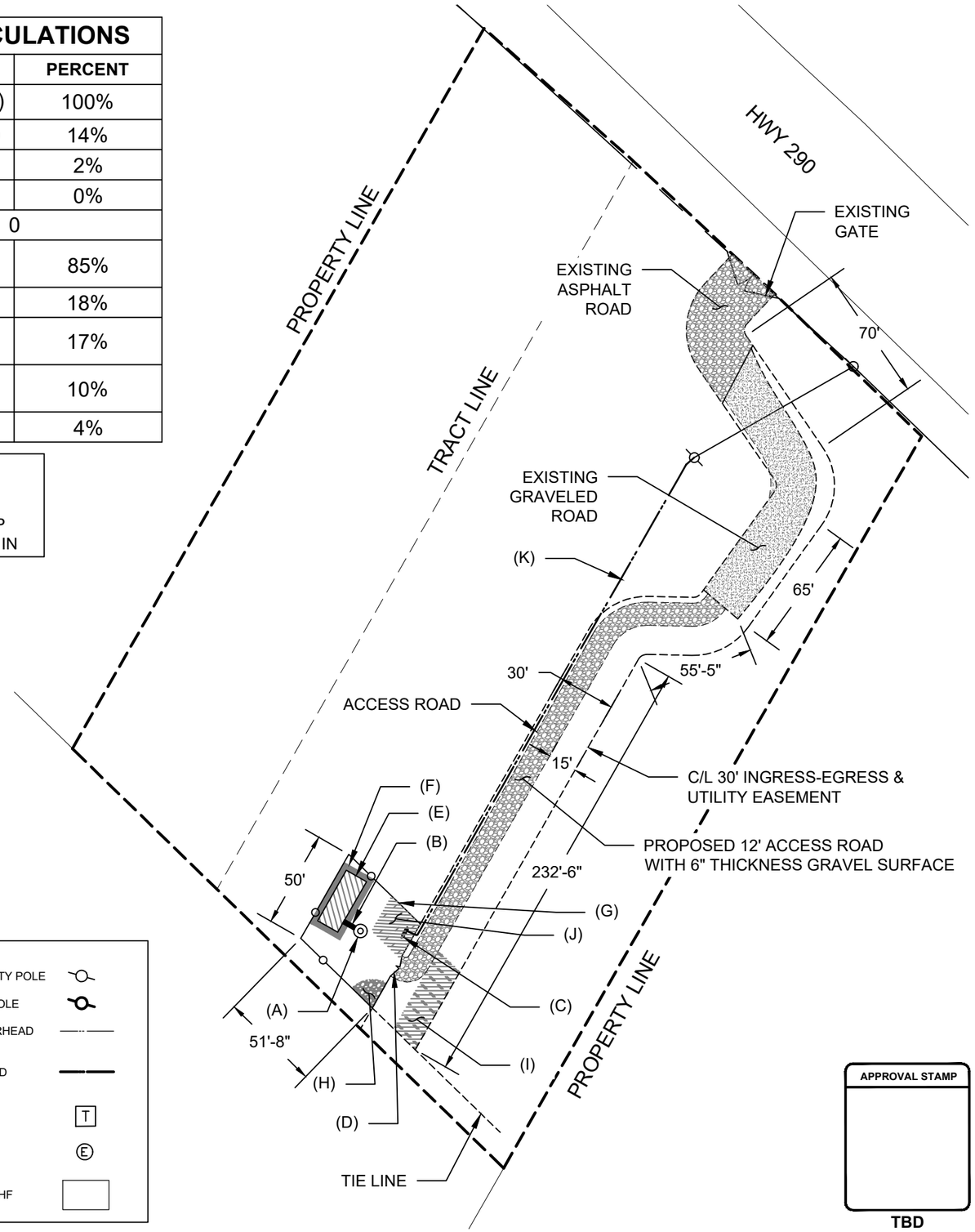
1. SEE SHEET 2 FOR CITY OF AUSTIN SITE PLAN RELEASE NOTES
2. SEE SHEETS 3 AND 4 FOR BOUNDARY LINES, SITE ACREAGE, EXISTING UTILITIES, AND EXISTING EASEMENT.
3. SEE SHEET 6 FOR LIMITS OF CONSTRUCTION.
4. SEE SHEETS 18-19 FOR ELECTRICAL AND GROUNDING INFORMATION AND DETAILS.
5. NO EXISTING BUILDINGS WITHIN 50' OF DEVELOPMENT. SEE SHEET 6 FOR ADJACENT LAND USE.
6. ALL TOWER SITE COMPONENTS SHOWN ARE NEW CONSTRUCTION.
7. PLACEMENT OF VERIZON LEASE AREA, AND H-FRAME(S) WITHIN THE COMPOUND IS APPROXIMATE AND MAY VARY DEPENDING ON SITE CONDITIONS AT TIME OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF APPROPRIATE EROSION CONTROL MEASURES, INCLUDING SILT FENCES, ON THE DOWN SLOPE SIDES OF ALL SOIL DISTURBING ACTIVITIES. SEE SHEET 14 DETAIL 3.
9. PLACEMENT OF H-FRAME(S) TO ALLOW SUFFICIENT CLEARANCE FOR GROUNDING AND FENCE SETBACK REQUIREMENTS. SEE SHEET 15 FOR DETAILS.
10. SEE SHEET 16 FOR EXISTING AND PROPOSED UTILITY DIMENSIONS AND DETAILS.
11. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
12. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
13. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
14. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
15. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

SQUARE FOOTAGE CALCULATIONS

	SQ. FT. (AC.)	PERCENT
TOTAL AREA	17508 (0.402)	100%
COMPOUND (GRAVEL)	2500 (0.057)	14%
BUILDING AREA	360	2%
GROSS FLOOR AREA	0	0%
FLOOR AREA RATIO	0	
ACCESS & UTILITY EASEMENT	15008	85%
ACCESS ROAD	3288	18%
EXISTING GRAVEL ROAD	3047	17%
EXISTING ASPHALT ROAD	1865	10%
PARKING AREA	675	4%

811 LOCATE UTILITY PROVIDERS

CCTXC	SPECTRUM
COP	BLUEBONNET ELECTRIC COOP
UFTRTX01	FRONTIER COMMUNICATIONS IN



LEGEND (SEE SHEET 15 FOR MORE DETAILS)

EXISTING BLUEBONNET ELECTRIC COOP UTILITY POLE	
NEW BLUEBONNET ELECTRIC COOP UTILITY POLE	
EXISTING BLUEBONNET ELECTRIC COOP OVERHEAD POWER LINE	
NEW BLUEBONNET ELECTRIC COOP OVERHEAD POWER LINE	
EXISTING BFO & TELCO (TBD SPECTRUM / AT&T)	T
EXISTING ELECTRICAL MANHOLE (TYP)	E
PROPOSED HAND-HOLE FOR FIBER HHF	

APPROVAL STAMP

TBD

HEMPHILL
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SPECIALTY TELECOMMUNICATIONS SERVICES, LLC
13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY. OK 73114
405-753-7167

PROJECT NO:	1862
PROJECT NAME:	DRIPPING SPRINGS
911 ADDRESS:	TBD US-290
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR: APPROVAL
SUBMITTAL DATE: 04/16/2025

REV	DATE	DESCRIPTION
0	05/30/2025	FOR APPROVAL

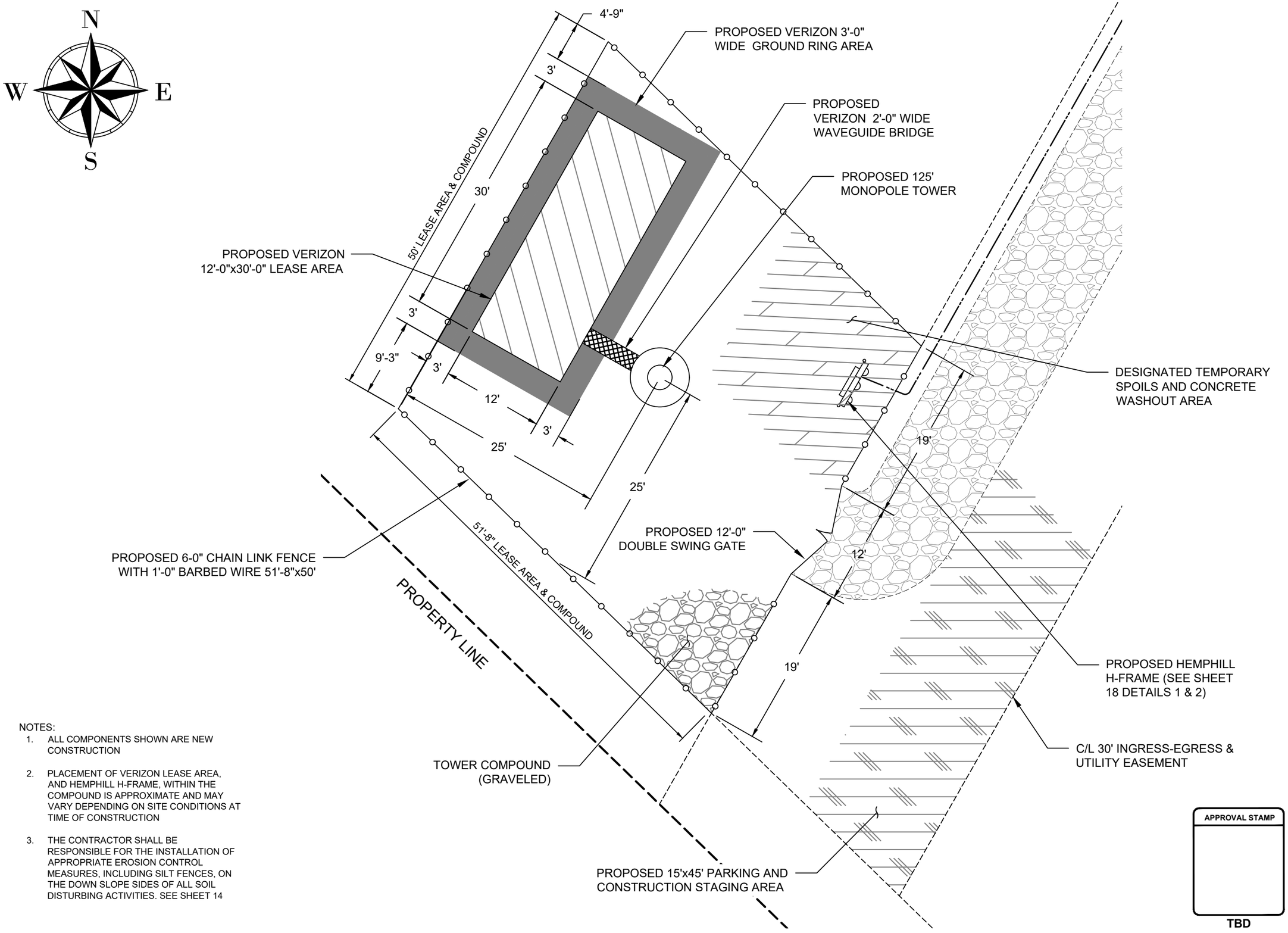
STATE OF TEXAS
ETHAN T. VAN METER
149870
LICENSED PROFESSIONAL ENGINEER
05/30/2025

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
FIRM NO.: F-16740
REGISTRATION NO.: 149870

SCALE
1/64" = 1'-0"

SITE PLAN

SHEET NUMBER:	REVISION:
7 OF 24	0



NOTES:

1. ALL COMPONENTS SHOWN ARE NEW CONSTRUCTION
2. PLACEMENT OF VERIZON LEASE AREA, AND HEMPHILL H-FRAME, WITHIN THE COMPOUND IS APPROXIMATE AND MAY VARY DEPENDING ON SITE CONDITIONS AT TIME OF CONSTRUCTION
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF APPROPRIATE EROSION CONTROL MEASURES, INCLUDING SILT FENCES, ON THE DOWN SLOPE SIDES OF ALL SOIL DISTURBING ACTIVITIES. SEE SHEET 14

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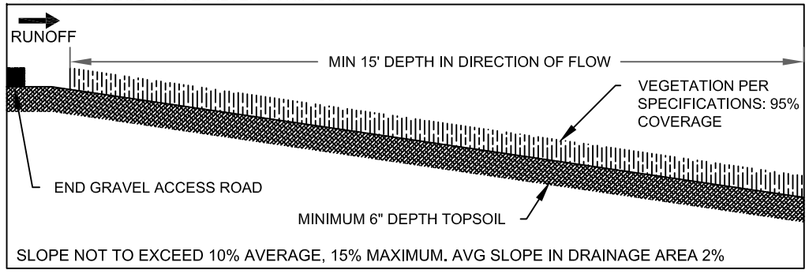
COMPOUND LAYOUT

SHEET NUMBER:	REVISION:
8 OF 24	0

PROPOSED VEGETATIVE FILTER STRIP DRAWING



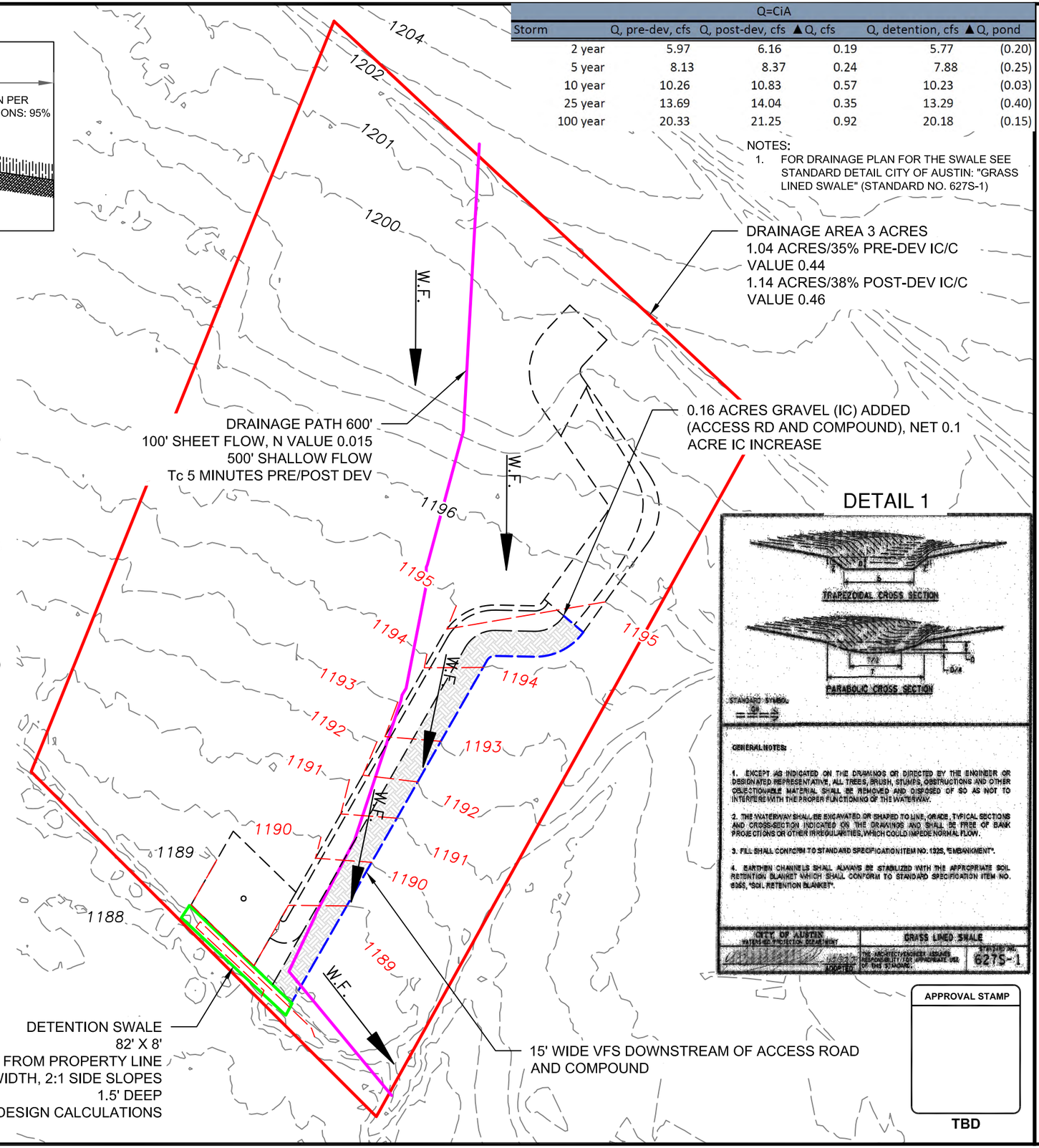
VEGETATIVE FILTER STRIP SPECIFICATIONS:

1. THE VEGETATIVE FILTER STRIP (VFS) SHALL BE A MINIMUM OF 15' LONG IN THE DIRECTION OF FLOW.
2. THE VFS SHOULD BE AT LEAST AS WIDE AS THE CONTRIBUTING DRAINAGE AREA.
3. SIGNAGE IS TO BE PROVIDED TO DELINEATE FILTER STRIP BOUNDARIES, AND TO NOTIFY INSPECTION AND MAINTENANCE STAFF OF ITS FUNCTION AND PROPER MANAGEMENT.
4. AVERAGE SLOPE OF THE VFS SHOULD NOT EXCEED 10%, WITH NO PORTION EXCEEDING 15%.
5. THE VEGETATIVE FILTER STRIP (VFS) SHALL HAVE A MINIMUM TOPSOIL DEPTH OF SIX INCHES. IF SOIL MUST BE ADDED TO ACHIEVE MINIMUM TOPSOIL DEPTH, THE IMPORTED SOIL SHALL BE CLEAN AND FREE OF WEEDS (INCLUDING WEED SEED). COMPOST AMENDED SOIL (25% COMPOST) SHALL BE USED WHEN TURFGRASSES WILL BE USED AT THE VEGETATION.
6. SOILS IN THE VFS SHALL BE CONDUCIVE TO INFILTRATION AND TO PLANT GROWTH. COMPACTED SOILS (DEFINED AS HAVING A READING OF GREATER THAN 300 PSI AT A DEPTH OF THREE INCHES, USING A SOIL COMPACTION PENETROMETER) SHALL BE LOOSENED TO A DEPTH OF 8 INCHES.
7. VEGETATION ON THE VFS SHALL BE PLANTED TO PROVIDE DENSE VEGETATIVE COVER (95% COVERAGE AS MEASURED AT THE BASE OF THE VEGETATION). SUITABLE VEGETATION INCLUDES NATIVE GRASSES, FORBS, SHRUBS AND TREES. THE VFS SHALL NOT INCLUDE INVASIVE OR PEST SPECIES (E.G. JOHNSON GRASS). VEGETATION TYPES MAY VARY TO ACCOUNT FOR VARYING GROWING CONDITIONS WITHIN THE VFS.
8. IN EXISTING WOODED AREAS, WHERE 95% GROUND COVERAGE DOES NOT EXIST, A MINIMUM OF FOUR INCHES OF LEAF LITTER, MULCH OR OTHER ORGANIC MATTER SHALL BE PLACED, THE TREE CANOPY OPENED UP (UNDER THE DIRECTION OF A CERTIFIED ARBORIST), AND THE AREA SEEDED WITH APPROPRIATE GRASSES AND FORBS IN ORDER TO ENHANCE GROUND COVER.
9. TURFGRASSES SHALL BE A MINIMUM OF 3 INCHES IN HEIGHT AND BUNCHGRASSES A MINIMUM OF 18 INCHES.
10. EXISTING VEGETATION MAY BE USED AS FILTER STRIPS IF ALL DESIGN CRITERIA ARE MET.

Q=CiA

Storm	Q, pre-dev, cfs	Q, post-dev, cfs	▲Q, cfs	Q, detention, cfs	▲Q, pond
2 year	5.97	6.16	0.19	5.77	(0.20)
5 year	8.13	8.37	0.24	7.88	(0.25)
10 year	10.26	10.83	0.57	10.23	(0.03)
25 year	13.69	14.04	0.35	13.29	(0.40)
100 year	20.33	21.25	0.92	20.18	(0.15)

NOTES:
1. FOR DRAINAGE PLAN FOR THE SWALE SEE STANDARD DETAIL CITY OF AUSTIN: "GRASS LINED SWALE" (STANDARD NO. 627S-1)



DETAIL 1

LEGEND

- DRAINAGE AREA
- DRAINAGE PATH
- W.F. — WATER FLOW
- 1189 — PRE-DEVELOPMENT GRADING
- 1189 — POST-DEVELOPMENT GRADING
- VEGETATIVE FILTER STRIP
- DETENTION SWALE

N W E S

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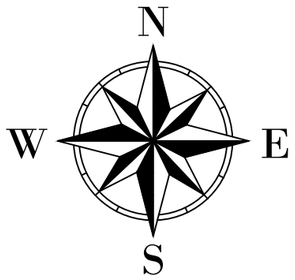
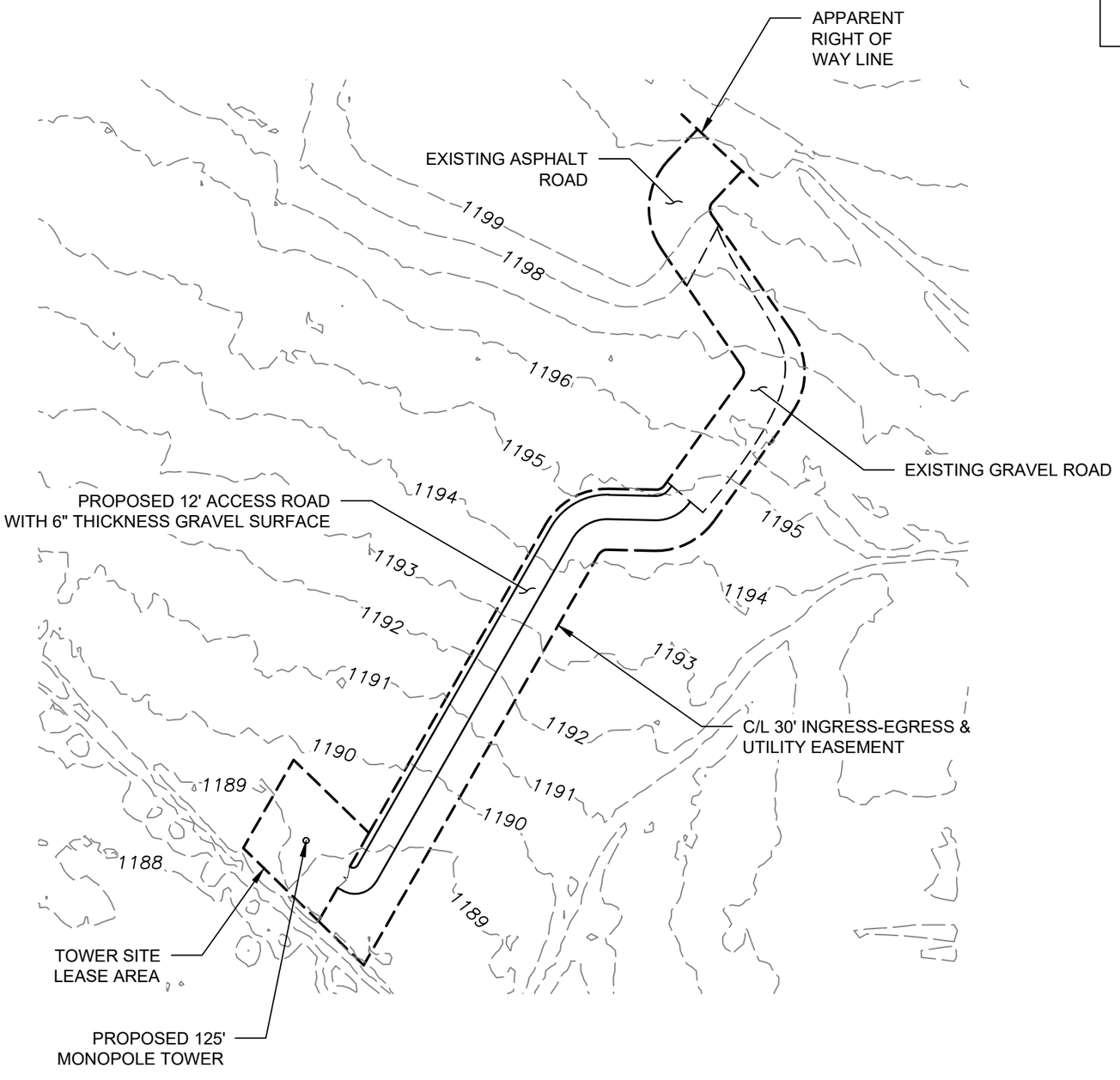
DRAINAGE AND WATER QUALITY CONTROL

SHEET NUMBER:	REVISION:
9 OF 24	0

PRE-DEVELOPMENT TOPOGRAPHY





LEGEND	
1189	PRE-DEVELOPMENT GRADING

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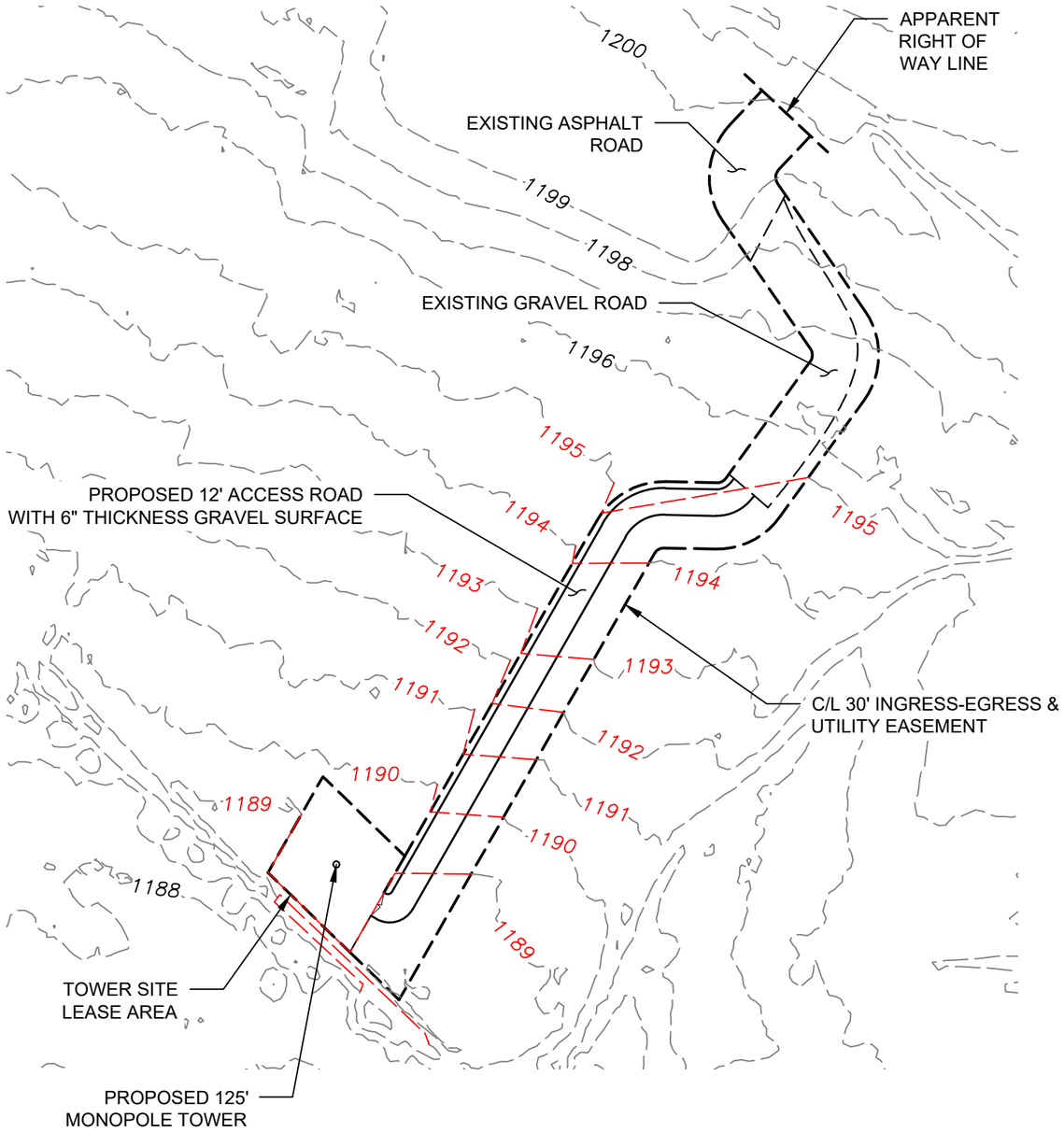
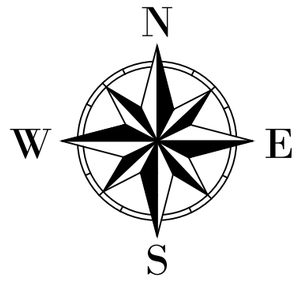
GRADING PLAN
PRE-DEVELOPMENT
TOPOGRAPHY

SHEET NUMBER:	REVISION:
9.1 OF 24	0



POST-DEVELOPMENT TOPOGRAPHY

LEGEND	
—1189—	PRE-DEVELOPMENT GRADING
– –1189– –	POST-DEVELOPMENT GRADING



GRADING NOTES:

1. PROTECT EXISTING UTILITY LINES IN SERVICE FROM DAMAGE DURING CONSTRUCTION OPERATION.
2. CONTRACTOR SHALL COMPLY WITH OSHAA TRENCH SAFETY REQUIREMENTS
3. ALL EARTHWORK, TRENCHING, BACKFIRING, RESTORATION, OR OTHER RELATED WORK WITHIN A PUBLIC EASEMENT OR R.O.W. SHALL BE IN STRICT COMPLIANCE WITH THE GOVERNING AUTHORITY STANDARD DETAILS, SPECIFICATIONS, AND REQUIREMENTS.
4. CONTRACTOR SHALL VERIFY EXISTING SITE GRADES AND CONDITIONS IN CONJUNCTION WITH GRADING AND DRAINAGE WORK PRIOR TO BEGINNING OF WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCY AND WAIT FOR FURTHER INSTRUCTIONS.
5. EXISTING TOPOGRAPHY AND BOUNDARY SURVEY AS FURNISHED BY POINT TO POINT LAND SURVEYORS, CITY OF AUSTIN PROPERTY PROFILE, AND USGS 1M LIDAR DATA.
6. GRADES SHALL VARY UNIFORMLY BETWEEN ELEVATIONS SHOWN.
7. NEW GRADES IN OPEN AREA INDICATE FINISHED GRADES. CONTRACTOR TO ALLOW FOR MINIMUM 4" THICK TOP SOIL.
8. NEW GRADES IN PAVED AREA INDICATE TOP OF PAVEMENT ELEVATION. CONTRACTOR TO ALLOW FOR THE DEPTH OF PAVING MATERIALS, REFER TO PAVEMENT SECTION DETAILS FOR THICKNESS.
9. AVERAGE GRADE TO BE MAXIMUM 5%.
10. AT INTERSECTION OF NEW AND EXISTING VEHICULAR OR PEDESTRIAN PAVEMENT, SAW CUT EXISTING PAVEMENT TO PROVIDE CLEAN AND SOLID JOINT, IN ALL CASES MATCH TOP OF NEW AND EXISTING PAVEMENT ELEVATIONS.
11. FOR ADDITIONAL INFORMATION OF THE SITE EXISTING GRADES, REFER TO THE SITE TOPOGRAPHY AND BOUNDARY SURVEY DRAWING.

