

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: Crown Castle Encino Park Tower					2. Regulated Entity No.:RN106098007				
3. Customer Name: Crown Castle					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): 0.01				
9. Application Fee:	\$ 500.00		10. Permanent BMP(s):			Existing regional type structural			
11. SCS (Linear Ft.):			12. AST/UST (No. Tanks):						
13. County:	Bexar		14. Watershed:			Mud Creek			

Application Distribution

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

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

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

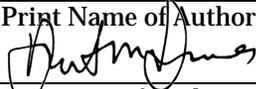
Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	—
Region (1 req.)	—	—	—
County(ies)	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Kurt M. Prossner, P.E.

Print Name of Authorized Agent



04/07/2023

Signature of 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):

23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>	20138 US Hwy 281 N								
	City	San Antonio	State	TX	ZIP	78258	ZIP + 4		
24. County	Bexar								
Enter Physical Location Description if no street address is provided.									
25. Description to Physical Location:	NCB 17568, Lot 901 One Adriana Subdivision								
26. Nearest City	San Antonio				State	TX	Nearest ZIP Code	78258	
27. Latitude (N) In Decimal:	Degrees		Minutes	Seconds	28. Longitude (W) In Decimal:	Degrees		Minutes	Seconds
	29	37	44.82N		-98	27	32.64W		
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)				
3663	4899	334220			517919				
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>									
Wireless Communication Facility- Unmanned									
34. Mailing Address:	Crown Castle 8220 Katy Freeway								
	City	Houston	State	TX	ZIP	77024	ZIP + 4		
35. E-Mail Address:									
36. Telephone Number		37. Extension or Code			38. Fax Number <i>(if applicable)</i>				
(678) 336-1253					() -				

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

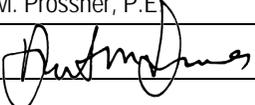
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source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

SECTION IV: Preparer Information

40. Name:	Kurt M. Prossner	41. Title:	Agent
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 918-3343		() -	prossner.associates@gmail.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Prossner and Associates, Inc.	Job Title:	Agent
Name <i>(In Print)</i> :	Kurt M. Prossner, P.E.	Phone:	(512) 918-3343
Signature:		Date:	07/10/2023



TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)		<input type="checkbox"/> Other
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN		RN 106098007

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)				
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>				
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)			<i>If new Customer, enter previous Customer below:</i>	
Crown Castle				
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)	
0802069781	32048682960	76-0470458		
11. Type of Customer:	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:		
12. Number of Employees			13. Independently Owned and Operated?	
<input type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input checked="" type="checkbox"/> 501 and higher			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following				
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant				
15. Mailing Address:	8020 Katy Freeway			
	City	Houston	State	TX
	ZIP	77024	ZIP + 4	
16. Country Mailing Information (if outside USA)			17. E-Mail Address (if applicable)	
			debbie.sauls@crowncastle.com	
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)

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

New Regulated Entity Update to Regulated Entity Name Update to Regulated Entity Information

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

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

Crown Castle Encino Park

23. Street Address of the Regulated Entity:(No PO Boxes)

20138 US Hwy. 281

North

City

San Antonio

State

TX

ZIP

78258

ZIP + 4**24. County**

Bexar

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

25. Description to Physical Location:

New City Block NCB 17568, Lot 901, 1 One Adriana Subdivision

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

San Antonio

Tx

78258

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:**28. Longitude (W) In Decimal:**

Degrees

Minutes

Seconds

Degrees

Minutes

Seconds

29

37

44.8

98

27

33

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

(4 digits)

(4 digits)

(5 or 6 digits)

(5 or 6 digits)

3663

4899

334220

517919

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

Cell tower owner

34. Mailing Address:

8220 Katy Freeway

Address:**City**

Houston

State

TX

ZIP

77024

ZIP + 4**35. E-Mail Address:****36. Telephone Number****37. Extension or Code****38. Fax Number** (if applicable)

(678) 366-1253

() -

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

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

SECTION IV: Preparer Information

40. Name:	Kurt M. Prossner, P.E.	41. Title:	Agent
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 918-3343		(512) 918-2431	prossner.associates@gmail.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Prossner and Associates, Inc.	Job Title:	President
Name (In Print):	Kurt M. Prossner, P.E.	Phone:	(512) 918- 3343
Signature:		Date:	05/30/2023

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: Crown Castle

Date: 07/12/0223

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Crown Castle Encino Park
2. County: Bexar
3. Stream Basin: Mud Creek
4. Groundwater Conservation District (If applicable): Edwards Aquifer

5. Edwards Aquifer Zone:

- Recharge Zone
 Transition Zone

6. Plan Type:

- | | |
|---------------------------------------|---|
| <input type="checkbox"/> WPAP | <input type="checkbox"/> AST |
| <input type="checkbox"/> SCS | <input type="checkbox"/> UST |
| <input type="checkbox"/> Modification | <input checked="" type="checkbox"/> Exception Request |

7. Customer (Applicant):

Contact Person: Debbie Sauls

Entity: Crown Castle

Mailing Address: 8020 Katy Freeway

City, State: Houston Tx

Zip: 77024

Telephone: (678) 366-1253

FAX: _____

Email Address: Debbie.sauls@crowncastle.com

8. Agent/Representative (If any):

Contact Person: Kurt Prossner PE

Entity: Prossner & Associates PE

Mailing Address: 13377 Pond Springs Road Suite 104

City, State: Austin Tx

Zip: 78729

Telephone: 512 918-3343

FAX: _____

Email Address: Prossner.associates@gmail.com

9. Project Location:

- The project site is located inside the city limits of San Antonio Tx.
- 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.

20138 US Highway 281 N San Antonio Texas 78258

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: Surveyed on February 2023

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.

14. Project Description for Crown Castle Encino Park WPAP Exception (F0587)

a) Total property size is 3,000 sf lease area from One Boerne Tract lot. This area is already paved and developed/disturbed area behind the Auto Zone store on US Highway 281 N.

b) Offsite area of this Encino Crossing Retail Center development is described in WPAP issued to Gene Liguori of Showcase Homes at approximately 8.2 acres. With the previously approved WPAP the owner, Gene Liguori permitted and constructed permanent water quality sedimentation/filtration ponds and detention ponds within this development. We confirmed these were constructed by the developer. This proposed wireless site drains into the permanent BMPs, therefore no new water quality is proposed and an exception should be issued. The WPAP letter indicates the structure to be a "partial sedimentation/filtration basin was constructed in compliance with Edwards Aquifer Rules.

c) Existing impervious cover within the 3,000 sq ft lease site is 2,180 sf of paved/concrete area. Proposed impervious cover with this project is 96.7 sf of new coverage. SAW's has previously approved the site through their zoning review.

d) No new permanent BMP's will be needed with this application. The previous WPAP accounted for the increase site runoff in their approval for this location. A Geological assessment is not necessary for this site due to the previously developed condition of this site and that a Geological assessment was previously provided and approved for the WPAP issued in 2002. No significant features were discovered in the previous assessment per approval letter issued by TCEQ in April 2002.

e) Proposed use is a wireless telecommunications site with a small footprint on the already paved area behind the existing Auto Zone store. The use will include a monopole, fencing and equipment on 3,000 sf or area. No generators will be installed on this site due to SAW's restrictions on the Edwards Aquifer. This site is a relocation of two (2) existing wireless facilities sites across the Highway.

f) The site history is that the development project is about 75% completed with retail sites developed in front along US 281 N and retail lots vacant behind this proposed site. A copy of the approved WPAP dated April 11, 2002, has been provided in the overall documents.

g) Previous development has been described in section B) above.

h) there are no onsite areas to be demolished in the project.

