BROWN & GAY ENGINEERS

RUBY EVENT HALL
WATER POLLUTION ABATEMENT PLAN

Submitted to:

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
12100 Park 35 Circle, Bldg. A, Rm 179
Austin TX 78753

Submitted by / Agent:

BGE, Inc.
101 W Louis Henna Blvd Suite 400
Austin, Texas 78728
Office: (512) 879-0400
Attn: Thomas Pharr, P.E.

Owner / Applicant:

Alexa Ruby Events, LLC
1207 East Cesar Chavez St.
Austin, TX 78702
(830) 279-2261
Attn: Bree Carrico

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: Ruby Event Hall						**2. Regulated Entity No.: Alexa Ruby Events, LLC**			
3. Customer Name: Bree Carrico						**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):**			1.187 AC
9. Application Fee:	$4,000		**10. Permanent BMP(s):**			Batch Detention			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			Brushy Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_x_
Region (1 req.)	___	___	_x_
County(ies)	___	___	_x_
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 _x_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. Thomas Pharr, P.E.
Print Name of Customer/Authorized Agent Thomas Pharr 1 / 28 / 26 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

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: Thomas Pharr, PE, CFM

Date: 1 / 28 / 26

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Ruby Event Hall
2. County: Williamson
3. Stream Basin: Brushy Creek
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

Contact Person: Bree Carrico
Entity: Alexa Ruby Events, LLC
Mailing Address: 1207 East Cesar Chavez St.
City, State: Austin, TX Zip: 78702
Telephone: 830-279-2261 FAX: N/A
Email Address: bree.carrico@alexamgmt.com

8. Agent/Representative (If any):

Contact Person: Thomas Pharr, PE, CFM
Entity: BGE, Inc.
Mailing Address: 101 W Louis Henna Blvd Suite 400
City, State: Austin, TX Zip: 78728
Telephone: 512-879-0400 FAX: N/A
Email Address: tpharr@bgeinc.com

9. Project Location:

☒ The project site is located inside the city limits of ROUND ROCK.
☐ 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.

Project is in Round Rock city limits East of IH-35, South of US-79, North of Fannin Ave, and West N Lewis St.

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: Already Completed

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:

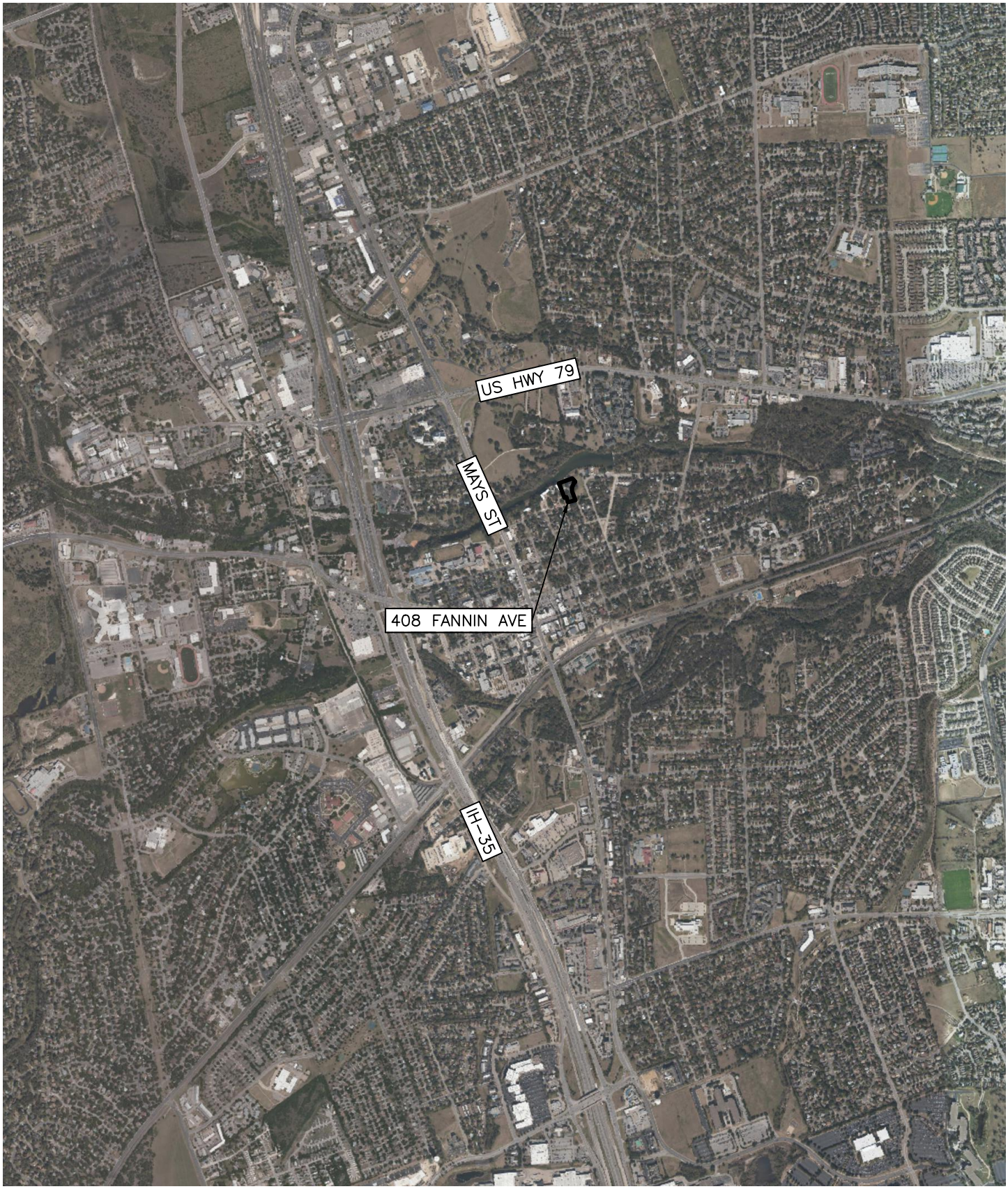
☒ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
☐ For a UST Facility Plan or Modification or an AST Facility 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.



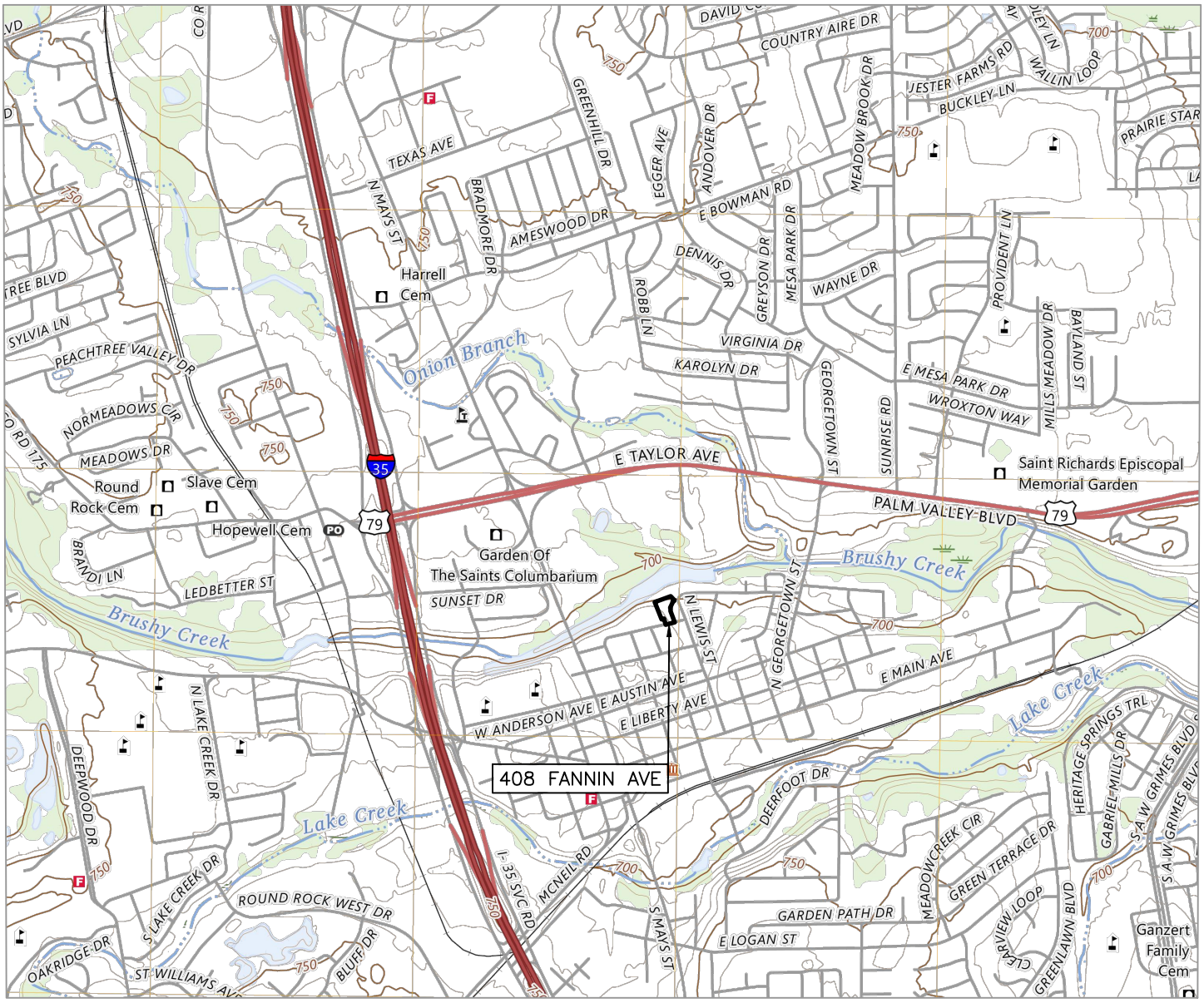
BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

0 1,000' 2,000'
SCALE: 1" = 2,000'

ATTACHMENT – A
ROAD MAP

408 FANNIN AVE

SHEET 1 OF 1



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TBPE Registration No. F-1046
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0 1,000' 2,000'
SCALE: 1" = 2,000'

ATTACHMENT – B USGS QUAD MAP	408 FANNIN AVE	SHEET 1 OF 1

BROWN & GAY ENGINEERS

January 7, 2026

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: 408 Fannin Ave
Water Pollution Abatement Plan Permit
Attachment C - Project Description

To Whom It May Concern:

Included herein is an application for a Water Pollution Abatement Plan Permit for a project titled 408 Fannin Ave. This site is located on the North side of Fannin Ave., and South of US Highway 79, East of IH-35, and West of N Lewis St. This project is in the Round Rock city limits, in Williamson County, Texas. The property size is 1.187 acres with an existing on-site impervious cover of 9,895 sf, from the year 1985. Refer to "Attachment D – 1985 I.C. Quantification" for additional information on the existing impervious cover. Surrounding properties include the Ruby Hotel to the west and an existing office building to the east, undeveloped land to the north (adjacent to Brushy Creek), and public roadways to the south. Offsite flows are collected by existing roadside swales along the south and a batch detention pond on the eastern neighboring property and are conveyed around the proposed development.

The property is currently developed. Modification will be made to existing infrastructure as needed to operate as an event center. The proposed modification will total 4,927 sf of building footprint and 9,067 sf of walks, drives, and decks. Overall, this site will total 13,994 sf of impervious cover. The batch detention pond on the eastern property will be used to treat the increased impervious cover of 4,098 sf. This pond was designed to treat 6,001 sf of impervious cover which covers the total increase of only 4,098 sf.

IMPERVIOUS COVER TABLE	
EXISTING I.C. (1985) (SF)	**9,895**
TOTAL PROPOSED I.C. (SF)	**13,994**
NET I.C. (SF)	**4,098**
I.C. TREATED BY EXISTING BMP (batch det. Pond) (SF)	6,001
NET I.C. (SF)	**-1,903**

Onsite flows are sheet flowed towards Brushy on the northern boundary and to the batch detention pond on the eastern property. No downstream properties are adversely impacted due to development.

If you have any questions or need further assistance, please call me at 512-879-0400.

Sincerely,

Thomas Pharr
1/7/2026

Thomas Pharr, PE, CFM
Director, Land/Site
BGE, Inc.
Phone: 512-879-0400

RUBY EVENT HALL - ROUND ROCK, TX

ATTACHMENT D - 1985 IMPERVIOUS COVER QUANTIFICATION

2025-11-25

IMPERVIOUS COVER TABLE	
TOTAL EXISTING I.C. (SF)	9,895

N

0 10' 20' 40'

SCALE: 1" = 20'

BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

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: Crystal Hall

Telephone: (512) 879-0468

Date: 1/4/2022

Fax: (512) 879-0499

Representing: BGE, Inc. TBPG Registration #50560 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Regulated Entity Name: Fannin Flats Tract

Project Information

1. Date(s) Geologic Assessment was performed: 1/4/2021
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)
Please see attached Table 1		

** Soil Group Definitions (Abbreviated)*

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

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

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

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

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

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

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

   Applicant's Site Plan Scale: 1" = _____'
   Site Geologic Map Scale: 1" = 400'
   Site Soils Map Scale (if more than 1 soil type): 1" = 400'

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.

Geologic Assessment Attachments

- Table 1 – Soil Units, Infiltration Characteristics and Thickness
- Attachment A – Geologic Assessment Table
- Attachment B – Stratigraphic Column
- Attachment C – Site Geology
- Attachment D – Site Geologic Map
- Attachment E – Site Soils Map

Table 1 – Soil Units, Infiltration Characteristics and Thickness

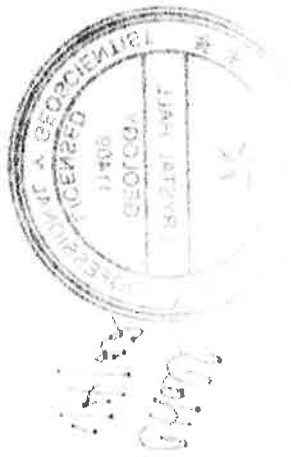
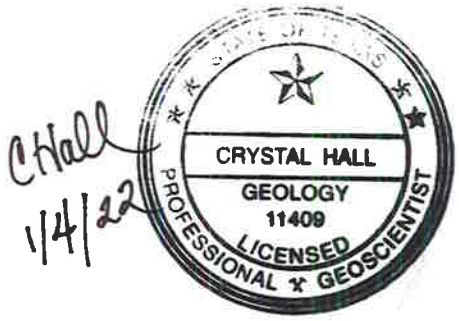


TABLE 1

Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group	Thickness
Eckrant stony clay, 0 to 3 percent slopes, stony (EeB)	D	11 inches
Oakalla soils, 0 to 1 percent slopes, channeled, frequently flooded (OlA)	B	80 inches



Attachment A – Geologic Assessment Table

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 (#/0FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
N/A						X	Y	Z		10						<40	>40	<1.6	>1.6	

* DATUM:

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.

C Hall

Date: 1/4/2022

Sheet 1 of 1

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

C Hall 1/4/22

STATE OF TEXAS
CRYSTAL HALL
GEOLOGY
11409
LICENSED
PROFESSIONAL GEOSCIENTIST

Attachment B – Stratigraphic Column

ATTACHMENT B
Stratigraphic Column
Fannin Flats Tract
Williamson County, Texas

Group	Formation	Member	Approximate Thickness (feet)	Lithology
N/A	Alluvium	Upper	40	Floodplain deposits, including indistinct low terrace deposits; clay, silt, sand, and gravel; silt and clay, calcareous to surface, dark gray to dark brown; sand largely quartz; gravel, siliceous, mostly chert, quartzite, limestone, and petrified wood, along the Colorado River much igneous and metamorphic rock, probably mostly reworked from terrace deposits; fluviatile morphology well preserved with point bars, oxbows, and abandoned channel segments
N/A	Fluviatile terrace deposits	Upper	30	Terraces along streams, consist of three or more levels which may correspond to coast Pleistocene units; gravel, sand, silt. and clay in various proportions with gravel more prominent in the older higher terraces; gravel along Guadalupe River, silicious , coarse, along Colorado River, mostly dolomite, limestone, chert, quartz, and various ingenious and metamorphic rocks from the Llano region and dolomite, limestone, and chert from the Edwards Plateau; sand mostly quartz

Source: USGS TNRIS 2007

Attachment C – Site Geology

Site Geology – A Narrative Description of Site-Specific Geology of Fannin Flats Tract

A Geologic Assessment (GA) was conducted by Ms. Crystal Hall, P.G. of BGE, Inc. (BGE) on December 15, 2021 and January 4, 2022, on the Fannin Flats Tract, herein referred to as "subject property". The subject property is approximately 2.4 acres in size and is located on the northwest corner of Fannin Avenue and N. Lewis Street, within Round Rock, Williamson County, Texas. The subject property is located within the *Round Rock, Texas*, U.S. Geological Survey (USGS) 7.5-minute topographic map (2019).

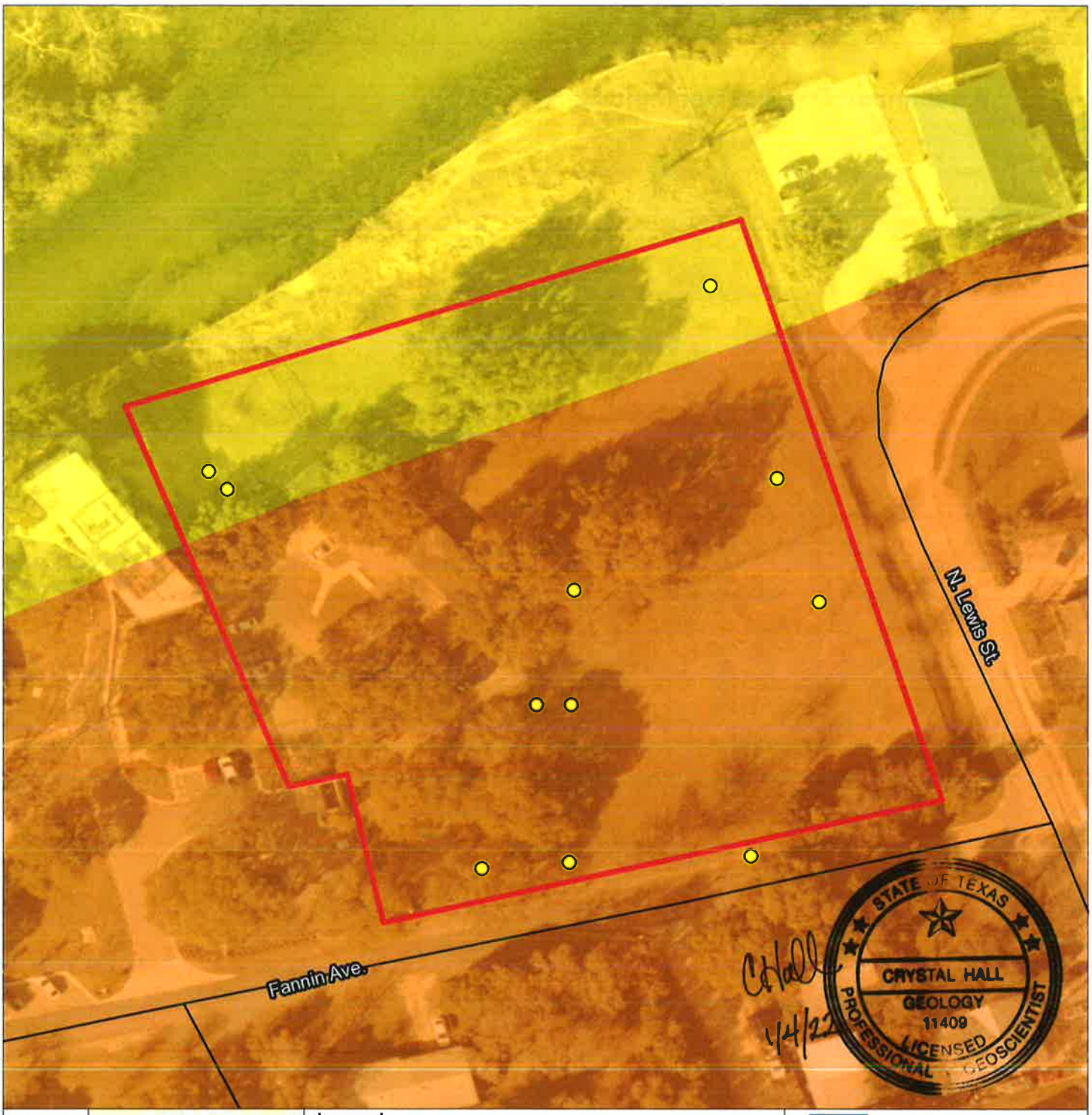
The subject property occurs on partially developed land for the JL Gray Construction Company with some trees, shrubs herbaceous vegetation present on the undeveloped portion of the subject property. Review of historic aerial photographs indicate that the subject property has been developed since prior to 1985. According to the National Hydrography Dataset, Brushy Creek, a tributary of the San Gabriel River, flows west to east just outside of the northern subject property boundary. The elevation on the subject property range between approximately 690 feet above mean sea level (msl) to about 710 feet above msl.

No water wells were observed on the subject property during the site visit. Per review of data from TCEQ and the Texas Water Development Board (TWDB), no water wells are recorded within 500 feet of the subject property. The subject property is located entirely within the Edwards Aquifer Recharge Zone. The Contributing/Recharge Zone boundary is located approximately 3.25 miles east. U.S. Fish and Wildlife (USFWS) karst zone data obtained for Williamson County indicates that the subject property is mapped within Karst Zone 4 which is considered an area that does not contain endangered cave fauna.

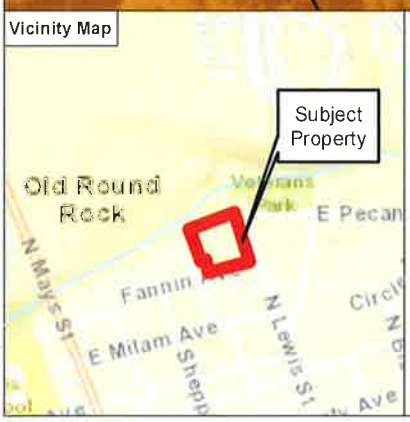
The Llano Sheet of the Geologic Atlas of Texas was utilized to identify underlying geology. The geologic units present on the subject property have been identified as Alluvium and Fluviatile Terrace Deposits. The Alluvium has an approximate thickness of 40 feet and the Fluviatile Terrace Deposits has an approximate thickness of 30 feet. The lithology of these two units includes gravel, sand, silt, and clay. Due to weathering and the nature of alternating resistant and recessive beds, stairstep topography is commonly formed. Per review of published literature, no mapped faults occur on the subject property. No evidence of faulting was observed in the field (such as fault breccia or slickensides) while completing transects on the subject property.

During the site visit, 50-foot transects and drainages were systematically walked to observe surface features. Surface soil and visible geology were recorded during the field visit. Geologic units on the subject property were obscured by soil cover, vegetation, and some earthwork. No geologic features, natural or manmade, were identified on the subject property.