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SCALE
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GRADING PLAN
POST-DEVELOPMENT
TOPOGRAPHY

SHEET NUMBER:	REVISION:
9.2 OF 24	0

Project Name	Dripping Springs
Project Number	1862
STS #	HH.TX.011.HA.25
Client	Hemphill LLC
Type	125' Monopole
Date of Analysis	5-May-25
Location	Dripping Springs, Hays County, TX

SITE & PROPOSED DEVELOPMENT CHARACTERISTICS

	COMPOUND AND ROAD, 0.16 AC/6623 SF			DRAINAGE AREA, 3 AC/130680 SF		
	PRE-DEV	POST-DEV	NET INC.	PRE-DEV	POST-DEV	NET INC.
IC, SF	2068	6623	4555	45181	49736	4555
IC, AC	0.05	0.16	0.11	1.04	1.14	0.10
IC, % of DA	4%	5%	1%	35%	38%	3%

SEE DRAINAGE PLAN FOR FURTHER DETAILS ON DRAINAGE AREA

RATIONAL METHOD - from City of Austin, TX Drainage Criteria Manual

$Q = CIA$ where Q = flow, cfs; C = runoff coefficient; i = rainfall intensity, in/hr; A = drainage area, acre

Total Drainage Path is 600'. See report and drainage plan for details

P_2 4.14 in *per DCM Table 2-1A*

Time of Concentration, Ti, = sheet flow + shallow concentrated flow + open channel flow

where

Sheet flow $T = 0.42(nL)^{0.8}/((P_2)^{0.5}s^{0.4})$	Pre-development	Post-development
s, slope	0.02	0.02
Manning's n	0.015 *concrete*	0.015 *concrete*
L, length of flow, ft	100	100
T, min	1.37	1.37

Shallow flow $T_t^{(unpaved)} = L/(60(16.1345)(s)^{0.5})$, $T_t^{(paved)} = L/(60(20.3282)(s)^{0.5})$		
s	0.02	0.02
C_p	20.3282 *unpaved eq 2-5*	20.3282 *unpaved eq 2-5*
L, ft	100	100
T, min	0.73	0.73
s	0.02	0.02
C_p	16.1345 *paved eq 2-6*	16.1345 *paved eq 2-6*
L, ft	70.00	70.00
T, min	0.51	0.51
s	0.02	0.02
C_p	20.3282 *unpaved eq 2-5*	20.3282 *unpaved eq 2-5*
L, ft	130.00	130.00
T, min	0.95	0.95
s	0.02	0.02
C_p	16.1345 *unpaved eq 2-5*	20.3282 *paved eq 2-6*
L, ft	100.00	100.00 *proposed development*
T, min	0.73	0.58
s	0.02	0.02
C_p	16.1345 *unpaved eq 2-5*	16.1345 *unpaved eq 2-5*
L, ft	100.00	100.00
T, min	0.73	0.73
Total time of concentration, T_{tot}	**5 min**	**5 min**

PRECIPITATION FREQUENCY ESTIMATES - NOAA ATLAS 14 VOLUME 11 VERSION 2

by duration for A	2	5	10	25	100
5-min:	6.22	7.97	9.5	11.7	15.4
10-min:	4.96	6.35	7.58	9.35	12.3
15-min:	4.16	5.32	6.32	7.78	10.2
30-min:	2.93	3.74	4.44	5.43	7.07
60-min:	1.92	2.46	2.94	3.62	4.76

**rainfall intensity values are from NOAA Atlas 14 Volume 11 Version 2, Latitude 30.1996° Longitude -98.1105°*

Runoff Coefficients, Pre-development, DA1 (3 ac)	2 year	5 year	10 year	25 year	100 year
Gravel C	0.69	0.73	0.77	0.82	0.91
Gravel A (ac)	0.32	0.32	0.32	0.32	0.32
Asphalt C	0.73	0.77	0.81	0.86	0.95
Asphalt A (ac)	0.72	0.72	0.72	0.72	0.72
Grass C	0.37	0.4	0.43	0.46	0.53
Grass A (ac)	1.96	1.96	1.96	1.96	1.96
$C_{composite}$	0.32	0.34	0.36	0.39	0.44

Runoff Coefficients, Post-development, DA1 (3 ac)	2 year	5 year	10 year	25 year	100 year
Gravel C	0.69	0.73	0.77	0.82	0.91
Gravel A (ac)	0.43	0.43	0.43	0.43	0.43
Asphalt C	0.73	0.77	0.81	0.86	0.95
Asphalt A (ac)	0.72	0.72	0.72	0.72	0.72
Grass C	0.37	0.4	0.43	0.46	0.53
Grass A (ac)	1.86	1.86	1.86	1.86	1.86
$C_{composite}$	0.33	0.35	0.38	0.40	0.46

Q=CiA			
Storm	Q, pre-dev, cfs	Q, post-dev, cfs	▲Q, cfs
2 year	5.97	6.16	0.19
5 year	8.13	8.37	0.24
10 year	10.26	10.83	0.57
25 year	13.69	14.04	0.35
100 year	20.33	21.25	0.92

Flow Velocity, Shallow Flow $V = C_p \sqrt{s}$	
C_p paved	20.3282
C_p unpaved	16.1345
V_{pre}, ft/s	2.3
V_{post}, ft/s	2.3

Attenuate post-development flows to pre-development rate with detention swale

- 1.5' deep, min. 50' long
- 2:1 side slopes, 8' wide at top
- minimum storage 402 cubic feet

See Hydrology Studio outputs included with report for more details

Q=CiA					
Storm	Q, pre-dev, cfs	Q, post-dev, cfs	▲Q, cfs	Q, detention, cfs	▲Q, pond
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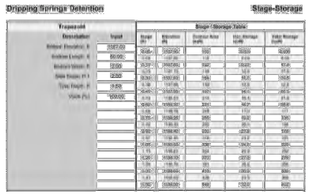
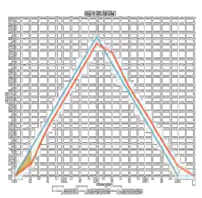
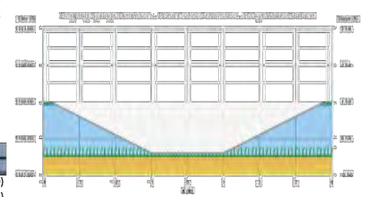
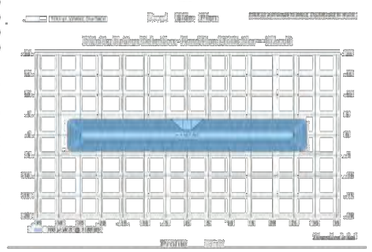
Dripping Springs Detention



Stage-Storage







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SCALE
N.T.S.

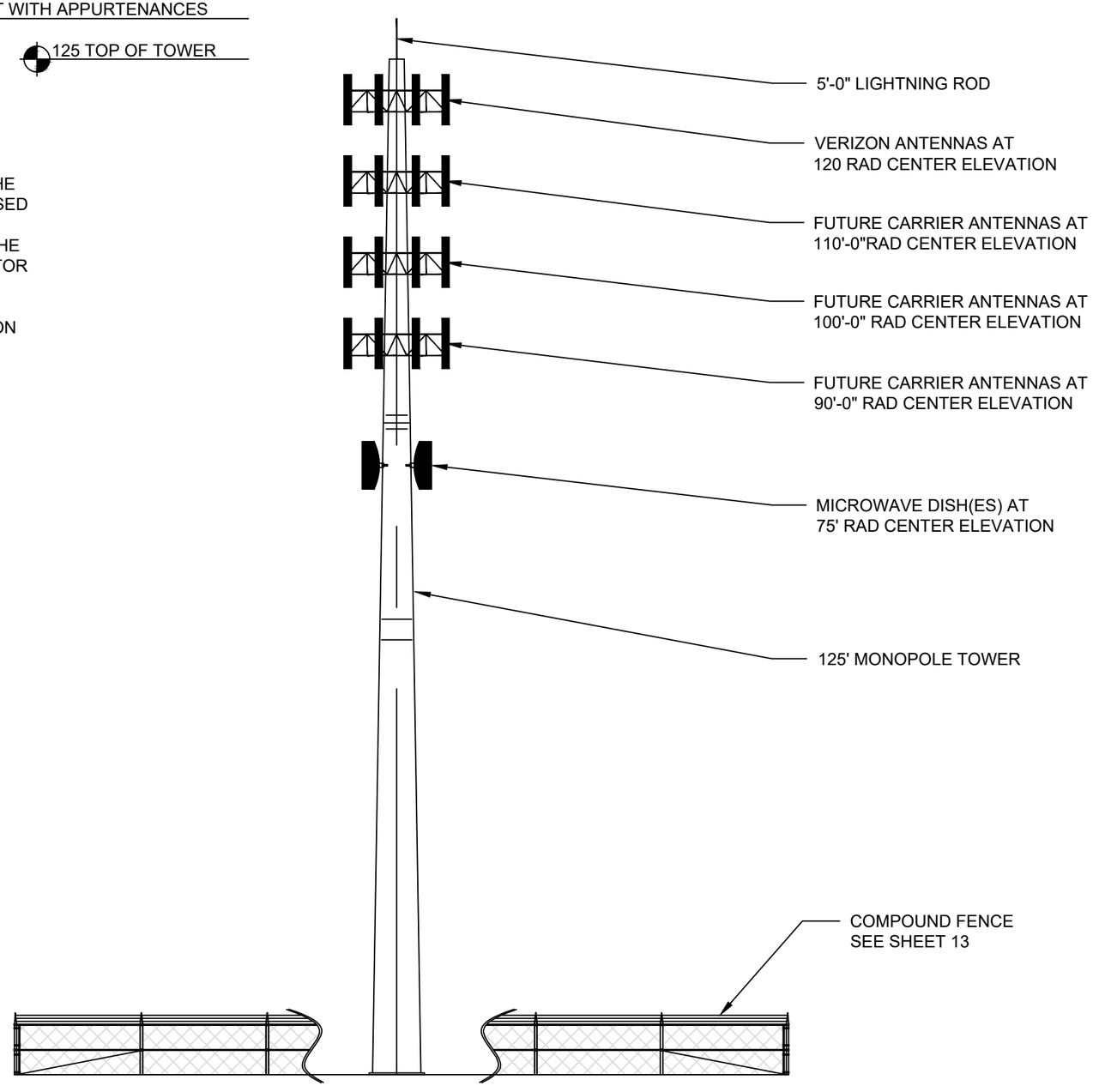
RATIONAL METHOD CALCULATIONS

SHEET NUMBER:	REVISION:
10 OF 24	0

130 TOTAL HEIGHT WITH APPURTENANCES

125 TOP OF TOWER

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.



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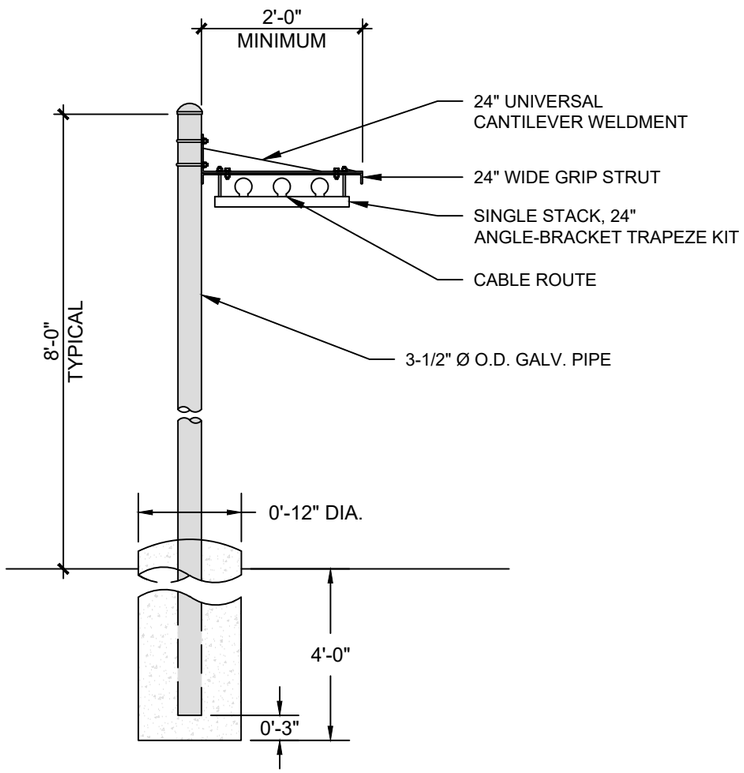
N.T.S.

TOWER ELEVATION

SHEET NUMBER:	REVISION:
11 OF 24	0

POSTS TO BE SPACED MINIMUM 4'-0" O.C. AND MAXIMUM 10'-0" O.C.



