WATER POLLUTION ABATEMENT PLAN

For

Chipotle Mexican Grill

4621 Williams Dr.
Georgetown, Williamson County
Texas 78633

CFA Project #: 2510-048-01 Task 24

December 2025

Submitted By:

CobbFendley

TBPE Firm Registration Number 274
TBPLS Firm Registration Number 100467

Civil Engineering ♦ Land Surveying
Right-of-Way ♦ Utility Coordination
Telecommunications

2801 Network Blvd. Suite #800 | Frisco, Texas 75034 | Voice (713) 462-3242 | Fax (713) 462-3262 | www.cobbfendley.com

EDWARDS AQUIFER APPLICATION COVER PAGE (TCEQ-20705)

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.

4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Chipotle Mexican Grill						**2. Regulated Entity No.:**			
3. Customer Name: Vaquero Georgetown Partners, LP						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			1.10
9. Application Fee:	$4,000		**10. Permanent BMP(s):**			Sand Filter Systems			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
13. County:	Williamson		**14. Watershed:**			Granger Lake-San Gabriel River			

Application Distribution

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

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

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

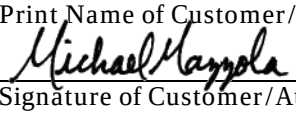
Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	__	✓
Region (1 req.)	__	__	✓
County(ies)	__	__	✓
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) 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.

Michael F. A. Mazzola

Print Name of Customer/Authorized Agent



12/15/2025

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):	

GENERAL INFORMATION FORM (TCEQ-0587)

General Information Form

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Michael F. A. Mazzola, PE

Date: 12/15/2025

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Chipotle Mexican Grill
2. County: Williamson
3. Stream Basin: Granger Lake-San Gabriel River
4. Groundwater Conservation District (If applicable): _____
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☒ WPAP
   ☐ SCS
   ☐ Modification
   ☐ AST
   ☐ UST
   ☐ Exception Request

7. Customer (Applicant):

Contact Person: Cynthia Nagano
Entity: Vaquero Georgetown Partners, LP
Mailing Address: 2627 Tillar St. Suite 111
City, State: Fort Worth, Texas Zip: 76107
Telephone: 808-729-5520 FAX: _____
Email Address: cnagano@vaqueroventures.com

8. Agent/Representative (If any):

Contact Person: Michael F. A. Mazzola, PE
Entity: CobbFendley
Mailing Address: 2801 Network Blvd., Suite #800
City, State: Frisco, Texas Zip: 75034
Telephone: 713-462-3242 FAX: 713-462-3262
Email Address: mmazzola@cobbfendley.com

9. Project Location:

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

10. ☒ The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.
Get on I-35 N from S-I-35 Frontage Rd and N-I-35 Frontage Rd. Follow I-35 N to Georgetown and take exit 262. Turn left on Williams Dr and 4611 Williams Dr will be on the left. It's the vacant lot next to 7-11 gas station.

11. ☒ **Attachment A – Road Map**. A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

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

☒ Project site boundaries.
☒ USGS Quadrangle Name(s).
☐ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
☒ Drainage path from the project site to the boundary of the Recharge Zone.

13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned**. Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

☐ Survey staking will be completed by this date: _____

14. ☒ **Attachment C – Project Description**. Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:

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

15. Existing project site conditions are noted below:

- ☐ Existing commercial site
- ☐ Existing industrial site
- ☐ Existing residential site
- ☐ Existing paved and/or unpaved roads
- ☒ Undeveloped (Cleared)
- ☐ Undeveloped (Undisturbed/Uncleared)
- ☐ Other: _____

Prohibited Activities

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

(1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);

(2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;

(3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;

(4) The use of sewage holding tanks as parts of organized collection systems; and

(5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).

(6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

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

(1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);

(2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

(3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

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

- ☒ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
- ☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
- ☐ For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
- ☐ A request for an exception to any substantive portion of the regulations related to the protection of water quality.
- ☐ A request for an extension to a previously approved plan.

19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

- ☐ TCEQ cashier
- ☒ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
- ☐ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

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

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

ATTACHMENT A

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ATTACHMENT B

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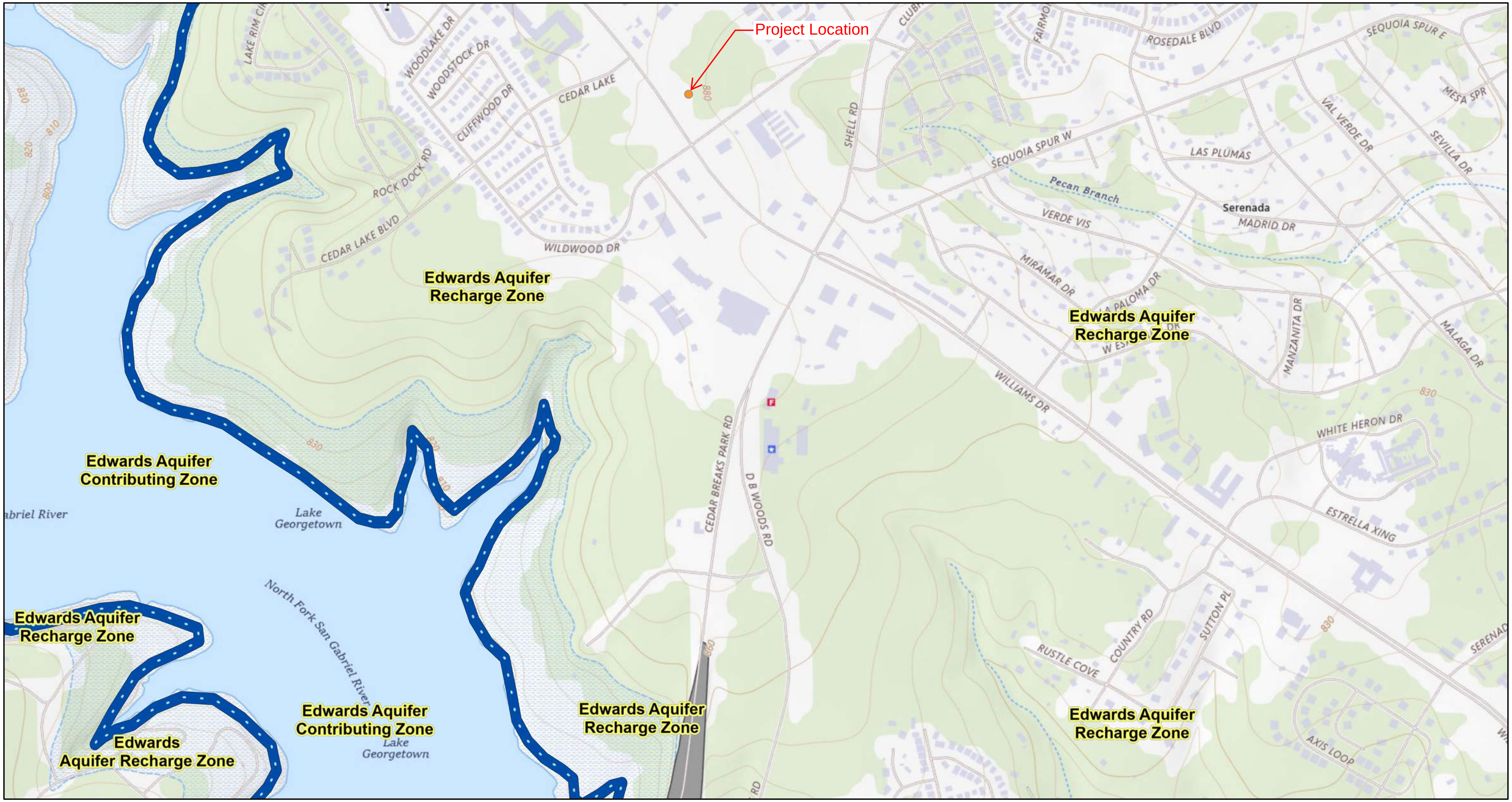

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ATTACHMENT C

ATTACHMENT C
Project Description

The proposed Chipotle Mexican Grill will be located on a 1.10-acre site at 4621 Williams Dr., Georgetown, TX 78633, situated at the northwest corner of Williams Dr. and Wildwood Dr. The site lies within the Edwards Aquifer Recharge Zone.

The development includes the construction of a new 2,325-square-foot building, along with associated parking and sidewalks. The total tract size is 1.10 acres, and the proposed improvements will result in approximately 0.55 acres of impervious cover—representing a 50% increase.

To mitigate the increase in impervious cover, a sand filter system will be installed as part of the permanent stormwater management strategy. During construction, temporary BMPs will include silt fencing, inlet protection barriers, and other erosion control measures as needed.

As part of the background research conducted for the geologic assessment, one feature a manmade structure within the bedrock was identified on the site. Based on the evaluation of this feature, it was determined that no sensitive karst features are present on the property. The manmade feature in the bedrock was classified as non-sensitive.

GEOLOGIC ASSESSMENT FORM (TCEQ-0585)

aci Project Number 89-25-101

4621 WILLIAMS DRIVE - CHIPOTLE TRACT

Geologic Assessment

Williamson County, TX
August 2025

Submitted to:

Cobb, Fendley & Associates, Inc.
22316 Grand Corner Drive, Suite 100, Katy, Texas 77494

aci env

aci-consulting.net

1001 Mopac Circle | Austin, TX 78746

austin (512) 347-9000

denver (720) 440-5320

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), Effective June 1, 1999

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Stan Reece Telephone: (512) 694-9333

Date: 8/26/25 Fax: (512) 306-0974

Representing: aci environmental consulting, LLC TBPG License No. 50713 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Regulated Entity Name: Vaquero Georgetown Partners, LP.

Project Information

1. Date(s) Geologic Assessment was performed: 08/05/2025
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
See Section 4.0. Soils and Geology		

** Soil Group Definitions (Abbreviated)*

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate infiltration rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

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

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

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

   Applicant's Site Plan Scale: 1" = 20'
   Site Geologic Map Scale: 1" = 20'
   Site Soils Map Scale (if more than 1 soil type): 1" = 100'

9. Method of collecting positional data:

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

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.

12. ☒ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    ☐ Geologic or manmade features were not discovered on the project site during the field investigation.

13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.

14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

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

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

Administrative Information

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

aci env

aci-consulting.net

1001 Mopac Circle
Austin, TX 78746

aci environmental consulting

Austin Denver

TABLE OF CONTENTS

LIST OF ATTACHMENTS

August 2025

Geologic Assessment for the 4621 Williams Drive – Chipotle Tract located in Williamson County, Texas

1.0 INTRODUCTION

The Texas Commission on the Environmental Quality (TCEQ) regulates activities that have the potential to pollute the Edwards Aquifer through the Edwards Aquifer Protection Program. Projects meeting a certain criterion over the Edwards Aquifer Recharge Zone must submit an Edwards Aquifer Protection Plan (EAPP).

The purpose of this report is to identify all potential pathways for contaminant movement to the Edwards Aquifer and provide sufficient geologic information so that the appropriate Best Management Practices (BMPs) can be proposed in the Edwards Aquifer Protection Plan (EAPP). This report complies with the requirements of Title 30, Texas Administrative Code (TAC) Chapter 213 relating to the protection of the Edwards Aquifer Recharge Zone. Per the Rules, the Geologic Assessment must be completed by a Geologist licensed according to the Texas Geoscience Practice Act.

2.0 PROJECT INFORMATION

The 4621 Williams Drive – Chipotle Tract, hereafter referred to as the subject area or site, is located at 4621 Williams Drive in City of Georgetown, Williamson County, Texas (**Attachment A, Figure 1**). Pedestrian investigations of the 1.1-acre tract were performed on August 5, 2025, by Andrew McGlothlin, G.I.T., and Collin Kerr, under the supervision of Stan Reece, P.G. with **aci environmental consulting**.

This report is intended to satisfy the requirements for a Geologic Assessment, which shall be included as a component of a Water Pollution Abatement Plan (WPAP). The site is approximately 1.1 acres in total. The proposed site use is for low-density commercial development (fast food restaurant). The scope of the report consists of a site reconnaissance, field survey, and review of existing data and reports. Features identified during the field survey were ranked utilizing the Texas Commission on Environmental Quality (TCEQ) matrix for Edwards Aquifer Recharge Zone features. The ranking of the features will determine their viability as "sensitive" features.

3.0 INVESTIGATION METHODS

The following investigation methods and activities were used to develop this report:

- Review of existing files and literature to determine the regional geology and any known caves associated with the project area;
- Review of past geological field reports, cave studies, and correspondence regarding the existing geologic features on the project area, if available;
- Site reconnaissance by a registered professional geologist to identify and examine caves, recharge features, and other significant geological structures;
- Evaluation of collected field data and a ranking of features using the TCEQ Ranking Table 0585 for the Edwards Aquifer Recharge Zone; and
- Review of historic aerial photographs to determine if there are any structural features present, and to determine any past disturbances on the subject property.

4.0 SOILS AND GEOLOGY

The following includes a site-specific description of the soils, geologic stratigraphy, geologic structure, and karstic characteristics as they relate to the Edwards aquifer. Also included in this section is a review of historic aerials for presence of geologic changes or changes to manmade features in bedrock.

Soils

According to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (2025), two soil units occur within the project area (**Attachment A, Figure 2**):

- EeB – Eckrant stony clay, 0 to 3 percent slopes

The Eckrant, stony component makes up 85 percent of the map unit. Slopes are 0 to 3 percent. This component is on ridges on dissected plateaus. The parent material consists of residuum weathered from limestone. Depth to a root restrictive layer, bedrock, lithic, is 4 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet the criteria for hydric soils. Hydrologic Soil Group: D.

- GeB – Georgetown stony clay loam, 1 to 3 percent slopes

The Georgetown component makes up 90 percent of the map unit. Slopes are 1 to 3 percent. This component is on broad ridges on dissected plateaus. The parent material consists of clayey residuum weathered from limestone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet the criteria for hydric soils. Hydrologic Soil Group: D.

Geologic Stratigraphy

According to the Geologic Map of the Georgetown Area, Texas, two geologic units occur within the project area (**Attachment A, Figure 3**). These units and a description by Collins (1997) are as follows:

- Georgetown Formation (Kgt)

"Limestone and marl. Nodular, very fossiliferous; diagnostic marine megafossils include *Waconell wacoensis* (formerly *Kingena wacoensis)* and *Gryphaea washitaensis*". Rare small vugs. Uppermost Edwards aquifer strata. Thickness increases northward from ~65 ft to 110 ft."

- Edwards Limestone (Ked)

"Limestone, dolomitic limestone and marl. Massive to thin beds, chert, and fossiliferous; fossils include rudistids. Shallow subtidal to tidal-flat cycles. Honeycomb textures, voids in collapsed breccias, and cavern systems. Accounts for most of the Edwards aquifer strata. Thickness is between 100ft to 300ft; thins northward."

Site-Specific Stratigraphic Column

Formation	Members	Thickness (Collins, 1997)
Georgetown Formation	-	~65-110 feet

Edwards Limestone	-	100-300 feet

Geologic Structure

The geologic strata associated with the Edwards Aquifer include the Georgetown Limestone Formation of the Washita Group, the Edwards Limestone Group which is interfingered with the Comanche Peak Formation, followed by the Walnut formation, and finally the Glen Rose Formation of the Trinity Group. These Groups dip gently to the southeast and are a characterized by the Balcones Fault Escarpment, a zone of en echelon normal faults downthrown to the southeast. Locally, the dominant structural trend of faults within the area is 20°, as evidenced by the mapped fault patterns (**Attachment A, Figure 4**). Thus, all features that have a trend ranging from 5° to 35° are considered "on trend" and were awarded the additional 10 points in the Geologic Assessment Table.

Karstic Characteristics

In limestone landscapes, karst is expressed by erratically developed cavernous porosity from dissolution of bedrock as water combined with weak acids moves through the subsurface. Karst terrains are typical of the Edwards Limestone, occurring across a vast region of Central Texas, including the Balcones Fault Escarpment. The features produced by karst processes include, but are not limited to, sinkholes, solution cavities, solution enlarged fractures, and caves. These features can eventually provide conduits for fluid movement such as surface water runoff, as "point recharge" to the Edwards Aquifer. Faults and manmade features within bedrock can also provide conduits for point recharge in many cases.

According to Edwards aquifer zone map produced by the TCEQ (2019), the entire subject area is within the northern segment of the Edwards aquifer Recharge Zone. Thus, all karst features identified as sensitive within the project limits have the potential to be point recharge features into the Edwards aquifer.

Review of Historic Aerials

Aerial photographs were reviewed for the site, and it was determined that the subject area consisted of undeveloped ranchland since before the first aerial image dated 1941 (**Attachment C**). Between 1941 and 2004, rural residences, paved/unpaved roads, and eventually multifamily and commercial development emerge around the subject area,

but no changes to the subject area are visible in aerial imagery. In imagery from 2010 a small structure is visible in the southwestern portion of the subject area, and in 2016 a driveway can be seen entering the southernmost corner of the subject property. Aside from these observations, the subject area experiences no visible changes throughout all reviewed aerial imagery.

5.0 GEORGETOWN WATER QUALITY ORDINANCE

On February 24, 2015, the City of Georgetown (CoGt) passed a finalized ordinance regarding water quality regulations over the Edwards Aquifer Recharge Zone (EARZ), which established setbacks or buffers around springs and streams in the EARZ as well as for occupied salamander sites. **aci environmental consulting** scientists surveyed the subject area as part of the Geologic Assessment (GA) and included obtained pertinent information on springs, streams, and Georgetown Salamander Critical Habitat Units (CHUs) as part of the assessment.

aci environmental consulting verified that the entire site is contained within the Edwards Aquifer Recharge Zone (EARZ), based on the mapped boundaries. There were no springs or mapped salamander sites or known surface or subsurface CHUs within the subject area. Additionally, there are no mapped flowlines or waterbodies within the site, according to the National Hydrography Dataset (NHD), nor are there any mapped wetlands within the site according to the National Wetland Inventory (NWI). No mapped NWI wetlands occur on-site or near the project area. The nearest CHU for the Georgetown Salamander occurs approximately 1.58 miles southeast of the project area, near the intersection of Melanie Lane (Ln) and Oak Crest Ln.

As there are no springs or waterways located within the project area, there are no buffers or setback required as part of the Georgetown Water Quality Ordinance.

6.0 SUMMARY OF FINDINGS

This report documents the findings of a geologic assessment conducted by **aci environmental consulting** personnel on August 5, 2025. One feature (manmade feature in bedrock) was noted on the site. A comprehensive description and recommendation for this feature can be found in **Attachment B**. Based on assessment of this feature, it was determined that there are no sensitive karst features on the subject property. This man-made feature in bedrock was determined to be non-sensitive.

7.0 REFERENCES

Collins, E.W., 1997. *Geologic Map of the Round Rock Quadrangle, Texas.* Bureau of Economic Geology. Austin, Texas.

(SCS) Soil Conservation Survey. 1983. Soil Survey of Williamson County, Texas. United States Department of Agriculture. Texas Agriculture Experiment Station.

(TCEQ) Texas Commission on Environmental Quality. 2004. Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones. October 1, 2004. Austin, Texas.

(TCEQ) Texas Commission on Environmental Quality. 2005. "Edwards Aquifer Protection Program, Chapter 213 Rules - Recharge Zone, Transition Zone, Contributing Zone, and Contributing Zone within the Transition Zone." Map. Digital data. September 1, 2005. Austin, Texas.

(TWDB) Texas Water Development Board. 2024. Water Data Interactive Groundwater Data Viewer. Accessed on August 20, 2025. Available at: http://www2.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer

(USDA NRCS) U.S. Department of Agriculture Natural Resources Conservation Service. 2025. WebSoilSurvey.com. Soil Survey Area: Williamson County, Texas. Date accessed: August 20, 2025.

ATTACHMENT A

Site Maps

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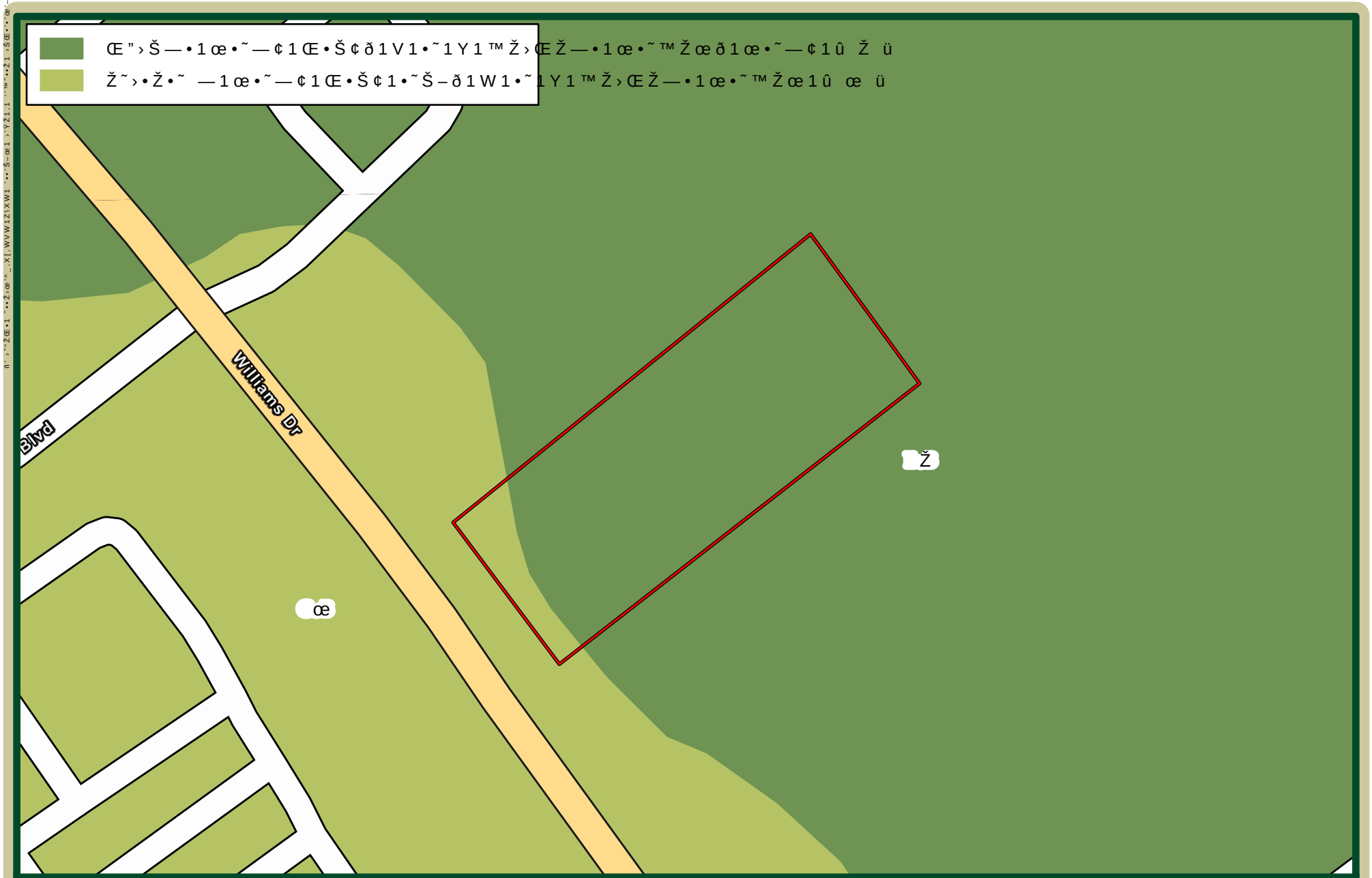

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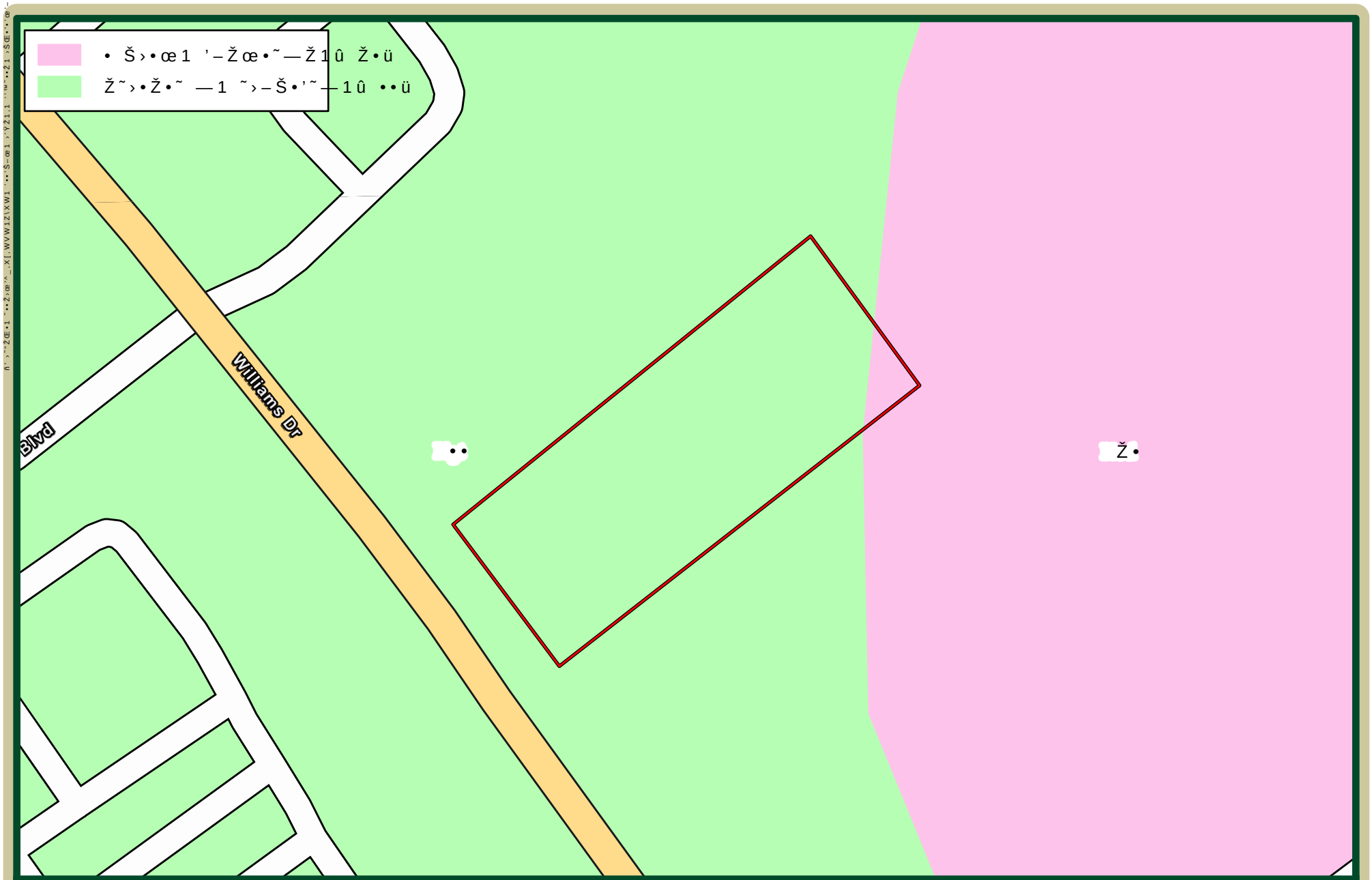

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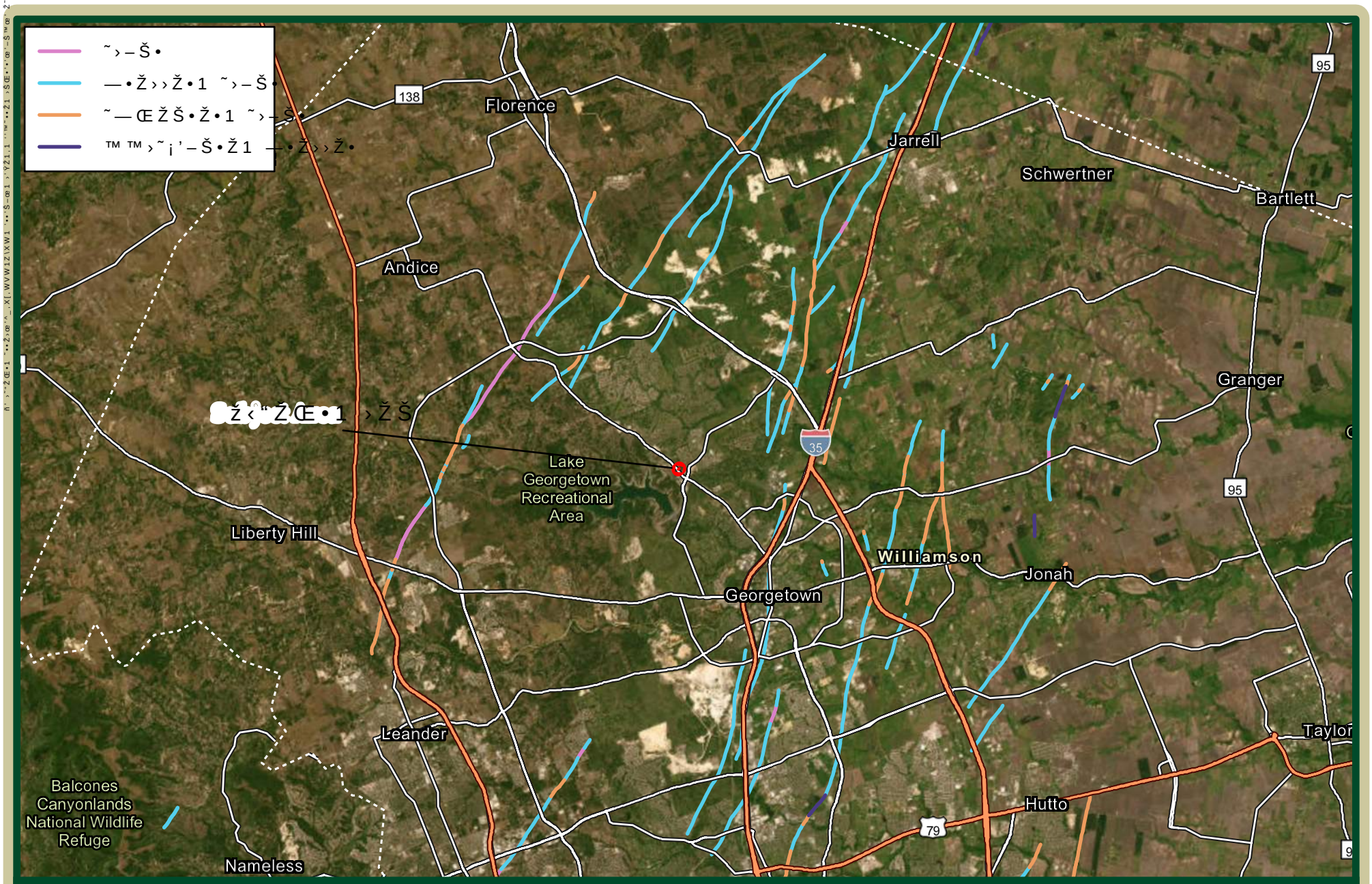
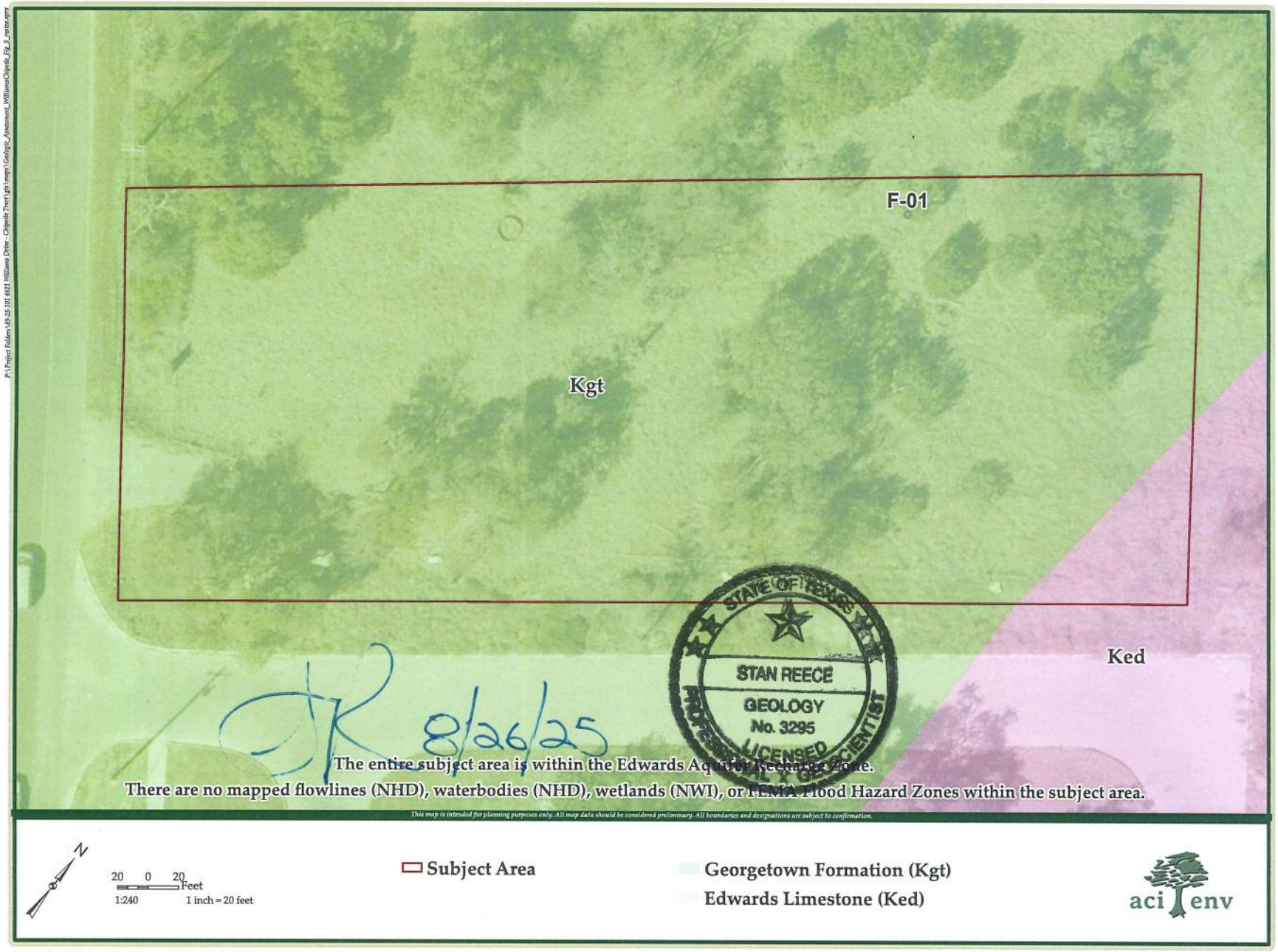

Florence
Jarrell
Schwertner
Bartlett
Andice
Granger
Lake
Georgetown
Recreational
Area
Liberty Hill
Williamson
Jonah
Georgetown
Leander
Taylor
Balcones
Canyonlands
National Wildlife
Refuge
Hutto
Nameless
138
95
35
79



4621 Williams Drive - Chipotle Tract

Figure 5: Geologic Feature Map

aci Project No.: 89-25-101

August 2025

ATTACHMENT B

Geologic Table
Geologic and Manmade Feature Map (Figure 5)
Feature Descriptions and Recommendations

GEOLOGIC ASSESSMENT TABLE — PROJECT NAME:

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
			MB			X	Y	Z		10						<40	>40	<1.6	>1.6	
F-01	30.6872304	-97.7212221	O	5	Kgt	5	2	0.5	-	5	-	-	N, C, V	5	10	X		X		Hillside

* DATUM: NAD 1983 State Plane 4203

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

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

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

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

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

Date 8/26/25

Sheet 1 of 1

STATE OF TEXAS
STAN REECE
GEOLOGY
No. 3295
LICENSED
PROFESSIONAL GEOSCIENTIST

TCEQ-0585-Table (Rev. 10-01-04)

F-01

GPS: 30.6872304°N, -97.7212221°W

This feature is an "other natural bedrock feature" (slab heave) with an apparent diameter of 5 inches extending below the surface for an unknown depth. The feature is located in the Georgetown Formation and is positioned on a hillside. Infill material is unknown. The feature has a trend of 5 degrees, and a drainage area of less than 1.6 acres. In using Figure 1 in Instructions to Geologists, it was determined that this feature has an infiltration rate of 10 points due to its status as an "other natural bedrock feature" with no evidence of infiltration.

Recommendation: No setbacks are required for this feature.

Photo of F-01

ATTACHMENT C

Historic Aerial Photographs

Prepared for:

ACI ENVIRONMENTAL CONSULTING, LLC
1001 Mopac Circle
Austin, TX 78746

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Historical Aerial Photographs

4621 Williams Drive -
Chipotle Tract

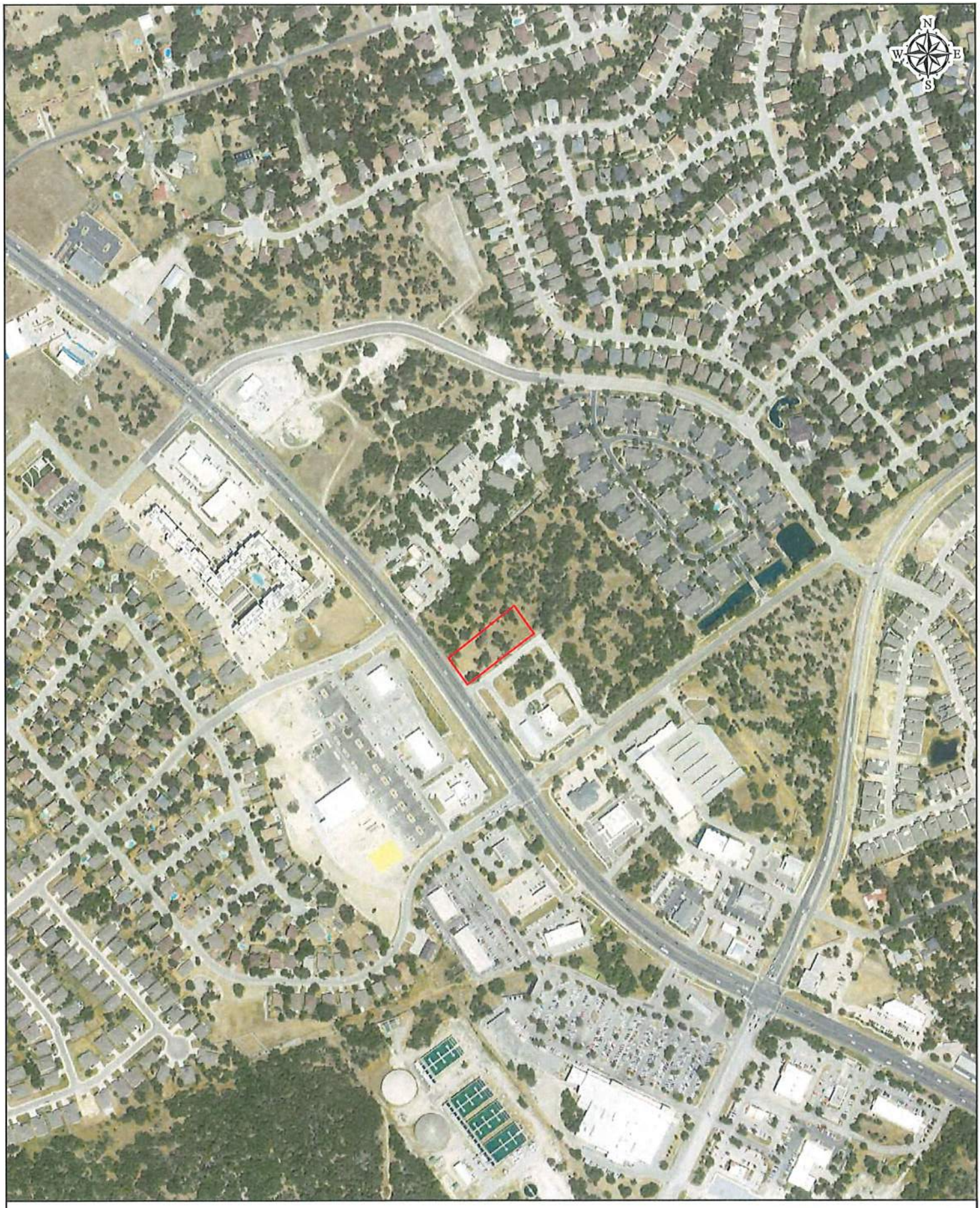
TX

Williamson County

PO #: 89-25-101

ES-146282

Monday, August 18, 2025



Date: 2024
Source: USDA

0 250 500 1,000 Feet

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Date: 2016
Source: USDA

0 250 500 1,000 Feet

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Date: 2010
Source: USDA

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Date: 2004
Source: USDA

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Date: 1995
Source: USGS

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Date: 1988
Source: TXDOT

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Date: 1981
Source: USGS

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Date: 1972
Source: ASCS

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Date: 1962
Source: USGS

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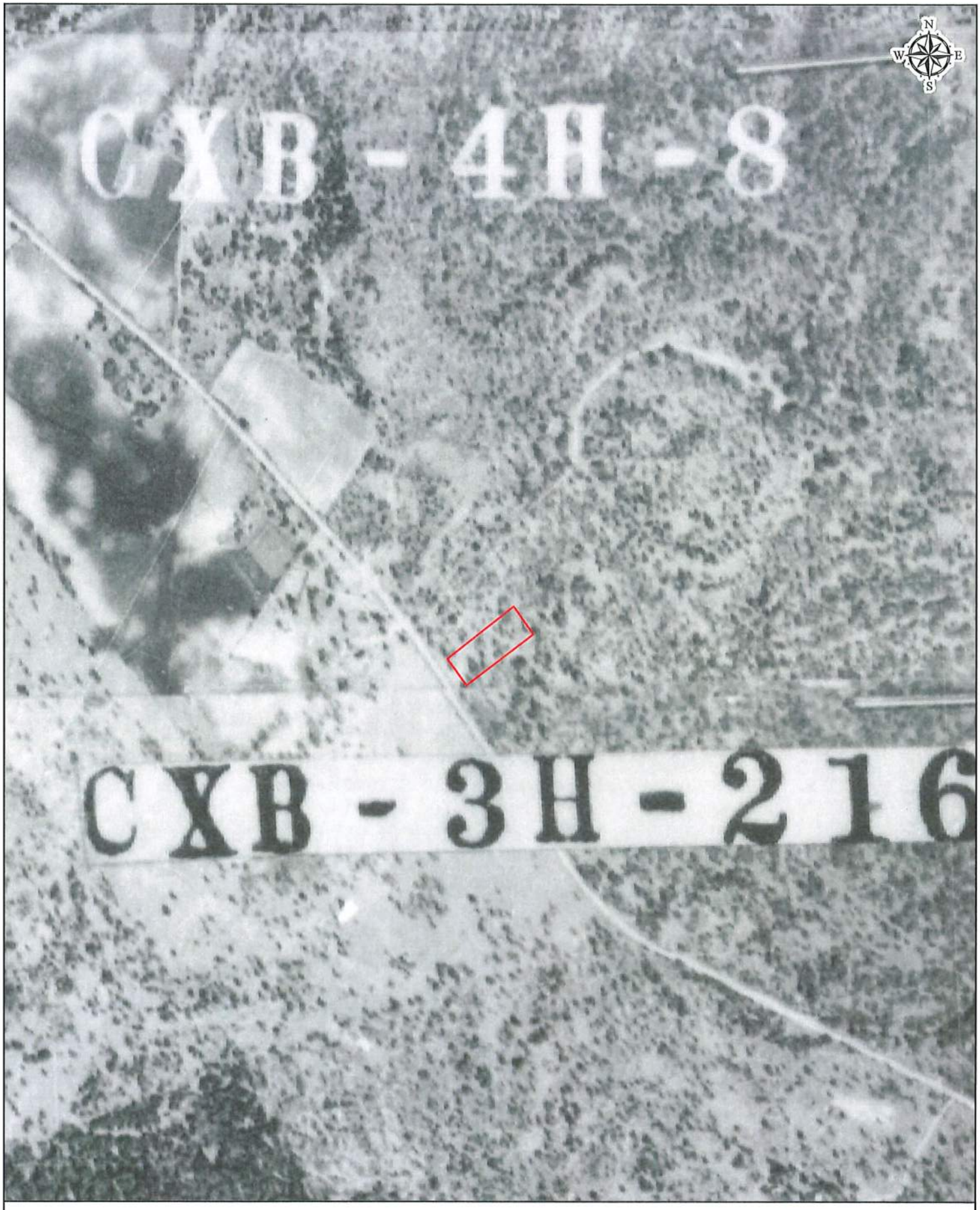

Date: 1951
Source: ASCS

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BANKS ENVIRONMENTAL DATA
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Date: 1941
Source: ASCS

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HISTORICAL AERIAL PHOTOGRAPHS	
ES-146282	August 18, 2025

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AERIAL SOURCE DEFINITIONS

Acronym	Agency
NASA	National Aeronautics & Space Administration
AMS	Army Mapping Service
ASCS	Agricultural Stabilization & Conservation Service
SCS	Soil Conservation Service
USBR	United States Bureau of Reclamation
Fairchild	Fairchild Aerial Surveys
TXDOT	Texas Department of Transportation
BLM	Bureau of Land Management
USAF	United States Air Force
USCOE	United States Corps of Engineers
USDA	United States Department of Agriculture
USGS	United States Geological Survey
WALLACE	Wallace-Zingery Aerial Surveys
TNRIS	Texas Natural Resources Information System

HISTORICAL AERIAL PHOTOGRAPHS	
ES-146282	August 18, 2025

BANKS ENVIRONMENTAL DATA
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WATER POLLUTION ABATEMENT PLAN APPLICATION FORM (TCEQ-0584)

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b), Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Michael F. A. Mazzola, PE

Date: 12/15/2025

Signature of Customer/Agent:

Regulated Entity Name: Chipotle Mexican Grill

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property): 1.10 acre

3. Estimated projected population: N/A

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	2,325	÷ 43,560 =	0.05
Parking	20,628.26	÷ 43,560 =	0.47
Other paved surfaces	1,919.81	÷ 43,560 =	0.04
Total Impervious Cover	24,873.07	÷ 43,560 =	0.56

Total Impervious Cover 0.56 **÷ Total Acreage** 1.10 **X 100 =** 51 **% Impervious Cover**

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

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

For Road Projects Only

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

7. Type of project:

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

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

   ☐ Concrete
   ☐ Asphaltic concrete pavement
   ☐ Other: _____

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

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

10. Length of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

100 % Domestic	800 Gallons/day
0 % Industrial	0 Gallons/day
0 % Commingled	0 Gallons/day
TOTAL gallons/day 800	

15. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

☒ Private service laterals from the wastewater generating facilities will be connected to an existing SCS.

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

☐ The SCS was previously submitted on_____.

☐ The SCS was submitted with this application.

☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

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

☐ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 20' '.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Map 48491C0290 E, Dated 09/26/2008

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

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

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

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

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

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

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

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

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

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

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

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

26. ☐ Surface waters (including wetlands).

☐ N/A

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

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

28. ☐ Legal boundaries of the site are shown.

Administrative Information

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

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

ATTACHMENT A

ATTACHMENT A
Factors Affecting Water Quality

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site during construction includes:

- Soil erosion due to the clearing of the site.
- Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings.
- Miscellaneous trash and litter from construction workers and material wrappings.
- Concrete truck washout.
- Potential overflow/spills from portable toilets.

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site after development includes:

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

ATTACHMENT B

ATTACHMENT B
Volume and Character of Stormwater

Stormwater runoff will increase as a result of this development. For a 25-year storm event, the overall project will generate approximately 11.01 cfs. The runoff coefficient for the site changes from approximately 0.54 before development to 0.74 after development. Values are based on the Rational Method using runoff coefficients per the City of Georgetown Drainage Manual.

