



Texas Commission on Environmental Quality

Waste Permits Division Correspondence

Cover Sheet

Date: 22 August 2025

Facility Name: Caesars Plaza

Permit or Registration No.: 62058

Nature of Correspondence:

☐ Initial/New

☒ Response/Revision to TCEQ Tracking No.:
31656747 (from subject line of TCEQ letter
regarding initial submission)

Affix this cover sheet to the front of your submission to the Waste Permits Division. Check appropriate box for type of correspondence. Contact WPD at (512) 239-2335 if you have questions regarding this form.

Table 1 - Municipal Solid Waste Correspondence

Applications	Reports and Notifications
☐ New Notice of Intent	☐ Alternative Daily Cover Report
☐ Notice of Intent Revision	☐ Closure Report
☒ New Permit (including Subchapter T)	☐ Compost Report
☐ New Registration (including Subchapter T)	☐ Groundwater Alternate Source Demonstration
☐ Major Amendment	☐ Groundwater Corrective Action
☐ Minor Amendment	☐ Groundwater Monitoring Report
☐ Limited Scope Major Amendment	☐ Groundwater Background Evaluation
☐ Notice Modification	☐ Landfill Gas Corrective Action
☐ Non-Notice Modification	☐ Landfill Gas Monitoring
☐ Transfer/Name Change Modification	☐ Liner Evaluation Report
☐ Temporary Authorization	☐ Soil Boring Plan
☐ Voluntary Revocation	☐ Special Waste Request
☐ Subchapter T Disturbance Non-Enclosed Structure	☐ Other:
☐ Other:	

Table 2 - Industrial & Hazardous Waste Correspondence

Applications	Reports and Responses
☐ New	☐ Annual/Biennial Site Activity Report
☐ Renewal	☐ CPT Plan/Result
☐ Post-Closure Order	☐ Closure Certification/Report
☐ Major Amendment	☐ Construction Certification/Report
☐ Minor Amendment	☐ CPT Plan/Result
☐ CCR Registration	☐ Extension Request
☐ CCR Registration Major Amendment	☐ Groundwater Monitoring Report
☐ CCR Registration Minor Amendment	☐ Interim Status Change
☐ Class 3 Modification	☐ Interim Status Closure Plan
☐ Class 2 Modification	☐ Soil Core Monitoring Report
☐ Class 1 ED Modification	☐ Treatability Study
☐ Class 1 Modification	☐ Trial Burn Plan/Result
☐ Endorsement	☐ Unsaturated Zone Monitoring Report
☐ Temporary Authorization	☐ Waste Minimization Report
☐ Voluntary Revocation	☐ Other:
☐ 335.6 Notification	
☐ Other:	



SQ Environmental, LLC

P.O. Box 1991
Austin, TX 78767-1991
(512) 900-7731
www.SQEnv.com

22 August 2025

Lyndon Poole, Project Manager
Municipal Solid Waste Permits – MC 124
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

Via E-Mail: Lyndon.Poole@tceq.texas.gov

**RE: Response to TCEQ NOD2 E-Mail Dated 23 July 2025; MSW Tracking No. 31656747
Application for Development Permit for Proposed Enclosed Structure
Caesars Plaza, 957 W Cartwright Road, Mesquite, Dallas County, Texas 75149
MSW Permit No. 62058; RN110301553; CN606323335
SQE PN: 1239.001.001**

Dear Mr. Poole:

SQ Environmental, LLC (SQE) prepared this letter in response to the Texas Commission on Environmental Quality (TCEQ) second notice of deficiency (NOD2) e-mail dated 23 July 2025 regarding the *Application for Development Permit for Proposed Enclosed Structure* (Application) for Caesars Plaza, located at 957 West (W) Cartwright Road (Rd) in Mesquite, Texas. The initial Application was submitted to TCEQ on 31 March 2025. Responses to TCEQ's NOD1 comments were provided on 26 May and 9 June 2025. Responses to TCEQ's NOD2 comments are provided below. Attached to this letter are Revision 2 of Form-20785, and Revision 2 versions of the marked (redline) and unmarked ("clean") replacement pages of the Application.

For convenience, TCEQ NOD comments have been numbered and are shown below (*in italics*) followed by the responses.

30 TAC §330.955 – Miscellaneous Requirements

TCEQ Comment 1: Revise the application to specify that the executive director may require additional soil layers or building pads prior to any construction or structural improvements. [30 TAC §330.955(b)]

Response to Comment 1: The Application has been revised to include that the executive director may require additional soil layers or building pads prior to any construction or structural improvements. Revision 2 replacement page of Application page 3 is provided with this letter.

TCEQ Comment 2: Revise the Project Description to specify that any water that comes into contact with waste will be considered contaminated water and will be properly discharged in a manner that will not cause surface water or groundwater contamination. [30 TAC §330.955(f)]

Response to Comment 2: Section 1 (Proposed Project Description) has been revised to include that any water that comes into contact with waste will be considered contaminated water and will be properly discharged in a manner that will not cause surface water or groundwater contamination. Revision 2 replacement of Application pages 26 and 27 are provided with this letter.

30 TAC §330.956 – General Requirements

TCEQ Comment 3: Revise the application to include the engineer's or geoscientist's seal on all drawings and maps. [30 TAC §330.57(h)(4), as referenced by 30 TAC §330.956(c)]



Response to Comment 3: The engineer's or geoscientist's seal has been added on all drawings and maps that did not previously have a seal. Revision 2 replacement pages of the Application figures are provided with this letter.

TCEQ Comment 4: *Remove references to MSW Authorization No. 67137 from drawings and maps.*

Response to Comment 4: References to MSW Authorization No. 67137 have been removed from drawings and maps. Revision 2 replacement pages of the Application figures are provided with this letter.

30 TAC §330.957 – Contents of the Development Permit Application

TCEQ Comment 5: *Section 9 (Foundation Plans) indicates an "impermeable barrier" will be installed beneath the concrete slab. Provide specifications for the impermeable barrier, including material and thickness. [30 TAC §330.957(m)(1)(A)]*

Response to Comment 5: Specifications for the impermeable barrier, including material and thickness, have been added to Section 9 Attachment 9 (Foundation Plans). Revision 2 additional pages of the Application are provided with this letter.

TCEQ Comment 6: *Revise the Section 9 (Foundation Plans) narrative to specify that automatic methane gas sensors will be installed within the venting pipe and/or permeable gas layer and inside the building or any other structure in order to trigger an audible alarm when methane gas concentrations greater than 20% of the lower explosive limit are detected. [30 TAC §330.957(m)(1)(F)]*

Response to Comment 6: Section 9 (Foundation Plans) narrative has been revised to specify that automatic methane gas sensors will be installed within the venting pipe and/or permeable gas layer and inside the building or any other structure in order to trigger an audible alarm when methane gas concentrations greater than 20% of the lower explosive limit are detected. Revision 2 replacement of Application pages 72 and 73 are provided with this letter.

TCEQ Comment 7: *Clarify Section 20 (Other Plans) to explain why no irrigation plans are necessary for the property. [30 TAC §330.957(n)(2)]*

Response to Comment 7: Section 20 (Other Plans) has been revised to include irrigation plans for the property. Revision 2 replacement of Application page 299 and additional pages are provided with this letter.

TCEQ Comment 8: *Clarify Section 20 (Other Plans) to explain why no dimensional control plan is necessary for the property. [30 TAC §330.957(n)(3)]*

Response to Comment 8: Section 20 (Other Plans) has been revised to include dimensional control plans for the property. Revision 2 replacement of Application page 299 and additional pages are provided with this letter.

TCEQ Comment 9: *Provide a certified copy of a Notice to Real Property Records that fulfills all requirements of 30 TAC §330.962(a)(1) through (4). It is noted that the provided notice in Attachment 16C does not reference 30 TAC Chapter 330, Subchapter T. [30 TAC §330.957(p)]*

Response to Comment 9: A certified copy of a Notice to Real Property Records that fulfills all requirements of 30 TAC §330.962(a)(1) through (4), that references 30 TAC Chapter 330, Subchapter T has been filed in county records and is provided with this letter as a replacement for Attachment 16C of the Application, in addition to Revision 2 replacement of Application page 268.