WAVEGUIDE BRIDGE DETAIL

SCALE: N.T.S.

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DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR: APPROVAL

SUBMITTAL DATE: 04/16/2025

REV	DATE	DESCRIPTION
0	05/30/2025	FOR APPROVAL

STATE OF TEXAS
ETHAN T. VAN METER
149870
LICENSED
PROFESSIONAL ENGINEER

05/30/2025

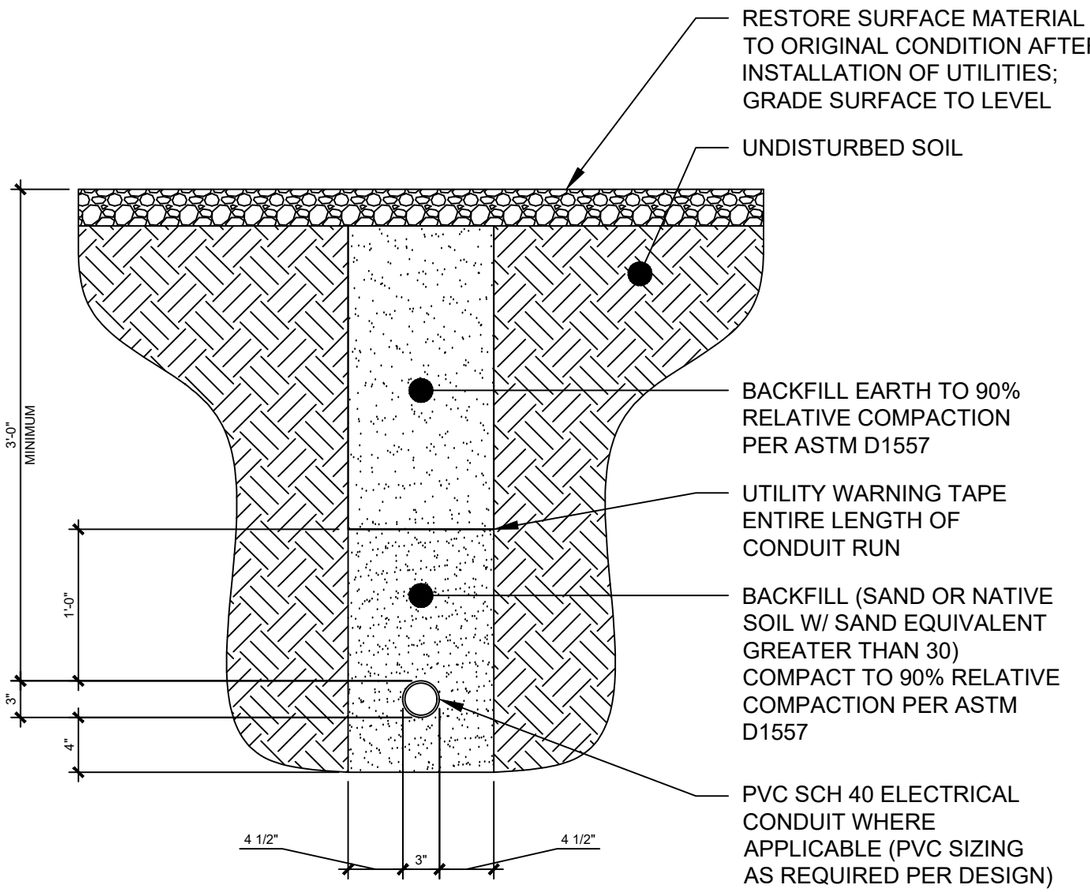
ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
FIRM NO.: F-16740
REGISTRATION NO.: 149870

SCALE

N.T.S.

GROUND EQUIPMENT DETAILS

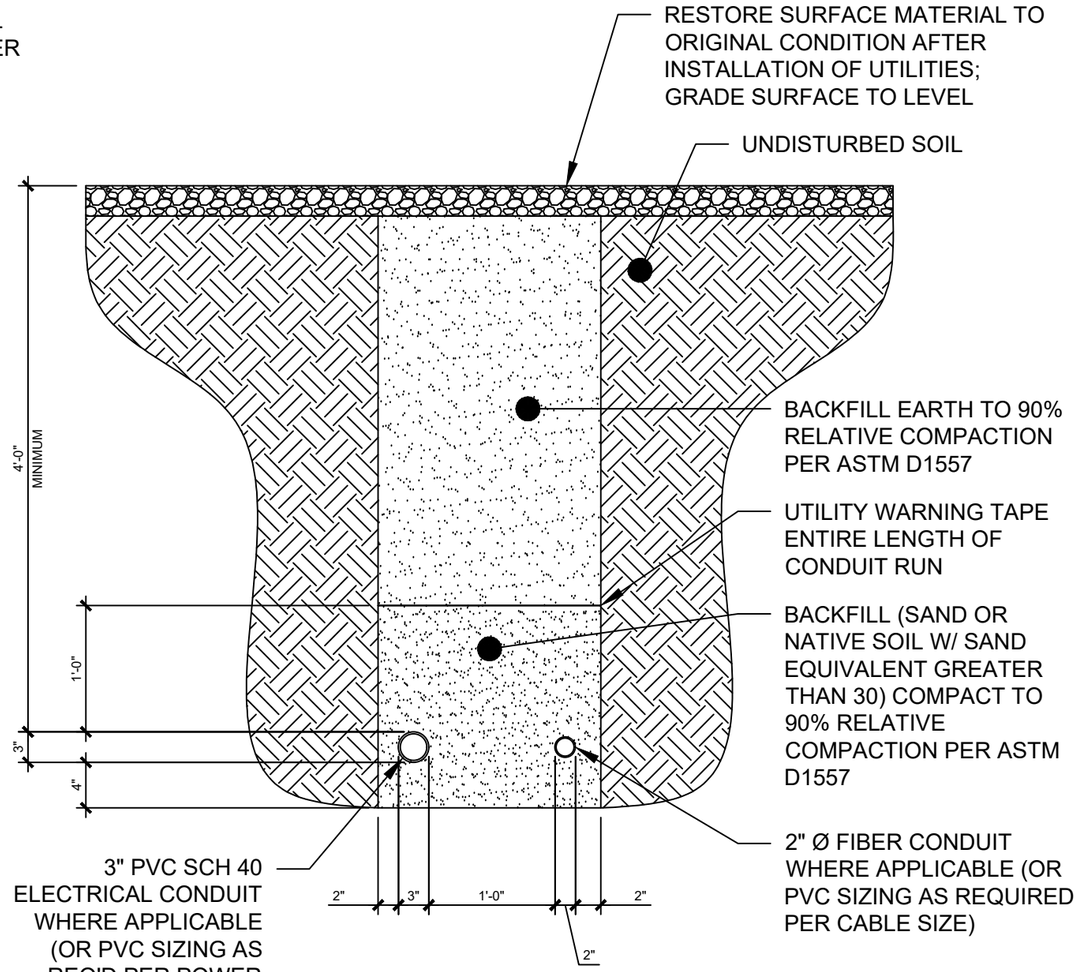
SHEET NUMBER:	REVISION:
12 OF 24	0



STANDARD TRENCH DETAIL

SCALE: N.T.S.

2 / 13



DUAL TRENCH DETAIL

SCALE: N.T.S.

3 / 13

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OKLAHOMA CITY. OK 73114
405-753-7167

PROJECT NO:	1862
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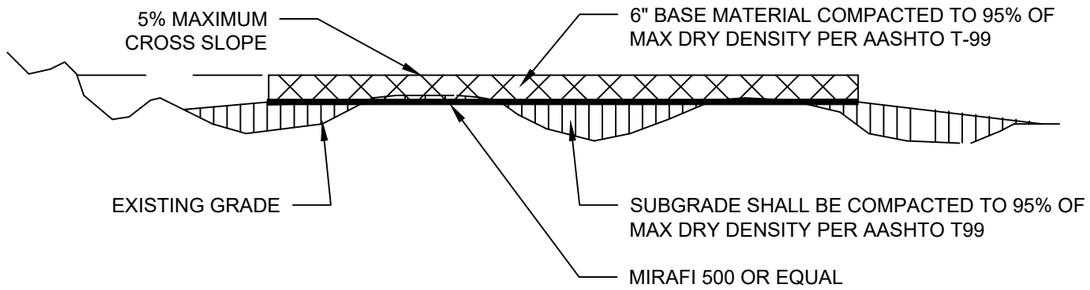
SCALE
N.T.S.

TRENCHING DETAILS

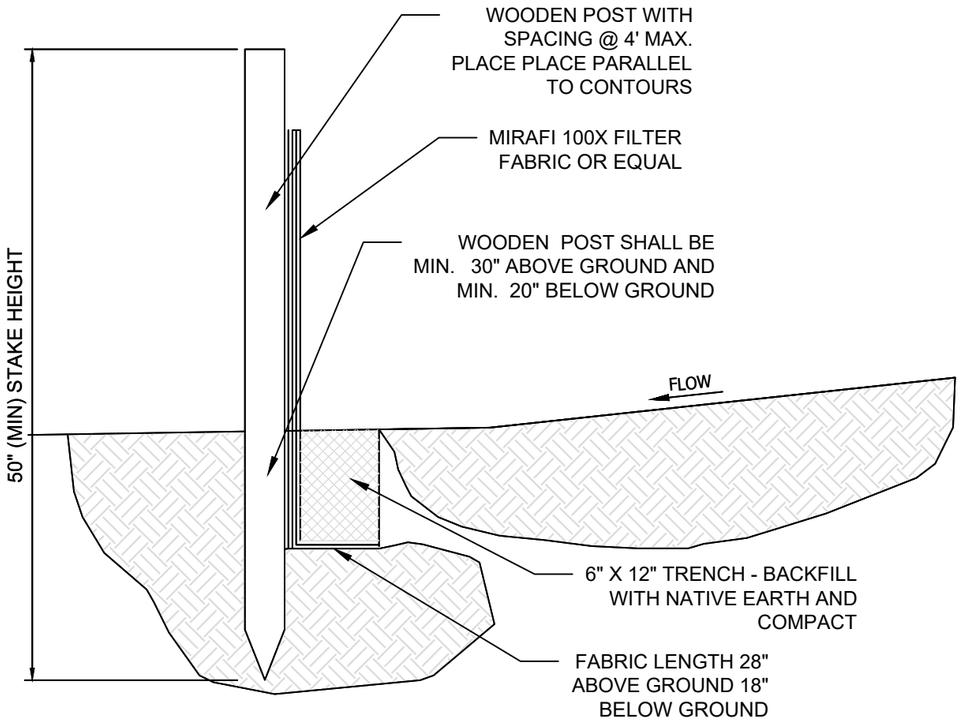
SHEET NUMBER:	REVISION:
13 OF 24	0



COMPOUND DETAIL

2
14

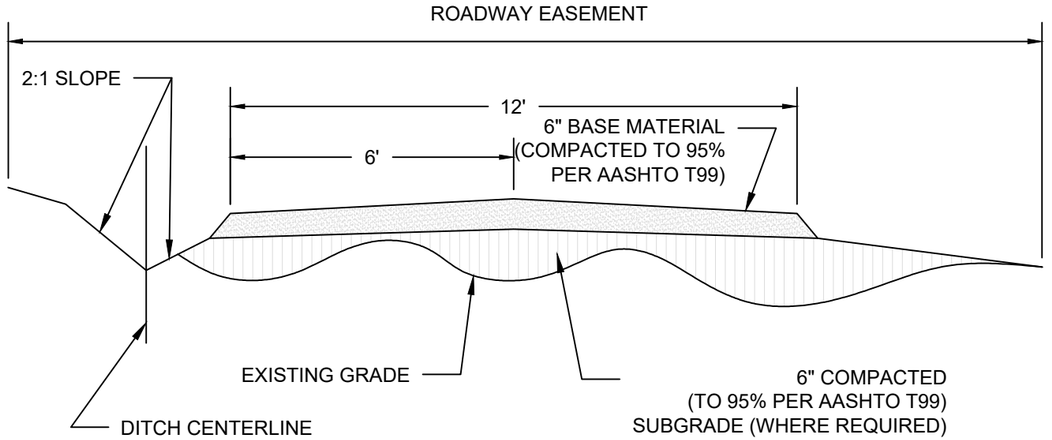
SCALE: 1" = 3'-0"



SILT FENCE DETAIL

3
14

SCALE: 1" = 1'-0"



ROADWAY DETAIL

4
14

SCALE: N.T.S.

CONSTRUCTION SEQUENCE

1- INSTALLATION OF SILT FENCE - PRIOR TO ANY EARTH MOVING OPERATIONS, AS REQUIRED.
2- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE.
3- STRIPPING AND STOCK PILING OF TOPSOIL AND ROUGH GRADING. TEMPORARY STABILIZATION WITHIN 15 DAYS.
4- CONSTRUCTION OF UNDERGROUND IMPROVEMENTS.