Attachment D – Site Geologic Map



Vicinity Map



Legend

- Subject Property
- Observation Points
- Alluvium (Qal)
- Fluviatile terrace deposits (Qt)
- Roadway (TxDOT)

N

0 25 50
Feet

BGE, Inc.
101 West Louis Henna Blvd, Suite 400
Austin, TX 78728
Tel: 512-879-0400 Fax: 512-879-0499
www.bgeinc.com

Fannin Flats Tract

Site Geologic Map

Williamson County, TX

Date: January 2022 | Proj. No: 9317-00

File Path: G:\TXC\Office\AUS\ENV\02-Projects\Client\Gray Construction\9317-00_Fannin Flats\GIS\1 - GA Site Geologic Map.mxd

GIS Analyst: alash

Data Source: USGS 2020

Attachment E – Site Soil Map

***Disclaimer: The subject property is located entirely within the Edwards Aquifer Recharge Zone.**

Vicinity Map

Legend

- Subject Property
- Soils (NRCS)
- Observation Points
- Roadway (TxDOT)

STATE OF TEXAS
CRYSTAL HALL
GEOLOGY
11409
LICENSED
PROFESSIONAL GEOSCIENTIST
1/4/22

0 25 50
Feet

BGE, Inc.
101 West Louis Henna Blvd, Suite 400
Austin, TX 78728
Tel: 512-879-0400 Fax: 512-879-0499
www.bgeinc.com

Fannin Flats Tract

Site Soils Map

Williamson County, TX

Date: January 2022 | Proj. No: 9317-00

File Path: G:\TX\C\Office\AUS\ENV\02-Projects\Client\Gray Construction\9317-00_Fannin Flats\GIS\2 - GA Site Soils Map.mxd

GIS Analyst: afash

Data Source: USGS 2020

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.

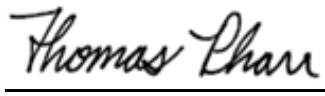
Signature

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: Thomas Pharr, PE, CFM

Date: 1 / 28 / 26

Signature of Customer/Agent:



Regulated Entity Name: Ruby Event Hall

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):1.187 AC

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	4,927	÷ 43,560 =	0.113
Parking	6,249	÷ 43,560 =	0.143
Other paved surfaces	2,818	÷ 43,560 =	0.065
Total Impervious Cover	13,994	÷ 43,560 =	0.321

Total Impervious Cover 0.321 **÷ Total Acreage** 1.187 **X 100 =** 27.0**% 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	1,288 Gallons/day
0% Industrial	0Gallons/day
0% Commingled	0Gallons/day

TOTAL gallons/day 1,288 - (4.6 LUES @ 280 gpd / LUE)

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 City of Round Rock (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): _____

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.

BROWN & GAY ENGINEERS

January 7, 2026

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: 408 Fannin Ave
Water Pollution Abatement Plan Permit
Attachment A - Factors Affecting Surface Water Quality

To Whom It May Concern:

The proposed development utilizes approximately 0.65 acres of the total 1.187 acres for site improvements. A portion of the proposed development's impervious cover drains to the neighboring BMP (batch detention basin) via overland flow, and the remaining flow drains into Brushy Creek on the northern side of the property via overland flow. The proposed impervious cover is 0.321 acres. The batch detention BMP provides a 91% efficiency rating. Refer to Edward's Aquifer Protection Program (EAPP) ID #11002913 for additional information regarding adjacent site's batch detention bond BMP treatment of this site.

If you have any questions or need further assistance, please call me at 512-879-0400.

Sincerely,

Thomas Pharr
1/7/2026

Thomas Pharr, PE, CFM
Director, Land/Site
BGE, Inc.
Office: 512-879-0400

BROWN & GAY ENGINEERS

November 25, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: 408 Fannin Ave
Water Pollution Abatement Plan Permit
Attachment B - Volume and Character of Stormwater

To Whom It May Concern:

The proposed condition results in an overall decrease in impervious cover. Consequently, all storm events will see a reduced peak flow rate leaving the site in the proposed condition.

If you have any questions or need further assistance, please call me at 512-879-0400.

Sincerely,

Thomas Pharr
11/25/2025

Thomas Pharr, PE, CFM
Director, Land/Site
BGE, Inc.
Office: 512-879-0400

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: Thomas Pharr, PE, CFM

Date: 1 / 28 / 26

Signature of Customer/Agent:

Thomas Pharr

Regulated Entity Name: Ruby Event Hall

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: Brushy Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

ATTACHMENT "A"

Spill Response Actions

Occurrences contributing to a spill may occur during scheduled maintenance of construction equipment. There are no special potential sources of contamination with this site other than normal construction activities for site and building construction. Temporary BMPs including silt fence, rock berms, settling basin, and concrete washout will be on site prior to construction and monitored per SWPPP. Caution is to be exercised to prevent any existing ground surfaces, or new ground surfaces to become contaminated. Once the refueling staging area is no longer needed, the area is to be returned to its original condition, or better. Concrete curing compound and fuel leakage shall be contained downstream of the pond outlet structure. Contractor shall follow the steps below in preventing and responding to spills as outlined in TCEQ publication RG-348, *Technical Guidance on Best Management Practices* (Revised July 2005).

Spill Prevention and Control:

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

Education

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

General Measures

(1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
(2) Store hazardous materials and wastes in covered containers and protect from vandalism.
(3) Place a stockpile of spill cleanup materials where it will be readily accessible.
(4) Train employees in spill prevention and cleanup.
(5) Designate responsible individuals to oversee and enforce control measures.

(6) Spills should be covered and protected from stormwater runon during rainfall to the extent that it doesn't compromise clean up activities.
(7) Do not bury or wash spills with water.
1-118
(8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
(9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
(10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
(11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
(12) Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

(1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
(2) Use absorbent materials on small spills rather than hosing down or burying the spill.
(3) Absorbent materials should be promptly removed and disposed of properly.
(4) Follow the practice below for a minor spill:
(5) Contain the spread of the spill.
(6) Recover spilled materials.
(7) Clean the contaminated area and properly dispose of contaminated materials.
1-119

Semi-Significant Spills

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

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:
(1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
(2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
(3) Notification should first be made by telephone and followed up with a written report.
(4) The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
(5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.
More information on spill rules and appropriate responses is available on the TCEQ website at: http://www.tnrcc.state.tx.us/enforcement/emergency_response.html
1-120

Vehicle and Equipment Maintenance

(1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runon of stormwater and the runoff of spills.
(2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately
(3) Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
(4) Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
(5) Place drip pans or absorbent materials under paving equipment when not in use.
(6) Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
(7) Promptly transfer used fluids to the proper waste or recycling drums. Don’t leave full drip pans or other open containers lying around.

(8) Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
(9) Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

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

Concrete Washout Areas

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.
The following steps will help reduce stormwater pollution from concrete wastes:

• Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
• Avoid mixing excess amounts of fresh concrete.
• Perform washout of concrete trucks in designated areas only.
• Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
• Do not allow excess concrete to be dumped onsite, except in designated areas.
For onsite washout:
• Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
• Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.
Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.
When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the

temporary concrete washout facilities should be backfilled and repaired.

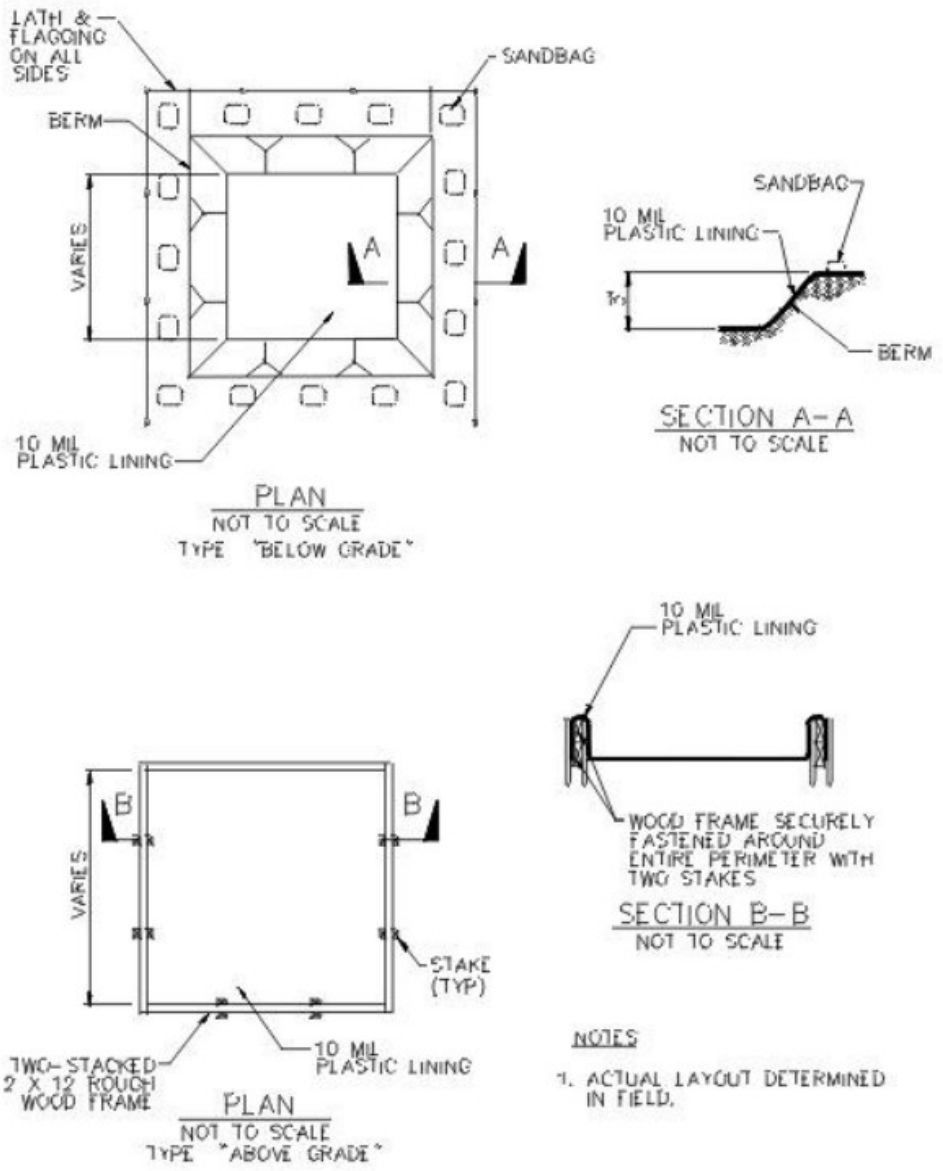


Figure: Schematics of Concrete Washout Areas

ATTACHMENT “B”

Potential Sources of Contamination

Occurrences contributing to a spill may occur during scheduled maintenance of construction equipment. There are no special potential sources of contamination with this site other than normal construction activities for site and building construction. Temporary BMPs including silt fence, rock berms, and concrete washout will be on site prior to construction. Caution is to be exercised to prevent any existing ground surfaces, or new ground surfaces to become contaminated. Once the refueling staging area is no longer needed, the area is to be returned to its original condition, or better. Concrete curing compound and fuel leakage shall be contained downstream of the pond outlet structure. Contractor shall follow the steps below in preventing and responding to spills as outlined in TCEQ publication RG-348, *Technical Guidance on Best Management Practices* (Revised July 2005).

ATTACHMENT "C"

Sequence of Major Activities

Description	Area (acres)
1. Install all erosion control	0.61
2. Conduct pre-construction conference	N/A
3. Establish subgrade on site	0.61
4. Install all underground utilities	0.61
5. Process and compact subgrade to final grades	0.61
6. Install all landscape and irrigation, re-vegetate all disturbed areas	0.61
7. Remove temporary erosion control subsequent to establishment of vegetation	0.61

ATTACHMENT “D”

Temporary Best Management Practices

Silt fence will be installed to intercept storm water runoff originating within the project, prior to discharge to existing drainage conveyances (Brushy Creek).

Existing paved areas will be used as a stabilized construction entrance to minimize construction vehicles transporting sediment onto neighboring roadways. This site contains no surface streams.

ATTACHMENT “F”

Structural Practices

No improvements are proposed to divert storm water run-off from its existing drainage pattern. All unpaved areas will be re-vegetated according to City of Round Rock & TCEQ Specifications for re-vegetation of disturbed areas.

ATTACHMENT “G”

Drainage Area Map

Included in the attached set of construction plans.

ATTACHMENT "I"

Inspection & Maintenance for Temporary BMPs

SUMMARY OF EROSION AND SEDIMENT CONTROL MAINTENANCE/INSPECTION PROCEDURES

- All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.

- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.

- Built-up sediment will be removed from silt fences when it has reached one-third the height of the fence.

- Silt fences will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground
.
- Sediment basins, if present, will be inspected for depth of sediment, and built-up sediment will be removed when it reaches 10% of the design capacity or at the end of the job.

- Diversion dikes, if present, will be inspected and any breaches promptly repaired.

- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.

- A maintenance inspection report will be made after each inspection. A copy of the report forms to be used are included in this WPAP.

- The site job superintendent will select the individuals who will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance reports.

- Personnel selected for inspection and maintenance responsibilities will receive training from the site job superintendent. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working order.

FINAL STABILIZATION/TERMINATION CHECKLIST

1. All soil disturbing activities are complete

2. Temporary erosion and sediment control measures have been removed or will be removed at an appropriate time.

3. All areas of the construction site not otherwise covered by a permanent pavement or structure have been stabilized with a uniform perennial vegetative cover with a density of 70% or equivalent measures have been employed.

WATER POLLUTION ABATEMENT PLAN (WPAP)
INSPECTION AND MAINTENANCE REPORT FORM

STABILIZATION MEASURES

INSPECTOR: _____ DATE: _____

QUALIFICATIONS OF INSPECTOR:

_____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL: _____

AREA	DATE SINCE LAST RAINFALL	DATE OF NEXT DISTURBANCE	STABILIZED? (YES/NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED:

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

WATER POLLUTION ABATEMENT PLAN (WPAP)
INSPECTION AND MAINTENANCE REPORT FORM

SILT FENCE

INSPECTOR: _____ DATE: _____

QUALIFICATIONS OF INSPECTOR:

_____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL: _____

IS THE BOTTOM OF THE FABRIC STILL BURIED? _____

IS THE FABRIC TORN OR SAGGING? _____

ARE THE POSTS TIPPED OVER? _____

HOW DEEP IS THE SEDIMENT? _____

MAINTENANCE REQUIRED FOR SILT FENCE: _____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

WATER POLLUTION ABATEMENT PLAN (WPAP)
INSPECTION AND MAINTENANCE REPORT FORM

STABILIZED CONSTRUCTION EXIT

INSPECTOR: _____ DATE: _____

QUALIFICATIONS OF INSPECTOR:

_____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL: _____

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD? _____

IS THE GRAVEL CLEAN OR FILLED WITH SEDIMENT? _____

DOES ALL TRAFFIC USE THE STABILIZED EXIT TO LEAVE THE JOB SITE? _____

IS THE CULVERT BENEATH THE EXIT WORKING? _____

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION EXIT: _____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

ATTACHMENT “J”

Schedule of Interim and Permanent Soil Stabilization Practices

All areas within the project limits that are disturbed during construction will be revegetated and restabilized immediately following construction activities. 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 temporary or permanently cease 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 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

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: Thomas Pharr, PE, CFM

Date: 1 / 28 / 26

Signature of Customer/Agent

Thomas Pharr

Regulated Entity Name: Ruby Event Hall

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

BROWN & GAY ENGINEERS

November 18, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: 408 Fannin Ave
Water Pollution Abatement Plan Permit
Attachment B - BMPs for Upgradient Stormwater

To Whom It May Concern:

The drainage areas upstream of the developed areas will remain in their natural state.

Flows from the areas upstream of the property are intercepted by the roadside ditches and conveyed in the R.O.W.

If you have any questions or need further assistance, please call me at 512-879-0400.

Sincerely,

Thomas Pharr
11/18/2025

Thomas Pharr, PE, CFM
Director, Land/Site
BGE, Inc.
Office: 512-879-0400

November 25, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Buffa

Re: 408 Fannin Ave
Water Pollution Abatement Plan Permit
Attachment C - BMP's for On-site Stormwater

To Whom It May Concern:

The BMP used to treat on-site stormwater is an existing batch detention pond located on the property to the east. The BMP has a TSS removal efficiency of 91%. Each outlet structure has been designed so that the drawdown time of the basin does not exceed 48 hours. Refer to Edward's Aquifer Protection Program (EAPP) ID # 11002913 for additional information regarding adjacent site's batch detention pond BMP treatment of this site.

If you have any questions or need further assistance, please call me at (512) 879-0400.

Sincerely,

Thomas Pharr 11/25/2025

Thomas Pharr, PE, CFM
Director, Land/Site
Office: 512-879-0400

BROWN & GAY ENGINEERS

January 7, 2026

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: 408 Fannin Ave
Water Pollution Abatement Plan Permit
Attachment D - BMP's for Surface Streams

To Whom It May Concern:

No permanent BMPs for surface streams are proposed. All requirements are met using the batch detention pond to the east of the property. Refer to Edward's Aquifer Protection Program (EAPP) ID # 11002913 for additional information regarding adjacent site's batch detention pond BMP treatment of this site.

If you have any questions or need further assistance, please call me at (512) 879-0400.

Sincerely,

Thomas Pharr 1/7/2026

Thomas Pharr, PE, CFM
Director, Land/Site
BGE, Inc.
Direct: 512-852-1666
Cell: 979-739-1198

BROWN & GAY ENGINEERS

November 17, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: 408 Fannin Ave
Water Pollution Abatement Plan Permit
Attachment F - Construction Plans

To Whom It May Concern:

Please see the construction plans provided with this submittal.

If you have any questions or need further assistance, please call me at (512) 879-0400.

Sincerely,

Thomas Pharr 11/17/2025

Thomas Pharr, PE, CFM
Director, Land/Site
BGE, Inc.
Office: 512-879-0400

BROWN & GAY ENGINEERS

November 25, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: 408 Fannin Ave
Water Pollution Abatement Plan Permit
Attachment G - Inspection, Maintenance, Repair and Retrofit Plan

To Whom It May Concern:

Refer to Edward's Aquifer Protection Program (EAPP) ID # 11002913 for additional information regarding adjacent site's batch detention pond BMP and associated inspection, maintenance, repair, and retrofit plan.

If you have any questions or need further assistance, please call me at (512) 879-0400.

Sincerely,

Thomas Pharr 11/25/2025

Thomas Pharr, PE, CFM
Director, Land/Site
BGE, Inc.
Office: 512-879-0400

BROWN & GAY ENGINEERS

January 5, 2022

Mr. Jason Gray
Four 26 LLC
408 Fannin Ave.,
Round Rock, Texas 78664

Re: Fannin Flats
Water Pollution Abatement Plan Permit
Attachment G - WPAP-Operation & Maintenance Plan for BMP

To Mr. Gray:

The TNRCC requires the property owner to keep operation, maintenance, and inspections records of the BPM features including the batch detention pond.

General Guidelines:

- Accessibility: You should maintain accessibility to the BMP at all times. Equipment and personnel required to maintain and inspect the BMP should not be obstructed under reasonable conditions.
- Material Disposal: Stormwater pollutants include a variety of substances that are deposited in the BMP. Federal and state laws and regulations may apply to the disposal of substances removed from the BMP. In order to dispose of substances removed from the BMP you must 1) characterize the waste 2) classify the waste based on character 3) properly dispose the waste according to current state (30TAC 330 or 335) and federal rules (40 CFR Subchapter C or D). The sediment must be determined inert for on-site disposal.

At a minimum, you should keep written records indicating the following:

Subject	Frequency
Pest management	Develop an integrated pest management plan for vegetated areas. Specify how problem weeds and insects will be controlled with minimal or no use of insecticides and herbicides.
Inspect swales & filters	Twice per year, once after a major rainfall event.
Inspect outlet structure	Twice per year, once after a major rainfall event.
Mow and maintain area	As needed such that grass is less than 18" tall or twice per year.
Remove sediment	Remove sediment that reaches 3 inches in depth over any spot or covers vegetation. Replace eroded areas with compacted fill and re-seed as necessary to maintain healthy, dense grass in the channel bottom and side slopes.
Remove trash and debris	During mowing and every 6 months.
Retrofit	As directed by TCEQ.

BROWN & GAY ENGINEERS

Maintenance Guidelines for Batch Detention Basins

Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller and the valve at the outlet.

Inspections. Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.

Mowing. The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

Litter and Debris Removal. Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.

Erosion control. The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

Nuisance Control. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

Structural Repairs and Replacement. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.

Sediment Removal. A properly designed batch detention basin will accumulate

BROWN & GAY ENGINEERS

quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.

Logic Controller. The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

If you have any questions or need further assistance, please call me at 512-852-1666

Sincerely,

Thomas Pharr 1/5/2022

Thomas Pharr, PE, CFM
Project Manager, Site Development
BGE, Inc.
Direct: 512-852-1666
Cell: 979-739-1198

Concurrence & Acceptance

Jason Gray

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

I Bree Carrico,
Print Name

MgR,
Title - Owner/President/Other

of Alexa Ruby Events, LLC,
Corporation/Partnership/Entity Name

have authorized Thomas Pharr, PE, CFM
Print Name of Agent/Engineer

of BGE, 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:

Bree Carrillo
Applicant's Signature

1/5/26
Date

THE STATE OF Tx §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Bree Carrillo 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 5th day of January, 2026

NOTARY PUBLIC

LAREE EVELYN MAGGINETTI
Notary Public, State of Texas
Comm. Expires 12-24-2029
Notary ID 135544381

Laree Evelyn Magginetti
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 12-24-2029

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Alexa Ruby Events, LLC
Regulated Entity Location: 408 Fannin Avenue, Round Rock, Texas, 78664
Name of Customer: Alexa Ruby Events, LLC
Contact Person: Bree Carrico Phone: (830) 279-2261
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	1.187 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: Thomas Chan

Date: 1 / 7 / 26

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	***Fee***
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

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

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

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

Alexa Ruby Events, LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
805956471	32099373352	33-4191774	

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: Manager
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant

15. Mailing Address:	1207 East Cesar Chavez St.							
	City	Austin	**State**	TX	**ZIP**	78702	**ZIP + 4**	

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	bree.carrico@alexamgmt.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(830) 279-2261		( ) -

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.)*

Alexa Ruby Events, LLC

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	1207 East Cesar Chavez St.							
	City	Austin	**State**	TX	**ZIP**	78702	**ZIP + 4**	
24. County	Williamson							

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

25. Description to Physical Location:	408 Fannin Ave				
26. Nearest City			**State**	**Nearest ZIP Code**	
Round Rock			TX	78664	

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:	30.51411794233059		**28. Longitude (W) In Decimal:**	-97.67718143236186	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

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)
6512		711310	

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

Event Center

34. Mailing Address:	**1207 East Cesar Chavez St.**							
	City	**Austin**	**State**	**TX**	**ZIP**	**78702**	**ZIP + 4**	
35. E-Mail Address:	**bree.carrico@alexamgmt.com**							

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(830) 279-2261		( ) -

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:	Thomas Pharr, PE, CFM	**41. Title:**	Director, Land/Site

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 879-0400		**( )** -	tpharr@bgeinc.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:	BGE, Inc.	**Job Title:**	Director, Land/Site
Name *(In Print):*	Thomas Pharr	**Phone:**	**(** 512 **)** 879- **0400**
Signature:	Thomas Pharr	**Date:**	1 / 28 / 26

SITE DEVELOPMENT PLAN FOR
RUBY EVENT HALL
408 FANNIN AVENUE
ROUND ROCK, TEXAS 78664

SUMMARY NOTES

DEVELOPER / OWNER: ALEXA RUBY EVENTS, LLC
1207 EAST CESAR CHAVEZ ST.
AUSTIN, TX 78702
(830) 279-2261
WWW.ALEXAMGMT.COM

ENGINEER: BGE, INC., TBPELS F-1046
101 W LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
(512) 879-0400
WWW.BGEINC.COM

ARCHITECT: AGENDA ARCHITECTURE, LLC
P.O. BOX 300292
AUSTIN, TX 78703
(512) 402-2812
WWW.AGENDAARCHITECTURE.COM

SURVEYOR: INLAND GEODETICS
1504 CHISHOLM TRAIL, STE. 103
ROUND ROCK, TX 78626
(512) 238-1200
WWW.INLAND-GEO.COM

LANDSCAPE ARCHITECT: BLAIR LANDSCAPE ARCHITECTURE, LLC
2028 E BEN WHITE BLVD #240-7873
AUSTIN, TX 78741
(512) 522-8998
WWW.BLAIRLA.COM

ZONING INFORMATION

EXISTING ZONING - MIXED-USE DOWNTOWN DENSITY (MU-2). NO ZONING CHANGE IS PROPOSED.