TCEQ Comment 10: *Attachment 12 (Structures Gas Monitoring Plan) appears to indicate that one methane sensor will be installed within the building. Provide information to demonstrate how one sensor (as depicted on Foundation Plan VS2.1) will be sufficient to monitor vapor accumulation throughout the 5,216 square-foot commercial retail structure. [30 TAC §330.957(t)(1)(A)(i)]*



Response to Comment 10: The Structures Gas Monitoring Plan (Attachment 12) has been revised to indicate that two methane sensors will be installed within the building. Revision 2 replacement of Application pages 96, and 207, 209, 210, 212, 213, and 214 are provided with this letter.

§330.961 – Operational Requirements for an Enclosed Structure

TCEQ Comment 11: *Revise the Site Operating Plan (Attachment 12) to specify that the area in which ponded water occurred will be filled in and regraded within seven days of the occurrence. [30 TAC §330.961(d)]*

Response to Comment 11: The Site Operating Plan (Attachment 12) has been revised to indicate that the area in which ponded water occurred will be filled in and regraded within seven days of the occurrence. Revision 2 replacement of Application page 213 is provided with this letter.

TCEQ Comment 12: *Revise the Site Operating Plan to acknowledge that groundwater monitoring may be required by the executive director and, if required, must be conducted in accordance with the requirements of Chapter 330, Subchapter J. [30 TAC §330.961(f)]*

Response to Comment 12: The Site Operating Plan (Attachment 12) has been revised to acknowledge that groundwater monitoring may be required by the executive director and, if required, must be conducted in accordance with the requirements of Chapter 330, Subchapter J. Revision 2 replacement of Application page 213 is provided with this letter.

TCEQ Comment 13: *The lined trench method for conduits described on Pages 1-2 and 9-1 of your application does not provide sufficient secondary containment on the sides of the single pipe. Provide double containment for all conduits intended for the transport or carrying of fluids over or within the closed MSW landfill. [30 TAC §330.961(g)]*

Response to Comment 13: Based on discussions with the project construction contractors, it is not feasible to install 2 ft of compacted clay on the sides of the trenches, as there is no way to compact the clay vertically. This was discussed in a meeting between SQE and TCEQ MSW Permits on 11 September 2024. The bottom of the trench will be covered with 2 ft of compacted clay, followed by an HDPE 30-mil liner installed on the bottom and sides of the trench. The conduit for carrying fluids will then be placed above the HDPE liner in the trench and clean backfill added to the sides. The HDPE liner will extend approximately 1 ft on top of the trench, be overlapped, and sealed. Our understanding is that this design has been approved by MSW Permits for similar Subchapter T projects.



CLOSING

Please let us know if you have any questions or would like to discuss this further. Sam may be reached by phone at 512-574-1199 or e-mail at s.enis@sqenv.com, and Susan may be reached by phone at 512-656-9445 or e-mail at s.litherland@sqenv.com.

Sincerely,
SQ Environmental, LLC

Sam Enis, P.G.
Principal Project Manager

Susan T. Litherland, P.E.
Principal

ATTACHMENT I

TCEQ FORM-20785 – REVISION 2



Texas Commission on Environmental Quality

Application for Development Permit for Proposed Enclosed Structure Over Closed Municipal Solid Waste Landfill

Application Tracking Information

Applicant Name: Favorite Venture Real Estate LLC

Facility Name: Caesars Plaza

Development Permit Number: 62058

Initial Submission Date: 2 April 2025

Revision Date: 22 August 2025

Use this form to apply for a development permit for proposed enclosed structure over a closed municipal solid waste (MSW) landfill. Rules about use of land over a closed MSW landfill are in [Title 30, Texas Administrative Code](#)¹, Chapter 330, Subchapter T. Instructions for completing this form are provided in form [TCEQ 20785-instr](#)². Include a Core Data Form, available at www.tceq.texas.gov/goto/coredata with the application. If you have questions, contact the Municipal Solid Waste Permits Section by email to mswper@tceq.texas.gov, or by phone at 512-239-2335.

If you have an existing enclosed structure, use form [TCEQ-20786](#)³, Registration for Existing Enclosed Structure Over Closed Municipal Solid Waste Landfill. If you are proposing a non-enclosed structure, use form [TCEQ-20787](#)⁴, Authorization to Disturb Final Cover Over Closed Municipal Solid Waste Landfill for Non-Enclosed Structure.

Application Data

1. Application Type

☒ New Development Permit ☐ Revisions of Existing Permit

☐ Transfer of an Existing Permit

If existing Permit, indicate the Permit Number: _____

2. Submission Type

☐ Initial Submission ☒ Notice of Deficiency (NOD) Response

¹ www.tceq.texas.gov/goto/view-30tac

² www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20785-instr.pdf

³ www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20786.pdf

⁴ www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20787.pdf

3. Application Fee

The application fee for a development permit is \$2,500.

☒ Paid by Check

☐ Paid Online

If paid online, ePay Confirmation Number: _____

4. Enrollment in Other TCEQ Programs

Indicate if the site is enrolled in the Voluntary Cleanup Program or other Remediation Program.

☐ Yes ☒ No

If Yes, indicate the program: _____

5. Development Type

Is the development a single-family or double-family home that is not part of a housing subdivision?

☐ Yes ☒ No

If "Yes", the construction is exempt from the development permit requirement.

6. Enclosed Structure Description

Provide a brief description of the proposed enclosed structure for which the development permit is requested.

The planned future use of the 0.92-acre Subject Property is a single-story commercial retail building up to 5,217 sq ft and associated paved parking areas. A VMS has been designed and will be installed beneath the building.

7. Soil Tests

Size of the property (acres): 0.92

Was the existence of the landfill determined through:

☐ Test I

☐ Test II

☐ Test III

☒ Other. Please describe: The Mesquite Sanitary Landfill is listed in the Closed Landfill Inventory and is well documented.

If soil tests were performed prior to development in accordance with 30 TAC §330.953, the test results shall be included in this application.

8. Notification of MSW Landfill Determination

If soil tests were used to determine the presence of a closed MSW landfill, provide evidence that the engineer who performed the soil tests has notified the following persons of that determination in accordance with 30 TAC §330.953(d).

- ☐ Each owner and lessee
- ☐ Executive Director
- ☐ Local Government Officials
- ☐ Regional Council of Governments

9. Landfill Permit Status

What is the permit status of the landfill?

- ☐ Active MSW Permit ☐ Landfill in Post-Closure Care
- ☐ Revoked MSW Permit ☒ Non-Permitted Landfill

If the landfill is still in the post-closure care period subject to an active MSW Permit, this development permit application for proposed enclosed structures shall be accompanied by a Permit Modification application prepared in accordance with 30 TAC §305.70, and by a certification signed by an independent engineer in accordance with 30 TAC §330.957(b)(2).

If the landfill has completed the post-closure care period, but the MSW permit has not been revoked (site affected by an active MSW Permit), a Voluntary Revocation request of the MSW Permit shall be submitted in accordance with 30 TAC §330.465 prior to the submittal of this development permit application for proposed enclosed structures over a closed MSW landfill.

10. Electronic Versions of Application

TCEQ will publish electronic versions of the application online. Applicants must provide a clean copy of the administratively complete application and technically complete application. TCEQ will also publish electronic versions of NOD responses online.

11. Public Place for Copy of Application

Name of the Public Place: Mesquite Public Library

Physical Address: 300 W Grubb Dr

City: Mesquite County: Dallas State: TX Zip Code: 75149

Phone Number: 972-216-6220

Normal Operating Hours: 9am - 8pm

12. Party Responsible for Publishing Notice

Indicate who will be responsible for publishing notice:

☐ Applicant ☒ Consultant

Contact Name: Sam Enis

Title: Principal Project Manager

Email Address: s.enis@sqenv.com

13. Alternative Language Notice

Use the Alternative Language Checklist on Public Notice Verification Form TCEQ-20244-Waste-NAORPM available at www.tceq.texas.gov/permitting/waste_permits/msw_permits/msw_notice.html to determine if an alternative language notice is required.

Is an alternative language notice required for this application?

☒ Yes ☐ No

Indicate the alternative language: Spanish

14. Confidential Documents

Does the application contain confidential documents?

☐ Yes ☒ No

If "Yes", cross-reference the confidential documents throughout the application and submit as a separate attachment in a binder clearly marked "CONFIDENTIAL."

15. Permits and Construction Approvals

Mark the following tables to indicate status of other permits or approvals.