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REGISTRATION NO.: 149870

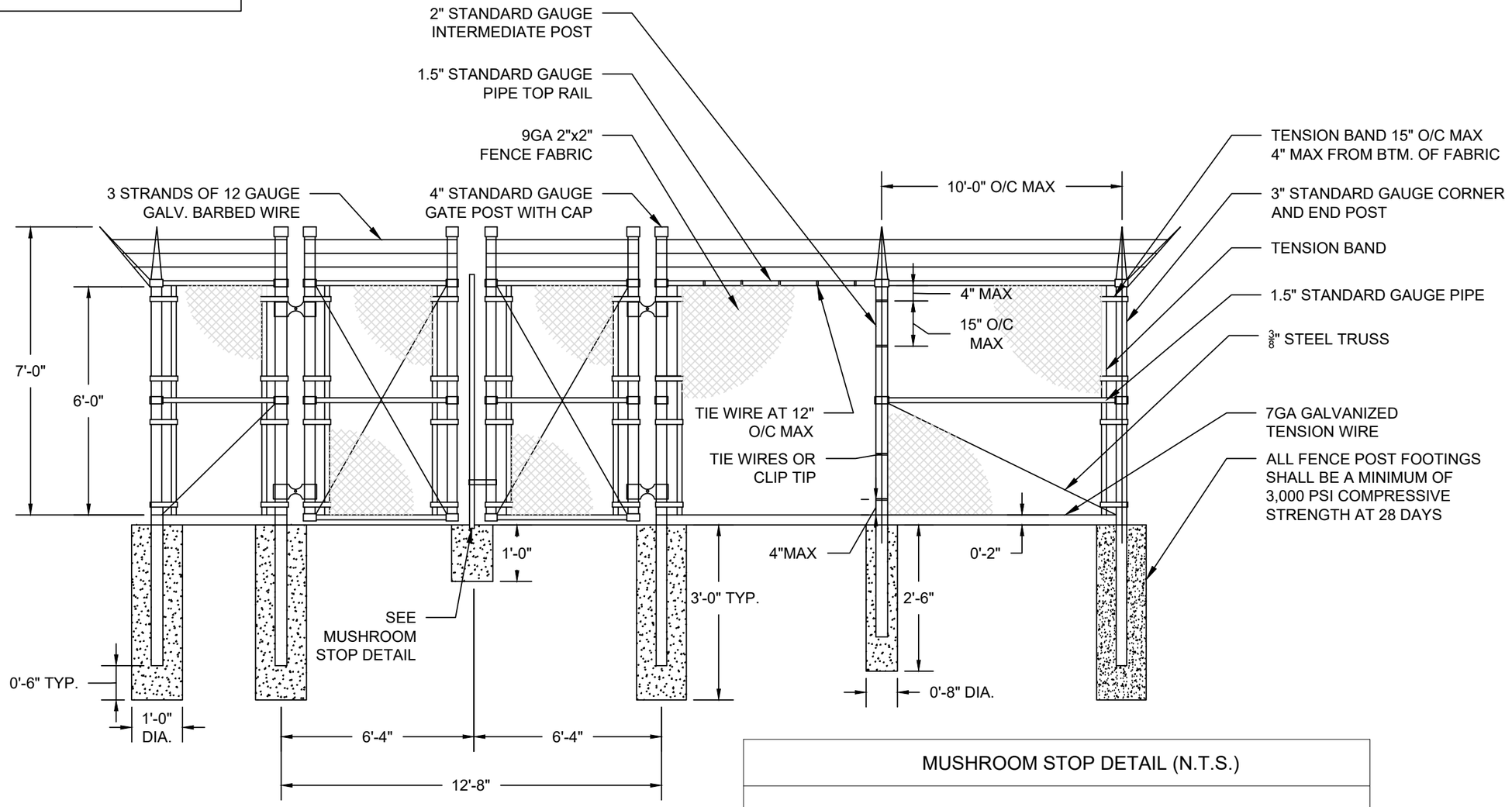
SCALE
VARIES

ROADWAY AND COMPOUND DETAILS

SHEET NUMBER:	REVISION:
14 OF 24	0

NOTES:

1. **REFER TO SHEETS 19 AND 20 FOR ADDITIONAL INFORMATION**
2. **ALL PIPE DIMENSIONS ARE INTERIOR DIAMETER**

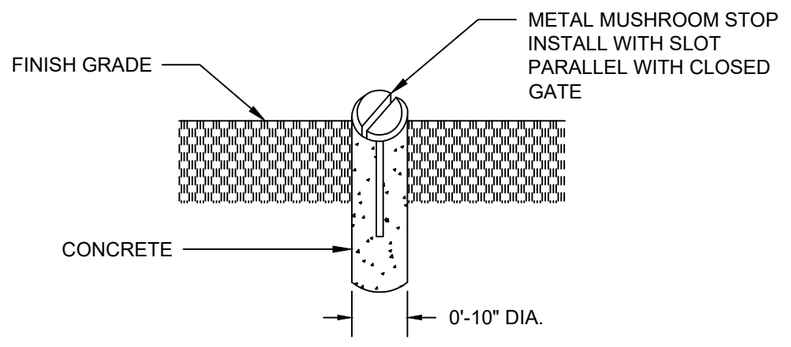


ELEVATION VIEW

SCALE: 1" = 3'-0"

1/15

MUSHROOM STOP DETAIL (N.T.S.)



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FIRM NO.: F-16740
REGISTRATION NO.: 149870

SCALE
N.T.S.

COMPOUND FENCE DETAILS

SHEET NUMBER:	REVISION:
15 OF 24	0

N
W E
S

811 LOCATE UTILITY PROVIDERS	
CCTXC	SPECTRUM
COP	BLUEBONNET ELECTRIC COOP
UFTRTX01	FRONTIER COMMUNICATIONS IN

NOTES:

1. FOR ADDITIONAL INFORMATION REFERENCE SHEET 4

2. COMPLETION OF ELECTRICAL SERVICE SHALL BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR

3. REFERENCE SHEETS 18 AND 19 FOR ADDITIONAL INFORMATION

4. PLACEMENT OF NEW UTILITY POLES IS AN APPROXIMATION BASED ON BLUEBONNET ELECTRIC COOP EASEMENT DOCUMENT (NOT DRAWN TO SCALE)

5. SEE SHEET 11 FOR TRENCHING DETAILS FOR POWER AND FIBER RUNS

LEGEND

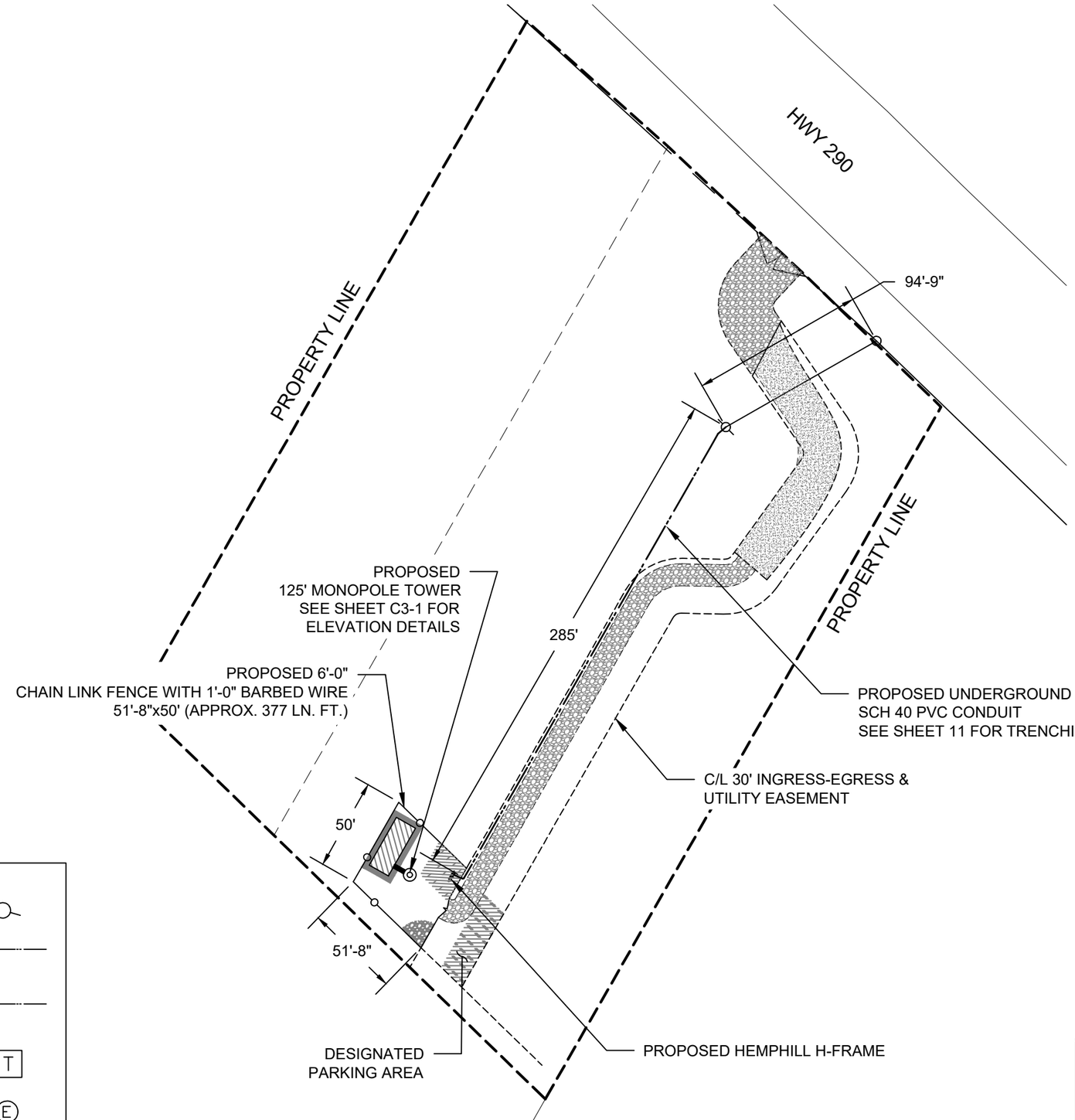
EXISTING BLUEBONNET ELECTRIC COOP UTILITY POLE

EXISTING BLUEBONNET ELECTRIC COOP OVERHEAD POWER LINE

NEW BLUEBONNET ELECTRIC COOP OVERHEAD POWER LINE

EXISTING TBD (TBD SPECTRUM / AT&T) — T

EXISTING ELECTRICAL MANHOLE MANHOLE (TYP) — E



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SCALE
1/64" = 1'-0"

ELECTRIC, LIGHTING AND TELCO PLAN

SHEET NUMBER:	REVISION:
16 OF 24	0

NOTES

1 CONTRACTOR SHALL PROVIDE AND INSTALL MODULAR METERING MAIN, 120/240V, 400A, NEMA 3R WITH FOUR METER SOCKETS. METER CENTER SHALL BE FURNISHED WITH 200A METER AND 200A CIRCUIT BREAKER. CIRCUIT BREAKERS SHALL BE COVERED WITH LEXAN METER COVER.

2 SHOULD CLIENT REQUEST A TELCO DEMARCATION BOX, CONTRACTOR SHALL PROVIDE AND INSTALL TELCO DEMARCATION BOX TO INCLUDE 48" X 48" X 12" NEMA 3R ENCLOSURE WITH BACKPLATE AND GFI RECEPTACLE (120V, 5A).

3 TOWER LIGHTING SHALL BE REQUIRED ON ALL TOWERS EXCEEDING 200' IN HEIGHT OR AS OTHERWISE REQUIRED BY FAA.

4 DIMENSIONS SHOWN ARE APPROXIMATE AND MAY BE ALTERED IN THE FIELD TO BETTER SUIT ACTUAL CONDITIONS OR EQUIPMENT RECEIVED.

5 ALL CONDUIT SHALL BE SCH. 40 PVC UNDERGROUND.

6 ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND BY THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING ENTITIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS AS ESTABLISHED BY ANSI, NEMA, NSFU, AND "UL" LISTED.

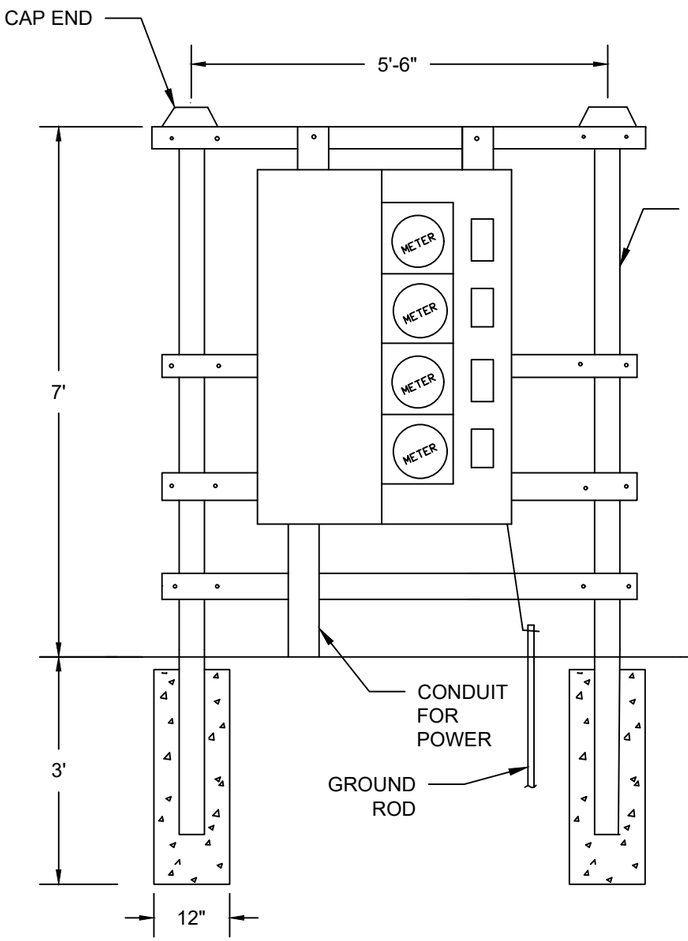
7 ALL CONDUIT SHALL HAVE A PULL STRING.

8 THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY IBC, NEC, AND APPLICABLE CODES.

9 UNDERGROUND AND/OR OVERHEAD LINES SHALL BE OF THE SIZE AND MATERIAL NECESSARY TO MEET THE LOCAL CODE REQUIREMENTS.

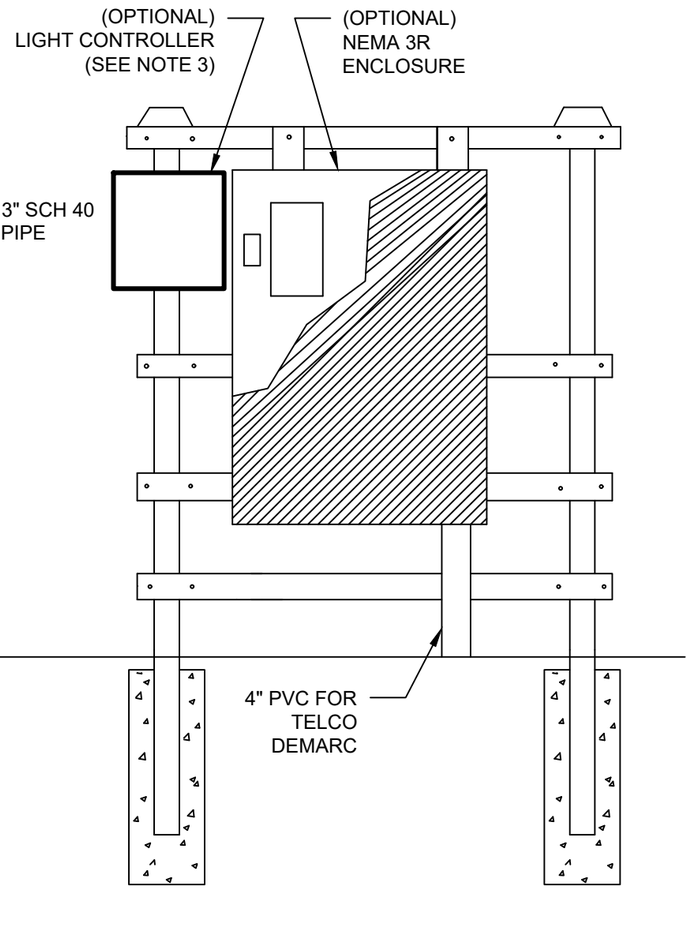
10 ALL FRAME MEMBERS TO BE 1-5/8" X 1-5/8" P1000 UNISTRUT (EXCEPT FOR LEGS). CONNECT TO LEGS WITH U BOLTS