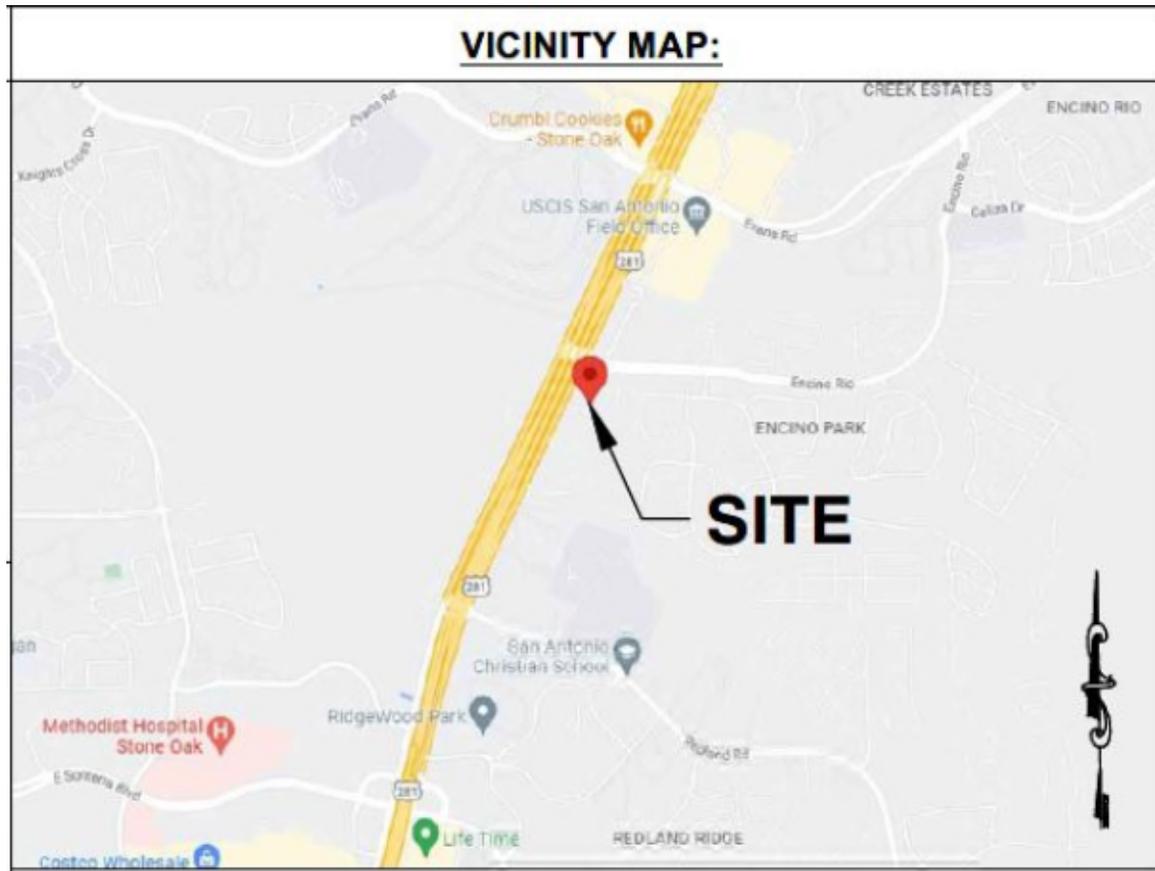
i) Additional documents – Provided in the exception request were as follows.

- 1) Core data form for One Boerne Tract LTD as requested,
- 2) Ground lease agreement – redacted showing One Boerne Tracts as current owner,
- 3) Current Deed for ownership,
- 3) Incorrect Bexar CAD listing of the current property owner for lot 901 block 7, One Adriana subdivision.

Crown Castle Site aerial existing conditions



Crown Castle Encino Parkway Site Location Map form f-0587



Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Crown Castle Encino Park Tower

Regulated Entity Location: 20140 US Hwy. 281, San Antonio, Texas 78258

Name of Customer: ~~LOMA LLC~~ Crown Castle

Contact Person: Debbie Sauls

Phone: (678) 366-1253

Customer Reference Number (if issued): CN _____

Regulated Entity Reference Number (if issued): RN 106098007

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

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

12100 Park 35 Circle

Mail Code 214

Building A, 3rd Floor

P.O. Box 13088

Austin, TX 78753

Austin, TX 78711-3088

(512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	1 Each	\$ 500.00
Extension of Time	Each	\$

Signature: _____



Date: 04/07/2023

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	Fee
Exception Request	\$500

Extension of Time Requests

<i>Project</i>	<i>Fee</i>
Extension of Time Request	\$150

Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality

30 TAC §213.9 Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Kurt M. Prossner, P.E.

Date: 04/07/2023

Signature of Customer/Agent:



Regulated Entity Name: Crown Castle Encino Park Tower

Exception Request

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

Administrative Information

- Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
- The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
- The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

EXCEPTION REQUEST – ATTACHMENT A

Nature of exception:

The project consist of a small (0.091 ac.) disturbed area that will contain a new cell tower with associated equipment and no impervious cover will be added. The site is located on a fully developed tract that has existing regional type structural water quality controls that were approved by the TCEQ under Edwards Aquifer Protection Program File No. 1816.00 in April, 2002.

EXCEPTION REQUEST – ATTACHMENT B

Documentation of Equivalent Water Quality Protection:

There will be no new impervious cover added to the fully developed tract that has existing regional type structural water quality controls that were approved by the TCEQ under Edwards Aquifer Protection Program File No. 1816.00 in April, 2002. Refer to the construction plans which show the location of the existing regional type structural water quality facility.

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: Kurt M . Prossner, P.E.

Date: 04/07/2023

Signature of Customer/Agent:



Regulated Entity Name: Crown Castle Encino Park Tower

Project Information

Potential Sources of Contamination

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

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

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: Mud Creek

Temporary Best Management Practices (TBMPs)

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

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

- A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
 - There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11. **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- N/A
12. **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
19. Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
21. If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22. Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

TEMPORARY STORMWATER SECTION - ATTACHMENT A

Spill Prevention, Cleanup and Disposal:

1. Contractor shall be prepared to contain or dike spills to prevent spreading. Small areas are easier to clean up than large ones. Keep absorbent materials such as clay (kitty litter), polypropylene brooms and pads, rags, and sawdust on hand for cleanup of spilled liquids.
2. Hydrocarbons or hazardous substances spilled during construction will be cleaned up immediately upon detection. Waterways will be swept and vacuumed as required. Contaminated soil will be excavated and removed to a TCEQ approved disposal site.
3. Absorbent materials may need used to effectively cleanup various materials spilled on pavement, water and soil. Soil or other media which has been contaminated with petroleum or other pollutants should be excavated or remediated to prevent contaminated discharges to a storm drain or waterway. Excavated contaminated materials should be stored in containers or on plastic covered so that the contamination is not flushed back onto the ground during a rainstorm.
4. Contaminated materials shall be disposed or properly. Proper disposal of materials depends on the type of contaminate. Hazardous wastes are considered regulated wastes and should be containerized for transport and disposal by a permitted company. Disposal also depends on the amount of the contaminated materials.
5. Contact the City of San Antonio Fire Department to report an accident.

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 storm water 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 storm water run-on during rainfall to the extent that it doesn't compromise clean up activities.
7. Do not bury or wash spills with water.
8. Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
9. Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.

10. Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
11. Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
12. Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3. Notification should first be made by telephone and followed up with a written report.
4. The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

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

More information on spill rules and appropriate responses is available on the TCEQ website at:

<http://www.tceq.state.tx.us/compliance/er>

TEMPORARY STORM WATER SECTION - ATTACHMENT B

Activities or processes which may be a potential source of contamination are as follows:

- Hydraulic fluid or diesel fuel from construction equipment.
- Hydraulic fluid or diesel fuel from service trucks.
- Silt from storm water runoff during construction.
- Solid waste produced during construction.
- Construction vehicles tracking onto public roads.
- General use of chemical materials during construction activities.

TEMPORARY STORM WATER SECTION - ATTACHMENT C

Sequence of major activities:

1. The total limits of construction is 0.091 acres. (3,963 sf)
2. Install erosion controls as indicated on approved plan.
3. Contact City of San Antonio as required to schedule the preconstruction coordination meeting.
4. Install temporary erosion controls.
5. Begin site clearing/demolition for proposed concrete pad.
6. Construct concrete pad.
7. Revegetate disturbed areas or complete a developer's contract for the revegetation along with the engineer's concurrence letter.
8. Project engineer inspects job and writes concurrence letter to the City and TCEQ. Final inspection is scheduled upon receipt of letter.
9. Upon revegetation per City of San Antonio requirements, remove temporary erosion/sedimentation controls.

TEMPORARY STORM WATER SECTION - ATTACHMENT D

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES:

TBMPs and measures that will be used during and after construction:

Temporary Construction Entrance/Exit

The purpose of a temporary gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of way, street, alley, sidewalk or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking or flowing of sediment onto public right-of-ways. This practice should be used at all points of construction ingress and egress. Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected where access is not necessary. A rock stabilized construction entrance should be used at all designated access points.

Silt Fence

A silt fence is a barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site. When properly used, silt fences can be highly effective at controlling sediment from disturbed areas. They cause runoff to pond, allowing heavier solids to settle out. If not properly installed, silt fences are not likely to be effective. The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow. Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

Rock Berms

The purpose of a rock berm is to serve as a check dam in areas of concentrated flow, to intercept sediment-laden runoff, detain the sediment and release the water in sheet flow. The rock berm should be used when the contributing drainage area is less than 5 acres. Rock berms are used in areas where the volume of runoff is too great for a silt fence to contain. They are less effective for

sediment removal than silt fences, particularly for fine particles, but are able to withstand higher flows than a silt fence. As such, rock berms are often used in areas of channel flows (ditches, gullies, etc.). Rock berms are most effective at reducing bed load in channels and should not be substituted for other erosion and sediment control measures farther up the watershed.