AQUIFER NOTE

THIS PROJECT IS LOCATED IN THE EDWARD'S AQUIFER RECHARGE ZONE.
EDWARDS AQUIFER PROTECTION PROGRAM (EAPP) ID #XXXXXXXX, APPROVED XXXXX XX, 20XX.
REGULATED ENTITY #RN XXXXXXXXX

LAND USE SUMMARY

USE:	EVENT CENTER
BUILDING CONSTRUCTION TYPE:	VB
BUILDING OCCUPANCY FIRE CODE:	278
BUILDING GROSS FLOOR AREA (GFA):	4,897 SF
SITE AREA:	1.028 ACRES
EXISTING IMPERVIOUS COVER:	0.389 ACRES
PROPOSED IMPERVIOUS COVER:	0.329 ACRES

FLOODPLAIN INFORMATION

A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 48491C0493F FOR WILLIAMSON COUNTY, EFFECTIVE DECEMBER 20, 2019.

LEGAL DESCRIPTION:

LOT 2, BLOCK A, 1.187 ACRES, RUBY HOTEL SUBDIVISION AND FANNIN FLATS REPLAT AS RECORDED UNDER DOC. NO. 2025082022, REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS.

GENERAL NOTES

1. IN THE EVENT THE CONTRACTOR OR SURVEYOR OBTAINS A DIGITAL COPY OF THE CAD FILES THAT REPRESENT THESE IMPROVEMENTS; BGE, INC. AND IT'S ASSOCIATES TAKE NO RESPONSIBILITY FOR THE LOCATION OF THESE IMPROVEMENTS IN ANY COORDINATE SYSTEM. DIGITAL FILES USED TO PRODUCE THESE PLANS WERE PARTIALLY CREATED BY PARTIES OTHER THAN BGE, INC. AND ARE NOT INTENDED FOR USE IN CONSTRUCTION STAKING. VERTICAL AND HORIZONTAL DATA SHALL BE INDEPENDENTLY VERIFIED BY CONTRACTOR'S R.P.L.S.

2. BGE, INC. HAS ENDEAVORED TO DESIGN THESE PLANS COMPLIANT WITH ADA/TDLR AND OTHER ACCESSIBILITY REQUIREMENTS. HOWEVER, THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY RESPONSIBILITY FOR CONSTRUCTING THESE IMPROVEMENTS COMPLIANT WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. IF THE CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND ACCESSIBILITY LAWS/RULES, HE IS TO STOP WORK IN THE AREA OF CONFLICT AND NOTIFY BGE, INC. IMMEDIATELY FOR A RESOLUTION AND/OR REVISION TO THESE PLANS.BGE, INC. SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTING THIS SITE COMPLIANT WITH ACCESSIBILITY LAWS/RULES REGARDLESS OF WHAT IS SHOWN IN THESE PLANS.

3. WARNING:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

4. WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF ROUND ROCK. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.

5. THESE PLANS ARE IN ACCORDANCE WITH THE FOLLOWING STUDIES / REPORTS:

   FANNIN FLATS FLOOD STUDY (CASE # FLOOD2111-01) AS APPROVED BY CITY OF ROUND ROCK ON DECEMBER 6TH, 2021

   PARKING DEMAND ANALYSIS PREPARED BY PARC, LLC ON MAY 14TH, 2024

   GEOLOGIC ASSESSMENT PREPARED BY BGE, INC. DATED JANUARY 4, 2022

6. LIMIT OF CONSTRUCTION IS LESS THAN 1 ACRE, AND THEREFORE A SW3P IS NOT REQUIRED. REFER TO SHEET 9 FOR LIMITS OF CONSTRUCTION.

7. THIS DEVELOPMENT IS EXEMPT FROM ONSITE DETENTION DUE TO NO NET INCREASE IN IMPERVIOUS COVER.

CONTRACTOR NOTES

1. BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE, HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM 1-800-245-4545, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.

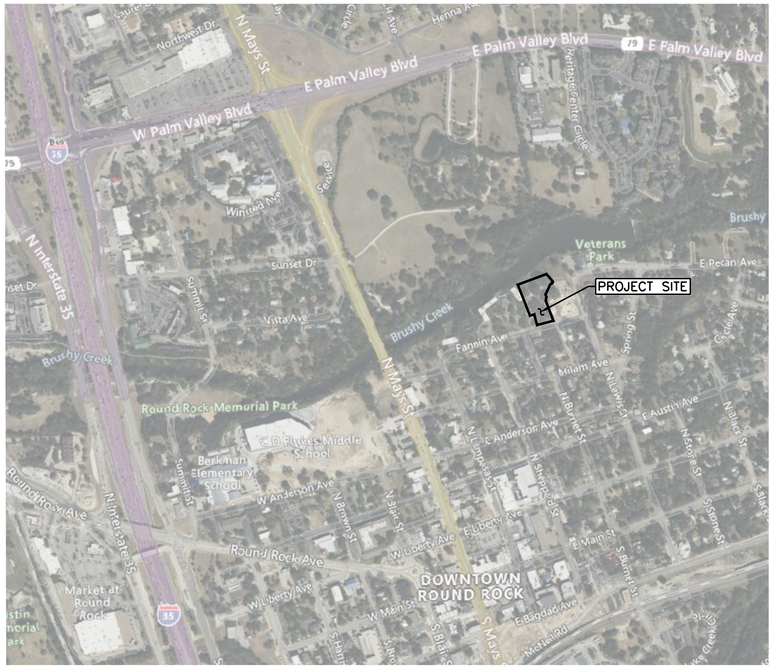
3. ENVIRONMENTAL INSPECTION HAS THE AUTHORITY TO MODIFY/CHANGE EROSION AND SEDIMENTATION CONTROLS TO KEEP THE PROJECT IN COMPLIANCE.

CONTACTS & UTILITY PROVIDERS:

WATER & WASTEWATER:	CITY OF ROUND ROCK, (512) 218-5555 3400 SUNRISE ROAD, ROUND ROCK, TX 78665
ELECTRIC:	ONCOR, (512) 244-5693, 350 TEXAS AVE, ROUND ROCK, TX 78664
CITY OF ROUND ROCK PLANNING & DEVELOPMENT SERVICES:	(512) 218-5428 301 W BAGDAD AVENUE, SUITE 210, ROUND ROCK, TX 78664

NO.	DATE IMAGED	REVISIONS/ CORRECTIONS DESCRIPTION	ADD (D) VOID (V) SHEET NO.'s	TOTAL # SHEETS IN PLAN SET	NET CHANGE IN IMPER. COVER	TOTAL IMPER. COVER	SITE TOTAL IMPER. COVER %	APPROVAL DATE	APPROVED BY

VICINITY MAP



INITIAL SUBMITTAL DATE: JANUARY 7, 2026

SCALE: 1" = 500'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	FINAL PLAT (1 OF 4)
4	FINAL PLAT (2 OF 4)
5	FINAL PLAT (3 OF 4)
6	FINAL PLAT (4 OF 4)
7	AREA PLAN
8	EXISTING CONDITIONS & DEMO PLAN
9	EROSION CONTROL PLAN
10	EROSION CONTROL DETAILS
11	TREE PRESERVATION PLAN
12	SITE PLAN
13	GRADING PLAN
14	WATER QUALITY DRAINAGE AREA MAP
15	WATER PLAN
16	WATER DETAILS
17	FIRE PROTECTION PLAN
18	CONSTRUCTION DETAILS
19	PHOTOMETRIC PLAN
20	LANDSCAPE PLAN (1 OF 2)
21	LANDSCAPE PLAN (2 OF 2)

IMPERVIOUS COVER TABLE	
TOTAL EXISTING I.C. (SF)	**16,917**
PROPOSED BUILDING FOOTPRINT (SF)	4,927
PARKING (SF)	6,249
PROPOSED OTHER PAVED SURFACES (SF)	1,599
PROPOSED DECKS (SF)	1,219
TOTAL PROPOSED I.C. (SF)	**13,994**
NET I.C. (SF)	**-2,923**

"ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF ROUND ROCK MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER."

SUBMITTED BY

Thomas Pharr DATE: 1/7/2026

THOMAS M. PHARR, P.E., C.F.M.
BGE, INC. TBPE NO. F-1046
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400 (MAIN)

I, THOMAS PHARR, DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBE HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

APPROVED BY

DATE:

PLANNING AND DEVELOPMENT SERVICES

SITE DEVELOPMENT PERMIT NUMBER

BENCHMARK

BENCHMARK #1 MAG NAIL SET IN ASPHALT, LOCATED 37 FEET SOUTH OF AND 5 FEET EAST OF SOUTHWESTERLY PROPERTY CORNER OF SUBJECT TRACT.
ELEVATION: 715.65 FEET NAVD-88, GEOID 18

BENCHMARK #2 BOX WITH "X" CUT ON THE SOUTHEAST CORNER OF A WATER VAULT ON THE NORTH SIDE OF FANNIN AVENUE, LOCATED 129 FEET WEST OF OF THE SOUTHWEST PROPERTY CORNER OF THE SUBJECT TRACT AND 35 FEET NORTH OF THE EDGE OF ASPHALT.
ELEVATION: 716.84 FEET NAVD-88, GEOID 18

BENCHMARK #3 BOX WITH "X" CUT ON THE NORTHEAST CORNER OF A CONCRETE HEADWALL, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF FANNIN AVENUE AND NORTH LEWIS STREET.
ELEVATION: 706.90 FEET NAVD-88, GEOID 18

TDLR NOTES

THIS SITE PLAN HAS BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION FOR REVIEW OF COMPLIANCE WITH THE ARCHITECTURAL BARRIERS ACT. THE REFERENCE # XXXX IS PROOF OF SUBMITTAL TO TDLR.

THE CITY OF ROUND ROCK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBLY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.

FIRE HYDRANT NOTE

ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2004, SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP, AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE, FITTINGS AND BACKFLOW PREVENTORS. FIRE HYDRANTS, TAPPING SADDLES AND 2-INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENTS. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.

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

BGE, Inc.
101 W Louis Henna Blvd, Suite 400
Austin, TX 78728
Tel: 512-879-0400 ● www.bgeinc.com
TBPE Registration No. F-1046

Know what's below. Call before you dig.

APR	
DATE	
DESCRIPTION	
REV	
DESIGNED BY:	ALM
REVIEWED BY:	TMP/ADJ
DRAWN BY:	ALM

BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

RUBY EVENT HALL
ROUND ROCK, TEXAS

COVER SHEET

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES UNDER THE AUTHORITY OF THOMAS MICHAEL PHARR, P.E. #140064 ON 1/7/2026.
IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION UNTIL PERMITS ARE APPROVED BY ALL REGULATING ENTITIES, PER T.E.P.A. 137.33(E)

SHEET
1 OF 21

FANNIN AVE RENOVATION - ADDITION

CASE NUMBER: SDP25-00035

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK STANDARD SPECIFICATIONS MANUAL.
2. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT HIS EXPENSE.
3. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS ARE APPROPRIATE.
4. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
5. THE CONTRACTOR SHALL GIVE THE CITY OF ROUND ROCK 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. TELEPHONE (512) 218-5428 (PLANNING AND DEVELOPMENT SERVICES DEPARTMENT).
6. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING, AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION.
7. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF ROUND ROCK, HIMSELF, THE CONTRACTOR, OTHER UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR ENGINEER MAY REQUIRE.
8. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF ROUND ROCK ACCURATE "AS-BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION. THESE "AS-BUILT" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT PRIOR TO FINAL ACCEPTANCE.
9. THE ROUND ROCK CITY COUNCIL SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
10. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE
11. SATISFACTION OF THE CITY ENGINEER.
12. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.

TRENCH SAFETY NOTES:

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT (WILL BE PROVIDED BY THE CONTRACTOR).
2. IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4-FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF ROUND ROCK.

TCEQ WRAP GENERAL CONSTRUCTION NOTES:

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
5. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
7. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
10. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
11. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
    - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
    - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
12. THE HOLDER OF ANY APPROVED EDWARD AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:

    A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;

    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;

    C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

BENCHMARK:

BENCHMARK #1 MAG NAIL SET IN ASPHALT, LOCATED 37 FEET SOUTH OF AND 5 FEET EAST OF SOUTHWESTERLY PROPERTY CORNER OF SUBJECT TRACT.

ELEVATION: 715.65 FEET NAVD-88, GEOID 18

BENCHMARK #2 BOX WITH "X" CUT ON THE SOUTHEAST CORNER OF A WATER VAULT ON THE NORTH SIDE OF FANNIN AVENUE, LOCATED 129 FEET WEST OF OF THE SOUTHWEST PROPERTY CORNER OF THE SUBJECT TRACT AND 35 FEET NORTH OF THE EDGE OF ASPHALT.

ELEVATION: 716.84 FEET NAVD-88, GEOID 18

BENCHMARK #3 BOX WITH "X" CUT ON THE NORTHEAST CORNER OF A CONCRETE HEADWALL, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF FANNIN AVENUE AND NORTH LEWIS STREET.

ELEVATION: 706.90 FEET NAVD-88, GEOID 18

TRAFFIC MARKING NOTES:

1. ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
2. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND, THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK EROSION AND SEDIMENTATION CONTROL ORDINANCE.
2. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
3. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY OF ROUND ROCK FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
4. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.
5. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.

WATER AND WASTEWATER NOTES:

1. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 200), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200 PSI, DR 9).
2. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241 OR D3034, MAX. DR-26), DUCTILE IRON (AWWA C-100, MIN. CLASS 200).
3. UNLESS OTHERWISE ACCEPTED BY THE CITY ENGINEER, DEPTH OF COVER FOR ALL LINES OUT OF THE PAVEMENT SHALL BE 42" MIN., AND DEPTH OF COVER FOR ALL LINES UNDER PAVEMENT SHALL BE A MIN. OF 30" BELOW SUBGRADE.
4. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C-100, MIN. CLASS 200).
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE AND SEALED WITH DUCT TAPE OR EQUAL ACCEPTED BY THE CITY ENGINEER.
6. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING LINES.
7. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
8. THE CONTRACTOR MUST OBTAIN A BULK WATER PERMIT OR PURCHASE AND INSTALL A WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
9. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE WATER & WASTEWATER SUPERINTENDENT, TELEPHONE CIVIL INSPECTOR.
10. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL POTABLE WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY OF ROUND ROCK PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF ROUND ROCK TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF ROUND ROCK.
11. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL AT THE CONTRACTOR'S REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF ROUND ROCK NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY. THE CONTRACTOR SHALL SUPPLY A CHECK OR MONEY ORDER, PAYABLE TO THE CITY OF ROUND ROCK, TO COVER THE FEE CHARGED FOR TESTING EACH WATER SAMPLE. CITY OF ROUND ROCK FEE AMOUNTS MAY BE OBTAINED BY CALLING THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT AT 512-218-5428.
12. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY CITY OF ROUND ROCK PERSONNEL.
13. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
14. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF ROUND ROCK.
15. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
16. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:WATER SERVICE"W" ON TOP OF CURB WASTEWATER SERVICE"S" ON TOP OF CURB VALVE "V" ON FACE OF CURB TOOLS FOR MARKING THE CURB SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE AS SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY OF ROUND ROCK.
17. CONTACT CITY OF ROUND ROCK PLANNING AND DEVELOPMENT SERVICES DEPARTMENT AT 512-218-5428 FOR ASSISTANCE IN OBTAINING EXISTING WATER AND WASTEWATER LOCATIONS.
18. THE CITY OF ROUND ROCK FIRE DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO TESTING OF ANY BUILDING SPRINKLER PIPING IN ORDER THAT THE FIRE DEPARTMENT MAY MONITOR SUCH TESTING.
19. SAND, AS DESCRIBED IN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

SIEVE SIZE	PERCENT RETAINED BY WEIGHT
1/2"	0
3/8"	0-2
#4	40-85
#10	95-100

20. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 A.M.
21. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 217, AS APPLICABLE. WHENEVER TCEQ AND CITY OF ROUND ROCK SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.

Pipe Size	Water		
	Type	Length (LF)	Vol (GAL)
1"	DR-9 BLACK POLY	0	TBD
1.5"	DR-9 BLACK POLY	0	TBD
6"	DUCTILE IRON	67	TBD
8"	C-900	221	TBD

Valves	
Size	Total
6"	0
8"	1

Wastewater Manholes	
Size	Qty
4'	0
5'	0
6'	0

Concrete Valley Gutters	
Total	
0	LF

Sidewalk	
Total	LF
4'	73
5'	82

HMAC	
Total	
39	SY

Inlets	
Size	Qty
5'	0
10'	0
15'	0

Curb & Gutter	
Total	
0	LF

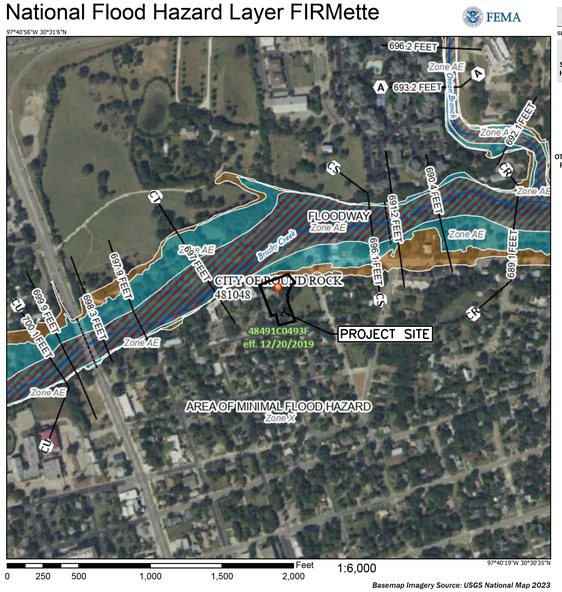
Storm Sewer Manholes	
Size	Qty
4'	0
5'	0
6'	0
7'	0

Fire Hydrants	
Total	Brand
0	N/A

Pipe Size	Wastewater		
	Type	Length (LF)	Vol (GAL)
n/a	n/a	0	TBD

Pipe Size	Storm Sewer	
	Type	Length (LF)
n/a	n/a	0

National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/1/2025 at 9:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APR
DATE
DESCRIPTION
REV

DESIGNED BY: ALM
REVIEWED BY: TMP/ADJ
DRAWN BY: ALM

BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

RUBY EVENT HALL
ROUND ROCK, TEXAS

GENERAL NOTES

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES UNDER THE AUTHORITY OF THOMAS MICHAEL PHARR, P.E. #140064 ON 1/7/2026.
IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION UNTIL PERMITS ARE APPROVED BY ALL REGULATING ENTITIES, PER T.E.P.A. 137.33(E)

SHEET
2 OF 21

CASE NUMBER: SDP25-0035
FANNIN AVE RENOVATION - ADDITION

O:\00015088-00\SD\01_CADD\01_SHTS\03_PRIV\15088-C-COVR.dwg Layout: GENERAL NOTES Plotted: 1/7/2026 3:24:47 PM

DOC#202508202 2

OWNERS: RRTX LAKE CREEK HOTEL, LP.
1207 E. CESAR CHAVEZ ST.
AUSTIN, TX 78702
PHONE: (830) 279-2261
BREE CARRICO, President

ALEXA RUBY EVENTS, LLC.
1207 E. CESAR CHAVEZ ST.
AUSTIN, TX 78702
PHONE: (830) 279-2261
BREE CARRICO, Director

FOUR 26 LLC.
410 FANNIN AVE
ROUND ROCK, TX 78664
PHONE: (512) 845-1237
BRIAN LEMONS, Vice President

ACREAGE: 5.208 ACRES (226,862 S.F.)

SURVEYOR: INLAND GEODETICS
1504 CHISHOLM TRAIL STE. 103
ROUND ROCK, TX 78626
PHONE: (512) 238-1200
MIGUEL A. ESCOBAR, LSLS, RPLS
TBPELS FIRM NO. 10059100

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: N/A

SUBMITTAL DATE: MAY 6TH, 2025

DIRECTOR REVIEW DATE: JUNE 26, 2025

BENCHMARK: BENCHMARK #1
"BOX CUT IN CONC."
ELEV.=716.12'
(NAVD88, GEOID 18)

ACREAGE BY LOT TYPE: DEVELOPMENT: 4.775 AC (208,004 S.F.)
OPEN SPACE: 0.4329 AC (18,858 S.F.)

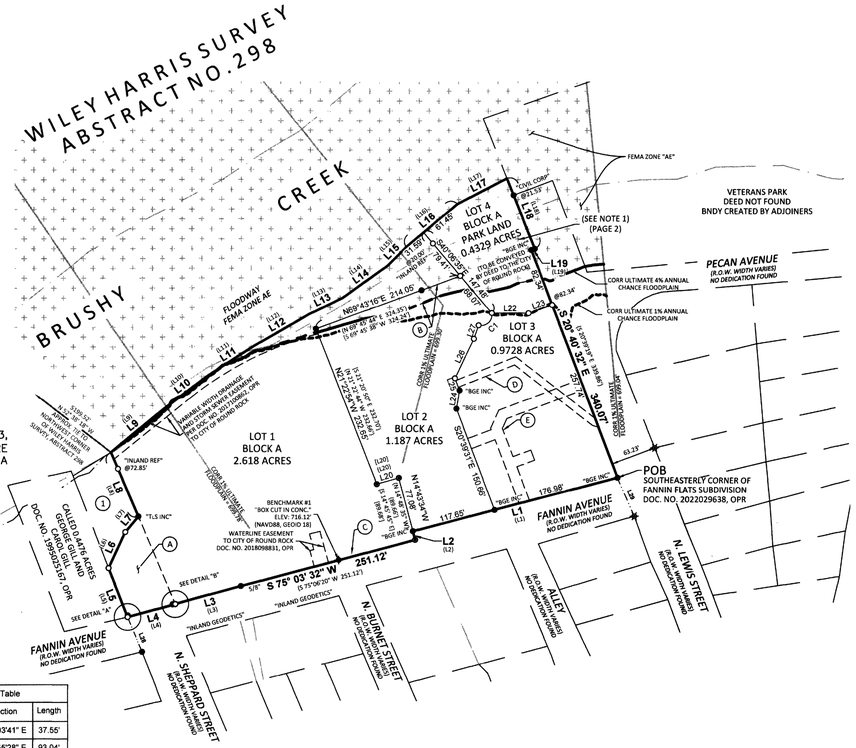
PATENT SURVEY: WILEY HARRIS SURVEY, ABSTRACT 298

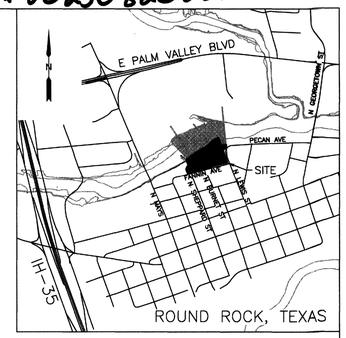
ENGINEER: WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD
ROUND ROCK, TEXAS 78665
PHONE: 512-505-8953
ANTONIO A. PRETE, P.E., CFM, CPESC
TBPELS FIRM NO. F-10308

NUMBER OF LOTS BY TYPE: DEVELOPMENT: 3
OPEN SPACE: 1

NOTE:

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO GRID COMBINED ADJUSTMENT FACTOR OF 0.99988679.





VICINITY MAP
N.T.S.