HEMPHILL H-FRAME



FRONT VIEW
SCALE: 1/2" = 1'-0"

1
17



REAR VIEW
SCALE: 1/2" = 1'=0"

2
17

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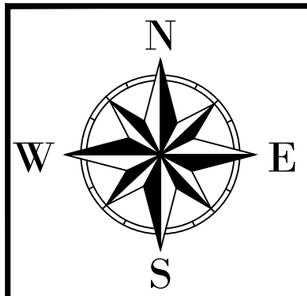
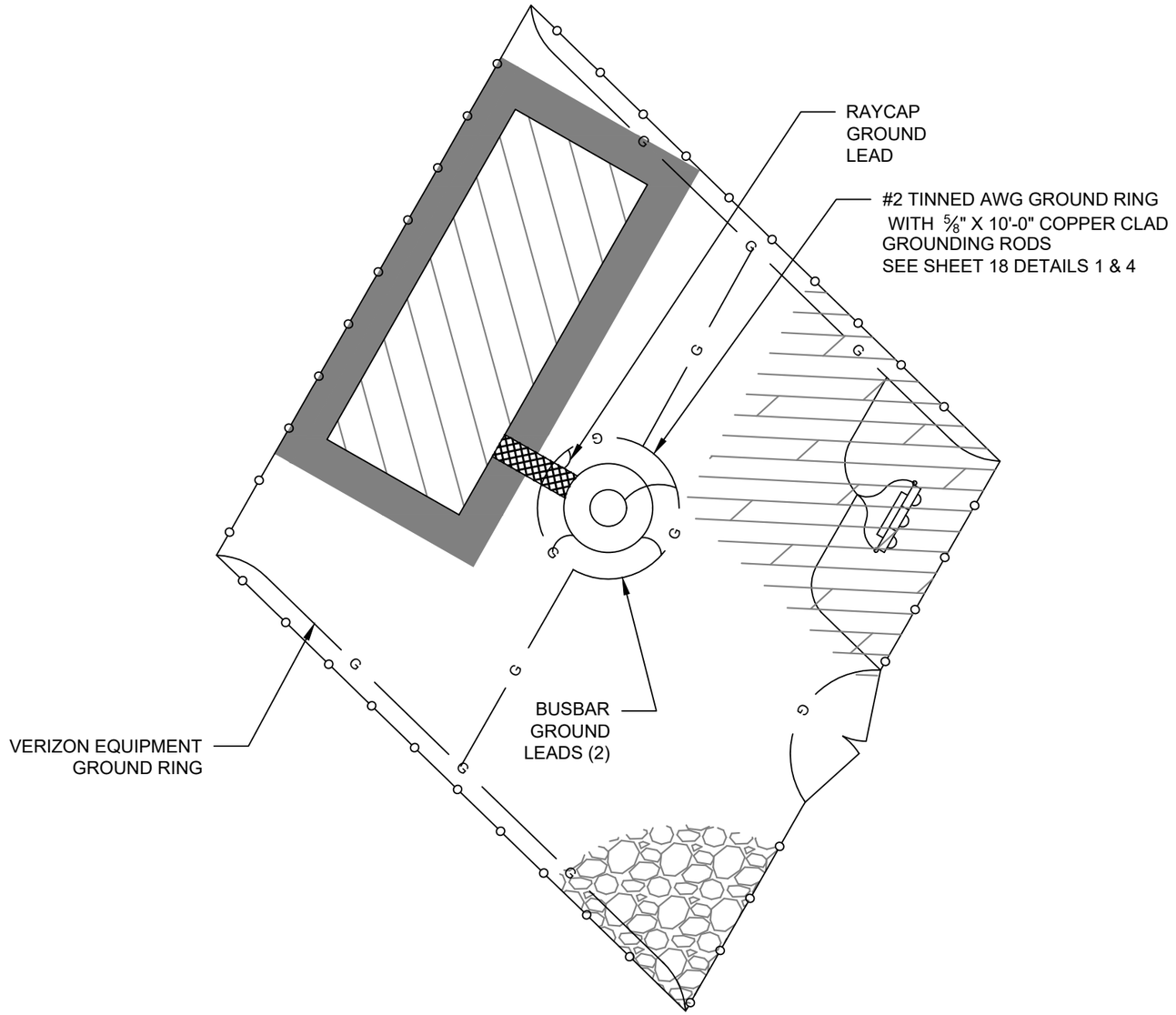
REGISTRATION NO.: 149870

SCALE
N.T.S.

ELECTRICAL DETAILS

SHEET NUMBER:	REVISION:
17 OF 24	0





NOTES:

1. INFORMATION SHOWN IS FOR INFORMATION PURPOSES ONLY. DESIGN OF GROUNDING SYSTEM IS TO BE CONFIRMED PRIOR TO INSTALLATION

2. GROUND RODS SHOULD BE NO CLOSER THAN 2FT TO TOWER FOUNDATION

3. TOWER GROUND RODS SHALL BE PLACED 20FT APART AT MINIMUM FOR TOWER GROUND RING, AND 8FT APART AT MINIMUM FOR ALL OTHER GROUND LEADS

4. REFERENCE SHEET 4 FOR ADDITIONAL INFORMATION

THIS PLAN IS PROPOSED CONSTRUCTION FOR THE SUBJECT SITE

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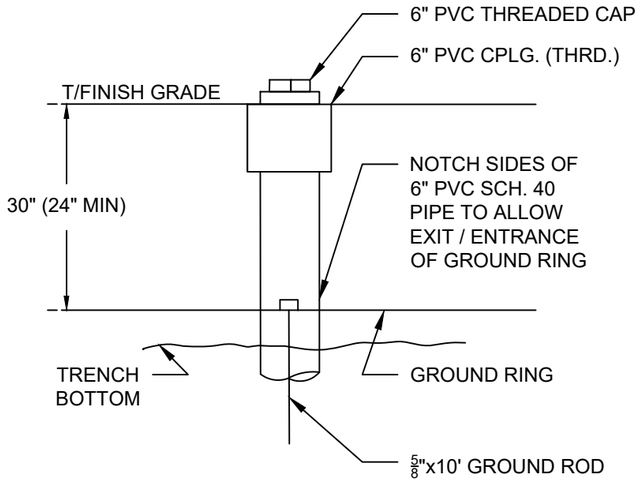
REGISTRATION NO.: 149870

SCALE
3/32" = 1'-0"

GROUNDING PLAN

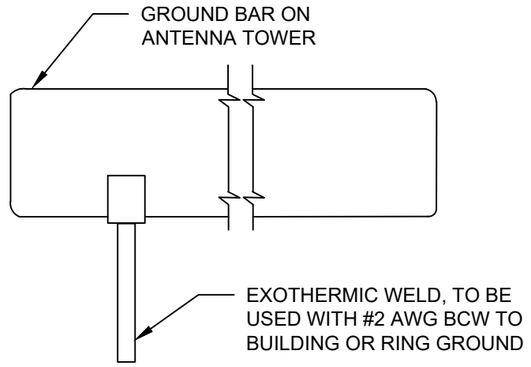
SHEET NUMBER:	REVISION:
18 OF 24	0



GROUNDING WELL

SCALE: 1" = 2'-0"

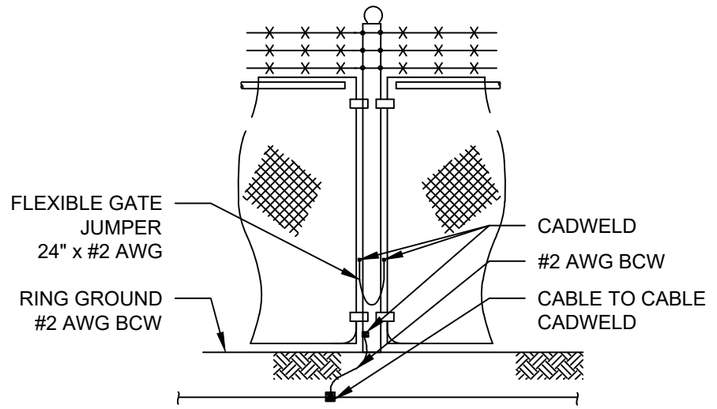
1 / 19



INSTALLATION OF GROUND WIRE TO GROUND BAR

SCALE: N/A

2 / 19

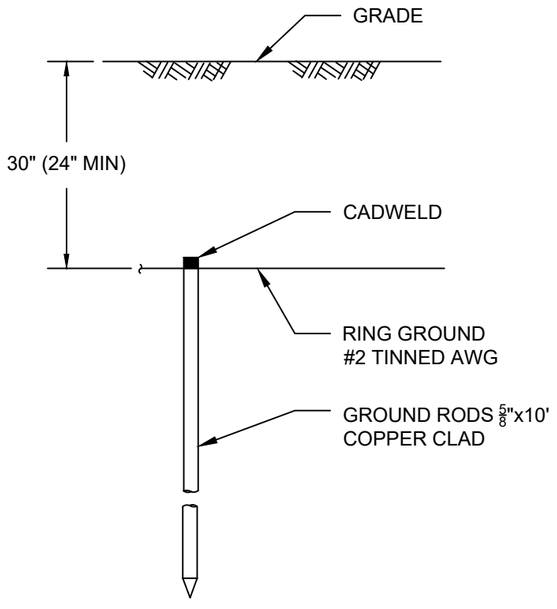


1. THE #2 AWG, BCW, FROM THE RING GROUND SHALL BE CADWELDED TO THE POST, ABOVE GRADE
2. VERTICAL POST SHALL BE BONDED TO THE RING AT EACH CORNER AND AT EACH GATE POST. AS A MINIMUM, ONE VERTICAL POST SHALL BE BONDED TO THE GROUND RING IN EVERY 100 FEET
3. INSTALLATION OF FLEXIBLE GATE JUMPERS IS REQUIRED FOR ALL COMPOUND ACCESS GATES

FENCE GROUNDING

SCALE: 1" = 3'-0"

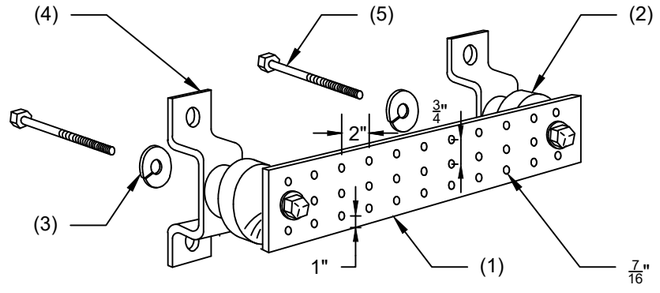
3 / 19



ROD AND RING GROUNDING

SCALE: 1" = 2'-0"

4 / 19



LEGEND

(1) COPPER GROUND BAR, 1/4"x4"x20". HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
(2) INSULATORS
(3) 5/8" LOCKWASHERS
(4) WALL MOUNTING BRACKET
(5) 5/8-11x1" H.H.C.S. BOLTS

GROUND BAR DETAIL

SCALE: N/A

5 / 19

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SCALE

GROUNDING DETAILS

SHEET NUMBER:	REVISION:
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CONSTRUCTION

GENERAL

General construction, electrical, tower and foundation drawings are interrelated. In performance of the work each contractor must refer to all drawings. Coordination is the responsibility of the general contractor.

SITE WORK

PART 1 - GENERAL

1. Work included: See Site Plan

2. Access road, turnaround areas and sites are constructed to provide a well-drained, easily maintained, even surface for material and equipment deliveries and maintenance personnel access.

3. SEQUENCING

A. Confirm survey stakes and set elevation stakes prior to any construction.
B. Grub the complete road (if applicable) and site area prior to foundation construction or placement of backfill or subbase materials.
C. Construct temporary construction zone along access drive.
D. Bring the site area to subbase course elevation and bring the access road to base course elevation prior to forming foundation.
E. Soil stabilizer shall be Mirafi - 500X or equal.
F. Grade, seed, fertilize and mulch disturbed areas immediately after bringing site and access road to base course elevation.
G. Remove gravel from temporary construction zone to an authorized area or as directed by the owner's representative.

4. SUBMITTALS

A. Before construction:
   i. If landscaping is applicable to contract, submit two copies of the landscape plan under nursery letterhead. If a landscape allowance was included in the contract, provide an itemized listing of proposed costs on nursery letterhead (refer to plans for landscaping requirements).

5. WARRANTY

A. In addition to the warranty on all construction covered in the contract documents, the contractor shall repair all damage and restore area as close to original condition as possible at site and surroundings.
B. Disturbed area will reflect growth of new grass cover prior to final inspection.

PART 2 - PRODUCTS

1. MATERIALS

A. Road and site materials shall conform to DOT specifications fill material - acceptable select fill shall be in accordance with State Department of Highway and Transportation standard specifications and approved by the owner's representative.
B. Soil stabilizer shall be Mirafi - 500X or equal.

PART 3 - EXECUTION

1. INSPECTIONS

Local building inspectors shall be notified no less than 24 hours in advance of concrete pours, unless otherwise specified by jurisdiction.

2. PREPARATION

A. Clear trees, brush and debris from site area and access road right-of-way.
B. Prior to other excavation and construction, grub organic material to a minimum of six (6) inches below grade.
C. Prior to placement of fill or base materials, roll the soil.
D. Where unstable soil conditions are encountered, line the areas with stabilizer mat prior to placement of fill or base material.

3. INSTALLATION

A. The site and turnaround areas shall be at the subbase course elevation prior to forming foundation. Grade or fill the site and access road as required in order that upon distribution of spoils resulting from foundation excavations, the resulting grade will correspond with said subbase course, elevations are to be calculated from finished grades or slopes indicated.
B. Clear excess spoils, if any, from job site and do not spread beyond the limits of project area unless authorized by the owner's representative and agreed to by landowner.
C. Bring the access road to base course elevations prior to use to permit construction and observation during construction of the site.
D. Avoid creating depressions where water may pond.
E. The contract shall include grading, banking and ditching, unless otherwise indicated.
F. When improving an existing access road, grade the existing road to remove any organic matter and smooth the surface before placing fill or stone.
G. Place fill or stone in six inch maximum lifts and compact before placing next lift.
H. The top surface course shall extend a minimum of six inches beyond the site fence and shall cover the area as indicated.
I. Apply riprap gravel to the slopes of all fenced areas and parking areas and all other slopes greater than 2:1.
J. Apply seed, fertilizer and straw cover to all other disturbed areas, ditches, drainage and swales not otherwise riprapped.
K. Apply seed and fertilizer to surface conditions which will encourage rooting. Rake areas to be seeded to even the surface and loosen the soil.
L. Sow seed in two directions to twice the quantity recommended by the seed producer.

4. PROTECTION

A. Protect seeded areas from erosion by spreading straw to a uniform loose depth of 1 - 2 inches, stake and tie down as required. Use of erosion control mesh or mulch net will be an acceptable alternate.