Inlet Protection

Storm sewers that are made operational prior to stabilization of the associated drainage areas can convey large amounts of sediment to natural drainage ways. In case of extreme sediment loading, the storm sewer itself may clog and lose a major portion of its capacity. To avoid these problems, it is necessary to prevent sediment from entering the system at the inlets.

Dewatering Operations

Dewatering operations are practices that manage the discharge of pollutants when non storm water and accumulated precipitation or groundwater must be removed from a work location so that construction work may be accomplished. The controls detailed in this BMP only allow for minimal settling time for sediment particles and should only be used when site conditions restrict the use of the other control methods. When possible avoid dewatering discharges by using the water for dust control, by infiltration, allowing to evaporate, etc. A variety of methods can be used to treat water during dewatering operations.

Concrete Washout Areas

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to storm water 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 storm water 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.

TEMPORARY STORM WATER SECTION – ATTACHMENT F

Structural Practices:

Refer to the construction plans for required erosion controls.

TEMPORARY STORM WATER SECTION – ATTACHMENT G

Drainage area map:

Refer to the construction plans.

TEMPORARY STORM WATER SECTION – ATTACHMENT I

INSPECTION AND MAINTENANCE FOR TEMPORARY BMPs:

Inspection and maintenance of TBMPs shall be performed at regular intervals, at least once weekly and after significant rainfall occurrences as follows. Records of inspections and maintenance shall be kept on site.

Temporary Construction Entrance/Exit

Inspection and Maintenance Guidelines:

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

Common trouble points

- 1) Inadequate runoff control – sediment washes onto public road.
- 2) Stone too small or geotextile fabric absent, results in muddy condition as stone is pressed into soil.
- 3) Pad too short for heavy construction traffic – extend pad beyond the minimum 50 foot length as necessary.
- 4) Pad not flared sufficiently at road surface, results in mud being tracked on to road and possible damage to road edge.
- 5) Unstable foundation – use geotextile fabric under pad and/or improve foundation drainage.

Silt Fence

Inspection and Maintenance Guidelines:

- 1) Inspect all fencing weekly, and after any rainfall.
- 2) Remove sediment when buildup reaches 6 inches.
- 3) Replace any torn fabric or install a second line of fencing parallel to the torn section.
- 4) Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.

- 5) When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Common Trouble Points:

- 1) Fence not installed along the contour causing water to concentrate and flow over the fence.
- 2) Fabric not seated securely to ground (runoff passing under fence)
- 3) Fence not installed perpendicular to flow line (runoff escaping around sides)
- 4) Fence treating too large an area, or excessive channel flow (runoff overtops or collapses fence)

Concrete Washout Areas

Inspection and Maintenance

When temporary concrete washout facilities are full or no longer required for the work, the hardened concrete should be removed and disposed of. Replace concrete washout facilities as required until construction on project site is complete. 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.

TEMPORARY STORM WATER SECTION – ATTACHMENT J

Schedule of Interim and Permanent Soil Stabilization Practices:

Interim Stabilization Practices

Stabilization measures must be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and except as provided below, must be initiated no more than fourteen (14) days after the construction activity if that portion of the site has temporarily or permanently ceased.

- Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must 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 twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of site.
- In arid areas (areas with an average rainfall of 0 to 10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practicable.

It is not anticipated for any portion of this construction project to be idle for more than 21 days.

Termination and Final Stabilization

Coverage under this general permit must be terminated through the submittal of the Notice of Termination in Section 3 within 30 days if:

- final stabilization has been achieved on all portions of the site that is the responsibility of the permittee; or
- another permitted operator has assumed control over all areas of the site that have not been finally stabilized; and
- all silt fences and other temporary erosion controls have either been removed, scheduled for removal, or transferred to a new operator if the new operator has sought permit coverage. Erosion controls that are designed to remain in place for an indefinite period, such as mulches and fiber mats, are not required to be removed or scheduled for removal.

Final stabilization is achieved when:

- All soil disturbing activities at the site have been completed and a uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed.

Final stabilization will be achieved by promoting vegetation for all areas not covered by permanent structures. Most areas of disturbance will be landscaped.

A copy of the NOT must also be submitted to TCEQ as required.

A "Secondary" operator is not required to submit a NOT at the completion of the project.

TCEQ

NOTES

1. That the area of the VFS not have slopes greater than 20%
2. That the contributing basin not have flow lengths over 72 feet
3. The hydraulic length of the VFS must be at least 15 feet
4. The VFS, although no specific vegetative makeup is required, should have 80% vegetative coverage
5. The VFS should be free of gullies and rills
6. The "top" edge of the VFS should be relatively level

MEETS THIS CRITERIA - MAXIMUM SLOPE MEASURED IS 20% - AVERAGE SLOPE MEASURED IS 12% +
 MEETS THIS CRITERIA - FLOW LENGTHS MEASURED AS SHOWN ON MAP ARE 42', 51' AND 15'
 MEETS THIS CRITERIA - FLOW LENGTHS MEASURED AS SHOWN ON MAP ARE 20', 55 AND 15'
 VFS TO BE GRADED AND LANDSCAPED IN ACCORDANCE WITH THIS CRITERIA
 VFS TO BE GRADED AND LANDSCAPED IN ACCORDANCE WITH THIS CRITERIA
 THE SLOPE OF THE VFS IS FAIRLY UNIFORM. THE TRANSITION OF "TOP" GRADE ALONG THE VFS IS UNIFORM AS WELL. THIS WILL SERVE TO EVENLY DISTRIBUTE THE FLOWS ACROSS THE VFS. THIS CRITERIA IS ALTERNATELY MET.

IMPERVIOUS COVER SUMMARY			
EXISTING TOTAL PROPERTY SIZE:	3,969 SQ. FT.	0.0911 ACRES	
EXISTING TOTAL PROPERTY IMPERVIOUS COVER:	2,160 SQ. FT.	0.0486 ACRES	54.42%
TOTAL IMPERVIOUS COVER ALLOWED:			65%
PROPOSED IMPERVIOUS COVER:			
EQUIPMENT & TOWER:	96.67 SQ. FT.	0.0022 ACRES	2.44%
GRAVEL DRIVEWAY:	0 SQ. FT.	0 ACRES	0%
PROPOSED IMPERVIOUS COVER (THIS SITE PLAN):	96.67 SQ. FT.	0.0022 ACRES	2.44%
PROPOSED DECREASE IN IMPERVIOUS COVER (THIS SITE PLAN):	0 SQ. FT.	0 ACRES	0%
TOTAL IMPERVIOUS COVER	2,256.67 SQ. FT.	0.0518 ACRES	56.86%

Texas Commission on Environmental Quality Water Pollution Abatement Plan General Construction Notes

Edwards Aquifer Protection Program Construction Notes - Legal Disclaimer

The following "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following "construction notes" restricts the powers of the ED, the Commission or any other governmental entity to prevent, correct, or control activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan-maintenance. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and prosecution. The following "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation.

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, 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

TCEQ-0992 (Rev. July 15, 2015) Page 1 of 2

8. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged off-site.
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 Edwards 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.

when it occupies 50% of the basin's design capacity.