TEMPORARY STORMWATER SECTION (TCEQ-0602)

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Michael F. A. Mazzola, PE

Date: 12/15/2025

Signature of Customer/Agent:

Regulated Entity Name: Chipotle Mexican Grill

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

6. ☐ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: NONE (PER GEOLOGIC ASSESSMENT REPORT)

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

ATTACHMENT A

ATTACHMENT A
Spill Response Actions

Measures that will be taken to contain any spill of hydrocarbons or hazardous substances will include:

1. Immediate isolation of the substance source to keep additional spill or possible infiltration from occurring. 2-3 cubic yards of clean sand shale shall be kept on site to assist in the isolation and containment of the spill material.

2. The substance and contaminated materials will be excavated and placed within an impervious container or impervious-lined area that is protected from STORM WATER runoff. Excavated materials will be covered to protect against rain.

3. The hazardous substance will be positively identified.

4. The spill area, after the excavation, will be sampled to verify that the hazardous substance has been properly and adequately remediated.

5. The excavated materials will be disposed of at an approved facility licensed to accept the substance identified. All transporting and disposal will follow State requirements for hazardous substances.

6. In the event of a reportable spill (as defined by the Texas Administrative Code Rule 327.4) TCEQ is to be notified immediately:

- Environmental Release Hotline or the Texas Natural Resource Conservation Commission (TNRCC) 1-800-832-8224

1.4.16 Spill Prevention and Control
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 run-on 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 projects 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 lines should be repaired or replace 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 lager 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. 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. First notification should 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 appropriate and qualified staffs have arrived at the job site.

5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

   More information on spill rules and appropriate responses is available on the TCEQ website at: http://www.tceq.state.tx.us/enforcement/emergencyresponse.html.

ATTACHMENT B

ATTACHMENT B
Potential Sources of Contamination

Other potential sources of contamination during construction include:

Potential Source	Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle dripping.
Preventative Measure	• Vehicle maintenance when possible, will be performed within the construction staging area. • Construction vehicles and equipment shall be checked regularly for leaks and repaired immediately.
Potential Source	Accidental leaks or spills of oil, petroleum products and substances listed under 40 CFR parts 110, 117, and 302 used or stored temporarily on site.
Preventative Measure	• Contractor to incorporate into regular safety meetings, a discussion of spill prevention and appropriate disposal procedures. • Contractor's superintendent or representative overseer shall enforce proper spill prevention and control measures. • Hazardous materials and wastes shall be stored in covered containers and protected from vandalism. • A stockpile of spill cleanup materials shall be stored on site where it will be readily accessible.
Potential Source	Miscellaneous trash and litter from construction workers and material wrappings.
Preventative Measure	• Trash containers will be placed throughout the site to encourage proper trash disposal.

Potential Source	Construction debris.
Preventative Measure	• Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case-by-case basis.
Potential Source	Spills/Overflow of waste from portable toilets.
Preventative Measure	• Portable toilets will be placed away from high traffic vehicular areas and storm drain inlets. • Portable toilets will be placed on a level ground surface. • Portable toilets will be inspected regularly for leaks and will be serviced and sanitized at time intervals that will maintain sanitary conditions.

ATTACHMENT C

ATTACHMENT C
Sequence of Major Activities

1. Temporary construction entrance is the first thing to build to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads and adjacent site.

2. To prevent pollutants from entering the aquifer, silt fence will be placed downgradient of any disturbance prior to any construction activities such as grading and clearing.

    - Silt fence will not be removed until the completion of the construction and the site is fully vegetated.

3. The inlet protection needs to be installed for the storm drain inlet at the entrance. The purpose for the inlet protection is to prevent existing pipe from clogging or losing a major portion of its capacity.

4. Construction will then commence on the parking lot, as well as the building.

5. Tree planting will then commence. Each tree will be dug, planted, and mulched in a timely fashion. Each tree will have approximately 10s.f. of disturbance prior to mulching.

6. After entire site is vegetatively re-established, all temporary BMP's will be removed.

ATTACHMENT D

ATTACHMENT D
Temporary Best Management Practices and Measures

1. Silt Fences and Sediment Controls

Measure: Silt fences will be installed along the entire down-gradient perimeter of the construction site to trap and filter sediment from stormwater runoff.

Maintenance: Silt fences will be inspected weekly and after every rain event. Any accumulated sediment will be removed when it reaches one-third of the fence height. Damaged fences will be repaired or replaced immediately.

2. Stabilized Construction Exit

Measure: A stabilized construction exit will be built at the single access point to prevent sediment from being tracked onto the adjacent public road. The exit will be constructed with a geotextile fabric layer covered by crushed rock.

Maintenance: Any sediment deposited on the public road will be removed daily via sweeping, and the entrance will be maintained as needed.

3. Erosion Control Matting

Measure: Biodegradable erosion control matting will be used on all steep slopes and drainage channels to prevent soil erosion.

Timeline: Matting will be installed as soon as possible after final grading is complete in a specific area.

4. Concrete Washout Area

Measure: A designated, impermeable area with a bermed perimeter will be established for the washout of concrete trucks.

Disposal: The hardened concrete waste will be disposed of off-site at a permitted facility.

5. Protection of Sensitive Features

There were no naturally occurring sensitive features identified in the Geologic Assessment.

ATTACHMENT F

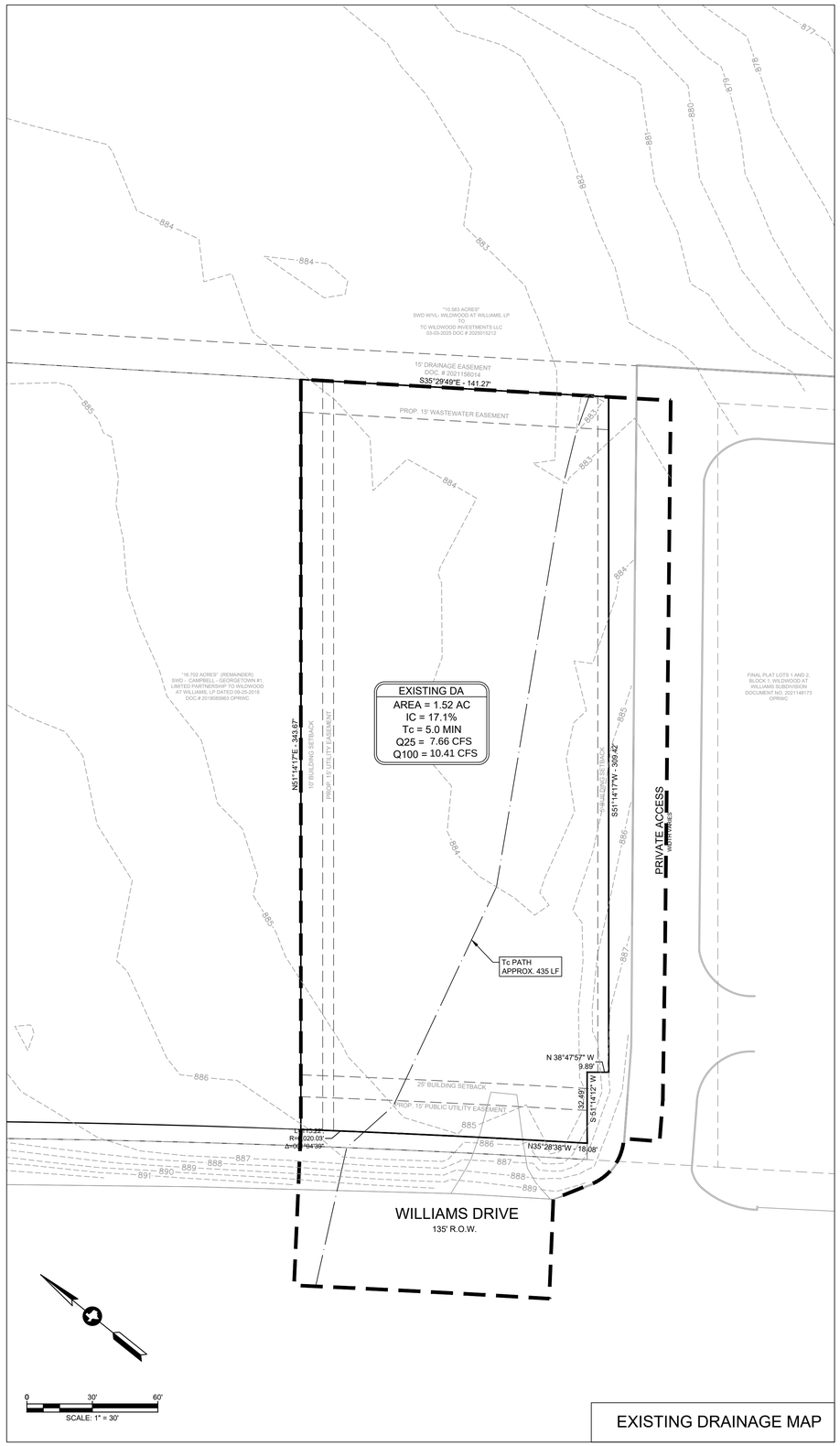
ATTACHMENT F
Structural Practices

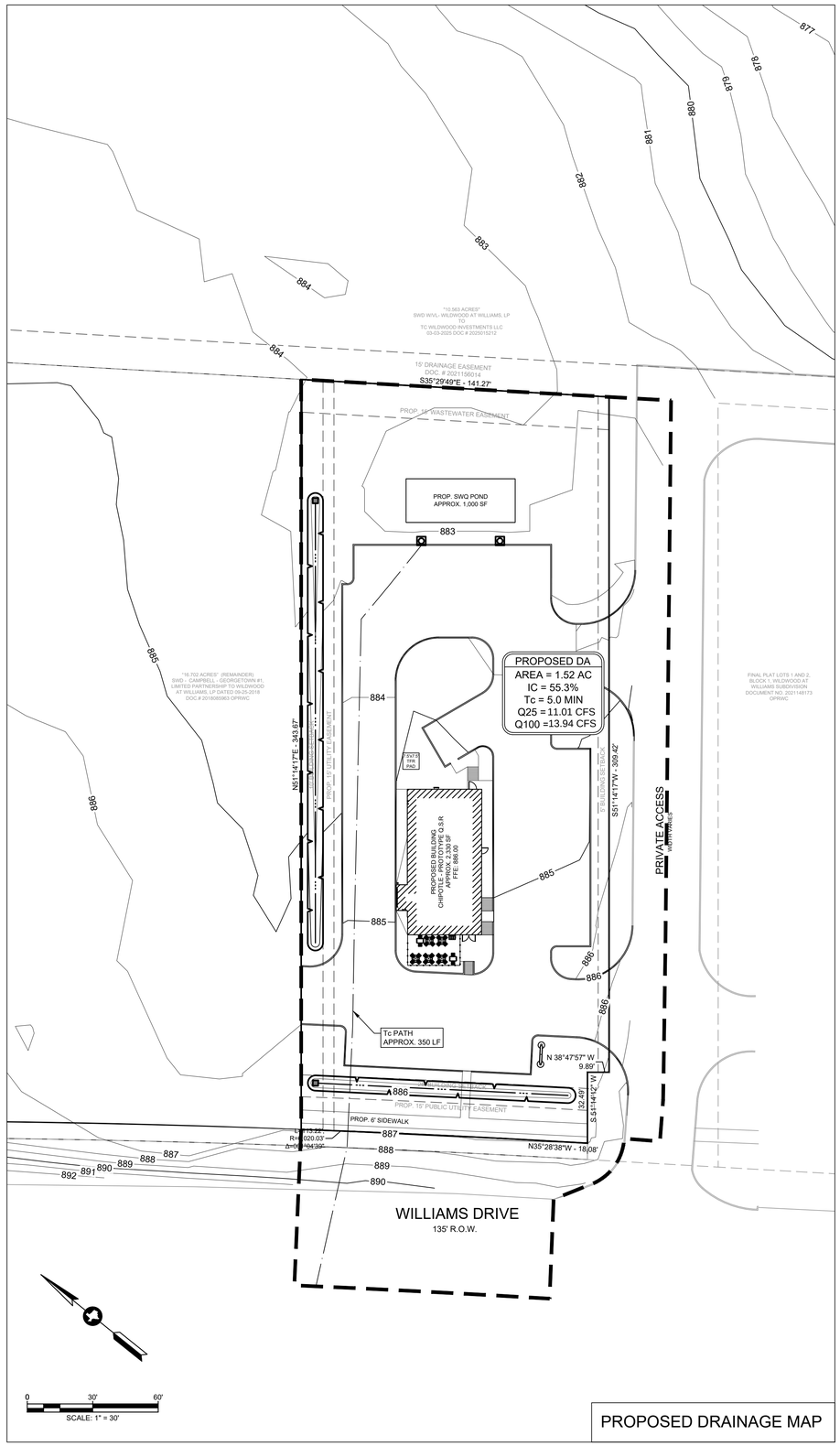
To minimize the discharge of pollutants from exposed areas during construction, the following structural Best Management Practices (BMPs) will be implemented:

- Stabilized Construction Entrance: Installed at site access points to reduce tracking of sediment onto adjacent roadways.
- Silt Fencing: Placed along the perimeter of disturbed areas to intercept and retain sediment-laden runoff.
- Inlet Protection: Deployed around storm drain inlets to prevent sediment and debris from entering the storm sewer system.

These measures will be maintained throughout the construction phase and adjusted as necessary to ensure continued effectiveness.

ATTACHMENT G





SURVEYOR

BRYAN TECHNICAL SERVICES, INC
911 NORTH MAIN, SUITE 130
TAYLOR, TEXAS 76574
PH: (512) 352-9090

FLOODPLAIN

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS #48491C0290E, DATED SEPTEMBER 26, 2008.

UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

ELEVATIONS WERE OBTAINED AND REFERENCED TO THE FLOOD PLAIN DATUM.

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND

- PROP. STORM STRUCTURE
- PROP. STORM SEWER
- PROP SWALE
- EXIST. CONTOUR
- PROP. CONTOUR
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION PATH
- DIRECTION OF FLOW ARROW

NOTES

1. SEE DRAINAGE REPORT TITLED "CHIPOTLE GEORGETOWN DRAINAGE REPORT" PREPARED BY COBB, FENDLEY AND ASSOCIATES.

CobbFendley
Texas Registration No. 274
2801 Network Blvd, Suite 800
Frisco, Texas 75034
972.335.3214
www.cobbfendley.com

STATE OF TEXAS
MICHAEL F.A. MAZZOLA
117109
LICENSED PROFESSIONAL ENGINEER
09/19/2025

CHIPOTLE

CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

DRAINAGE AREA MAPS

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	SEPTEMBER 2025
Project No.	2510-048-01

SHEET
10

ATTACHMENT I

ATTACHMENT I
Inspection and Maintenance for BMPs

1. Site-specific BMPs
    - Silt fence: Installed around the perimeter of disturbed areas and along downgradient contours.
    - Vegetative filter strips: Utilized to treat runoff from stockpiles.
    - Inlet protection: Installed on all storm drain inlets within or near the site.

2. Inspection procedures
    - Frequency: Inspections will occur at least once every 14 calendar days and within 24 hours of a rainfall event of 0.5 inches or greater.
    - Checklist: The on-site superintendent will complete an inspection checklist during each inspection. The checklist will document:
        - The date and time of the inspection.
        - The general condition of all temporary BMPs.
        - Any needed repairs or maintenance for each BMP.
        - Observations of sediment tracking on public roads.
        - Any signs of erosion or sediment leaving the site.
        - The name and signature of the inspector.
    - Recordkeeping: All inspection checklists will be kept on-site in a binder and will be made available for review by TCEQ upon request.

3. Maintenance, repair, and retrofit plan
    - General actions: All necessary maintenance and repairs identified during an inspection will be initiated as soon as possible, but no later than the next business day.
    - Silt fence:
        - Sediment will be removed once it has accumulated to half the height of the fence.
        - Any torn, collapsed, or otherwise non-functioning sections will be immediately replaced or repaired.
    - Inlet protection:
        - Sediment will be removed from inlet protection devices once they are half full.
        - Torn or damaged devices will be replaced immediately.

- Retrofit:
    - If any BMP consistently fails to contain sediment or control erosion, it will be evaluated for a potential retrofit.
    - For example, if a silt fence frequently collapses, a more robust option like a rock berm or additional sediment traps may be implemented.
    - All retrofitting efforts will be documented on the inspection checklist.

4. Post-construction stabilization
    - Following the completion of major grading, temporary stabilization measures (e.g., seeding, mulching) will be initiated on any portion of the site where construction activities have temporarily or permanently ceased.
    - Permanent stabilization measures will be implemented on all disturbed areas once construction is complete.

ATTACHMENT J

ATTACHMENT J
Schedule of Interim and Permanent Soil Stabilization Practices

1. Once construction of the project has commenced, the construction activity is planned to continue until the project is complete. The water, irrigation, storm and sanitary sewer trenches will be excavated and trenches loosely backfilled until all the trenches have been excavated. The trenches will then be re-excavated and the utilities and irrigation lines will be installed. This work is intended to continue until all the lines are installed. All the utilities are lines are located within project site, so there will be no impact to the roadway. Tree holes will be excavated at the same time with water and irrigation trenches and all the trees will be planted after each tree hole is done. Once this is complete, the majority of the project site will be seeded with high quality U.S. Department of Agriculture certified seed (blue tag).

2. Prior to the construction, silt fence will be placed around the entire project site to protect the area from upgradient runoff. Rock berm will be placed at the downgradient of the proposed site in order to minimize the potential suspended solids caused by excavation. During excavation, scheduling can be a very effective means of reducing the hazard of erosion. Schedule construction activities to minimize the exposed area and the duration of exposure. In scheduling, the season and the weather forecast will be considered.

3. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of the site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

PERMANENT STORMWATER SECTION (TCEQ-0600)

Permanent Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(C), (D)(Ii), (E), and (5), Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Michael F. A. Mazzola, PE

Date: 12/15/2025

Signature of Customer/Agent

Regulated Entity Name: Chipotle Mexican Grill

Permanent Best Management Practices (BMPs)

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

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

   ☐ N/A

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

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

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

☐ N/A

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

   ☐ N/A

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

☒ Design calculations (TSS removal calculations)
☒ TCEQ construction notes
☒ All geologic features
☒ All proposed structural BMP(s) plans and specifications

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☒ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    ☐ N/A

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

    ☐ N/A

ATTACHMENT B

ATTACHMENT B
BMPs for Upgradient Stormwater

There are no permanent BMPs for upgradient stormwater flowing across the project site.

ATTACHMENT C

ATTACHMENT C
BMPS for On-site Stormwater

A sand filter system is proposed as the permanent BMP for on-site stormwater management. The BMPs have been designed in accordance with the Texas Commission on Environmental Quality (TCEQ) Technical Guidance Manual (TGM) to achieve removal of at least 80% of the increase in Total Suspended Solids (TSS) from the site.

ATTACHMENT F

CODE INFORMATION:

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL PLUMBING CODE (IRC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FIRE CODE (IFC)
2023 NATIONAL ELECTRICAL CODE (NEC)

BUILDING CLASSIFICATION AND SITE DATA:

PROPOSED USE: RESTAURANT, DRIVE-THRU
ZONING DISTRICT: C-1 LOCAL COMMERCIAL
OCCUPANCY GROUP: A-2
CONSTRUCTION TYPE: V-B (99 MAX OCCUPANCY)

LEGAL DESCRIPTION: LOT 1, BLOCK A WILDWOOD AT WILLIAMS II
FINAL PLAT CASE: #2025-4-PFP
APPROVAL DATE: TBD

LOT SIZE: (48,026 SF) 1.10 ACRES
BUILDING AREA (EXCLUDING EXTERIOR WALLS): 2,192 SF
BUILDING AREA (INCLUDING EXTERIOR WALLS): 2,330 SF
LOT COVERAGE: 4.8%

C-1 ALLOWABLE IMPERVIOUS COVER: 70% (33,618 SF ALLOWED)
PROPOSED IMPERVIOUS COVER: 52.3% (25,072 SF PROVIDED)

Average Daily Traffic (ADT):
ITE CODE 934: FAST FOOD WITH DRIVE-THRU
PEAK AM: 89
PEAK PM: 60

FIRE PROTECTION SYSTEMS:
BUILDING NOT EQUIPPED WITH SPRINKLER SYSTEM.

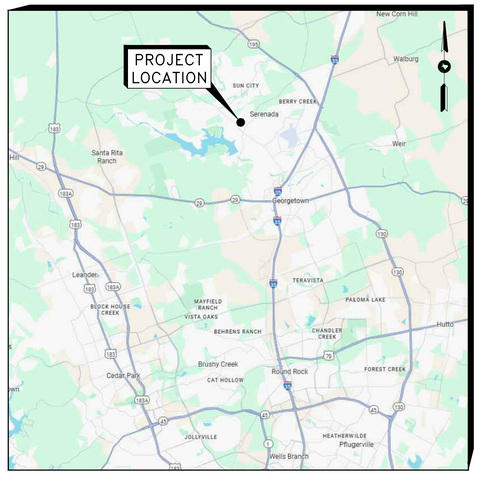
ALLOWABLE AREAS AND HEIGHTS:
MAXIMUM HEIGHT: 40'
MAXIMUM AREA: 6,000 SF

FIRE AND SMOKE PROTECTION FEATURES:
NONE REQUIRED

GENERAL SITE DEVELOPMENT PLAN NOTES:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
3. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
4. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
5. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
6. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
7. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
8. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE.
9. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
10. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
11. A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.
12. REGARDING FIRE FLOW REQUIREMENTS - PLEASE NOTE NO SPRINKLER SYSTEM BEING PROPOSED.
13. ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
14. THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
15. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
16. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
17. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.
18. THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
19. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON AUGUST 26, 2025. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.

SITE DEVELOPMENT PLANS FOR CHIPOTLE ON 4621 WILLIAMS DRIVE GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633



LOCATION MAP
N.T.S.

VICINITY MAP
1" = 500'

Contact Information:

Property Owner
Vaquero Georgetown Partners, LP
2627 Tillar St, Suite 111
Fort Worth, TX 76107
(808) 729-5520

Civil Engineering
Cobb, Fendley & Associates, Inc
2801 Network Blvd, Suite 800
Frisco, TX 75034
(972) 335-3214

Surveyor
Bryan Technical Services, Inc
911 North Main, Suite 130
Taylor, TX 76574
(512) 352-9090

Landscape Architecture
Wong & Associates, Inc.
P.O. Box 2028
Bellaire, TX 77402
(713) 777-9198

Architecture
Rogue Architects
513 Main Street #300
Fort Worth, TX 76102
(817) 820-0433

Structural Engineering
Contact Architect

MEP Engineering
Contact Architect

Utility Providers:

Water and Sewer
City of Georgetown
300-1 Industrial Avenue
Georgetown, TX 78717
customercare@georgetown.org
(512) 930-3640

Electrical
Pedernales Electric Cooperative, Inc.
P.O. Box 2048
10625 West Highway 29
Liberty Hill, TX 78642
(877) 372-0391, Option 8

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INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: MICHAEL F. A. MAZZOLA
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

CobbFendley
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Frisco, Texas 75034
972.335.3214
www.cobbfendley.com
DECEMBER 2025

PROJECT NUMBER: 2025-85-SDP

CITY OF GEORGETOWN GENERAL NOTES:

1. THESE CONSTRUCTION PLANS WERE PREPARED, SEALED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
2. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
3. THE SITE CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.
4. WASTEWATER MAINS AND SERVICE LINES SHALL BE SDR 26 PVC.
5. WASTEWATER MAINS SHALL BE INSTALLED WITHOUT HORIZONTAL OR VERTICAL BENDS.
6. MAXIMUM DISTANCE BETWEEN WASTEWATER MANHOLES IS 500 FEET.
7. WASTEWATER MAINS SHALL BE LOW PRESSURE AIR TESTED AND MANDREL TESTED BY CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
8. WASTEWATER MANHOLES SHALL BE VACUUM TESTED AND COATED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
9. WASTEWATER MAINS SHALL BE CAMERA TESTED BY THE CONTRACTOR AND SUBMITTED TO THE CITY ON DVD FORMAT PRIOR TO PAVING THE STREETS.
10. PRIVATE WATER SYSTEM FIRE LINES SHALL BE TESTED BY THE CONTRACTOR TO 200 PSI FOR 2 HOURS.
11. PRIVATE WATER SYSTEM FIRE LINES SHALL BE DUCTILE IRON PIPING FROM THE WATER MAIN TO THE BUILDING SPRINKLER SYSTEM, AND 200 PSI C900 PVC FOR ALL OTHERS.
12. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 200 PSI FOR 15 MINUTES AND 150 PSI FOR 2 HOURS.
13. ALL BENDS AND CHANGES IN DIRECTIONS ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.
14. LONG FIRE HYDRANT LENDS SHALL BE RESTRAINED.
15. ALL WATER LINES ARE TO BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO THE CITY STANDARDS AND SPECIFICATIONS.
16. WATER AND SEWER MAIN CROSSING SHALL MEET ALL REQUIREMENTS OF THE TCEQ AND THE CITY.
17. FLEXIBLE BASE MATERIAL FOR PUBLIC STREETS SHALL BE TXDOT TYPE A GRADE 1.
18. HOT MIX ASPHALTIC CONCRETE PAVEMENT SHALL BE TYPE D UNLESS OTHERWISE SPECIFIED AND SHALL BE A MINIMUM OF 2 INCHES THICK ON PUBLIC STREET AND ROADWAYS.
19. ALL SIDEWALK RAMPS ARE TO INSTALLED WITH THE PUBLIC INFRASTRUCTURE.
20. A MAINTENANCE BOND IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS. THIS BOND SHALL BE ESTABLISHED FOR 2 YEAR IN THE AMOUNT OF 10% OF THE COST OF THE PUBLIC IMPROVEMENTS AND SHALL FOLLOW THE CITY FORMAT.
21. RECORD DRAWINGS OF THE PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. THESE DRAWINGS SHALL BE A PDF EMAILED TO THE CITY DEVELOPMENT ENGINEER.

PAVING AND STRIPING NOTES

1. PAVEMENT DESIGN AND SOIL PREPARATION RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY ECS SOUTHWEST, LLP, DATED DECEMBER 12, 2023, (PROJECT NUMBER 17:6415) SHALL BE ADHERED TO FOR BOTH MATERIALS AND PRACTICE OF INSTALLATION.

2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS" MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.) AND CITY STANDARDS.

3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AS SHOWN ON THE PLANS.

4. ALL JOINTS SHALL EXTEND THROUGH THE CURB.

5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.

6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.

7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.

8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER.

9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT, UNLESS A HANDRAIL IS INDICATED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. AND T.A.S. COMPLIANCE ISSUES.

11. DO NOT UNLOAD OR USE ANY HEAVY CONSTRUCTION EQUIPMENT ON NEW CONCRETE FOR AT LEAST 7 DAYS AFTER CONCRETE IS POURED.

12. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK SUCH THAT UTILITIES ARE INSTALLED PRIOR TO PAVEMENT BASE BEING INSTALLED.

13. ALL CONCRETE PAVING AND FLATWORK SHALL BE CURED IN CONFORMANCE WITH AMERICAN CONCRETE INSTITUTE GUIDELINES.

14. NO VEHICULAR TRAFFIC IS ALLOWED ON CONCRETE REINFORCEMENT UNTIL PAVEMENT IS POURED AND CURED.

15. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE TEMPORARY CLOSURE OF ANY PUBLIC ROADWAY TO FACILITATE CONSTRUCTION OF NEW PARCEL DRIVEWAY/CURBCUT, INCLUDING BUT NOT LIMITED TO: PERMITTING, TEMPORARY TRAFFIC SIGNS, TRAFFIC BLOCKAGE, COORDINATION/APPROVAL FROM LOCAL TRAFFIC ENGINEER, ETC.

ACCESSIBILITY NOTES:

1. CONTRACTOR SHALL ENSURE THAT CONSTRUCTED SLOPES AND ELEVATIONS COMPLY WITH TEXAS DEPARTMENT OF LICENSING AND REGULATION REQUIREMENTS FOR ACCESSIBILITY. GRADES SHOWN HEREON HAVE BEEN CAREFULLY SELECTED TO COMPLY WITH ACCESSIBILITY REQUIREMENTS. THE FOLLOWING SHALL BE CONSIDERED DURING CONSTRUCTION.

2. ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND CITY REQUIREMENTS.

3. ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.

4. ACCESSIBLE ROUTES MAY HAVE LONGITUDINAL SLOPES UP TO 5% (SEE NOTE 8 FOR SLOPES GREATER THAN 5%)

5. WHERE AN ACCESSIBLE ROUTE CHANGES DIRECTION AND AT ALL POINTS OF BUILDING EGRESS, A 5'x5' MINIMUM LANDING SHALL BE PROVIDED WITH MAXIMUM 2% SLOPE IN ANY DIRECTION.

6. TOP OF WALK OR TOP OF LANDING ELEVATIONS AT BUILDING ENTRANCES/EXITS SHALL BE A MAXIMUM OF 1/4" BELOW FINISHED FLOOR ELEVATION.

7. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS. CURB RAMPS COMPLYING WITH TAS SECTION 4.7 SHALL BE PROVIDED AT ALL PASSENGER LOADING ZONES.

8. ALL RAMPS SHALL BE MAXIMUM 1 VERTICAL UNIT FOR EVERY 12 HORIZONTAL UNITS (8.33%). ALL RAMPS MUST HAVE 5'x5' LANDING WITH MAXIMUM 2% SLOPE AT THE TOP AND BOTTOM. RAMP RUNS RISING MORE THAN 6 INCHES VERTICAL REQUIRE HANDRAILS.

9. SLOPES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 4.8.2. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.

10. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS SECTION 4.30.7. SPACES COMPLYING WITH TAS SECTION 4.1.2(5)(B) SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

(A) CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 60" (1525 MM) MINIMUM ABOVE THE GROUND, FLOOR, OR PAVING SURFACE SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

(B) SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS SECTION 4.4.2.

(C) CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS SECTION 4.30.3.

GENERAL NOTES:

1. BOUNDARY INFORMATION SUPPLIED BY GRIFFITH CONSULTING.

2. ELEVATION SURVEY INFORMATION SUPPLIED BY GRIFFITH CONSULTING.

3. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY ALL GOVERNING AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT PRIOR TO STARTING CONSTRUCTION.
(A) CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF RIO RANCHO, NEW MEXICO FOR FLOOD PLAIN MANAGEMENT PRIOR TO STARTING CONSTRUCTION, WHEN APPLICABLE.
(B) CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY RIO RANCHO, NEW MEXICO PRIOR TO STARTING UTILITY AND/OR CULVERT CONSTRUCTION WITHIN RIO RANCHO ROAD RIGHT OF WAY, WHEN APPLICABLE. (C) CONTRACTOR SHALL NOTIFY NMDOT A MINIMUM 72 HRS. PRIOR TO CONSTRUCTING WITHIN NMDOT R.O.W. TO SCHEDULE REQUIRED INSPECTIONS, REFER TO NMDOT DRIVEWAY APPROACH PERMIT FOR DETAILS, WHEN APPLICABLE.

4. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL THE CONTRACTOR PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

5. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS ON THE SITE USING THE PROJECT TBM PROVIDED ON THE CONSTRUCTION PLANS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

6. CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL PROPOSED "POINTS OF CROSSING" TO DETERMINE IF CONFLICT EXISTS BEFORE COMMENCING ANY CONSTRUCTION. NOTIFY ENGINEER AT 713-462-3242 AT ONCE OF ANY CONFLICTS. THE CONTRACTOR SHALL NOT MAKE ANY FIELD MODIFICATIONS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER. THIS APPROVAL MUST BE OBTAINED BEFORE RESUMING ANY CONSTRUCTION IN THE AFFECTED AREA.

7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.

8. AT LEAST 48 HOURS PRIOR TO EXCAVATING, AND/OR AUGURING IN PUBLIC RIGHT-OF-WAY OR EASEMENTS, CONTRACTOR SHALL NOTIFY "TEXAS ONE-CALL SYSTEM" AT 1-800-344-8377 TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITY LINES.

9. ALL CLEARING, GRUBBING, STRIPPING, EXCAVATION, FILL, COMPACTION, PAVEMENT AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY ECS SOUTHWEST, LLP., PROJECT NUMBER 17:6415, DATED DECEMBER 12, 2023, ENTITLED, "GEOTECHNICAL ENGINEERING REPORT HTEAO GEORGETOWN". EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.

10. DURING CONSTRUCTION, THE OWNER SHALL PROVIDE A QUALIFIED GEOTECHNICAL LAB TO PERFORM MATERIALS TESTING DURING THE CONSTRUCTION.

11. CONTRACTOR SHALL COMPLY WITH ALL CURRENT AND APPLICABLE OSHA REGULATIONS AND STATE OF NEW MEXICO LAWS CONCERNING EXCAVATION, TRENCHING AND SHORING.

12. CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY LINES. ALL EXISTING UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN AT THE APPROXIMATE LOCATIONS BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD DETERMINE THE EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION. AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND MAINTAIN THESE UNDERGROUND UTILITIES.

13. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY.

14. WHERE CONCRETE CURB OR WALK IS INDICATED, ELEVATION SHALL BE 6-INCHES ABOVE TOP OF PAVEMENT ELEVATION SHOWN. COORDINATE WITH ARCHITECTURAL SITE PLAN.

15. THE WORK AREA SHALL BE BARRICADED DURING DARKNESS AND PERIODS OF INACTIVITY, WHEN IN AN AREA OF DIRECT PUBLIC ACCESS.

16. CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING AS NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET APPROPRIATE REQUIREMENTS ESTABLISHED IN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY & HEALTH REGULATIONS, 29 CFR 1926, SUBPART P - EXCAVATIONS, TRENCHING AND SHORING, AND OSHA'S PROPOSED STANDARDS ON TRENCHING, EXCAVATION PUBLISHED IN VOLUME 52, NO. 72 OF THE FEDERAL REGISTER, APRIL 15, 1987, PAGES 12288-12339, SHOULD THE REFERENCED OSHA STANDARDS BE MODIFIED OR AMENDED, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

17. ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN FINISHED ELEVATIONS SHOWN.

18. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES, WHEN REQUIRED, IN CONFORMANCE WITH PART VI OF THE "NEW MEXICO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (TEXAS M.U.T.C.D. MOST RECENT EDITION WITH REVISIONS) DURING CONSTRUCTION.

19. OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS AND OWNERS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF AND MOVED, CALL UTILITY COMPANY.

20. CAUTION: UNDERGROUND GAS FACILITIES
ATMOS ENERGY GAS COMPANY MAIN LINES (TO INCLUDE UNIT GAS TRANSMISSION, AND/OR INDUSTRIAL GAS SUPPLY CORPORATION WHERE APPLICABLE) MAY EXIST IN STREET RIGHT-OF-WAY. SERVICE LINES ARE USUALLY NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 512-310-3854 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

21. THE LOCATIONS OF UTILITIES ARE SHOWN IN AN APPROXIMATE AREA. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.

22. ALL EXISTING POWER POLES, LIGHT STANDARDS, SIGNS, TREES, ETC., WHICH AFFECT THE PROPOSED CONSTRUCTION, SHALL BE REMOVED AND/OR RELOCATED AS REQUIRED WHETHER SHOWN ON DRAWINGS OR NOT.

23. THE FINISHED GRADES SHOWN ON THIS PLAN REPRESENT FINAL ELEVATIONS. CARE SHOULD BE TAKEN BY THE CONTRACTOR NOT TO INCREASE THESE FINISHED GRADES WITH LANDSCAPING OR OTHER ALTERATIONS. THE THICKNESS OF SOD, GRASS AND LANDSCAPING MATERIALS SHOULD BE DEDUCTED FROM THE FINISHED GRADE ELEVATIONS IN THESE PLANS IN ORDER TO DETERMINE THE GROUND ELEVATIONS DURING CONSTRUCTION.

24. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THIS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.

25. REFER TO SITE PLAN FOR HORIZONTAL DIMENSIONS.

26. THE CONTRACTOR SHALL NOT USE THE DIMENSIONS ON THE DIMENSIONED CONTROL PLAN FOR BIDDING PURPOSES.

STORM SEWER LINE

1. STORM SEWER CONSTRUCTION SHALL COMMENCE AT THE POINT OF CONNECTION TO THE PUBLIC STORM SEWER SYSTEM AND PROCEED UPSTREAM.

2. CONTRACTOR TO ALLOW A MINIMUM OF 6-INCHES OF VERTICAL CLEARANCE BETWEEN THE STORM SEWER AND OTHER EXISTING OR PROPOSED UTILITIES.

3. ADJUST EXISTING MANHOLE RIMS TO MATCH NEW GROUND AND/OR NEW PAVEMENT ELEVATIONS. PROPOSED MANHOLES, GRATE INLETS, JUNCTION BOX COVERS LOCATED WITHIN PAVED AREAS SHALL BE SET FLUSH WITH PAVEMENT.

4. ALL STORM SEWERS SHALL BE BEDDED AND BACK FILLED IN ACCORDANCE WITH CITY OF HOUSTON REQUIREMENTS AND THE DETAILS CONTAINED IN THESE PLANS.

5. ALL STORM SEWER PIPE, 24-INCHES IN DIAMETER OR LESS, SHALL BE PVC-SDR 35 OR SHALL BE SURE-LOK RIBBED STORM DRAIN PIPE AS MANUFACTURED BY HANCOR MEETING AASHTO M294 TYPE S OR APPROVED EQUAL. ALL RCP STORM SEWER PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76 FOR CLASS III WALL THICKNESS WITH RUBBER GASKETS CONFORMING TO ASTM C-443.

5. THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION.

6. ALL INLETS AND JUNCTION BOXES SHALL HAVE A TRAFFIC DUTY GRATE OR COVER UNLESS OTHERWISE NOTED.

WATER LINES

1. ALL DOMESTIC WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE CITY OF GEORGETOWN, THE TCEQ, AWWA, AND ANSI/NSF STANDARDS.

2. WATER LINE TO BE CONSTRUCTED WITHIN FIVE (5) FEET OF BUILDING BY SITE CONTRACTOR. SEE PLUMBING DRAWINGS FOR CONTINUATION OF SERVICE CONNECTIONS INTO BUILDING.

3. DOMESTIC WATER SERVICE LINES SHALL HAVE A MINIMUM COVER OF 36-INCHES, UNLESS OTHERWISE SPECIFIED.

4. DOMESTIC WATER LINE AND FITTINGS 4" AND GREATER SHALL BE AWWA C-900 PVC DR-14 OR DUCTILE IRON CLASS 50.

5. DOMESTIC WATER LINE AND FITTINGS SMALLER THAN 4" SHALL BE SCHEDULE 40 PVC IN ACCORDANCE WITH ASTM D1785 .

6. ALL WATER LINES SHALL BE BEDDED AND BACKFILLED AS DETAILED ON THIS DRAWING SET.

7. CONCRETE THRUST BLOCKS SHALL BE PROVIDED FOR ALL TEES, BENDS AND VALVES, IN ACCORDANCE WITH THE CITY STANDARDS. IF CITY STANDARD IS NOT AVAILABLE, USE DETAIL PROVIDED. WHERE THRUST BLOCKING IS NOT POSSIBLE, RESTRAINED JOINTS SHALL BE INSTALLED.

8. FOR PRESSURE TAPS, FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. CONCRETE BLOCKING SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES TWENTY-FOUR (24) HOURS PRIOR TO MAKING THE WET TAP.

9. ALL BACKFLOW DEVICES WILL CARRY A MANUFACTURER RATING NOT TO EXCEED A 7 P.S.I. PRESSURE DROP THROUGH BACKFLOW DEVICE.

10. FURNISH AND INSTALL THE FIRE LINE, DOMESTIC WATER LINE, IRRIGATION LINE AND WASTEWATER COLLECTION SYSTEM AND ALL RELATED APPURTENANCES FROM THE PUBLIC MAIN TO THE BUILDING PAD(S) AS SHOWN ON THE PLANS, INCLUDING BUT NOT LIMITED TO ALL PIPING, FITTINGS, VAULTS, VALVES, METERS, MANHOLES AND JUNCTION BOXES REQUIRED.

11. ALL MATERIALS, INSTALLATION, INSPECTION AND TESTING OF WATER METER AND RELATED PIPING AND APPURTENANCES SHALL CONFORM TO UPC STANDARDS, AWWA STANDARDS, TCEQ STANDARDS, AND THE APPLICABLE LOCAL UTILITY COMPANY REGULATIONS. ALL MATERIALS AND INSTALLATIONS REQUIRED FOR FIRE PROTECTION SHALL MEET FACTORY MUTUAL GLOBAL STANDARDS.

12. CONTRACTOR IS RESPONSIBLE FOR TAP AT PUBLIC MAIN AND ALL LINES, FITTINGS AND APPURTENANCES SHOWN ON PLANS OR REQUIRED BY THE GOVERNING UTILITY COMPANY.

13. INSTALLATION OF WASTEWATER LINES SHALL BEGIN AT THE TAP TO THE PUBLIC WASTEWATER SYSTEM AND PROGRESS UPSTREAM. WATER AND WASTEWATER LINES SHALL BE EXTENDED TO SERVICE ENTRANCE INTO BUILDING(S). CONTRACTOR SHALL PROVIDE A WATERTIGHT SLEEVE IN FOUNDATION FOR WATER LINE.

14. TRENCH EXCAVATION SHALL BE PERFORMED AND BACKFILL MATERIAL AND PROCEDURES SHALL BE IN COMPLIANCE WITH THE CITY OF HOUSTON STANDARD SPECIFICATIONS AND THE DETAILS PER THIS PLAN SET. FOR PROJECTS OUTSIDE THE CITY OF HOUSTON'S ETJ THE TEXAS DEPARTMENT OF TRANSPORATION 1993 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 - EXCAVATION AND BACKFILL FOR STRUCTURES MAY BE USED IF ENGINEER'S APPROVAL IS OBTAINED.

SANITARY SEWER

1. CONTRACTOR SHALL COORDINATE SANITARY SEWER CONSTRUCTION WITH OTHER UNDERGROUND LINES TO AVOID CONFLICTS.

2. SANITARY SEWER LINES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE CITY OF HOUSTON RULES AND REGULATIONS.

3. SANITARY SEWER LINE TO BE CONSTRUCTED TO WITHIN FIVE (5) FEET OF BUILDING BY SITE CONTRACTOR. SEE PLUMBING DRAWINGS FOR CONTINUATION OF SERVICE CONNECTIONS INTO BUILDING.

4. SANITARY SEWER CONSTRUCTION SHALL COMMENCE AT POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER SYSTEM AND PROCEED UPSTREAM.

5. SANITARY SEWER PIPE AND FITTINGS FOR 6-INCH AND SMALLER SHALL BE POLYVINYL-CHLORIDE (PVC) SCHEDULE 40, CONFORMING TO ASTM SPECIFICATION D-1785, D2665. SANITARY SEWER PIPE MATERIAL AND FITTINGS FOR 8-INCH AND LARGER SHALL BE POLYVINYL-CHLORIDE (PVC) SDR-26, CONFORMING TO ASTM SPECIFICATION D-3034.

6, ALL SANITARY SEWERS SHALL RECEIVE BEDDING AND BACKFILL IN ACCORDANCE WITH THE DETAILS CONTAINED IN THESE PLANS.

7. WATER LINE, SANITARY MANHOLE AND SANITARY SEWER MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE (9) FEET OF CLEARANCE IN ANY DIRECTION FROM ANY EXISTING OR PROPOSED WATER LINE. WHERE THE NINE (9) FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, FOLLOW THE SPECIAL PROCEDURES FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS.

8. CONTRACTOR SHALL CONTACT THE CITY OF HOUSTON PRIOR TO STARTING CONSTRUCTION TO PAY ALL FEES AND TO ARRANGE FOR REQUIRED INSPECTIONS AND SERVICE TAPS.

9. EXTEND ALL EXISTING AND PROPOSED UTILITY MANHOLES, BOXES, COVERS, ETC. TO PROPOSED FINISH GRADE, UNLESS APPROVED OTHERWISE.

WARNING:
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

CALL BEFORE YOU DIG !
TEXAS ONE CALL PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP CALL
Texas One Call System
1-800-344-8377

NOTE:
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND PIPELINES, CONDUITS AND STRUCTURES BY CONTACTING OWNERS OF UNDERGROUND UTILITIES OR BY EXCAVATING IN ADVANCE OF CONSTRUCTION.