Permits and Construction Approvals

Permit or Approval	Received	Pending	Not Applicable
Zoning Approval	X		
Preliminary Subdivision Plan		X	
Final Plat		X	
Fire Inspector's Approval		X	
Building Inspector's Approval on Plans		X	
Water Service Tap		X	
Wastewater Service Tap		X	
On-site Wastewater Disposal System Approval		X	

Other Environmental Permits

Other Environmental Permits (list)	Received	Pending
Authorization to Disturb Final Cover	X	

16. General Project Information

Facility Name: Caesars Plaza

SubT Development Permit Number (if available): 62058

Regulated Entity Reference Number (if issued): **RN** 110301553

Street or Physical Address: 957 W Cartwright Road

City: Mesquite County: Dallas State: TX Zip Code: 75149

Phone Number: --

If Regulated Entity Reference Number has not been issued for the facility, complete a Core Data Form (TCEQ-10400) and submit it with this application.

17. Contact Information**Applicant (Lessee/Project Owner)**Name: Favorite Venture Real Estate LLCCustomer Reference Number (if issued): **CN** 606323335Mailing Address: 4629 Bronco BlvdCity: Carrollton County: Denton State: TX Zip Code: 75010Phone Number: 469-387-1383Email Address: pbhanmi@hotmail.com*If Customer Reference Number has not been issued, complete a Core Data Form (TCEQ-10400) and submit it with this application. List the Applicant as the Customer.***Property Owner**Name: PRS Ramsgate LPMailing Address: 3889 Maple Ave, Ste 220City: Dallas County: Dallas State: TX Zip Code: 75219Phone Number: 214-397-0175Email Address: rsquires@lennoxcp.com*If the Property Owner is the same as Applicant, indicate "Same as "Applicant".***Consultant (if applicable)**Firm Name: SQ Environmental LLCTexas Board of Professional Engineers and Land Surveyors Firm Number: F-15202Mailing Address: PO Box 1991City: Austin County: Travis State: TX Zip Code: 78767Consultant Name: Susan T. Litherland, P.E.Phone Number: 512-656-9445Email Address: s.litherland@sqenv.com**Engineer Who Performed Soil Tests**Firm Name: Henley Johnston & AssociatesTexas Board of Professional Engineers and Land Surveyors Firm Number: F-1238Mailing Address: 235 Morgan AveCity: Dallas County: Dallas State: TX Zip Code: 75203Engineer Name: James F. Phipps, P.E.Phone Number: 214-941-3808Email Address: hia-eng.com

18. Other Governmental Entities Information:**Fire Chief, Fire Marshal or Fire Inspector Information**

Fire Department Name: Mesquite Fire Department
 Person's Name: Keith Hopkins
 Mailing Address: 1515 N Galloway Ave
 City: Mesquite County: Dallas State: TX Zip Code: 75149
 Phone Number: 972-329-8316
 Email Address: khopkins@mesquitefire.org

Local Floodplain Authority (if applicable)

Authority Name: North Central Texas Council of Governments
 Contact Person's Name: Susan Alvarez
 Street or P.O. Box: Centerpoint II, 616 Six Flags Dr
 City: Arlington County: Tarrant State: TX Zip Code: 76011
 Phone Number: 817-704-2549
 Email Address: EandD@nctog.org

City Mayor Information

City Mayor's Name: Daniel Aleman Jr
 Office Address: 757 N Galloway Ave
 City: Mesquite County: Dallas State: TX Zip Code: 75149
 Phone Number: 972-288-7711
 Email Address: mayor@cityofmesquite.com

City Health Authority Information

Contact Person's Name: Barry Jenkins
 Office Address: 1515 N Galloway Ave
 City: Mesquite County: Dallas State: TX Zip Code: 75149
 Phone Number: 972-216-8138
 Email Address: barry.jenkins@cityofmesquite.com

Director of Public Works

Department Name: City of Mesquite Public Works Department
 Contact Person's Name: Eric Gallt
 Office Address: 1515 N Galloway Ave
 City: Mesquite County: Dallas State: TX Zip Code: 75149
 Phone Number: 972-216-6301
 Email Address: eric.gallt@cityofmesquite.com

Director of Utilities

Utility Name: City of Mesquite Utilities
 Contact Person's Name: Eric Gallt
 Office Address: 1515 N Galloway Ave
 City: Mesquite County: Dallas State: TX Zip Code: 75149
 Phone Number: 972-288-7711
 Email Address: eric.gallt@cityofmesquite.com

Director of Planning

Agency Name: City of Mesquite Planning & Zoning
 Contact Person's Name: Garrett Langford, AICP
 Office Address: 1515 N Galloway Ave
 City: Mesquite County: Dallas State: TX Zip Code: 75149
 Phone Number: 972-216-6216
 Email Address: planning@cityofmesquite.com

Building Inspector

Agency Name: City of Mesquite Building Inspection
 Contact Person's Name: Michael Wallander, C.B.O.
 Office Address: 1515 N Galloway Ave
 City: Mesquite County: Dallas State: TX Zip Code: 75149
 Phone Number: 972-216-6212
 Email Address: buildinginspection@cityofmesquite.com

County Judge Information

County Judge's Name: Judge Clay Lewis Jenkins
 Office Address: 500 Elm St, Ste 7000
 City: Dallas County: Dallas State: TX Zip Code: 75202
 Phone Number: 214-653-7949
 Email Address: dcjudge@dallascounty.org

County Engineer Information

County Engineer's Name: Cecelia Rutherford, P.E.
 County Engineer's P.E. Registration No.: _____
 Office Address: 500 Elm St, Ste 5300
 City: Dallas County: Dallas State: TX Zip Code: 75202
 Phone Number: 214-653-6677
 Email Address: cecelia.rutherford@dallascounty.org

County Health Authority

Agency Name: Dallas County Health and Human Services
 Contact Person's Name: Dr. Philip Huang
 Office Address: 2377 N Stemmons Fwy
 City: Dallas County: Dallas State: TX Zip Code: 75207
 Phone Number: 214-819-2000
 Email Address: philip.huang@dallascounty.org

State Representative Information

District Number: 113
 State Representative's Name: Rep. Rhetta Andrews Bowers
 District Office Address: 3200 Broadway Blvd. Suite 275
 City: Garland County: Dallas State: TX Zip Code: 75043
 Phone Number: 972-463-0464
 Email Address: rhetta.bowers@house.texas.gov

State Senator Information

District Number: 16
 State Senator's Name: Sen. Nathan Johnson
 District Office Address: Merit Tower, 12222 Merit Drive, Suite 1010
 City: Dallas County: Dallas State: TX Zip Code: 75251
 Phone Number: 972-701-0349
 Email Address: nathan.johnson@senate.texas.gov

Council of Government (COG)COG Name: North Central Texas Council of GovernmentsCOG Representative's Name: Susan AlvarezCOG Representative's Title: Director, Environment & Development DepartmentStreet Address or P.O. Box: 616 Six Flags DrCity: Arlington County: Tarrant State: TX Zip Code: 76011Phone Number: 817-704-2549Email Address: EandD@nctog.org**Local Government Jurisdiction**

Is the property located within the limits or in the ETJ of any City?

☒ Yes ☐ No

If "Yes" city regulations may apply. Issuance of Development Permit for an Enclosed Structure does not exempt the applicant from complying with city codes and zoning.

Within City Limits of: Mesquite

Within Extraterritorial Jurisdiction of City of: _____

19. Deed Recordation☒ Verify that the property owner filed a written notice for record in the real property records in the county where the land is located in accordance with 30 TAC §330.962 stating: (a) the former use of the land; (b) the legal description of the tract of land that contains the closed MSW landfill; (c) notice that restrictions on the development or lease of the land exist in the Texas Health and Safety Code and in MSW rules; and (d) the name of the owner.☒ A certified copy of the Notice to Real Property Records is included in this application in accordance with 30 TAC §330.957(p).**20. Notice to Buyers, Lessees, and Occupants of the Structure**

Did the property owner give written notice to all prospective buyers, lessees and/or occupants of the structure in accordance with 30 TAC §330.963 stating the land's former use as a landfill, and the structural controls in place to minimize potential future danger posed by the closed MSW landfill?

☐ Yes ☒ New Structure Not Yet Constructed

If "Yes" certified copies of the notices shall be submitted to TCEQ in accordance with 30 TAC §330.957(p).