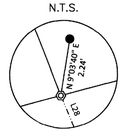
Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	29.49'	15.00'	112°38'54"	S 46°47'23" W	24.97'

Line Table		
Line #	Direction	Length
L1	S 75°16'32" W	294.63'
L2	S 15°11'30" E	12.86'
L3	S 74°56'53" W	94.44'
L4	S 75°14'20" W	68.83'
L5	N 21°19'29" W	72.79'
L6	N 25°06'55" E	55.16'
L7	N 40°03'19" E	28.37'
L8	N 23°03'34" W	97.72'
L9	N 50°44'17" E	94.28'
L10	N 53°06'33" E	81.08'
L11	N 57°06'14" E	70.92'
L12	N 59°46'01" E	89.67'
L13	N 63°35'30" E	53.43'
L14	N 54°11'31" E	75.94'
L15	N 45°01'38" E	37.55'
L16	N 49°53'25" E	93.04'
L17	N 62°45'24" E	77.86'
L18	S 21°29'40" E	105.24'
L19	S 70°28'28" W	5.08'
L28	S 22°41'35" E	52.42'

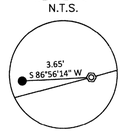
Line Table		
Line #	Direction	Length
L29	N 23°32'52" W	58.60'
(L1)	N 75°13'28" E	294.63'
(L2)	N 14°48'35" W	12.66'
(L3)	S 74°59'41" W	94.44'
(L4)	S 75°17'08" W	68.83'
(L5)	N 21°06'36" W	72.79'
(L6)	N 25°19'48" E	55.60'
(L7)	N 40°16'12" E	27.48'
(L8)	N 22°50'41" W	98.00'
(L9)	N 50°46'20" E	94.28'
(L10)	N 53°08'36" E	81.08'
(L11)	N 57°08'17" E	70.92'
(L14)	N 54°13'34" E	75.94'

Line Table		
Line #	Direction	Length
(L15)	N 45°03'41" E	37.55'
(L16)	N 49°55'28" E	93.04'
(L17)	N 62°35'15" E	77.39'
(L18)	S 21°29'47" E	105.24'
(L19)	N 69°45'44" E	5.00'
(L20)	S 74°07'22" W	31.48'
[L20]	N 74°13'21" E	31.56'

DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



LEGEND

●	1/2IN IRON ROD FOUND
○	5/8IN IRON ROD WITH PLASTIC CAP STAMPED "INLAND GEODETICS" SET
◉	1/2IN IRON ROD FOUND W/CAP OR OTHERWISE NOTED
●	1/2IN ID IRON PIPE FOUND
⧫	TEMPORARY BENCHMARK
△	CALCULATED POINT
✱	FENCE POST
DOC.	DOCUMENT
DR	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT.	EASEMENT
NO.	NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
POB	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
W.L.E.	WATER LINE EASEMENT
	ADJOINER LOT LINES
	1% ANNUAL FLOOD CHANCE
	EASEMENT LINE
	FEMA 1% CHANCE SPECIAL FLOOD HAZARD AREA ZONE "AE"
(•••)	INDICATES RECORD BEARINGS AND DISTANCES
(XXX)	INDICATES PREVIOUSLY RECORDED SUBDIVISION PROPERTY LINES DOC. NO. 2017100862, OPR DOC. NO. 2022029638, OPR

(A) EASEMENT FOR PUBLIC UTILITY AND STORM SEWER FACILITIES TO CITY OF ROUND ROCK DOC. NO. 2017024722, OPR

(B) 0.152 ACRE DRAINAGE AND STORM SEWER EASEMENT TO CITY OF ROUND ROCK DOC. NO. 2022029638, OPR

(C) 10' PUBLIC UTILITY AND SIDEWALK EASEMENT TO CITY OF ROUND ROCK DOC. NO. 2017100862, OPR

(D) WASTEWATER EASEMENT TO OWNER(S) OF FANNIN FLATS SUBD, LOT 2, BLOCK A NO. 2022060485, OPR

(E) 0.107 ACRE WATERLINE EASEMENT TO CITY OF ROUND ROCK DOC. NO. 2024018668, OPR

(1) CALLED 0.17 ACRES GEORGE GILL AND CAROLYN GILL DOC. NO. 2017024244, OPR

STATE OF TEXAS REGISTERED MIGUEL ANGEL ESCOBAR 5630 PROFESSIONAL LAND SURVEYOR

08/01/2025

INLAND GEODETICS Land Surveyors

1504 CHISHOLM TRAIL RD., #103
ROUND ROCK, TX 78681
512-238-1200
FIRM REG. NO. 100591-00

RUBY HOTEL SUBDIVISION
AND FANNIN FLATS REPLAT
ROUND ROCK, TEXAS
WILLIAMSON COUNTY

SHEET 1 OF 4
RP25-000002 07/08/2025

BSM P:\PROJECTS\CITY OF ROUND ROCK (CORR)\CORR-008 - RUBY HOTEL REPLAT\4 -DRAWINGS\4.8 - REPLAT\CORR-008-REPLAT-RUBY HOTEL REPLAT.DWG

O:\00015088-00\SD\01_CADD\01_SHTS\03_PRIV\15088-C-COVR.dwg Layout: FINAL PLAT (1 OF 4) Plotted: 1/7/2026 3:24:49 PM

								APR
								DATE
								DESCRIPTION
								REV

DESIGNED BY: ALM
REVIEWED BY: TMP/ADJ
DRAWN BY: ALM

BGE

BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

RUBY EVENT HALL
ROUND ROCK, TEXAS

FINAL PLAT (1 OF 4)

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES UNDER THE AUTHORITY OF THOMAS MICHAEL PHARR, P.E. #140064 ON 1/7/2026.
IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION UNTIL PERMITS ARE APPROVED BY ALL REGULATING ENTITIES, PER T.E.P.A. 137.33(E)

SHEET
3 OF 21

CASE NUMBER: SDP25-00035 FANNIN AVE RENOVATION - ADDITION

DOC#2025082022

NOTES:

1. LOT 4, BLOCK A, TO BE CONVEYED BY DEED TO THE CITY OF ROUND ROCK.
2. A PORTION OF THIS TRACT IS ENCROACHED BY ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
3. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
4. A PORTION OF THIS TRACT IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANELS NUMBER 48491C0493F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY.
5. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
6. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED."
7. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
8. ANY SITE PLAN OR BUILDING PERMIT ASSOCIATED WITH THIS PLAT SHALL REQUIRE CONNECTION TO THE CITY OF ROUND ROCK PUBLIC WATER AND WASTEWATER UTILITIES AND THE ABANDONING OF EXISTING WELL(S) FOR DOMESTIC USE AND SEPTIC SYSTEM(S). EXISTING WELL(S) MAY BE UTILIZED FOR IRRIGATION.
9. THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AND AS SET FORTH IN THE ORIGINAL PLAT OF RUBY HOTEL SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2017100862 & FANNIN FLATS AS RECORDED IN DOCUMENT NO. 2022029638, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
10. ALL REFERENCES TO RECORD DATA (RECORD=***) INDICATE INFORMATION AS CITED IN DOCUMENT NO. 2022029638, OPR.
11. ALL REFERENCES TO RECORD DATA [RECORD=***] INDICATE INFORMATION AS CITED IN DOCUMENT NO. 2017100682, OPR.

FIELD NOTES:

BEING A 5.208 ACRE TRACT OF LAND OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A REPLAT OF FANNIN FLATS, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2022029638 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND RUBY HOTEL SUBDIVISION OF RECORD IN DOCUMENT NO. 2017100862, OF SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.208 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BGE INC" FOUND FOR A POINT IN THE WEST RIGHT-OF-WAY LINE OF NORTH LEWIS STREET, A VARIABLE WIDTH RIGHT-OF-WAY, NO DEDICATION FOUND TO DATE, THE NORTH RIGHT-OF-WAY LINE OF FANNIN AVENUE, A VARIABLE WIDTH RIGHT-OF-WAY, NO DEDICATION FOUND TO DATE, FOR THE SOUTHEAST CORNER OF SAID FANNIN FLATS, AND FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, SOUTH 75°16'32" WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FANNIN AVENUE, THE SOUTH BOUNDARY LINE OF SAID FANNIN FLATS, AND THE SOUTH BOUNDARY LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 294.63 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BGE INC" FOUND FOR A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID FANNIN AVENUE, FOR A POINT ON THE EAST BOUNDARY LINE OF SAID RUBY HOTEL SUBDIVISION AND FOR THE SOUTHWEST CORNER OF SAID FANNIN FLATS;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FANNIN AVENUE, AND THE SOUTH BOUNDARY LINE OF SAID RUBY HOTEL SUBDIVISION THE FOLLOWING FOUR (4) COURSES;

1. SOUTH 15°11'30" EAST, A DISTANCE OF 12.66 FEET TO A 1/2-INCH INTERIOR DIAMETER IRON PIPE FOUND;
2. SOUTH 75°03'32" WEST, A DISTANCE OF 251.12 FEET TO A 5/8-INCH IRON ROD FOUND;
3. SOUTH 74°56'53" WEST, A DISTANCE OF 94.44 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "INLAND GEODETICS" SET;
4. SOUTH 75°14'20" WEST, A DISTANCE OF 68.83 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "INLAND GEODETICS" SET, FOR THE SOUTHWEST CORNER OF SAID RUBY HOTEL SUBDIVISION, AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WEST BOUNDARY LINE OF SAID RUBY HOTEL SUBDIVISION, THE FOLLOWING FOUR (4) COURSES;

1. NORTH 21°19'29" WEST, A DISTANCE OF 72.79 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "INLAND GEODETICS" SET;
2. NORTH 25°06'55" EAST, A DISTANCE OF 55.16 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "INLAND GEODETICS" SET;
3. NORTH 40°03'19" EAST, A DISTANCE OF 28.37 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "TLS INC" FOUND;
4. NORTH 23°03'34" WEST, AT A DISTANCE OF 72.85' PASS A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "INLAND REF POINT" SET, CONTINUING FOR A TOTAL DISTANCE OF 97.72 FEET TO A CALCULATED POINT IN THE APPROXIMATE SOUTH BLUFF LINE OF BRUSHY CREEK, FOR THE NORTHWEST CORNER OF SAID RUBY HOTEL SUBDIVISION AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, WITH THE APPROXIMATE SOUTH BLUFF LINE OF BRUSHY CREEK, THE NORTH BOUNDARY LINE OF SAID RUBY HOTEL SUBDIVISION, AND THE NORTH BOUNDARY LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING NINE (9) COURSES;

1. NORTH 50°44'17" EAST, A DISTANCE OF 94.28 FEET TO A CALCULATED POINT;
2. NORTH 53°06'33" EAST, A DISTANCE OF 81.08 FEET TO A CALCULATED POINT;
3. NORTH 57°06'14" EAST, A DISTANCE OF 70.92 FEET TO A CALCULATED POINT;
4. NORTH 59°46'01" EAST, A DISTANCE OF 89.67 FEET TO A CALCULATED POINT;
5. NORTH 63°35'30" EAST, A DISTANCE OF 53.43 FEET TO A CALCULATED POINT;
6. NORTH 54°11'31" EAST, A DISTANCE OF 75.94 FEET TO A CALCULATED POINT;
7. NORTH 45°01'38" EAST, A DISTANCE OF 37.55 FEET TO A CALCULATED POINT;
8. NORTH 49°53'25" EAST, A DISTANCE OF 93.04 FEET TO A CALCULATED POINT;
9. NORTH 62°45'24" EAST, A DISTANCE OF 77.86 FEET TO A CALCULATED POINT, FOR THE NORTHEAST CORNER OF RUBY HOTEL SUBDIVISION, AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 21°29'40" EAST, WITH THE EAST BOUNDARY LINE OF SAID RUBY HOTEL SUBDIVISION, AND THE EAST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 105.24 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF SAID FANNIN FLATS, ON THE WEST RIGHT-OF-WAY LINE OF SAID NORTH LEWIS STREET;

THENCE, SOUTH 70°25'28" WEST, WITH THE WEST RIGHT-OF-WAY LINE OF SAID NORTH LEWIS STREET, A SOUTH BOUNDARY LINE OF SAID RUBY HOTEL SUBDIVISION, THE NORTH LINE IF SAID FANNIN FLATS, AND THE EAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 5.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BGE INC" FOUND, FOR THE NORTHEAST CORNER OF LOT 2, BLOCK A, OF THE AFOREMENTIONED FANNIN FLATS;

THENCE, SOUTH 20°40'32" EAST, WITH THE EAST LINE OF LOT 2, BLOCK A, OF SAID FANNIN FLATS AND THE WEST LINE OF SAID NORTH LEWIS STREET, A DISTANCE OF 340.07 FEET TO THE POINT OF THE BEGINNING CONTAINING 5.208 ACRES MORE OR LESS, WITHIN THESE METES AND BOUNDS.

BSM P:\PROJECTS\CITY OF ROUND ROCK (CORR)\CORR-008 - RUBY HOTEL REPLAT\4 -DRAWINGS\4.8 - REPLAT\CORR-008-REPLAT-RUBY HOTEL REPLAT.DWG

INLAND GEODETICS Land Surveyors
1504 CHISHOLM TRAIL RD., #103
ROUND ROCK, TX 78681
512-238-1200
FIRM REG. NO. 100591-00

RUBY HOTEL SUBDIVISION
AND FANNIN FLATS REPLAT
ROUND ROCK, TEXAS
WILLIAMSON COUNTY

SHEET 2 OF 4
RP25-000002 07/08/2025

	DESCRIPTION	DATE	APR

DESIGNED BY: ALM
REVIEWED BY: TMP/ADJ
DRAWN BY: ALM

BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

RUBY EVENT HALL
ROUND ROCK, TEXAS

FINAL PLAT (2 OF 4)

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES UNDER THE AUTHORITY OF THOMAS MICHAEL PHARR, P.E. #140064 ON 1/7/2026. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION UNTIL PERMITS ARE APPROVED BY ALL REGULATING ENTITIES, PER T.E.P.A. 137.33(E)

SHEET
4 OF 21

CASE NUMBER: SDP25-00035 FANNIN AVE RENOVATION - ADDITION

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DOC # 2025082022

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT ALEXA RUBY EVENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN

1.187 ACRE TRACT OF LAND BEING LOT 1, BLOCK A, FANNIN FLATS, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022029638, RECORDED IN DOCUMENT NUMBER 2025030367, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

0.1589 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2025030367, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

0.1622 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2025030367, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

0.2707 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2025080963 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS:
"RUBY HOTEL SUBDIVISION AND FANNIN FLATS REPLAT"

ALEXA RUBY EVENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

Bree Carrico
BREE CARRICO
DIRECTOR

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 4th DAY OF August, 2025 BY, BREE CARRICO, AS DIRECTOR OF ALEXA RUBY EVENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID ALEXA RUBY EVENTS, LLC.

Sarah Rickaway
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Sarah Rickaway
MY COMMISSION EXPIRES: 09/08/2027

SARAH RICKAWAY
Notary Public, State of Texas
Comm. Expires 09-08-2027
Notary ID 132158520

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT CITY OF ROUND ROCK, TEXAS, THE LIEN HOLDER OF THAT CERTAIN LOT 1, BLOCK A, FANNIN FLATS, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2022029638, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

AS DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NUMBER 2025030368, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN LOT 1, BLOCK A, FANNIN FLATS, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

CITY OF ROUND ROCK, TEXAS
221 E. MAIN STREET
ROUND ROCK, TEXAS 78664

BY: Craig Morgan, ITS Mayor
(PRINTED NAME)

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3 DAY OF October, 2025, BY, Craig Morgan OF THE CITY OF ROUND ROCK, ON BEHALF OF THE CITY OF ROUND ROCK.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Tara C. Ambrose
MY COMMISSION EXPIRES: July 22, 2027

TARA C. AMBROSE
My Notary ID # 130303928
Expires July 22, 2027

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT FOUR 26, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 0.9728 ACRE TRACT OF LAND BEING A PORTION OF THAT CERTAIN 2.442 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018009047, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, NOW REFERRED TO AS A PORTION OF LOT 2, BLOCK A, FANNIN FLATS, RECORDED IN DOCUMENT NUMBER 2022029638, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS:
"RUBY HOTEL SUBDIVISION AND FANNIN FLATS REPLAT"

FOUR 26, LLC, A TEXAS LIMITED LIABILITY COMPANY

BRIAN LEMONS
VICE-PRESIDENT & SECRETARY

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12TH DAY OF AUGUST, 2025 BY, BRIAN LEMONS, AS VICE-PRESIDENT & SECRETARY OF FOUR 26 LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID FOUR 26, LLC.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: JOSHUA HOLT
MY COMMISSION EXPIRES 3/17/28

JOSHUA RYAN HOLT
Notary Public, State of Texas
Comm. Expires 03-17-2028
Notary ID 132406239

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT PLAINSCAPITAL BANK, A TEXAS STATE CHARTERED BANK, THE LIEN HOLDER OF THAT CERTAIN 0.9728 ACRE TRACT OF LAND BEING A PORTION OF THAT CERTAIN 2.444 ACRE TRACT OF LAND DESCRIBED IN A DEED OF TRUST OF RECORD IN DOCUMENT NUMBER 2018068693, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SAID 0.9728 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, BLOCK A, FANNIN FLATS, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2022029638, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, LOTS 1, 2, 3, BLOCK A, SAID FANNIN FLATS, DESCRIBED IN A DEED OF TRUST (SECOND LIEN) OF RECORD IN DOCUMENT NUMBER 2022102206, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF LOT 2, BLOCK A, FANNIN FLATS SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

PLAINS CAPITAL BANK, A TEXAS STATE CHARTERED BANK
2705 BEE CAVES ROAD, SUITE 120
AUSTIN, TEXAS 78746

BY: Kaley Lilley, ITS SVP
(PRINTED NAME)

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12 DAY OF August, 2025, BY, Amy Ribelin OF PLAINSCAPITAL BANK, A TEXAS STATE CHARTERED BANK.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Amy E Ribelin
MY COMMISSION EXPIRES: : 4/8/2028

AMY E. RIBELIN
Notary Public, State of Texas
Notary ID# 675874-2
My Commission Expires 04-08-2028

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, RRTX LAKE CREEK HOTEL LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 2.618 ACRE TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK A, RUBY HOTEL SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2017100862, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF LOT 1, BLOCK A, RUBY HOTEL SUBDIVISION BEING DESCRIBED IN A SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NUMBER 2018027331, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS:
"RUBY HOTEL SUBDIVISION AND FANNIN FLATS REPLAT"

RRTX LAKE CREEK HOTEL, LP, A TEXAS LIMITED PARTNERSHIP

Bree Carrico
BREE CARRICO
PRESIDENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 4th DAY OF August, 2025 BY BREE CARRICO, AS PRESIDENT OF RRTX LAKE CREEK HOTEL, LP, ON BEHALF OF SAID RRTX LAKE CREEK HOTEL, LP.

Sarah Rickaway
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Sarah Rickaway
MY COMMISSION EXPIRES: 09/08/2027

SARAH RICKAWAY
Notary Public, State of Texas
Comm. Expires 09-08-2027
Notary ID 132158520

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT BANK OF AMERICA, N.A., THE LIEN HOLDER OF THAT CERTAIN 2.618 ACRE TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK A, RUBY HOTEL SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2017100862, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A, RUBY HOTEL SUBDIVISION, DESCRIBED IN A DEED OF TRUST OF RECORD IN DOCUMENT NUMBER 2020011269, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 2.618 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

BANK OF AMERICA, N.A.
101 NORTH TRYON STREET
CHARLOTTE, NC 28255-0001

BY: William White, ITS Director
(PRINTED NAME)

THE STATE OF ~~TEXAS~~ GEORGIA §
COUNTY OF ~~WILLIAMSON~~ § Fulton

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11th DAY OF AUG, 2025, BY, Jennifer Forrester OF BANK OF AMERICA, N.A.

NOTARY PUBLIC, STATE OF ~~TEXAS~~ Georgia
PRINTED NAME: Jennifer Forrester
MY COMMISSION EXPIRES: : June 18 2029

JENNIFER FORRESTER
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Jun. 18, 2029

INLAND GEODETICS
Land Surveyors
1504 CHISHOLM TRAIL RD., #103
ROUND ROCK, TX 78681
512-238-1200
FIRM REG. NO. 100591-00

RUBY HOTEL SUBDIVISION
AND FANNIN FLATS REPLAT
ROUND ROCK, TEXAS
WILLIAMSON COUNTY

SHEET 3 OF 4
RP25-000002 07/08/2025

BSM P:\PROJECTS\CITY OF ROUND ROCK (CORR)\CORR-008 - RUBY HOTEL REPLAT\4 -DRAWINGS\4.8 - REPLAT\CORR-008-REPLAT-RUBY HOTEL REPLAT.DWG

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DATE
DESCRIPTION
REV

DESIGNED BY: ALM
REVIEWED BY: TMP/ADJ
DRAWN BY: ALM

BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

RUBY EVENT HALL
ROUND ROCK, TEXAS
FINAL PLAT (3 OF 4)

FANNIN AVE RENOVATION - ADDITION

CASE NUMBER: SDP25-00035

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES UNDER THE AUTHORITY OF THOMAS MICHAEL PHARR, P.E. #140064 ON 1/7/2026. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION UNTIL PERMITS ARE APPROVED BY ALL REGULATING ENTITIES, PER T.E.P.A. 137.33(E)

SHEET
5 OF 21

THIS PLAN SET FOR REVIEW ONLY, NOT FOR CONSTRUCTION.

DOC # 2025082022

THAT I, MIGUEL A. ESCOBAR, LSLS, RPLS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630
1504 CHISHOLM TRAIL #103
ROUND ROCK, TEXAS 78681
PHONE (512) 238-1200
TBPELS FIRM REG. # 10059100

08/01/2025
DATE

STATE OF TEXAS
REGISTERED
MIGUEL ANGEL ESCOBAR
5630
PROFESSIONAL
LAND SURVEYOR

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ANTONIO A. PRETE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

ANTONIO A. PRETE, P.E.
TEXAS REG. NO. 93759
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX, 78665
PHONE (512) 423-8730
TBPELS FIRM REG. # F-10308

13 Aug 25
DATE

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER

13 Aug 25

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

APPROVED THIS 14th DAY OF October, 2025, BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY OF THE CITY OF ROUND ROCK.

BRADLEY DUSHKIN, AICP
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
CITY OF ROUND ROCK

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

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF October A.D., 2025, AT 2:30 O'CLOCK, P M. AND DULY RECORDED ON THIS THE 10th DAY OF October, A.D., 2025, AT 2:54 O'CLOCK P M. IN THE PLAT RECORDS OF SAID COUNTY, IN INSTRUMENT NO. 2025082022.