- 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.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78735-1008 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Juskon Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329
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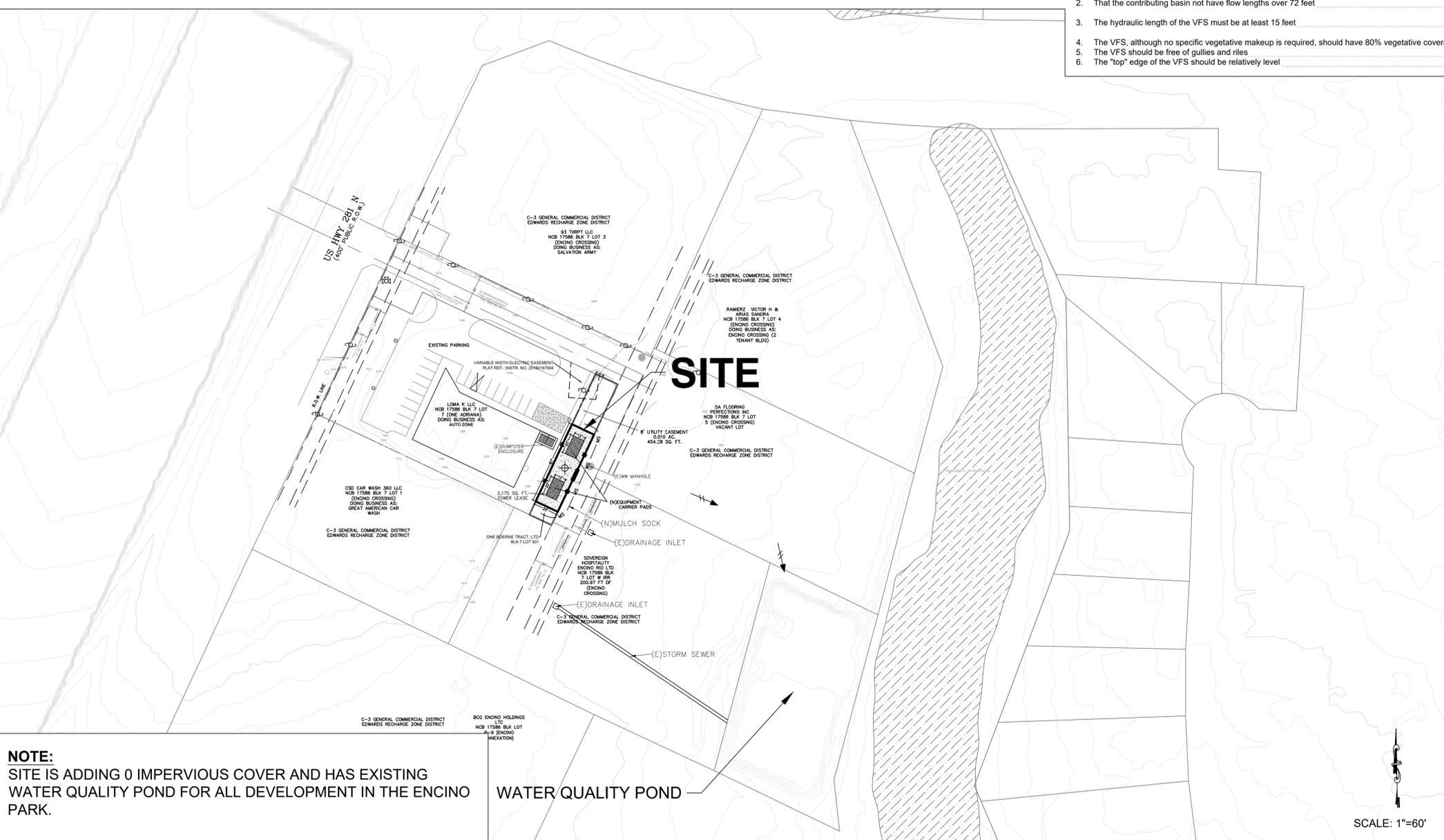
THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

TCEQ-0992 (Rev. July 15, 2015) Page 2 of 2

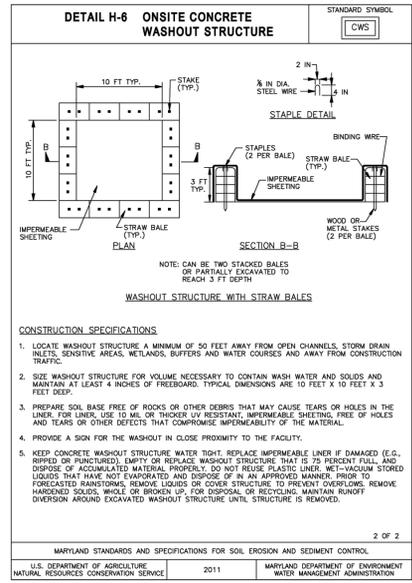
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

ENCINO PARK RELO

CASE NUMBER:
 SUBMITTAL DATE:



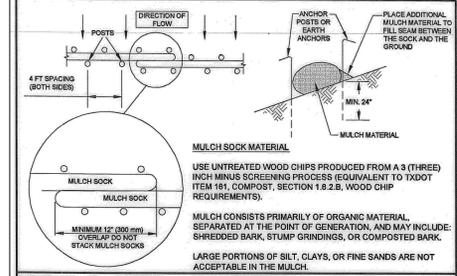
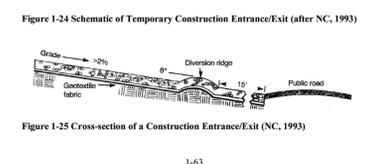
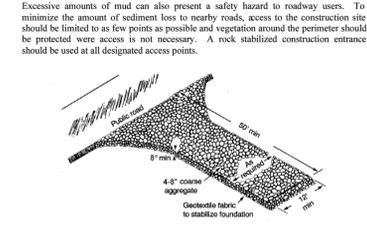
NOTE:
 SITE IS ADDING 0 IMPERVIOUS COVER AND HAS EXISTING WATER QUALITY POND FOR ALL DEVELOPMENT IN THE ENCINO PARK.



1.4.2 Temporary Construction Entrance/Exit

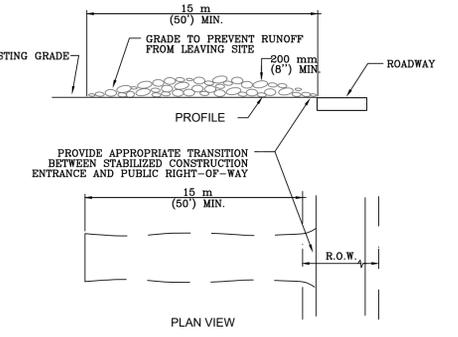
The purpose of a temporary gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of-way, street, alley, sidewalk or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking or flowing of sediment onto public right-of-way. This practice should be used at all points of construction ingress and egress. Schematic diagrams of a construction entrance/exit are shown in Figure 1-24 and Figure 1-25.

Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected where access is not necessary. A rock stabilized construction entrance should be used at all designated access points.



- NOTES:
1. STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 600mm (24 inches). IF WOOD POSTS CANNOT ACHIEVE 600mm (24 inches) DEPTH, USE STEEL POSTS. EARTH ANCHORS ARE ALSO ACCEPTABLE.
 2. THE TOE OF THE MULCH SOCK SHALL BE PLACED SO THAT THE MULCH SOCK IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. IN ORDER TO PREVENT WATER FROM FLOWING BETWEEN THE JOINTS OF ADJACENT ENDS OF MULCH SOCKS, LAP THE ENDS OF ADJACENT MULCH SOCKS A MINIMUM OF 300mm (12 inches).
 3. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.
 4. SOCK MATERIAL WILL BE 100% BIODEGRADABLE, PHOTODEGRADABLE, OR RECYCLABLE SUCH AS BURLAP, TWINE, UV PHOTODEGRADABLE PLASTIC, POLYESTER, OR ANY OTHER ACCEPTABLE MATERIAL.
 5. MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES NO STEEPER THAN 2:1 AND SHOULD NOT EXCEED THE MAXIMUM SPACING CRITERIA PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL TABLE 1.4.2.5.1 FOR A GIVEN SLOPE CATEGORY.
 6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATEREDD PROTECTION DEPARTMENT	MULCH SOCK	STANDARD NO. 648S-1
APPROVED	08/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



- NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
 2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
 3. THICKNESS: NOT LESS THAN 200 mm (8").
 4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
 5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
 6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
 7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATEREDD PROTECTION DEPARTMENT	MULCH SOCK	STANDARD NO. 648S-1
APPROVED	08/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



SITE INFORMATION
 20138 US HWY 281 N
 SAN ANTONIO, TEXAS
 78258 BEXAR COUNTY

PROPERTY OWNER
 ONE BOERNE TRACT, LTD (GENE LIGUORI)
 13423 BLANCO ROAD #260, SAN ANTONIO, TX 78216
 G.LIGUORI@GMAIL.COM
 210-789-5500

TOWER OWNER
 CROWN CASTLE
 BU# 831953

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

I Gone Ligvori
Print Name

Owner
Title - Owner/President/Other

of One Boerne Tract, Ltd.
Corporation/Partnership/Entity Name

have authorized Crown Castle and their agent Kurt Prossner PE
Print Name of Agent/Engineer

of Crown Castle & Kurt Prossner & Associates
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

[Signature]
Applicant's Signature

5-12-23
Date

THE STATE OF Texas §

County of Bexar §

BEFORE ME, the undersigned authority, on this day personally appeared Gene Higvori 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 12 day of May, 2023.

[Signature]

NOTARY PUBLIC

Maehaela Hurdelbrink
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 9-25-2026



SCANNED

WARRANTY DEED WITH VENDOR'S LIEN

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your social security number or your driver's license number. Texas Property Code § 11.008.