If "New Structure Not Yet Constructed" a draft notice to all prospective buyers, lessees and/or occupants of the proposed structure, and procedures for its implementation upon structure's construction shall be included in this application.

21. Notice of Lease Restrictions on the Property

Is the property leased?

☐ Yes ☒ No

If "Yes", verify that the property owner provided written notice to all prospective lessees of the property in accordance with 30 TAC §330.964 concerning:

☐ (a) what is required to bring the property into compliance with 30 TAC Chapter 330, Subchapter T?

☐ (b) the prohibitions or requirements for future disturbance of the final cover?

☐ A certified copy of the notice is included in the application in accordance with 30 TAC §330.957(p).

Professional Engineer's Certification of No Potential Threat to Public Health or the Environment

The applicant's engineer for this project shall complete one of the following certifications:

"I, _____, Texas PE Number _____, certify that the proposed development is necessary to reduce a potential threat to public health or the environment. Further, I certify that the proposed development will not damage the integrity or function of any component of the Closed Municipal Solid Waste Landfill Unit, including, but not limited to, the final cover, containment systems, monitoring system, or liners. This certification includes all documentation of all studies and data on which I relied in making these determinations."

Engineer's seal, with signature and date:

Engineering Firm Name: _____

Texas Board of Professional Engineers and Land Surveyors Firm Number: _____

Or:

" I, **Susan T. Litherland, P.E.**, Texas PE Number **57428**, certify that the proposed development will not increase or create a potential threat to public health or the environment. Further, I certify that the proposed development will not damage the integrity or function of any component of the Closed Municipal Solid Waste Landfill Unit, including, but not limited to, the final cover, containment systems, monitoring system, or liners. This certification includes all documentation of all studies and data on which I relied in making these determinations."

Engineer's seal, with signature and date:



8/20/2025

Susan T. Litherland

Engineering Firm Name: **SQ Environmental, LLC**

Texas Board of Professional Engineers and Land Surveyors Firm Number: **F-15202**

Signature Page

Applicant Certification

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

Name: Pervez Bhojani Title: Member

Signature: *Pem* Date: 08-21-2025

Email Address: pbhanmi@hotmail.com

SUBSCRIBED AND SWORN to before me by the said Pervez Bhojani

On this 21 day of August, 2025

My commission expires on the 15 day of NOV, 2025

Notary's Name: Michelle Lang

Notary Public in and for
Dallas County, Texas



Property Owner Authorization

To be completed by the property owner if the property owner is not the applicant.

I _____, the owner of the property identified by the address _____, hereby authorize the applicant to proceed with the project described in this application, and to apply for any necessary authorizations in order to conduct this project. I understand that, as property owner, I am responsible for maintaining the integrity of the final cover over the closed MSW landfill.

Property Owner Name: _____

Signature: _____ Date: _____

Email Address: _____

SUBSCRIBED AND SWORN to before me by the said _____

On this _____ day of _____, _____

My commission expires on the _____ day of _____, _____

Notary's Name: _____

Notary Public in and for
_____ County, Texas

Signature Page

Applicant Certification

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

Name: _____ Title: _____

Signature: _____ Date: _____

Email Address: _____

SUBSCRIBED AND SWORN to before me by the said _____

On this ____ day of _____, ____

My commission expires on the ____ day of _____, ____

Notary's Name: _____

Notary Public in and for

_____ County, Texas

Property Owner Authorization

To be completed by the property owner if the property owner is not the applicant.

I Richard D. Squires, the owner of the property identified by the address 957 W Cartwright Rd, Mesquite, TX 75149, hereby authorize the applicant to proceed with the project described in this application, and to apply for any necessary authorizations in order to conduct this project. I understand that, as property owner, I am responsible for maintaining the integrity of the final cover over the closed MSW landfill.

Property Owner Name: PRS Ramsgate LP

Signature: _____ Date: 8/21/25

Email Address: rsquires@lennoxep.com

SUBSCRIBED AND SWORN to before me by the said Richard Squires

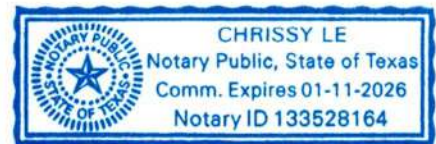
On this 21 day of August, 2025

My commission expires on the 11 day of January, 2026

Notary's Name: Chrissy Le

Notary Public in and for

Dallas County, Texas



Attachments for New Development Permit

Required Attachments

A. Narrative

Attachment	Attachment Number
Proposed Project Description	1
Existing Conditions Summary	2
Legal Authority	3
Evidence of Competency	4
Notice of Engineer Appointment	5
Notices of Coordination with Governmental Agencies and Officials	6
Geology and Soil Statement	7
Groundwater and Surface Water Statement	8
Foundation Plans	9
Soil Tests	10
Closure Plan	11
Structures Gas Monitoring Plan	12
Site Operating Plan	12
Safety and Evacuation Plan	12

B. Maps and Plans

Attachment	Attachment Number
Adjacent Landowners Map	13
Adjacent Landowners List	13
Electronic List or Mailing Labels	13
General Location Map	2
General Topographic Map	2
Site Layout Plan with Limits of Waste Disposal Area	14
Foundation Plans	9
Structure Layout Plan	14
Methane Monitoring Equipment Location Plans	12
Construction Details and Engineering Drawings	12

C. Copies of Legal Documents

Attachment	Attachment Number
Property Legal Description	15
Notice of Landfill Determination	16
Notice to Real Property Records	16
Notices to Buyers, Lessees, and Occupants	17
Notices of Lease Restrictions (if applies)	

Additional Attachments as Applicable

Attachment	Attachment Number
☒ TCEQ Core Data Form(s)	18
☐ Confidential Documents	
☒ Soil Tests Boring Logs	10
☒ Other maps, plans and engineering drawings	20
☒ Methane Monitoring Equipment Specifications	12
☐ Methane Monitoring Report	
☐ Waste Disposal Manifests	
☒ Fee Payment Receipt	19
☐ Final Plat Record of Property	

Attachments for Revisions to Existing Development Permit

Required Attachments

A. Revised Pages

Attachment	Attachment Number
Marked (Redline/Strikeout) Pages	A
Unmarked Revised Pages	B

B. Narrative

Attachment	Attachment Number
Description of Proposed Revisions	Cover Letter
Foundation Plans (if revised)	9
Closure Plan (if revised)	
Site Operating Plan (if revised)	12
Structures Gas Monitoring Plan (if revised)	12
Safety and Evacuation Plan (if revised)	12

C. Maps and Plans

Attachment	Attachment Number
General Location Map	2
Site Layout Plan	14
Structure Layout Plan	9
Methane Monitoring Equipment Location Plans	9

Additional Attachments as Applicable

Attachment	Attachment Number
Irrigation Plan; Dimensional Control Plan	20

ATTACHMENT A

MARKED (“REDLINE”) APPLICATION REPLACEMENT

PAGES – REVISION 2

REVISION ~~21~~ –
APPLICATION FOR DEVELOPMENT PERMIT
FOR PROPOSED ENCLOSED STRUCTURE OVER
CLOSED MUNICIPAL SOLID WASTE LANDFILL

CAESARS PLAZA
957 W CARTWRIGHT RD
MESQUITE, DALLAS COUNTY, TEXAS 75149

Prepared for:

Texas Commission on Environmental Quality

MSW Permit No. 62058[pending]; Tracking No. 3165674734504256
RN110301553 | CN606323335

Prepared on behalf of the Applicant:

Favorite Venture Real Estate LLC

4629 Bronco Blvd
Carrollton, Texas 75010

Property Owner:

PRS Ramsgate LP

3889 Maple Ave, Ste 220
Dallas, Texas 75219-3917



Initial Submission: 31 March 2025

Revision ~~21~~ Submission: ~~22 August~~26-May 2025

A handwritten signature in blue ink, appearing to read "Susan T. Litherland".

Susan T. Litherland, P.E.

Principal

Texas P.E. No. 57428, F-15202

Signed electronically on

5/4608/20/2025

A handwritten signature in blue ink, appearing to read "Sam Enis".

Sam Enis, P.G.