2025-85-SDP

CobbFendley
Texas Registration No. 274
2801 Network Blvd, Suite 800
Frisco, Texas 75034
972.335.3214
www.cobbfendley.com

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: MICHAEL F. A. MAZZOLA
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

CHIPOTLE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

GENERAL NOTES

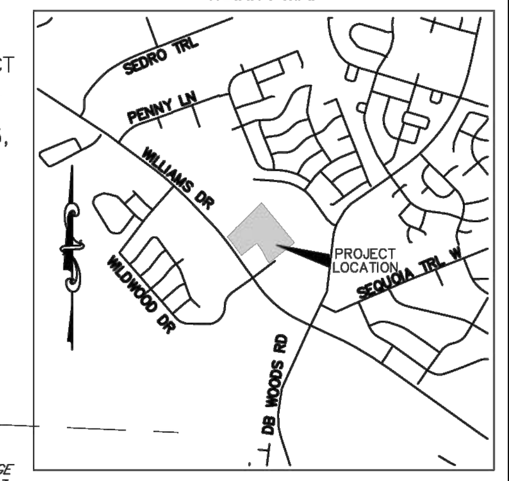
Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

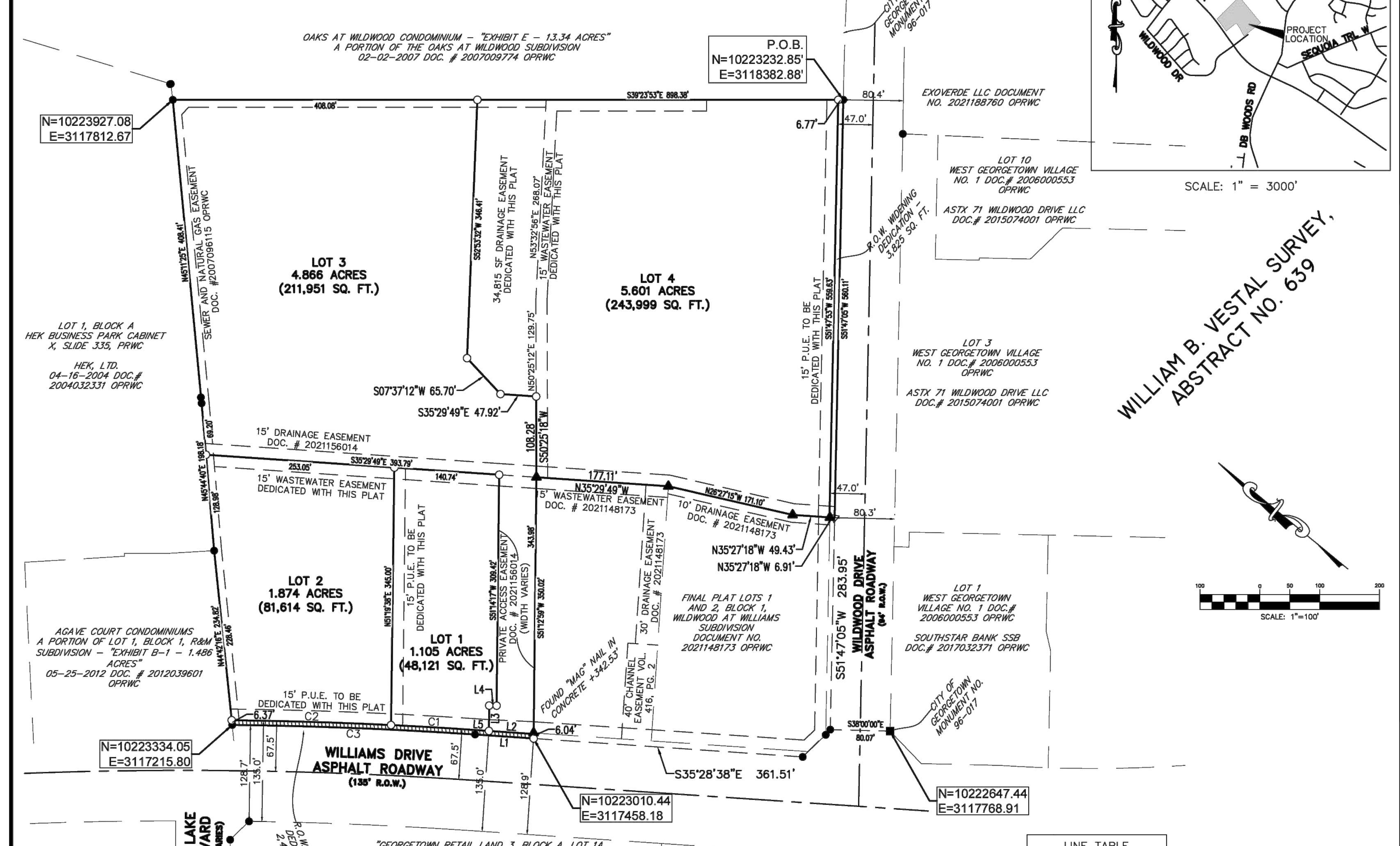
SHEET
2

ABBREVIATIONS
GWD – GENERAL WARRANTY DEED
P.O.C. – PLACE OF COMMENCING
P.O.B. – PLACE OF BEGINNING
DRWC – DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC – OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

PRELIMINARY / FINAL PLAT
OF
WILDWOOD AT WILLIAMS II
A SUBDIVISION OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, WILLIAMSON COUNTY, TEXAS. SAID 13.5901 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 16.702 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018085963, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

VICINITY MAP





LINE TABLE		
LINE	LENGTH	BEARING
L1	78.58	N35°28'38"W
L2	60.08	N35°28'38"W
L3	33.96	S51°14'12"W
L4	9.89	N38°47'57"W
L5	18.16	N35°28'38"W

SHEET LIST	
NO.	SHEET
1	PLAT
2	PLAT
3	PLAT
4	PLAT

STREET TABLE

NAME	CLASSIFICATION TYPE	ROW DIMENSION	PAVEMENT DIMENSION	CURB TYPE	PEDESTRIAN CLEAR ZONE DIMENSION	DESIGN SPEED
WILLIAMS DRIVE	MAJOR ARTERIAL	135' 159' INT.	90'	NONE	TXDOT DESIGN MANUAL	50 MPH
WILDWOOD DRIVE	COLLECTOR	94'	50'	NONE	TXDOT DESIGN MANUAL	35 MPH

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	113.15	5761.65	001°07'31"	56.58	N36°02'57"W	113.15
C2	213.81	5761.65	002°07'34"	106.92	N37°40'30"W	213.80
C3	325.89	5751.37	003°14'47"	162.99	N37°09'37"W	325.84

LEGEND:
○ 1/2" IRON ROD SET (CAPPED "BTS")
● IRON ROD FOUND
▲ "MAG" NAIL FOUND "LCRA"
BARBED WIRE FENCE
R.O.W. DEDICATION

OWNERS:
WILDWOOD AT WILLIAMS, LP
207 SAN JACINTO BOULEVARD, SUITE 300
AUSTIN, TEXAS 78701

TC WILDWOOD INVESTMENTS LLC
15640 QUORUM DRIVE
ADDISON, TX 75001

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
512-352-9090

ENGINEER:
JOSHUA A. BARAN, PE
4500 WILLIAMS DRIVE, SUITE 212-121
GEORGETOWN, TEXAS 78633
512-779-7414

LEGAL DESCRIPTION:
13.590 ACRE TRACT OF LAND IN THE JOSEPH FISH SURVEY, ABSTRACT NO. 232,WILLIAMSON COUNTY, TEXAS

PATENT SURVEY:
JOSEPH FISH SURVEY
ABSTRACT NO. 232

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 4
PROPOSED LAND USE: COMMERCIAL
LINEAR FEET OF NEW STREETS: 0

TOTAL ACREAGE: 13.590 ACRES

SUBMITTAL DATE: 4/21/25

UTILITY PROVIDERS:
WATER – CITY OF GEORGETOWN
SEWER – CITY OF GEORGETOWN
ELECTRIC – PEC (PEDERNALES ELECTRIC COOP)

BENCHMARK DESCRIPTION:
CITY MONUMENT NO. 96-017
N = 10,222,647.44 FEET
E = 3,117,768.91
ELEV. = 880.01 FEET

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, ZONE 4203, NAD 83 ADJUSTMENT AND ARE GRID VALUES. VERTICAL VALUES ARE EXPRESSED AS NAVD 88 UTILIZING GEOID MODEL 2018.

PRELIMINARY / FINAL PLAT

WILDWOOD AT WILLIAMS II
OUT OF THE
JOSEPH FISH SURVEY
ABSTRACT NO. 232
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
BTS
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BB
SCALE: 1" = 100'	APPROVED BY: BB
PROJECT NO. 24-1139	DATE: OCTOBER 12, 2025

SHEET 1 OF 4
2025-4-PFP

Z:\AUTOCAD\ENGINEERING – JOSH BARAN\24-1139 – WILDWOOD AT WILLIAMS\WILDWOOD AT WILLIAMS II\CAD FILE PLAT BTS\24-1139 PLAT.dwg 10/14/2025 10:02 AM

13.590 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE JOSEPH FISH SURVEY, A-232 LOCATED IN WILLIAMSON COUNTY, TEXAS INSIDE THE CORPORATE CITY LIMITS OF GEORGETOWN; SUBJECT TRACT BEING THE RESIDUE OF A CALLED "16.702 ACRES"AS CONVEYED IN A SPECIAL WARRANTY DEED FROM CAMPBELL – GEORGETOWN #1, LIMITED PARTNERSHIP, TO WILDWOOD AT WILLIAMS, LP DATED 09-25-2018 AS RECORDED IN DOCUMENT NO. 2018085963 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC) BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249 DURING THE MONTH OF NOVEMBER, 2024; SUBJECT TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ½"IRON ROD – PLASTIC CAP INSCRIBED "6447"(NORTH = 10,223,232.85 FEET, 3,118,382.88 FEET) AT THE SOUTHEAST CORNER OF SAID "16.702 ACRES"IN THE NORTH RIGHT-OF-WAY LINE OF WILDWOOD DRIVE, SAID WILDWOOD DRIVE BEING FURTHER REFERRED TO AS A "4.94 ACRES"AS CONVEYED IN A WARRANTY DEED FROM CAMPBELL – GEORGETOWN #1, LIMITED PARTNERSHIP, TO WILLIAMSON COUNTY DATED 01-31-1989 AS RECORDED IN VOLUME 1751, PAGE 878 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY (ORWC) AND THE SOUTHWEST CORNER OF "OAKS AT WILDWOOD CONDOMINIUM – 13.34 ACRES"DATED 02-02-2007 AND RECORDED IN DOCUMENT NO. 2007009774, OPRWC;

THENCE SOUTH 51°47' 05"WEST WITH THE COMMON LINE OF SAID "16.702 ACRES"AND NORTH RIGHT-OF-WAY LINE OF WILDWOOD DRIVE A DISTANCE OF 560.11 FEET TO A SET "MAG NAIL"IN WASHER AT THE LOWER SOUTHWESTERN CORNER OF SUBJECT TRACT, SAME BEING THE SOUTHEAST CORNER OF A RIGHT-OF-WAY DEDICATION PER A DEDICATED SUBDIVISION KNOWN AS "FINAL PLAT LOTS 1 AND 2, BLOCK 1, WILDWOOD AT WILLIAMS SUBDIVISION AS RECORDED IN DOCUMENT NO. 2021148173, OPRWC; FOR REFERENCE A FOUND ½"IRON ROD AT AN EXTERIOR CORNER OF SAID "16.702 ACRES"BEARS SOUTH 51°47' 05"WEST A DISTANCE OF 283.95 FEET;

THENCE NORTH 35°27' 18"WEST WITH THE EAST LINE OF SAID RIGHT-OF-WAY DEDICATION, PASSING A FOUND "MAG NAIL" IN CONCRETE ACCESS DRIVE AT THE SOUTHEAST CORNER OF LOT 1 OF SAID "FINAL PLAT LOTS 1 AND 2, BLOCK 1, WILDWOOD AT WILLIAMS SUBDIVISION AT 6.26 FEET AND CONTINUING WITH THE EAST LINE OF SAID LOT 1 AND ADDITIONAL 50.08 FEET FOR A TOTAL DISTANCE OF 56.34 FEET TO ANOTHER FOUND "MAG NAIL" IN CONCRETE ACCESS DRIVE;

THENCE NORTH 26°27' 15"WEST WITH THE EAST LINE OF SAID LOT 1 A DISTANCE OF 171.10 FEET TO ANOTHER FOUND "MAG NAIL" IN CONCRETE ACCESS DRIVE, SAME BEING A COMMON CORNER OF BOTH LOT 1 AND LOT 2 OF SAID "FINAL PLAT LOTS 1 AND 2, BLOCK 1, WILDWOOD AT WILLIAMS SUBDIVISION;

THENCE NORTH 35°29' 49"WEST WITH THE EAST LINE OF SAID LOT 2 A DISTANCE OF 177.11 FEET TO ANOTHER FOUND "MAG NAIL" IN CONCRETE ACCESS DRIVE, SAME BEING THE NORTHEASTERN CORNER OF SAID LOT 2 AND AN INTERIOR CORNER OF SUBJECT TRACT;
THENCE SOUTH 51°12' 59"WEST WITH THE NORTH LINE OF SAID LOT 2, PASSING A FOUND "MAG NAIL" IN CONCRETE ACCESS DRIVE AT THE NORTHWEST CORNER OF SAME, ALSO BEING THE NORTHEAST CORNER OF AFOREMENTIONED RIGHT-OF-WAY DEDICATION, AT 342.53 FEET, AND CONTINUING AN ADDITIONAL 7.49 FEET FOR A TOTAL DISTANCE OF 350.02 FEET TO A SET ½"IRON ROD (ORANGE PLASTIC CAP INSCRIBED "BTS"AT THE UPPER SOUTHWEST CORNER OF SUBJECT TRACT IN THE EAST RIGHT-OF-WAY LINE OF RANCH TO MARKET ROAD NO. 2338 (WILLIAMS DRIVE), ALSO THE EAST LINE OF A CALLED "0.351 ACRE – PARCEL 62"AS CONVEYED IN A DEED FROM CAMPBELL – GEORGETOWN #1, LIMITED PARTNERSHIP, TO THE TEXAS TRANSPORTATION COMMISSION DATED 09-28-2006 AS RECORDED IN DOCUMENT NO. 2007021321, OPRWC; FOUND A ½"IRON ROD AT AN EXTERIOR CORNER OF AFOREMENTIONED "16.702 ACRES", SAME BEING THE SOUTHEAST CORNER OF SAID "0.351 ACRE – PARCEL 62"(ENGINEERS STATION 621+72.97), BEARING SOUTH 35°28' 38"EAST A DISTANCE OF 361.59 FEET;

THENCE NORTH 35°28' 38"WEST WITH SAID EAST RIGHT-OF-WAY LINE OF RANCH TO MARKET ROAD NO. 2338 (WILLIAMS DRIVE) AND EAST LINE OF SAID "0.351 ACRE – PARCEL 62", SAME BEING THE WEST LINE OF SAID "16.702 ACRES", A DISTANCE OF 78.58 FEET TO A FOUND ½"IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 5751.37 FEET, A CENTRAL ANGLE OF 03°14' 47", A CHORD BEARING OF NORTH 37°09' 37"WEST, A CHORD LENGTH OF 325.84 FEET AND AN ARC LENGTH OF 325.89 FEET TO A FOUND ½"IRON ROD AT THE NORTHWEST CORNER OF SAID "16.702 ACRES"AND SAID "0.351 ACRE – PARCEL 62", SAME BEING THE SOUTHWEST CORNER OF THE "AGAVE COURT CONDOMINIUMS – 1.486 ACRES", THE CONDOMINIUM REGIME BEING DATED 05-25-2012 AS FOUND IN DOCUMENT NO. 2012039601, OPRWC;

THENCE NORTH 44°42' 16"EAST WITH THE COMMON LINE OF SAID "AGAVE COURT CONDOMINIUMS – 1.486 ACRES"AND SAID "16.702 ACRES", A DISTANCE OF 234.82 FEET TO A FOUND ½"IRON ROD AT THE SOUTHEAST CORNER OF SAID "AGAVE COURT CONDOMINIUMS – 1.486 ACRES", SAME BEING THE LOWER SOUTHWEST CORNER OF "LOT 1, BLOCK A"OF HEK BUSINESS PARK, A DEDICATED SUBDIVISION AS RECORDED IN CABINET X, SLIDES 335-337, OF THE PLAT RECORDS OF WILLIAMSON COUNTY (PRWC), SAME BEING CONVEYED IN A WARRANTY DEED FROM JIM EMBREE, TRUSTEE, TO HEK, LTD., DATED 04-16-2004 AS RECORDED IN DOCUMENT NO. 2004032331, OPRWC;

THENCE NORTH 45°44' 40"EAST WITH THE COMMON LINE OF SAID "LOT 1, BLOCK A"OF HEK BUSINESS PARK AND SAID "16.702 ACRES", A DISTANCE OF 198.18 FEET TO A FOUND ½"IRON ROD AT THE BASE OF AN OLD WOODEN POST;

THENCE NORTH 45°11' 25"EAST, CONTINUING WITH THE COMMON LINE OF SAID "LOT 1, BLOCK A"OF HEK BUSINESS PARK AND SAID "16.702 ACRES", PASSING A FOUND ½"IRON ROD (PLASTIC CAP INSCRIBED "CS LTD", NO RECORDING FOUND) AT 7.99 FEET AND CONTINUING WITH SAID LINE AN ADDITIONAL 400.42 FEET FOR A TOTAL DISTANCE OF 408.41 FEET TO A FOUND ½"IRON ROD (PLASTIC CAP INSCRIBED "CCC 4835") AT THE NORTHEAST CORNER OF SAID "16.702 ACRES", SAME BEING THE NORTHWEST CORNER OF AFOREMENTIONED "OAKS AT WILDWOOD CONDOMINIUM – 13.34 ACRES"; FOUND A ½"IRON ROD AT THE SOUTHEASTERN CORNER OF SAID "LOT 1, BLOCK A"OF HEK BUSINESS PARK BEARING NORTH 43°29' 06"EAST A DISTANCE OF 21.53 FEET;

THENCE SOUTH 39°23' 53"EAST WITH THE COMMON LINE OF SAID "16.702 ACRES AND "OAKS AT WILDWOOD CONDOMINIUM – 13.34 ACRES", A DISTANCE OF 898.38 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 13.590 ACRES (591,986 SQUARE FEET).

PRELIMINARY / FINAL PLAT
OF
WILDWOOD AT WILLIAMS II
A SUBDIVISION OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, WILLIAMSON COUNTY, TEXAS. SAID 13.5901 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 16.702 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018085963, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

GENERAL NOTES:

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: CITY OF GEORGETOWN, AND ELECTRIC: PEC (PEDERNALES ELECTRIC COOPERATIVE)
2. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0280E AND 48491C0290E, EFFECTIVE DATE SEPTEMBER 26, 2008
4. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2 INCH PER FOOT FOR A DISTANCE OF 10 FEET.
5. ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION AND UPKEEP.
6. A 15-FOOT PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
7. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN – TEXAS CENTRAL ZONE AND NAVD 88.
8. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS ACCORDING TO THE FOLLOWING TABLE:
   LOT 1 – 25,454 SF
   LOT 2 – 53,136 SF
   LOT 3 – 148,319 SF
   LOT 4 – 127,847 SF
9. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
10. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING AND PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
11. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR,MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND/OR COUNTY.
12. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
13. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF GEORGETOWN, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT.
14. ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT ADDITIONALLY INCLUDE THE FOLLOWING RIGHTS: (1) THE RIGHT OF THE CITY TO CHANGE THE SIZE OF ANY FACILITIES INSTALLED, MAINTAINED, OR OPERATED WITHIN THE EASEMENT AREA; (2) THE RIGHT OF THE CITY TO RELOCATE ANY FACILITIES WITHIN THE EASEMENT AREA; AND (3) THE RIGHT OF THE CITY TO REMOVE FROM THE EASEMENT AREA ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY AND MAINTENANCE OF ANY FACILITIES WITHIN THE EASEMENT AREA.
15. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
16. THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
17. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS,WAS COMPLETED ON JUNE 19, 2018. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
18. STATE-OWNED RIVERBEDS AND BEDS OF NAVIGABLE STREAMS IN THE PUBLIC DOMAIN ARE HELD IN TRUST FOR THE PUBLIC. THERE IS HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING ACCESS EASEMENT FOR THE FREE AND UNOBSTRUCTED USE OF THE NAVIGABLE RIVER AND THE RIGHT OF PORTAGE ALONG ITS BANKS, ACROSS ANY PORTION OF THE PROPERTY BETWEEN THE MEAN HIGH-WATER MARKS OF THE RIVER IN ITS NATURAL STATE.

NOISE AND AVIGATION PLAT NOTES:

1. THERE IS HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING AVIGATION EASEMENT FOR THE FREE AND UNOBSTRUCTED FLIGHT OF AIRCRAFT (WHICH TERM SHALL INCLUDE ANY CONTRIVANCE NOW OR HEREAFTER USED FOR FLIGHT THROUGH THE AIR) AND THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE PROPERTY, TOGETHER WITH SUCH NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN THE OPERATION OF AIRCRAFT LANDING AT, TAKING OFF FROM, OR ENGAGED IN OTHER FLIGHT ACTIVITIES AT THE GEORGETOWN MUNICIPAL AIRPORT.
2. GRANTORS DO HEREBY GRANT AND CONVEY AN EASEMENT FOR THE CONICAL ZONE, AS THAT TERM IS DEFINED IN SECTION 12.36 OF THE CITY OF GEORGETOWN CODE OF ORDINANCES AND AS SHOWN ON THIS PLAT, BEING FURTHER DESCRIBED AS A BLANKET EASEMENT ENCOMPASSING THE HEREON, DESCRIBED SUBDIVISION.
3. THESE EASEMENTS SHALL BE PERPETUAL AND SHALL BE BINDING ON GRANTOR AND ITS ASSIGNS, HEIRS, AND SUCCESSORS.

PRELIMINARY / FINAL PLAT

WILDWOOD AT WILLIAMS II
OUT OF THE
JOSEPH FISH SURVEY
ABSTRACT NO. 232
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
BTS
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BB
SCALE: N.T.S.	APPROVED BY: BB
PROJECT NO. 24-1139	DATE: OCTOBER 12, 2025

SHEET 2 OF 4
2025-4-PFP

Z:\AUTOCAD\ENGINEERING – JOSH BARAN\24-1139 – WILDWOOD AT WILLIAMS\WILDWOOD AT WILLIAMS II\CAD FILE PLAT BTS\24-1139 PLAT.dwg 10/14/2025 10:02 AM

PRELIMINARY / FINAL PLAT
OF
WILDWOOD AT WILLIAMS II
A SUBDIVISION OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, WILLIAMSON COUNTY, TEXAS. SAID 13.5901 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 16.702 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018085963, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

OWNERS' CERTIFICATION:

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, MATTHEW W. HOOKS, ACTING AS GENERAL PARTNER ON BEHALF OF WILDWOOD AT WILLIAMS, LP, OF THE CERTAIN 3.0271 ACRE TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THAT CERTAIN 16.702 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018085963 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF GEORGETOWN AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS **PRELIMINARY/FINAL PLAT WILDWOOD AT WILLIAMS II**.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ______ DAY OF ____________________, 20____.

____
WILDWOOD AT WILLIAMS, LP.
BY MATTHEW W. HOOKS, ITS GENERAL PARTNER
207 SAN JACINTO BOULEVARD, STE. 300
AUSTIN, TX 78701

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ____________________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ____________________, 20____.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: ______________.

OWNERS' CERTIFICATION:

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, L. THOMAS CROWELL, ACTING AS MANAGER ON BEHALF OF TC WILDWOOD INVESTMENTS LLC, OF THE CERTAIN 10.563 ACRE TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THAT CERTAIN 16.702 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2025015212 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF GEORGETOWN AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS **PRELIMINARY/FINAL PLAT WILDWOOD AT WILLIAMS II**.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ______ DAY OF ____________________, 20____.

____
TC WILDWOOD INVESTMENTS LLC
BY L. THOMAS CROWELL, ITS MANAGER
207 SAN JACINTO BOULEVARD, STE. 300
AUSTIN, TX 78701

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ____________________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ____________________, 20____.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: ______________.

LIEN HOLDER'S SIGNATURE BLOCK:

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, ____________________, LIEN HOLDER OF THE CERTAIN 10.563 ACRES TRACT OF LAND, SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO.2025015212 AND DEED OF TRUST RECORDED IN DOCUMENT NO. 2025015216 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE RESUBDIVISION OF SAID TRACT AS SHOWN HEREON; DO FURTHER HEREBY JOIN, APPROVE AND COVENANT TO ALL RESTRICTIONS LISTED HEREIN; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS **PRELIMINARY/FINAL PLAT WILDWOOD AT WILLIAMS II**.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ______ DAY OF ____________________, 20____.

____
BENCHMARK BANK
5700 LEGACY DRIVE, SUITE 10
PLANO, TX 75024

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ____________________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ____________________, 20____.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: ______________.

PRELIMINARY / FINAL PLAT

WILDWOOD AT WILLIAMS II
OUT OF THE
JOSEPH FISH SURVEY
ABSTRACT NO. 232
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
BTS
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BB
SCALE: N.T.S.	APPROVED BY: BB
PROJECT NO. 24-1139	DATE: OCTOBER 12, 2025

SHEET 3 OF 4
2025-4-PFP

Z:\AUTOCAD\ENGINEERING – JOSH BARAN\24-1139 – WILDWOOD AT WILLIAMS\WILDWOOD AT WILLIAMS II\CAD FILE PLAT BTS\24-1139 PLAT.dwg 10/14/2025 10:02 AM

PRELIMINARY / FINAL PLAT
OF
WILDWOOD AT WILLIAMS II
A SUBDIVISION OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, WILLIAMSON COUNTY, TEXAS. SAID 13.5901 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 16.702 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018085963, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, BRUCE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS ______ DAY OF ____________________, 20____.

____
BRUCE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4249 STATE OF TEXAS

ENGINEER'S CERTIFICATION

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, JOSHUA A. BARAN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBERS 48491C0280E AND 48491C0290E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS ______ DAY OF ____________________, 20____.

____
JAB ENGINEERING, LLC
JOSHUA A. BARAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 109242 STATE OF TEXAS

CITY BUILDING OFFICIAL APPROVAL
BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

______________________________ ____________
GLEN HOLCOMB, BUILDING OFFICIAL DATE
CITY OF GEORGETOWN

PLANNING DEPARTMENT APPROVAL:

I, SOFIA NELSON, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

______________________________ ____________
SOFIA NELSON, PLANNING DIRECTOR DATE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF __________, 20____ A.D., AT ____O'CLOCK, ____.M., AND DULY RECORDED THIS THE DAY OF _____ 20____ A.D., AT ____ O'CLOCK, ____.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. __________.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: ______________________________, DEPUTY

PRELIMINARY / FINAL PLAT

WILDWOOD AT WILLIAMS II
OUT OF THE
JOSEPH FISH SURVEY
ABSTRACT NO. 232
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
BTS
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BB
SCALE: N.T.S.	APPROVED BY: BB
PROJECT NO. 24-1139	DATE: OCTOBER 12, 2025

SHEET 4 OF 4
2025-4-PFP

Z:\AUTOCAD\ENGINEERING – JOSH BARAN\24-1139 – WILDWOOD AT WILLIAMS\WILDWOOD AT WILLIAMS II\CAD FILE PLAT BTS\24-1139 PLAT.dwg 10/14/2025 10:02 AM

(FINAL PLAT FOR REFERENCE)

2025-85-SDP

CobbFendley
Texas Registration No. 274
2801 Network Blvd, Suite 800
Frisco, Texas 75034
972.335.3214
www.cobbfendley.com

CHIPOTLE

CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

FINAL PLAT

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

SHEET
3

SYMBOL LEGEND:

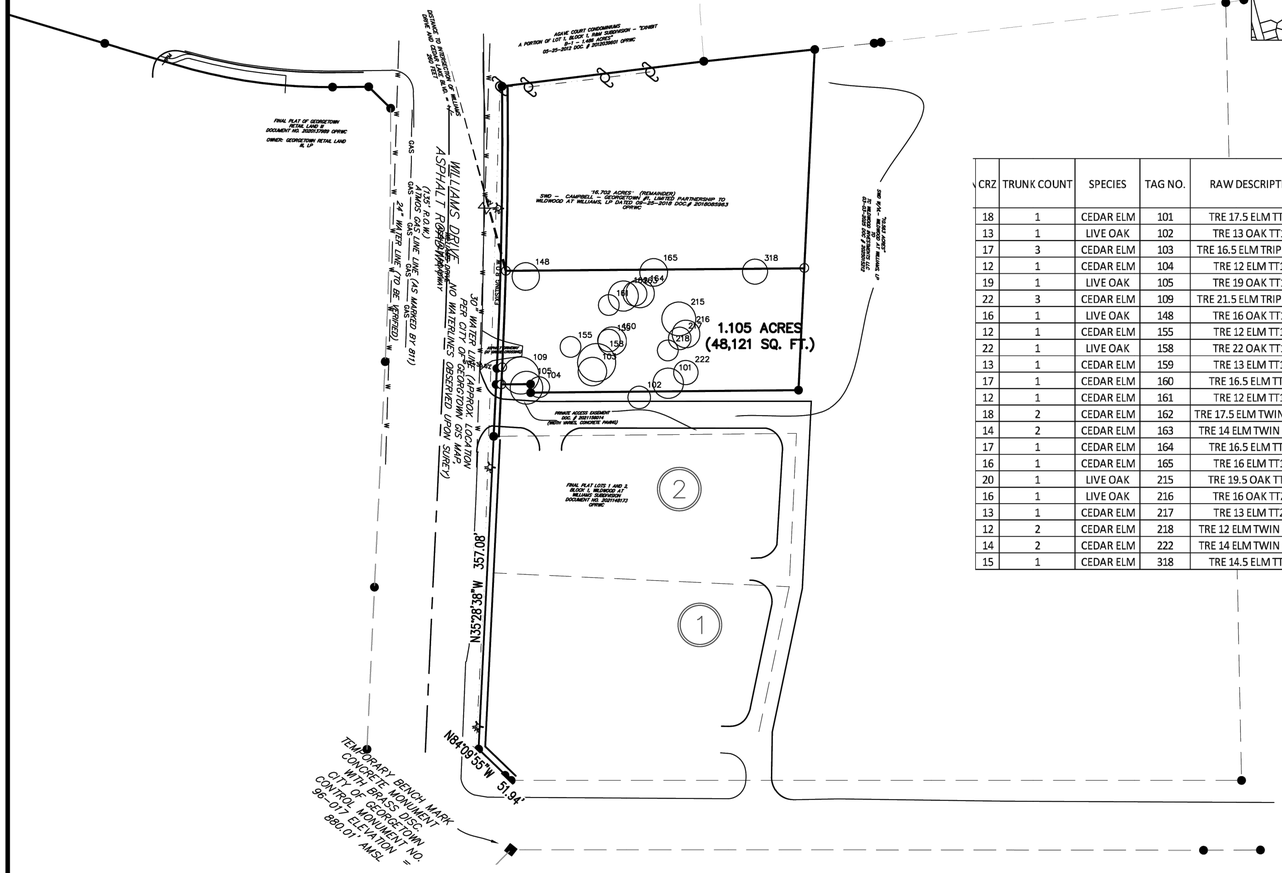
- ○ 1/2" IRON ROD SET
- ● IRON ROD FOUND
- ◉ "MAG" NAIL FOUND
- ⊡ "MAG" NAIL SET
- ⊠ UTILITY
- ← GUY ANCHOR
- POWER POLE
- OVERHEAD ELECTRIC
- WIRE FENCE

ABBREVIATIONS

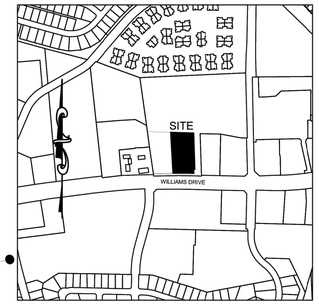
ORWC – OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC – OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD – WARRANTY DEED
GWD – GENERAL WARRANTY DEED
SWD – SPECIAL WARRANTY DEED
WD/VL – WARRANTY DEED WITH VENDOR'S LIEN
PRWC – PLAT RECORDS OF WILLIAMSON COUNTY
{XXXXXX} – DEED CALLS

100 0 50 100 200

SCALE: 1"=100'



VICINITY MAP



SCALE: NONE

CRZ	TRUNK COUNT	SPECIES	TAG NO.	RAW DESCRIPTION	LATIN NAME
18	1	CEDAR ELM	101	TRE 17.5 ELM TT101	ULMUS CRASSIFOLIA
13	1	LIVE OAK	102	TRE 13 OAK TT102	QUERCUS VIRGINIANA
17	3	CEDAR ELM	103	TRE 16.5 ELM TRIP TT103	ULMUS CRASSIFOLIA
12	1	CEDAR ELM	104	TRE 12 ELM TT104	ULMUS CRASSIFOLIA
19	1	LIVE OAK	105	TRE 19 OAK TT105	QUERCUS VIRGINIANA
22	3	CEDAR ELM	109	TRE 21.5 ELM TRIP TT109	ULMUS CRASSIFOLIA
16	1	LIVE OAK	148	TRE 16 OAK TT148	QUERCUS VIRGINIANA
12	1	CEDAR ELM	155	TRE 12 ELM TT155	ULMUS CRASSIFOLIA
22	1	LIVE OAK	158	TRE 22 OAK TT158	QUERCUS VIRGINIANA
13	1	CEDAR ELM	159	TRE 13 ELM TT159	ULMUS CRASSIFOLIA
17	1	CEDAR ELM	160	TRE 16.5 ELM TT160	QUERCUS VIRGINIANA
12	1	CEDAR ELM	161	TRE 12 ELM TT161	ULMUS CRASSIFOLIA
18	2	CEDAR ELM	162	TRE 17.5 ELM TWIN TT162	ULMUS CRASSIFOLIA
14	2	CEDAR ELM	163	TRE 14 ELM TWIN TT163	ULMUS CRASSIFOLIA
17	1	CEDAR ELM	164	TRE 16.5 ELM TT164	ULMUS CRASSIFOLIA
16	1	CEDAR ELM	165	TRE 16 ELM TT165	ULMUS CRASSIFOLIA
20	1	LIVE OAK	215	TRE 19.5 OAK TT215	QUERCUS VIRGINIANA
16	1	LIVE OAK	216	TRE 16 OAK TT216	QUERCUS VIRGINIANA
13	1	CEDAR ELM	217	TRE 13 ELM TT217	ULMUS CRASSIFOLIA
12	2	CEDAR ELM	218	TRE 12 ELM TWIN TT218	ULMUS CRASSIFOLIA
14	2	CEDAR ELM	222	TRE 14 ELM TWIN TT222	ULMUS CRASSIFOLIA
15	1	CEDAR ELM	318	TRE 14.5 ELM TT318	ULMUS CRASSIFOLIA

SURVEYORS NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 ADJUSTMENT AND ARE GRID VALUES. VERTICAL DATUM UTILIZED IS BASED ON NAVD 1988 UTILIZING GEOID MODEL 2018.

2. THIS SURVEY WAS PREPARED **WITHOUT** THE BENEFIT OF TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

3. THE PROPERTY DEPICTED HEREON **IS NOT** WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0290E, EFFECTIVE DATE 09-26-2008, LOCATED IN ZONE "X" (UNSHADED).

4. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BTS".

6. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.

TO: VAQUERO VENTURES

The field work was completed on JULY 25, 2025.
Date of Plat or Map: AUGUST 27, 2025

STATE OF TEXAS
REGISTERED
U.S.
BRUCE LANE BRYAN
4249
PROFESSIONAL
LAND SURVEYOR

BRUCE L. BRYAN, R.P.L.S.
TEXAS REGISTRATION NO. 4249

TREE SURVEY

1.105 ACRE TRACT OUT OF
THE JOSEPH FISH SURVEY
ABSTRACT NO. 232
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

REVISIONS

09-15-25 – ADJUSTED SANITARY SEWER LINE LOCATION ALONG REAR LOT LINE, ADJUSTED PARCEL BOUNDARIES FOLLOWING WILLAMS DRIVE RIGHT-OF WAY DEDICATION ADJUSTMENT

FIELD CREW: PT / LR	CHECKED BY: BLB
SCALE: AS SHOWN	APPROVED BY: BLB
PROJECT NO. 24-1139	DATE: AUGUST 7, 2025

Z:\AUTOCAD\construction projects\25-668 VAQUERO DESIGN WILDWOOD AT WILLIAMS DR GEORGETOWN\BTS CAD FILE\25-668 TREE SURVEY.dwg 12/4/2025 4:10 PM

(TREE SURVEY FOR REFERENCE)

2025-85-SDP

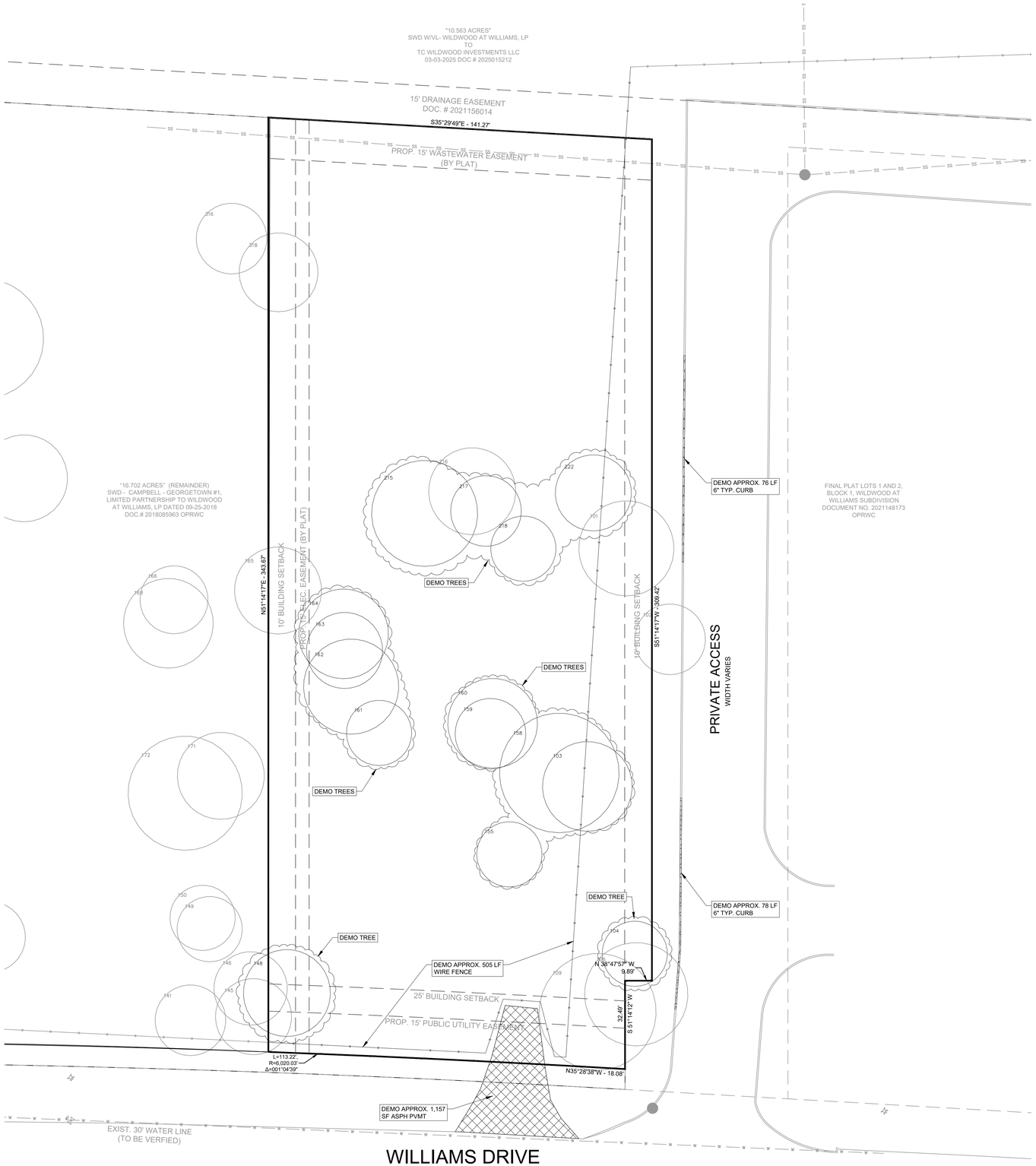
CobbFendley
Texas Registration No. 274
2801 Network Blvd, Suite 800
Frisco, Texas 75034
972.335.3214
www.cobbfendley.com

CHIPOTLE
CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

TREE SURVEY

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

SHEET
4



0 20' 40'

SCALE: 1" = 20'

SURVEYOR

BRYAN TECHNICAL SERVICES, INC
911 NORTH MAIN, SUITE 130
TAYLOR, TEXAS 76574
PH: (512) 352-9090

BENCHMARK

ORIGINAL SUBDIVISION CORNER:
1/2" IRON ROD PLASTIC CAP INSCRIBED "6447"
N: 10223232.85'
E: 3118382.88'

FLOODPLAIN

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS #48491C0290E, DATED SEPTEMBER 26, 2008.

UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

ELEVATIONS WERE OBTAINED AND REFERENCED TO THE FLOOD PLAIN DATUM.

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DEMO NOTES

1. REFER TO TREE MITIGATION PLAN ON SHEET 8 FOR COMPLETE TREE INVENTORY AND DETAILS.

2025-85-SDP

CobbFendley
Texas Registration No. 274
2801 Network Blvd, Suite 800
Frisco, Texas 75034
972.335.3214
www.cobbfendley.com

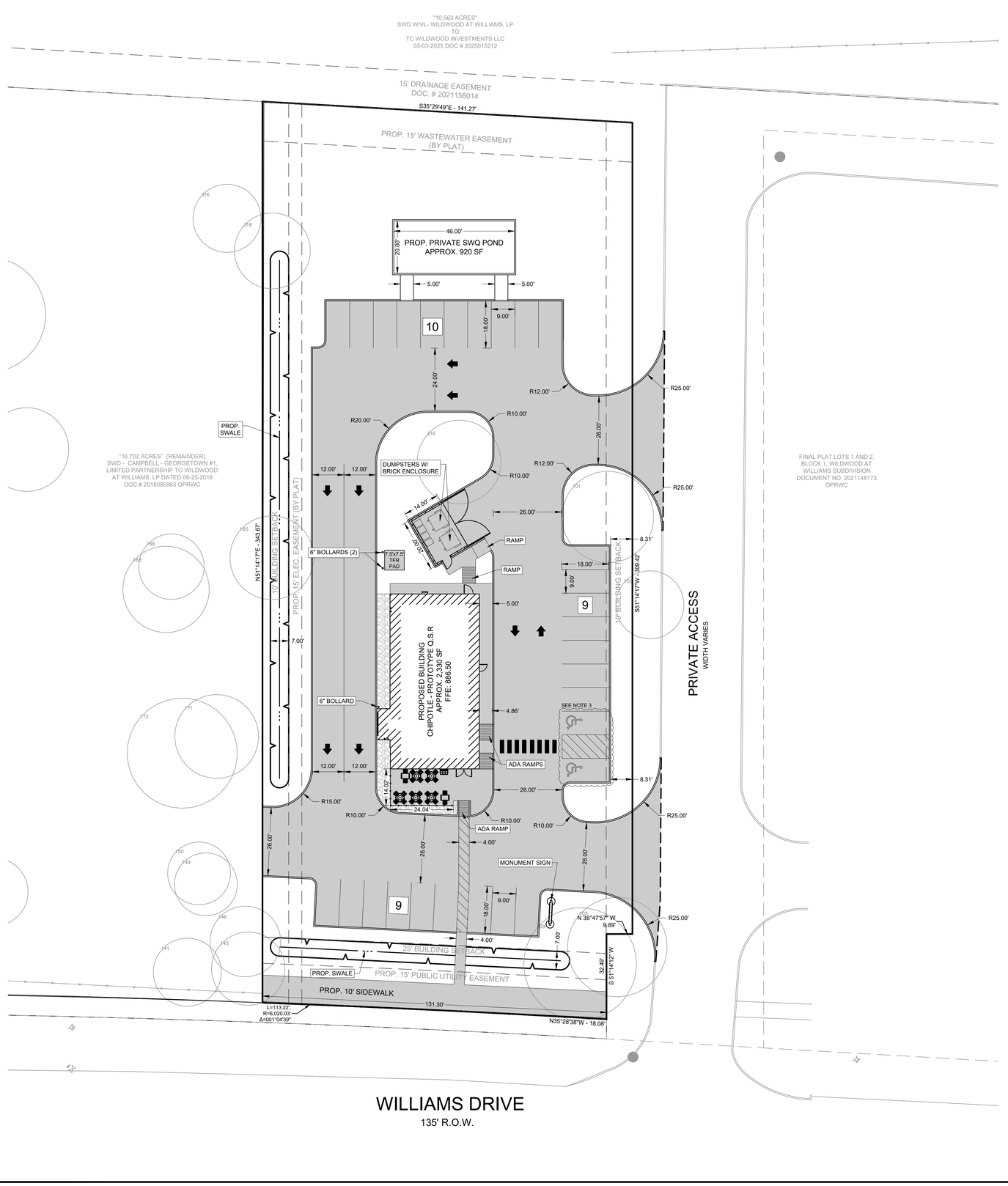
INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: MICHAEL F. A. MAZZOLA
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

CHIPOTLE
CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

EXISTING ALTA SURVEY AND DEMO PLAN

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2310-048-01

SHEET
5



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PROP. LEGEND

PROPOSED PAVEMENT
(SEE SHT 15 - PAVEMENT AND JOINT PLAN FOR DETAILS)

PROPOSED XERISCAPE/GRAVEL
(SEE SHT 16 - LANDSCAPE PLAN FOR DETAILS)

SITE DATA SUMMARY

ADDRESS: 4621 WILLIAMS DRIVE

PROPOSED BUILDING TYPE: RESTAURANT, DRIVE-THRU

LOT AREA: 48,026 SF ≈ 1.10 ACRES

BUILDING COVERAGE: 2,330 SF

PROP. IMPERVIOUS COVER: 25,072 SF

C-1 ALLOWABLE IMPERVIOUS COVER: 70% (33,618 SF ALLOWED)

PROPOSED IMPERVIOUS COVER: 52.3% (25,072 SF PROVIDED)

PARKING SUMMARY:
FOOD AND BEVERAGE ESTABLISHMENTS PARKING RATIO IS EQUAL TO 1 PER 100 FT² OF DESIGNATED SEATING AREA + 4 ADDITIONAL SPACES.

TOTAL DINING ROOM AREA - 720 SF
REQD SPACES = 720 SF/100 SF = 8 SPACES + 4 ADDITIONAL SPACES
TOTAL PARKING SPACES REQUIRED - 12 SPACES
TOTAL PARKING SPACES PROVIDED - 28 SPACES
TOTAL ADA SPACES REQUIRED - 2 SPACES
TOTAL ADA SPACES PROVIDED - 2 SPACES

OVERALL SITE PLAN NOTES

1. INSTALL SEED AND SOD IN ALL NATURAL GROUND AREAS DISTURBED DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR IS TO ENSURE SEEDING HAS TAKEN ROOT.
2. PAVEMENT AND CURB RADII HAVE A 3.00' RADIUS UNLESS OTHERWISE NOTED.
3. SEE SHEET 20 FOR ADA DETAILS.

CITY OF GEORGETOWN SITE PLAN NOTES

1. ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULLY SHIELD, WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. THE ILLUMINATION SHALL NOT EXCEED 2-FOOT CANDLES AT A HEIGHT OF THREE FEET AT THE PROPERTY LINE, ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USED. ALL VEHICLE OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OF PROPERTY AND PERSONS.
2. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 8 OF THE UDC. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
3. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS SHALL BE OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN; THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.

2025-85-SDP

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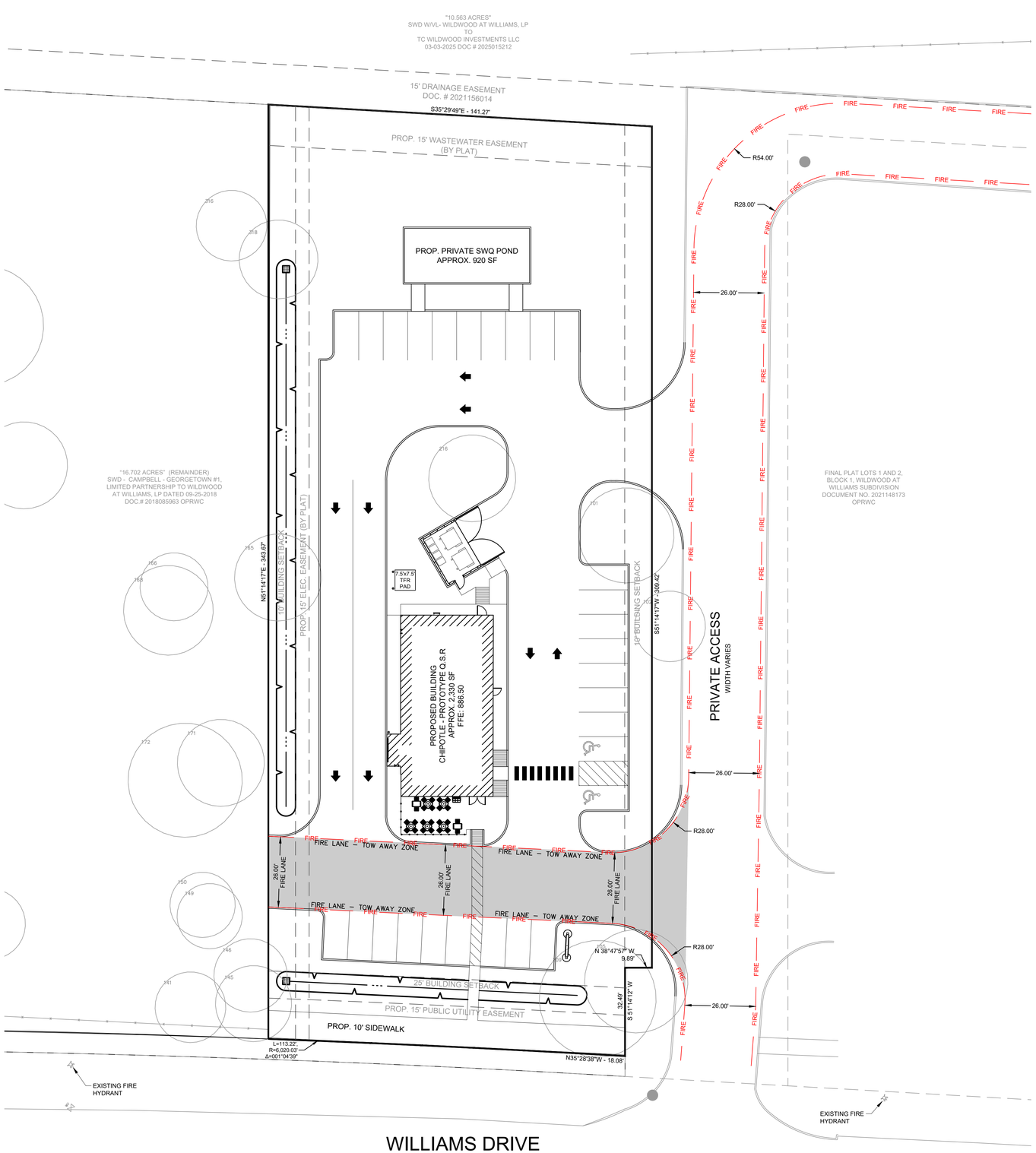
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

CHIPOTLE
CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

OVERALL SITE AND DIMENSION PLAN

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

SHEET
6



0 20' 40'

SCALE: 1" = 20'

SURVEYOR

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TAYLOR, TEXAS 76574
PH: (512) 352-9090

BENCHMARK

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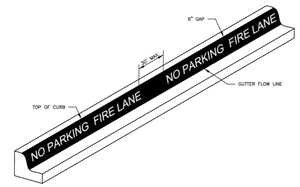
NOTES

1. FIRE LANE HAS BEEN SHOWN AS THE MINIMUM FIRE LANE REQUIREMENTS WITH 26' WIDTH LANES, AND 28' INNER RADIUS FOR REFERENCE PURPOSES TO SHOW COMPLIANCE.
2. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR-INCH WHITE LETTERING STATING, "FIRE LANE --TOW AWAY ZONE". THE WORDS "FIRE LANE" BY THEMSELVES ARE NOT ACCEPTABLE. WORDING MAY NOT BE SPACED MORE THAN 30 FEET APART.
3. IN AREAS WHERE FIRE LANES ARE REQUIRED BUT NO CONTINUOUS CURB IS AVAILABLE, ONE OF THE FOLLOWING METHODS SHALL BE USED. IN CONJUNCTION WITH THE CURB MARKINGS, TO INDICATE THAT THE FIRE LANE IS CONTINUOUS.