Date: April 25, 2005.

Grantor: Showcase Custom Homes of Texas, Inc.

Grantee: One Boerne Tract, Ltd., a Texas limited partnership, 8 Inwood Autumn Drive, San Antonio, Texas 78248.

Consideration: Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor.

Property: Lot 2, Block 7, New City Block 17586, Encino Crossing, City of San Antonio, Bexar County, Texas, according to a plat recorded at Volume 9555, Page 129, Deed and Plat Records, Bexar County, Texas, amended by plat recorded at Volume 9564, Page 77, Deed and Plat Records, Bexar County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

A vendor's lien retained in a Warranty Deed dated March 4, 2002, recorded at Volume 9292, Page 913, Real Property Records, Bexar County, Texas, securing payment of one promissory note of even date therewith in the principal amount of \$1,542,000.00, executed by Showcase Custom Homes of Texas, Inc., payable to the order of First National Bank; said note being further secured by a Deed of Trust recorded at Volume 9292, Page 919, Bexar County Real Property Records (said lien covering the Property as well as other property); said note being further secured by a Conditional Assignment of Lease and Rentals, recorded at Volume 9292, Page 940, Bexar County Real Property Records; said note being further secured by a Financing Statement recorded at Volume 9292, Page 952, Bexar County Real Property Records.

Restrictive covenants recorded at Volume 2636, Page 980; Volume 4518, Page 1541; Volume 9494, Page 246; and Volume 9676, Page 2277, Bexar County Real Property Records.

Pursuant to the above mentioned plats: Building setback line, 25 feet wide along the front Property line; Vehicular non-access easement 1 foot wide along Highway 281 and Encino Rio; Gas, electric, telephone and cable TV easement, 14 feet wide along Highway 281 and Encino Rio; Electric, gas, telephone, waterline and cable TV easement 20 feet wide along Highway 281 and Encino Rio; Portion of electric, gas, telephone and cable TV easement 28 feet wide along Southwest side of Property; Ingress and egress easement 30 feet wide along side Property line.

Declaration for Encino Park Homeowners Association, recorded at Volume 4518, Page 1541, Real Property Records, Bexar County, Texas.



Terms and provisions of Declaration for Encino Crossing Property Owners Association, recorded at Volume 9676, Page 2277 and bylaws recorded at Volume 9676, Page 2287, Real Property Records, Bexar County, Texas.

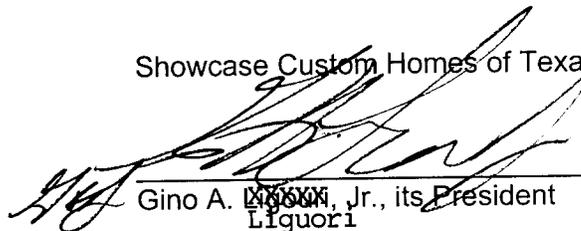
A 1/16th royalty interest in all oil, gas and other minerals of every character reserved by instrument recorded at Volume 1359, Page 231, Deed Records, Bexar County, Texas.

Taxes not yet due and payable, which Grantee assumes. All of the foregoing are exceptions to conveyance and warranty to the extent of the validity and enforceability thereof.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

Showcase Custom Homes of Texas, Inc.


Gino A. Liguori, Jr., its President
Liguori
AKA Gene A. Liguori, Jr.

THE STATE OF TEXAS
THE COUNTY OF BEXAR

§
§

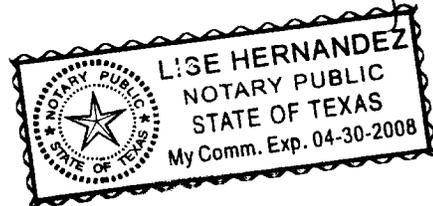
Liguori AKA Gene A. Liguori, Jr. 

Gino A. Liguori, Jr., President of Showcase Custom Homes of Texas, Inc., a Texas corporation, acknowledged this instrument before me on the 26th day of April, 2005, on behalf thereof.


Notary Public, State of Texas

After Recording, Return To:

One Boerne Tract, Ltd.
8 Inwood Autumn Drive
San Antonio, Texas 78248



Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

APR 29 2005



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20050093180 Fees: \$18.00
04/29/2005 4:17PM # Pages 3
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK

Robert J. Huston, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
Kathleen Hartnett White, *Commissioner*
Jeffrey A. Saitas, *Executive Director*

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution
April 11, 2002

Mr. Gene Liquori
Texas Showcase Development
8 Inwood Autumn Drive
San Antonio, TX 78248

Re: Edwards Aquifer, Bexar County
NAME OF PROJECT: Encino Crossing Retail Center; Located on the southeast corner of US 821 North and Encino Rio; San Antonio, Texas
TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program File No. 1816.00

Dear Mr. Liquori:

The Texas Natural Resource Conservation Commission (TNRCC) has completed its review of the WPAP application for the referenced project submitted to the San Antonio Regional Office by Sam Bledsoe, P.E. of Macina, Bose, Copeland & Associates, Inc. on behalf of Texas Showcase Development on February 22, 2002, and April 10, 2002. As presented to the TNRCC, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 20 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 8.2 acres. It will be a six-lot commercial subdivision with a common sedimentation/filtration basin and detention basin. The impervious cover will be 7.08 acres (86.3 percent). Project wastewater will be disposed of by conveyance to the existing Salado Creek Sewage Treatment Plant owned by the San Antonio Water System.

PERMANENT POLLUTION ABATEMENT MEASURES

A partial sedimentation/filtration basin will be constructed to treat stormwater runoff. It is designed in accordance with the 1999 edition of the TNRCC's "Complying with the Edwards Aquifer Rules: Technical

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210/490-3096 • FAX 210/545-4329

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: www.tnrcc.state.tx.us

Mr. Gene Liquori
April 11, 2002
Page 2

Guidance on Best Management Practices," and is sized to capture the first 1.07 inch of stormwater run-off from 8.20 acres, providing a total capture volume of 38,219 cubic feet. The filtration system will consist of:

1. 3,583 square feet of sand, which is 18 inches thick,
2. an underdrain piping wrapped with geotextile membrane, and
3. an impervious liner.

The approved measures are presented to meet the required 80 percent removal of the increased load in total suspended solids caused by the project.

GEOLOGY

According to the geologic assessment included with the application, there are two manmade holes located adjacent to a buried utility pipe. The San Antonio Regional Office site inspection of April 8, 2002, revealed that the site is generally as described by the geologic assessment. A well belonging to the Edwards Aquifer Authority is located on a right of way within approximately 20 feet of the project site.

SPECIAL CONDITIONS

- 1 Prior to construction, the developer shall coordinate with the owner of the well adjacent to the northeast corner of the project site and provide a plan of protection to the TNRCC for the well.
- 2 The sedimentation/filtration basins are designed in accordance with the 1999 edition of the TNRCC's "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices." The basins will incorporate sedimentation and filtration as described above.
- 3 All sediment and or media removed from the partial sedimentation/filtration basins during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335 as applicable.
- 4 All permanent pollution abatement measures shall be operational prior to commencement of commercial operation.

STANDARD CONDITIONS

1. Pursuant to §26.136 of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

2. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TNRCC-0625) that you may use to deed record the approved WPAP is enclosed.

3. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
4. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
5. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and file number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TNRCC may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

8. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the San Antonio Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

10. No wells exist on the site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
11. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
12. The following records shall be maintained and made available to the executive director 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.
13. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

14. 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 San Antonio Regional Office within 30 days of site completion.
15. The applicant shall be 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. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TNRCC-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to

Mr. Gene Liquori
April 11, 2002
Page 5

the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact John Mauser of the Edwards Aquifer Protection Program of the San Antonio Regional Office at 210/403-4024.

Sincerely,



for Jeffrey A. Saitas, P.E.

Executive Director

Texas Natural Resource Conservation Commission

JAS/JKM

Enclosure: Deed Recordation Affidavit, Form TNRCC-0625
Change in Responsibility for Maintenance on Permanent BMPs-Form TNRCC-10263

cc: Mr. Sam Bledsoe, P.E., Macina, Bose, Copeland & Associates, Inc.
Mr. Scott Halty, San Antonio Water System
Mr. John Bohuslav, TXDOT San Antonio District
Ms. Renee Green, Bexar County Public Works
Mr. Greg Ellis, Edwards Aquifer Authority
TNRCC Field Operations, Austin

**SECOND AMENDMENT TO
OPTION AND GROUND LEASE AGREEMENT**

THIS SECOND AMENDMENT TO OPTION AND GROUND LEASE AGREEMENT (the "Second Amendment") is made effective this 6 day of June, 2023 ("Effective Date"), by and between ONE BOERNE TRACT LTD., a Texas limited partnership (hereinafter referred to as "Lessor") and GLOBAL SIGNAL ACQUISITIONS IV LLC, a Delaware limited liability company (hereinafter referred to as "Lessee").