Principal Project Manager

PN: 1239.001.001

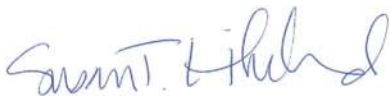


SQ Environmental, LLC

PO Box 1991
Austin, Texas 78767-1991
(512) 900-7731
www.SQEnv.com

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APPLICATION FOR DEVELOPMENT PERMIT FOR PROPOSED ENCLOSED STRUCTURE	I
1 PROPOSED PROJECT DESCRIPTION	1-1
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3 LEGAL AUTHORITY	3-1
4 EVIDENCE OF COMPETENCY	4-1
5 NOTICE OF ENGINEER APPOINTMENT	5-1
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8 GROUNDWATER & SURFACE WATER STATEMENT	8-1
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Susan T. Litherland, P.E.
Principal

Texas P.E. No. 57428, F-15202

Signed electronically on 5/16/2025



selected vent pipes, a monitoring point within the building will be included in the VMS so that the interior location can be sampled, as needed. Additional details on the VMS are provided in **Sections 9** and **12**.

A deed notice concerning the presence of the waste beneath the Subject Property was previously filed in the County records.

The planned building on the Subject Property will have an at or near grade foundation. No subsurface structures are planned. The only excavations that will be performed are for utilities (which will likely be limited to the upper 3 to 4 ft) and the foundation piers (14 ft bgs). In no case will the excavations exceed the depths of the saturated zone (greater than 15 ft bgs). The planned concrete slab foundation with an underlying VMS, along with the asphalt parking areas, will result in a similar or better impervious cap than is currently present on the Subject Property. The TCEQ Executive Director may require additional soil layers or building pads prior to any construction or structural improvements, as stated in 30 TAC §330.955(b).

Groundwater is encountered at approximately 22 ft bgs at the Subject Property and has been sampled from seven monitoring wells located adjacent and upgradient of the Subject Property. No impacts have been identified to shallow groundwater at concentrations above TCEQ residential PCLs. Based on this information, no environmental impacts due to the planned development of the Subject Property during or after construction would be anticipated.

1 PROPOSED PROJECT DESCRIPTION

The planned future use of the 0.92-acre Subject Property is a single-story commercial retail building up to 5,217 ft² and associated paved parking areas. As planned, the development on the Subject Property is comprised of an approximately 75-ft by 71-ft commercial building with a concrete slab-on-grade foundation. Asphalt/concrete-covered parking lots will surround the building and cover the majority of the remaining surface area of the Subject Property. Some landscaped areas are planned along the perimeter of the property and are further discussed in **Section 11**. Site Plans are included in **Attachment 14**.

The planned building on the Subject Property will have an at or near grade foundation. No subsurface parking or other subsurface structures are planned. The only excavations that will be performed are for utilities (which will likely be limited to the upper 3 to 4 ft) and for the foundation piers (14 ft bgs). The former landfill is capped with 2 to 4 ft of clay. In general, all of the waste is deeper than 4 ft bgs. In no case will the excavations exceed the depths of the saturated zone (greater than 15 ft bgs).

A VMS has been designed and will be installed beneath the building. The VMS will direct any vapors (methane or other) out from beneath the building, and the vapors monitored to verify that there is no vapor accumulation beneath the building. As discussed above, the planned concrete building slab foundation with an underlying VMS, along with the asphalt roadways and parking areas, will result in a similar or better impervious cap over the Subject Property that is currently present.

No enclosed areas below ground surface to be occupied by people will be constructed on the Subject Property. Minor amounts of waste may be encountered during construction. The waste and surrounding soil will be stockpiled on plastic sheeting or loaded directly into 55-gallon drums, trucks, trailers, or containers, and removed from the site for disposal at an appropriate, permitted MSW landfill. Locations where waste is removed will be backfilled with 2-ft of clean, low-plasticity, compacted clay and graded with the surrounding onsite soil to be slightly higher than the existing grade and provide positive drainage. The majority of the Subject Property will be covered with the building and asphalt, and designed so that surface water will not pool on the property.

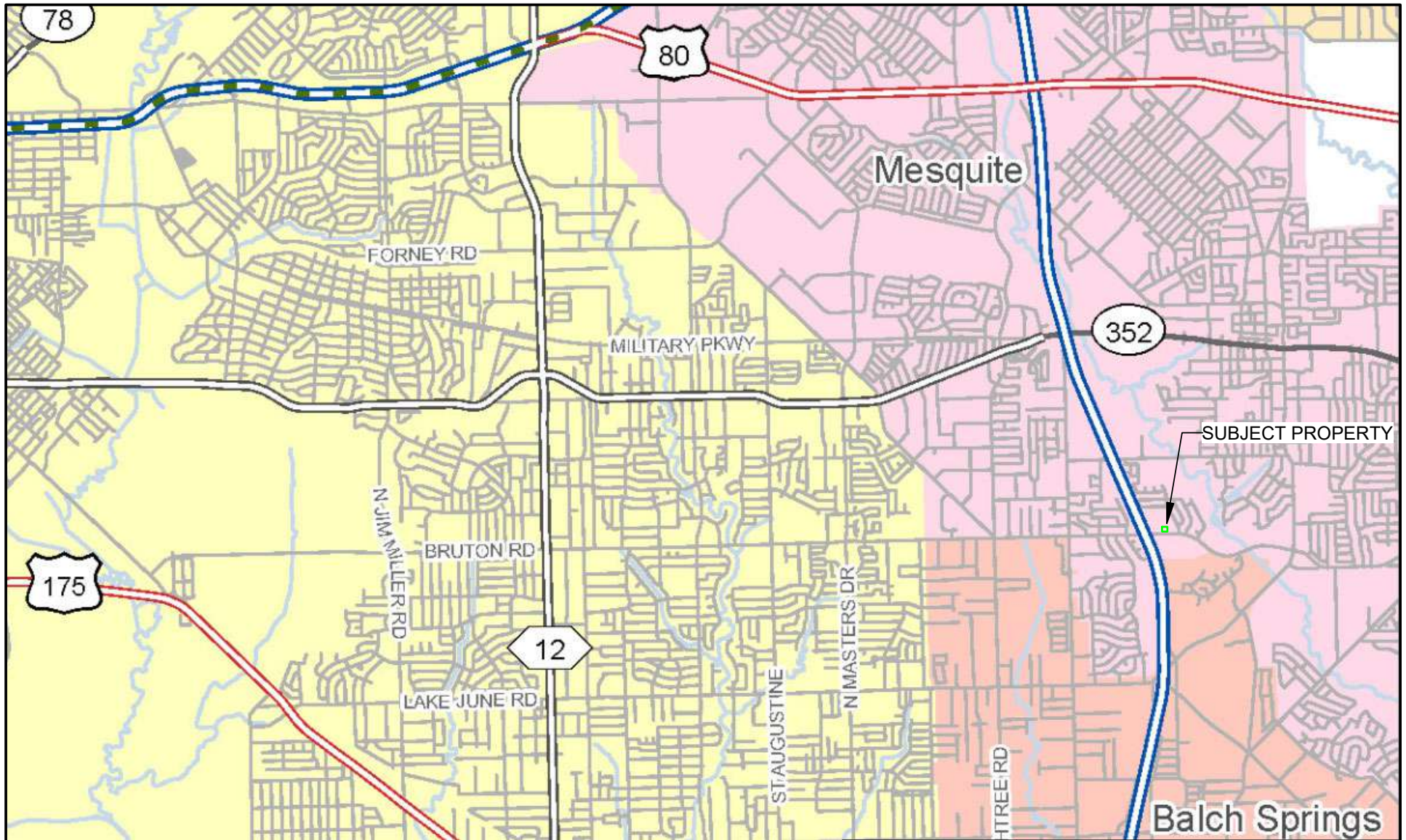
It is not anticipated that any stormwater will come into contact with waste on the Subject Property during construction. However, groundwater upgradient of the Subject Property has been sampled and no impacts have been identified. There is no indication that groundwater beneath the Subject Property is impacted by the waste located above the saturated zone. None of the waste is located at the ground surface, and precautions will be implemented during development of the Subject Property to prevent excavated material, if any, from coming into contact with stormwater. Any surface water that does come into contact with waste materials will be considered contaminated water and properly contained, characterized, and disposed of, or properly discharged in a manner that will not cause surface water or groundwater contamination, as required by 30 TAC §330.955(f).