   OPTION 1: A SIGN 12-INCHES WIDE AND 18-INCHES IN HEIGHT WITH RED LETTERING ON A WHITE REFLECTIVE BACKGROUND AND BORDER IN RED STATING "FIRE LANE - TOW AWAY ZONE". THE WORDS "FIRE LANE" BY THEMSELVES ARE NOT ACCEPTABLE. SIGN SHALL BE MOUNTED CONSPICUOUSLY ALONG THE EDGE OF THE FIRE LANE. SIGN MUST BE SPACED NO MORE THAN 30 FEET APART AT A MINIMUM HEIGHT OF TO 7 FEET ABOVE FINISHED GRADE.

   OPTION 2: FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES WHICH ADJOIN A FIRE LANE, SHALL BE MARKED WITH ONE CONTINUOUS SIX TO EIGHT-INCH RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED.



NOTES:
FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "NO PARKING FIRE LANE" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 20' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

FIRE LANE STRIPING DETAILS
N.T.S.

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www.cobbfendley.com

INTERIM REVIEW
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Engineer: MICHAEL F. A. MAZZOLA
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

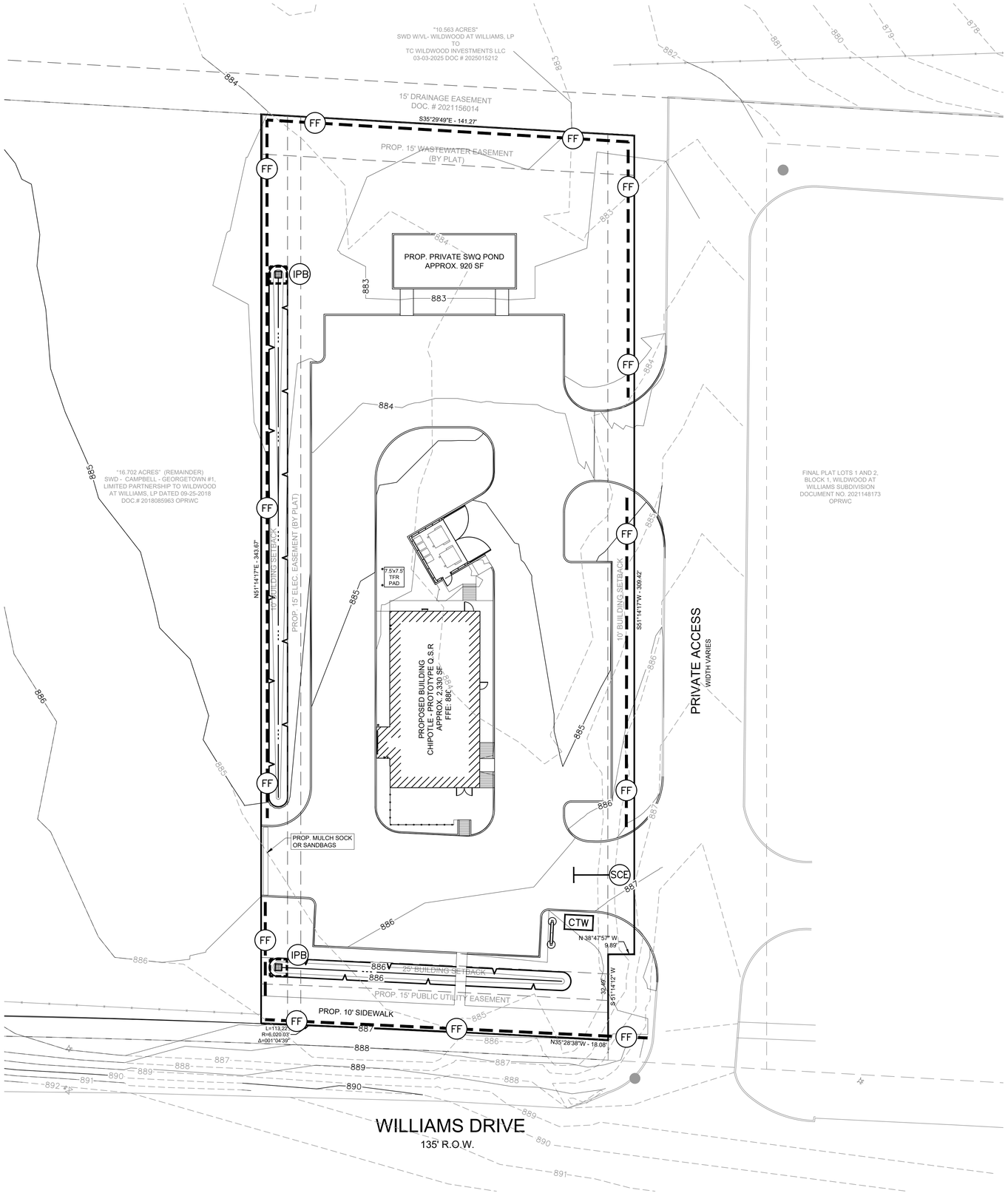
CHIPOTLE
CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

FIRE ACCESS PLAN

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

SHEET
7

2025-85-SDP



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SCALE: 1" = 20'

SURVEYOR

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PH: (512) 352-9090

BENCHMARK

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PROP. LEGEND

IPB	INLET PROTECTION BARRIER I AND II (SEE DTL. ON SHT. C5.1)
FF	FILTER FABRIC FENCE (SEE DTL. ON SHT. C4.1)
SCE	STABILIZED CONSTRUCTION EXIT (SEE DTL. ON SHT. C4.1)
CTW	CONCRETE TRUCK WASHOUT (SEE DTL. ON SHT. C4.1)

NOTE "A":

ALL SLURRY AND CUTTINGS FROM SAW CUTTING ACTIVITY SHALL BE CONTINUOUSLY VACUUMED TO CONTROL THE FLOW OF WATER FROM THE OPERATIONS SITE. THE SLURRY AND CUTTINGS SHALL NOT BE ALLOWED TO DRAIN TO THE STORM DRAIN SYSTEM, SWALE, STREAM OR OTHER WATER BODY.

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www.cobbfendley.com

INTERIM REVIEW
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Engineer: MICHAEL F. A. MAZZOLA
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

CHIPOTLE

CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN

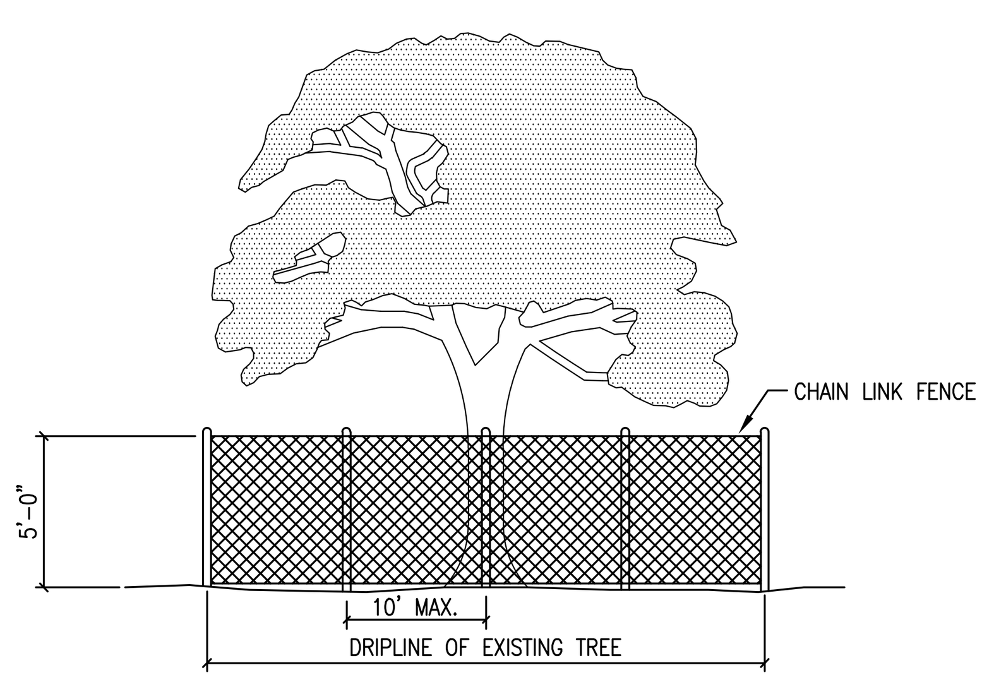
Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

SHEET
8

2025-85-SDP

Special Notes for Protection of Existing Trees:

1. Tree protection fencing shall be installed to eliminate activities detrimental to trees including but not limited to the following:
   a. Soil compaction in the critical root zones resulting from heavy equipments, vehicular or excessive pedestrian traffic or storage of equipments or materials.
   b. Root disturbance due to cuts, fills, or trenching works.
   c. Wounds to exposed roots, trunks or limbs by mechanical equipments.
   d. Other activities such as chemical storage, cement truck cleaning, fire, etc. are not acceptable or allowed around existing trees designated to remain on site.
2. Location and types of tree protection devices:
   a. Tree protection devices are to be installed to completely surround the critical root zones (tree dripline) of ail trees to be preserved.
   b. Chain link fence shall be five (5) feet in height.
   c. Fence shall be installed around the driplines of the trees to be protected.
   d. Tree protection fence may be installed around a grouping of existing trees for better control.
3. All tree protection fencing shall be installed prior to any clearing, grubbing or grading. Tree protection fences must remain in functioning condition throughout all phases of the site development/construction.
4. Pruning heritage trees requires a separate heritage tree pruning permit. Any fertilizer application should be based on a soil sample analysis. 3.24
5. All existing trees to remain shall be maintained by a certified tree arborist.
6. During construction, no excess soil, additional fill, equipment, liquids or construction debris shall be placed inside the protective barrier, upon the root protection zone, nor shall any soil be removed from within the barrier.
7. The proposed finished grade and elevation of land within the root protection zone of any tree to be preserved shall not be raised or lowered more than one inch. Welling and retaining methods are allowed outside the root protection zone and shall be done in conformance with the Texas A & M University, Extension Landscape Horticulture, Protecting Existing Landscape Trees from Construction Damage Due to Grade Changes", Everett E. Janne and Douglas F. Welch, PhD, authors.

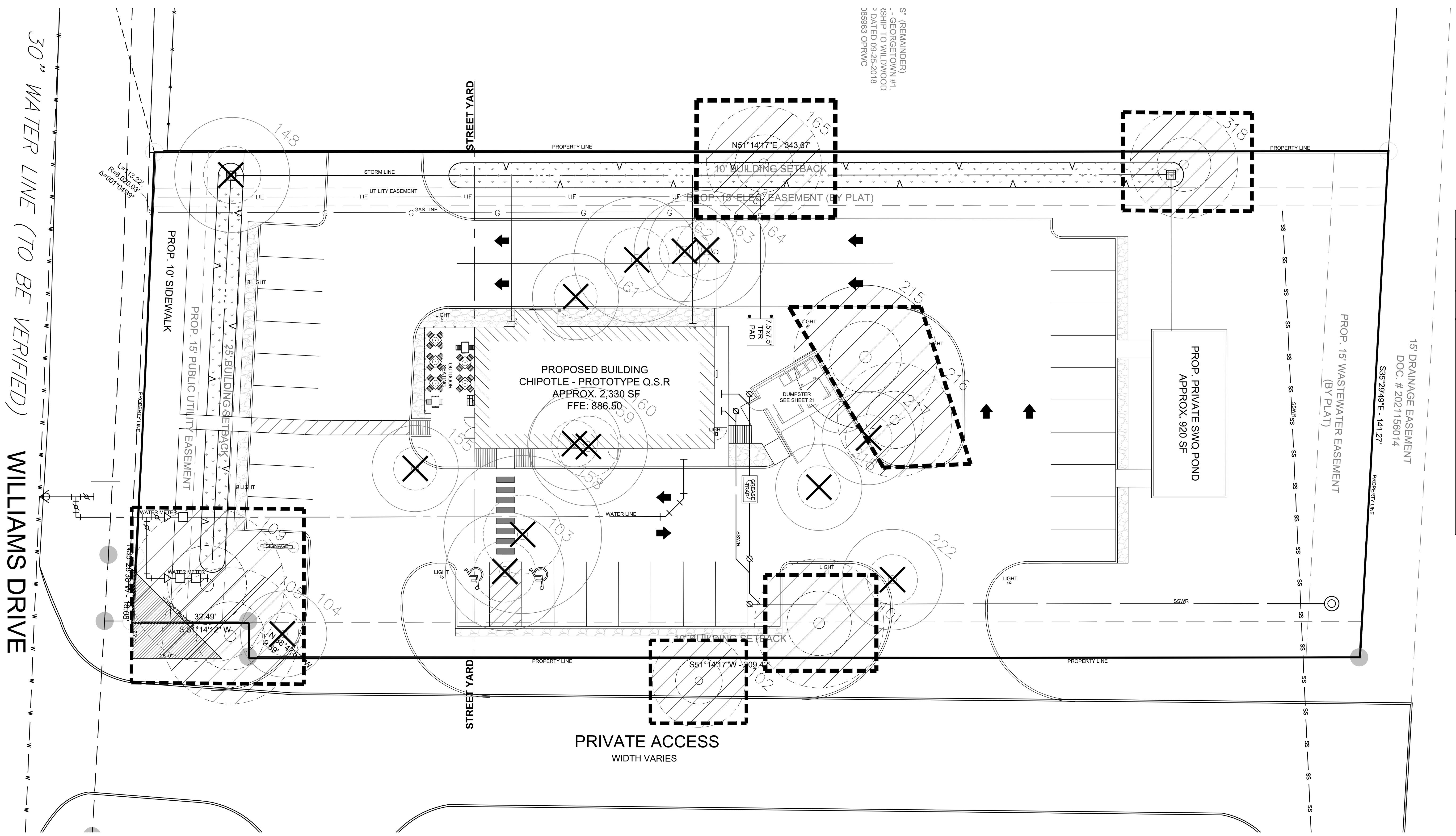


NOTES:

1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES; WILL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY.
   C. WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.
3. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.

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

Georgetown Texas, Est. 1848 — Georgetown Utility Systems, Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TREE PROTECTION – CHAIN LINK FENCE	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: EC09	
		SCALE: NTS	DATE: 1/2003
		DRAWN BY: MRS	APPROVED BY: TRB



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TREE SCHEDULE

KEY	TREE # 8/7/2025 SURVEY	DBH SIZE	MULTI-STEM Measurements	HALF CRITICAL ROOT ZONE	LATIN NAME	COMMON NAME
HT	101	18"		9'	Ulmus crassifolia	Elm
N/A	102*	13"		6.5'	Quercus Virginiana	Oak
R-P	103	17"	6", 6", 5"	8.5'	Ulmus crassifolia	Elm
R-P	104	12"		6'	Ulmus crassifolia	Elm
N/A	105*	19"		9.5'	Quercus Virginiana	Oak
HT	109	22"	7", 7", 8"	11'	Ulmus crassifolia	Elm
R-P	148	16"		8'	Quercus Virginiana	Oak
R-P	155	12"		6'	Ulmus crassifolia	Elm
R-HT	158	22"		11'	Quercus Virginiana	Oak
R-P	159	13"		6.5'	Ulmus crassifolia	Elm
R-P	160	17"		8.5'	Ulmus crassifolia	Elm
R-P	161	12"		6'	Ulmus crassifolia	Elm
R-HT	162	18"	9", 9"	9'	Ulmus crassifolia	Elm
R-P	163	14"	7", 7"	7'	Ulmus crassifolia	Elm
R-P	164	17"		8.5'	Ulmus crassifolia	Elm
P	165	16"		8'	Ulmus crassifolia	Elm
R-HT	215	20"		10'	Quercus Virginiana	Oak
P	216	16"		8'	Quercus Virginiana	Oak
R-P	217	13"		6.5'	Ulmus crassifolia	Elm
R-P	218	12"	6", 6"	6'	Ulmus crassifolia	Elm
R-P	222	14"	7", 7"	7'	Ulmus crassifolia	Elm
P	318	15"		7.5'	Ulmus crassifolia	Elm

LEGEND	D= DEAD OR DISEASED (separate inventory required for review and approval by city arborist)
P= PROTECTED (TO REMAIN)	
HT= HERITAGE TREE (TO REMAIN)	NP= NOT PROTECTED
R-P= REMOVAL OF PROTECTED TREE	C= CREDIT TREES
R-HT= REMOVAL OF HERITAGE TREE	X= PROHIBITED SPECIES (MUST BE REMOVED)
I= INVASIVE/CONTROLLED	** = MITIGATED AT 1:5

		REQUIRED	PROVIDED
TOTAL NUMBER OF ALL PROTECTED AND HERITAGE TREES		20	20
TOTAL NUMBER OF PROTECTED TREES REQUIRED TO REMAIN		4	6
PROTECTED TREE PRESERVATION CALCULATION		20 * .2 = 4 TREES TO REMAIN	
20 PROTECTED TREES / 1.102 ACRES = 18.14 TREES (PER ACRE)		18 TREES PER ACRE	18 TREES PER ACRE
TREE DENSITY * (0.2)= MINIMUM TOTAL # OF PROTECTED TREES REQUIRED TO REMAIN ON SITE		4 TREES	6 TREES
SOME PUDS & DAS MAY HAVE HIGHER MINIMUM DENSITY REQUIREMENT PERCENTAGES FOR EXAMPLE 40%		X	N/A

TREE MITIGATION CALCULATIONS

General Data	Total Inches Surveyed	316"
	Total Trees Surveyed	20
	Total Acres, Site	1.102 acres
Replacement Trees	Replacement Trees, Inches (non-res lots)	21"
Protected Trees Retention	Total Trees Surveyed, Protected	5
	Total Inches Surveyed, Protected	87"
	Average Tree Density	20 trees per acre
	Minimum Percentage of Protected Trees Required to be Preserved	20%=4 trees
	Total Trees Removed, Protected	15
	# of Inches Removed, Total	229
Total Trees Removed, Protected (12" - 17")	Total Trees	12
	Total Caliper Inches	169"
FEE DUE ($125/DBH): 169" x $125 = $21,125		
Total Trees Removed, Protected (18" - 26")	Total Trees	3
	Total Caliper Inches	60
	Minus proposed trees: 36"	24
FEE DUE ($175/DBH): 24" x $175 = $4,200		
Total Fee Due : $25,325		

Owner's Responsibility For Maintenance
Client acknowledges and agrees that proper Project maintenance is required after the Project is complete. A lack of or improper maintenance in areas such as, but not limited to, operation and maintenance of automatic irrigation system, all site drainage and all planting materials maintenance may result in damage to property or persons. Client further acknowledges that he is solely responsible for the results of any lack of or improper maintenance.

Landscape Contractor's Responsibilities:
All drainage (surface and subsurface) of all landscape areas within the project limits shall be the responsibility of the installing landscape contractor and landscape maintenance company. All grading of areas along all building areas must absolutely have positive slope away from building. In no case shall any plant bed be constructed along edge of building that will impede water flow away from building. If planting beds are located at edges of building, landscape contractor shall make sure that these areas drain properly (surface and subsurface-wise). Contractor shall install moisture barrier along building as necessary to keep water from penetrating underneath building slab.

"REFER TO FINISHED GRADES SHOWN ON PROJECT CIVIL GRADING PLAN. IT WILL REPRESENT FINAL ELEVATIONS. CARE SHOULD BE TAKEN BY THE LANDSCAPE CONTRACTOR NOT TO INCREASE THESE FINISHED GRADES WITH LANDSCAPING OR OTHER ALTERATIONS. THE THICKNESS OF SOD, GRASS AND LANDSCAPING MATERIALS SHOULD BE DEDUCTED FROM THE FINISHED GRADE ELEVATIONS IN THESE CIVIL GRADING PLANS IN ORDER TO DETERMINE THE GROUND ELEVATIONS DURING CONSTRUCTION."

I, Edward J. Wong, hereby certify that this Landscape Plan complies with the requirements of Chapter 8 of the Georgetown Unified Development Code.

REGISTERED LANDSCAPE ARCHITECT — EDWARD WONG — 770 — STATE OF TEXAS

Edward J. Wong

Owner's Responsibility For Maintenance
Client acknowledges and agrees that proper Project maintenance is required after the Project is complete. A lack of or improper maintenance in areas such as, but not limited to, operation and maintenance of automatic irrigation system, all site drainage and all planting materials maintenance may result in damage to property or persons. Client further acknowledges that he is solely responsible for the results of any lack of or improper maintenance.

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

1 / L1.0 **TREE MITIGATION PLAN**
SCALE: 1" = 20'-0"
0 5' 10' 20' 40'
SCALE: 1"=20'

CobbFendley
Texas Registration No. 274
4424 W Sam Houston Parkway N, Suite 600
Houston, Texas 77041
713.462.3242 | fax 713.462.3262
www.cobbfendley.com

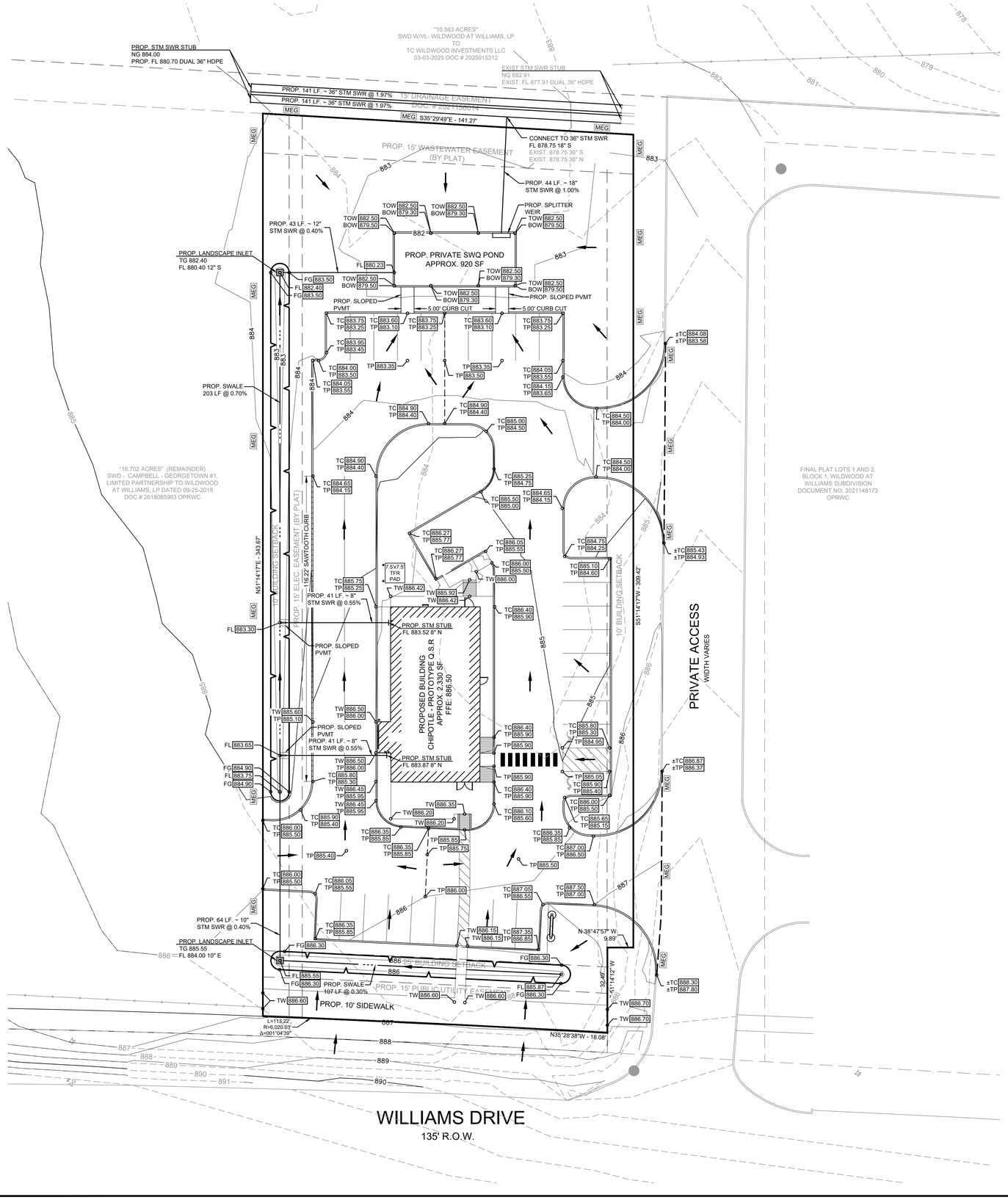
CHIPOTLE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

TREE MITIGATION PLAN

Scale: 1:20
Designed by: EW
Drawn by: EW
Checked by: EW
Date: SEPTEMBER 2025
Project No.: 2510-048-01

SHEET
9

2025-85-SDP



0 20' 40'

SCALE: 1" = 20'

SURVEYOR

BRYAN TECHNICAL SERVICES, INC
911 NORTH MAIN, SUITE 130
TAYLOR, TEXAS 76574
PH: (512) 352-9090

BENCHMARK

ORIGINAL SUBDIVISION CORNER:
1/2" IRON ROD PLASTIC CAP INSCRIBED "6447"
N: 10223232.85'
E: 3118382.88'

FLOODPLAIN

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS #48491C0290E, DATED SEPTEMBER 26, 2008.

UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

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PROP. LEGEND

999	EXISTING CONTOUR
	PROP SWALE
	PROP GRADE BREAK
TP 00.00	PROP TOP OF PAVEMENT ELEVATION
TC 00.00	PROP TOP OF CURB ELEVATION
TW 00.00	PROP TOP OF SIDEWALK
FG 00.00	PROP FINISHED GRADE
MEG	MATCH EXISTING GRADE
	DIRECTION OF FLOW ARROW

GRADING NOTES

CONTRACTOR SHALL ENSURE THAT CONSTRUCTED SLOPES AND ELEVATIONS COMPLY WITH TEXAS DEPARTMENT OF LICENSING AND REGULATION REQUIREMENTS FOR ACCESSIBILITY. GRADES SHOWN HEREON HAVE BEEN CAREFULLY SELECTED TO COMPLY WITH ACCESSIBILITY REQUIREMENTS. THE FOLLOWING SHALL BE CONSIDERED DURING CONSTRUCTION:

1. TOP OF WALK OR TOP OF LANDING ELEVATIONS AT BUILDING ENTRANCES/EXITS SHALL BE THE SAME ELEVATION ON EACH SIDE OF THE DOOR.

2. ACCESSIBLE ROUTE CROSS SLOPE SHALL BE 2% MAXIMUM.

3. WHERE AN ACCESSIBLE ROUTE CHANGES DIRECTION AND AT ALL POINTS OF BUILDING EGRESS, A 5'x5' MAXIMUM LANDING SHALL BE PROVIDED WITH MAXIMUM 2% SLOPE IN ANY DIRECTION.

4. NO PORTION OF THE ACCESSIBLE PARKING AREA SHALL EXCEED 2% SLOPE.

5. ACCESSIBLE ROUTES MAY HAVE LONGITUDINAL SLOPES UP TO 5% (SEE NOTE 6 FOR SLOPES GREATER THAN 5%)

6. ALL RAMPS SHALL BE MAXIMUM 1 VERTICAL UNIT FOR EVERY 12 HORIZONTAL UNITS (8.33%). ALL RAMPS MUST HAVE 5'x5' LANDING WITH MAXIMUM 2% SLOPE AT THE TOP AND BOTTOM. RAMP RUNS RISING MORE THAN 6 INCHES VERTICAL REQUIRE HANDRAILS.

7. THE FINISHED GRADES SHOWN ON THIS PLAN REPRESENT FINAL ELEVATIONS. CARE SHOULD BE TAKEN BY THE CONTRACTOR NOT TO INCREASE THESE FINISHED GRADES WITH LANDSCAPING OR OTHER ALTERATIONS. THE THICKNESS OF SOD, GRASS AND LANDSCAPING MATERIALS SHOULD BE DEDUCTED FROM THE FINISHED GRADE ELEVATIONS IN THESE PLANS IN ORDER TO DETERMINE THE GROUND ELEVATIONS DURING CONSTRUCTION.

8. ALL PROPOSED TOP OF CURB ELEVATIONS SHALL BE 6" ABOVE TOP OF PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.

9. ALL PAVEMENT SHOWN ON THIS PLAN TO HAVE 6" CURBING AT EDGES OF PAVEMENT UNLESS OTHERWISE NOTED.

10. ALL INLETS AND JUNCTION BOXES SHALL HAVE A TRAFFIC DUTY GRATE OR COVER UNLESS OTHERWISE NOTED.

11. AREA TO BE HYDROMULCH SEEDED AT CONCLUSION OF CONSTRUCTION ACTIVITIES.

12. AREAS INDICATED AS GRADE TO DRAIN SHALL HAVE A MINIMUM SLOPE OF 1% TOWARDS AN INLET OR SWALE.

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INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: MICHAEL F. A. MAZZOLA
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

CHIPOTLE
CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

GRADING AND
DRAINAGE PLAN

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

SHEET
10

Existing		
	25-yr	100-yr
a	111.07	129.03
b	17.23	17.83
c	0.7815	0.7625
Tc (min)	6.40	6.40

Existing	IC (%)	25-yr	100-yr
Concrete	7.9%	0.97	0.97
Asphalt	9.2%	0.95	0.95
Grass, 0-50%, 2-7% slope	82.9%	0.45	0.53
C		0.54	0.60

Drainage Area	C25	C100	i25	i100	A (ac)	Q25 (cfs)	Q100 (cfs)
Existing DA	0.54	0.60	9.38	11.35	1.50	7.56	10.27

Proposed		
	25-yr	100-yr
a	111.07	129.03
b	17.23	17.83
c	0.7815	0.7625
Tc (min)	5	5

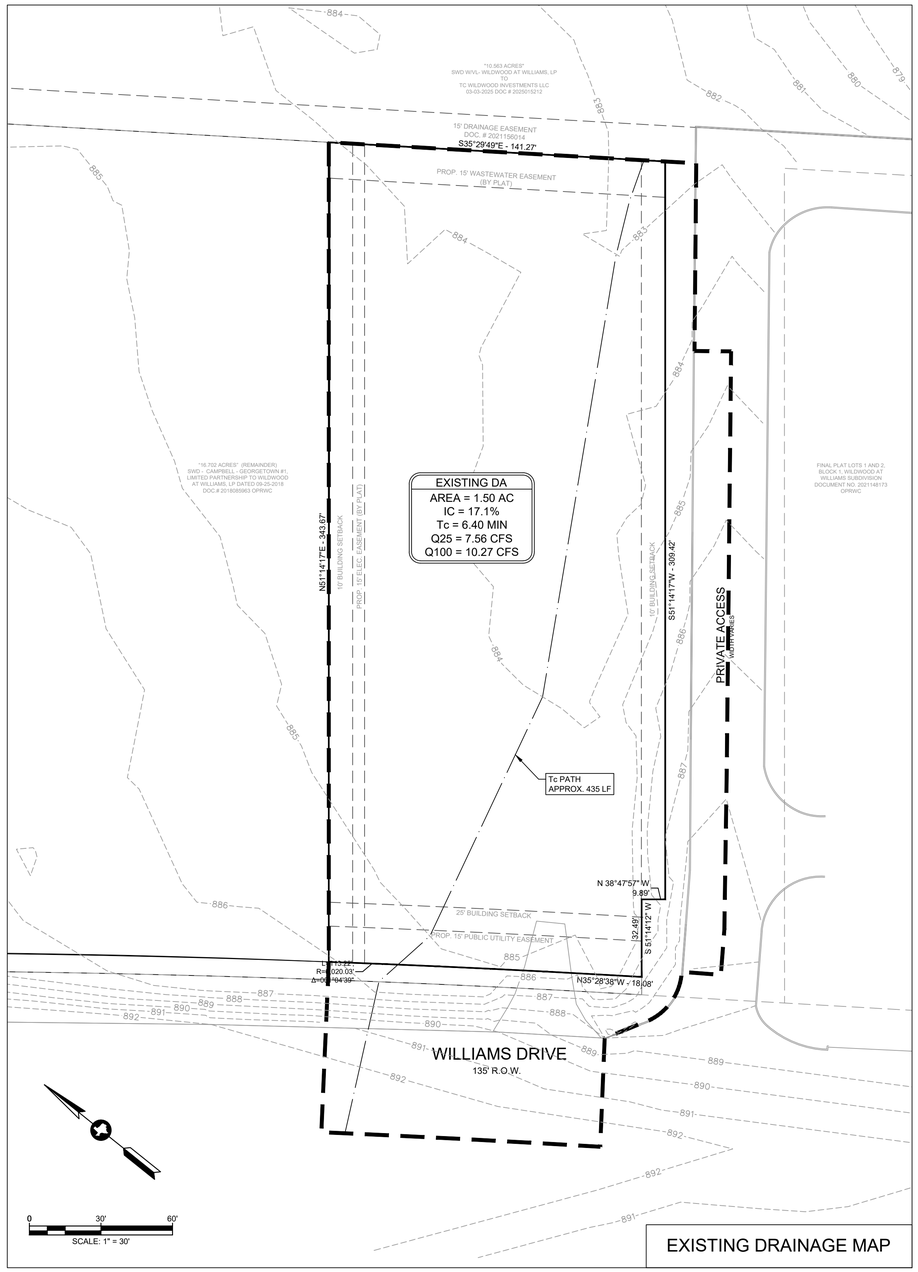
Proposed	IC (%)	25-yr	100-yr
Concrete	47.4%	0.97	0.97
Asphalt	7.9%	0.95	0.95
Grass, 0-50%, 2-7% slope	44.7%	0.45	0.53
C		0.74	0.77

Drainage Area	C25	C100	i25	i100	A (ac)	Q25 (cfs)	Q100 (cfs)
Proposed DA	0.74	0.77	9.84	11.88	1.50	10.86	13.75

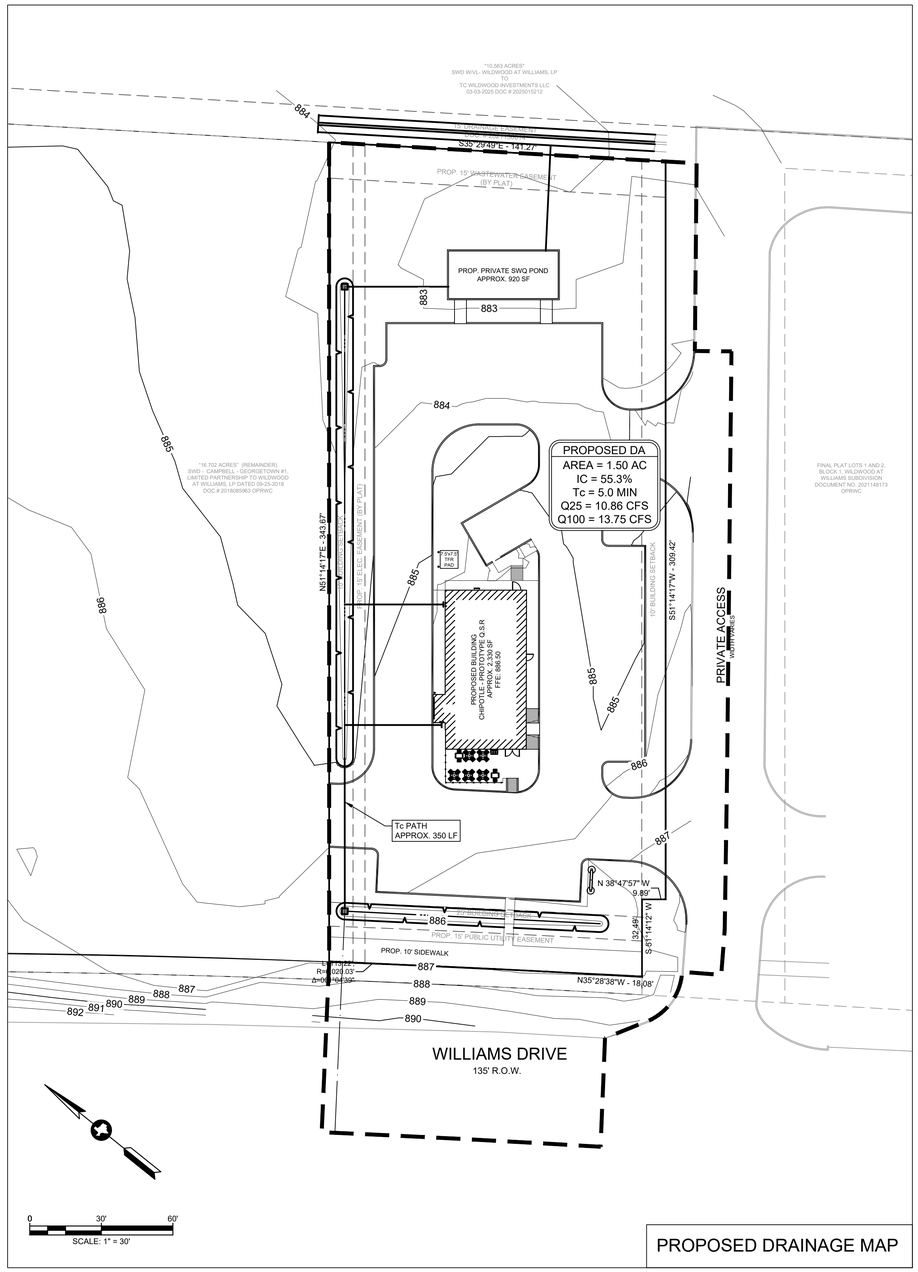
Drainage Area	C25	C100	i25	i100	A (ac)	Q25 (cfs)	Q100 (cfs)
Prop. DA from JAB Engineers Report	0.81	0.84	9.84	11.88	1.50	12.01	14.93
Proposed DA	0.74	0.77	9.84	11.88	1.50	10.86	13.75
					Δ	-1.15	-1.18

CONCLUSION

OUR ANALYSIS INDICATES THAT THE PROPOSED DEVELOPMENT'S PEAK FLOWS DO NOT EXCEED THE IMPACTS ACCOUNTED FOR IN THE OVERALL DRAINAGE STUDY FOR WILDWOOD AT WILLIAMS, PREPARED BY JAB ENGINEERING AND DATED SEPTEMBER 5, 2025. THE PROPOSED 25-YEAR AND 100-YEAR PEAK FLOWS ARE 10.86 CFS AND 13.75 CFS, RESPECTIVELY, COMPARED TO THE OVERALL DRAINAGE STUDY VALUES OF 12.01 CFS AND 14.93 CFS. THEREFORE, THE PROPOSED IMPROVEMENTS REMAIN WITHIN THE PREVIOUSLY EVALUATED AND APPROVED DRAINAGE IMPACTS.



EXISTING DRAINAGE MAP



PROPOSED DRAINAGE MAP

SURVEYOR

BRYAN TECHNICAL SERVICES, INC
911 NORTH MAIN, SUITE 130
TAYLOR, TEXAS 76574
PH: (512) 352-9090

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LEGEND

- PROP. STORM STRUCTURE
- PROP. STORM SEWER
- PROP SWALE
- EXIST. CONTOUR
- PROP. CONTOUR
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION PATH
- DIRECTION OF FLOW ARROW

NOTES

1. THIS SITE IS PART OF AN OVERALL DRAINAGE STUDY PROJECT NAME "WILDWOOD AT WILLIAMS" PREPARED BY JAB ENGINEERING DATED SEPTEMBER 5, 2025.
2. PER OVERALL DRAINAGE REPORT NO DETENTION IS REQUIRED FOR THIS SITE.

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www.cobbfendley.com

INTERIM REVIEW
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Engineer: MICHAEL F. A. MAZZOLA
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

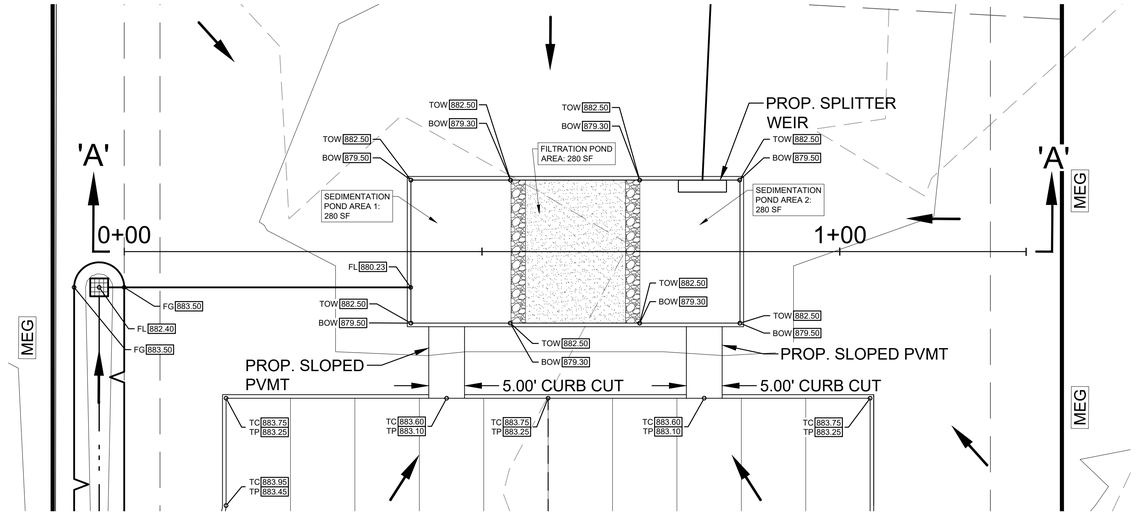
CHIPOTLE
CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

DRAINAGE AREA MAPS

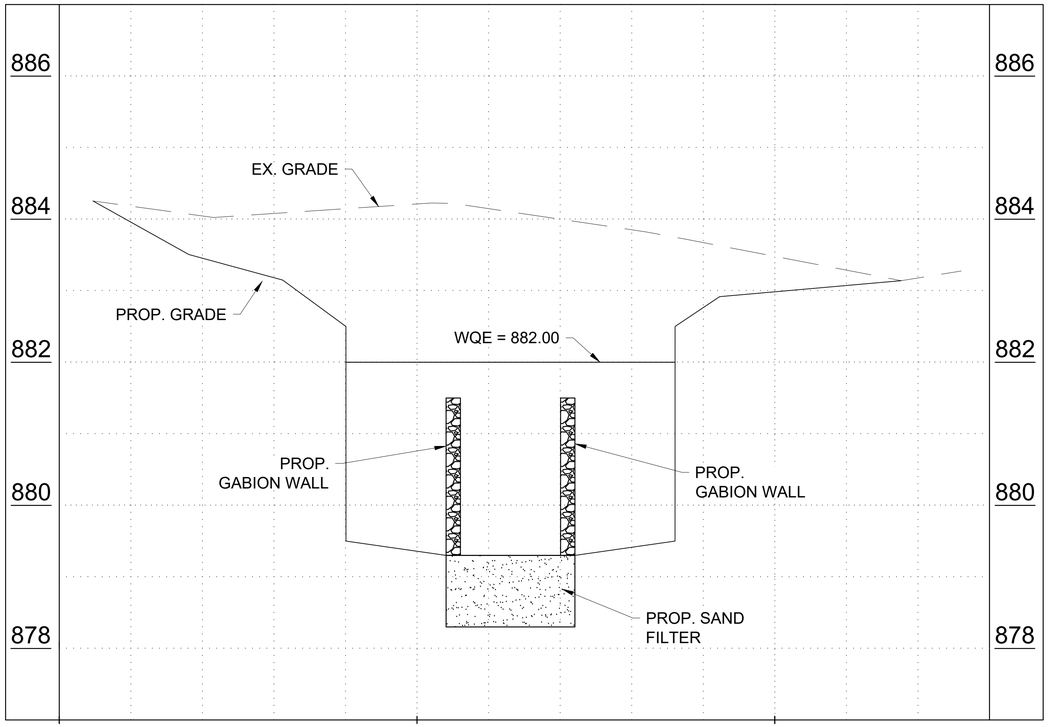
Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

SHEET
11

2025-85-SDP



PRIVATE SWQ POND CROSS SECTION A-A



SECTION "A"
HORZ: 1"=10' : VERT: 1"=2'

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Chipotle
Date Prepared: 12/4/2025

Additional information is provided for cells with a red triangle in the upper right corner.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields.

1. The Required Load Reduction for the total project: Calculations from RG-348

Page 3-29 Equation 3.3: $L_M = 28.93(A_N \times P)$

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

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

County =	Williamson	
Total project area included in plan * =	1.10	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	0.55	acres
Total post-development impervious cover fraction * =	0.50	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	509	lbs.

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

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

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

Drainage Basin/Outfall Area No. = DA-POND

Total drainage basin/outfall area =	1.10	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.55	acres
Post-development impervious fraction within drainage basin/outfall area =	0.50	
$L_{M\ THIS\ BASIN}$ =	509	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

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

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

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

A_C =	1.10	acres
A_I =	0.55	acres
A_P =	0.55	acres
L_R =	550	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 470 lbs.