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

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

BY: Ashley Harley DEPUTY

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

INLAND GEODETICS
Land Surveyors

1504 CHISHOLM TRAIL RD., #103
ROUND ROCK, TX 78681
512-238-1200
FIRM REG. NO. 100591-00

RUBY HOTEL SUBDIVISION
AND FANNIN FLATS REPLAT
ROUND ROCK, TEXAS
WILLIAMSON COUNTY

SHEET 4 OF 4
RP25-000002 07/08/2025

BSM P:\PROJECTS\CITY OF ROUND ROCK (CORR)\CORR-008 - RUBY HOTEL REPLAT\4 -DRAWINGS\4.8 - REPLAT\CORR-008-REPLAT-RUBY HOTEL REPLAT.DWG

O:\000150\88-00\SD\01_CADD\01_SHTS\03_PRIV\150\88-C-COVR.dwg Layout: FINAL PLAT (4 OF 4) Plotted: 1/7/2026 3:24:59 PM

							APR
							DATE
							DESCRIPTION
							REV

DESIGNED BY: ALM
REVIEWED BY: TMP/ADJ
DRAWN BY: ALM

BGE

BGE, INC.
101 W. Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

RUBY EVENT HALL
ROUND ROCK, TEXAS

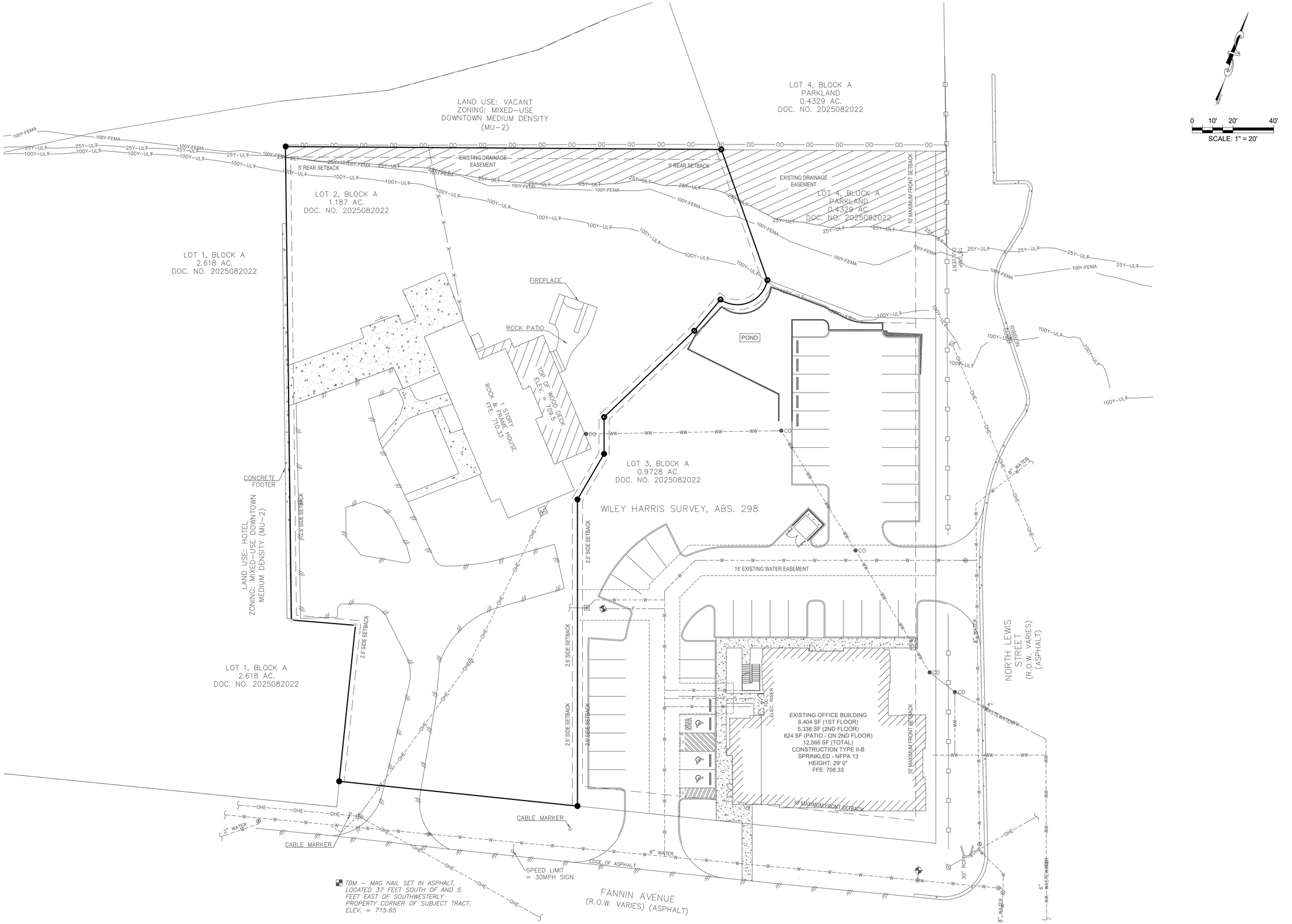
FINAL PLAT (4 OF 4)

FANNIN AVE RENOVATION - ADDITION

CASE NUMBER: SDP25-00035

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES UNDER THE AUTHORITY OF THOMAS MICHAEL PHARR, P.E. #140064 ON 1/7/2026. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION UNTIL PERMITS ARE APPROVED BY ALL REGULATING ENTITIES, PER T.E.P.A. 137.33(E)

SHEET
6 OF 21



	APR	DATE	DESCRIPTION	REV

DESIGNED BY: ALM

REVIEWED BY: TMP/ADJ

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RUBY EVENT HALL
ROUND ROCK, TEXAS

AREA PLAN

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES UNDER THE AUTHORITY OF THOMAS MICHAEL PHARR, P.E. #140064 ON 1/7/2026. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION UNTIL PERMITS ARE APPROVED BY ALL REGULATING ENTITIES, PER T.E.P.A. 137.33(E)

SHEET
7 OF 21

CASE NUMBER: SDP25-0035

FANNIN AVE RENOVATION - ADDITION

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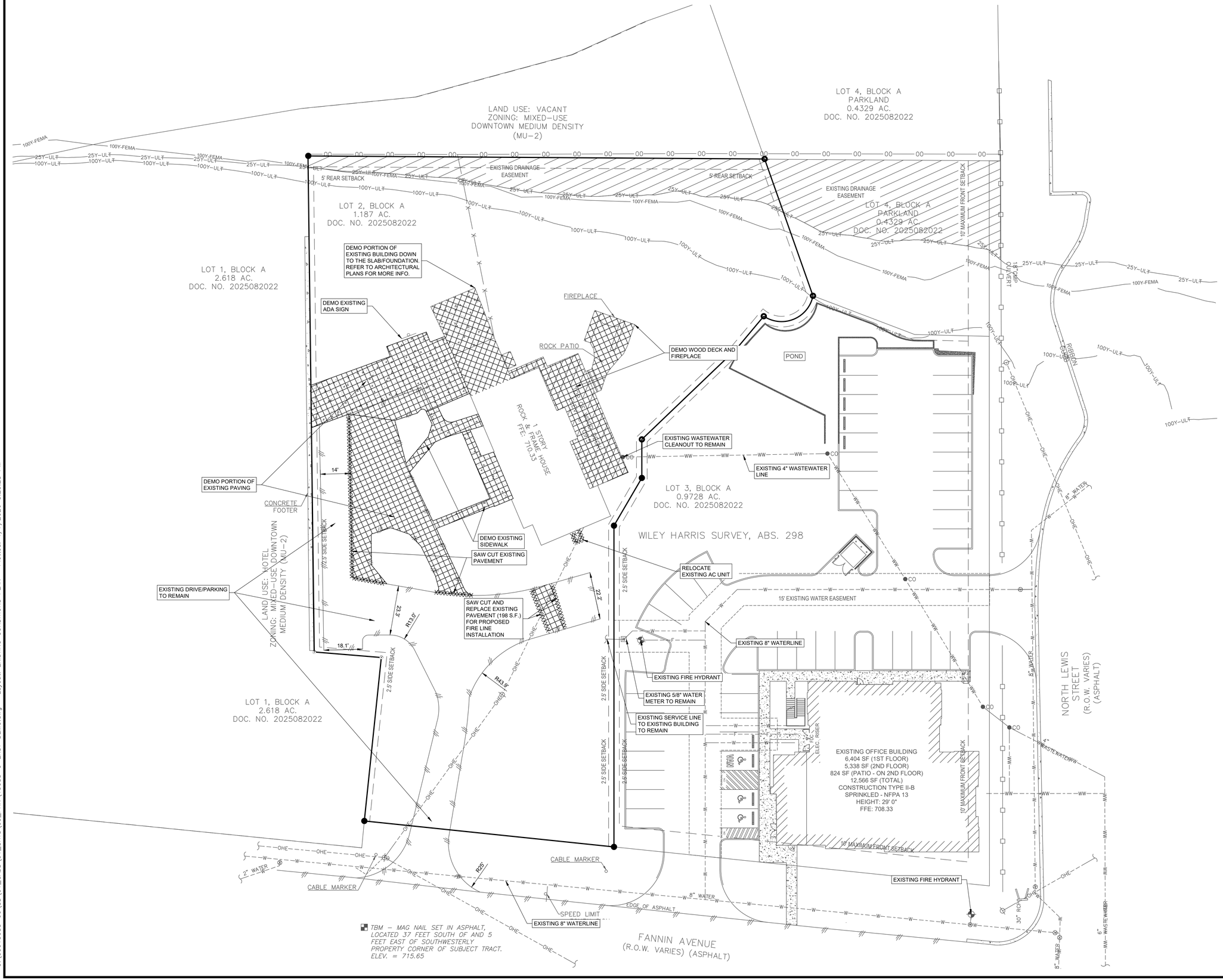

APR | DATE | DESCRIPTION | REV

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RUBY EVENT HALL
ROUND ROCK, TEXAS

EXISTING CONDITIONS & DEMO PLAN

FANNIN AVE RENOVATION - ADDITION

CASE NUMBER: SDP25-00035

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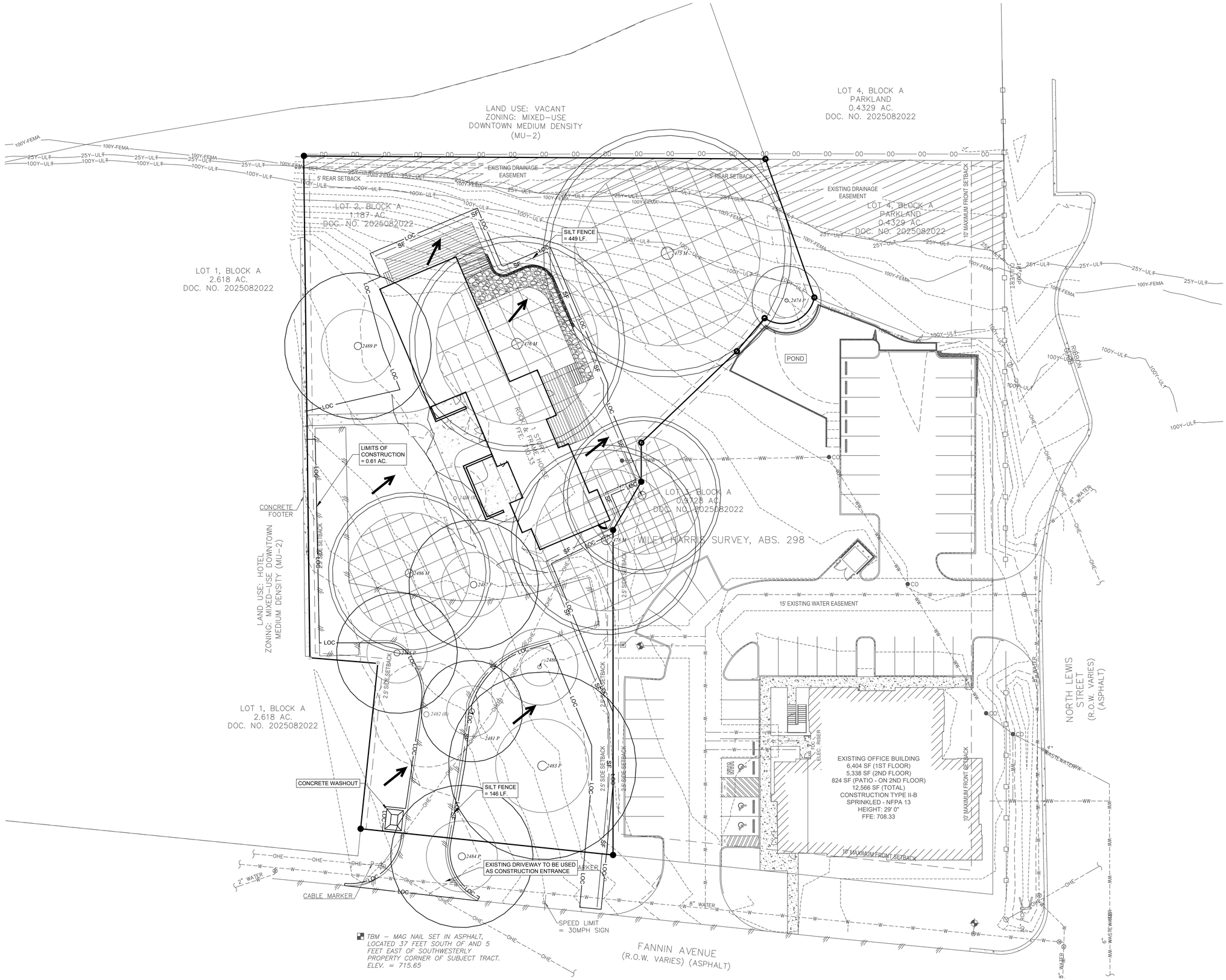
SHEET
8 OF 21

THIS PLAN SET FOR REVIEW ONLY, NOT FOR CONSTRUCTION.

O:\00015088-00\SD\01_CADD\01_SHTS\03_PRIV\15088-C-EXST-DEMO.dwg Layout: EXISTING CONDITIONS PLAN Plotted: 1/7/2026 3:25:28 PM



0 10' 20' 40'

SCALE: 1" = 20'

LEGEND

- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- DRAINAGE FLOW DIRECTION
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT AREA
- CONSTRUCTION STAGING AREA

NOTES:

1. ALL STAGING & STORAGE SHALL OCCUR WITHIN THE BOUNDARIES OF THE PROPERTY AND LIMITS OF CONSTRUCTION.
2. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
3. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING, OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
4. TEMPORARY STAGING & STORAGE AREA/TEMPORARY SPOILS AREA TO BE USED DURING NORMAL WORK HOURS (7 A.M. TO 7 P.M.). ONCE CONSTRUCTION IS COMPLETE, CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM AREA AND RESTORE TO ORIGINAL CONDITION OR BETTER.
5. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
6. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY OF MUSTANG RIDGE FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
7. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.
8. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY
9. ALL DISTURBED AREAS SHALL BE REVEGETATED.

	APR	DATE	DESCRIPTION	REV

DESIGNED BY: ALM

REVIEWED BY: TMP/ADJ

DRAWN BY: ALM

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AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

RUBY EVENT HALL
ROUND ROCK, TEXAS

EROSION CONTROL PLAN

FANNIN AVE RENOVATION - ADDITION

CASE NUMBER: SDP25-00035

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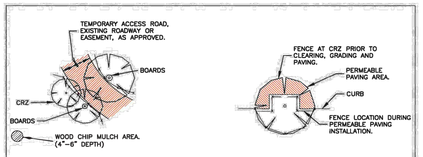
SHEET
9 OF 21

1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES TO BE PRESERVED FROM HIS ACTIVITIES.
2. ALL TREES SHOWN TO BE RETAINED ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING. SEE: TREE PROTECTION TREE WELLS (EC-02), TREE PROTECTION TREE LOCATION (EC-03) AND TREE PROTECTION FENCE-CHAIN LINK (EC-04).
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
4. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK. (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
5. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
6. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   6A. SOIL COMPACTION IN CRZ AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
   6B. CRZ DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE FORESTRY MANAGER.
   6C. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT
   6D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
7. EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
   7A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL.
   7B. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   7C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
   7D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE FORESTRY MANAGER TO DISCUSS ALTERNATIVES.
8. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, THE TRUNK SHALL BE PROTECTED BY STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
9. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
10. ALL GRADING WITHIN CRZ AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
11. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
12. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED AREAS TO A DEPTH OF 6 INCHES WITH A SHARP IMPLEMENT, IN A LOCATION AND TO A DEPTH APPROVED BY THE FORESTRY MANAGER, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
13. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
14. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, A PLASTIC VAPOR BARRIER SHALL BE PLACED BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE CRZ.
15. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
16. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
17. PRUNING TO PROVIDE CLEARANCE FOR SITE WORK, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO CITY STANDARDS AND AS OUTLINED IN THE LATEST EDITION OF THE ANSI A300 INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) BEST MANAGEMENT TECHNIQUES).
18. ALL OAK TREE CUTS, INTENTIONAL OR UNINTENTIONAL, SHALL BE SEALED WITH AN APPROVED PRUNING SEALER IMMEDIATELY (WITHIN 10 MINUTES). PRUNING SEAL OR TREE PAINT MUST BE KEPT ON SITE AT ALL TIMES.
19. THE FORESTRY MANAGER HAS THE AUTHORITY TO REQUIRE ADDITIONAL TREE PROTECTION BEFORE OR DURING CONSTRUCTION.
20. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED. REFER TO THE CITY OF ROUND ROCK TREE TECHNICAL MANUAL FOR APPROPRIATE REMOVAL METHODS.
21. PRIOR TO CONSTRUCTION, ALL LOWER TREE LIMBS OVER ROADWAYS MUST BE PRUNED TO A HEIGHT OF 14 FEET USING THE TECHNIQUES DESCRIBED IN THE CITY OF ROUND ROCK TREE TECHNICAL MANUAL.
22. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS NON COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE FORESTRY MANAGER.

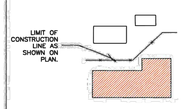
SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: EC-01
APPROVED 01-28-21	TREE PROTECTION NOTES	SHEET 1 of 1
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS

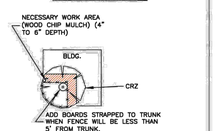


LINEAR CONSTRUCTION THROUGH TREES

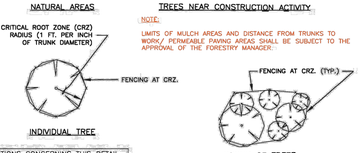
TREES IN PAVING AREA



NATURAL AREAS



TREES NEAR CONSTRUCTION ACTIVITY



INDIVIDUAL TREE

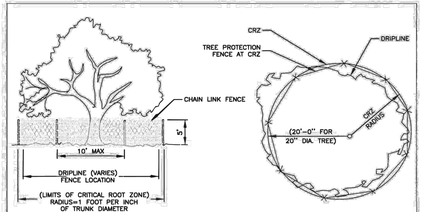
NOTE:
LIMITS OF MULCH AREAS AND DISTANCE FROM TRUNKS TO WORK/ PERMEABLE PAVING AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.

GROUP OF TREES

FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE FORESTRY MANAGER.

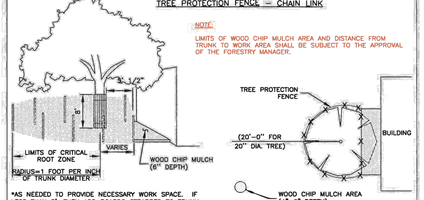
SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: EC-02
APPROVED 01-28-21	TREE PROTECTION FENCE LOCATIONS	SHEET 1 of 1
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



TREE PROTECTION FENCE — CHAIN LINK

NOTE:
LIMITS OF WOOD CHIP MULCH AREA AND DISTANCE FROM TRUNK TO WORK AREA SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.



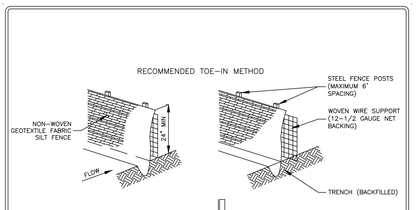
*AS NEEDED TO PROVIDE NECESSARY WORK SPACE. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.

TREE PROTECTION FENCE (MODIFIED) — CHAIN LINK

FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE FORESTRY MANAGER.

SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: EC-04
APPROVED 01-28-21	TREE PROTECTION FENCE CHAIN LINK	SHEET 1 of 1
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



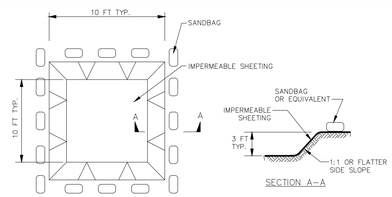
CROSS SECTION

NOTES:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1') FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. SILT FENCE SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED

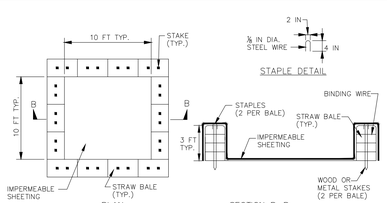
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC-10
APPROVED 03-25-11	SILT FENCE DETAIL	
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS

ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL: CW

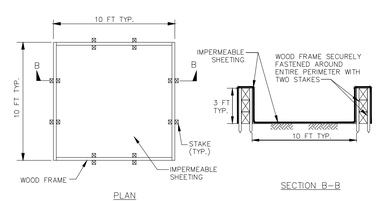


EXCAVATED WASHOUT STRUCTURE



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES



WASHOUT STRUCTURE WITH WOOD PLANKS

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

DESIGNED BY:	ALM	
REVIEWED BY:	TMP/ADJ	
DRAWN BY:	ALM	

BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

RUBY EVENT HALL
ROUND ROCK, TEXAS

EROSION CONTROL DETAILS

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES UNDER THE AUTHORITY OF THOMAS MICHAEL PHARR, P.E. #140064 ON 1/7/2026. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION UNTIL PERMITS ARE APPROVED BY ALL REGULATING ENTITIES, PER T.E.P.A. 137.33(E)

SHEET
10 OF 21

FANNIN AVE RENOVATION - ADDITION

CASE NUMBER: SDP25-00035

APR | DATE | DESCRIPTION | REV

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THIS PLAN SET FOR REVIEW ONLY, NOT FOR CONSTRUCTION.

RUBY EVENT HALL TREE TABLE

Tag	Code	Size	Notes	Protected Remaining	Protected Removed	Gross Mitigation	Non-Protected Remaining	Non-Protected Removed
2489	LIVE OAK	34		34				
2476	LIVE OAK	50		50				
2475	LIVE OAK	57.5		57.5				
2474	LIVE OAK	16		16				
2488	PECAN	14.5	(R) = Removed Tree		14.5	14.5		
2482	LIVE OAK	24.5	(R) = Removed Tree		24.5	49		
2485	LIVE OAK	28		28				
2486	LIVE OAK	37.5		37.5				
2487	LIVE OAK	30		30				
2481	LIVE OAK	23.5		23.5				
2484	LIVE OAK	33		33				
2480	HACKBERRY	17.75	12" 11.5" TWIN				17.75	
2483	LIVE OAK	43.5	31" 25" TWIN	43.5				
2478	LIVE OAK	44		44				
2477	LIVE OAK	36.5		36.5				
	Total on-site trees	**490.25**	(R) = Removed Tree	**433.5**	**39**	**63.5**	**17.75**	**0**
Protected Tree Inches removed =		**39**	**91.0%** protected trees remaining					
*Net Mitigation required =		**27**	*Per CoRR Ordinance Section 8-19(d)(2)(a), the first 30% of tree diameter inches that are proposed for removal are not required to be mitigated.					