If excavation activities result in exposed waste, the exposed waste area will be temporarily covered with clean soil or other materials as soon as practical, but no later than the end of the day. The contractor will provide adequate temporary cover consisting of a minimum of 6 inches of soil or an impermeable membrane material to prevent rainfall from contacting the waste. Temporary diversion berms will be installed around the exposed waste area to prevent stormwater from contacting the waste and will be used upslope of all excavations where waste will be exposed to minimize the amount of surface water coming into contact with waste materials. In addition, temporary containment berms will be constructed around areas of exposed waste to collect surface water. At no time will water that comes into contact with waste materials be allowed to discharge to surface waters. Regarding the management procedures described above, especially the covering of waste and precautions implemented in advance of inclement weather, the

generation of water that has made contact with waste materials is expected to be minimal. However, if generated, the water will be collected and disposed of in accordance with standards set forth herein and in accordance with City and State requirements for disposal of such water. Any water generated during construction will be stored onsite, then transported via vacuum truck to an approved wastewater treatment or disposal facility permitted to accept the wastewater.

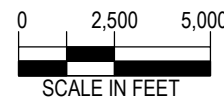
The stormwater management will include measures to control sediment discharge during construction including, but not be limited to, the use of earthen berms, hay bales, and silt fencing downgradient of slopes which may experience erosion (including material stockpiles). Erosion damage from rainfall events will be repaired by the contractor after such events. All erosion control measures will also be inspected and maintained throughout the redevelopment process. Berms, when used for control of potentially impacted water, will also be maintained as necessary to control erosion. The contractor will pay special attention to erosion on any soil cover over waste materials. Any cover damage to the existing landfill, or in areas where cover must be maintained over solid waste materials that are part of construction, will be repaired immediately and steps taken to prevent a recurrence of that type of damage.

The requirements of §330.961(g), concerning the double-containment of subgrade conduits intended for the transport or carrying of fluids over or within the Subject Property, will be implemented. Subgrade utility conduits will be installed with double-containment, which will likely be double-wall pipes. The other option is a single-wall utility, that is within a lined trench. On excavation, 2 ft of compacted, clay-rich soil with a permeability not greater than 1×10^{-7} cm/sec will be placed in the base of the trench and a high-density polyethylene (HDPE) 30-mil sealed liner will be installed along the bottom and sides of the trench and sealed. Based on discussions with the project construction contractors (and MSW permits), it is not feasible to install 2 ft of compacted clay on the sides of the trenches, as there is no way to compact the clay vertically. The conduit for carrying fluids will then be placed above the HDPE liner and clean fill added to the sides. The HDPE liner will extend approximately 1 ft on top of the trench, be overlapped, and sealed. This is shown in **Figure 1** in **Attachment 9**. In accordance with §330.453(a) and (b), 18 inches of compacted clayey soil that is free of waste and 6 inches of topsoil that can support native vegetation will be in place for utility trenches in areas that are not covered by building, asphalt, or pavement. A quality control plan will be prepared detailing the design, materials, and procedures for construction and testing to meet liner system specifications based on Regulatory Guidance for Liner Construction and Testing for a Municipal Solid Waste Landfill (RG-534, September 2017). Construction details, plans, materials to be used, and a cross-section of the utility trench and the underlying waste down to native soil are provided in **Attachment 9**.



SOURCE: TXDOT, DALLAS-FORT WORTH METROPLEX, 3/8/2024

SUBJECT PROPERTY, MSW AUTHORIZATION No. 67437 (0.92 ACRES)



SQ Environmental, LLC

SCALE:
1 IN = 5,000 FT

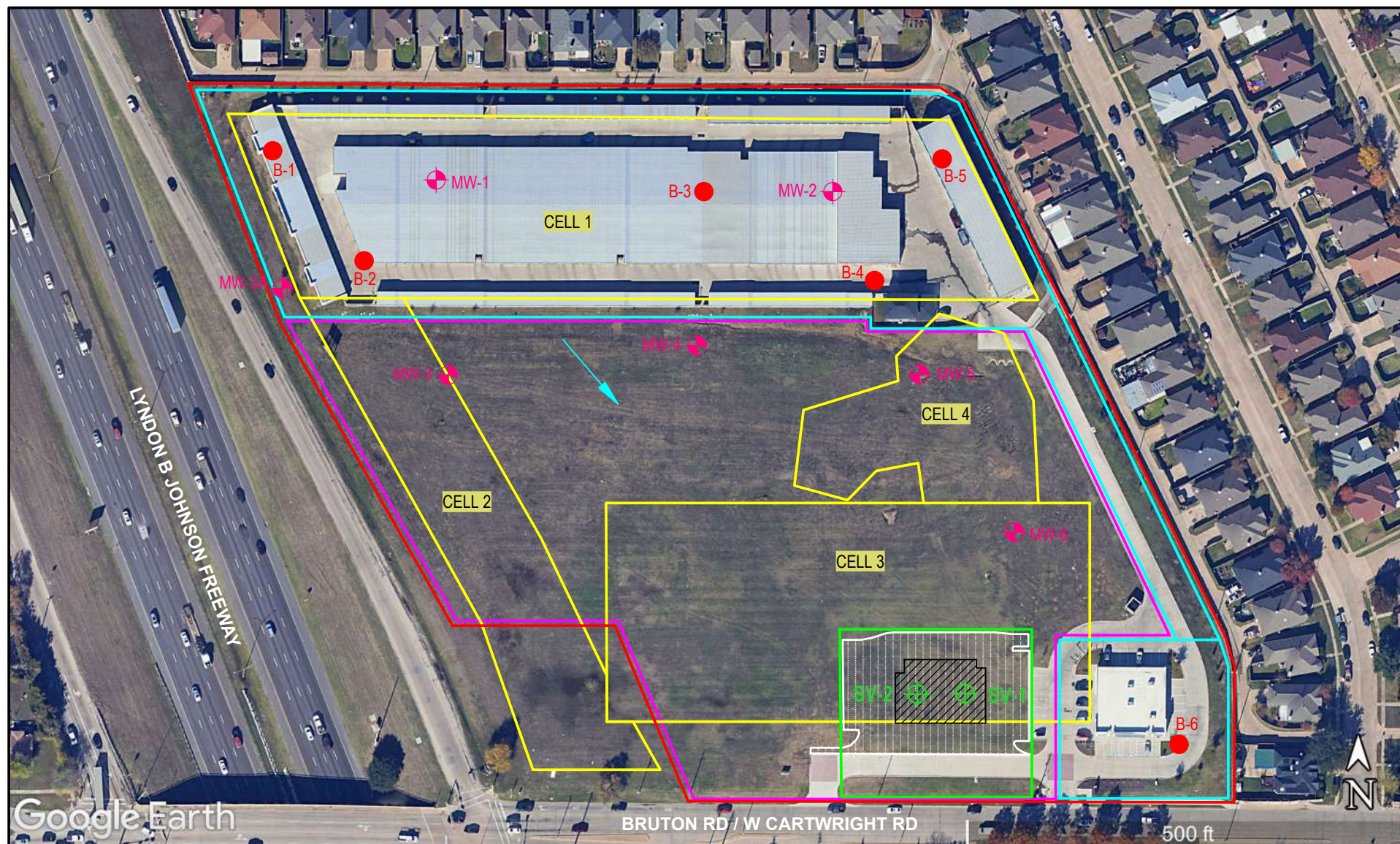
FIGURE 1

GENERAL LOCATION MAP

CAESARS PLAZA
957 W CARTWRIGHT ROAD
MESQUITE, TEXAS 75149

DATE: ~~DEC 2024~~

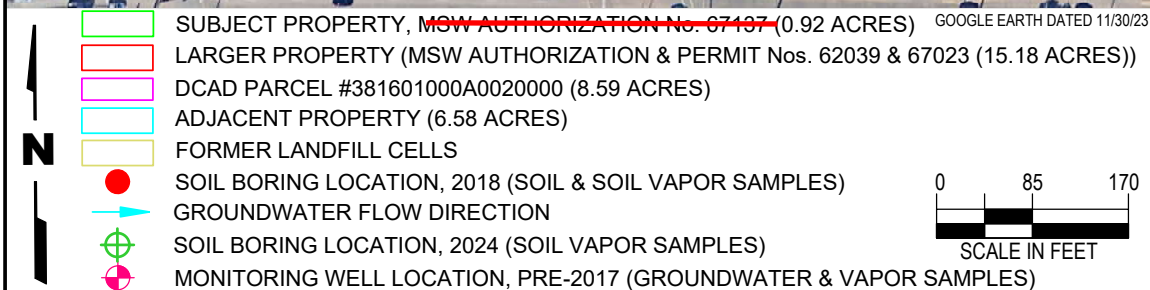
PN: 1239.001.001



Google Earth

BRUTON RD / W CARTWRIGHT RD

500 ft



SQ Environmental, LLC

SCALE: 1 IN = 175 FT

FIGURE 2**GENERAL LAYOUT MAP**

CAESARS PLAZA
957 W CARTWRIGHT ROAD
MESQUITE, TEXAS 75149

DATE:

~~DEC 2024~~

PN:

1239.001.001

AUG 2025 Rev2



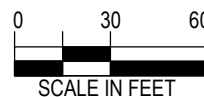
Google Earth

Image © 2024 Airbus

GOOGLE EARTH DATED 2/2024



SUBJECT PROPERTY, ~~MSW AUTHORIZATION No. 67197~~ (0.92 ACRES)
 SOIL BORING LOCATION, 2024 (SOIL VAPOR SAMPLES)



SQ Environmental, LLC

SCALE:
1 IN = 60 FT**FIGURE 3****EXISTING CONDITIONS MAP**

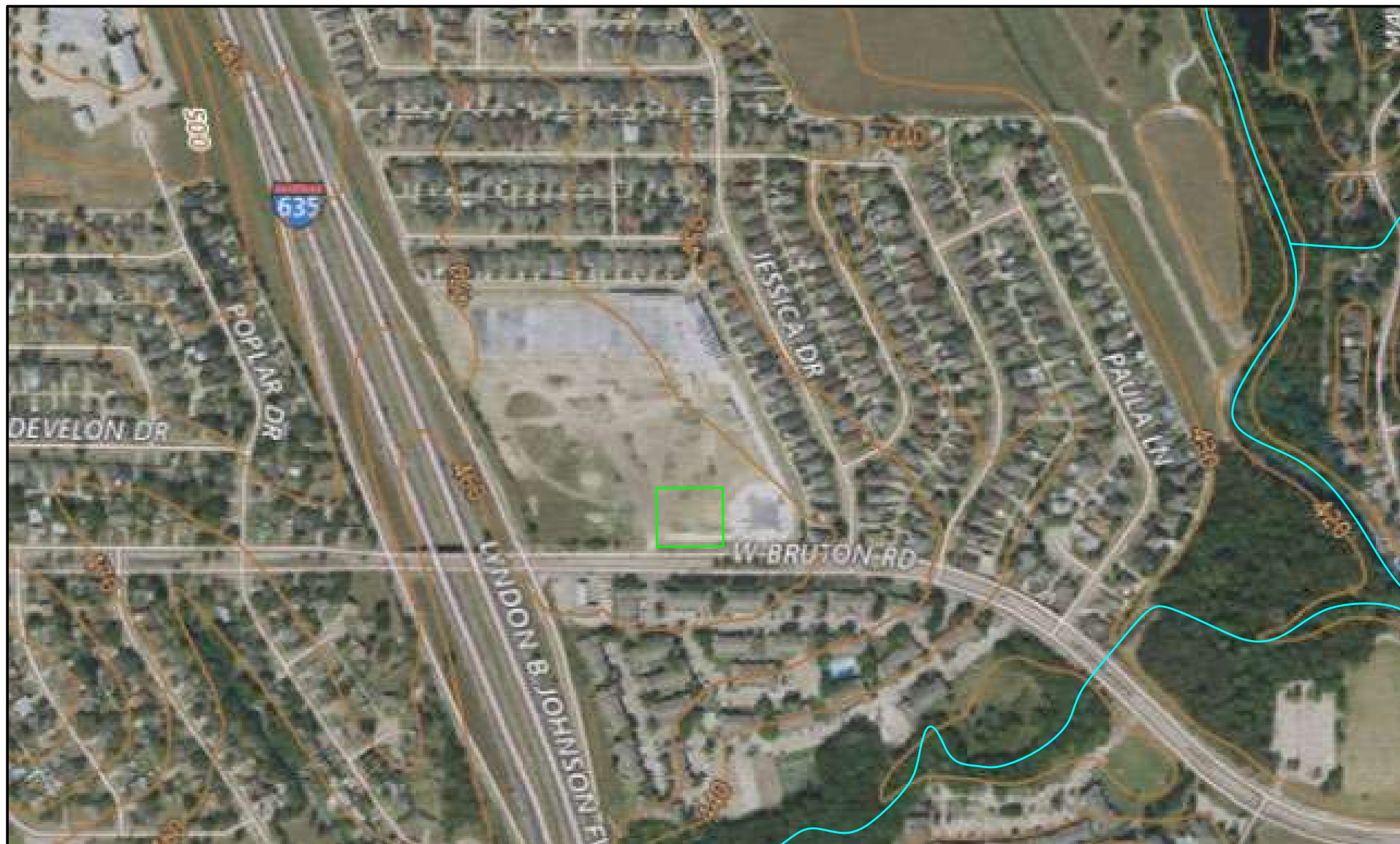
CAESARS PLAZA
 957 W CARTWRIGHT ROAD
 MESQUITE, TEXAS 75149

DATE:

~~DEC 2024~~

PN:

1239.001.001



USGS 2022 QUADRANGLES MESQUITE & SEAGOVILLE TX

SUBJECT PROPERTY, ~~MSW AUTHORIZATION No. 67197~~ (0.92 ACRES)

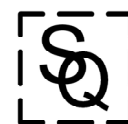
CREEK



10-FT TOPOGRAPHIC CONTOUR INTERVAL (FT ABOVE MEAN SEA LEVEL)



SCALE IN FEET



SQ Environmental, LLC

SCALE:
1 IN = 450 FT**FIGURE 4****GENERAL TOPOGRAPHIC MAP**

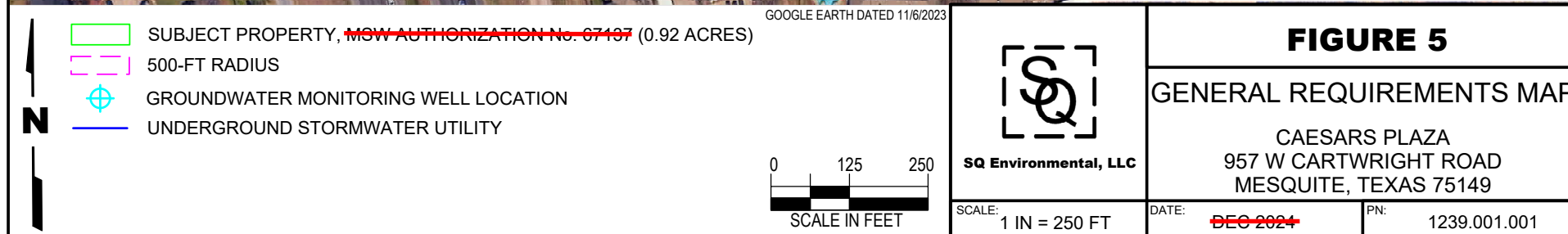
CAESARS PLAZA
957 W CARTWRIGHT ROAD
MESQUITE, TEXAS 75149

DATE:

~~DEC 2024~~

PN:

1239.001.001



9 FOUNDATION PLANS

A VMS has been designed in accordance with 30 TAC 330.957(m), and will be installed during development and construction of the building on the Subject Property. The VMS includes a geotextile filter fabric on top of the ground surface beneath the pad, followed by a 12-inch-thick permeable aggregate bed, and an impermeable barrier installed below the concrete slab of the structure. There will be a series of slotted pipes within the permeable aggregate bed, with vent risers located up through building. This system will allow any vapors (methane or other) that migrate through the soil beneath the foundation to be vented outside of the structure. The second component is a monitoring system within the VMS piping network beneath the building and within the building that will include a controller unit and remote sensor that can detect methane and other explosive gases. This system will have audible and visual alarms. These automatic methane gas sensors will be installed within the venting pipe and/or permeable gas layer and inside the building or any other structure in order to trigger an audible alarm when methane gas concentrations greater than 20% of the lower explosive limit are detected, as required by 30 TAC §330.957(m)(1)(F). A sample port for field monitoring will be installed for the aggregate layer. The foundation plan and VMS design plan are included as **Attachment 9**. Geotechnical soil investigation reports are provided as **Attachments 10A** and **10B**. The Methane Monitoring Plan is discussed in **Section 12**. A Liner Quality Control Plan for the utility trench is provided below.