B. Protect all exposed areas against washouts and soil erosion, place straw bales at the inlet approaches to all new or existing culverts. Where the site or road areas have been elevated immediately adjacent to the rail line, stake erosion control fabric full length in the swale to prevent contamination of the rail ballast.

5. The required structural fill operation to the grades indicated for PCS equipment shelters shall be performed as follows:
A. The structural fill material shall be placed in lifts not exceeding six inches in loose thickness.
B. Each layer of structural fill material placed shall be compacted to a minimum of 95° of maximum density obtainable by ASTM compaction test designation D-337-66T for cohesive fill or 75% relative as determined by ASTM D-2049-64T for cohesionless fill, whichever is greater.
C. The final grade of structural fill for all footings shall be capable of supporting the design soil bearing pressure load of 3,000 lbs. per square foot minimum.

FENCING AND GATE(S)

PART 1 - GENERAL

1. Work included: See plan for location of fence and gate(s).

2. QUALITY ASSURANCE

All steel materials utilized in conjunction with this specification will be galvanized or stainless steel. Weight of zinc coating of the fabric shall not be less than 12 ounces per square foot of material covered. Posts shall be hot-dipped galvanized.

3. SEQUENCING

If the site has been brought up to surface course elevation prior to the fence construction, fence post excavation spoils must be controlled to preclude contamination of said surface course.

4. SUBMITTALS

A. Manufacturer's descriptive literature.
B. Certificate or statement of compliance with the specifications.

PART 2 - PRODUCTS

1. FENCE MATERIAL

A. All fabric wire, rails, hardware and other steel materials shall be hot-dipped galvanized.
B. Fabric shall be six-foot height two-inch chain link mesh of No. 9 gauge wire. The fabric shall have a knuckled finish for the top selvages. Fabric shall conform to the specifications of ASTM A-392 Class 1.
C. Barbed wire shall be double-strand, 12-1/2 gauge twisted wire strand with 14-gauge, 4-point round barbs spaced on five-inch centers, conforming to ASTM A121 Design # 12-4-5-14R Type 2.
D. All posts shall be mechanical service pipe and shall be Type 1 ASTM F1083, High Strength (50 Ksi) Schedule 40 pipe, ASTM F1043 Group 1A, and of the following diameter (I.D. per fence industry standards).
   Line 2 inches
   Corner 3 inches
   Gate 4 inches
E. Gate posts shall be extended 12 inches, including dome cap, to provide for attachment of barbed wire.
F. All top and brace rails shall be 1-1/2" diameter mechanical service pipe. Frames shall have welded corners.
G. Gate frame and braces shall be 1-5/8" diameter Schedule 40 mechanical service pipe. Frames shall have welded corners.
H. Gate frame shall have a full height vertical brace and a full width horizontal brace, secured in place by use of gate brace clamps.
I. Gate hinges shall be Merchants Metal Model 6-4386-hinge adapter with Model 6-409, 188 degree attachment.
J. The quide (latch assembly) shall be heavy industrial gate latch. Master Halco #17221.
K. Latches and stops shall be provided for all gates.
L. All stops shall have keepers capable of holding the gate leaf in the open position.
M. A No. 7 gauge zinc coated tension wire shall be used at the bottom of the fabric terminated with bank clips at corner and gateposts, conforming to ASTM A824 Type II.
N. A six-inch by 1/2-inch diameter eyebolt to hold tension wire shall be placed at the line posts.
O. Stretcher bars shall be 3/16-inch by 3/4-inch or have equivalent cross-sectional area, and conform to ASTM F626, having a minimum zinc coating of 1.2oz/sq-ft.
P. All corner gate and panels shall have a 3/8-inch truss rod with turnbuckles.
Q. All posts except gateposts shall have a combination cap and barbed wire supporting arm. Gateposts shall have a dome cap.
R. Other hardware includes but may not be limited to the clips, band clips and tension band clips.
S. Barbed wire gate guards shall be fitted with dome caps.
T. Barbed wire support arms shall be cast iron with set bolt and lock wire in the arm.
U. All caps shall be cast steel.
V. Where the use of concertina has been specified, 24-inch diameter coil barbed tape, stainless steel, cyclone fence model gap to Type III shall be furnished. It shall be supported above the top rail by use of six wire barbed wire arms positioned atop each line/corner post.

APPROVAL STAMP

TBD

HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SPECIALTY TELECOMMUNICATIONS SERVICES, LLC
13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY. OK 73114
405-753-7167

PROJECT NO:	1862
PROJECT NAME:	DRIPPING SPRINGS
911 ADDRESS:	TBD US-290
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR: APPROVAL

SUBMITTAL DATE: 04/16/2025

REV	DATE	DESCRIPTION
0	05/30/2025	FOR APPROVAL

05/30/2025

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
FIRM NO.: F-16740
REGISTRATION NO.: 149870

SCALE
N.T.S.

GENERAL NOTES

SHEET NUMBER:	REVISION:
20 OF 24	0

PART 3 - EXECUTION

1. **INSPECTION**
To confirm proper depth and diameter of post hole excavations, all post holes will be excavated as per construction documents.

2. **INSTALLATION**
A. Foundations shall have a minimum six-inch concrete cover under post.
B. All fence posts shall be vertically plumb plus/minus one-quarter inch.
C. At corner posts, gateposts and sides of gate frame, fabric shall be attached with stretcher and tension band-clips at fifteen inch intervals.
D. At line posts, fabric shall be attached with band-clips at fifteen inch intervals.
E. Fabric shall be attached to brace rails, tension wire and truss rods with tie clips at two foot intervals.
F. A maximum gap of two inches will be permitted between the chain link fabric and the final grade.
G. Gate shall be installed so locks are accessible from both sides.
H. Gate hinge bolts shall have their threads peened or welded to prevent unauthorized removal.
I. Concrete to be a minimum of 3,000 psi.

3. **PROTECTION**
Upon completion of erection, inspect fence material and paint field cuts or galvanizing breaks with zinc-based paint, color to match the galvanized metal.

Applicable Standards:
ASTM-A120 Specification for pipe, steel black and hot-dipped, zinc coated (galvanized) welded and seamless.
ASTM-A123 Zinc (hot-dipped galvanized) coated steel chain link fence fabric.
ASTM-A153 Specification for zinc coating (hot-dip) on iron and steel hardware.
ASTM-A392 Specification for zinc-coated steel chain link fence fabric.
ASTM-A431 Specification for aluminum-coated steel chain link fence fabric.
ASTM-A525 Standard specification for steel sheet zinc coated (galvanized) by the hot-dipped process.
ASTM-A535 Specification for aluminum coated steel barbed wire.
ASTM-A570 Specification for hot-rolled carbon steel sheet and strip, structural quality.
Federal Specification RR-F-191 Fencing Wire and Post Metal (and Gates, Chain Link Fence Fabric and Accessories)

ELECTRICAL
1. Contractor shall review the contract documents prior to the ordering of the electrical equipment and starting the actual construction. Contractor shall issue a written notice of all findings to the architect listing any discrepancies or conflicting information.

2. Verify exact locations and mounting heights of electrical equipment with owner prior to installation.

3. All materials and equipment shall be new and in good working condition when installed and shall be of the best grade and of the same manufacturer throughout for each class or group of equipment. Materials shall be listed "J" where applicable. Materials shall meet with approval of all governing bodies having jurisdiction. Materials shall be manufactured in accordance with applicable standards established by ANSI, NEMA, NSFU and "UL" listed.

4. All conduit shall have a pull string.

5. Provide Project Manager with one set of complete electrical "As Installed" drawings at the completion of the job showing actual dimensions, routing and circuits.

6. The entire electrical installation shall be grounded as required by IBC, NEC and all applicable codes.

7. Patch, repair and paint any area that has been damaged in the course of the electrical work.

8. Wire and cable conductors shall be copper 600 amp, type THHN or THWN with a minimum size of #2 AWG color-coded. All rectifier drops shall be stranded to accept crimp connectors.

9. All chemical ground rods shall be "UL" approved.

10. Meter socket amperes, voltage, number of phases shall be as noted on the drawings, manufactured by Milbank or approved equal and shall be utility company approved.

11. **CONDUIT**
A. Electrical metallic tubing shall have UL label; fitting shall be gland ring compression type.
B. Flexible metallic conduit shall have UL listed label and may be used where permitted by code. Fittings shall be "Jake" or "Squeeze" type. All flexible conduits shall have full length ground wire.
C. All underground conduit shall be PVC Schedule 40 with UV protection (unless noted otherwise) at a minimum depth of 24" below grade.

12. Contractor to coordinate with utility company for connection of temporary and permanent power to the site. The temporary power and all hookup costs are to be paid by the contractor.

13. All electrical equipment shall be labeled with permanent engraved plastic labels with white on blue background lettering (minimum letter height shall be 1/4"). Nameplates shall be fastened with stainless steel screws, not adhesive.

14. **GROUNDING ELECTRODE SYSTEM**
A. PREPARATION
i. Surface Preparation:
All connections shall be made to bare metal. All painted surfaces shall be field inspected and modified to ensure proper contact. No washers are allowed between the items being grounded. All connections are to have a non-oxidizing agent applied prior to installation.
ii. Ground Bar Preparation:
All copper ground bars shall be cleaned, polished and a non-oxidizing agent applied. No fingerprints or discolored copper will be permitted.
iii. All grounding conductors shall run through seal tight wherever conductors run through walls, floors or ceilings. If conductors
must run through EMT, both ends of conduit shall be grounded. Seal both ends of conduit with silicone caulk.
B. GROUND BARS
i. All ground bars shall be 1/4" thick copper and of size indicated on drawings.
C. EXTERNAL CONNECTIONS
i. All grounding connections shall be made by the exothermic weld process. Connections shall include all cable, splices, tee's, x's, etc. All cable to ground rods, ground rod splices and lightning protection systems are to be as indicated. All materials used (molds, welding metal, tools, etc.) shall be cadweld and installed per manufacturer's recommended procedures.
D. GROUND RODS
i. All ground rods shall be 5/8" diameter by 10'-0" long "copperweld" or approved equal of the number and locations indicated.
Ground rods shall be driven full length vertically in undisturbed earth.
E. GROUND CONDUCTORS
i. All ground conductors shall be standard tinned, solid bare copper, annealed and size indicated on drawings.
F. GROUND RING
i. The external ground ring encircling the tower (if applicable) and future carrier shall be minimum size of No. 2 AWG solid tinned, bare copper conductor in direct contact with the earth at a depth specified on plan sheets and details. Conductor bends shall have a minimum bending radius of eight inches.
ii. All external ground rings are to be joined together and all connections must be cadwelded. No lugs or clamps will be accepted.
G. FENCE / GATE
i. Ground each gatepost, corner post and gate as indicated on drawing. Ground connections to fence posts and all other connections for the ground grid system shall be made by exothermic weld process and installed per manufacturer's recommendations and procedures and sprayed and cold-galvanized paint.

(CONTINUED ON NEXT PAGE)

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SPECIALTY TELECOMMUNICATIONS SERVICES, LLC
13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY. OK 73114
405-753-7167

PROJECT NO:	1862
PROJECT NAME:	DRIPPING SPRINGS
911 ADDRESS:	TBD US-290
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR: APPROVAL
SUBMITTAL DATE: 04/16/2025

REV	DATE	DESCRIPTION
0	05/30/2025	FOR APPROVAL

STATE OF TEXAS
ETHAN T. VAN METER
149870
LICENSED PROFESSIONAL ENGINEER

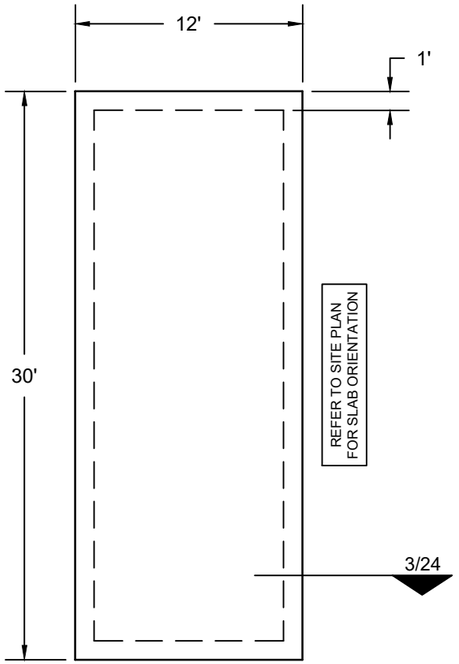
05/30/2025

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
FIRM NO.: F-16740
REGISTRATION NO.: 149870

SCALE
N.T.S.

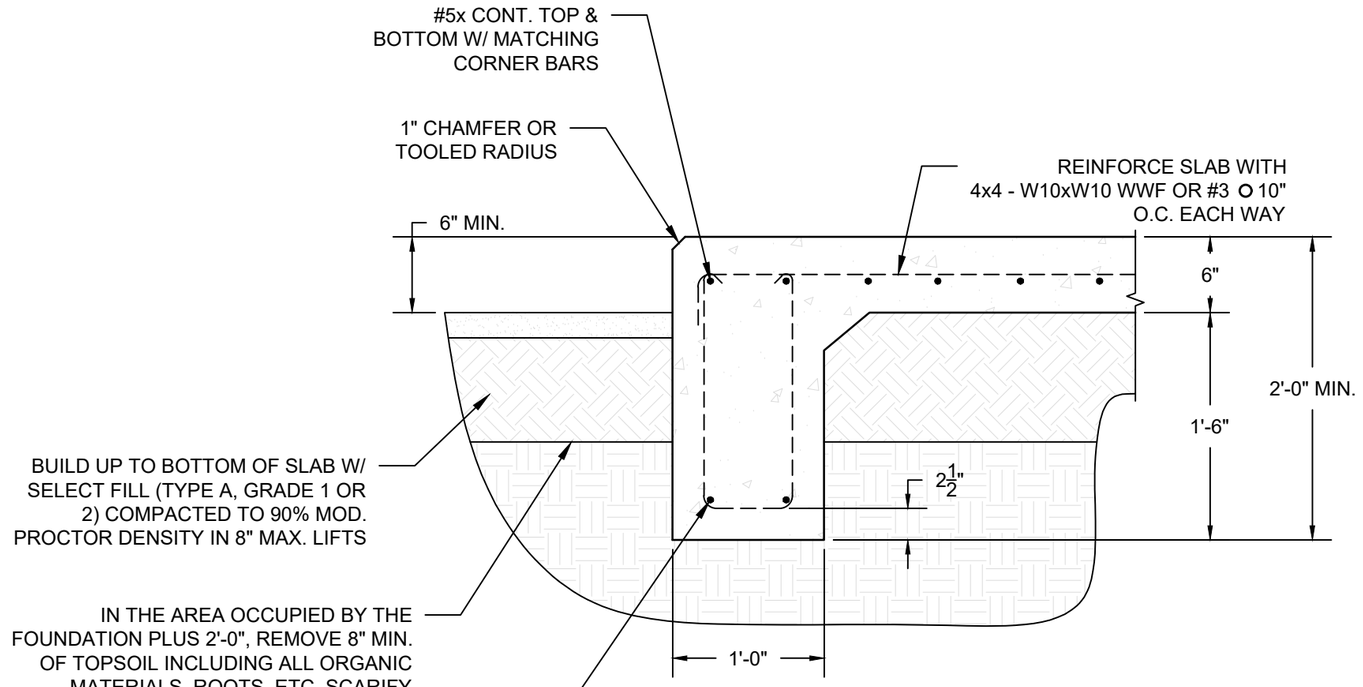
GENERAL NOTES

SHEET NUMBER:	REVISION:
21 OF 24	0



EQUIPMENT FOUNDATION 1

SCALE: 1/8" = 1'-0"