Date Tree Survey Prepared: November 4th, 2025

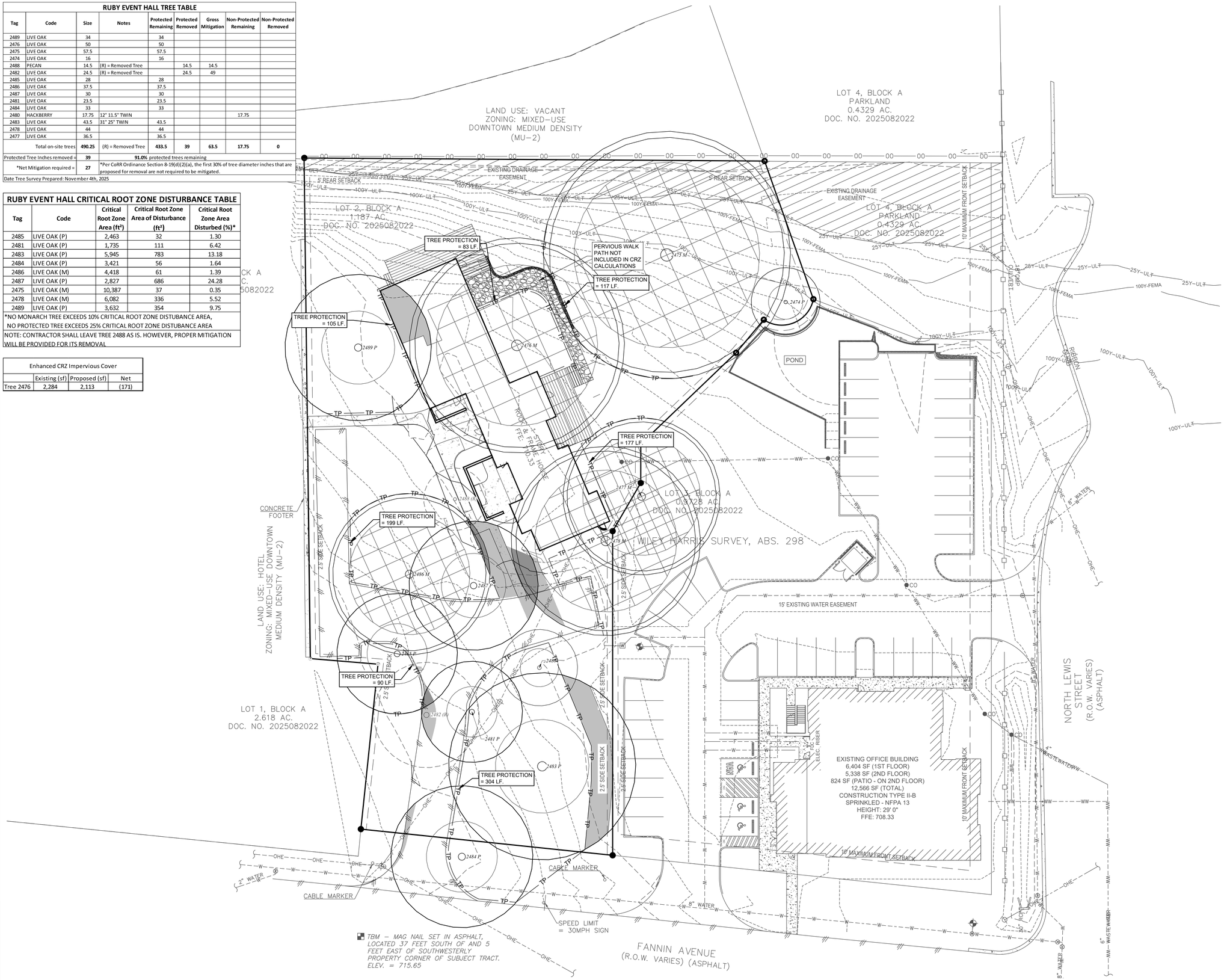
RUBY EVENT HALL CRITICAL ROOT ZONE DISTURBANCE TABLE

Tag	Code	Critical Root Zone Area (ft²)	Critical Root Zone Area of Disturbance (ft²)	Critical Root Zone Area Disturbed (%)*
2485	LIVE OAK (P)	2,463	32	1.30
2481	LIVE OAK (P)	1,735	111	6.42
2483	LIVE OAK (P)	5,945	783	13.18
2484	LIVE OAK (P)	3,421	56	1.64
2486	LIVE OAK (M)	4,418	61	1.39
2487	LIVE OAK (P)	2,827	686	24.28
2475	LIVE OAK (M)	10,387	37	0.35
2478	LIVE OAK (M)	6,082	336	5.52
2489	LIVE OAK (P)	3,632	354	9.75

*NO MONARCH TREE EXCEEDS 10% CRITICAL ROOT ZONE DISTUBANCE AREA, NO PROTECTED TREE EXCEEDS 25% CRITICAL ROOT ZONE DISTUBANCE AREA

NOTE: CONTRACTOR SHALL LEAVE TREE 2488 AS IS. HOWEVER, PROPER MITIGATION WILL BE PROVIDED FOR ITS REMOVAL

Enhanced CRZ Impervious Cover			
	Existing (sf)	Proposed (sf)	Net
Tree 2476	2,284	2,113	(171)



LEGEND

- XXXX — TREE (TO REMAIN)
- XXXXP — PROTECTED TREE (TO REMAIN)
- XXXXM — MONARCH TREE (TO REMAIN)
- XXXX (R) — EXISTING TREE (TO BE REMOVED)
- TP — TREE PROTECTION
- DISTURBED AREA

DESIGNED BY:	ALM
REVIEWED BY:	TMP/ADJ
DRAWN BY:	ALM

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RUBY EVENT HALL
ROUND ROCK, TEXAS

TREE PRESERVATION PLAN

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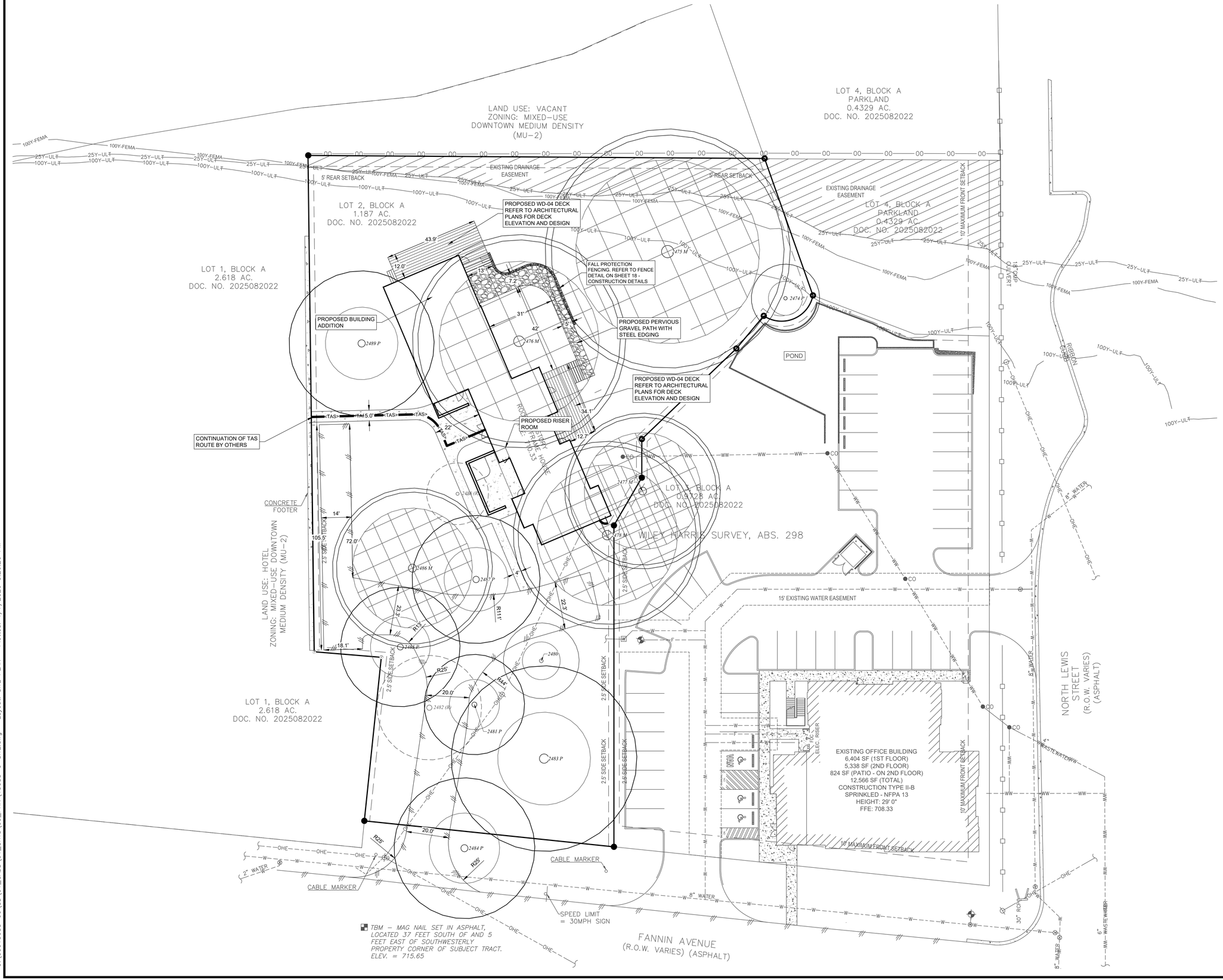
SHEET
11 OF 21

CASE NUMBER: SDP25-00035

FANNIN AVE RENOVATION - ADDITION

APR | DATE | DESCRIPTION | REV



0 10' 20' 40'

SCALE: 1" = 20'

LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT LINE
- EXISTING PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED LAYDOWN CURB
- <TAS> TAS ACCESSIBLE ROUTE

TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

NOTES:

1. FOR PRECISE DIMENSIONS AND LOCATION OF SITE IMPROVEMENTS, ELECTRONIC FILES OF THE SITE LAYOUT WILL BE MADE AVAILABLE TO THE CONTRACTOR AND HIS SURVEYOR UPON REQUEST. FOR BUILDING DIMENSIONS, CONTRACTOR SHALL USE ARCHITECTURAL AND STRUCTURAL PLANS.
2. EXISTING UTILITIES ARE SHOWN PER SURVEY DRAWINGS AND COUNTY RECORD DRAWINGS.

	APR	DATE	DESCRIPTION	REV

DESIGNED BY: ALM

REVIEWED BY: TMP/ADJ

DRAWN BY: ALM

BGE, INC.
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RUBY EVENT HALL
ROUND ROCK, TEXAS

SITE PLAN

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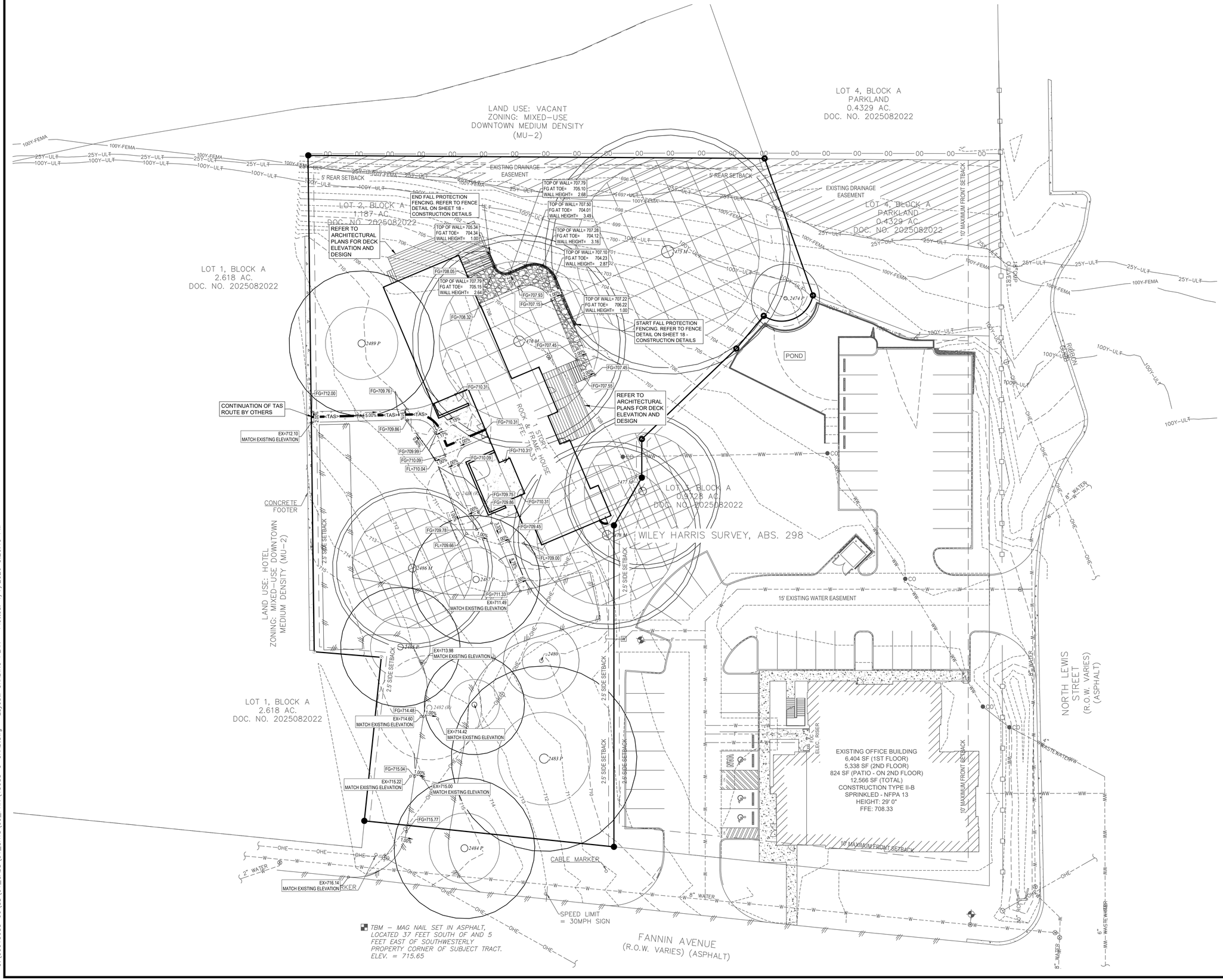
SHEET
12 OF 21

CASE NUMBER: SDP25-00035

FANNIN AVE RENOVATION - ADDITION



0 10' 20' 40'

SCALE: 1" = 20'

LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT LINE
- EXISTING PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED LAYDOWN CURB
- <TAS> TAS ACCESSIBLE ROUTE

TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

750 EXISTING CONTOURS — 755 PROPOSED CONTOURS

- EX=493.00 EXISTING GROUND ELEVATION
- TC=493.00 GUT=493.00 PROPOSED CURB & GUTTER
- GUT=493.00 PROPOSED GUTTER ELEVATION
- SW=493.00 PROPOSED TOP OF SIDEWALK
- FG=493.00 PROPOSED GROUND ELEVATION
- TC=493.00 PROPOSED TOP OF CURB
- FL=493.00 PROPOSED FLOW LINE
- 1.00% PROPOSED SLOPE (SLOPE DOWN)
- G.B. GRADE BREAK — PROPOSED GRADE BREAK ON SURFACE (CNC., PVMT., GRASS, ETC.)

NOTES:

1. FINISHED GROUND (FG=) SPOT ELEVATION CALLOUTS INDICATE THE ELEVATION OF FINAL GRADING INCLUDING THE INSTALLATION OF GRASS AND/OR REVEGETATION. IF THE CONTRACTOR INSTALLS GRASS SOD AND / OR TOP SOIL, THE THICKNESS OF THE MATERIAL SHOULD BE SUBTRACTED FROM THE FINISHED GROUND ELEVATIONS CALLOUTS.
2. CONTRACTOR SHALL CONSTRUCT ALL TAS ACCESSIBLE ROUTES SIDEWALK, RAMP AND DRIVEWAY CROSSING GRADES AND DIMENSIONS IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS, ARCHITECTURAL BARRIERS GOVERNMENT CODE, ARCHITECTURAL BARRIERS ADMINISTRATIVE RULES AND TECHNICAL MEMORANDUM, LATEST EDITION. THE GRADES SHOWN ON THESE DRAWINGS WERE ESTABLISHED USING THE BEST AVAILABLE EXISTING GROUND INFORMATION AND ARE FOR GENERAL CONSTRUCTION AND BIDDING PURPOSES ONLY. CONTRACTOR SHALL ADJUST GRADES AND DIMENSIONS TO FIELD CONDITIONS AND TO COMPLY WITH TEXAS ACCESSIBILITY STANDARDS.

APR	DATE	DESCRIPTION	REV

DESIGNED BY: ALM

REVIEWED BY: TMP/ADJ

DRAWN BY: ALM

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TEL: 512-879-0400 www.bgeinc.com

RUBY EVENT HALL
ROUND ROCK, TEXAS

GRADING PLAN

FANNIN AVE RENOVATION - ADDITION

CASE NUMBER: SDP25-00035

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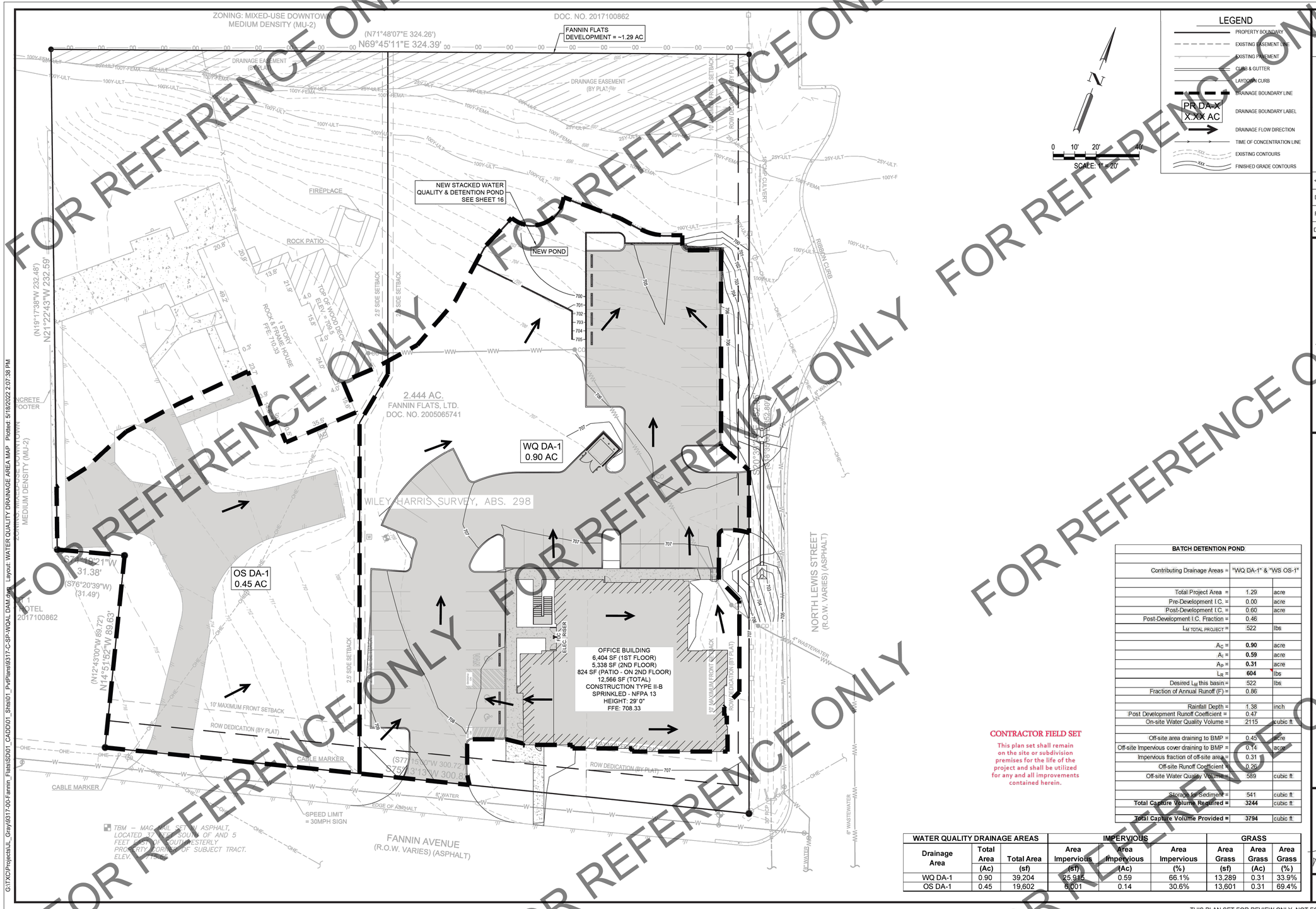
SHEET
13 OF 21

O:\00015088-00\SD\01_CADD\01_SHTS\03_PRIV\15088-C-GRAD.dwg Layout: GRADING PLAN Plotted: 1/7/2026 3:26:40 PM

THIS PLAN SET FOR REVIEW ONLY, NOT FOR CONSTRUCTION.



WATER QUALITY DRAINAGE AREAS			IMPERVIOUS			GRASS		
Drainage Area	Total Area (Ac)	Total Area (sf)	Area Impervious (sf)	Area Impervious (Ac)	Area Impervious (%)	Area Grass (sf)	Area Grass (Ac)	Area Grass (%)
WQ DA-1	0.90	39,204	25,915	0.59	66.1%	13,289	0.31	33.9%
OS DA-1	0.45	19,602	6,001	0.14	30.6%	13,601	0.31	69.4%

BATCH DETENTION POND

Contributing Drainage Areas =	"WQ DA-1" & "WS OS-1"	
Total Project Area =	1.29	acre
Pre-Development I.C. =	0.00	acre
Post-Development I.C. =	0.60	acre
Post-Development I.C. Fraction =	0.46	
$L_{M\ TOTAL\ PROJECT}$ =	522	lbs
A_C =	**0.90**	acre
A_I =	**0.59**	acre
A_P =	**0.31**	acre
L_R =	**604**	lbs
Desired L_M this basin =	522	lbs
Fraction of Annual Runoff (F) =	0.86	
Rainfall Depth =	1.38	inch
Post Development Runoff Coefficient =	0.47	
On-site Water Quality Volume =	2115	cubic ft
Off-site area draining to BMP =	0.45	acre
Off-site Impervious cover draining to BMP =	0.14	acre
Impervious fraction of off-site area =	0.31	
Off-site Runoff Coefficient =	0.26	
Off-site Water Quality Volume =	589	cubic ft
Storage for Sediment =	541	cubic ft
Total Capture Volume Required =	**3244**	cubic ft
Total Capture Volume Provided =	**3794**	cubic ft

CONTRACTOR FIELD SET

This plan set shall remain on the site or subdivision premises for the life of the project and shall be utilized for any and all improvements contained herein.

THIS PLAN SET FOR REVIEW ONLY, NOT FOR CONSTRUCTION.

DESIGNED BY:	ADJ	
REVIEWED BY:	TMP	
DRAWN BY:	BJC / ADJ	

BGE, INC.
101 W Louis Henna Blvd, Suite 400
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TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

FANNIN FLATS
WILLIAMSON COUNTY, TEXAS

WATER QUALITY DRAINAGE AREA MAP

STATE OF TEXAS
THOMAS MICHAEL PHARR
140064
LICENSED
PROFESSIONAL ENGINEER
5/18/2022

SHEET
15 OF 31

CASE NUMBER: SDP2111-0001 FANNIN FLATS

DESIGNED BY:	ALM	
REVIEWED BY:	TMP/ADJ	
DRAWN BY:	ALM	

BGE, INC.
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RUBY EVENT HALL
ROUND ROCK, TEXAS

WATER QUALITY DRAINAGE AREA MAP

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SHEET
14 OF 21

CASE NUMBER: SDP25-00035 FANNIN AVE RENOVATION - ADDITION

THIS PLAN SET FOR REVIEW ONLY, NOT FOR CONSTRUCTION.

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G:\TXDProjects\JL_Grey\9317-00-Fannin_Flats\SD\01_CADD\01_Shts\01_PvtPlans\9317-C-SP-WQAL DAM.dwg Layout: WATER QUALITY DRAINAGE AREA MAP Plotted: 5/19/2022 2:07:38 PM

LEGEND

- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED FIRE LINE
- PROPOSED WASTEWATER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING FIRE LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- FITTINGS

NOTES:

1. ALL C900 PIPING SHALL BE DR-14.
2. ALL WATER SYMBOLS ARE NOT TO SCALE AND ARE ONLY SHOWN FOR ILLUSTRATION PURPOSES.
3. ALL NON-CITY INFRASTRUCTURE INCLUDING GAS, ELECTRIC, CABLE AND TELECOMMUNICATIONS SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE. THIS INCLUDES BUT NOT LIMITED TO WATER LINES, WASTEWATER LINES, AND STORM SEWER, WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18."