RECITALS

WHEREAS, One Boerne Tract Ltd., a Texas limited partnership ("Original Lessor") and Lessee entered into an Option and Ground Lease Agreement dated June 1, 2017, a memorandum of which was recorded in the official records of Bexar County, Texas ("Official Records") on August 16, 2017 at Document No. 20170161974, in Book 18688, Page 1085 (the "Original Agreement") whereby Original Lessor granted to Lessee an option to lease certain real property (the "Option"), together with access and utility easements, located in Bexar County, Texas from Original Lessor (the "Leased Premises"), all located within certain real property owned by Original Lessor ("Lessor's Property"); and

WHEREAS, the Original Agreement was amended by that certain First Amendment to Option and Ground Lease Agreement dated September 21, 2022, a memorandum of which was recorded in the Official Records on September 30, 2022 at Document No. 20220236307, ("First Amendment") (hereinafter the Original Agreement and First Amendment are collectively referred to as the "Agreement"); and

WHEREAS, One Boerne Tract Ltd. is currently the Lessor under the Agreement as the current owner of Lessor's Property, as more fully set forth in the Special Warranty Deed recorded on October 17, 2018 at Document No. 20180205575 in the Official Records; and

WHEREAS, the Leased Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and

WHEREAS, the Agreement had an initial option period that commenced on June 1, 2017 and expired on May 31, 2018 (the "Initial Option Period"). The Agreement, as amended, provides for five (5) extensions of one (1) year each beyond the Initial Option Period (each "Renewal Option Period), five (5) of which were exercised by Lessee. According to the Agreement, the final extension expires on May 31, 2023. The option period has continued on a month-to-month basis; and

WHEREAS, Lessor and Lessee desire to amend the Agreement on the terms and conditions contained herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Lessor and Lessee agree as follows:

1. Recitals; Defined Terms. The parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Agreement.

2. Ratification. Lessor and Lessee agree that Lessee is the current Lessee under the Agreement, the Agreement is in full force and effect, as it may have been previously amended and as amended herein, and the Agreement contains the entire agreement between Lessor and Lessee with respect to the Leased Premises and the option periods granted thereby.

3. Right to Extend Option Period. The Option Period is hereby extended to May 31, 2024 (the "Revised Option Period").

4. Additional Option Extension Fee. As the sole consideration for extending the Option Period Lessee shall pay to Lessor a one-time amount of [REDACTED], payable within thirty (30) days of the full execution of this Second Amendment ("Additional Option Extension Fee").

5. Representations, Warranties and Covenants of Lessor. Lessor represents, warrants and covenants to Lessee as follows:

a) Lessor is duly authorized to and has the full power and authority to enter into this Second Amendment and to perform all of Lessor's obligations under the Agreement as amended hereby.

b) Lessee is not currently in default under the Agreement, and to Lessor's knowledge, no event or condition has occurred or presently exists which, with notice or the passage of time or both, would constitute a default by Lessee under the Agreement.

c) Lessor agrees to provide such further assurances as may be requested to carry out and evidence the full intent of the parties under the Agreement as amended hereby, and ensure Lessee's continuous and uninterrupted use, possession and quiet enjoyment of the Leased Premises under the Agreement as amended hereby.

d) Lessor acknowledges that the Leased Premises, as defined, shall include any portion of Lessor's Property on which communications facilities or other Lessee improvements exist on the date of this Second Amendment.

6. Notices. Lessor's notice address for purposes of this Second Amendment is amended as follows:

If to Lessor:

One Boerne Tract, Ltd
13423 Blanco Road, #250
San Antonio, TX 78216

7. Counterparts. This Second Amendment may be executed in separate and multiple counterparts, each of which shall be deemed an original but all of which taken together shall be deemed to constitute one and the same instrument.

8. Remainder of Agreement Unaffected. In all other respects, the remainder of the Agreement shall remain in full force and effect. Any portion of the Agreement that is inconsistent with this Second Amendment is hereby amended to be consistent.

9. Recordation. Lessee, at its cost and expense, shall have the right to record a memorandum of this Second Amendment in the Official Records at any time following the execution of this Second Amendment by all parties hereto.

[Signature pages follow]

Lessor and Lessee have caused this Second Amendment to be duly executed on the day and year first written above.

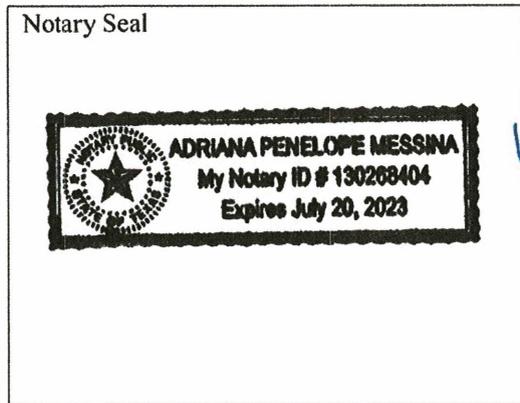
LESSOR:
ONE BOERNE TRACT LTD., a Texas
limited partnership

By: *[Signature]*
Print Name: Gene Liguori
Title: Manager of General Partner

STATE OF Texas)
)ss.
COUNTY OF Bexar)

On this 30 day of May 2023, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Gene Liguori, the Manager of General Partner of ONE BOERNE TRACT LTD, known or identified to me to be the person whose name is subscribed to the foregoing Second Amendment to Option and Ground Lease Agreement, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.



Adriana P. Messina
(Signature of Notary)

Adriana P. Messina
(Printed Name of Notary)

My Commission Expires: July 20, 2023

[Lessee Execution Page Follows]

Prepared out of state by:
Weiss Brown, PLLC
6263 N. Scottsdale Rd., Suite 340
Scottsdale, AZ 85250

**RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO:**

Crown Castle
c/o Post Closing - Recording
8020 Katy Freeway
Houston, TX 77024

Tax Parcel No.: 17586-007-9010 (CAD Ref No 1296279) (Alt ID 660334)

Cross References: August 16, 2017 at #20170161974, in Book 18688, Page 1085
September 30, 2022 at #20220236307
Official Public Records of
Bexar County, Texas

Space above this line for Recorder's Use

**MEMORANDUM OF SECOND AMENDMENT TO
OPTION AND GROUND LEASE AGREEMENT**

This Memorandum of Second Amendment to Option and Ground Lease Agreement ("Memorandum") is dated as of the date of Lessor's signature, and made effective as of the date of execution by the last party hereto to sign ("Effective Date"), by and between ONE BOERNE TRACT LTD., a Texas limited partnership, with a mailing address of 13423 Blanco Road, #250, San Antonio, TX 78216 (hereinafter referred to as "Lessor"), and GLOBAL SIGNAL ACQUISITIONS IV LLC, a Delaware limited company, with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317 (hereinafter referred to as "Lessee").

RECITALS

1. One Boerne Tract Ltd., a Texas limited partnership ("Original Lessor") and Lessee entered into an Option and Ground Lease Agreement dated June 1, 2017, a memorandum of which was recorded in the official records of Bexar County, Texas ("Official Records") on August 16, 2017 at Document No. 20170161974, in Book 18688, Page 1085 (the "Original Agreement") whereby Original Lessor granted to Lessee an option to lease certain real property (the "Option"), together with access and utility easements, located in Bexar County, Texas from Original Lessor (the "Leased Premises"), all located within certain real property owned by Original Lessor ("Lessor's Property"). Lessor's Property, of which the Leased Premises is a part, is more particularly described on Exhibit A attached hereto.

2. The Original Agreement was amended by that certain First Amendment to Option and Ground Lease Agreement dated September 21, 2022, a memorandum of which was recorded

in the Official Records on September 30, 2022 at Document No. 20220236307, (“First Amendment”) (hereinafter the Original Agreement and First Amendment are collectively referred to as the “Agreement”).

3. One Boerne Tract Ltd. is currently the Lessor under the Agreement as the current owner of Lessor’s Property, as more fully set forth in the Special Warranty Deed recorded on October 17, 2018 at Document No. 20180205575 in the Official Records.

4. The Agreement had an initial option period that commenced on June 1, 2017 and expired on May 31, 2018 (the “Initial Option Period”). The Agreement, as amended, provides for five (5) extensions of one (1) year each beyond the Initial Option Period (each “Renewal Option Period), five (5) of which were exercised by Lessee. According to the Agreement, the final extension expires on May 31, 2023. The option period has continued on a month-to-month basis.