F = **0.85**

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Rainfall Depth =	1.32	inches
Post Development Runoff Coefficient =	0.36	
On-site Water Quality Volume =	1884	cubic feet

Calculations from RG-348

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	377	
Total Capture Volume (required water quality volume(s) x 1.20) =	2261	cubic feet

8. Extended Detention Basin System Designed as Required in RG-348

Required Water Quality Volume for extended detention basin = **NA** cubic feet

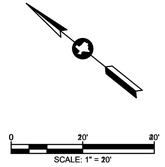
9. Filter area for Sand Filters Designed as Required in RG-348

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	2261	cubic feet	
Minimum filter basin area =	105	square feet	
Maximum sedimentation basin area =	942	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	236	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	2261	cubic feet	
Minimum filter basin area =	188	square feet	
Maximum sedimentation basin area =	754	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	47	square feet	For maximum water depth of 8 feet



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BENCHMARK

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N: 10223232.85'
E: 3118382.88'

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	PROP SWALE
	PROP GRADE BREAK
TP 00.00	PROP TOP OF PAVEMENT ELEVATION
TC 00.00	PROP TOP OF CURB ELEVATION
TW 00.00	PROP TOP OF SIDEWALK
FG 00.00	PROP FINISHED GRADE
MEG	MATCH EXISTING GRADE
	DIRECTION OF FLOW ARROW

PROPOSED PARTIAL SED-FIL POND	REQUIRED	PROVIDED
WATER QUALITY VOLUME	2,261 CF	2,886 CF
MAX PONDING DEPTH ABOVE SAND		2.0 FT
SEDIMENTATION POND AREA	236 SF < X < 942 SF	560 SF
FILTRATION POND AREA	MIN. 188 SF	280 SF

WATER QUALITY ELEVATION		882.50 FT
ELEVATION OF SPLITTER WEIR		882.50 FT
HEIGHT OF GABION WALL		2.00 FT
GABION UNDER 6 FT?	< 6.00 FT	YES

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P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

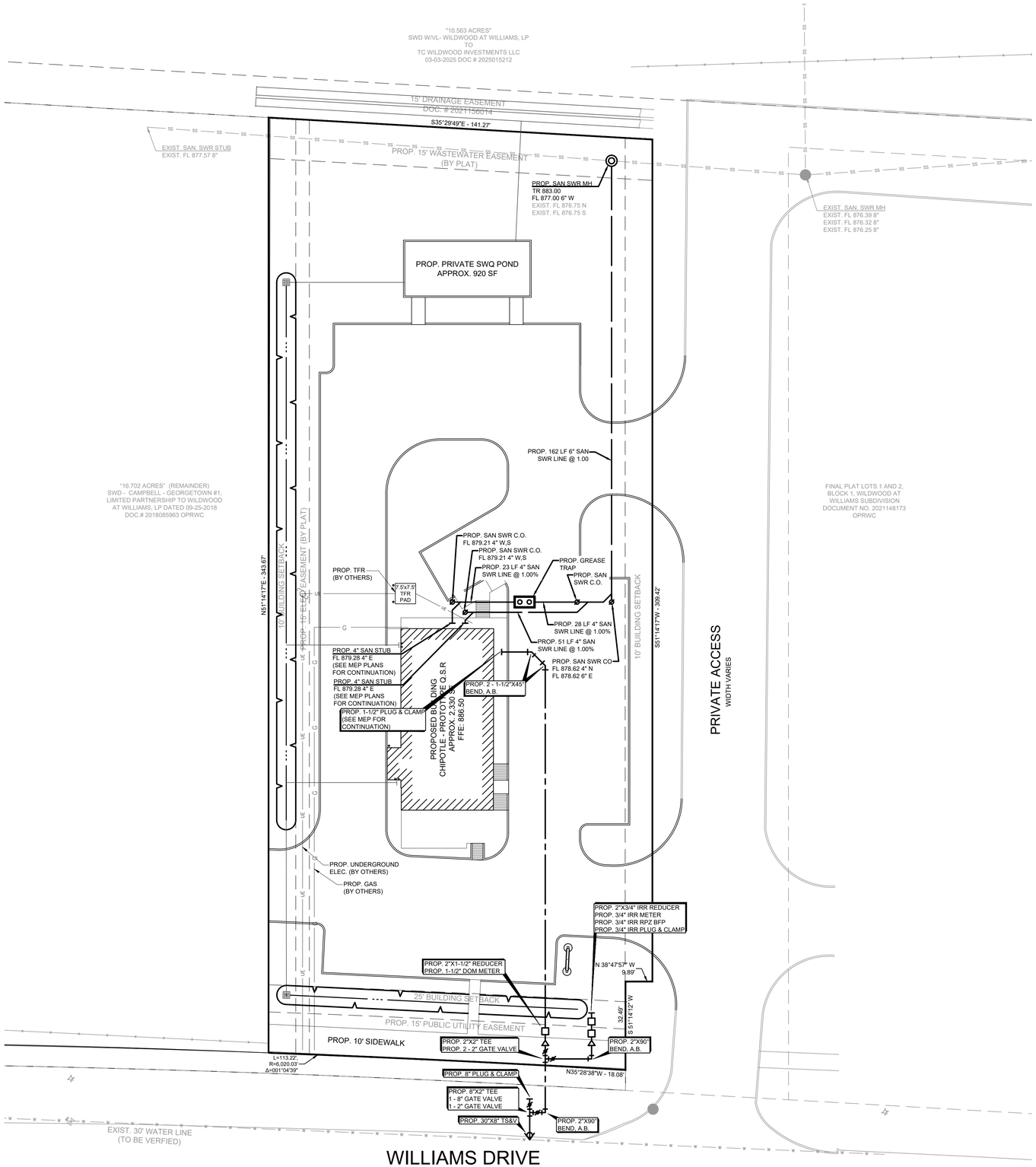
CHIPOTLE
CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

STORM WATER QUALITY
POND PLAN

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

SHEET
12

2025-85-SDP



0 20' 40'

SCALE: 1" = 20'

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PROP. LEGEND

DOM. WATER LINE

SANITARY SEWER

PIPING MATERIAL SCHEDULE

WATER LINES	
DIAMETER SIZE	MATERIALS
3" AND SMALLER	SCH 40 PVC
4" - 12"	AWWA C900 PVC
SANITARY SEWER LINES	
DIAMETER SIZE	MATERIAL
6" AND LARGER	SDR 26 PVC (BOTH PIPE & FITTINGS)

NOTES:

1. UNDERGROUND ELECTRIC LINE, ELECTRICAL TRANSFORMER, AND GAS LINE LINE LOCATION SHOWN FOR REFERENCES PURPOSES ONLY. FINAL DESIGN OF SIZE AND MATERIALS SHALL BE PROVIDED BY THE ELECTRICAL AND GAS PROVIDERS. SEE MEP PLANS FOR CONTINUATION.
2. FOR ALL GRAVITY SANITARY & STORM SEWER LINES, CONTRACTOR TO REMOVE EXIST. PLUG, VERIFY FLOWLINE ELEVATION AND START AT DOWNSTREAM FLOWLINE OF PIPES BEING LAID & WORK UPSTREAM. IF FLOWLINE IS DIFFERENT FROM WHAT IS SHOWN, CONTRACTOR TO CONTACT ENGINEER.
3. CONTRACTOR TO STAKE ALL SANITARY & WATER LINES BEFORE CONSTRUCTION OF THE LINES & CONTACT THE ENGINEER IF ANY CONFLICT APPEARS OR IF THERE APPEARS TO BE A MORE APPROPRIATE ROUTE.
4. MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE TESTING PROCEDURES. SEE UTILITY NOTES THIS SET.
5. MATERIAL TYPE SHALL BE PER TABLE UNLESS SPECIFIED OTHERWISE IN PLANS.
6. ALL INLETS AND JUNCTION BOXES SHALL HAVE A TRAFFIC DUTY GRATE OR COVER UNLESS OTHERWISE NOTED.
7. SEE MEP PLANS FOR CONTINUATION THROUGH THE BUILDING.

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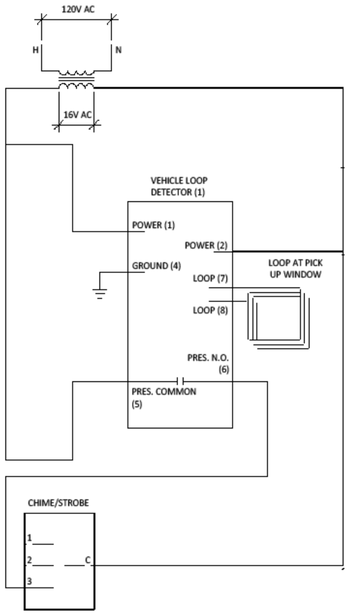
CHIPOTLE
CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

UTILITY PLAN

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

SHEET
13

2025-85-SDP



NOTES:

A. VERIFY PIN DESIGNATIONS WITH EQUIPMENT PRIOR TO WIRING.
B. PROVIDE TWO (1) VEHICLE LOOP DETECTOR with 11-PIN SOCKET BASES (EMX ULTRA-MVP WITH LD-11).
C. PROVIDE ONE (1) 30VA 16VAC TRANSFORMER.
D. PROVIDE ONE (1) BLUE CHIME/STROBE WITH WALL-MOUNT BASE (FEDERAL SIGNAL SLM500B WITH SLMBW-012-024) AS SHOWN ON PLAN.
E. PROVIDE LOOP IN GROUND PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND LOCATED AS SHOWN ON PLAN. EACH LOOP SHALL BE 6' X 4' WITH 4 TURNS (EMX PR-46-XX) UNLESS NOTED OTHERWISE. VERIFY LENGTH OF LEAD-IN WIRE PRIOR TO ORDERING - SPLICING IS NOT ACCEPTABLE.
F. INSTALL THE TRANSFORMER AND TWO (1) VEHICLE LOOP DETECTOR IN 8" x 8" x 4" ENCLOSURE MOUNTED ON WALL AS SHOWN ON PLAN. CONNECT TO LOOPS AND CHIME/STROBE AS SHOWN.
G. LABEL VEHICLE LOOP DETECTOR 1 "LOOP 1 - PICK-UP WINDOW" LABEL OUTSIDE OF ENCLOSURE "VEHICLE DETECTORS".
H. ONCE INSTALLATION IS COMPLETE PROGRAM BOTH LOOP DETECTORS AND THE CHIME/STROBE AS SHOWN BELOW AND ADJUST SENSITIVITY OF LOOP DETECTORS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
I. LOOP DETECTOR PROGRAMMING: 10010000
   a. ASB: ENABLED
   b. PRESENCE: INFINITE
   c. DELAY: OFF
   d. OUTPUT B: DETECT ON STOP
   e. FAILURE MODE: FAIL SAFE
   f. FREQUENCY: HIGH
J. CHIME/STROBE PROGRAMMING:
   a. SWITCH A: CHIME 1 SINGLE (11011)
   b. SWITCH B: CHIME 2 SINGLE (00111)

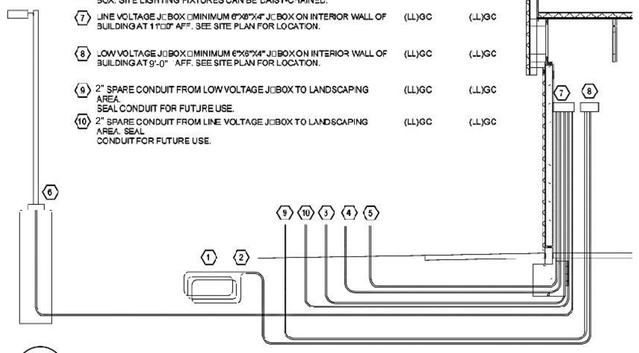
2 E101 PICKUP WINDOW NOTIFICATION DETAIL

NTS

TAG	DESCRIPTION	RESPONSIBILITY: DEVICE OR CONDUIT	RESPONSIBILITY: CONNECTION OR CONDUCTORS
1	VEHICLE DETECTOR LOOP - 6'x4' WITH 4 TURNS (EMX PR-46-XX). VERIFY LENGTH OF LEAD-IN WIRE PRIOR TO ORDERING TO ALLOW WIRE TO REACH VEHICLE DETECTOR WITHOUT SPLICING. SEE SITE PLAN FOR LOCATIONS	(LL)GC	(L)GC
2	1" CONDUIT FROM VEHICLE DETECTOR LOOP LOCATION TO VEHICLE DETECTOR IN-GRADE J-BOX.	(LL)GC	(L)GC
3	1" CONDUIT FROM MARKETING BOARD LOCATION TO LINE VOLTAGE IN-GRADE J-BOX. SEE SITE PLAN FOR LOCATION.	(LL)GC	(L)GC
4	1" CONDUIT FROM CLEARANCE BAR LOCATION TO LINE VOLTAGE IN-GRADE J-BOX. SEE SITE PLAN FOR LOCATION.	(LL)GC	(L)GC
5	1" CONDUIT FROM SITE DIRECTIONAL SIGNAGE AND/OR MONUMENT SIGN LOCATION(S) TO LINE VOLTAGE IN-GRADE J-BOX. SEE SITE PLAN FOR LOCATIONS AND NUMBER OF ROUGH-IN LOCATIONS	(LL)GC	(L)GC
6	1" CONDUIT FROM SITE LIGHTING FIXTURE(S) TO LINE VOLTAGE IN-GRADE J-BOX. SITE LIGHTING FIXTURES CAN BE DAISY-CHAINED.	(LL)GC	(L)GC
7	LINE VOLTAGE JCBOX (MINIMUM 6"X6"X4" JCBOX ON INTERIOR WALL OF BUILDING AT 11'0" AFF. SEE SITE PLAN FOR LOCATION.	(LL)GC	(L)GC
8	LOW VOLTAGE JCBOX (MINIMUM 6"X6"X4" JCBOX ON INTERIOR WALL OF BUILDING AT 9'-0" AFF. SEE SITE PLAN FOR LOCATION.	(LL)GC	(L)GC
9	2" SPARE CONDUIT FROM LOW VOLTAGE JCBOX TO LANDSCAPING AREA. SEAL CONDUIT FOR FUTURE USE.	(LL)GC	(L)GC
10	2" SPARE CONDUIT FROM LINE VOLTAGE JCBOX TO LANDSCAPING AREA. SEAL CONDUIT FOR FUTURE USE.	(LL)GC	(L)GC

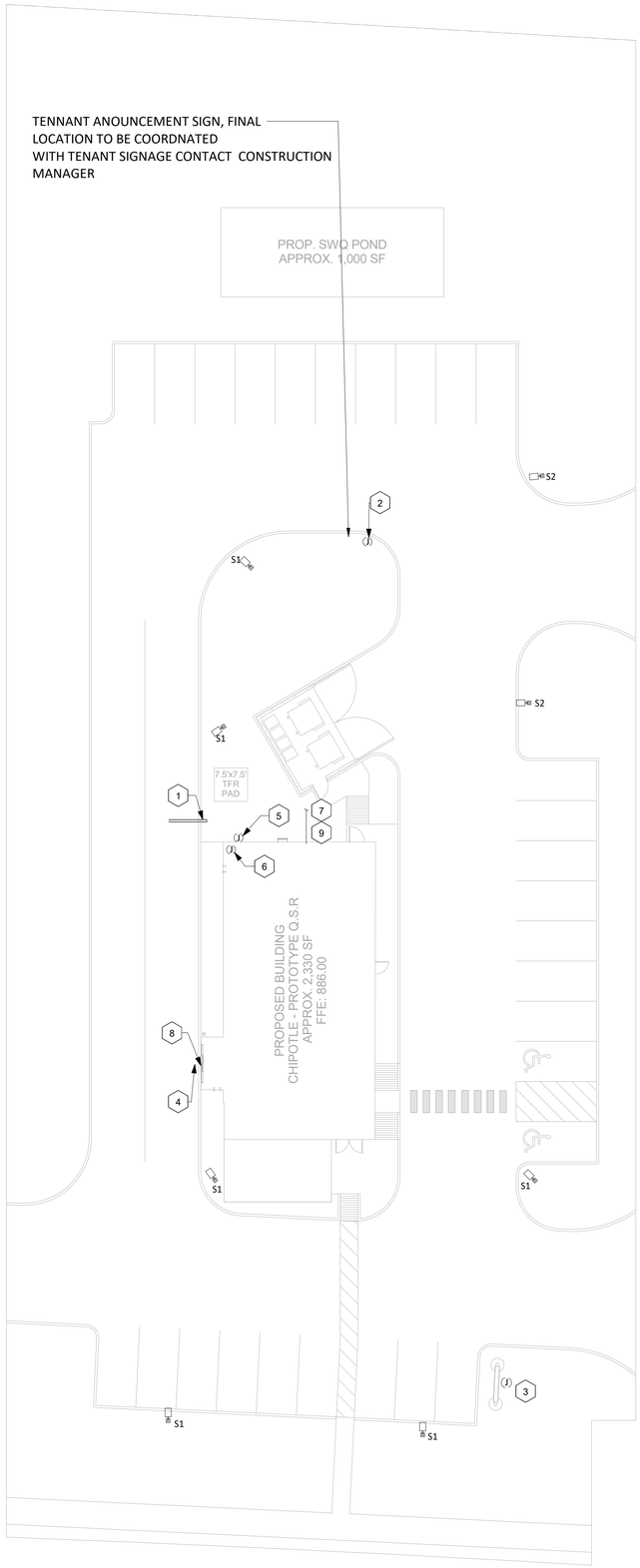
GENERAL NOTES

A. WORK AND MATERIALS SHALL BE COMPLIANT WITH THE NEC AND REQUIREMENTS OF THE AHJ.
B. CONDUCTORS AND CONNECTIONS BELOW GRADE, EVEN WHERE WITHIN CONDUITS OR ENCLOSURES, SHALL BE SUITABLE FOR WET LOCATIONS.
C. PROVIDE PULL STRING IN EMPTY CONDUITS.
D. SEAL ENDS OF CONDUITS STUBBED UP ABOVE GRADE TO PROTECT FROM THE ELEMENTS.



3 SITE CONDUIT DETAIL

SCALE: NONE



1/13 ELECTRICAL SITE PLAN

1/16" = 1'-0"

NOTES BY SYMBOL

1 CLEARANCE BAR, PROVIDE 1" CONDUIT WITH PULL STRING TO PANEL. SEE DETAIL 3/THIS SHEET FOR SITE CONDUITS.

2 TENANT ANOUNCEMENT BOARD, PROVIDE CONDUIT WITH PULLSTRING TO PANEL. SEE DETAIL 3/THIS SHEET FOR SITE CONDUITS.

3 PYLON SIGN, PROVIDE 1" CONDUIT AND CONDUCTORS, CIRCUIT AS SHOWN. SEE DETAIL 3/THIS SHEET FOR SITE CONDUITS.

4 PROVIDE 1" CONDUIT FROM LOOP DETECTOR LEAVE OUT TO INSIDE BUILDING.

5 PROVIDE IN-GRADE J-BOX FOR LINE VOLTAGE SITE WIRING. SEE DETAIL 3/THIS SHEET FOR MORE INFORMATION.

6 INTERIOR J-BOXES AT 11'-0" AFF FOR LINE VOLTAGE AND LOW VOLTAGE SITE WIRING. SEE DETAIL 3/THIS SHEET FOR MORE INFORMATION.

7 PROVIDE 2" CONDUIT AND CONDUCTORS FROM TELECOMMUNICATION PROVIDERS POINT OF CONNECTION ROUTED TO MANAGERS OFFICE, SEE SHEET E102. COORDINATE EXACT STUB UP LOCATION WITH CONSTRUCTION MANAGER PRIOR TO ROUGHIN. REFER TO LANDLORD PROVISIONS SECTION TELEPHONE/IT FOR ADDITIONAL INFORMATION. FIELD VERIFY UTILITY CONNECTION POINT WITH

8 LL SHALL FURNISH AND INSTALL (1) EXTERIOR, TENANT SPECIFIED LIGHTS LOCATED ADJACENT TO THE DRIVE-THROUGH WINDOW PER TENANT'S DESIGN/CONSTRUCTION DOCUMENTS. ILLUMINATION LEVELS WHEN MEASURED AT GRADE AROUND BUILDING PERIMETER, INCLUDING BUT NOT LIMITED TO THE PICK-UP LANE SPECIFICALLY, SHALL BE NO LESS THAN 5 FOOTCANDLES OR PER ALL APPLICABLE LOCAL CODES.

9 PROVIDE ADDITIONAL 2" CONDUIT WITH PULL STRING FROM TELECOMMUNICATION PROVIDERS POINT OF CONNECTION ROUTED TO BUILDING DEMARCATION POINT FOR FUTURE USE. COORDINATE EXACT STUB UP LOCATION WITH CONSTRUCTION MANAGER PRIOR TO ROUGHIN. REFER TO LANDLORD PROVISIONS SECTION (B) TELEPHONE/IT FOR ADDITIONAL INFORMATION. FIELD VERIFY UTILITY CONNECTION POINT WITH CIVIL/UTILITY PRIOR TO ROUGH-IN.

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

SEAL

WILLIAMS DR. MOMENT SHELL
APPROX 4621 WILLIAMS DRIVE,
GEORGETOWN, TX, 78633

Issue Record:

Revisions:

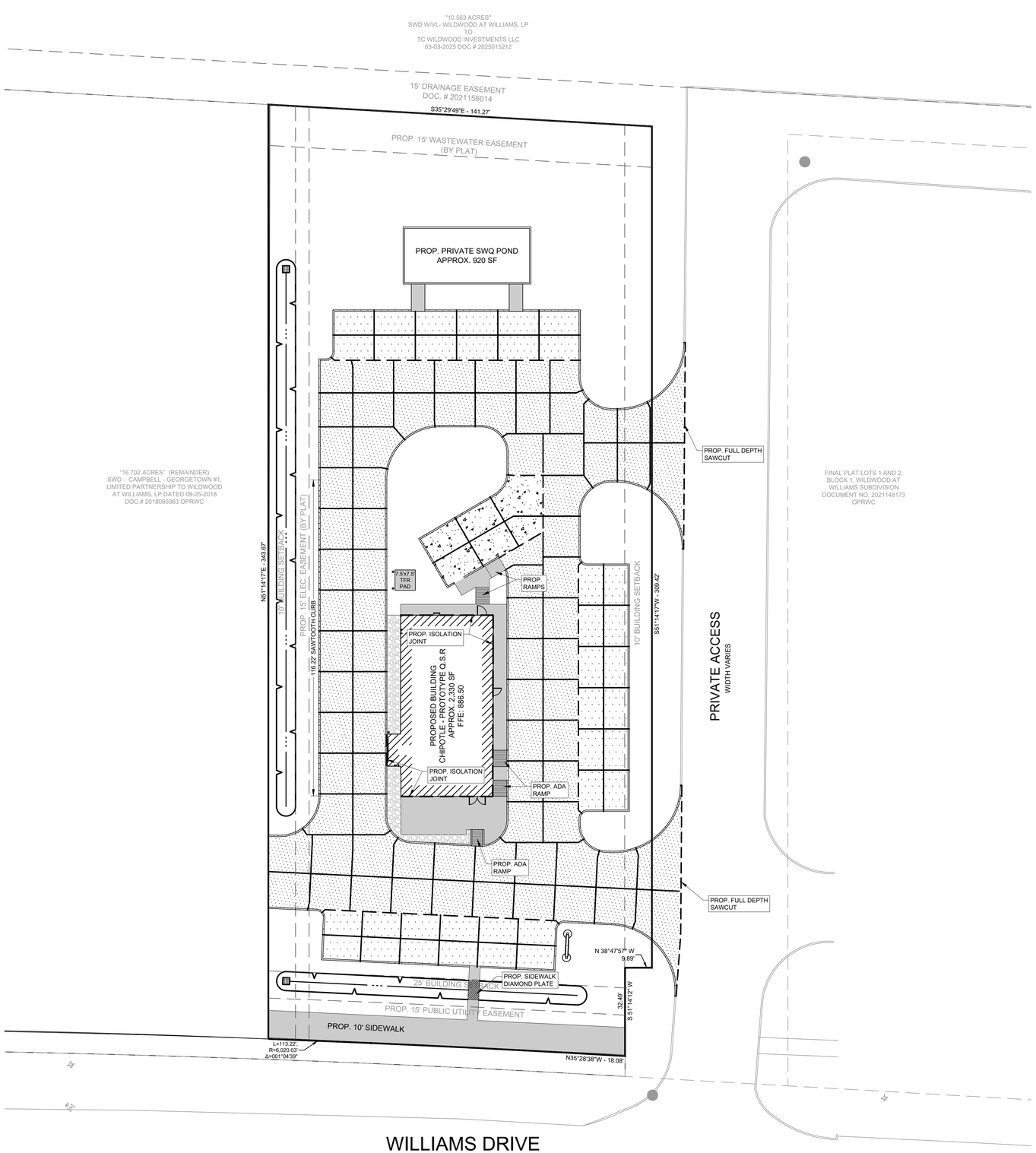
Drawn: JB
Checked: CM

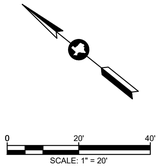
Project No.: 25-0177

ELECTRICAL SITE PLAN

14

2025-85-SDP





SURVEYOR

BRYAN TECHNICAL SERVICES, INC
911 NORTH MAIN, SUITE 130
TAYLOR, TEXAS 76574
PH: (512) 352-9090

BENCHMARK

ORIGINAL SUBDIVISION CORNER:
1/2" IRON ROD PLASTIC CAP INSCRIBED "6447"
N: 10223232.85'
E: 3118382.88'

FLOODPLAIN

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS #48491C0290E, DATED SEPTEMBER 26, 2008.

UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

ELEVATIONS WERE OBTAINED AND REFERENCED TO THE FLOOD PLAIN DATUM.

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROP. LEGEND

- PROP. CONTROL JOINT (SEE DETAIL, SHT. 19)
- PROP. EXPANSION JOINT (SEE DETAIL, SHT. 19)
- PROP. ISOLATION JOINT (SEE DETAIL, SHT. 19)
- PROPOSED 5" CONCRETE PAVEMENT (SEE DETAIL, SHT 19)
- PROPOSED 6" CONCRETE PAVEMENT (SEE DETAIL, SHT 19)
- PROPOSED 7" CONCRETE PAVEMENT (SEE DETAIL, SHT 19)
- PROPOSED 4-1/2" CONCRETE SIDEWALK (SEE DETAIL, SHT 19)
- PROPOSED XERISCAPE/GRAVEL (SEE SHT X - LANDSCAPE PLAN FOR DETAILS)

CobbFendley
Texas Registration No. 274
2801 Network Blvd, Suite 800
Frisco, Texas 75034
972.335.3214
www.cobbfendley.com

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: MICHAEL F. A. MAZZOLA
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

CHIPOTLE
CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

PAVING AND JOINTS PLAN

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

SHEET
15

2025-85-SDP

Landscape Requirements:

1. Perform all work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide all inspections and permits required by Federal, State, and local authorities in supply, transportation, and installation of materials.

2. The contractor shall be responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, TV, etc.) and all overhead utility easements prior to start of any planting works.

3. All plant materials shall possess the following minimum qualities:
   a. Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project for at least twelve months.
   b. All plants shall be heavy, symmetrical, tightly knit, so trained or favored for development and appearance as to be superior in form, number of branches, compactness, and symmetry.
   c. Plants shall be sound, healthy and vigorous, well branched, and densely foliated when in leaf. They shall be free of disease, insects, pests, eggs, or larvae.
   d. All plants shall be true of species and variety and shall conform to measurements (caliper size, trunk heights, spread) as specified on the drawings.
   e. Container grown stock when specified shall have grown in the container in which delivered for at least six months, but not over two years. Samples must prove no rootbound conditions exist.
   f. Caliper measurements shall be taken at a point on the trunk six inches (6") above natural ground line for trees up to four inches (4") in caliper.
   g. All trees shall be staked by a minimum of two metal "T" stakes for single trunk trees and three stakes for all multi-trunk trees.

4. Planting mix shall be thoroughly mixed in the following proportions:
   a. Prepared soil as backfill for shade and ornamental trees shall be: 5 part clay loam topsoil + 2 part compost + 1 part sharp sand + 4 Lbs. Commercial fertilizer per CY Or 10 Lbs. Organic fertilizer.
   b. Prepared soil as backfill for shrubs and groundcovers and seasonal colors shall be: 1 part enriched mulch + 1 part compost bark mulch + 1 part enriched topsoil + 1 part No. 1 Bank Sand + 3 Lbs. Time- released fertilizer, 14-14-14 per CY or 8 Lbs. Organic fertilizer.

5. Excavation work and Surface drainage works shall conform to the following requirements:
   a. Test drainage of plant beds and plant pits by filling with water twice in succession. Conditions permitting the retention of water for more than 24 hours shall be brought to the attention of the Owner.
   b. Work shall include the final responsibility for proper surface drainage of planted areas. Any obstructions on the site, or prior work done by another part, which precludes establishing proper drainage shall be brought to the attention of the Owner in writing.
   c. Excavate each tree hole 18" deep plus the depth of the tree container size (15 gal. Or 30 gal. Or 65 gal. Or 100 gal.).
   d. Excavate entire shrub bed to a depth of 8" plus the depth of the shrub container size (5 gal.) unless noted as being pit planted on landscape legend.
   e. Excavate entire groundcover bed to a depth of 6" plus the depth of the groundcover container size (4" pot or 1 gal.).

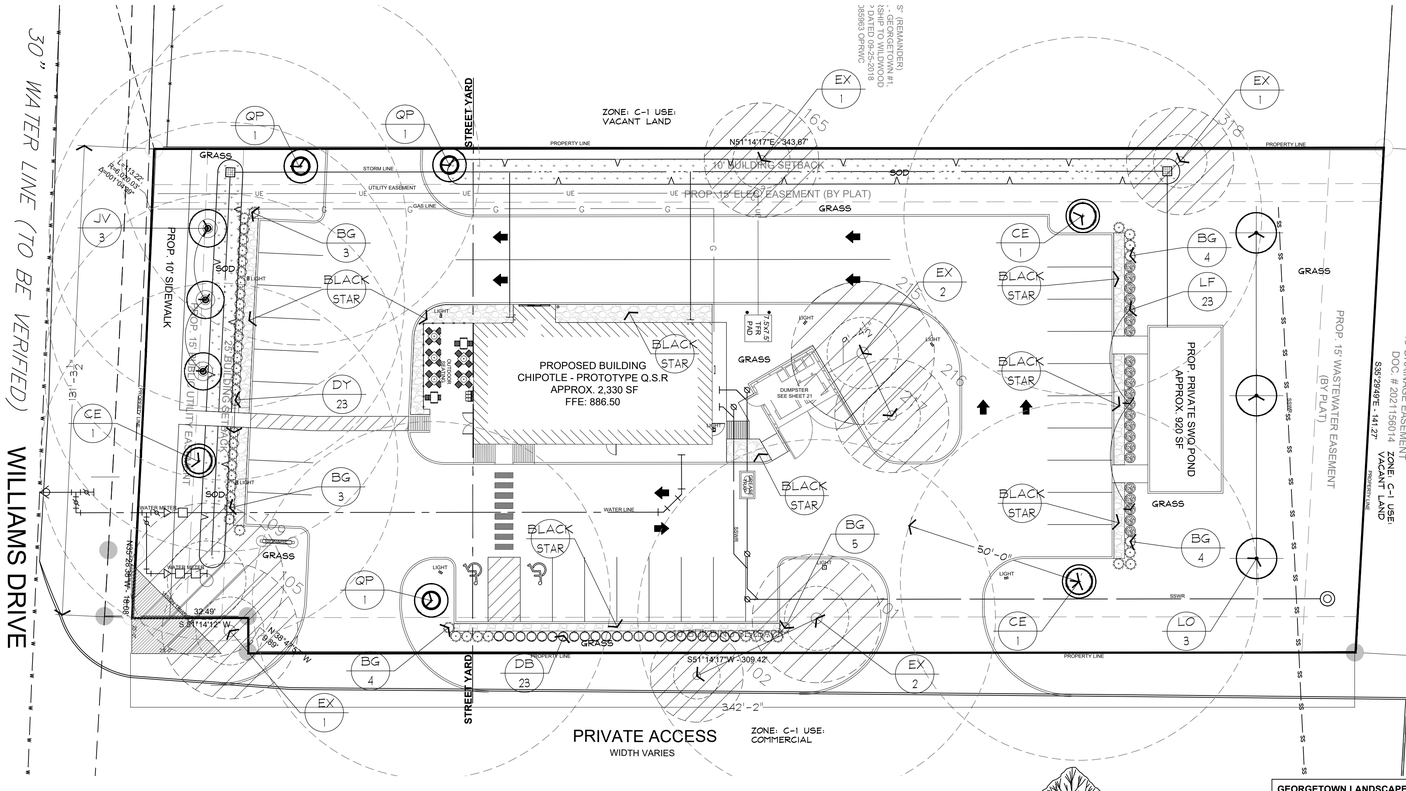
6. Additional work requirements on landscape areas:
   a. Prior to installation of any planting works (trees, shrubs,groundcover and grass works); apply "Round Up" in all planting areas to eradicate all weed growths on site.
   b. **ADD ALTERNATE:** Install weed control barriers in all trees, shrub and groundcover planting areas. Weed barrier fabric shall be back polypropylene sheet 27 mils thick, 4 oz/s.y. grab tensile strength per ASTM D-4632; 90 lbs. (machine direction) 50 lbs.(cross machine direction). Provide DeWitt "Weed Barrier" or approved substitute.
   c. Use **"Shovel Edge"** to separate all plant beds from grass areas.
   d. Spread a minimum two inch layer of pine bark mulch overall shrub and groundcover bed areas.

7. Landscape maintenance work by the Landscape Contractor after final acceptance shall include the following:
   a. The maintenance period shall commence upon inspection and approval at Final Acceptance and shall be for a period of Sixty Days (60).
   b. The landscape contractor shall coordinate the watering program for all the landscape work with the Owner.
   c. Maintenance of new plantings shall consist of watering, cultivating, weeding, mulching, restaking, tightening and repair of guys; resetting plants for proper grades or upright position, and furnishing and application of pesticides/herbicides; sprays, and invigorants as are necessary to keep plantings free of insects and disease and in a thriving condition.

8. Warranty Periods, Plant Guarantees, and Replacements:
   a. Planting supplied shall be warranted to remain alive and healthy for a period of twelve months (12) after the date of Final Acceptance by Owner. Plants in an impaired, dead, or dying condition after initial acceptance or within 12 months shall be removed and replaced immediately to the satisfaction of the Owner.

Grass Hydromulching Work Requirements:

1. Grass works:
   a. Seed which has become wet, moldy and otherwise damaged in transit or in storage will not be acceptable.
   b. All grass seed shall be fresh, re-cleaned grass seed of the latest crop, mixed in the following proportions by weight and meeting the accepted standards of pure live seed content, purity and germination.
   c. Grass seed shall have the following minimum ratio:
      Summer Mix:
      Cynodon Dactylon (Hulled Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre.
      Winter Mix:
      Cynodon Dactylon (Unhulled - Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre. Annual Rye Grass or equal, 85% pure live seed at 175 Lbs. Pure live seed per acre.
2. Slurry Mix Component per Acre shall be Wood cellulose fiber mulch = 2,000 pounds + Grass Seed as specified + fertilizer (13-13-13) 800 pounds.
3. Hydromulched seeding on Prepared finished grades:
   a. Install and spread out a minimum of one inch layer of topsoil over all areas to be hydromulched.
   b. Bed preparation: Immediately after the finished grade has been approved, begin hydroseeding operation to reduce excessive weed growth and erosion.
   c. Apply seed, fertilizer and mulch by spraying them on the previously prepared seedbeds in the form of an aqueous mixture and by using the methods and equipment described herein.
   d. Particular care shall be exercised by the contractor to insure that the application is made uniformly and at the prescribed rate and to guard against miss and overlapped areas.
   e. Where slope of areas to be grassed exceed a 3:1 H:V, an erosion control fabric shall be installed prior to hyromulching process.
4. Maintenance:
   a. Maintenance shall consist of weeding, fertilizing, insect control, watering, replanting, mowing, maintaining of existing grades and repair of any erosion damages.
   b. Guarantee growth and coverage of hydromulch planting shall be a minimum on ninety five percent 95% of the area planted will be covered with specified planting after sixty days with no bare spots visible.
   c. Watering: Coordinate with the Owner to properly operate irrigation system to assure a regular, deep watering program.
5. Inspection and Final Acceptance:
   Final acceptance of lawn establishment shall mean that hydroseed areas are Ninety Five percent 95% uniform coverage of grass in excess of one inch height. No bare spots will be acceptable.



Landscape Summary:

Applicable Code	Section 8.04, Non-Residential Landscape Requirements: Code of Ordinances
Total Area of Site (SF)	48,026 SF (1.102 acres)
Total Area of Site covered by a building:	2,325 SF
Total Area of Site NOT covered by a building:	45,701 SF

GEORGETOWN REQUIREMENTS:	REQUIRED	PROVIDED
Gateway Overlay District: Sec. 8.04.050. Scenic and Highway Gateway Overlay Districts: The required amount of live vegetative coverage is: Lot width at designated right-of-way in feet X 25, then multiplied by 0.8 (80%) The minimum number of Shade Trees required is: Lot width at designated right-of-way in feet X 25, divided by 1000, then multiplied by 2 The minimum number of Shrubs required is: Lot width at designated right-of-way in feet X 25, divided by 1000, then multiplied by 5	Vegetative Coverage: 130.7LF x 25 x 0.8 = 2,614 SF Shade Trees: 130.7 LF x 25 / 1000 x 2 = 6.5 Trees Shrubs: 130.7 LF x 25 / 1000 x 5 = 16.3 Shrubs	Vegetative Coverage: 3,869.22 SF Shade Trees: 4 trees provided counted towards street yard, 3 additional trees provided = 7 Trees Shrubs: 22 Shrubs
Street Yard Landscaping: Sec. 8.04.030. The amount of Landscape Area required is: Total square footage of the street yard X 0.2 (20%) Trees: For street yards between 10,000 and 100,000 sq. ft., the number is: Total sq. ft. of the street yard minus 10,000 sq. ft. ÷ 10,000, plus 4 additional trees Shrubs: For street yards smaller than 50,000 and 500,000 sq. ft., the number is: Total sq. ft. of the street yard minus 10,000 sq. ft. ÷ 10,000 and multiplied by 4, plus 12 additional shrubs	12,694 sf of street yard x 20% = 2,538.8 sf 12,694 sf - 10,000 / 10,000 ÷ 4 = 4.26 shade trees 12,694 sf - 10,000 / 10,000 x 4 ÷ 12 = 13 shrubs	3,869.22 SF provided 4 shade trees 32 shrubs
Parking Lot Landscaping: Sec. 8.04.040. The square footage of Landscape Area required is: *The total number of parking stalls located between the building and the street X 20 plus the total number of parking stalls not located between the building and the street X 10.* The minimum number of Shade Trees required is determined by the total number of parking spaces: *Total number of parking stalls ÷ 12 (please note - parking stalls provided in excess of the UDC parking requirements shall be calculated as 1½ stalls each for purposes of this calculation)*	11 spaces x 20 + 17 spaces x10 = 390 sf 28 spaces / 12 = 2.3 trees	4,158.74 SF of landscaping provided 2 parking trees provided
Bufferyard Landscaping: Sec. 8.04.060. No Bufferyards are required for properties zoned as C-1 adjacent to other properties zoned as C-1 according to Table 8.04.060	Site has been zoned as C-1 1. Left of property: C-1 Use: Vacant Land 2. Right of property: C-1 Use: Vacant Land 3. Back of property: C-1 Use: Vacant Land 4. Across property: C-1 Use: Commercial	
Screening: Sec. 8.04.070. Parking Lot Screening: A planting Screen (Hedge)	A planting screen OF 92 SHRUBS has been proposed per guidelines.	

Non-Residential Landscape Planting Requirement Summary Table

	Landscape Area Required	Landscape Area Provided	Shrubs Required	Shrubs Proposed	Evergreen Shrubs Required	Evergreen Shrubs Proposed	Evergreen Ornamental Trees Required	Evergreen Ornamental Trees Proposed	Shade Trees Required	Shade Trees Proposed
Gateway Overlay District Landscaping - Section 8.04.050 (if Applicable)										
Gateway Landscape Required	2,614		16						7*	
Minus <20* Landscape Credit Trees Counted										
Minus 20* + Landscape Credit Trees Counted x 2										
Gateway Landscape Provided		3,869.22 SF		22						7
Total:	2,614	3,869.22		22*					7*	7
Street Yard Landscaping - Section 8.04.030										
Street Yard Landscape Required	2,538.80		13						4	
Minus <20* Landscape Credit Trees Counted										
Minus 20* + Landscape Credit Trees Counted x 2										
Minus area or plantings that can be credited from Gateway Landscaping		3,869.22 SF		22						4
Street Yard Landscape Provided		3,869.22 SF		32						4
Total:	2,538.80	3,869.22		29					4	4
Parking Lot Landscaping - Section 8.04.040										
Parking Lot Landscape Required	390								2	
Minus area or plantings that can be credited towards Street Yard Landscaping		3,869.22 SF								2
Minus <20* Landscape Credit Trees Counted										
Minus 20* + Landscape Credit Trees Counted x 2										
Parking Lot Landscape Provided		3,869.22								
Total:	390	3,869.22							2	2
Bufferyard Landscaping - Section 8.04.060 (if applicable)										
Bufferyard Landscape Required	C-1 : NA		C-1 : NA		C-1 : NA		C-1 : NA		C-1 : NA	
Minus <20* Landscape Credit Trees Counted										
Minus 20* + Landscape Credit Trees Counted x 2										
Total:										
Screening - Section 8.04.060 (if applicable)										
Total:					92	92				
Grand Total:	3,004	3,869.22	29	29	92	92			9	9

*GATEWAY OVERLAY DISTRICT LANDSCAPING OVERLAPS WITH STREET YARD LANDSCAPING REQUIREMENTS.

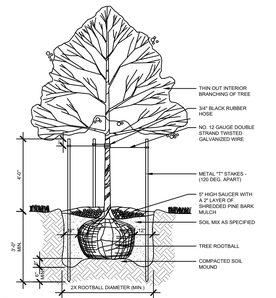
Landscape Legend:

Symbolic Name	QTY/SF	Botanical Name	Common Name	Size and Plant Requirements	Water Use	Decid/ Ever	Mature Size (HXW)	Notes
TREES								
EX	SEE L1.0	SEE L1.0	SEE L1.0	EXISTING TREES TO BE FENCE PROTECTED. SEE L1.0				
JV	3	Juniperus Virginiana	Eastern Red Cedar	3" cal. 65 gal. container	M	E	20-50'X15-25'	12' to 14' ht.
QP	3	Quercus Polymorpha	Monterey Oak	3" cal. 65 gal. container	VL	E	40-60'X30-40'	12' to 14' ht.
CE	3	Ulmus Crassifolia	Cedar Elm	3" cal. 65 gal. container	L	D	25-60'X25-35'	12' to 14' ht.
LO	3	Quercus Fusiformis	Escarpment Live Oak	3" cal. 65 gal. container	L	E	20'-40'X50'+	12' to 14' ht.
SHRUBS								
LF	23	Leucophyllum Frutescens	Texas Sage	5 gal. planted at 36" o.c.	L	E	4-5'X4-5'	Spaced per plan
BG	23	Teucrium Fruticans	Bush Germander	5 gal. planted at 36" o.c.	L	E	4-6'X4-6'	Spaced per plan
DY	23	Ilex Vomitoria 'nana'	Dwarf Yaupon Holly	5 gal. planted at 36" o.c.	L	E	2-4'X2-4'	Spaced per plan
DB	23	Ilex Cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gal. planted at 36" o.c.	L	E	4-6'X3-4'	Spaced per plan
GROUNDCOVER								
Black Star	1,180 SF.	Proposed 12" wide maintenance band to be constructed along all building edge.		Excavate a 12" wide channel to a depth of 3". Compact subgrade and slope away building. Overlay entire excavated areas with geotextile filter fabric membrane and than fill the entire channel with approved Black Star Crushed granite. If deemed necessary by project structural engineer; a french drain system shall be install directly below this 12" wide edge. French drain line shall have clean out pipes at every 20' on center. Connect french drain line to closest drain inlet or storm line. Coordinate this work with project general contractor.				
SOD	2,185 SF.	Cynodon Dactylon	Common Bermuda	SOD is REQUIRED for all areas within swales or on grades 3:1 within the limits of this project. All areas to be grassed shall be cleaned up of all construction and foreign debris. Fine grading works must be in adherence to civil grading/drainage plan. NOTE: NO TURF IS PERMITTED WITHIN THE ½ CRZ OF AN EXISTING TREE.				
Grass	15,328 SF	Cynodon Dactylon	Common Bermuda	Hydromulched for all areas within limits of this project including all areas around building and beyond All areas to be grassed shall be cleaned up of all construction and foreign debris. Fine grading works must be in adherence to civil grading/drainage plan. NOTE: NO TURF IS PERMITTED WITHIN THE ½ CRZ OF AN EXISTING TREE.				

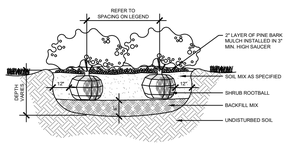
NOTE:
ALL SPECIFIED PLANT MATERIALS SHALL BE IN COMPLIANCE TO GEORGETOWN PREFERRED, CONTROLLED AND PROHIBITED PLANT LIST PAGES 1 OF 9.

Grass Sod Requirements:

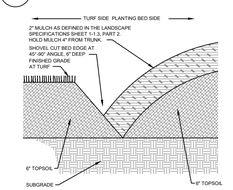
1. Sod shall be Stenotaphrum secundatum (St. Augustine) grass sod with 95% purity and shall be dense with the grass having been mowed at one inch (1") height before lifting from field. All sod to be grown on fertile topsoil. Sod shall be in vigorous condition, dark green in color, free of all diseases, undesirable weed growths, and harmful insects. Sod is not to be stacked for more than twenty four (24) hours between time of cutting and time of delivery.
2. The ground surface shall be cleared of all materials which might hinder proper tillage and materials which might be harmful to plant growth or subsequent maintenance operations (mowing) and therefore must be removed from the site completely.
3. Bed preparations - immediately after the finish grade has been approved, begin sodding operations to reduce excessive weed growth.
4. Lay sod so that adjacent strips butt tightly with no spaces between strips. Lay sod on mounds and slopes with strips parallel to the contours. Stagger the joints. Topsoil shall be raked over all joints to fill any spaces that may permit air to enter and dry the joints. Tamp and roll sod thoroughly to make contact with sod bed. Tamp and roll with light weight turf roller so as to eliminate all air pockets, provide a true and even surface, and insure knitting without displacement of sod or deformation of the surface of the sodded areas.
5. Water sod thoroughly, immediately after installation. The entire sodded areas shall be saturated to a depth of 4" watering with a fine spray within five (5) hours after the sod has been installed.
6. Areas to be solid sodded shall be maintained until substantial completion of the project. Maintenance shall consist of weeding, fertilizing, insect control, watering, and mowing.
7. Begin maintenance on sod immediately after sod work has been completed. The maintenance period shall begin upon inspection and approval at Substantial Completion date and shall be for THIRTY (30) days.
8. Final acceptance for sod establishment means a complete lush cover with no brown sections or cracks showing. Sod shall have established to the extent that satisfactory capillary action between the sod and soil has been established.



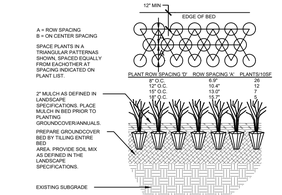
A L1.1 **SINGLE-TRUNK TREE PLANTING**
SCALE: NOT TO SCALE



B L1.1 **SHRUB PLANTING**
SCALE: NOT TO SCALE



C L1.1 **SHOVEL CUT BED EDGE**
SCALE: NOT TO SCALE



D L1.1 **GROUNDCOVER PLANTING**
SCALE: NOT TO SCALE

GEORGETOWN LANDSCAPE PLAN NOTES:
1.The System for irrigation has been selected for this development.
•Conventional System: An automatic or manual underground irrigation system, which may have conventional spray or bubbler type heads.
2.A separate irrigation plan shall be provided at the time of application for a Building Permit. Irrigation plans shall be submitted with SDP for projects proposing public parkland.
3.Maintenance: The current owner and subsequent owners of the landscaped property, or the manager or agent of the owner, shall be responsible for the maintenance of all landscaped areas and materials, required buffer yard areas and materials and required walls. Said areas must be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free of refuse and debris. Maintenance will include replacement of all dead plant material if that material was used to meet the requirements of the UDC. All such plants shall be replaced within six (6) months of notification, or by the next planting season, whichever comes first. A property/ homeowners association may assume responsibility for maintenance of common areas.
4.This Landscape Plan has been prepared and certified by a Landscape Architect to meet all requirements of the City of Georgetown Unified Development Code. (Provide individuals contact information and certification on landscape plan.)
5.All plant selections have been chosen from the City of Georgetown Preferred Plant List.
6.No more than 25% of plantings have been selected from any one species (if planting more than 5 trees or 10 shrubs)
7.At least 50% of the required plant materials are low water users as identified on the preferred plant list.