	APR	DATE	DESCRIPTION	REV

DESIGNED BY: ALM
REVIEWED BY: TMP/ADJ
DRAWN BY: ALM

BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
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RUBY EVENT HALL
ROUND ROCK, TEXAS

WATER PLAN

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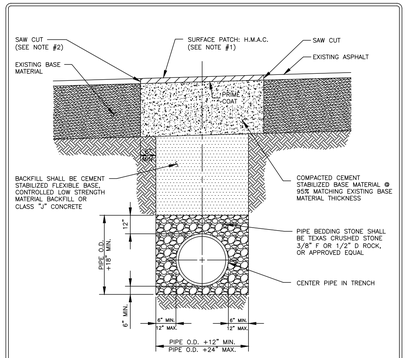
SHEET
15 OF 21

FANNIN AVE RENOVATION - ADDITION

CASE NUMBER: SDP25-00035

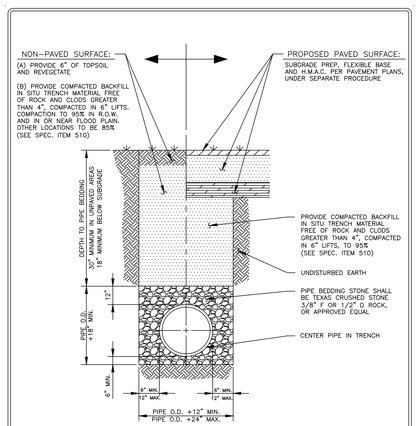
O:\00015088-00\SD\01_CADD\01_SHTS\03_PRIV\15088-C-WATR.dwg Layout: WATER PLAN Plotted: 1/7/2026 3:27:07 PM



NOTES:

1. H.M.A.C. THICKNESS SHALL MATCH EXISTING ASPHALT THICKNESS AND NOT LESS THAN 2".
2. THE CONTRACTOR SHALL SAW CUT, REMOVE AND REPLACE EXISTING PAVEMENT AND FLEXIBLE BASE A MINIMUM OF 6" BEYOND EITHER THE EDGE OF THE WATERLINE TRENCH OR THE POINT WHERE EXISTING PAVEMENT IS DAMAGED DUE TO TRENCHING OPERATIONS, WHICHEVER IS GREATER. FINISHED PATCH SHALL BE NEAT AND UNIFORM.
3. INSTALLATION OF BACKFILL, SAW CUTTING AND REMOVAL OF EXISTING PAVEMENT AND SURFACE PATCH SHALL NOT BE PAID FOR SEPARATELY. COSTS FOR THESE ITEMS SHALL BE INCLUDED IN UNIT PRICE BID FOR WATERLINE PIPE.
4. THE CONTRACTOR SHALL PROVIDE PLATES TO SPAN TRENCH AS NECESSARY OR TO ALLOW BACKFILL TO CURE. SUCH PLATES SHALL BE SUITABLE FOR VEHICLE PASSAGE OVER THE TRENCH AND SHALL BE SATISFACTORILY ANCHORED IN PLACE. COSTS FOR THIS ITEM SHALL BE INCLUDED IN UNIT PRICE BID FOR WATERLINE PIPE.
5. ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

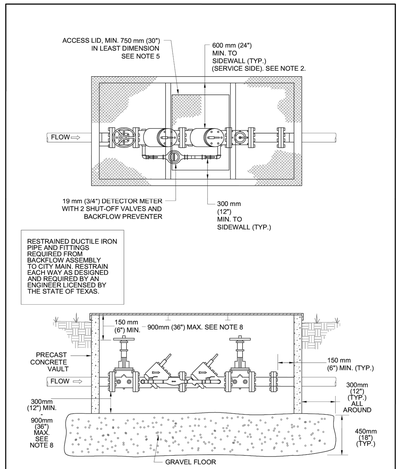
RECORD SIGNED COPY ON FILE AT TABS DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	WATERLINE BEDDING AND SURFACE REPAIR DETAIL (EXISTING PAVED SURFACE)	WT-07
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTE:

1. ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

RECORD SIGNED COPY ON FILE AT TABS DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	WATERLINE BEDDING AND SURFACE REPAIR DETAIL (NON-PAVED & PROPOSED PAVED SURFACE)	WT-08
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS

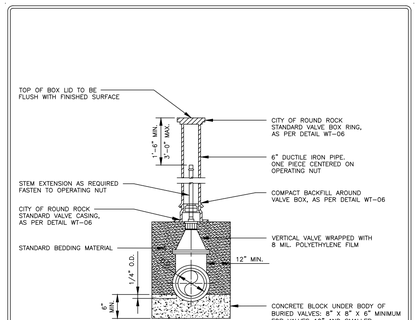


CITY OF AUSTIN WATER AND WASTEWATER UTILITY	STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520S-19C 1 OF 2

NOTES:

1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
2. ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
4. CLEARANCE SHALL BE AS INDICATED,AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.
5. ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.
6. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
7. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
8. VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.
9. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.
10. FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED).
11. FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED).
12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-1464 OR APPROVED EQUAL.
13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

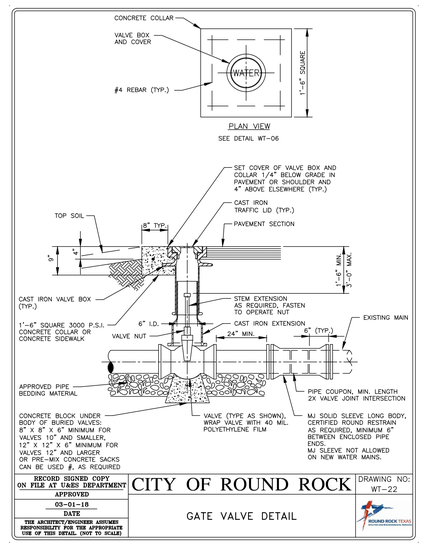
CITY OF AUSTIN WATER AND WASTEWATER UTILITY	STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520S-19C 2 OF 2



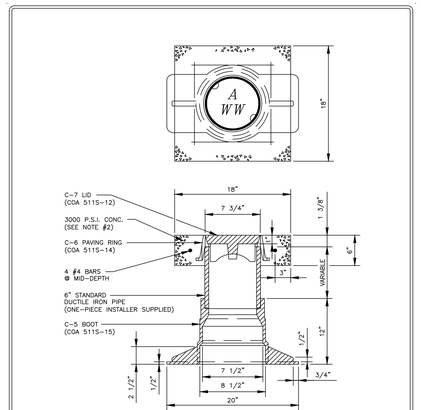
NOTES:

1. ALL VALVES AND VALVE CANS SHALL BE ACCESSIBLE FOR OPERATION ONCE THE NEW WATERLINE IS PUT INTO SERVICE. BURYING LINE VALVES IS PROHIBITED.
2. ALL VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED "V" ON FACE OF CURB.

RECORD SIGNED COPY ON FILE AT TABS DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	VERTICAL VALVE INSTALLATION DETAIL	WT-11
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



RECORD SIGNED COPY ON FILE AT TABS DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	GATE VALVE DETAIL	WT-22
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

1. NUMBERED CASTINGS STANDARDS SHOWN IN PARENTHESES ARE REFERENCES TO THE CITY OF AUSTIN STANDARDS CRITERIA MANUAL.
2. DELETE CONCRETE AND REBAR WHEN VALVE IS WITHIN PAVED STREET.

RECORD SIGNED COPY ON FILE AT TABS DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	VALVE BOX ASSEMBLY DETAIL	WT-06
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS

							APR
							DATE
							DESCRIPTION
							REV

DESIGNED BY: ALM

REVIEWED BY: TMP/ADJ

DRAWN BY: ALM

BGE

BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

RUBY EVENT HALL
ROUND ROCK, TEXAS

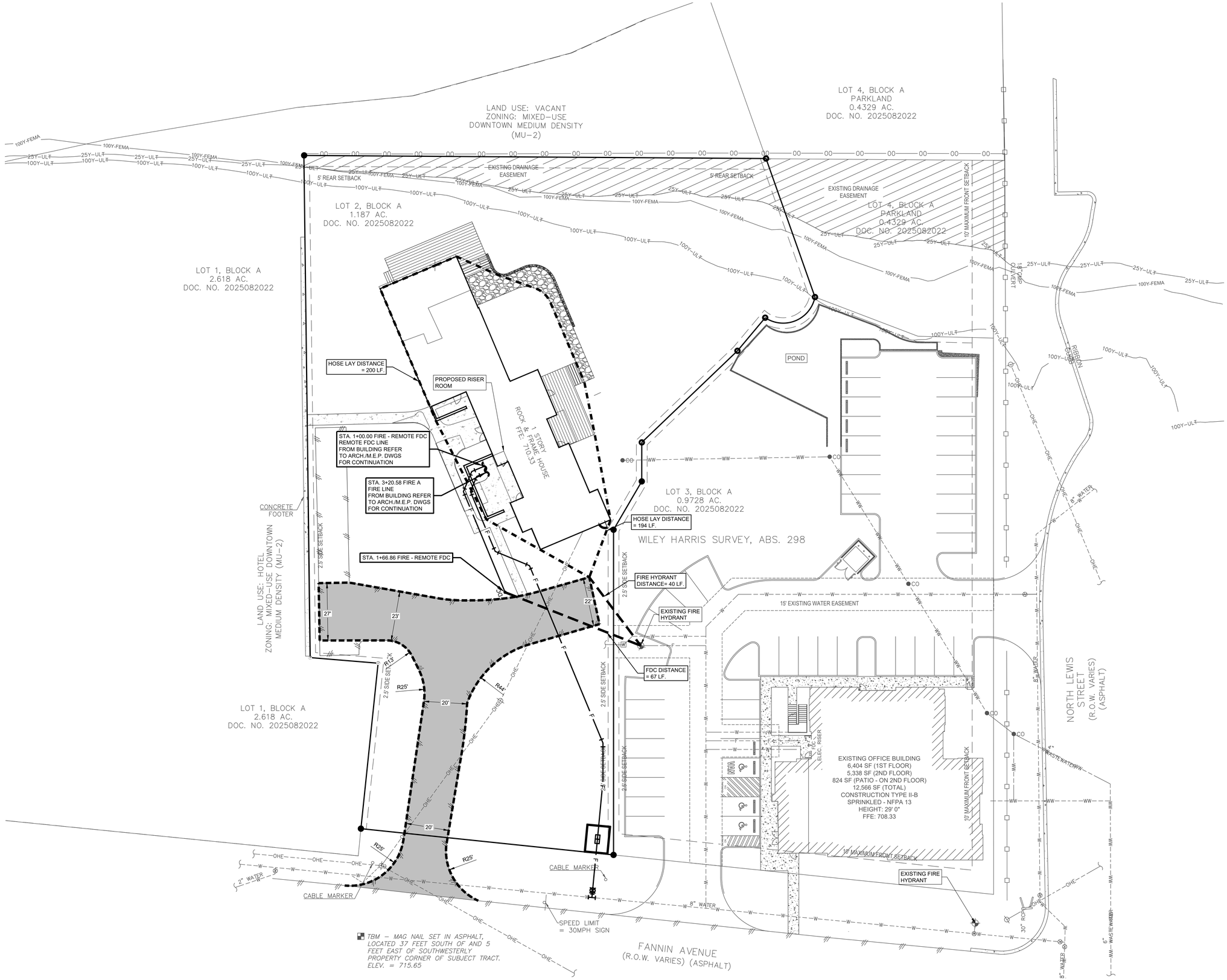
WATER DETAILS

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES UNDER THE AUTHORITY OF THOMAS MICHAEL PHARR, P.E. #140064 ON 1/7/2026. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION UNTIL PERMITS ARE APPROVED BY ALL REGULATING ENTITIES, PER T.E.P.A. 137.33(E)

SHEET
16 OF 21

FANNIN AVE RENOVATION - ADDITION

CASE NUMBER: SDP25-00035



0 10' 20' 40'

SCALE: 1" = 20'

LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT LINE
- EXISTING PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED LAYDOWN CURB
- FIRE HYDRANT DISTANCE
- HOSE LAY DISTANCE
- FH — FIRE HYDRANT ASSEMBLY
- FIRE ZONE MARKINGS: FIRE LANES TO BE MARKED BY PAINTING THE CURB WITH A MINIMUM OF 5" WIDE RED TRAFFIC PAINT STRIPE AND WITH WHITE STENCILING READING "NO PARKING FIRE LANE" WITH LETTERING 4 INCHES IN HEIGHT. SUCH STENCILING SHALL BE AT INTERVALS OF 30 FEET ORE LESS. IN ADDITION, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE.

NOTE:

1. WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30' FEET, APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED. THE DISTANCE FROM THE FIRE LANE TO THE BUILDING (15'FT. MINIMUM/30'FT MAXIMUM) SHALL BE PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING, REQUIRING THE FIRE LANE WIDTH TO BE A MINIMUM OF 26' FEET.
2. ALL WEATHER ACCESS ROADS MADE OF (CONCRETE OR ASPHALT) SHALL BE IN PLACE BEFORE BRINGING COMBUSTIBLE MATERIALS TO THE JOB SITE. THE FIRE ACCESS ROAD MUST SUPPORT 80,000 LBS. SITE HYDRANTS SHALL ALSO BE IN-SERVICE.
3. THE GRADE THROUGH THE FIRE LANE ACCESS SHALL NOT BE GREATER THAN > 7% PERCENT, AND THE GRADE BREAKS NOT GREATER THAN >3% PERCENT.
4. THE VERTICAL CLEARANCE OVER A DESIGNATED FIRE LANE SHALL NOT BE LESS THAN 13'6".
5. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND ENGINEER TO ENSURE THE MINIMUM FIRE FLOW REQUIREMENTS FOR THE SITE ARE MET.
6. THE PROPOSED BUILDING SHALL BE SPRINKLED, REDUCING THE HOSE LAY REQUIREMENT FROM 200' TO 150'.

	APR	DATE	DESCRIPTION	REV

DESIGNED BY: ALM

REVIEWED BY: TMP/ADJ

DRAWN BY: ALM

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TEL: 512-879-0400 www.bgeinc.com

RUBY EVENT HALL
ROUND ROCK, TEXAS

FIRE PROTECTION PLAN

FANNIN AVE RENOVATION - ADDITION

CASE NUMBER: SDP25-00035

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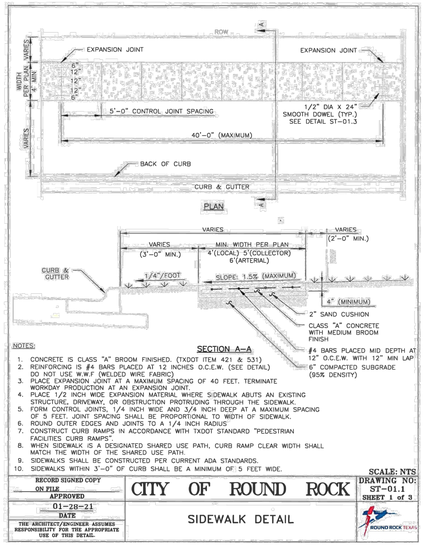
SHEET
17 OF 21

O:\00015088-00\SD\01_CADD\01_SHTS\03_PRH\15088-C-FIRE.dwg Layout: FIRE PROTECTION PLAN Plotted: 1/7/2026 3:27:35 PM

THIS PLAN SET FOR REVIEW ONLY, NOT FOR CONSTRUCTION.



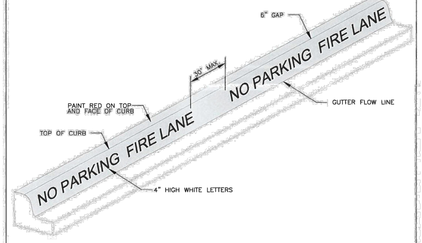
NOTES:

1. CONCRETE IS CLASS "A" BROOM FINISHED. (TXDOT ITEM 421 & 531)
2. REINFORCING IS #4 BARS PLACED AT 12 INCHES O.C.E.W. (SEE DETAIL) DO NOT USE W.W.F. (WELDED WIRE FABRIC)
3. PLACE EXPANSION JOINT AT A MAXIMUM SPACING OF 40 FEET. TERMINATE WORKDAY PRODUCTION AT AN EXPANSION JOINT.
4. PLACE 1/2 INCH WIDE EXPANSION MATERIAL WHERE SIDEWALK ABUTS AN EXISTING STRUCTURE, DRIVEWAY, OR OBSTRUCTION PROTRUDING THROUGH THE SIDEWALK.
5. FORM CONTROL JOINTS, 1/4 INCH WIDE AND 3/4 INCH DEEP AT A MAXIMUM SPACING OF 5 FEET. JOINT SPACING SHALL BE PROPORTIONAL TO WIDTH OF SIDEWALK.
6. ROUND OUTER EDGES AND JOINTS TO A 1/4 INCH RADIUS
7. CONSTRUCT CURB RAMPS IN ACCORDANCE WITH TXDOT STANDARD "PEDESTRIAN FACILITIES CURB RAMPS".
8. WHEN SIDEWALK IS A DESIGNATED SHARED USE PATH, CURB RAMP CLEAR WIDTH SHALL MATCH THE WIDTH OF THE SHARED USE PATH.
9. SIDEWALKS SHALL BE CONSTRUCTED PER CURRENT ADA STANDARDS.
10. SIDEWALKS WITHIN 3'-0" OF CURB SHALL BE A MINIMUM OF 5 FEET WIDE.

SECTION A-A

SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-01.1
APPROVED 01-28-21 DATE	SIDEWALK DETAIL	SHEET 1 of 3
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		ROUND ROCK TEXAS

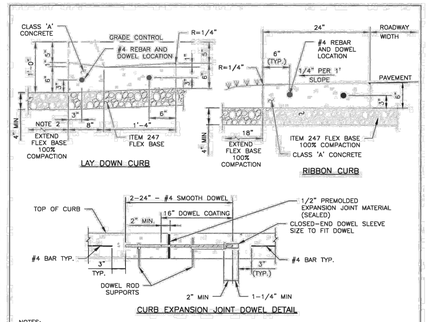


NOTES:

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 30' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-16
APPROVED 01-28-21 DATE	FIRE LANE MARKING DETAIL	SHEET 1 of 1
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		ROUND ROCK TEXAS

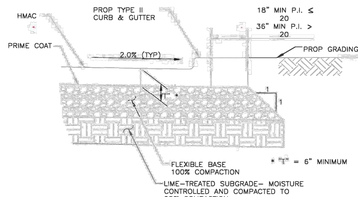


NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO SPECIFICATION ITEM 529, "CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER", AND THESE DETAILS (INDEPENDENT OF THE CONSTRUCTION METHODS USED).
2. ALL CURBS SHALL HAVE A MINIMUM OF 4 INCHES OF COMPACTED FLEXIBLE BASE BETWEEN THE BOTTOM OF THE CURB AND TOP OF SUBGRADE. THE FLEXIBLE BASE MATERIAL, COMPACTED TO 100% DENSITY, SHALL EXTEND 18 INCHES BEHIND BACK OF CURB, OR 36 INCHES IF THE SUBGRADE P.I. IS GREATER THAN 20.
3. CONCRETE IS CLASS "A" MEDIUM BROOM FINISH.
4. REINFORCING BARS ARE #4 BARS UNLESS OTHERWISE SHOWN.
5. PLACE EXPANSION JOINT AT A MAXIMUM SPACING OF 40 FEET. TERMINATE WORKDAY PRODUCTION AT AN EXPANSION JOINT.
6. PLACE 1/2" WIDE EXPANSION JOINTS AT STRUCTURES, CURB RETURNS AND INCREMENTS NO GREATER THAN 40 FEET.
7. FORM CONTROL JOINTS, 1/4 INCH WIDE AND 3/4 INCH DEEP AT A MAXIMUM SPACING OF 10 FEET. WHEN CURB ABUTS CONCRETE PAVEMENT, MATCH PAVEMENT JOINT SPACING.
8. ROUND EXPOSED EDGES AND JOINTS TO A 1/4 INCH RADIUS.
9. COAT 16 INCHES OF 24 INCH LONG DOWELS WITH GREASE OR APPROVED DEBONDING LUBRICANT, INSTALL DOWEL CAP ON LUBRICATED END OF THE DOWELS.

SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-05
APPROVED 01-28-21 DATE	LAYDOWN AND RIBBON CURB DETAIL (WITH EXPANSION JOINT DOWEL DETAIL)	SHEET 1 of 1
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		ROUND ROCK TEXAS

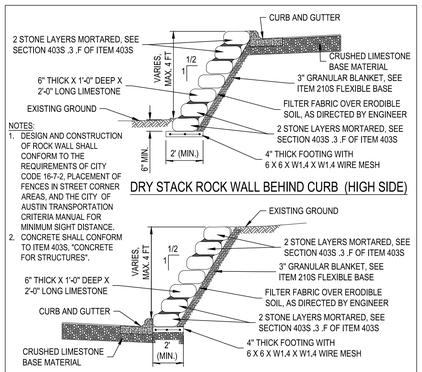


NOTES:

1. REFER TO TYPICAL SECTIONS FOR FURTHER DETAILS.
2. ALL UNPAVED AREAS WITHIN LIMITS OF CONSTRUCTION SHALL BE SODDED OR SEEDED AS SHOWN ON THE PLANS.
3. SLOPES OF STREET PAVEMENT SHALL BE PER TRANSPORTATION CRITERIA MANUAL.
4. ALL PAVEMENT LAYER THICKNESSES SHALL BE BASED ON PROJECT PAVEMENT DESIGN REPORT. REFER TO THE TRANSPORTATION CRITERIA MANUAL.

SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-14
APPROVED 01-28-21 DATE	TYPICAL SECTION HMAC	SHEET 1 of 1
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		ROUND ROCK TEXAS



NOTES:

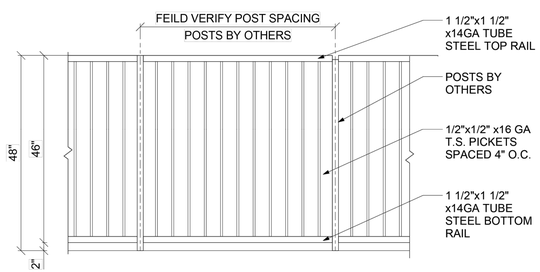
1. DESIGN AND CONSTRUCTION OF ROCK WALL SHALL CONFORM TO THE REQUIREMENTS OF CITY CODE 16-7-2, PLACEMENT OF FENCES IN STREET CORNER AREAS, AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL FOR MINIMUM SIGHT DISTANCE.
2. CONCRETE SHALL CONFORM TO ITEM 403S, "CONCRETE FOR STRUCTURES".

THIS STANDARD IS MODIFIED FROM CITY OF AUSTIN DETAIL 623S-1 AND APPLIES UNDER THE FOLLOWING CONDITIONS:

A. GROUNDWATER IS NO HIGHER THAN THE BOTTOM OF THE FOOTING.
C. THE MATERIAL BELOW THE FOOTING IS FIRM AND STABLE.
D. THE MATERIAL BEHIND THE WALL HAS A LEVEL SURFACE.
E. THE MATERIAL IN FRONT OF THE WALL IS NO STEEPER THAN 4:1 SLOPE.
F. THE FACE OF THE WALL IS NO STEEPER THAN 0.5:1 SLOPE.
G. SURCHARGE LOADS BEHIND THE WALL ARE NO CLOSER THAN THE WALL HEIGHT FROM THE TOP OF WALL.