5. Lessor and Lessee have entered into a Second Amendment to Option and Ground Lease Agreement (the “Second Amendment”), dated as of the date hereof, in order to, among other things, extend the term of the Agreement, all upon the terms and conditions more fully set forth therein.

NOW THEREFORE, for the mutual covenants and promises herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the undersigned parties, intending to be bound, agreed in the Second Amendment as follows:

1. The Second Amendment extends the Option Period to May 31, 2024, upon the terms and conditions set forth in the Agreement (as amended).

2. Capitalized terms not otherwise defined herein shall have the meanings set forth in the Second Amendment and/or the Agreement, as applicable.

3. The terms, covenants and provisions of the Second Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

4. Except as expressly modified by the Second Amendment, the Agreement remains unchanged and in full force and effect.

5. This Memorandum does not contain the social security number of any person.

6. A copy of the Second Amendment is on file with Lessor and Lessee.

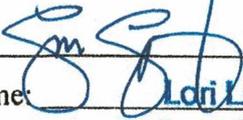
7. This Memorandum summarizes, for purposes of the public record, certain rights granted to Lessee in the Agreement by virtue of the Second Amendment, and this Memorandum does not and it should not be interpreted to amend, amplify or diminish any of the terms and provisions contained in the Agreement (as amended). The parties agree and intend that the terms and provisions contained in the Agreement (as amended) shall control in the event of any conflict

between any sentence contained in this Memorandum and the terms and provisions contained in the Agreement (as amended).

8. This Memorandum may be executed in counterparts, all of which together shall constitute one agreement binding on all the parties hereto, notwithstanding that all such parties are not signatories to the original or same counterpart.

[Execution Pages Follow]

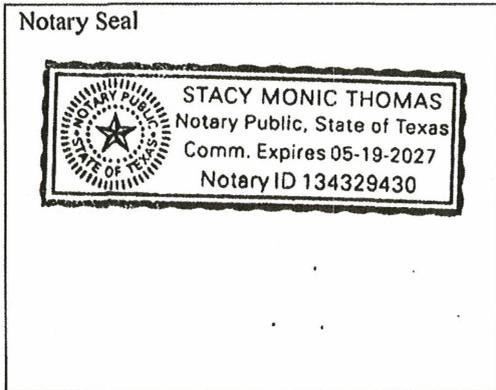
LESSEE:
GLOBAL SIGNAL ACQUISITIONS IV LLC,
a Delaware limited liability company

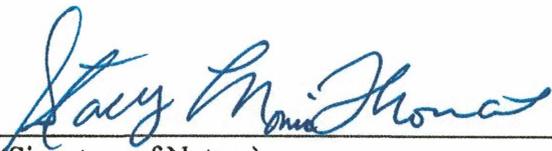
By: 
Print Name: Lori Lopez
Title: Manager RE Transactions

STATE OF TEXAS)
)ss.
COUNTY OF HARRIS)

On this 6 day of June 2023, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Lori Lopez, the Manager RE Transactions of GLOBAL SIGNAL ACQUISITIONS IV LLC, a Delaware limited liability company, known or identified to me to be the person whose name is subscribed to the foregoing Memorandum of Second Amendment to Option and Ground Lease Agreement, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.



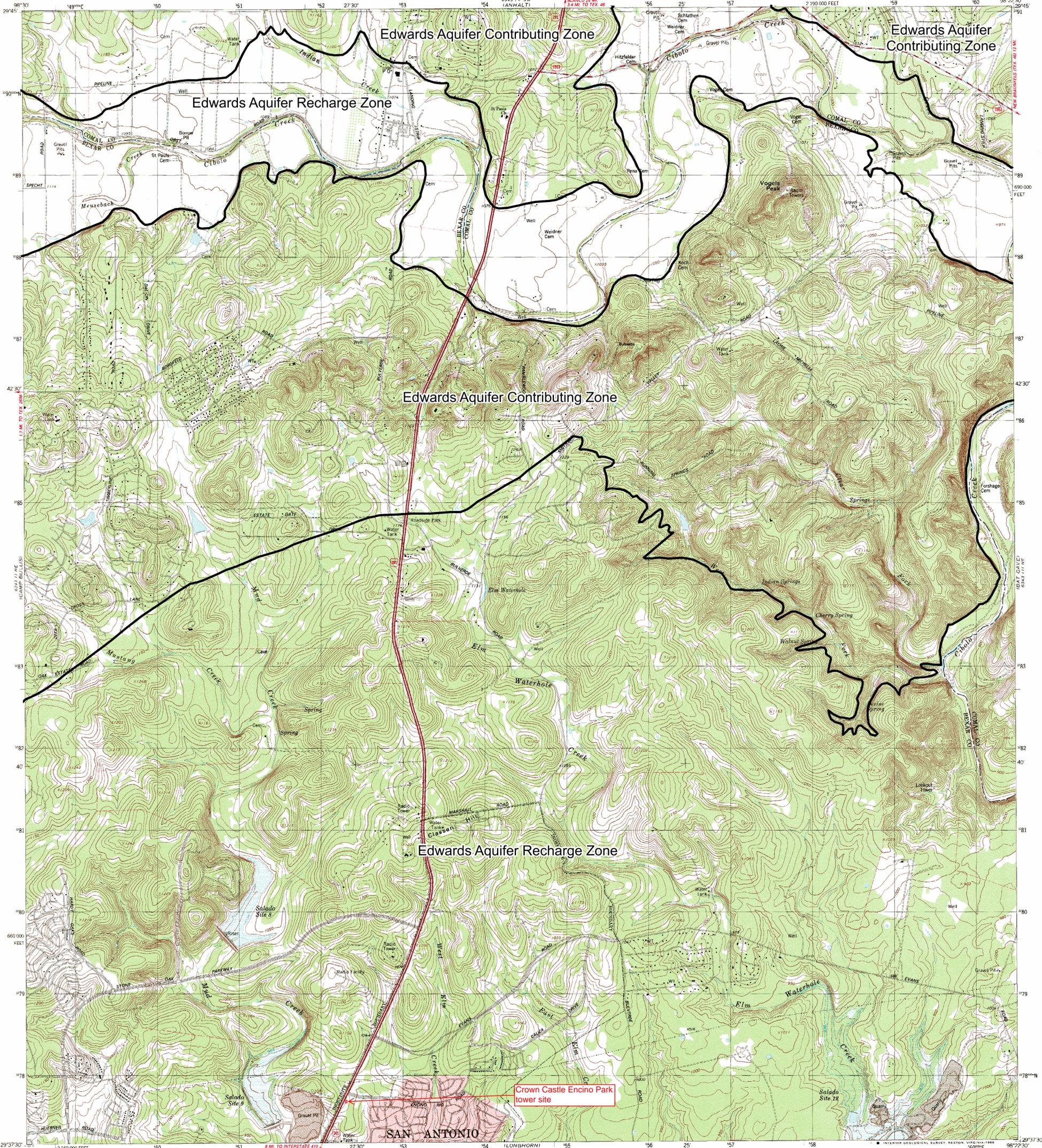

(Signature of Notary)

Stacy Monic Thomas
(Printed Name of Notary)

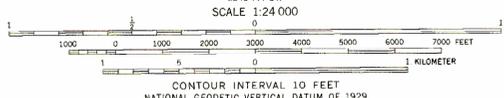
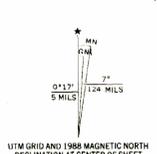
My Commission Expires: 05-19-2027

EXHIBIT A
(Legal Description of Lessor's Property)

Lot 901, Block 7, New City Block 17586, ONE ADRIANA, in the City of San Antonio, Bexar County, Texas, according to plat recorded in Volume 20001, Page(s) 492, Plat Records of Bexar County, Texas, commonly known as 20138 North US Highway 281, San Antonio, TX 78258



Mapped, edited, and published by the Geological Survey
Revised in cooperation with the Texas Water Development Board
Control by USGS and NOS/NOAA
Topography by the Army Map Service by photogrammetric methods
from aerial photographs taken 1952. Field checked 1953. Revised
by USGS from aerial photographs taken 1986. Field checked 1987
Map edited 1988
Projection and 10,000-foot grid ticks: Texas
coordinate system, south central zone (Lambert conformal conic)
1000 meter Universal Transverse Mercator grid, zone 14
1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 20 meters south and
29 meters east as shown by dashed corner ticks
Fine red dashed lines indicate selected fence lines
Red tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