Owner's Responsibility For Maintenance
Client acknowledges and agrees that proper Project maintenance is required after the Project is complete. A lack of or improper maintenance in areas such as, but not limited to, operation and maintenance of automatic irrigation system, all site drainage and all planting materials maintenance may result in damage to property or persons. Client further acknowledges that he is solely responsible for the results of any lack of or improper maintenance.

Landscape Contractor's Responsibilities:
All drainage (surface and subsurface) of all landscape areas within the project limits shall be the responsibility of the installing landscape contractor and landscape maintenance company. All grading of areas along all building areas must absolutely have positive slope away from building. In no case shall any plant bed be constructed along edge of building that will impede water flow away from building. If planting beds are located at edges of building, landscape contractor shall make sure that these areas drain properly (surface and subsurface-wise). Contractor shall install moisture barrier along building as necessary to keep water from penetrating underneath building slab.

"REFER TO FINISHED GRADES SHOWN ON PROJECT CIVIL GRADING PLAN. IT WILL REPRESENT FINAL ELEVATIONS. CARE SHOULD BE TAKEN BY THE LANDSCAPE CONTRACTOR NOT TO INCREASE THESE FINISHED GRADES WITH LANDSCAPING OR OTHER ALTERATIONS. THE THICKNESS OF SOD, GRASS AND LANDSCAPING MATERIALS SHOULD BE DEDUCTED FROM THE FINISHED GRADE ELEVATIONS IN THESE CIVIL GRADING PLANS IN ORDER TO DETERMINE THE GROUND ELEVATIONS DURING CONSTRUCTION."

I, Edward J. Wong, hereby certify that this Landscape Plan complies with the requirements of Chapter 8 of the Georgetown Unified Development Code.

REGISTERED LANDSCAPE ARCHITECT EDWARD J. WONG 770 STATE OF TEXAS

Edward J. Wong 09/19/2025

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

1 L1.1 **LANDSCAPE PLAN**
SCALE: 1" = 20'-0"
0 5' 10' 20' 40'
SCALE: 1" = 20'

2025-85-SDP

SURVEYOR

BRYAN TECHNICAL SERVICES, INC
911 NORTH MAIN, SUITE 130
TAYLOR, TEXAS 76574
PH: (512) 352-9090

FLOODPLAIN

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS #48491C0290E, DATED SEPTEMBER 26, 2008.

UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

ELEVATIONS WERE OBTAINED AND REFERENCED TO THE FLOOD PLAIN DATUM.

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: PEC REQUIRES 5' ON THE SIDES AND BACK OF ALL EQUIPMENT AND 10' IN THE FRONT. THERE IS NO EXCEPTION TO THIS RULE AS IT IS A SAFETY CONCERN FOR TEH LINEMAN WHEN THEY NEED TO OPEN SAID EQUIPMENT AND WORK IT WHILE IT IS ENERGIZED.

NOTE:
SEE SHEET 21 FOR DUMPSTER ENCLOSURE DETAILS.

CobbFendley
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4424 W Sam Houston Parkway N, Suite 600
Houston, Texas 77041
713.462.3242 | fax 713.462.3262
www.cobbfendley.com

CHIPOTLE
CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

LANDSCAPE PLAN

Scale: 1:20
Designed by: EW
Drawn by: EW
Checked by: EW
Date: SEPTEMBER 2025
Project No. 2510-048-01

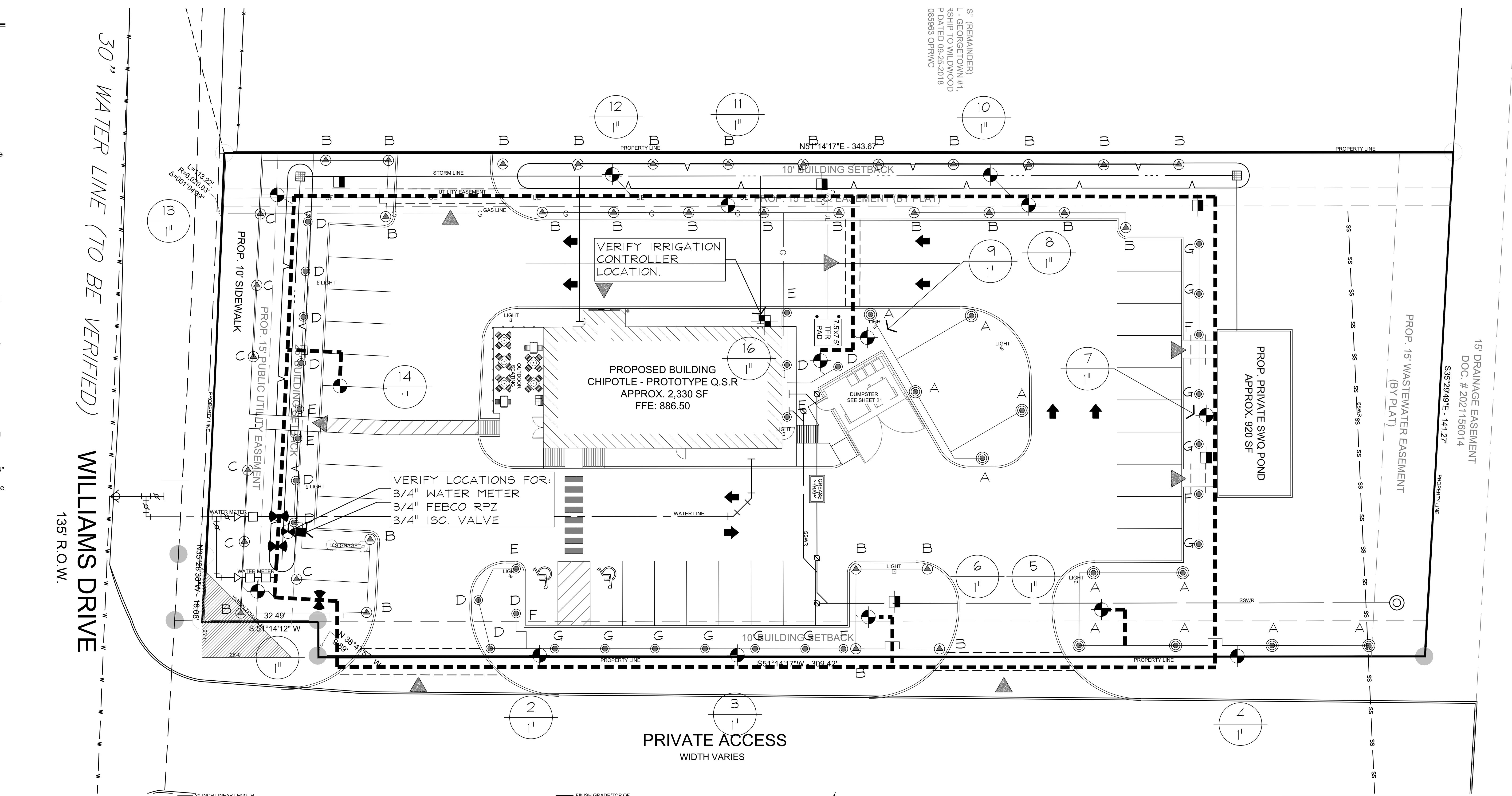
SHEET 16

Irrigation General Notes:

1 ALL materials and equipment shall conform to all applicable State of Texas, City and County codes.
2. The irrigation contractor shall be responsible for securing all permits prior to actual work on site.
3. The intent of the 100% coverage of all landscape areas.
4. Prior to commencement of work, the irrigation contractor shall contact the Owner to coordinate all required inspections.
5. Extreme care shall be exercised in excavating and working near existing utility easements. The irrigation contractor shall be responsible for the verification of all utility locations (telephone, TV, gas electrical, water, cable, etc.). The irrigation contractor shall be responsible for all damages inflicted on any and all utility lines.
6. The Irrigation contractor shall at all times protect his work from damage and theft and replace all damaged or stolen parts at his expense until receipt of the Certificate of Substantial Completion from the Owner.
The Irrigation contractor shall flush and adjust the system for optimum performance. This shall include regulating the pressure at each valve to obtain the optimum operating pressure for each system.
7. Use glue joints in mainline passing through sleeves under pavement. PVC sleeves shall be Schedule 40 and shall extend 24" out of the nearest existing pavement areas for easy location. The irrigation contractor shall be responsible for coordinate all sleeve locations on the project site with the Owner and/or general contractor.
8. The irrigation contractor shall also comply to these additional special requirements to the irrigation system shall include the following.
   a. All mainlines shall have a minimum of 18" of cover **(Sch. 40 PVC Pipe.)**.
   b. All lateral and sub-main pipe to have a minimum of 12" of cover **(Sch. 40 PVC Pipe.)**.
   c. No rocks, boulders or other extraneous materials shall be used for backfilling of trenches.
   d. All pipes to be installed as per manufacturer's specifications.
   e. All threaded joints to be coated with Teflon tape or Liquid Teflon.
   f. All lines to be thouroughly flushed before installation of any sprinkler heads.
   g. Sprinkler and related equipments shall be installed as per manufacturer's specification.
   h. No electrical connections shall be made in the field except at a valve control box or another valve box specifically for connections.
   i. All 24 volt wire shall be No. 12UF/UL for common wire and No. 14 UF/UL for control wires, direct burial shall be solid copper.
   j. The irrigation contractor shall be responsible for proper coverage of areas to be watered; i.e. adjust heads with insufficient coverage due to blockage by existing or proposed site features or sizing down sprinkler heads to avoid excessive overthrow.
   k. The irrigation contractor shall refer to landscape planting plan to keep sprinkler equipments and accessory materials from interfering with proper planting; i.e. Verify rootball size for planting; configuration of shrub/groundcover beds, etc.
   l. The irrigation contractor shall provide expansion coils at each wire connection in valve box (wrap around 3/4" pipe 12 times).
   m. The irrigation contractor shall utilize appropriate automatic drain device where low head drainage may occur.
   n. All sprinkler heads shall be mounted on swing joints unless otherwise noted.
   o. The irrigation contractor shall install a separate common for each controller.
   p. 24 Volt wire shall be color coded: Common shall be white and Control red.
   q. The irrigation contractor shall install manufacturer's recommended grounding equipment for power supply and valve output with (2) 5/8" copper clad ground rods.
   r. The irrigation contractor shall install manufacturer's recommendation on fault ground and lightning protection.
   s. The irrigation contractor shall furnish the owner with the following : 2 wrenches for disassembling and adjusting each type of sprinkler heads and valves + 2 keys for the automatic controller +2 quick coupler keys with matching hose swivels.
   t. The irrigation contractor shall add extension risers to pop up sprinklers when needed for proper coverage. Coordinate with landscape contractor as to where risers for sprinkler heads are required.
   u. The irrigation contractor shall install sprinkler equipments 12" from all buildings foundations and install sprinklers 4" from any curbs or walkways.
   v. The irrigation backflow prevention device shall be installed within areas of proposed shrub plantings. The purpose of this is to keep the device screened from view.
9. The entire irrigation system (labor and materials) shall be guaranteed and warranted for a period of one year. The warranty period shall commenced upon final acceptance by Owner of all landscape and irrigation works.
10. The irrigation contractor for the project must be licensed to do business within the State of Texas , as required by TCEQ."
11. This irrigation plan is diagrammatic only. Irrigation contractor shall provide final irrigation design layout plan complete with licensed irrigator's seal and signature. All applicable design calculations shall be shown on this irrigation plan to comply with all TCEQ requirements.

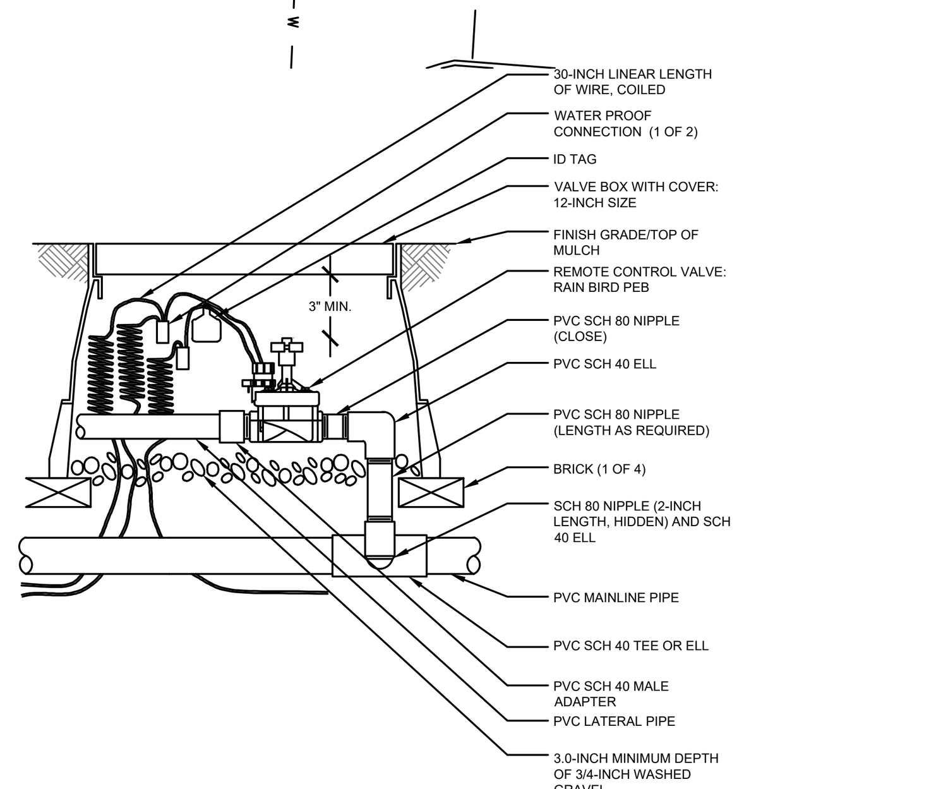
Irrigation Legend:

Sym	Sym	Irrigation Equipment and Manufacturer	Sprinkler Specification	GPM
		Hunter I-20 Rotary Sprinkler		
A	◎	I-20-ADS 4"-1.0 nozzle Part Circle	30'-0" radius	2.00
		Rainbird 3504 Pop Up Sprinkler or equal.		
B	◎	RB 3504 4" -1.0 nozzle Part Circle	20'-0" radius	1.00
C	◎	RB 3504 4" -1.0 nozzle Full Circle	20'-0" radius	2.00
		Rainbird 1806 Pop Up Sprinkler or equal.		
D	◎	RB 1806 Half 180 degree	12'-0" radius	1.30
E	◎	RB 1806 Qtr. 90 degree	12'-0" radius	0.65
F	◎	RB 1806 Low Angle End Strip Nozzle	4'x15'	0.61
G	◎	RB 1806 Low Angle Center Strip Nozzle	4'x30'	1.21
		Rainbird PEB series Electric Remote Control Valves with sizes as noted plan.		
		Gate Valve		
	■	**One (1) 3/4" water meter** Supplied and installed by irrigation contractor for the irrigation system. Water meter to be installed as per city and county codes.	Verify point of connection.	
		One (1) 3/4" FEBCO RPZ & 3/4" isolation valve to be installed as per city and county code by irrigation contractor. Install **BPDI Guardshack Enclosure GS-3.3** to protect backflow devices. Verify location on site.		
		Rainbird 33 DRC quick coupling valve (valves to be installed below grade inside valve box)	Total **(5)** field located on site.	
		One (1) Rainbird ESP 16 LXME Irrigation controller. Verify location and coordinate electrical requirements for controller with General contractor and / or owner. Install **Rainbird Rain Sensors** within close proximity of controller location. Verify location with Owner.		
		Pressure Line shall be **1 1/2"** sch. 40 PVC pipe. Install "Thrust Blocks" as required. Install appropriate Gate Valves where noted.		
		6" Sch. 40 PVC irrigation sleeves unless noted as 4" on plan. Verify location of all sleeves on project site.		
		1/2" Sch. 40 PVC non pressure line. 3/4" Sch. 40 PVC non pressure line. 1" Sch. 40 PVC non pressure line. 1-1/2" Sch. 40 PVC non pressure line.		
		Sequence of Irrigation Valve Size of Irrigation Valve		

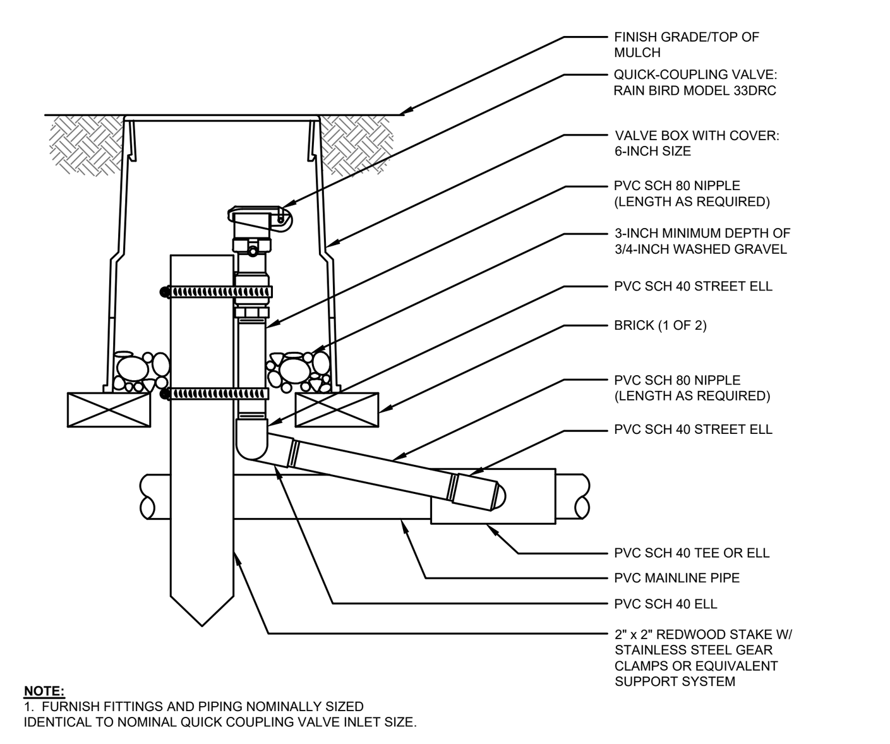


1 IRRIGATION PLAN
SCALE: 1" = 20'-0"

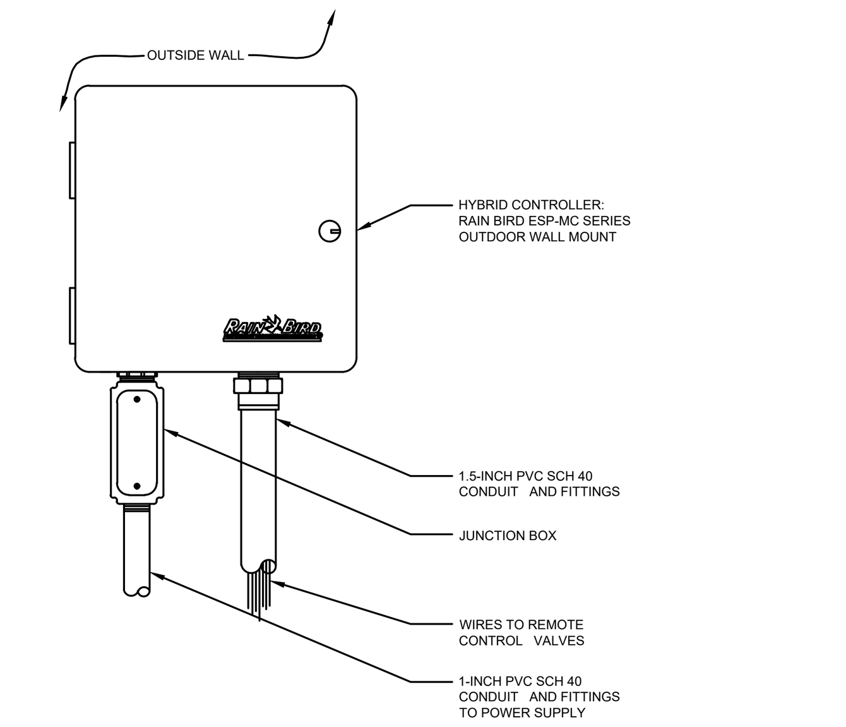
SCALE: 1" = 20'



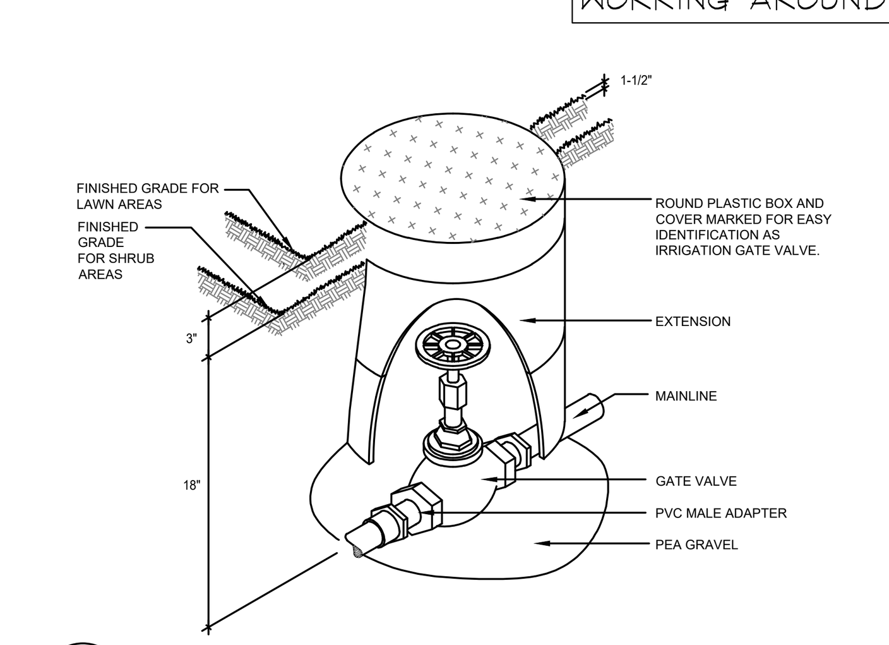
C REMOTE CONTROL VALVE
SCALE: NOT TO SCALE



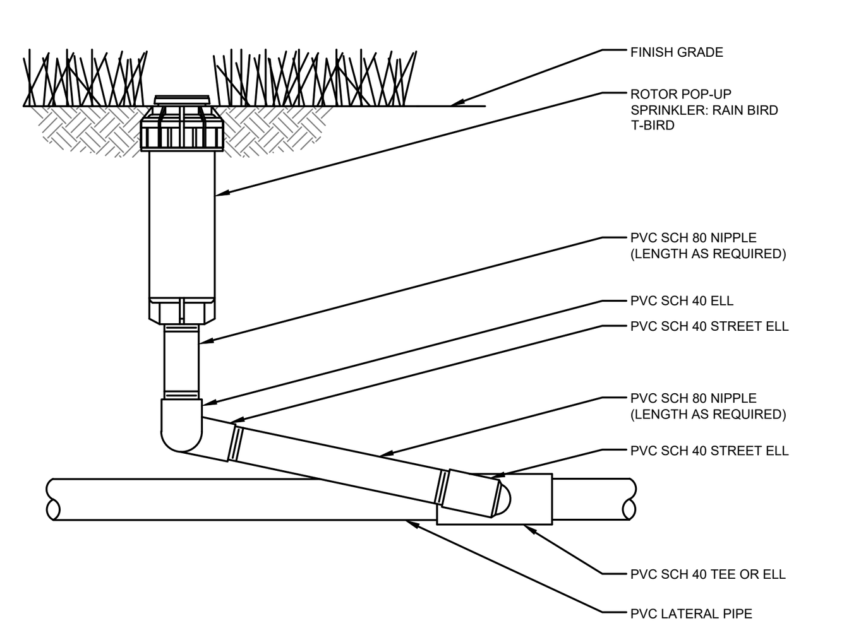
F QUICK COUPLING VALVE
SCALE: NOT TO SCALE



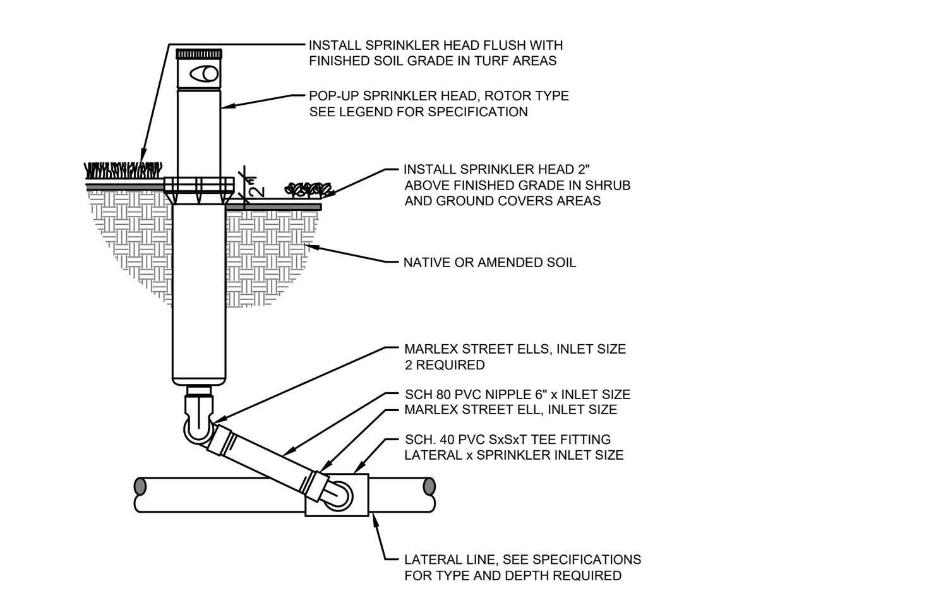
I IRRIGATION CONTROLLER
SCALE: NOT TO SCALE



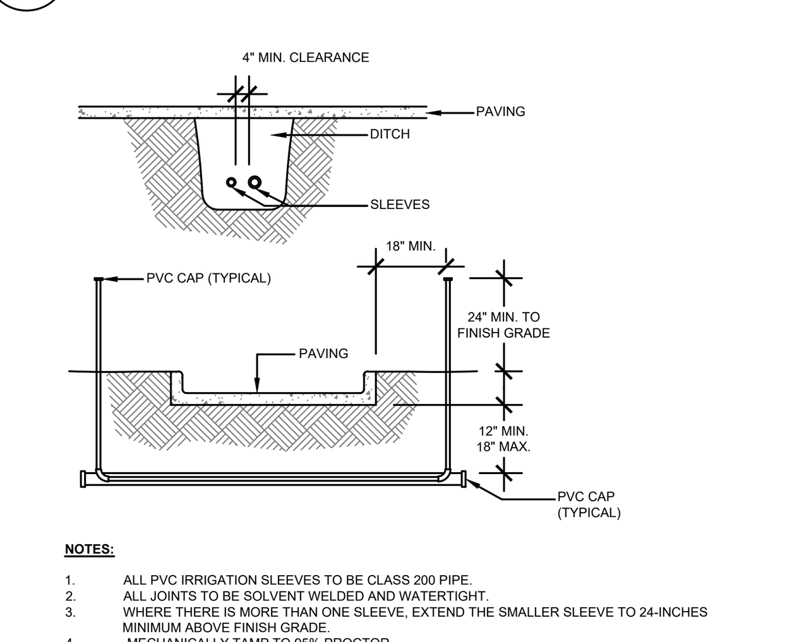
K GATE VALVE
SCALE: NOT TO SCALE



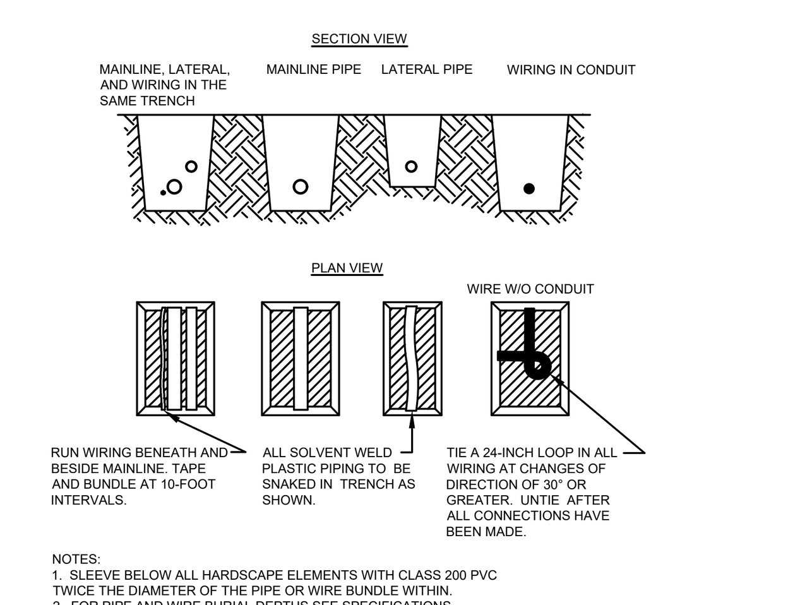
A ROTARY SPRINKLER
SCALE: NOT TO SCALE



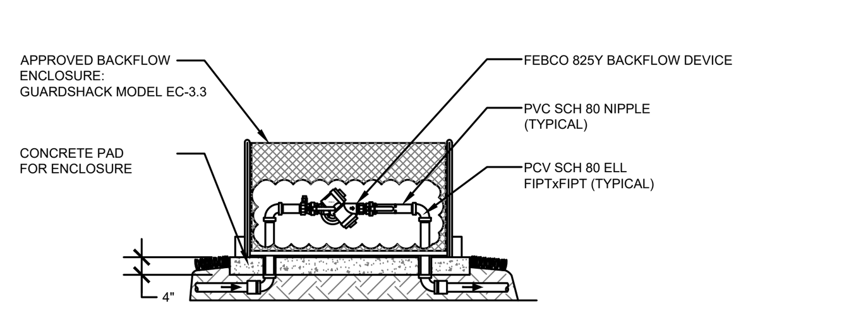
D POP-UP SPRINKLER ROTOR TYPE (6")
SCALE: NOT TO SCALE



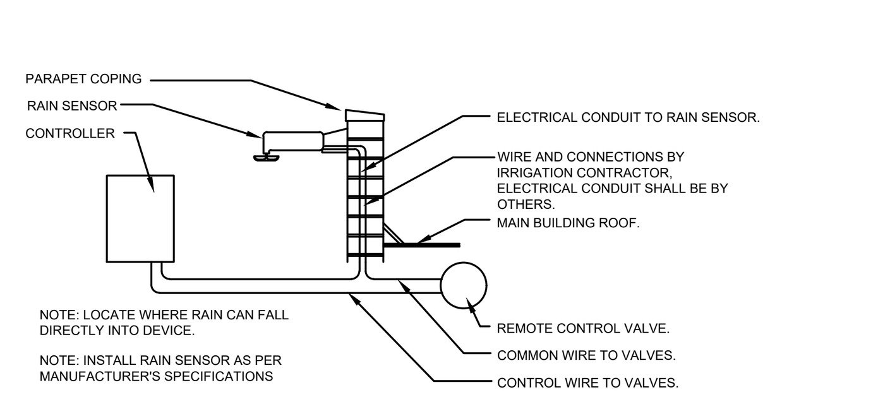
G SLEEVING
SCALE: NOT TO SCALE



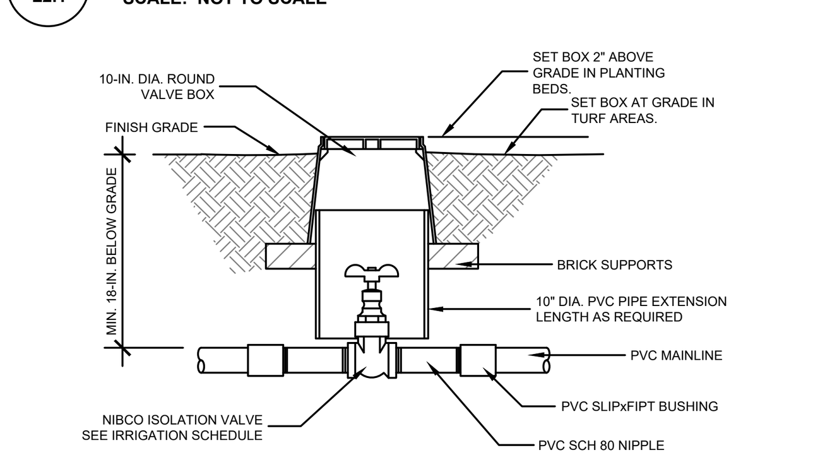
J TRENCH DETAIL
SCALE: NOT TO SCALE



B FEBCO 825Y RPZ BACKFLOW DEVICE
SCALE: NOT TO SCALE



E RAIN SENSOR INSTALLATION DETAIL
SCALE: NOT TO SCALE



H ISOLATION/SHUT-OFF VALVE
SCALE: NOT TO SCALE

DESIGN DISCLAIMER:

This irrigation drawing is a preliminary layout. It is a diagrammatic representation for purpose of providing a basic depiction of the scope of coverage, initial valve zoning, with head type and placement. The Irrigation drawing does not provide necessary zone flow, hydraulic calculations to determine Design Pressure. These are defined in Texas Administrative Code*§§344.61 Minimum Standards for Design of the Irrigation Plan* , and required by the T.C.E.Q for a complete Irrigation Plan and for Permit and Construction. It will be the responsibility of the installing licensed irrigator or irrigator-in-charge, to use information provided on this Preliminary Irrigation drawing, to provide a final Irrigation Plan meeting all standards as required by T.C.E.Q, Signed and Sealed.

Wong & Associates, Inc. shall not be responsible and accepts no liability for design failure, inaccurate head layout, incorrect hydro-zoning, pipe sizing, zone flow or hydraulic calculations, irrigation equipment, or aspects of the preliminary design drawing not in compliance with local irrigation regulations. The irrigation contractor shall be ultimately responsible for the final design, installation and proper operation of the irrigation system.

SURVEYOR

BRYAN TECHNICAL SERVICES, INC
911 NORTH MAIN, SUITE 130
TAYLOR, TEXAS 76574
PH: (512) 352-9090

FLOODPLAIN

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS #48491C0290E, DATED SEPTEMBER 26, 2008.

UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

ELEVATIONS WERE OBTAINED AND REFERENCED TO THE FLOOD PLAIN DATUM.

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

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GEORGETOWN IRRIGATION PLAN NOTES:
A master metered project should have a separate irrigation meter from the domestic meter. (dates and times are subject to change based on drought contingency plan, and/or as may be amended from time to time). Please note the irrigation times that are provided within the table below.

Potable wa ter should not be used as make up water in wet ponds.

GEORGETOWN IRRIGATION SCHEDULE :
If irrigation is provided via a master irrigation meter, and the irrigation covers multiple addresses, the master irrigation meter must be sized and programmed to only run on the days associated with the single address assigned to the meter.

Last digit of property street address assigned to the meter**	Allowed watering day(s)	Allowed watering hours
1, 5, 9	Tuesday and Friday	Midnight to 10:00 AM and 7:00 PM - Midnight
2, 4, 6, 8	Wednesday and Saturday	Midnight to 10:00 AM and 7:00 PM - Midnight
0, 3, 7	Thursday and Sunday	Midnight to 10:00 AM and 7:00 PM - Midnight
	Monday	None

Disclaimer

Wong & Associates, Inc. shall not be responsible for the operation and/or maintenance of this irrigation system, once the date of final acceptance by the owner is established. All grades and elevations on the project shall be set by the project civil engineer. The Owner shall be responsible for the monitoring and the maintaining of the irrigation system. Monthly moisture sensor tests of all sprinkler zones around all building pads and on entire property, shall be performed by the Owner to ensure that no over-watering and/or any irrigation system leaks are present. The irrigation contractor shall be responsible for providing all guarantee and warranties for the irrigation system. The irrigation contractor shall be ultimately responsible for the installation and proper operation of the irrigation system.

I, Edward J. Wong, hereby certify that this Landscape Plan complies with the requirements of Chapter 8 of the Georgetown Unified Development Code.

STATE OF TEXAS
CRAIG S. VARS
7542
Craig Vars 09/19/2025

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

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www.cobbfendley.com

STATE OF TEXAS
CRAIG S. VARS
7542

CHIPOTLE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

IRRIGATION PLAN

Scale:	1:20
Designed by:	EW
Drawn by:	EW
Checked by:	EW
Date:	SEPTEMBER 2025
Project No.	2510-048-01

SHEET
17

2025-85-SDP

NOTE: SIGNAGE IS SHOWN ONLY FOR PLACEMENT AND SCALE. ALL SIGNAGE FOR REVIEW UNDER SEPARATE PERMIT, NOT PART OF THIS PERMIT SET.

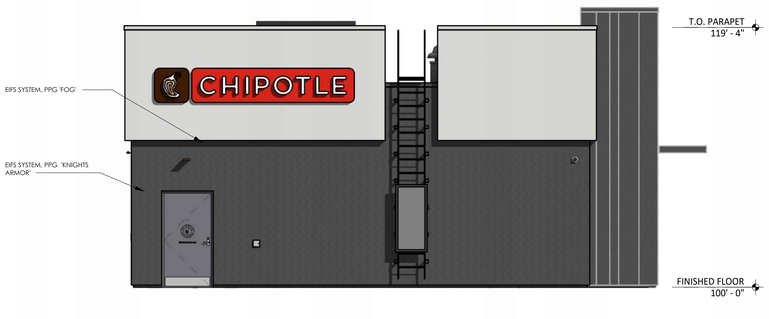
4/17 **EXT ELEV - SOUTHEAST - SIDE**

3/16" = 1'-0" EXEMPT FROM ARTICULATION: NOT FACING PUBLIC ROW
FEATURES: WINDOWS, PROJECTIONS, BUILDING MATERIAL VARIATIONS

NOTE: SIGNAGE IS SHOWN ONLY FOR PLACEMENT AND SCALE. ALL SIGNAGE FOR REVIEW UNDER SEPARATE PERMIT, NOT PART OF THIS PERMIT SET.

3/17 **EXT ELEV - SOUTHWEST - FRONT - PUBLIC ROW**

3/16" = 1'-0" EXEMPT FROM ARTICULATION: WIDTH LESS THAN 60'
FEATURES: AWNING, WINDOWS, PROJECTIONS, BUILDING MATERIAL VARIATIONS



2/17 **EXT ELEV - NORTHEAST - REAR**

3/16" = 1'-0" EXEMPT FROM ARTICULATION: NOT FACING PUBLIC ROW
FEATURES: PROJECTIONS, BUILDING MATERIAL VARIATIONS

1/17 **EXT ELEV - NORTHEST - PICK-UP LANE**

3/16" = 1'-0" EXEMPT FROM ARTICULATION: NOT FACING PUBLIC ROW
FEATURES: WINDOWS, PROJECTIONS, BUILDING MATERIAL VARIATIONS

FACADE PLAN GENERAL NOTES

1. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE BUILDING INSPECTIONS DEPARTMENT. NO SIGNAGE IS APPROVE WITH THIS SITE DEVELOPMENT PLAN.
2. COLOR SELECTION IS NOT APPROVED WITH THE SITE DEVELOPMENT PLAN AND MAY BE COUNTED TOWARD THE SIGNAGE CALCULATION IF IT IS FOUND TO REFLECT COLOR THAT IS CONSIDERED SIGNAGE ACCORDING TO THE DEFINITION OF SIGNAGE IN THE UDC.
3. THIS SITE DEVELOPMENT PLAN SHALL MEET ALL DESIGN STANDARDS FOR ARTICULATION, BUILDING DESIGN, ELEMENTS AND ARCHITECTURAL FEATURES OF SECTION 7.03 OF THE UDC.
4. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED USING THE BUILDING PARAPETS.

MATERIAL CALCULATION

MATERIAL	BACK		SIDE		PICK-UP SIDE		FRONT		TOTAL	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
TOTAL	**650**		**1290**		**1308**		**676**		**3924**	
EIFS SYSTEM, PPG 'FOG'	346	54%	562	43%	458	35%	294	44%	1660	42%
EIFS SYSTEM, PPG 'KNIGHTS ARMOR'	268	41%	280	21%	700	53%	0	0%	1248	31%
METAL ACCENT	0	0%	30	2%	18	2%	40	6%	88	3%
NON-GLAZED DOORS AND WINDOWS	27	4%	0	0%	0	0%	0	0%	27	1%
GLAZED DOORS AND WINDOWS (NON-MIRRORED)	9	2%	442	34%	112	10%	344	50%	907	23%

FINISH MATERIALS

EIFS		EIFS SYSTEM, PPG "FOG"
EIFS		EIFS SYSTEM, PPG 'KNIGHTS ARMOR"
METAL		CHARCOAL ALUMINUM STOREFRONT SYSTEM

2025-85-SDP

ARCHITECT OF RECORD

ROGUE ARCHITECTS

513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

FACADE PLAN - 12/05/2025

CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182566
COLUMBUS, OH 43218-2566
TELEPHONE: 614.318.2400
INTERNET: WWW.CHIPOTLE.COM

STORE NO.: 5853
WILLIAMS DRIVE
GEORGETOWN
4611 WILLIAMS DR.
GEORGETOWN, TX 78633

Issue Record:

09/16/2025	FACADE PLAN ISSUANCE

Revisions:

Drawn: J. DAVIS
Checked: T. GRANDORF

Project No.: 25-0148

Contents:

BUILDING ELEVATIONS

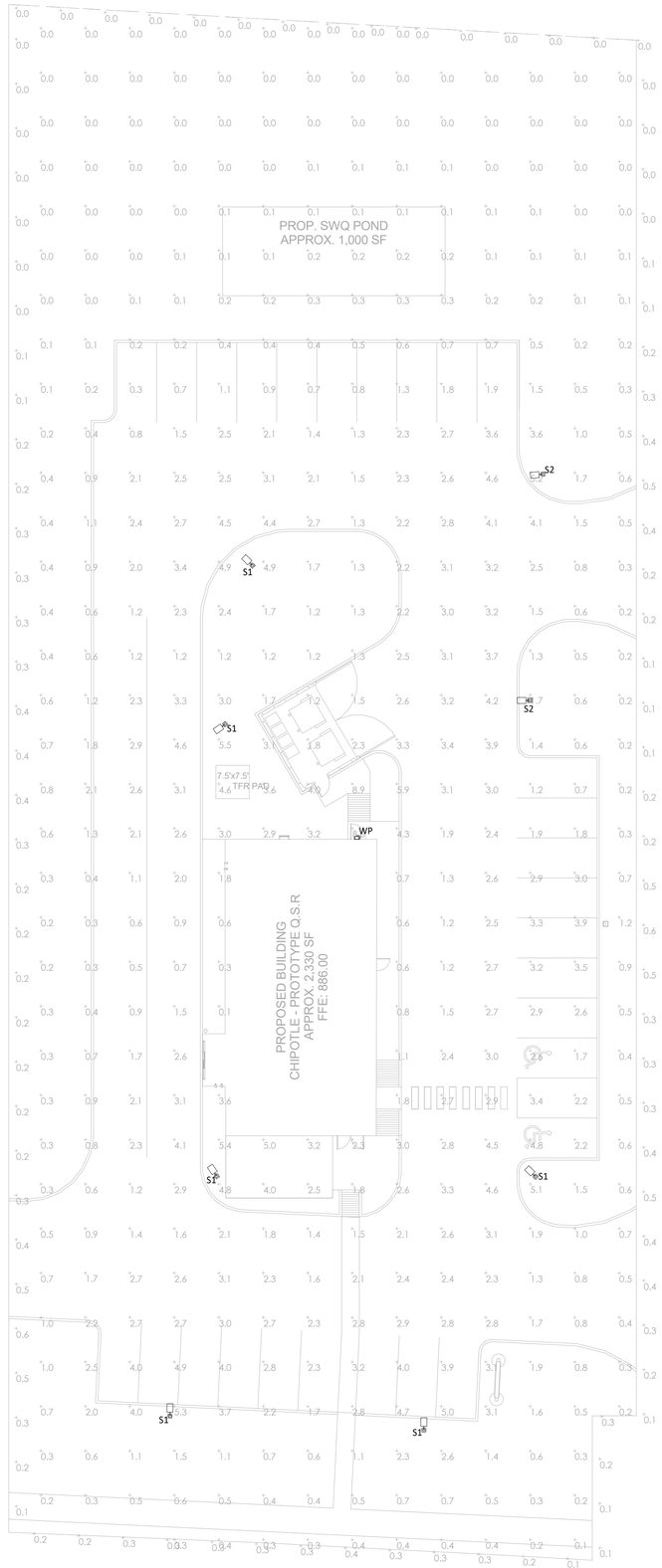
18

Luminaire Schedule						
Symbol	Qty	Label	Description	Tag	Total Watts	Mounting Height
	1	LITHONIA	ARC2 LED P4 40K	WP	29.425	10
	7	LITHONIA	RSX1 LED P2 40K R4S	S1	510.627	20
	2	LITHONIA	RSX1 LED P2 40K R4S HS	S2	145.9	20

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PERIMETER	Fc	0.20	0.6	0.0	N.A.	N.A.
SITE	Fc	1.49	8.9	0.0	N.A.	N.A.

1. ALL LIGHTING FIXTURES SHALL BE DESIGNATED SO THAT THE LIGHT SOURCE IS COMPLETELY CONCEALED, FULLY SHIELDED WITHIN OPAQUE HOUSING AND NOT VISIBLE FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. THE ILLUMINATION SHALL NOT EXCEED 2-FOOT CANDLES AT A HEIGHT OF THREE (3) FEET AT THE PROPERTY LINE. ONLY INCANDESCENT, FLOURESCENT, LIGHT EMITTING DIODE (LED), COLOR-CORRECTED HIGH PRESSURE SODIUM OR METAL HALIDE MAY BE USED.

2. ROOF LIGHTING MAY NOT INCLUDE NAKED BULBS OR TUBING OR RUN ALONG THE HIGHEST PEAK OF THE ROOFLINE. ROOF LIGHTING THAT QUALIFIES AS SIGNAGE PER THE UDC IS PROHIBITED.



1/18 **ELECTRICAL PHOTOMETRIC PLAN**
1/16" = 1'-0"

2025-85-SDP

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

SEAL

10/08/2025

WILLIAMS DRIVE
GEORGETOWN
4621 WILLAMS DRIVE
GEORGETOWN, TX 78633

Issue Record:

Revisions:

Drawn: JB
Checked: CM

Project No.
25-0177

PHOTOMETRIC SITE PLAN

19

NOTE: THIS SECTION IS INTENDED TO ASSIST THOSE PERSONS PREPARING WATER POLLUTION ABATEMENT PLANS (WPAP) OR STORM WATER POLLUTION PREVENTION PLANS (SW3P) THAT COMPLY WITH FEDERAL, STATE AND/OR LOCAL STORM WATER REGULATIONS.

1. THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESTORATION.
2. ALL PROJECTS WITHIN THE RECHARGE ZONE OF THE EDWARD'S AQUIFER SHALL SUBMIT A BEST MANAGEMENT PRACTICES AND WATER POLLUTION AND ABATEMENT PLAN TO THE TNRCC FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS TO BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND WATER POLLUTION ABATEMENT PLAN. DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.
4. ALL PLANTING SHALL BE DONE BETWEEN MAY 1 AND SEPTEMBER 15 EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING. IF PLANTING IS AUTHORIZED TO BE DONE OUTSIDE THE DATES SPECIFIED, THE SEED SHALL BE PLANTED WITH THE ADDITION OF WINTER FESCUE (KENTUCKY 31) AT A RATE OF 100lb/ACRE. GRASS SHALL BE COMMON BERMUDA GRASS, HULLED, MINIMUM 82% PURE LIVE SEED. ALL GRASS SEED SHALL BE FREE FROM NOXIOUS WEED, GRADE "A" RECENT CROP, RECLEANED AND TREATED WITH APPROPRIATE FUNGICIDE AT TIME OF MIXING. SEED SHALL BE FURNISHED IN SEALED, STANDARD CONTAINERS WITH DEALER'S GUARANTEED ANALYSIS.
5. ALL DISTURBED AREAS TO BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN.
6. THE PLANTED AREA TO BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF FOUR (4) INCHES. THE IRRIGATION TO OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO MONTHS TO INSURE GERMINATION AND ESTABLISHMENT OF THE GRASS . RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER TO POSTPONE THE WATERING SCHEDULE ONE WEEK.
7. RESTORATION TO BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% *COVERAGE*, PROVIDED NO BARE SPOTS LARGER THAN 25 SQUARE FEET EXIST.
8. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL TO BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
9. THE CONTRACTOR TO HYDROMULCH OR SOD (AS SHOWN ON PLANS) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
10. EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINE.
11. TO AVOID SOIL COMPACTION, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIPLINE AREAS.
12. WHERE A FENCE IS CLOSER THAN FOUR (4) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT (8) FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE FENCING.
13. TREES TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
14. ANY ROOT EXPOSED BY CONSTRUCTION ACTIVITY TO BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
15. CONTRACTOR TO PRUNE VEGETATION TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.). ALL FINISHED PRUNING TO BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE "NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES").
16. THE CONTRACTOR IS TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING 1/4 INCH TO VERIFY THAT THEY HAVE NOT BEEN SIGNIFICANTLY DISTURBED. ANY ACCUMULATED SEDIMENT AFTER A SIGNIFICANT RAINFALL TO BE REMOVED AND PLACED IN THE OWNER DESIGNATED SPOIL DISPOSAL SITE. THE CONTRACTOR TO CONDUCT PERIODIC INSPECTIONS OF ALL EROSION/SEDIMENTATION CONTROLS AND TO MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO ASSURE CONTINUED EFFECTIVE OPERATION OF EACH DEVICE.
17. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT IMMEDIATELY ADJACENT TO A PROTECTED TREE, ERECT THE FENCE APPROXIMATELY TWO TO FOUR FEET (2'-4') BEHIND THE AREA IN QUESTION.
18. NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES TO BE STORED ON THE PROJECT SITE.
19. IF EROSION AND SEDIMENTATION CONTROL SYSTEMS ARE EXISTING FROM PRIOR CONTRACTS, OWNER'S REPRESENTATIVE AND THE CONTRACTOR TO EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEMS FOR DAMAGE PRIOR TO CONSTRUCTION. ANY DAMAGE TO PREEXISTING EROSION AND SEDIMENTATION CONTROLS NOTED TO BE REPAIRED AT OWNERS EXPENSE.
20. INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS ONTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM ACCIDENTAL SPILL TO BE REMOVED AND DISPOSED OF PROPERLY.

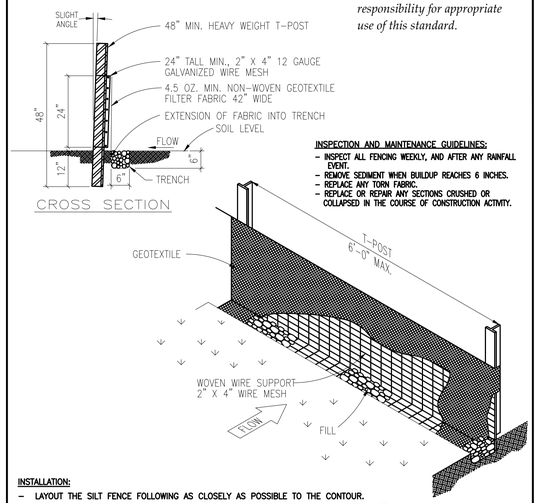
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
EROSION AND SEDIMENTATION AND TREE PROTECTION NOTES

DRAWING NAME: EC01A

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



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

INSPECTION AND MAINTENANCE GUIDELINES:

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

INSTALLATION:

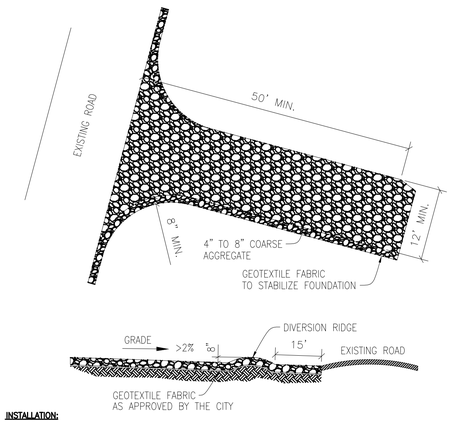
- LAYOUT THE SILT FENCE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS, PLANTS (INCLUDING GRASSES TALLER THAN 2") TO PROVIDE A SMOOTH FLOW APPROACH SURFACE. EXCAVATE 6" DEEP X 6" WIDE TRENCH ON UPSTREAM SIDE OF FACE PER PLANS.
- DRIVE THE HEAVY DUTY T-POST AT LEAST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

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SILT FENCE DETAIL

DRAWING NAME: EC02

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



INSTALLATION:

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

INSPECTIONS AND MAINTENANCE GUIDELINES:

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

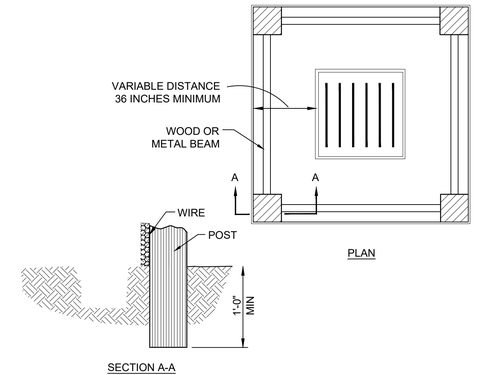
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

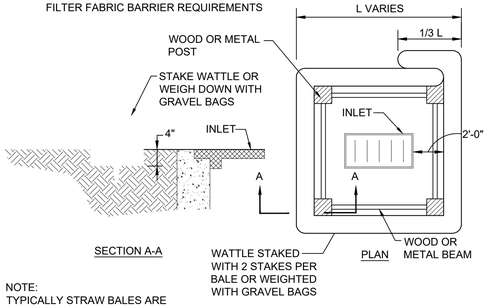
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STABILIZED CONSTRUCTION ENTRANCE

DRAWING NAME: EC06

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



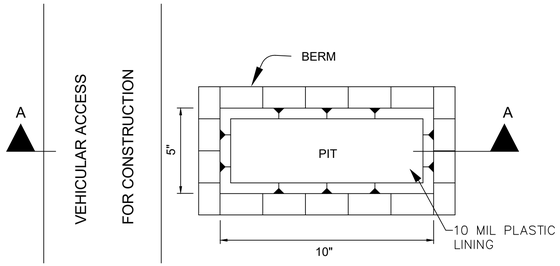
SEE REINFORCED FILTER FABRIC BARRIER DETAIL FOR REINFORCED FILTER FABRIC BARRIER REQUIREMENTS



NOTE:
TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

INLET PROTECTION BARRIERS FOR GRATE INLETS

N.T.S.

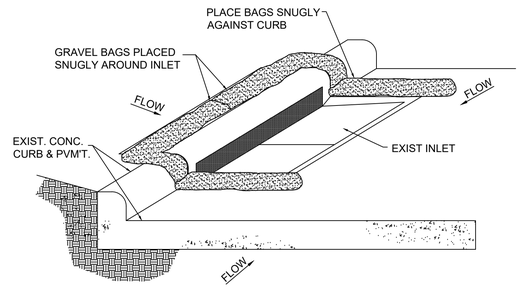


GENERAL NOTES:

1. DETAIL ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

CONCRETE TRUCK WASHOUT PIT DETAIL

N.T.S.

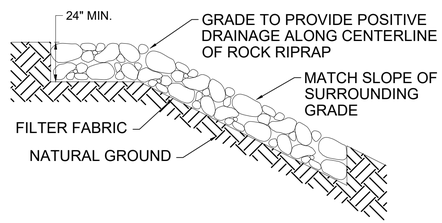


INLET PROTECTION BARRIERS FOR CURB INLETS

N.T.S.

NOTES:

1. STONE SHALL BE 6" TO 12" DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. LENGTH AND WIDTH SHALL BE SHOWN ON PLANS.
3. THE 24" THICK RIPRAP SHALL BE INSET SO THAT IT IS FLUSH WITH THE SIDE SLOPES.
4. ALL RIP-RAP SHALL BE MORTARED.



ROCK RIPRAP DETAIL

N.T.S.

2025-85-SDP

CobbFendley
Texas Registration No. 274
2801 Network Blvd, Suite 800
Frisco, Texas 75034
972.335.3214
www.cobbfendley.com

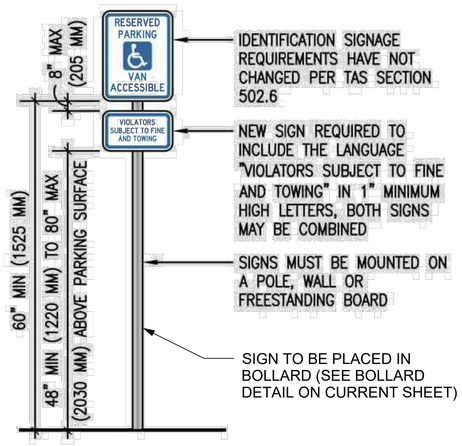
INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: MICHAEL F. A. MAZZOLA
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

CHIPOTLE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN DETAILS

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

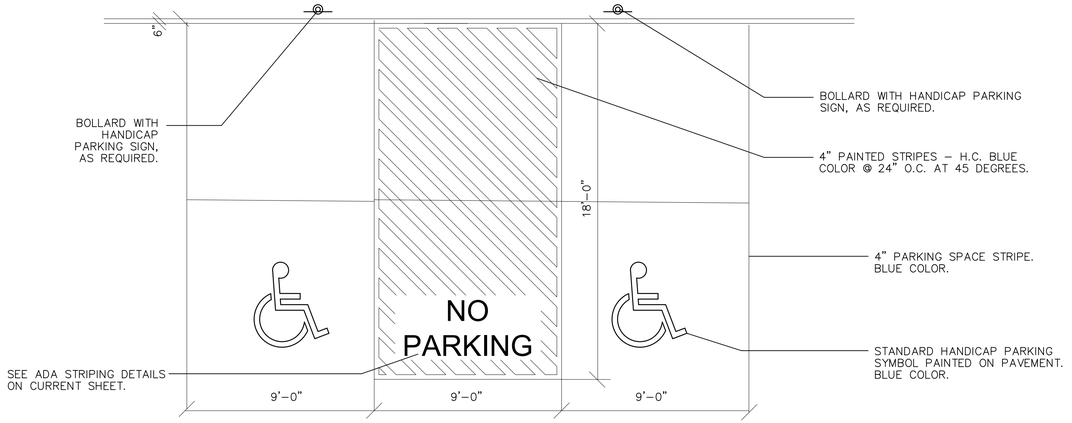
SHEET
20



HANDICAP PARKING SIGN DETAILS

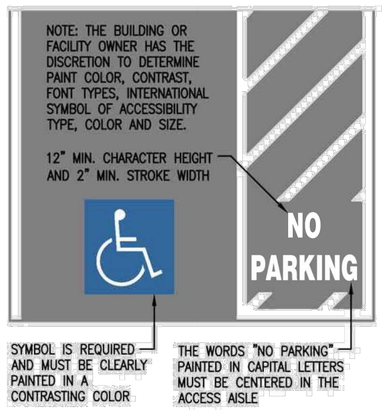
N.T.S.

NOTES:
1. SLOPES SHALL NOT EXCEED 2% IN ALL DIRECTIONS FOR THE INSIDE OF PARKING SPACES AND ACCESS AISLES.
2. ALL HANDICAPPED RAMP AND ACCESS AISLES SHALL MEET ALL CODES AND TDLR REGULATIONS.
3. THE LENGTH OF THE CURB RAMP IS DETERMINED BY THE MAXIMUM SLOPE AND THE DISTANCE NECESSARY TO MAKE THE CURB RAMP COMPLIANT.



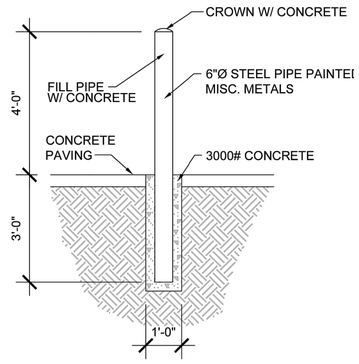
HANDICAP PARKING DETAIL

N.T.S.



ADA STRIPING DETAILS

N.T.S.



BOLLARD DETAIL

N.T.S.

2025-85-SDP

CobbFendley
Texas Registration No. 274
2801 Network Blvd, Suite 800
Frisco, Texas 75034
972.335.3214
www.cobbfendley.com

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: MICHAEL F. A. MAZZOLA
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

CHIPOTLE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

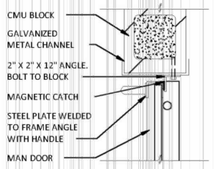
ADA DETAILS

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

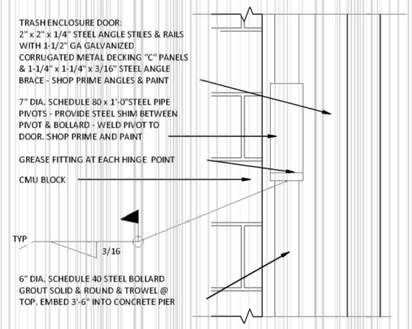
SHEET
21

DUMPSTER ENCLOSURE FINISH SCHEDULE

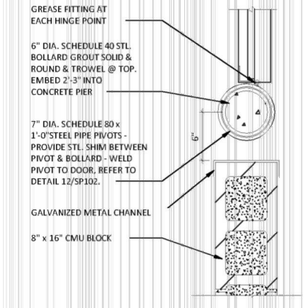
MATERIAL	COLOR/FINISH
CMU - PRIMER	REFER TO PAINT SPECIFICATIONS, COLOR 'WHITE'
CMU	REFER TO PAINT SPECIFICATIONS
METAL COPING	PREFINISHED TO MATCH CMU
CORRUGATED METAL & DOOR FRAMES	PAINTED 'KNIGHTS ARMOR' PPG 1001-6



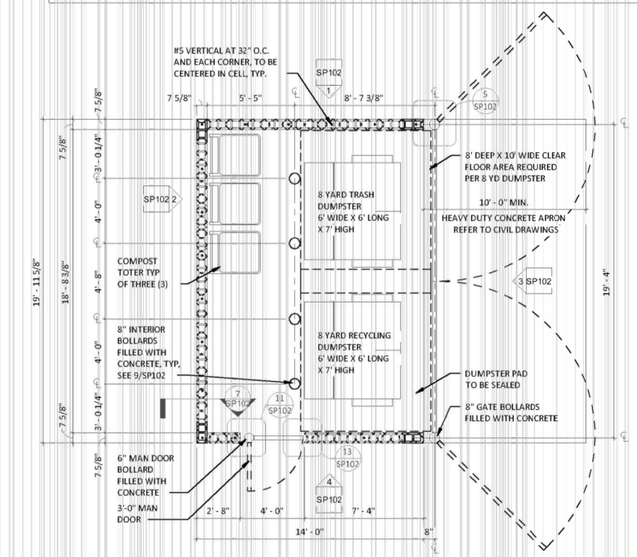
13 SP102 **MAN DOOR LATCH DETAIL**
1 1/2" = 1'-0"



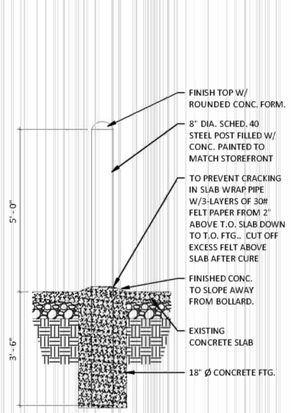
12 SP102 **MAN DOOR PIVOT**
1 1/2" = 1'-0"



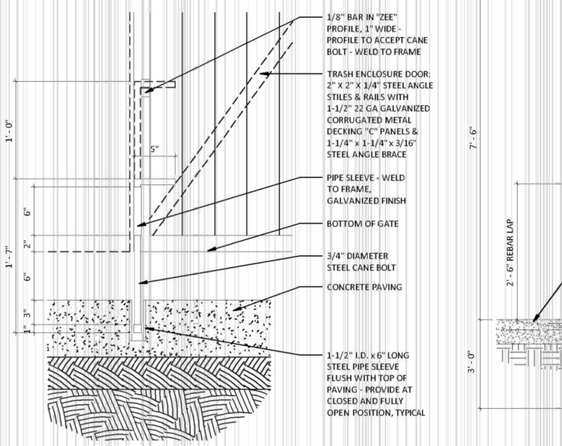
11 SP102 **MAN DOOR PIVOT DETAIL**
1 1/2" = 1'-0"



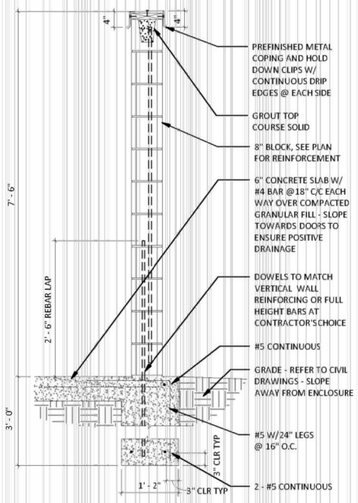
10 SP102 **DUMPSTER PLAN**
1/4" = 1'-0"



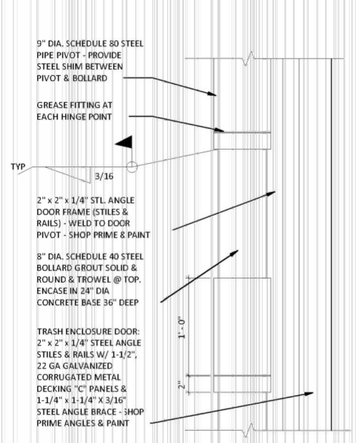
9 SP102 **TYP. BOLLARD DETAIL**
1/2" = 1'-0"



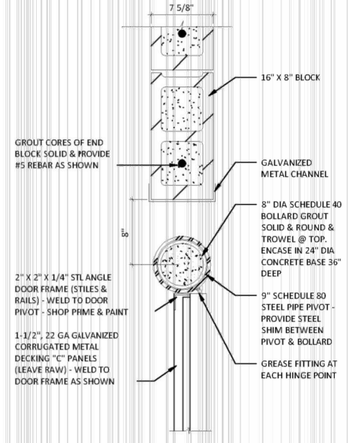
8 SP102 **TYPICAL CANE BOLT DETAIL**
1 1/2" = 1'-0"



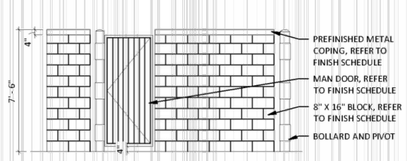
7 SP102 **DUMPSTER DETAIL**
3/4" = 1'-0"



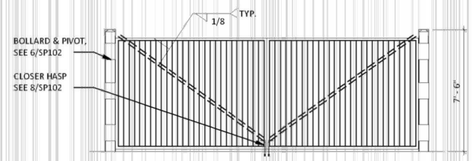
6 SP102 **DUMPSTER DOOR PIVOT**
1 1/2" = 1'-0"



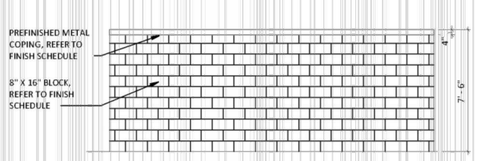
5 SP102 **DUMPSTER WALL DETAIL**
1 1/2" = 1'-0"



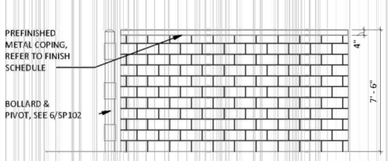
4 SP102 **DUMPSTER ELEVATION**
1/4" = 1'-0"



3 SP102 **DUMPSTER ELEVATION**
1/4" = 1'-0"



2 SP102 **DUMPSTER ELEVATION**
1/4" = 1'-0"



1 SP102 **DUMPSTER ELEVATION**
1/4" = 1'-0"

2025-85-SDP

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Frisco, Texas 75034
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www.cobbfendley.com

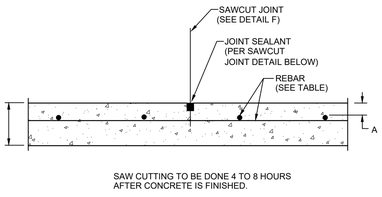
INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: MICHAEL F. A. MAZZOLA
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

CHIPOTLE
CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

DUMPSTER AND ENCLOSURE DETAILS

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2310-048-01

SHEET
22



SAWCUT JOINT
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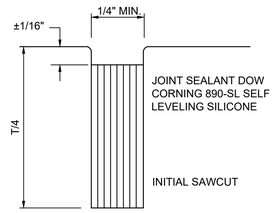

SAWCUT JOINT DETAIL
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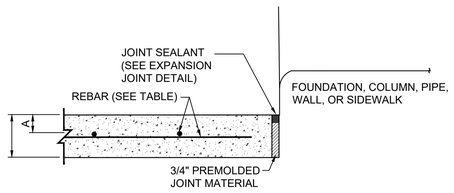

ISOLATION JOINT
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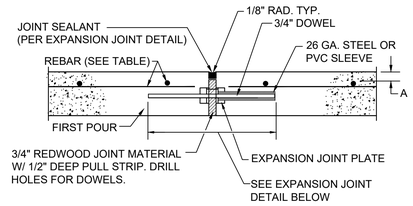

EXPANSION JOINT
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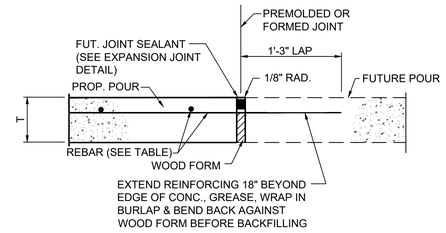
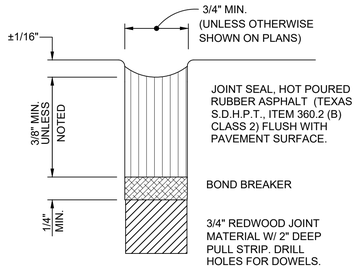
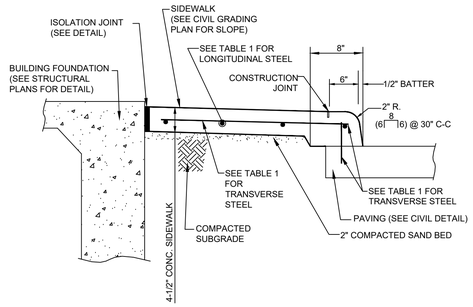


FUT. CONSTRUCTION JOINT
(TO CONNECT WITH FUTURE PAVEMENT)
N.T.S.

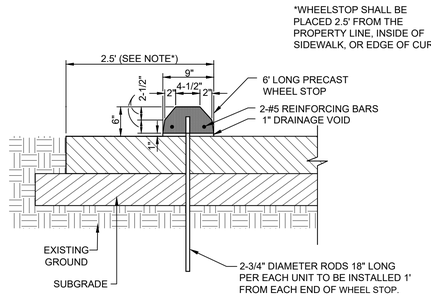


DOWELS AT EXPANSION JOINTS			
SLAB THICKNESS "T" (IN.)	SIZE AND PLACEMENT	TOTAL LENGTH	EMBEDMENT "A"
5	5/8" DIA. @ 12" C-C	12"	5"
6	3/4" DIA. @ 12" C-C	14"	6"
7	7/8" DIA. @ 12" C-C	14"	6"

EXPANSION JOINT DETAIL
N.T.S.



SIDEWALK AT BUILDING
N.T.S.



WHEEL STOP
N.T.S.

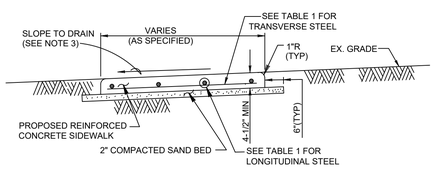
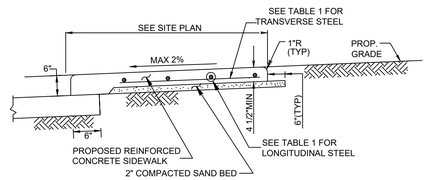


TABLE 1

REINFORCING STEEL INFORMATION
FOR 4" THICK SIDEWALKS
EXPANSION JOINT SPACING = 40 FT
CONC. STRENGTH @ 28 DAYS = 3,500 PSI AND
REINFORCING STEEL STRENGTH = 60,000 PSI

SIDEWALK WIDTH (FT)	LONGITUDINAL STEEL # 3 BARS NUMBER OF BARS	LONGITUDINAL STEEL # 3 BARS SPACING (IN)	LONGITUDINAL STEEL # 3 BARS END BAR SPACING (IN)	TRANSVERSE STEEL # 3 BARS SPACING (IN)
4	3	21	3	48
5	3	27	3	48
6	4	22	3	48

NOTE: FOR SIDEWALKS GREATER THAN 6 FT. WIDE, LONGITUDINAL STEEL SHALL BE SPACED @ 21" O.C. MAX.

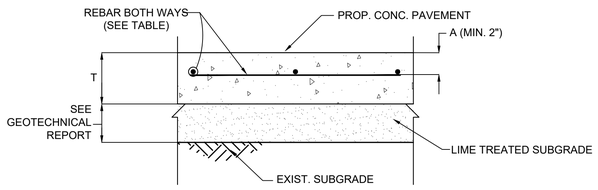


NOTES:
1. 6x6 - W2.9xW2.9 WELDED WIRE FABRIC MAY BE USED IN LIEU OF THE REINFORCING STEEL GIVEN IN TABLE 1.
2. MAXIMUM SPACING FOR EXPANSION JOINTS SHALL BE 40 FEET, AND SHALL MATCH ADJACENT PAVING SPACING.
3. CROSS SLOPE SHALL BE 1/8"/FT. (MIN.) AND 1/4"/FT. MAX, UNLESS OTHERWISE SPECIFIED ON GRADING PLAN.
4. LONGITUDINAL SLOPE SHALL BE 5% MAX PER AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS UNLESS OTHERWISE SPECIFIED ON GRADING PLAN.
5. SEE ARCHITECTURAL PLAN FOR PAVEMENT COLOR AND TEXTURE TREATMENT.
6. MORTAR FINISH NOT REQUIRED WHEN CURB IS POURED BY MACHINE, BUT CURB WILL HAVE SAME OUTSIDE DIMENSIONS.
7. WHEN CONCRETE CURB IS TO BE PLACED ON EXIST. CONCRETE BASE DRILL & SET IN QUICK SULFER, QUICK SETTING CEMENT OR EPOXY #8 DEFORMED BARS @ 30" C-C.
8. CONCRETE SHALL BE 3,500 PSI @ 28 DAYS UNLESS SPECIFIED OTHERWISE IN GEOTECHNICAL REPORT.
9. ALL STEEL SHOWN IS MINIMUM 60,000 PSI REINFORCING.
10. SIDEWALK SHALL BE BROOM-FINISHED UNLESS OTHERWISE SPECIFIED IN PLAN.
11. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE GENERAL CONTRACTOR.
12. SIDEWALK MIX DESIGN SHALL MEET CONCRETE PAVEMENT MIX DESIGN.

CONCRETE SIDEWALK DETAIL
N.T.S.

REBAR TABLE				
SLAB THICKNESS "T" (IN.)	MAX. CONTROL JOINT SPACING (FT.)	MAX. EXPANSION JOINT SPACING (FT.)	60,000psi REINFORCING STEEL BAR SIZE & SPACING	
5	12.5	60	#3 @ 18" C-C	#4 @ 24" C-C
6	15.0	60	#3 @ 12" C-C	#4 @18" C-C
7	17.5	60	#4 @ 18" C-C	–

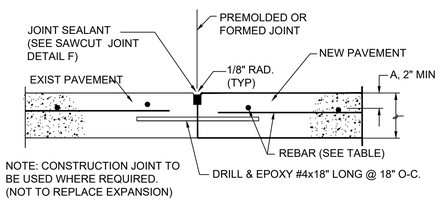
TABLE 2



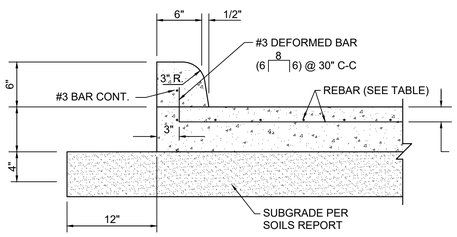
CONCRETE PAVEMENT DETAIL
N.T.S.

NOTES:

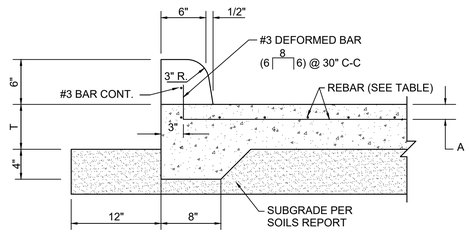
1. REINFORCING STEEL BAR SIZE/SPACING AND PAVEMENT THICKNESS SPECIFICATIONS IN GEOTECH REPORT SHALL SUPERSEDE TABLE 2.
2. REINFORCING STEEL SIZE/SPACING IS BASED ON MIN. 60,000 PSI TENSILE STRENGTH REINFORCING STEEL AS SHOWN.
3. CONCRETE PAVING MIX DESIGN WILL HAVE MINIMUM 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS. GEOTECH REPORT CONCRETE PAVING MIX DESIGN SHALL SUPERCEDE VALUES HEREIN. MIX TO CONTAIN 5.5 SACK OF CEMENT PER CUBIC YARD.
4. MAXIMUM JOINT SPACING SHALL BE PER JOINT LAYOUT PLAN (IF PROVIDED) BUT SHALL NOT EXCEED VALUES IN TABLE.
5. MAXIMUM JOINT SPACING IN GEOTECHNICAL REPORT SHALL SUPERCEDE VALUES IN ABOVE TABLE.
6. CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT, FOR SUBGRADE SOIL PREPARATION REQUIREMENTS.
7. ALL JOINTS IN PAVING SHALL BE REFLECTED IN CURBING AND SHALL HAVE ALL THEIR RESPECTIVE JOINTING MATERIALS PRESENT (I.E. EXPANSION JOINTS SHALL CONTINUE THROUGH THE CURB AND SHALL HAVE THEIR RESPECTIVE FILLER BOARD AND CAULK REPLACED).
8. CURB EXPANSION JOINTS:- IF THERE IS AN EXPANSION JOINT IN THE PAVING, THE EXPANSION JOINT MUST FOLLOW THROUGH AT THE CURB. THE REINFORCING STEEL MUST ALSO BE CUT AT THE EXPANSION JOINT AND NOT ALLOWED TO RUN THROUGH THE JOINT CONTINUOUSLY. A SAW CUT EXPANSION JOINT IS NOT ACCEPTABLE BECAUSE NORMAL EXPANSION AND CONTRACTION WILL CAUSE THE CONCRETE TO PUSH AGAINST THE TWO SECTIONS AND ONE SIDE WILL EVENTUALLY FAIL. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, THE CURB SHOULD BE CUT TWICE AND A 3/4" PIECE OF CONCRETE IS REMOVED. IN ALL CASES THE JOINT SHOULD BE CAULKED WITH NP1.
9. CONCRETE TOUCHING THE BACK OF CURBS:- ANY CONCRETE THAT TOUCHES THE BACK OF A CURB INCLUDING SIDEWALKS, ISLAND NOSINGS AND PAYPHONE PADS SHALL BE ISOLATED FROM THE CURB USING 1/2" BLACK ASPHALT IMPREGNATED FIBERBOARD. CONTRACTOR SHALL USE A REMOVABLE STRIP OR A ZIP-STRIP AND SEAL THE JOINT WITH SL1. THE ONLY EXCEPTION IS IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CURB AND PARKING LOT.
10. CURBS AT THE BUILDING FOUNDATION:- IF A CURB TOUCHES THE BUILDING FOUNDATION, IT NEEDS TO BE ISOLATED WITH EXPANSION JOINT MATERIAL JUST LIKE THE PAVING. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, A 1/2" PIECE OF CONCRETE SHOULD BE REMOVED. THE JOINT SHOULD BE CAULKED WITH NP1.
11. EXPANSION JOINTS AT ISLAND NOSINGS:- IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CURB AND PARKING LOT, THEN PAVING EXPANSION JOINTS SHOULD CONTINUE THROUGH THE NOSINGS.



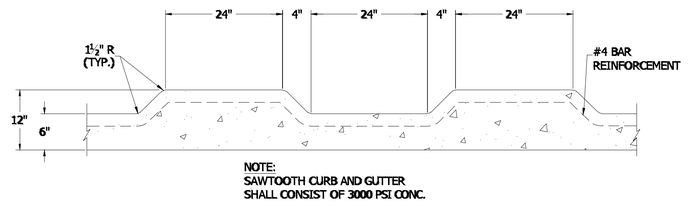
CONCRETE TO CONCRETE TIE-IN
(TO CONNECT WITH EXISTING PAVEMENT)
N.T.S.



CONCRETE CURB DETAIL
N.T.S.



CONCRETE CURB WITH TURN DOWN DETAIL
N.T.S.



SAWTOOTH CURB DETAIL
N.T.S.

2025-85-SDP

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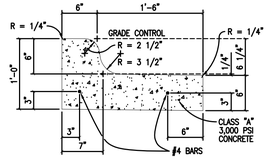
INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: MICHAEL F. A. MAZZOLA
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

CHIPOTLE
CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

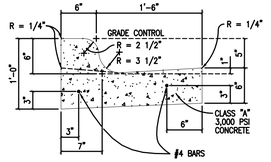
CONSTRUCTION DETAILS
(1 OF 4)

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

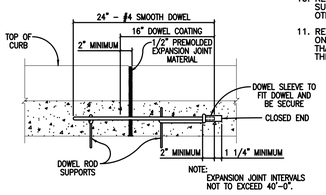
SHEET
23



SPILL CURB



CATCH AND LAYDOWN CURB



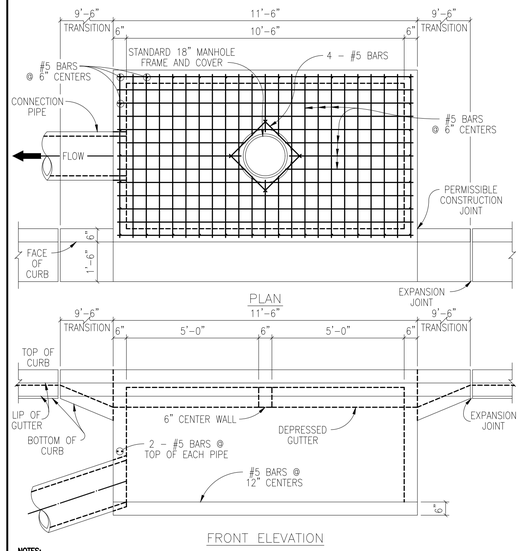
CURB DOWEL DETAIL

NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR THE CITY OF GEORGETOWN.
6. ALL CONCRETE SHALL BE CLASS A, 3000 PSI.
7. ALL SURFACES THAT ARE CHIPPED OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED.
8. THE FOLLOWING SCHEME OF REINFORCEMENT SHALL BE REQUIRED. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF GEORGETOWN.
   A. ALL CURB AND CURB AND GUTTER (REINFORCED) SHALL HAVE TWO #4 LONGITUDINAL REINFORCING BARS.
9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.
10. REINFORCING BARS SHALL BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.
11. REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
CURB AND GUTTER DETAILS	DRAWING NAME: SD06
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB

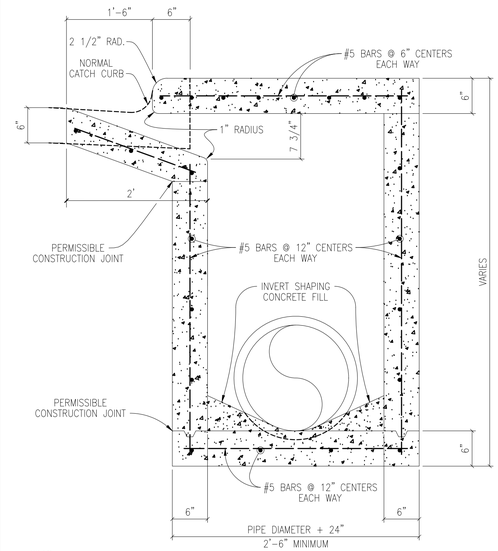


NOTES:

1. ALL CONCRETE SHALL BE CLASS "A" 3,000 PSI CONCRETE.
2. STORM SEWER PIPE MATERIAL TO BE R.C.P. (CLASS III) UNLESS OTHERWISE APPROVED BY THE CITY OF GEORGETOWN.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
CURB INLET DETAIL	DRAWING NAME: SD09
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



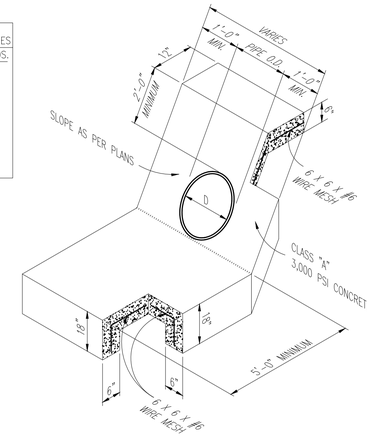
NOTES:

1. ALL CONCRETE SHALL BE CLASS "A" 3,000 PSI CONCRETE.
2. STORM SEWER PIPE MATERIAL TO BE R.C.P. (CLASS III) UNLESS OTHERWISE APPROVED BY THE CITY OF GEORGETOWN.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
CURB DRAIN INLET TYPICAL SECTION	DRAWING NAME: SD10
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB

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



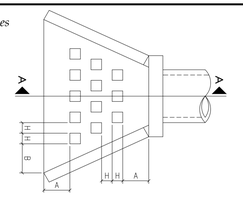
NOTES:

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

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

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

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



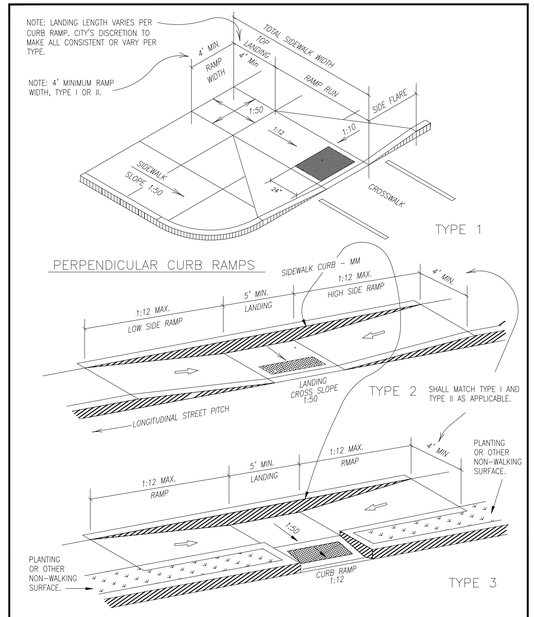
NOTES:

1. USE CLASS "A" CONCRETE, 3,000 PSI AT 28 DAYS, UNLESS NOTED.
2. REINFORCING STEEL - ASTM A615, GRADE 40, UNLESS NOTED.
3. LAP REINFORCING 30 BAR DIAMETERS MIN. AT SPLICES, UNLESS NOTED.
4. CHAMFER EXPOSED EDGES OF CONCRETE 3/4", UNLESS NOTED.
5. PLACE REINFORCING WITH THE CENTER OF THE OUTSIDE BARS 2 INCHES FROM THE SURFACE OF THE CONCRETE.

TABLE OF DIMENSIONS FOR ENERGY DISSIPATOR DETAIL

D PIPE DIAMETER (INCHES)	NUMBER OF ROWS OF DISSIPATORS	NUMBER OF DISSIPATORS IN FRONT ROW	H (INCHES)	A (INCHES)	B (INCHES)
12	1	3	4	4	9.1875
18	2	4	4 1/2	9 1/2	15.5625
24	2	5	6	14 3/4	16 1/2
30	3	6	7 1/2	12 1/2	14 3/8
36	3	6	9	16 1/4	18 5/16
42	3	6	10 1/2	20	22 1/4
48	3	6	12	23 3/4	26 1/4
54	3	6	13 1/2	27 1/2	27 3/4
60	3	6	15	31 1/4	31 5/8

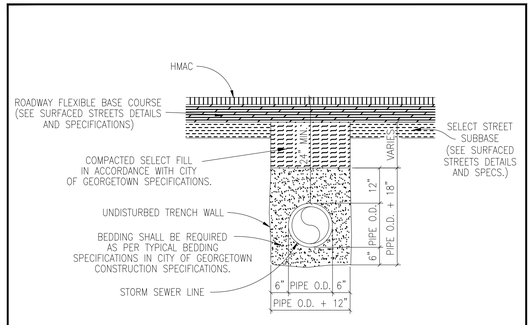
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
ENERGY DISSIPATER DETAIL	DRAWING NAME: SD20
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



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

PARALLEL CURB RAMPS

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: REVISED 6/30/2015 WBD; ADOPTED 6/21/2006 TRB
SIDEWALK RAMP DETAILS TYPE 1-3	DRAWING NAME: SD31
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



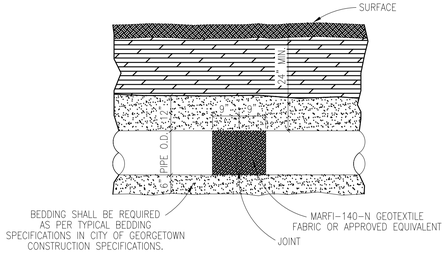
NOTES:

1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

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

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY FOR STORM SEWER	DRAWING NAME: SD41
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



NOTES

1. PIPE SHALL BE REINFORCED CONCRETE PIPE CLASS III UNLESS THE DEPTH OF PIPE REQUIRES A STRONGER CLASS.
2. ALL FITTINGS AND WYES SHALL BE MANUFACTURED AND NOT CONSTRUCTED ON THE PROJECT WITHOUT PRIOR APPROVAL FROM THE CITY.
3. ALL JOINTS SHALL BE WRAPPED WITH MARF1-140-N GEOTEXTILE FABRIC OR APPROVED EQUIVALENT. EACH JOINT SHALL BE WRAPPED WITH 18" WIDE FABRIC CENTERED ON THE JOINT.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
TRENCH AND EMBEDMENT DETAIL (PROFILE) FOR STORM SEWER	DRAWING NAME: SD42
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB

2025-85-SDP

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972.335.3214
www.cobbfendley.com

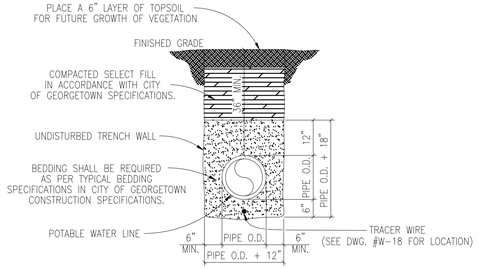
INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: MICHAEL F. A. MAZZOLA
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

CHIPOTLE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

CONSTRUCTION DETAILS (2 OF 4)

Scale: VARIES
Designed by: MAR
Drawn by: MAR
Checked by: MFM
Date: DECEMBER 2025
Project No. 2510-048-01

SHEET
24

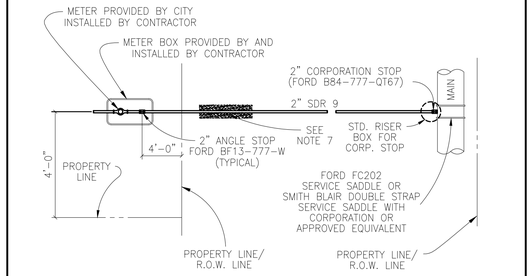


TRENCH WIDTHS

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

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006		
TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS	DRAWING NAME: W02		
	SCALE: NTS	DATE: 1/2003	
	DRAWN BY: MRS	APPROVED BY: TRB	

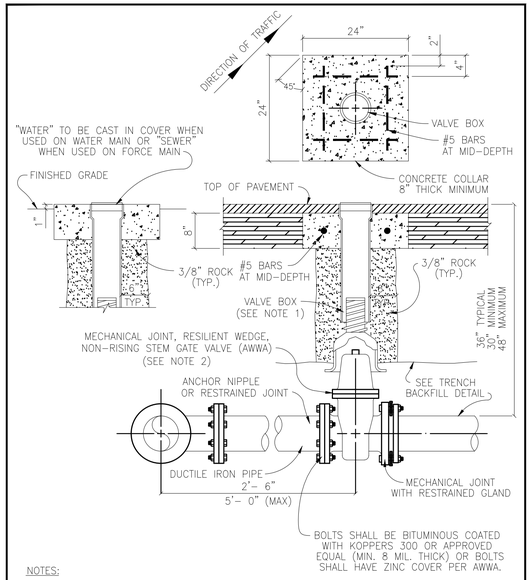


NOTES:

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

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 01/23/2013		
SINGLE WATER SERVICE PLAN	DRAWING NAME: W04		
	SCALE: NTS	DATE: 1/2013	
	DRAWN BY: --	APPROVED BY: MH	

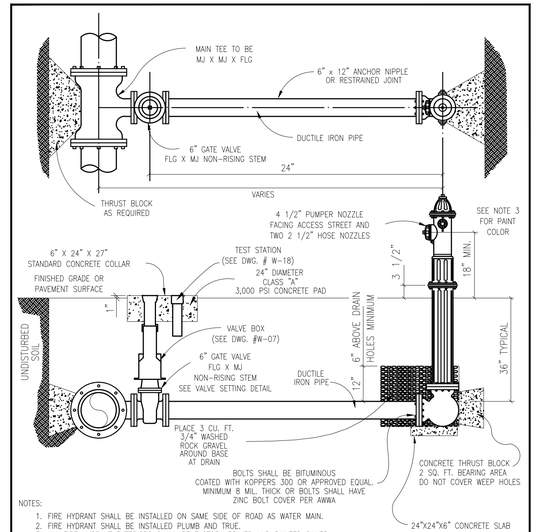


NOTES:

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

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006		
TYPICAL VALVE SETTING	DRAWING NAME: W07		
	SCALE: NTS	DATE: 1/2003	
	DRAWN BY: MRS	APPROVED BY: TRB	

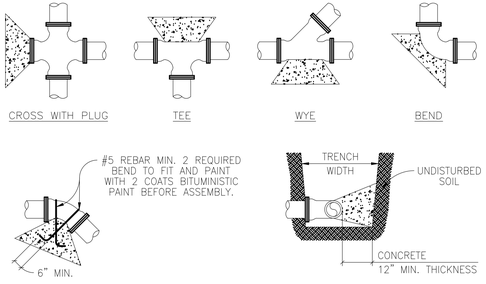


NOTES:

1. FIRE HYDRANT SHALL BE INSTALLED ON SAME SIDE OF ROAD AS WATER MAIN.
2. FIRE HYDRANT SHALL BE INSTALLED PLUMB AND TRUE.
3. ALL FIRE HYDRANT EXTERIORS SHALL BE FACTORY PRIMED AND PAINTED SILVER USING A HIGH GRADE ENAMEL.
4. HEEL AND THRUST BLOCKS TO REST IN UNDISTURBED SOIL.
5. THE ONLY FIRE HYDRANTS ACCEPTABLE ARE:
   A. KENNEDY - K81
   B. AMERICAN DARLING - B84B
   C. CLOW MEDALLION
6. DOUBLE BLUE REFLECTOR "HYE-LITES" BRAND, MANUFACTURED BY PAVEMENT MARKERS INC. TO BE INSTALLED AT CENTERLINE OF STREET PERPENDICULAR TO HYDRANT.
7. ALL METALLIC PIPES AND FITTINGS SHALL BE WRAPPED WITH 8 MIL. POLYETHELENE FILM.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006		
TYPICAL FIRE HYDRANT INSTALLATION	DRAWING NAME: W10		
	SCALE: NTS	DATE: 1/2003	
	DRAWN BY: MRS	APPROVED BY: TRB	



*DEADMAN

TYPICAL SECTION

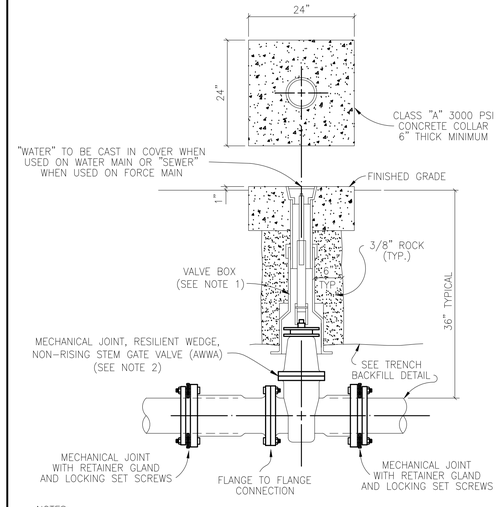
ALL THRUST BLOCKS SHALL BE FORMED. LAID FORMS SHALL BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO THE POURING OF CONCRETE AND SHALL ALSO BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO COVERING. TYPICAL LOCATIONS WHICH REQUIRE CONCRETE REACTION (THRUST) BLOCKS, FOR PRESSURE MAINS FOUR INCHES (4") AND GREATER. CONCRETE SHALL HAVE 2,500 P.S.I. MINIMUM STRENGTH AT TWENTY EIGHT (28) DAYS AND BEAR AGAINST UNDISTURBED STABLE SOILS. AREA OF CONTACT SHALL BE GOVERNED BY PIPE SIZE, MAXIMUM PRESSURE IN PIPE, AND BEARING CAPACITY OF SOIL. PROTECT FITTINGS, BOLTS, ETC. BY COVERING WITH VISQUEEN OR OTHER ACCEPTABLE MATERIAL. CONCRETE SHALL BE A MINIMUM OF TWELVE INCHES (12") THICK.