DRY STACK ROCK WALL DETAIL

SCALE: NONE CUST-328



WROUGHT IRON FENCE

SCALE: NONE

DESIGNED BY:	ALM	APR
REVIEWED BY:	TMP/ADJ	DATE
DRAWN BY:	ALM	DESCRIPTION
		REV

BGE, INC.
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RUBY EVENT HALL
ROUND ROCK, TEXAS

CONSTRUCTION DETAILS

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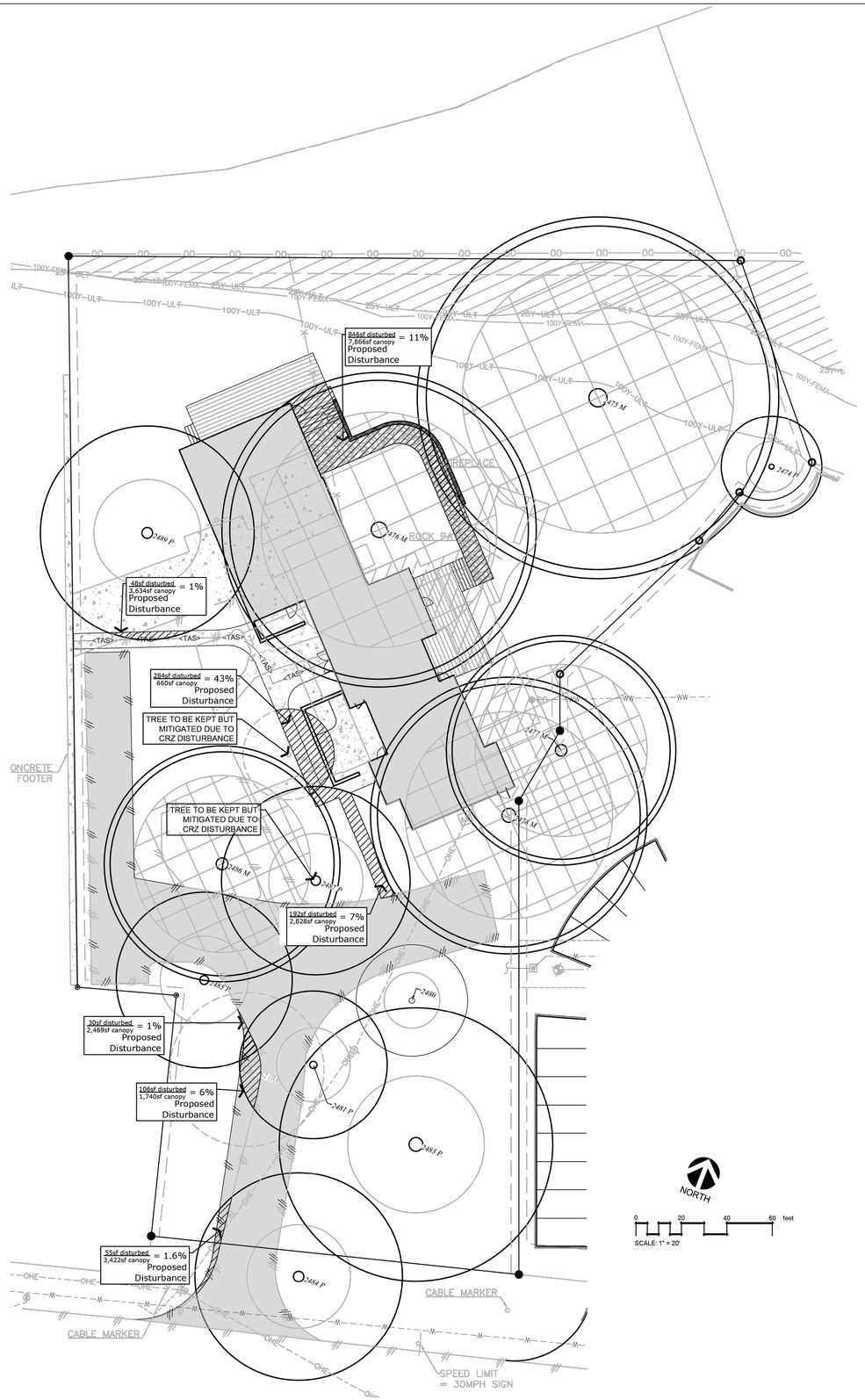
SHEET
18 OF 21

FANNIN AVE RENOVATION - ADDITION

CASE NUMBER: SDP25-00035

PHOTOMETRIC PLAN



Ruby Event Hall | Tree Table

CRZ Dist.	P, R, R-D, NP, NP-C	Tree Tag #	Total Caliper	Species	P	Removed 8"-20"	Removed 20" (+)	50% Mitigation	NP	NP-C	Notes *(CRZ Impact, Multi-trunk)*
1%	P	2489/1276	34	LIVE OAK	34						
11%	P	2476/1277	50	LIVE OAK	50						
	P	2475/1278	57.5	LIVE OAK	57.5						
	P	2474/1279	16	LIVE OAK	16						
43%	R	2488/1281	13	PECAN	13	13					
	R	2482/5001	24	LIVE OAK	24		24				
1%	P	2485/5002	27	LIVE OAK	27						
1.6%	P	2486/5053	36	LIVE OAK	36						
7%	P	2487 / 5054	29	LIVE OAK	29						
6%	P	2481 / 5055	23	LIVE OAK	23						
	P	2484 / 5056	33	LIVE OAK	33						
	NP	2480 / 5057	17.75	HACKBERRY					18		Multi-trunk (11" & 10")
	P	2483 / 5059	43.5	LIVE OAK	43.5						Multi-trunk (31" & 25")
	P	2478 / 5080	44	LIVE OAK	44						
	OS	2477 / 5082	36.5	LIVE OAK							
	Total Caliper Inches		447.75		430	13	24	0	17.75	0	

Legend	
P	**Protected**
R	**Removal of Protected Tree**
R-D	Removed due to death or disease
NP	Not Protected Species
NP-C	Not Protected, Credit
OS	Off Site, Not Counted

Total Inches of Protected Trees on-site	430.00
Total Inches that may be removed without replacement	129.00

Trees 8-19.99", total inches removed	13.00
Inches subject to replacement - 1:1	
Trees 8-19.99", 25-40% impact, replacement (inches X 50%)	
Trees 8-19.99", 40%+ impact, replacement (inches X 100%)	13.00

Trees 20"+, total inches removed	24.00
Inches subject to replacement - 2:1	48.00
Trees 20"+, 25-40% impact, replacement (inches X 2 X 50%)	
Trees 20"+, 40%+ impact, replacement (inches X 2 X 100%)	

Trees Monarch, total inches removed	0.00
Inches subject to replacement - 3:1	0.00
Trees Monarch, 25-40% impact, replacement (inches X 3 X 50%)	0.00
Trees Monarch, 40%+ impact, replacement (inches X 3 X 100%)	0.00

Total Inches to be replaced	**61.00**
Total Inches that may be removed without replacement (30%)	**129.00**
Total difference minus 30% removal	**-68.00**
Total Inches of Proposed Replacement Trees	
Total Inches remaining for replacement	**-68.00** (Negative equals credit)

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
TOTAL SITE AREA		51,644sf
INTERIOR PARKING LOT LANDSCAPE	REQUIRED	PROVIDED
Zoning District (MU-2)	N/A	
• Island Trees	---	---
• End Island Trees	---	---
• Perimeter Parking Trees (in lieu of island)	---	---
• Median Island Trees	---	---
PARKING LOT ALONG PUBLIC STREET LANDSCAPE	REQUIRED	PROVIDED
Fannin Ave, Zoning (MU-2)	N/A	--- lf
• Large Tree (1 per 40 lf)	---	---
• Small Tree (1 per 60 lf)	---	---
• Shrub/Ornamental Grass	---	---
FOUNDATION TREATMENT	REQUIRED	PROVIDED
Category (3) (MU-2, not an applicable zoning district)		
FTPs BLDG 1 West Facade:(---lf X 3= ---FTPs)	N/A	---

LANDSCAPE FEATURE	QUANTITY	POINTS CREDITED	PROVIDED
Specimen Tree	---	60 ea.	--- pts
Medium or Large Tree	---	30 ea.	--- pts
Ornamental Tree	---	15 ea.	--- pts
Large Shrub	---	5 ea.	--- pts
Small Shrub	---	3 ea.	--- pts
Groundcover Planting	---	2 per sf	--- pts
Groundcover-Decorative	---	1 per sf	--- pts
Perennials & Annuals	---	.5 per sf	--- pts
Irrigated Container Plants	---	5 per sf	--- pts
Decorative Paving	---	2.5 per sf	--- pts
Shade Structure	---	30 ea.	--- pts
Shade Structure with Vines	---	33 ea.	--- pts
Site Furniture	---	30 ea.	--- pts
Bike Rack	---	20 ea.	--- pts
Trash Receptacle	---	20 ea.	--- pts

SCREENING	REQUIRED	PROVIDED
• Water Quality/Detention Pond (with walls)		--- lf
•• Large Tree (1 per 40lf)	---	---
•• Small Tree (1 per 30lf)	---	---
•• Large Shrub (1 per 8lf)	---	---
•• Alternative Screening		
••• Limestone & or Textured Walls	--- lf	--- lf
••• Chainlink /Vines (1 per 8lf @ 5gal)	---	---
• Dumpsters & Trash Receptacles		--- lf
•• Masonry Wall	N/A	N/A
•• Small Shrubs (1 per 3lf)	N/A	N/A

CITY NOTES

- From April 1 to September 30, only container grown trees will be planted. From October 1 to March 31, either container grown or ball & burlapped trees may be planted. Recommendation: Regardless, due to the poor soil and high temperatures in our area, it is recommended that container grown trees be used during all times of the year.
- A separate sign permit is required, and is to be provided by others.
- Maintain a 3.0' minimum clear space around all fire hydrants.
- If any trees, shrubs, irrigation, or other landscaping on the adjacent developed site are damaged or removed during construction, they must be replaced with materials of equal size and type and the landscaping returned to its original condition.

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

Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

Date | Description | Rev

Consultant Seal

Company Name and Address
William S. Blair
info@BlairLA.com
www.BlairLA.com
2126 E Ben White Blvd
#240-7873
Austin TX 78741

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

REGISTERED LANDSCAPE ARCHITECT WILLIAM S. BLAIR 2741 STATE OF TEXAS

William S. Blair
January 14, 2026

Project Name and Address
Ruby Event Hall
408 Fannin Ave
Round Rock, Texas

Sheet Title
Landscape Plan

Design By: Will Blair
Checked By: xxxx
Issue Date: 01/14/2026
Project Number: 25077-LP

SHEET L1
20 OF 21 OF 2

SDP25-00035

LANDSCAPE PLANTING SPECIFICATIONS

1) Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
2) Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
3) Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
4) Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
5) Tree pits are to be the same depth as the root ball and 24" wider. Tree pits shall be 50% excavated soil and 50% prepared soil. Prior to planting, the tree pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree.
6) Trees should be positioned in the center of the tree pits, back filled with soil (mix of 50% prepared and 50% excavated) until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Improved soils should contain a minimum 20% organic content.
7) All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
8) It is the landscape contractor's responsibility to provide plants free of disease or pests.
9) Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
10) Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil mix or plant material.
11) All planting beds should have improved soil containing a minimum 20% organic content tilled into them to a depth of six (8) inches.
12) Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, et.) on a daily basis by the end of the work day.
13) Water all plantings in bed areas thoroughly on a daily basis until final acceptance.
14) To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Add improved soils containing a minimum 20% organic content tilled to a minimum depth of four (4) inches to the turf area. Rake area to a finish grade (1" below walks and curbs).
15) If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.
16) Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.
17) Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas.
18) Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.
19) Remove all tags, ribbons and wires from all newly installed plant material.

LANDSCAPE MAINTENANCE REQUIREMENTS

A) All required landscaping, irrigation systems, fences, walls, berms, vegetation and other landscape components shall be maintained by the owner or agent in a healthy, safe and operating condition.
B) Maintenance practices shall consist of all regular and normal maintenance operations of landscaping including, but not limited to, weeding, irrigation, fertilizing, pruning, mowing and litter pick-up. Plant material that exhibits severe levels of insect or pest infestation, disease and/or damage, shall be appropriately treated, and all dead plant material shall be removed and replaced with living plant material where required according to the city approved plan for the site.
C) Street right-of-way between a property line and curb or street pavement adjoining the property shall be maintained by the adjacent landowner.
D) It shall be the responsibility of the owner to maintain and properly irrigate all landscaping required by this section. Failure to replace dead or diseased plant material within 30 days of written notification by the city shall constitute a violation of the zoning ordinance.
E) It shall be unlawful for any person to damage required landscaping through tree topping, over pruning or chemical poisoning. It shall be an affirmative defense that a maintenance/pruning plan was approved by the zoning administrator and that the work was performed in compliance with said approved plan. In the event that required landscaping has been so severely damaged due to tree topping, over pruning or chemical poisoning that it has died, the developer/owner shall replace the landscaping within 45 days of written notice from the city.

CITY IRRIGATION SPECIFICATIONS

All required landscape areas shall be irrigated by an underground automatic system that may include a drip irrigation system. This system shall adhere to manufacturer specifications and the rules and regulations established by TCEQ or successor agency. In addition, an irrigation system must be designed by a landscape architect or irrigator licensed by the state. An irrigation system shall comply with the following:
A) Sprinkler head spacing shall be designed for head-to-head coverage and adjusted for prevailing winds. The system shall promote minimum runoff and minimum overspray onto non-irrigated areas (i.e., paving, walkway, buildings).
B) Sprinkler heads shall have matched precipitation rates within each control valve circuit.
C) Adjustable flow controls shall be required on circuit remote control valves. Pressure regulation components shall be required where static pressure exceeds manufacturer's recommended operating range.
D) Valves and circuits shall be separated based on water use requirements, so that turf areas can be watered separately from shrubs, trees and groundcover areas. A minimum of one bubbler each shall be provided for all large and medium size trees.
E) Serviceable check valves shall be required where elevation differential may cause low head drainage adjacent to paving areas.
F) All automatic irrigation systems shall be equipped with an electronic controller capable of dual or multiple programming. Controller(s) shall have multiple cycle start capacity and a flexible calendar program, including the capability of being set to water every five days.
G) All automatic irrigation systems shall be equipped with a rain and freeze sensor shut-off device.
H) Bubblers for trees should be visible and staked into position so that they are at least 12" from tree trunks and no further than 24" from tree trunks.

ADDITIONAL IRRIGATION SPECIFICATIONS

1) Irrigation contractor will provide pipes for sleeves and specify locations for placement of sleeves by general contractor prior to pouring concrete or laying asphalt.
2) Irrigation contractor will install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local governing authorities.
3) Find location of backflow preventer, and automatic controller location shall be approved by the owner's authorized representative.
4) 120 VAC electrical power source at controller location shall be provided by others. The irrigation contractor shall make the final connection from the electrical source to the controller.
5) All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
6) The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
7) Head location is the responsibility of the irrigation contractor, with the understanding that all landscape areas will receive adequate water to provide for vigorous growth of vegetation.
8) Irrigation contractor will replace or repair all items damaged by his work.
9) All work shall be installed in accordance with applicable codes and ordinances for the City of Round Rock, Texas and the National Electrical Code and all governing authorities.
10) The irrigation contractor is responsible for reporting any deficiency in water pressure that would affect the operation of the irrigation system.
11) The irrigation contractor shall be a Registered Licensed Irrigator in the State of Texas. Contractor must conform to all codes as stated in section 34 of the Texas Water Code and TNRCC.
12) All remote control valves, gate valves, quick couplers and control wire and computer cable pull pints shall be installed in approved valve boxes.
13) Irrigation Contractor shall procure all permits, licenses, and pay all charges and fees and give all necessary notices for the completion of work.
14) Contractor shall not disturb roots of existing trees. There shall be no machine trenching below the dripline of existing trees.
15) Extreme care shall be exercised in excavating and working near utilities. Contractor shall verify the location and condition of all utilities and be responsible for damage to any utilities.
16) Contractor shall clearly mark all exposed excavations, materials, and equipment. Cover or barricade trenches when the contractor is not on the site. Take all necessary precautions to protect and prevent injury to any persons on the site.
17) All automatic irrigation systems shall be equipped with a controller of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capacity of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shutoff device.
18) Irrigation in Texas is regulated by the Texas Commission on Environmental Quality, www.tceq.texas.gov, (512) 239-1000

INSTALLATION CHECK LIST

Landscape edging -

1. ____Install edging where required.
2. ____Ensure that the top of edging is flush with or below adjacent sidewalks and curbs so that there are no sharp corners exposed.
3. ___ Ensure that the tops of edging at joints are flush with each other so that there are no sharp corners exposed.
4. ____Ensure that the tops of stakes are flush with or below top of edging.

Plant materials

5. ____Ensure plant materials are of a good quality. Poor quality, dead, dying or damaged materials must be replaced.
6. ___ Ensure all vinyl tape, twine and tags are removed from plant material.
7. ___Ensure the appropriate sizes of plant materials are utilized. Ensure that there is a minimum of 3" tree caliper for all large species shade trees.
8. ___Planting depth - top of root ball 1"-2" above finished grade
9. ___Tree staking - minimum 3 stakes per tree evenly space around the tree. Make ties snug but not so tight as to girdle the trunk. A plastic chain lock or 10-gauge wire, cushioned with a rubber hose around the trunk may be used as tree ties. Trees larger than 4 caliper inches shall require a minimum of 3 guy wires anchored into the ground.
10. ___ Only container grown trees shall be planted from April 1st - September 30th. From October 1st - March 31st, container grown or balled and bur-lapped may be planted. Staff strongly recommends the use of container grown trees year around.
11. ___ Limb removal: Remove torn, damaged, and dead branches; rubbing branches; and sprouts and suckers

Screening

12. ___ Ensure required ground-mounted equipment screening is provided (*1 lrg. Shrub every 4 linear feet).*
13. ___ Ensure that water quality pond and detention pond screening is provided.
14. ___ Dumpster & trash receptacle screening - minimum 6' height decorative masonry wall on 3 sides with opaque gate.
15. ___ Outdoor storage screening - wall & landscaping.
16. ___ Loading areas - masonry wall & landscaping.

Irrigation

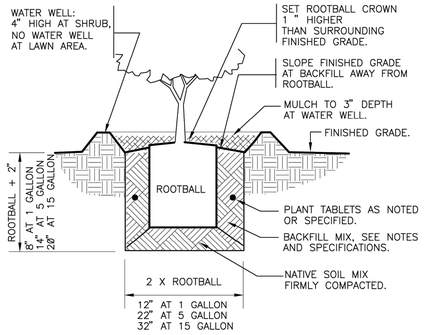
17. ___Provide a minimum of 1 flood bubbler per shade & ornamental tree
18. ___Provide two bubblers for trees 4 inches or larger
19. ___Ensure that the flood bubbler is a minimum of 12" from trunk, staked in place
20. ___Make all flood bubblers visible for inspection.
21. ___Stake drip tubing in place and cover with mulch / soil so that it is not visible

Mulch

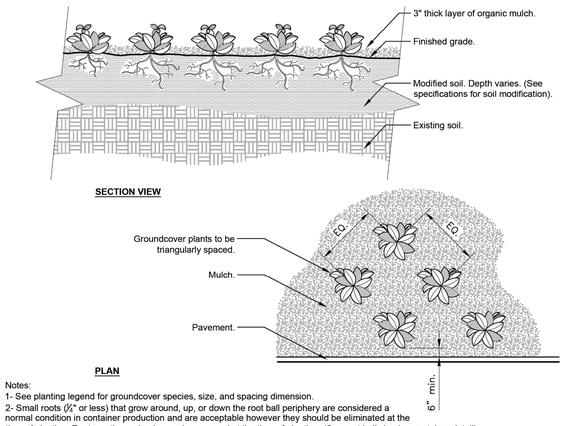
22. ___Ensure that all mulch has a minimum 3" depth and there are no bare spots.
23. ___Pull back the mulch / soil at least 6" from the trunk; ensure that the root flare is visible.

Revegetation

24. ___ Revegetation must be a permanent grass variety, cover 95% of all disturbed area and be a minimum of 1" in height.

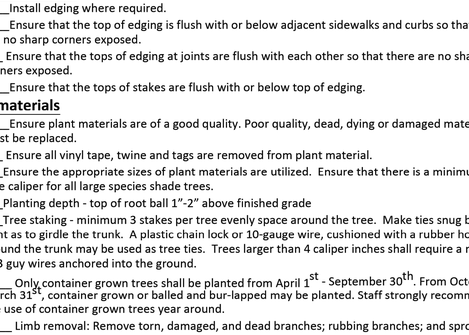


3 SHRUB PLANTING
1" = 1'-0"

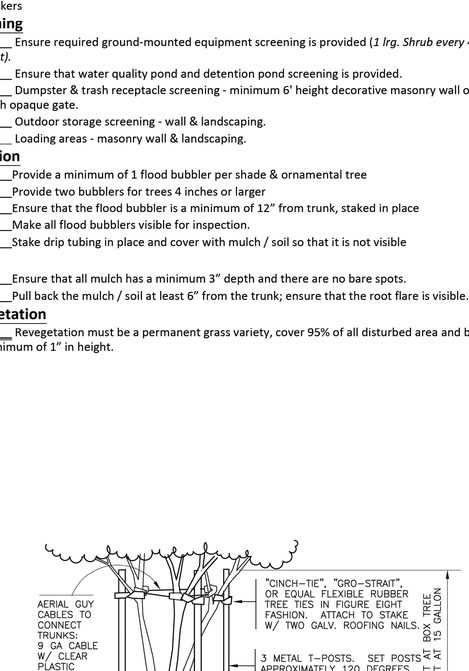


2 GROUNDCOVER
3/4" = 1'-0"

FX-PL-FX-GROU-01

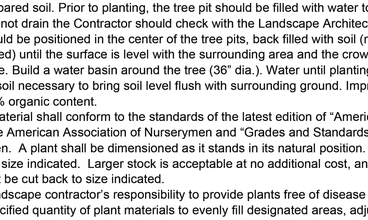


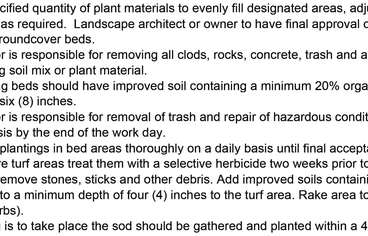
STAKING DETAIL



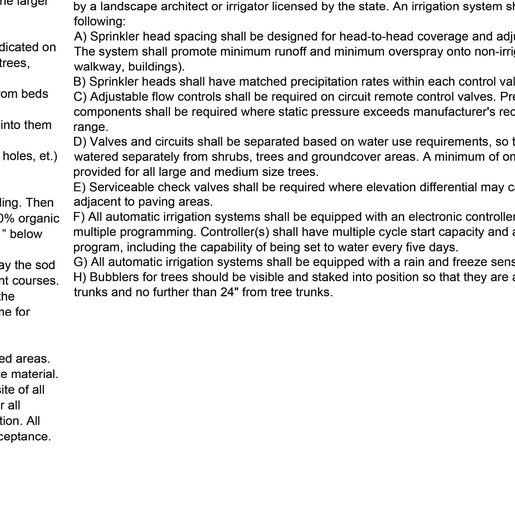
PLANT PIT DETAIL

1 TREE PLANTING MULTI-STAKE
1" = 1'-0"





5 SHRUB SCREENING
NO SCALE



4 SHRUB SPACING
NO SCALE

Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

Date | Description | Rev

Consultant Seal

Company Name and Address
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BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

REGISTERED LANDSCAPE ARCHITECT WILLIAM S. BLAIR 2741 STATE OF TEXAS
William S. Blair
January 14, 2026

Project Name and Address
Ruby Event Hall
408 Fannin Ave
Round Rock, Texas

Sheet Title
Landscape Calculations & Specifications

Design By: Will Blair
Checked By: xxxx
Issue Date: 01/14/2026
Project Number: 25077-LP

SHEET L2
21 OF 21 OF 2

SDP25-00035