SLAB SECTION 3

SCALE: 1" = 1'-0"

APPROVAL STAMP

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05/30/2025

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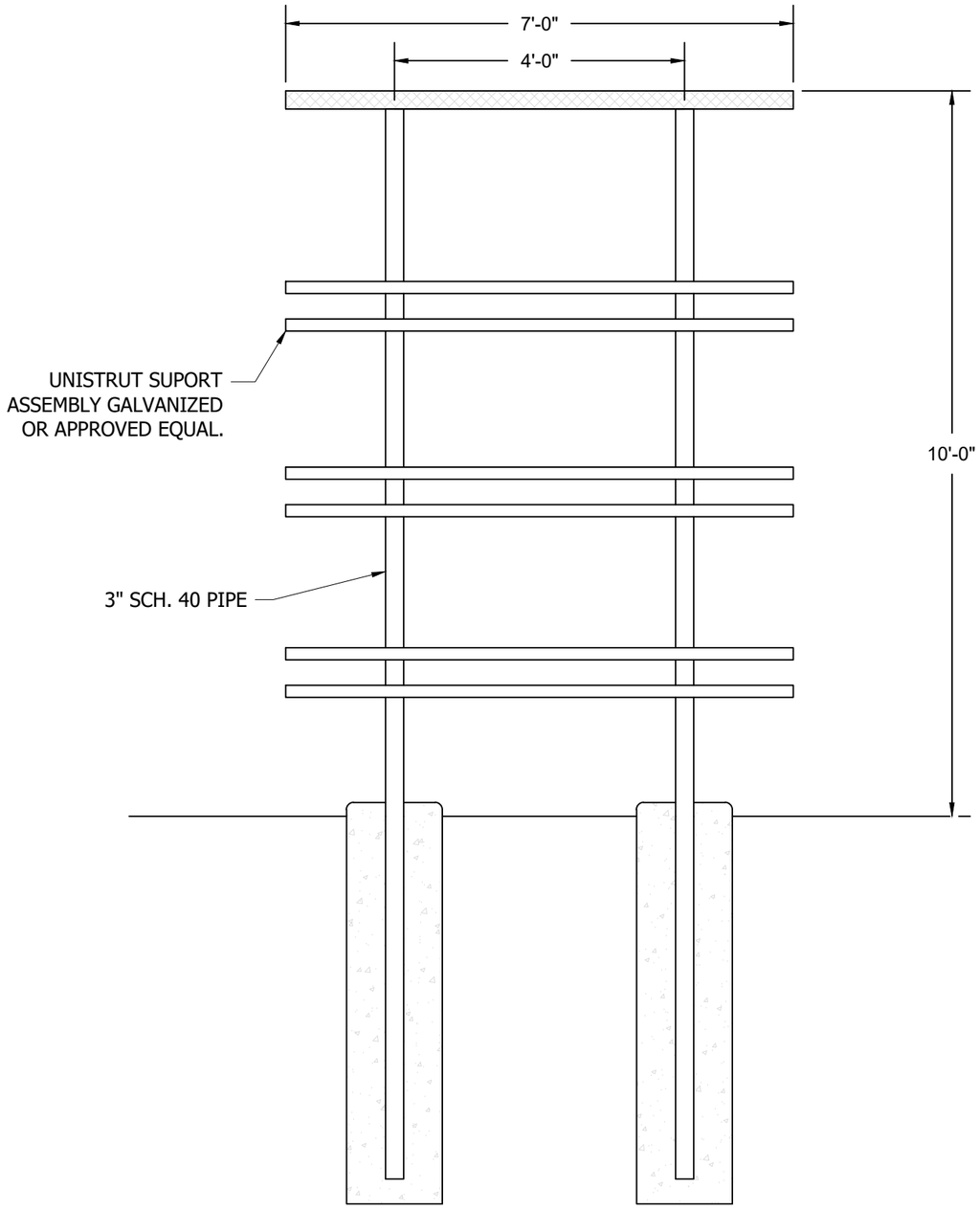
PROFESSIONAL ENGINEER - TEXAS
FIRM NO.: F-16740
REGISTRATION NO.: 149870

SCALE
VARIES

VERIZON EQUIPMENT SLAB DETAILS

SHEET NUMBER:	REVISION:
22 OF 24	0



EQUIPMENT UTILITY RACK ELEVATIONS

SCALE: 1/2" = 1'-0"

B
6.2

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PROFESSIONAL ENGINEER - TEXAS
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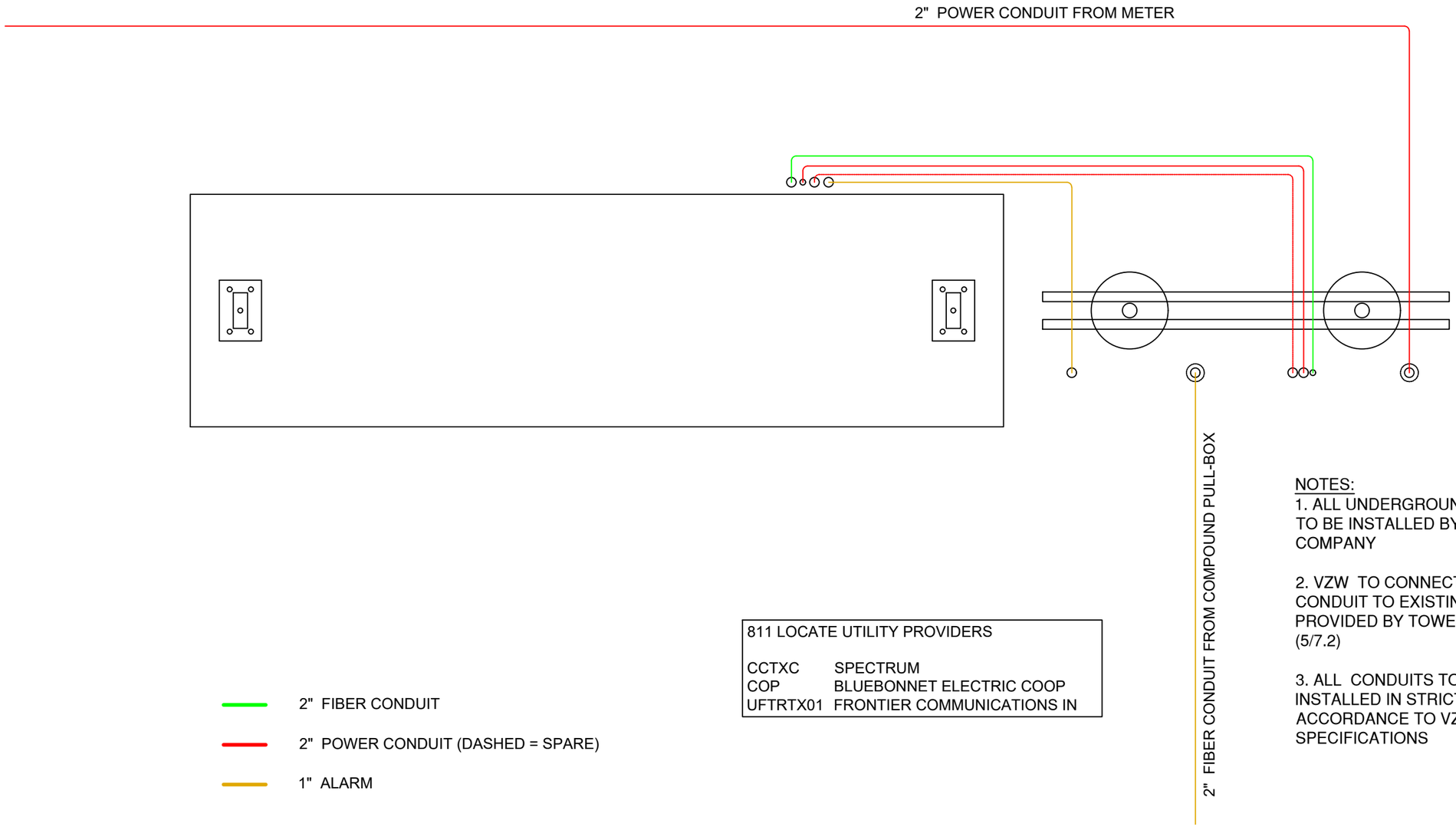
REGISTRATION NO.: 149870

SCALE
1/2" = 1'-0"

VERIZON EQUIPMENT H-FRAME DETAILS

SHEET NUMBER:	REVISION:
23 OF 24	0



2" FIBER CONDUIT

2" POWER CONDUIT (DASHED = SPARE)

1" ALARM

811 LOCATE UTILITY PROVIDERS

CCTXC	SPECTRUM
COP	BLUEBONNET ELECTRIC COOP
UFTRTX01	FRONTIER COMMUNICATIONS IN

NOTES:

1. ALL UNDERGROUND CONDUIT TO BE INSTALLED BY TOWER COMPANY

2. VZW TO CONNECT NEW CONDUIT TO EXISTING STUB-UPS PROVIDED BY TOWER COMPANY (5/7.2)

3. ALL CONDUITS TO BE INSTALLED IN STRICT ACCORDANCE TO VZW SPECIFICATIONS

APPROVAL STAMP

TBD

EQUIPMENT CONDUIT DETAIL

SCALE: 1/2" = 1'-0"

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FIRM NO.: F-16740
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SCALE
1/2" = 1'-0"

VERIZON EQUIPMENT CONDUIT DETAILS

SHEET NUMBER:	REVISION:
24 OF 24	0

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

I Matt Kline,
Print Name

Engineering Manager,
Title - Owner/President/Other

of Hemphill Towers LLC,
Corporation/Partnership/Entity Name

have authorized Bethany White
Print Name of Agent/Engineer

of GSS, Inc
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code 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

08/15/25
Date

THE STATE OF Oklahoma §

County of Tulsa §

BEFORE ME, the undersigned authority, on this day personally appeared Matt Kline 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 15th day of August, 2025.

GISELLE C RICHARDSON-JONES NOTARY PUBLIC Commission # 25000435 My Commission Expires 01-14-2029 STATE OF OKLAHOMA

NOTARY PUBLIC

Giselle C Richardson Jones
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 1/14/2029

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: 1862 Dripping Springs

Regulated Entity Location: 30.199512, -98.110470 / 1511 W Hwy 290, Dripping Springs, TX 78620

Name of Customer: Hemphill Towers LLC

Contact Person: Bethany White Phone: 682-321-8357

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☒ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☐ Comal ☐ Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment**. This payment is being submitted to:

☒ Austin Regional Office

☒ Mailed to: TCEQ - Cashier

Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office

☐ Overnight Delivery to: TCEQ - Cashier

12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$500
Extension of Time	Each	$

Signature: Bethany B White Date: 08/20/2025

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

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

☒ 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:*

Hemphill Towers LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0803087842	32068017428	82-3425968	117562529

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ 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 ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:							
1305 N. Louisville Ave.							
City	Tulsa	**State**	OK	**ZIP**	74115	**ZIP + 4**	

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	BWhite@GSSMidwest.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(682)321-8357		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

1862 Dripping Springs

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	1511 W. Hwy 290							
	City	Dripping Springs	**State**	TX	**ZIP**	78620	**ZIP + 4**	
24. County	Hays							

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

25. Description to Physical Location:	

26. Nearest City	**State**	**Nearest ZIP Code**

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

27. Latitude (N) In Decimal:	30.199512		**28. Longitude (W) In Decimal:**	-98.110470	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	11	58.13	-98	06	37.80

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)
1623		237130	

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

New Telecommunications Cell Tower

34. Mailing Address:								
	City		**State**		**ZIP**		**ZIP + 4**	
35. E-Mail Address:								

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

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	☐ Wastewater	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Bethany White	**41. Title:**	Real Estate Specialist

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(682)321-8357		( ) -	BWhite@GSSMidwest.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:	GSS Midwest	**Job Title:**	Real Estate Specialist
Name *(In Print):*	Bethany White	**Phone:**	(682)321-8357
Signature:	Bethany White	**Date:**	09/10/2025

Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

Complete the following form by adding the requested information in the fields below. The form must be notarized for it to be considered complete. Attach it to other programmatic submittals required by 30 Texas Administrative Code (30 TAC), Chapter 213, and provide it to TCEQ's Edwards Aquifer Protection Program (EAPP) as part of your application.

If you have questions on how to fill out this form or about EAPP, please contact us by phone at 512-339-2929 or by e-mail at eapp@tceq.texas.gov.

Landowner Authorization

I, Jared West of Six Oaks, LLC

am the owner of the property located at:

1511 W Hwy 290, Dripping Springs, Texas 78620

and am duly authorized in accordance with 30 TAC 213.4(c)(2) and 213.4(d)(1), or 30 TAC 213.23(c)(2) and 213.23(d), relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize Hemphill Towers, LLC
To conduct 2,500 sqft Land Lease for the purpose of a new 125' telecommunications tower
At 30.199512°, -98.110470° -e911: 1511 W US 290, Unit B, Dripping Springs, TX 78620

Landowner Acknowledgement

I understand that Six Oaks LLC

Is ultimately responsible for the compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation and subject to administrative rule or orders and penalties as provided under 30 TAC 213.10, relating to enforcement. Such violations may also be subject to civil penalties.

Landowner Signature

Signature
Landowner Signature

Date
Date 9/29/25

THE STATE § OF State TEXAS

County § of County Hays

BEFORE ME, the undersigned authority, on this day personally appeared

landowner or signatory name

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 Day day of Month 29TH SEPT. 2025

Click or tap here to add ID

NOTARY PUBLIC

Typed or Printed Name of Notary MELISSA G. WATSON

MY COMMISSION EXPIRES: Date 9/26/26

MELISSA G WATSON
Notary Public
State of Texas
ID # 747565-3
My Comm. Expires 09-28-2026

Optional Attachments

Select All that apply:

- ☐ Lease Agreement
- ☐ Signed Contract
- ☐ Deed Restricted Easement
- ☐ Other legally binding documents