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

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

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006		
TYPICAL THRUST BLOCKS FOR WATER AND FORCE MAIN	DRAWING NAME: W11		
	SCALE: NTS	DATE: 1/2003	
	DRAWN BY: MRS	APPROVED BY: TRB	

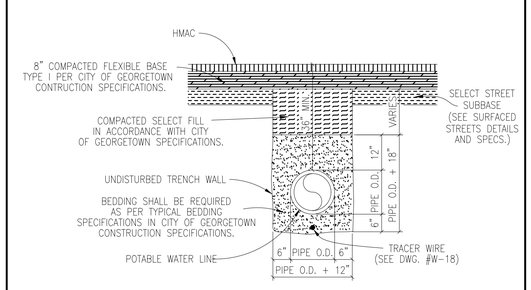


NOTES:

1. SEE VALVE SETTING DETAIL, DWG. #W-07.
2. ACCEPTABLE GATE VALVES ARE:
   A. MUELLER - 2360 SERIES
   B. CLOW

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006		
INLINE VALVE INSTALLATION	DRAWING NAME: W21		
	SCALE: NTS	DATE: 1/2003	
	DRAWN BY: MRS	APPROVED BY: TRB	



TRENCH WIDTHS

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

NOTES:

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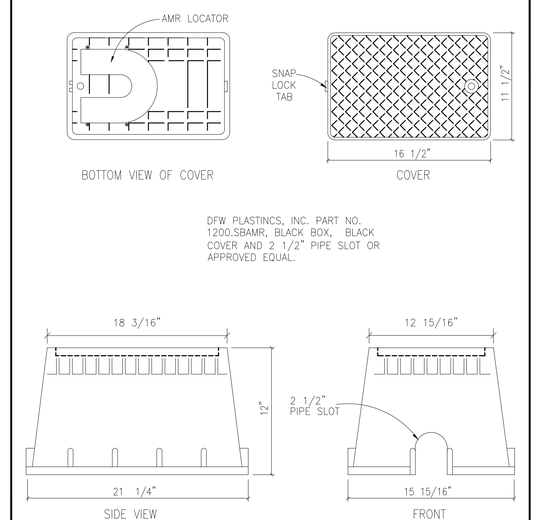
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006		
TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY	DRAWING NAME: W22		
	SCALE: NTS	DATE: 1/2003	
	DRAWN BY: MRS	APPROVED BY: TRB	



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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006		
METER BOX (NON-TRAFFIC AREAS)	DRAWING NAME: W23		
	SCALE: NTS	DATE: 1/2003	
	DRAWN BY: MRS	APPROVED BY: TRB	

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www.cobbfendley.com

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: MICHAEL F. A. MAZZOLA
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

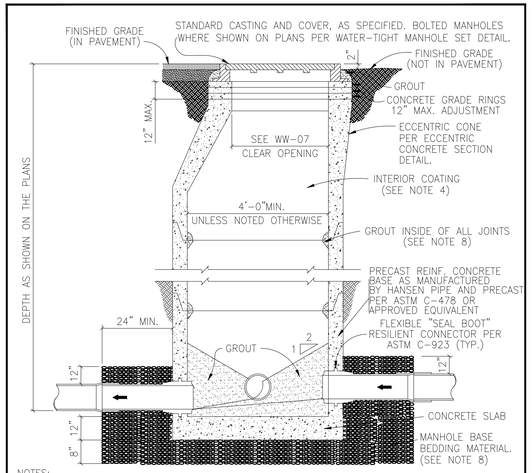
CHIPOTLE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

CONSTRUCTION DETAILS (2 OF 4)

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

SHEET 25

2025-85-SDP

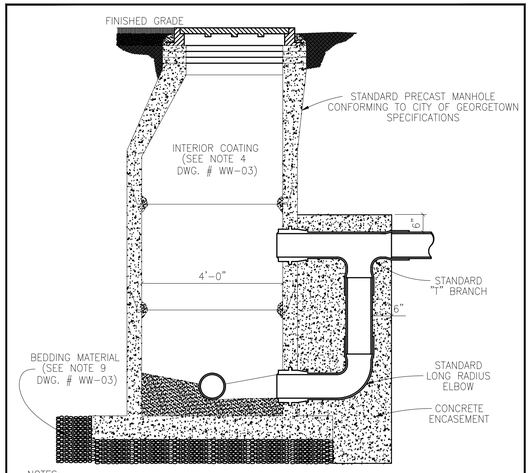


NOTES:

1. MANHOLES SHALL BE PRECAST ASTM C-478 BELL AND SPIGOT WITH PROFILE GASKET - SINGLE OFF-SET JOINTS.
2. SEE PLANS AND MANHOLE SCHEDULE, FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZE AND TYPES.
3. SEE SPECIFICATIONS ON MATERIALS AND CONSTRUCTION.
4. AN 80 MIL. COAT OF RAVEN LINING SYSTEMS, RAVEN 405 ULTRA HIGH BUILD EPOXY COATING, OR SPRAY WALL EPOXY COATING, OR APPROVED EQUAL, TO BE APPLIED TO ENTIRE INTERIOR OF EACH WASTEWATER MANHOLE AND UNDERSIDE OF FLAT TOPS.
5. ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETTED WHEN MANHOLES ARE LOCATED OUT FROM PAVEMENT.
6. MANHOLES TO BE VENTED ARE IDENTIFIED ON MANHOLE SCHEDULE. REFERENCE MANHOLE VENT DETAIL.
7. MANHOLES ARE TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, MANHOLES LOCATED IN PAVEMENT TO BE DESIGNED FOR HS-20 TRAFFIC LOADS.
8. GROUT SHALL MEET THE REQUIREMENTS AS STATED BY THE COATING MANUFACTURER.
9. MANHOLE BASE BEDDING MATERIAL SPECS. FOR 3/4" WASHED GRAVEL:
   SIEVE SIZE 2", PERCENT (%) RETAINED 0
   SIEVE SIZE 1 1/2", % RETAINED 0-10
   SIEVE SIZE 1", % RETAINED 45-80
   SIEVE SIZE 3/4", % RETAINED 85-100
   SIEVE SIZE 3/8", % RETAINED 95-100

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
STANDARD MANHOLE - SECTION
REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: WW03
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB



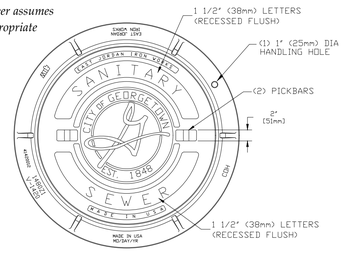
NOTES:

1. CONCRETE ENCASEMENT FOR DROP CONNECTION TO BE POURED INTEGRALLY WITH BOTH MANHOLE SLAB AND WALL.
2. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT SEWER IS LOCATED TWO FEET (2') OR MORE ABOVE THE MAIN INVERT CHANNEL.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. WHEN P.V.C. IS USED IN SANITARY SEWER LINES, SOLVENT TYPE JOINT P.V.C. FITTINGS MAY BE UTILIZED IN THE DROP ASSEMBLY ONLY.
5. MINIMUM PIPE SIZE FOR DROP IS EIGHT INCHES (8").
6. SEE STANDARD MANHOLE DETAIL (DWG. # WW-03) FOR ADDITIONAL REQUIREMENTS.

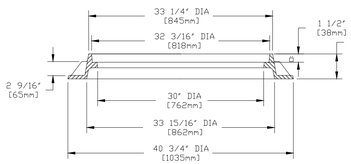
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
DROP CONNECTION-PRECAST MANHOLE TYPE "A"
REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: WW04
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

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



COVER SECTION



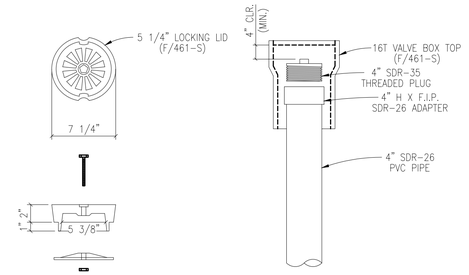
FRAME SECTION

NOTES:

1. STANDARD WASTEWATER MANHOLE SET TO BE EAST JORDAN IRON WORKS, INC. CATALOG NO. 1480A V-1420/1480Z1, COVER TO BE STAMPED WITH "SANITARY SEWER".
2. STANDARD WASTEWATER MANHOLE SET TO BE HEAVY DUTY LOAD RATED.
3. FOR MORE DETAILED SPECIFICATIONS REFER TO EAST JORDAN IRON WORKS, INC. REFERENCE PRODUCT DRAWING 41420012 00148390.
4. FOR BOLTED WASTEWATER MANHOLE SET REFER TO DETAIL WW07A.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
STANDARD WASTEWATER MANHOLE SET
REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: WW07
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

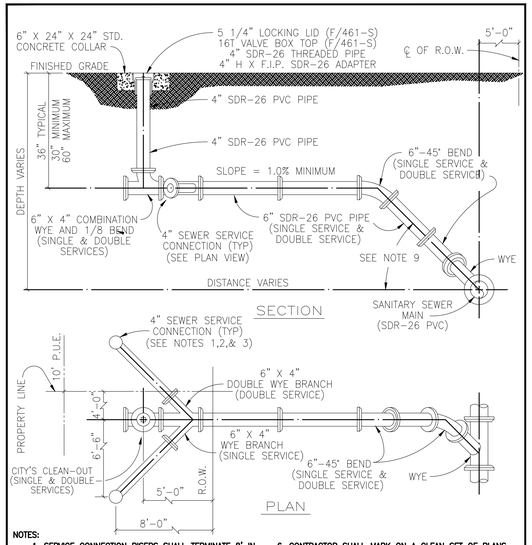


5 1/4" LOCKING LID
(F/461-S)

SEWER CLEAN-OUT
CITY OF GEORGETOWN
(RESIDENTIAL SERVICE)

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
SEWER CLEAN-OUT DETAIL
REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: WW12
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

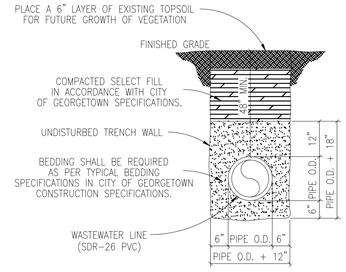


NOTES:

1. **SERVICE CONNECTION RISERS SHALL TERMINATE 8' IN-SIDE THE PROPETY LINE.**
2. **THE END OF EACH SERVICE CONNECTION RISER SHALL BE EXTENDED 12" ABOVE FINISH GRADE.**
3. **EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED CAP OR PLUG.**
4. **FOR P.V.C. INSTALLATIONS, CONNECT TO EXISTING "BELL END" AND CONNECT OPPSITE END WITH P.V.C. TO P.V.C. KNOCK ON SLEEVE.**
5. **SOLIDLY TAMP BACKFILL AT LEAST ONE FOOT (1'-0") ABOVE TOP OF PIPE. SERVICES UNDER PAVED AREAS SHALL BE BACKFILLED TO THE SAME SPECIFICATIONS AS SHOWN ON PAVEMENT REPLACEMENT DETAIL.**
6. **CONTRACTOR SHALL MARK ON A CLEAN SET OF PLANS THE FINAL STATIONING OR DISTANCE AND DIRECTION FROM MANHOLE TO EACH SERVICE LATERAL AND GIVE TO ENGINEER FOR RECORD DRAWING PURPOSES.**
7. **ANY DEVIATION FROM THESE METHODS MUST BE APPROVED BY THE CITY OF GEORGETOWN ENGINEERING DEPARTMENT.**
8. **SERVICE LINE MATERIAL SHALL BE P.V.C., SDR-26.**
9. **SEWER SERVICE SLOPE TO BE 45° OFF CENTERLINE OF MAIN.**

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

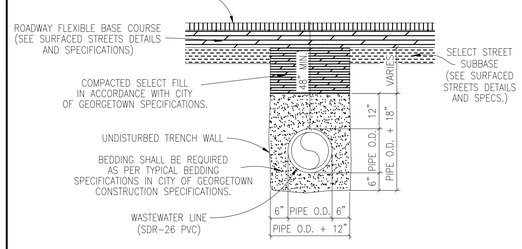
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
SEWER SERVICE CONNECTIONS
REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: WW13
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB



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

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS
REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: WW16
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB



TRENCH WIDTHS
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1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
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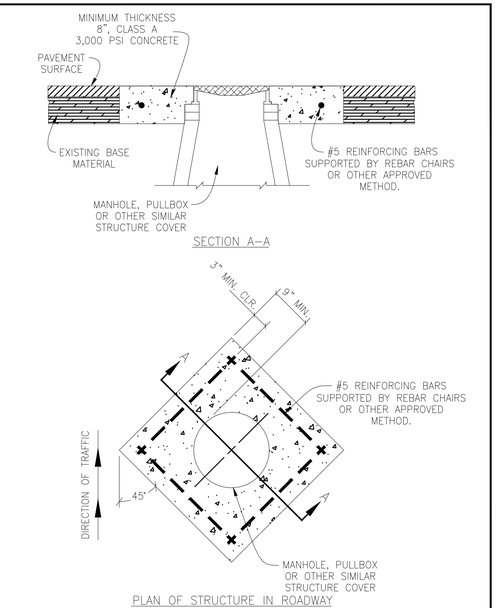
NOTES:

1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY
REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: WW18
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB



PLAN OF STRUCTURE IN ROADWAY

NOTE:
INSTALLATION OF THE CONCRETE CASTING IS REQUIRED FOR AND APPLIES TO ALL TYPES OF MANHOLES TO BE LOCATED IN THE ROADWAY.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
CONCRETE CASTING MANHOLE DETAIL
REVISION NOTE: APPROVED 6/21/2006
DRAWING NAME: WW2.1
SCALE: NTS | DATE: 1/2006
DRAWN BY: MRS | APPROVED BY: TRB

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2801 Network Blvd, Suite 800
Frisco, Texas 75034
972.335.3214
www.cobbfendley.com

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: MICHAEL F. A. MAZZOLA
P.E. Serial No.: 117109
Date: DECEMBER 5, 2025

CHIPOTLE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

CONSTRUCTION DETAILS (4 OF 4)

Scale:	VARIES
Designed by:	MAR
Drawn by:	MAR
Checked by:	MFM
Date:	DECEMBER 2025
Project No.	2510-048-01

SHEET
26

2025-85-SDP

ATTACHMENT G

ATTACHMENT G

Inspections, Maintenance Repair and Retrofit Plan

Project Name: Chipotle Mexican Grill
Location: 4621 Williams Dr., Georgetown, TX 78633
BMP Type: Sand Filter System
Responsible Party: Vaquero Georgetown Partners, LP
Contact Information: PH: (817) 692-5937, Email: cstewart@vaqueroventures.com

1. **Inspection Schedule**
   - Routine Inspections: Conducted quarterly.
   - Items to Inspect:
     - Sediment accumulation in the filter bed
     - Inlet and outlet structures for blockage
     - Vegetation overgrowth or erosion
     - Standing water or signs of clogging

2. **Maintenance Procedures**
   - Sediment Removal: Remove accumulated sediment when depth exceeds 3 inches or annually, whichever comes first.
   - Sand Media Replacement: Replace sand media every 5 years or sooner if clogging is observed.
   - Debris Clearing: Remove trash, leaves, and other debris during each inspection.
   - Vegetation Management: Mow and trim vegetation around the system to prevent root intrusion.

3. **Repair and Retrofit Plan**
   - Structural Repairs: Repair cracks, broken inlet/outlet structures, or eroded areas within 30 days of detection.
   - Retrofit Triggers: Retrofit system if inspection reveals consistent poor performance or if site conditions change significantly.
   - Retrofit Actions: May include upgrading media, adding pretreatment structures, or modifying flow paths.

4. **Recordkeeping**
   - Maintain inspection and maintenance logs for at least 5 years.
   - Logs must include:
     - Date of inspection
     - Observations
     - Actions taken
     - Name of inspector

5. **Certification**

I certify that the above plan will be implemented and maintained in accordance with TCEQ requirements.

Vaquero Georgetown Partners LP,
a Texas limited partnership

By: Vaquero Ventures Management, LLC
its General Partner

Signature: _____
Date: 11/6/25
Printed Name & Title: W.A. Landreth, Manager

AGENT AUTHORIZATION FORM (TCEQ-0599)

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

I Scot W. Krieger,
Print Name

Managing Member,
Title - Owner/President/Other

of Wildwood at Williams, LP,
Corporation/Partnership/Entity Name

have authorized Cynthia Nagano, Development Coordinator
Print Name of Agent/Engineer

of Vaquero Georgetown Partners, LP
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Scot W. Krieger
Applicant's Signature

15 October 2025
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Scot W. Krieger 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 15 day of October, 2025.

AMYE CERVENKA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 129724048

Amye Cervenka
NOTARY PUBLIC

Amye Cervenka
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 02/24/2026

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

I Scot W. Krieger,
Print Name

Managing Member of the General Partner,
Title - Owner/President/Other

of Wildwood at Williams, LP,
Corporation/Partnership/Entity Name

have authorized Michael F. A. Mazzola, PE
Print Name of Agent/Engineer

of Cobb Fendley & Associates, Inc.
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Scot W. Krieger
Applicant's Signature

17 September 2025
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Scot W. Krieger 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 17 day of Sept, 2025

AMYE CERVENKA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 129724048

Amye Cervenka
NOTARY PUBLIC

Amye Cervenka
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 02/24/2026

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, Scot W. Krieger of Wildwood at Williams, LP

am the owner of the property located at:

LOT 1, BLOCK A WILDWOOD AT WILLIAMS II

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 Vaquero Ventures Management, LLC
To conduct Development of a fast-food restaurant (Chipotle) including construction of the building, parking lot, drive aisles, sidewalks, and utilities. Activities will result in new impervious cover and require implementation of permanent BMPs to protect water quality.
At 4621 Williams Dr, Georgetown, TX 78633

Landowner Acknowledgement

I understand that Wildwood at Williams, LP

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 — Scott W. Krueger

Date — 15 December 2025

Date

THE STATE § OF State Texas

County § of County Travis

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

landowner or signatory name Scott W. Krueger

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

Click or tap here to add ID

NOTARY PUBLIC

AMYE CERVENKA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 129724048

Amye Cervenka

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: Date 02/24/2026

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

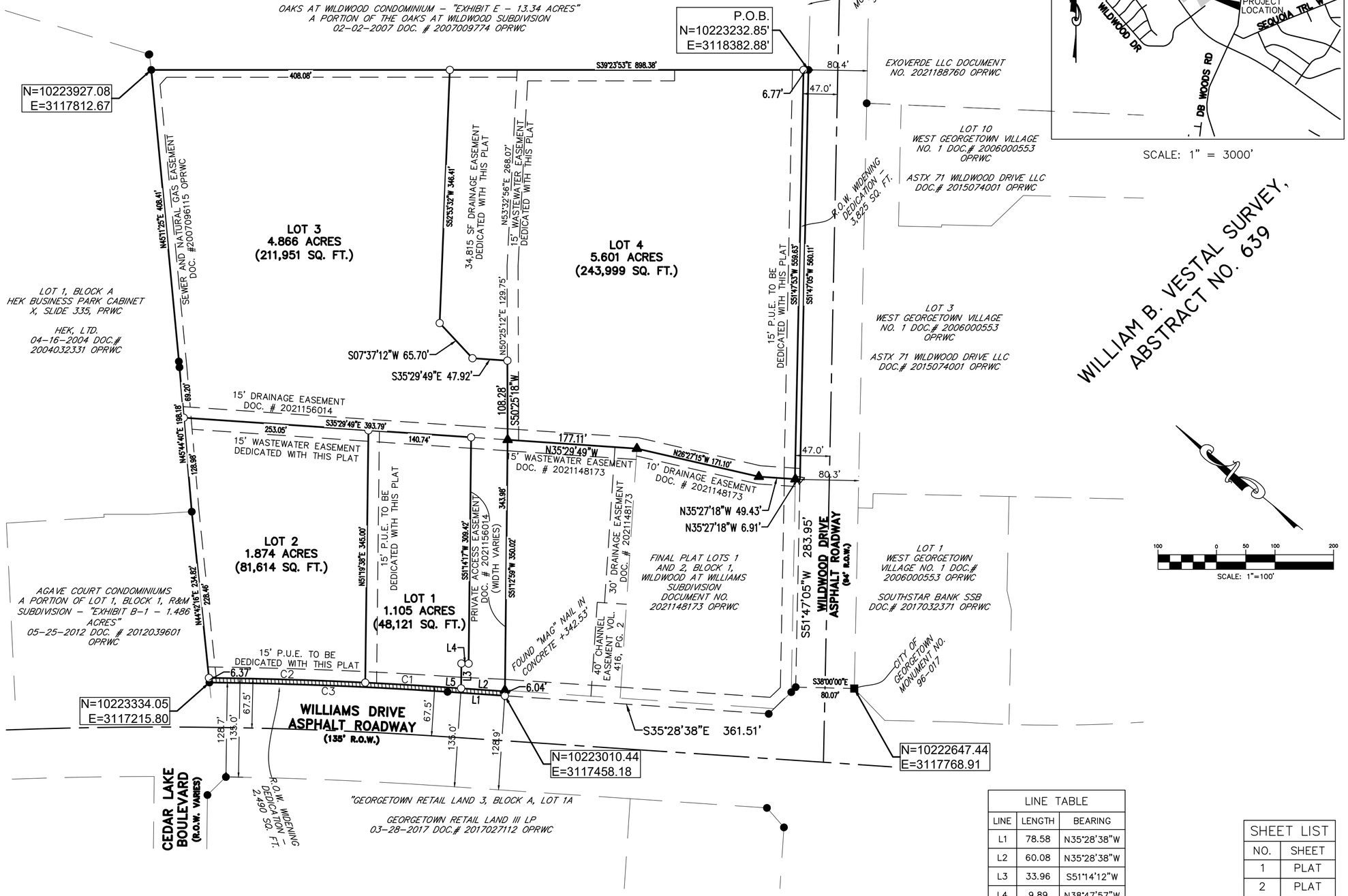
☒ Other legally binding documents

(Other legally binding documents - Working Plat)

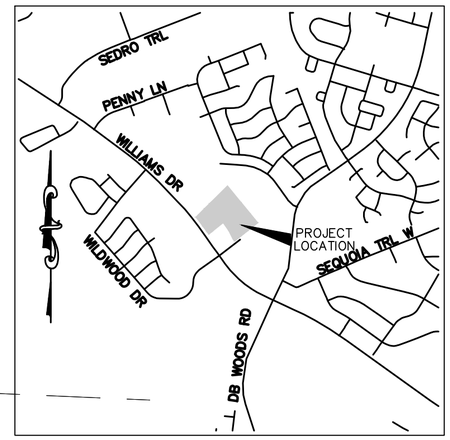
ABBREVIATIONS
GWD – GENERAL WARRANTY DEED
P.O.C. – PLACE OF COMMENCING
P.O.B. – PLACE OF BEGINNING
DRWC – DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC – OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

PRELIMINARY / FINAL PLAT OF WILDWOOD AT WILLIAMS II

A SUBDIVISION OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, WILLIAMSON COUNTY, TEXAS. SAID 13.5901 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 16.702 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018085963, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



VICINITY MAP



SCALE: 1" = 3000'

OWNERS:
WILDWOOD AT WILLIAMS, LP
207 SAN JACINTO BOULEVARD, SUITE 300
AUSTIN, TEXAS 78701

TC WILDWOOD INVESTMENTS LLC
15640 QUORUM DRIVE
ADDISION, TX 75001

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
512-352-9090

ENGINEER:
JOSHUA A. BARAN, PE
4500 WILLIAMS DRIVE, SUITE 212-121
GEORGETOWN, TEXAS 78633
512-779-7414

LEGAL DESCRIPTION:
13.590 ACRE TRACT OF LAND IN THE JOSEPH FISH SURVEY, ABSTRACT NO. 232,WILLIAMSON COUNTY, TEXAS

PATENT SURVEY:
JOSEPH FISH SURVEY
ABSTRACT NO. 232

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 4
PROPOSED LAND USE: COMMERCIAL
LINEAR FEET OF NEW STREETS: 0

TOTAL ACREAGE: 13.590 ACRES

SUBMITTAL DATE: 4/21/25

UTILITY PROVIDERS:
WATER – CITY OF GEORGETOWN
SEWER – CITY OF GEORGETOWN
ELECTRIC – PEC (PEDERNALES ELECTRIC COOP)

BENCHMARK DESCRIPTION:
CITY MONUMENT NO. 96-017
N = 10,222,647.44 FEET
E = 3,117,768.91
ELEV. = 880.01 FEET

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, ZONE 4203, NAD 83 ADJUSTMENT AND ARE GRID VALUES. VERTICAL VALUES ARE EXPRESSED AS NAVD 88 UTILIZING GEOID MODEL 2018.

PRELIMINARY / FINAL PLAT

WILDWOOD AT WILLIAMS II
OUT OF THE
JOSEPH FISH SURVEY
ABSTRACT NO. 232
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BB
SCALE: 1" = 100'	APPROVED BY: BB
PROJECT NO. 24-1139	DATE: OCTOBER 12, 2025

STREET TABLE						
NAME	CLASSIFICATION TYPE	ROW DIMENSION	PAVEMENT DIMENSION	CURB TYPE	PEDESTRIAN CLEAR ZONE DIMENSION	DESIGN SPEED
WILLIAMS DRIVE	MAJOR ARTERIAL	135' 159' INT.	90'	NONE	TXDOT DESIGN MANUAL	50 MPH
WILDWOOD DRIVE	COLLECTOR	94'	50'	NONE	TXDOT DESIGN MANUAL	35 MPH

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	113.15	5761.65	001°07'31"	56.58	N36°02'57"W	113.15
C2	213.81	5761.65	002°07'34"	106.92	N37°40'30"W	213.80
C3	325.89	5751.37	003°14'47"	162.99	N37°09'37"W	325.84

LINE TABLE		
LINE	LENGTH	BEARING
L1	78.58	N35°28'38"W
L2	60.08	N35°28'38"W
L3	33.96	S51°14'12"W
L4	9.89	N38°47'57"W
L5	18.16	N35°28'38"W

SHEET LIST	
NO.	SHEET
1	PLAT
2	PLAT
3	PLAT
4	PLAT

LEGEND:
○ 1/2" IRON ROD SET (CAPPED "BTS")
● IRON ROD FOUND
▲ "MAG" NAIL FOUND "LCRA"
BARBED WIRE FENCE
R.O.W. DEDICATION

2025-4-PFP

Z:\AUTOCAD\ENGINEERING – JOSH BARAN\24-1139 – WILDWOOD AT WILLIAMS\WILDWOOD AT WILLIAMS II\CAD FILE PLAT BTS\24-1139 PLAT.dwg 10/14/2025 10:02 AM

(Other legally binding documents - Working Plat)

13.590 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE JOSEPH FISH SURVEY, A–232 LOCATED IN WILLIAMSON COUNTY, TEXAS INSIDE THE CORPORATE CITY LIMITS OF GEORGETOWN; SUBJECT TRACT BEING THE RESIDUE OF A CALLED "16.702 ACRES" AS CONVEYED IN A SPECIAL WARRANTY DEED FROM CAMPBELL – GEORGETOWN #1, LIMITED PARTNERSHIP, TO WILDWOOD AT WILLIAMS, LP DATED 09–25–2018 AS RECORDED IN DOCUMENT NO. 2018085963 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC) BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249 DURING THE MONTH OF NOVEMBER, 2024; SUBJECT TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ½"IRON ROD – PLASTIC CAP INSCRIBED "6447"(NORTH = 10,223,232.85 FEET, 3,118,382.88 FEET) AT THE SOUTHEAST CORNER OF SAID "16.702 ACRES"IN THE NORTH RIGHT–OF–WAY LINE OF WILDWOOD DRIVE, SAID WILDWOOD DRIVE BEING FURTHER REFERRED TO AS A "4.94 ACRES"AS CONVEYED IN A WARRANTY DEED FROM CAMPBELL – GEORGETOWN #1, LIMITED PARTNERSHIP, TO WILLIAMSON COUNTY DATED 01–31–1989 AS RECORDED IN VOLUME 1751, PAGE 878 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY (ORWC) AND THE SOUTHWEST CORNER OF "OAKS AT WILDWOOD CONDOMINIUM – 13.34 ACRES"DATED 02–02–2007 AND RECORDED IN DOCUMENT NO. 2007009774, OPRWC;

THENCE SOUTH 51°47' 05"WEST WITH THE COMMON LINE OF SAID "16.702 ACRES"AND NORTH RIGHT–OF–WAY LINE OF WILDWOOD DRIVE A DISTANCE OF 560.11 FEET TO A SET "MAG NAIL"IN WASHER AT THE LOWER SOUTHWESTERN CORNER OF SUBJECT TRACT, SAME BEING THE SOUTHEAST CORNER OF A RIGHT–OF–WAY DEDICATION PER A DEDICATED SUBDIVISION KNOWN AS "FINAL PLAT LOTS 1 AND 2, BLOCK 1, WILDWOOD AT WILLIAMS SUBDIVISION AS RECORDED IN DOCUMENT NO. 2021148173, OPRWC; FOR REFERENCE A FOUND ½"IRON ROD AT AN EXTERIOR CORNER OF SAID "16.702 ACRES"BEARS SOUTH 51°47' 05"WEST A DISTANCE OF 283.95 FEET;

THENCE NORTH 35°27' 18"WEST WITH THE EAST LINE OF SAID RIGHT–OF–WAY DEDICATION, PASSING A FOUND "MAG NAIL" IN CONCRETE ACCESS DRIVE AT THE SOUTHEAST CORNER OF LOT 1 OF SAID "FINAL PLAT LOTS 1 AND 2, BLOCK 1, WILDWOOD AT WILLIAMS SUBDIVISION AT 6.26 FEET AND CONTINUING WITH THE EAST LINE OF SAID LOT 1 AND ADDITIONAL 50.08 FEET FOR A TOTAL DISTANCE OF 56.34 FEET TO ANOTHER FOUND "MAG NAIL" IN CONCRETE ACCESS DRIVE;

THENCE NORTH 26°27' 15"WEST WITH THE EAST LINE OF SAID LOT 1 A DISTANCE OF 171.10 FEET TO ANOTHER FOUND "MAG NAIL" IN CONCRETE ACCESS DRIVE, SAME BEING A COMMON CORNER OF BOTH LOT 1 AND LOT 2 OF SAID "FINAL PLAT LOTS 1 AND 2, BLOCK 1, WILDWOOD AT WILLIAMS SUBDIVISION;

THENCE NORTH 35°29' 49"WEST WITH THE EAST LINE OF SAID LOT 2 A DISTANCE OF 177.11 FEET TO ANOTHER FOUND "MAG NAIL" IN CONCRETE ACCESS DRIVE, SAME BEING THE NORTHEASTERN CORNER OF SAID LOT 2 AND AN INTERIOR CORNER OF SUBJECT TRACT;
THENCE SOUTH 51°12' 59"WEST WITH THE NORTH LINE OF SAID LOT 2, PASSING A FOUND "MAG NAIL" IN CONCRETE ACCESS DRIVE AT THE NORTHWEST CORNER OF SAME, ALSO BEING THE NORTHEAST CORNER OF AFOREMENTIONED RIGHT–OF–WAY DEDICATION, AT 342.53 FEET, AND CONTINUING AN ADDITIONAL 7.49 FEET FOR A TOTAL DISTANCE OF 350.02 FEET TO A SET ½"IRON ROD (ORANGE PLASTIC CAP INSCRIBED "BTS"AT THE UPPER SOUTHWEST CORNER OF SUBJECT TRACT IN THE EAST RIGHT–OF–WAY LINE OF RANCH TO MARKET ROAD NO. 2338 (WILLIAMS DRIVE), ALSO THE EAST LINE OF A CALLED "0.351 ACRE – PARCEL 62"AS CONVEYED IN A DEED FROM CAMPBELL – GEORGETOWN #1, LIMITED PARTNERSHIP, TO THE TEXAS TRANSPORTATION COMMISSION DATED 09–28–2006 AS RECORDED IN DOCUMENT NO. 2007021321, OPRWC; FOUND A ½"IRON ROD AT AN EXTERIOR CORNER OF AFOREMENTIONED "16.702 ACRES", SAME BEING THE SOUTHEAST CORNER OF SAID "0.351 ACRE – PARCEL 62"(ENGINEERS STATION 621+72.97), BEARING SOUTH 35°28' 38"EAST A DISTANCE OF 361.59 FEET;

THENCE NORTH 35°28' 38"WEST WITH SAID EAST RIGHT–OF–WAY LINE OF RANCH TO MARKET ROAD NO. 2338 (WILLIAMS DRIVE) AND EAST LINE OF SAID "0.351 ACRE – PARCEL 62", SAME BEING THE WEST LINE OF SAID "16.702 ACRES", A DISTANCE OF 78.58 FEET TO A FOUND ½"IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 5751.37 FEET, A CENTRAL ANGLE OF 03°14' 47", A CHORD BEARING OF NORTH 37°09' 37"WEST, A CHORD LENGTH OF 325.84 FEET AND AN ARC LENGTH OF 325.89 FEET TO A FOUND ½"IRON ROD AT THE NORTHWEST CORNER OF SAID "16.702 ACRES"AND SAID "0.351 ACRE – PARCEL 62", SAME BEING THE SOUTHWEST CORNER OF THE "AGAVE COURT CONDOMINIUMS – 1.486 ACRES", THE CONDOMINIUM REGIME BEING DATED 05–25–2012 AS FOUND IN DOCUMENT NO. 2012039601, OPRWC;

THENCE NORTH 44°42' 16"EAST WITH THE COMMON LINE OF SAID "AGAVE COURT CONDOMINIUMS – 1.486 ACRES"AND SAID "16.702 ACRES", A DISTANCE OF 234.82 FEET TO A FOUND ½"IRON ROD AT THE SOUTHEAST CORNER OF SAID "AGAVE COURT CONDOMINIUMS – 1.486 ACRES", SAME BEING THE LOWER SOUTHWEST CORNER OF "LOT 1, BLOCK A"OF HEK BUSINESS PARK, A DEDICATED SUBDIVISION AS RECORDED IN CABINET X, SLIDES 335–337, OF THE PLAT RECORDS OF WILLIAMSON COUNTY (PRWC), SAME BEING CONVEYED IN A WARRANTY DEED FROM JIM EMBREE, TRUSTEE, TO HEK, LTD., DATED 04–16–2004 AS RECORDED IN DOCUMENT NO. 2004032331, OPRWC;

THENCE NORTH 45°44' 40"EAST WITH THE COMMON LINE OF SAID "LOT 1, BLOCK A"OF HEK BUSINESS PARK AND SAID "16.702 ACRES", A DISTANCE OF 198.18 FEET TO A FOUND ½"IRON ROD AT THE BASE OF AN OLD WOODEN POST;

THENCE NORTH 45°11' 25"EAST, CONTINUING WITH THE COMMON LINE OF SAID "LOT 1, BLOCK A"OF HEK BUSINESS PARK AND SAID "16.702 ACRES", PASSING A FOUND ½"IRON ROD (PLASTIC CAP INSCRIBED "CS LTD", NO RECORDING FOUND) AT 7.99 FEET AND CONTINUING WITH SAID LINE AN ADDITIONAL 400.42 FEET FOR A TOTAL DISTANCE OF 408.41 FEET TO A FOUND ½"IRON ROD (PLASTIC CAP INSCRIBED "CCC 4835") AT THE NORTHEAST CORNER OF SAID "16.702 ACRES", SAME BEING THE NORTHWEST CORNER OF AFOREMENTIONED "OAKS AT WILDWOOD CONDOMINIUM – 13.34 ACRES"; FOUND A ½"IRON ROD AT THE SOUTHEASTERN CORNER OF SAID "LOT 1, BLOCK A"OF HEK BUSINESS PARK BEARING NORTH 43°29' 06"EAST A DISTANCE OF 21.53 FEET;

THENCE SOUTH 39°23' 53"EAST WITH THE COMMON LINE OF SAID "16.702 ACRES AND "OAKS AT WILDWOOD CONDOMINIUM – 13.34 ACRES", A DISTANCE OF 898.38 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 13.590 ACRES (591,986 SQUARE FEET).

PRELIMINARY / FINAL PLAT
OF
WILDWOOD AT WILLIAMS II
A SUBDIVISION OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, WILLIAMSON COUNTY, TEXAS. SAID 13.5901 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 16.702 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018085963, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

GENERAL NOTES:

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: CITY OF GEORGETOWN, AND ELECTRIC: PEC (PEDERNALES ELECTRIC COOPERATIVE)
2. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100–YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0280E AND 48491C0290E, EFFECTIVE DATE SEPTEMBER 26, 2008
4. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE–FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2 INCH PER FOOT FOR A DISTANCE OF 10 FEET.
5. ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION AND UPKEEP.
6. A 15–FOOT PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
7. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN – TEXAS CENTRAL ZONE AND NAVD 88.
8. THE MAXIMUM IMPERVIOUS COVERAGE PER NON–RESIDENTIAL LOT IS ACCORDING TO THE FOLLOWING TABLE:
   LOT 1 – 25,454 SF
   LOT 2 – 53,136 SF
   LOT 3 – 148,319 SF
   LOT 4 – 127,847 SF
9. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT–OF–WAY, OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT–OF–WAY, OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
10. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING AND PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
11. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR,MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND/OR COUNTY.
12. RIGHT–OF–WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
13. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF GEORGETOWN, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT.
14. ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT ADDITIONALLY INCLUDE THE FOLLOWING RIGHTS: (1) THE RIGHT OF THE CITY TO CHANGE THE SIZE OF ANY FACILITIES INSTALLED, MAINTAINED, OR OPERATED WITHIN THE EASEMENT AREA; (2) THE RIGHT OF THE CITY TO RELOCATE ANY FACILITIES WITHIN THE EASEMENT AREA; AND (3) THE RIGHT OF THE CITY TO REMOVE FROM THE EASEMENT AREA ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY AND MAINTENANCE OF ANY FACILITIES WITHIN THE EASEMENT AREA.
15. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
16. THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
17. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS,WAS COMPLETED ON JUNE 19, 2018. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
18. STATE–OWNED RIVERBEDS AND BEDS OF NAVIGABLE STREAMS IN THE PUBLIC DOMAIN ARE HELD IN TRUST FOR THE PUBLIC. THERE IS HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING ACCESS EASEMENT FOR THE FREE AND UNOBSTRUCTED USE OF THE NAVIGABLE RIVER AND THE RIGHT OF PORTAGE ALONG ITS BANKS, ACROSS ANY PORTION OF THE PROPERTY BETWEEN THE MEAN HIGH–WATER MARKS OF THE RIVER IN ITS NATURAL STATE.

NOISE AND AVIGATION PLAT NOTES:

1. THERE IS HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING AVIGATION EASEMENT FOR THE FREE AND UNOBSTRUCTED FLIGHT OF AIRCRAFT (WHICH TERM SHALL INCLUDE ANY CONTRIVANCE NOW OR HEREAFTER USED FOR FLIGHT THROUGH THE AIR) AND THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE PROPERTY, TOGETHER WITH SUCH NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN THE OPERATION OF AIRCRAFT LANDING AT, TAKING OFF FROM, OR ENGAGED IN OTHER FLIGHT ACTIVITIES AT THE GEORGETOWN MUNICIPAL AIRPORT.
2. GRANTORS DO HEREBY GRANT AND CONVEY AN EASEMENT FOR THE CONICAL ZONE, AS THAT TERM IS DEFINED IN SECTION 12.36 OF THE CITY OF GEORGETOWN CODE OF ORDINANCES AND AS SHOWN ON THIS PLAT, BEING FURTHER DESCRIBED AS A BLANKET EASEMENT ENCOMPASSING THE HEREON, DESCRIBED SUBDIVISION.
3. THESE EASEMENTS SHALL BE PERPETUAL AND SHALL BE BINDING ON GRANTOR AND ITS ASSIGNS, HEIRS, AND SUCCESSORS.

PRELIMINARY / FINAL PLAT

WILDWOOD AT WILLIAMS II
OUT OF THE
JOSEPH FISH SURVEY
ABSTRACT NO. 232
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BB
SCALE: N.T.S.	APPROVED BY: BB
PROJECT NO. 24–1139	DATE: OCTOBER 12, 2025

(Other legally binding documents - Working Plat)

PRELIMINARY / FINAL PLAT
OF
WILDWOOD AT WILLIAMS II
A SUBDIVISION OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, WILLIAMSON COUNTY, TEXAS. SAID 13.5901 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 16.702 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018085963, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

OWNERS' CERTIFICATION:

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, MATTHEW W. HOOKS, ACTING AS GENERAL PARTNER ON BEHALF OF WILDWOOD AT WILLIAMS, LP, OF THE CERTAIN 3.0271 ACRE TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THAT CERTAIN 16.702 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018085963 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF GEORGETOWN AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS **PRELIMINARY/FINAL PLAT WILDWOOD AT WILLIAMS II**.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.

_____
WILDWOOD AT WILLIAMS, LP.
BY MATTHEW W. HOOKS, ITS GENERAL PARTNER
207 SAN JACINTO BOULEVARD, STE. 300
AUSTIN, TX 78701

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____.

OWNERS' CERTIFICATION:

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, L. THOMAS CROWELL, ACTING AS MANAGER ON BEHALF OF TC WILDWOOD INVESTMENTS LLC, OF THE CERTAIN 10.563 ACRE TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THAT CERTAIN 16.702 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2025015212 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF GEORGETOWN AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS **PRELIMINARY/FINAL PLAT WILDWOOD AT WILLIAMS II**.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.

_____
TC WILDWOOD INVESTMENTS LLC
BY L. THOMAS CROWELL, ITS MANAGER
207 SAN JACINTO BOULEVARD, STE. 300
AUSTIN, TX 78701

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____.

LIEN HOLDER'S SIGNATURE BLOCK:

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, _____, LIEN HOLDER OF THE CERTAIN 10.563 ACRES TRACT OF LAND, SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO.2025015212 AND DEED OF TRUST RECORDED IN DOCUMENT NO. 2025015216 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE RESUBDIVISION OF SAID TRACT AS SHOWN HEREON; DO FURTHER HEREBY JOIN, APPROVE AND COVENANT TO ALL RESTRICTIONS LISTED HEREIN; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS **PRELIMINARY/FINAL PLAT WILDWOOD AT WILLIAMS II**.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.

_____
BENCHMARK BANK
5700 LEGACY DRIVE, SUITE 10
PLANO, TX 75024

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____.

PRELIMINARY / FINAL PLAT

WILDWOOD AT WILLIAMS II
OUT OF THE
JOSEPH FISH SURVEY
ABSTRACT NO. 232
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090

FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BB
SCALE: N.T.S.	APPROVED BY: BB
PROJECT NO. 24-1139	DATE: OCTOBER 12, 2025

(Other legally binding documents - Working Plat)

PRELIMINARY / FINAL PLAT
OF
WILDWOOD AT WILLIAMS II
A SUBDIVISION OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, WILLIAMSON COUNTY, TEXAS. SAID 13.5901 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 16.702 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018085963, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, BRUCE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 20_____.

_____
BRUCE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4249 STATE OF TEXAS

ENGINEER'S CERTIFICATION

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, JOSHUA A. BARAN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBERS 48491C0280E AND 48491C0290E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 20_____.

_____
JAB ENGINEERING, LLC
JOSHUA A. BARAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 109242 STATE OF TEXAS

CITY BUILDING OFFICIAL APPROVAL

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

_____ _____
GLEN HOLCOMB, BUILDING OFFICIAL DATE
CITY OF GEORGETOWN

PLANNING DEPARTMENT APPROVAL:

I, SOFIA NELSON, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ _____
SOFIA NELSON, PLANNING DIRECTOR DATE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____O'CLOCK, _____.M., AND DULY RECORDED THIS THE DAY OF _____ 20____ A.D., AT _____ O'CLOCK, _____.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

PRELIMINARY / FINAL PLAT

WILDWOOD AT WILLIAMS II
OUT OF THE
JOSEPH FISH SURVEY
ABSTRACT NO. 232
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BB
SCALE: N.T.S.	APPROVED BY: BB
PROJECT NO. 24-1139	DATE: OCTOBER 12, 2025

APPLICATION FEE FORM (TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Chipotle Mexican Grill

Regulated Entity Location: 4621 Williams Dr. City of Georgetown, TX

Name of Customer: _____

Contact Person: _____ Phone: _____

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	1.10 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: Michael Mazzola Date: 12/15/2025

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

CORE DATA FORM
(TCEQ-10400)

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:*

Vaquero Georgetown Partners, LP

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
32100301855		39-2278867	

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 ☐ Other:
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant

15. Mailing Address:							
	2627 Tillar Street, Suite 111						
	City	Fort Worth	**State**	TX	**ZIP**	76107	**ZIP + 4**

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(808) 729-5520		( ) -

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.)*

Vaquero Georgetown Partners, LP

23. Street Address of the Regulated Entity: ***(No PO Boxes)***								
	2627 Tillar Street, Suite 111							
	City	Fort Worth	**State**	TX	**ZIP**	76107	**ZIP + 4**	
24. County								

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

25. Description to Physical Location:	4621 Williams Drive				
26. Nearest City			**State**	**Nearest ZIP Code**	
Georgetown			TX	77863	

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:	30.68688		**28. Longitude (W) In Decimal:**	-97.721471	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	41	12.768	-97	43	17.2956

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)
5812		722513	

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

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:

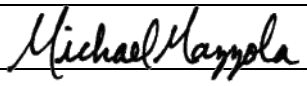
SECTION IV: Preparer Information

40. Name:	Michael F. A. Mazzola	**41. Title:**	Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(713 **)** 462-3242		**( )** -	mmazzola@cobbfendley.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:	Cobb Fendley & Associates Inc.	**Job Title:**	Project Manager	
Name *(In Print):*	Michal F. A. Mazzola		**Phone:**	**(** 713 **)** 462- **3242**
Signature:			**Date:**	12/15/2025