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



BULVERDE, TEX.
2909B-F4-TT-024
1988
DMA 6343 III NW-SERIES V882

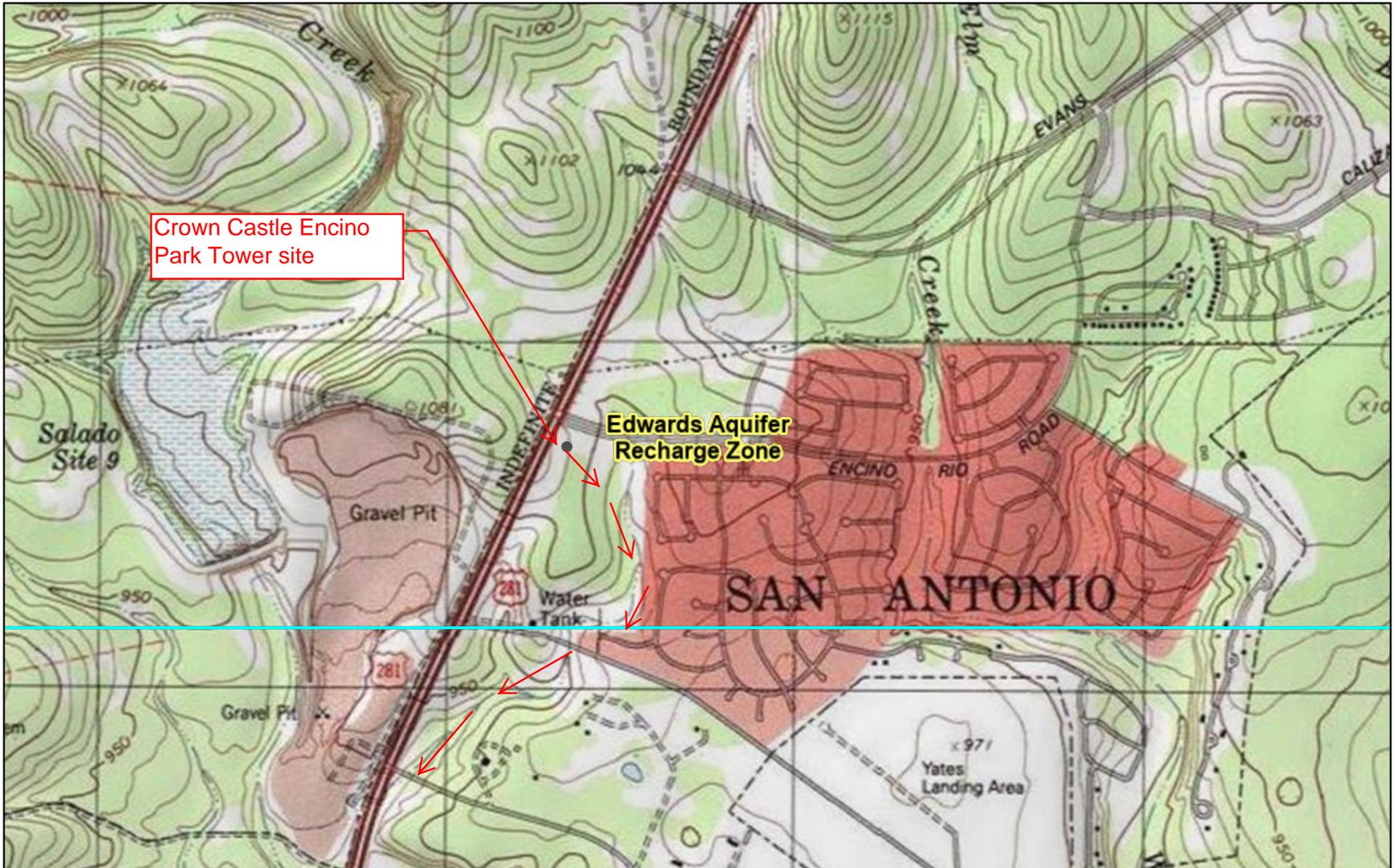


Regulatory Zones

30 TAC Chapter 213- Edwards Aquifer Effective March 1974

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

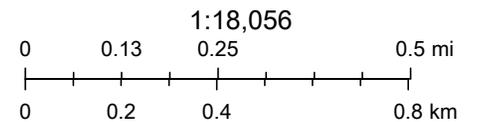
Edwards Aquifer Viewer Custom Print



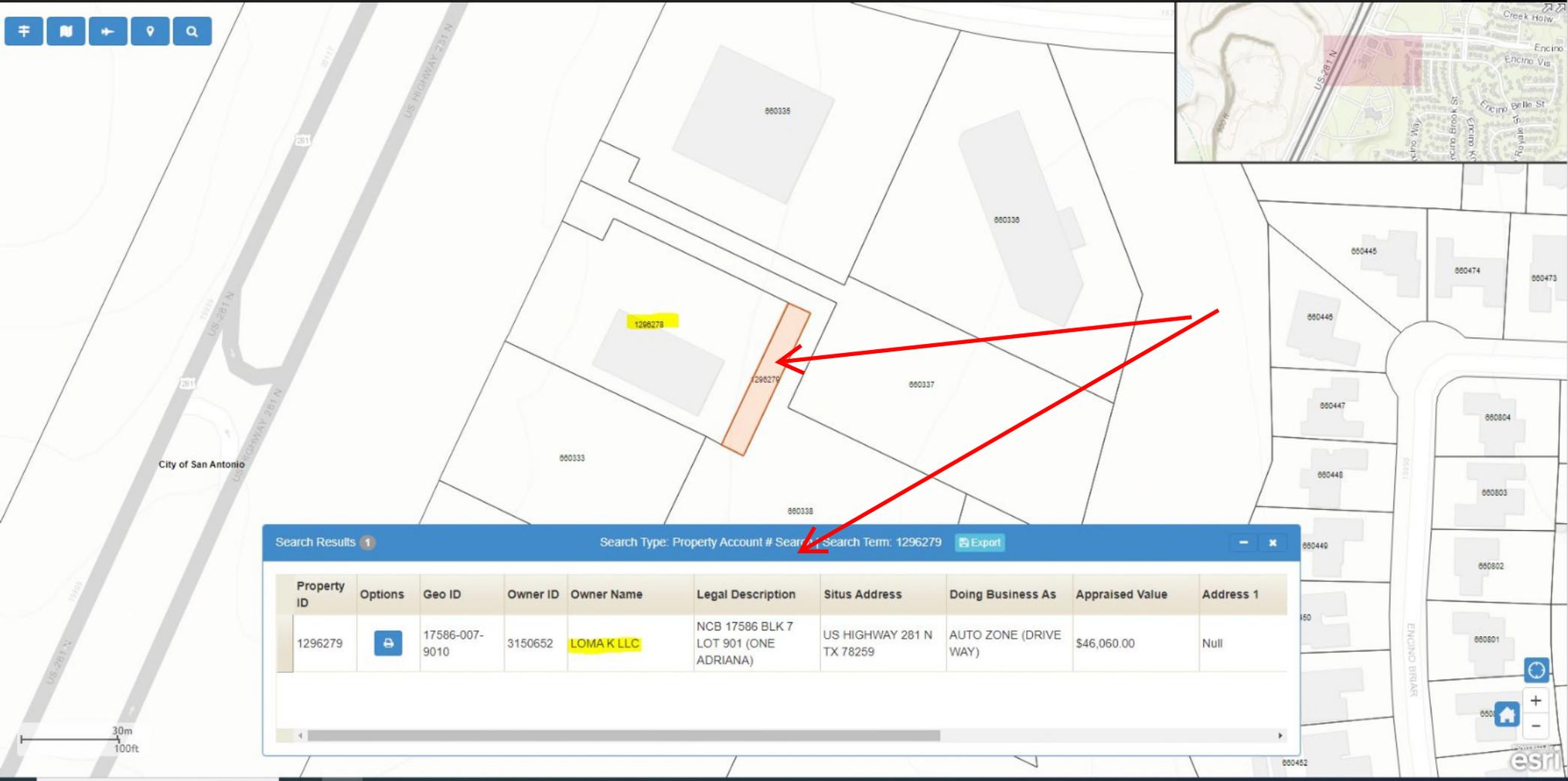
4/6/2023, 11:59:07 AM

Edwards Aquifer Label  7.5 Minute Quad Grid

 TX Counties



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Search Results 1 Search Type: Property Account # Search Term: 1296279 [Export](#)

Property ID	Options	Geo ID	Owner ID	Owner Name	Legal Description	Situs Address	Doing Business As	Appraised Value	Address 1
1296279		17586-007-9010	3150652	LOMA K LLC	NCB 17586 BLK 7 LOT 901 (ONE ADRIANA)	US HIGHWAY 281 N TX 78259	AUTO ZONE (DRIVE WAY)	\$46,060.00	Null