LINER QUALITY CONTROL PLAN

This Liner Quality Control Plan (LQCP) was developed for Caesars Plaza to describe the inspection and construction control and testing requirements in support of the application. This Plan was prepared in general accordance with *Guidance for Liner Construction and Testing for a Municipal Solid Waste Landfill*, TCEQ Regulatory Guidance RG-534 dated September 2017 and is intended to fulfill requirements of 30 Texas Administrative Code 330. This LQCP is to be implemented if the subgrade conduits in the utility trenches are installed with a clay base and wrapped in an HDPE liner. This plan is not applicable if the double-containment requirements for the subgrade conduits is satisfied by using double-wall pipes.

A General Requirements

This LQCP provides the basis for the type and rate of quality control performance testing. A copy will be maintained on site during construction or available for electronic download in the event an inspection is performed. For ease in this document preparation, any components that are not specifically addressed in this document will default to the requirements of *Guidance for Liner Construction and Testing for a Municipal Solid Waste Landfill*, TCEQ Regulatory Guidance RG-534.

B Overview of Project

All conduits intended for the transport or carrying of fluids over or within the closed MSW landfill will be double-containment. The installation of double-wall pipes would meet the requirements, or the following method may be performed.

Two ft of compacted, clay-rich soil with a permeability not greater than 1×10^{-7} cm/sec will be placed in the base of the trench and a HDPE 30-mil sealed liner will be installed on the bottom and sides of the trench. The conduit for carrying fluids will then be placed above the HDPE liner in the trench and clean backfill added to the sides. The HDPE liner will extend approximately 1 ft on top of the trench, be overlapped, and sealed. In accordance with §330.453(a) and (b), 18 inches of compacted clayey soil that is free of waste and 6 inches of

topsoil that can support native vegetation will be in place for utility trenches in areas that are not covered by building, asphalt, or pavement. A cross-section of the trench is provided on **Figure 1** in **Attachment 9**.

C Soil Material Requirements

C.1 Protective Topsoil Requirements

Protective cover is required to be placed above the liner system as shown on the cross section. Pavement will likely be installed above the subgrade conduits. If not, topsoil will be free of deleterious materials and not previously mixed with any onsite soils that were previously mixed with garbage, rubbish, or other solid waste materials. Permeability must be greater than 1×10^{-4} cm/s. The thickness must be greater than or equal to 6 inches. Compaction is not necessary for installation and density controls are not needed; however, the contractor should place the protective topsoil as soon as possible after installation of the liner and compacted clay-rich soil.

The contractor shall endeavor to place the protective topsoil over the HPDE liner during the coolest part of the 8-hour workday. Soil shall be deployed along the surface of the liner to control the amount of slack and minimize any damage to the liner. The liner shall be continuously monitored during installation and any damage to the liner immediately repaired. Only light equipment will be used during construction and a minimum of 12 inches of protective material must be placed on top of the liner before light construction equipment can access the area.

Protective topsoil will not have any rocks greater than 0.375 inches in diameter. The Contractor will keep the protective topsoil layer wet during dry periods to prevent cracking.

C.2 Clay-Rich Soil Requirements

Clay-rich soil will meet the following requirements. One sample from each source must be collected before any material is brought onsite. Test methods will generally follow Standard ASTM Test Methods as outlined in Table B-1 of RG-534 and will include field density, gradation analysis, Atterberg limits, and permeability.

<i>Soil Property</i>	<i>Value</i>
Plasticity Index (PI)	≥ 15
Liquid Limit (LL)	≥ 30
Percent Passing No. 200 Mesh Sieve	$\geq 30\%$
Percent Passing One-Inch Sieve	$= 100\%$
Permeability	$\leq 1 \times 10^{-7}$ cm/sec

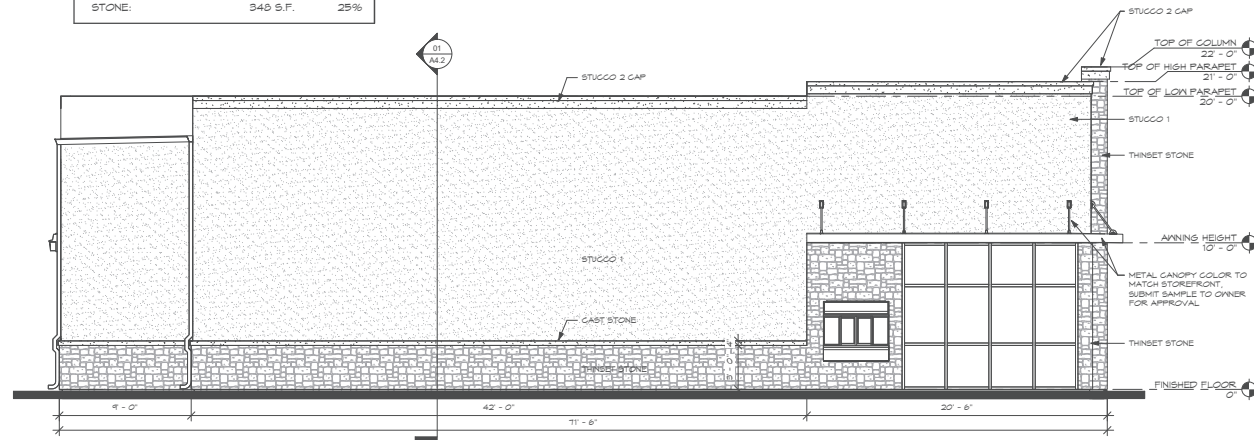
In-situ soils will not be used for clay-rich soil. The clay-rich soil will be sampled every 1,000 cubic yards for total petroleum hydrocarbons (TPH) by Texas Method 1005 and metals SW-846 Methods to ensure the materials are suitable for use.

Clay-rich soils will be placed in three 8-inch lifts (a total of 3 lifts). Compaction testing will be performed at a frequency of every 1 acre and one per lift (minimum of three locations). The clay-rich soil will be compacted to at least 95% of standard proctor.

WALL MATERIALS - WEST		
TOTAL:	1,391 S.F.	100%
DOORS & WINDOWS:	140 S.F.	10%
STUCCO:	903 S.F.	65%
STONE:	348 S.F.	25%

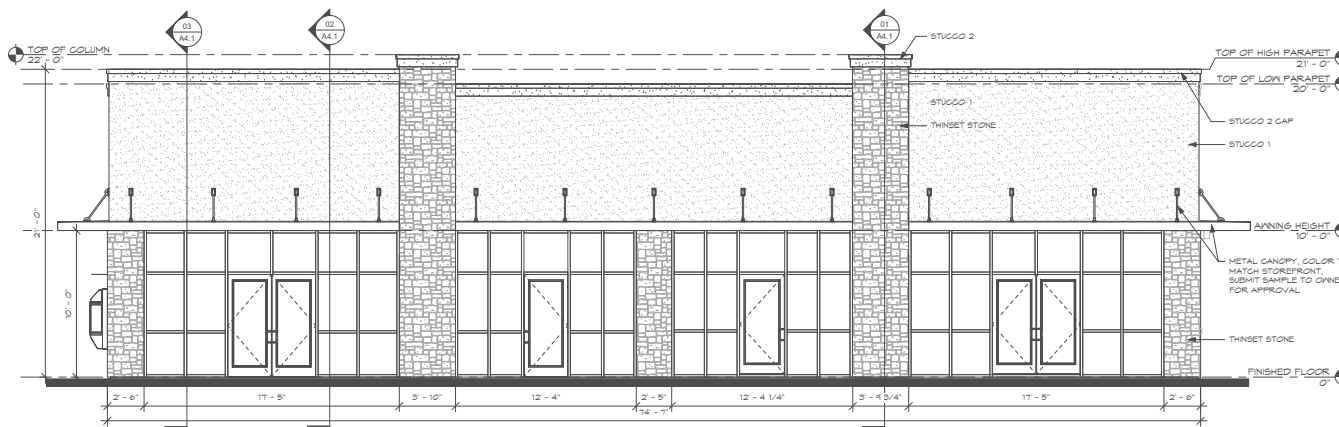
EXTERIOR ELEVATION GENERAL NOTES

- SEE FINISH SCHEDULE - EXTERIOR ON A0.2 FOR FINISHES AND SPECIFICATIONS.



O2 - WEST
1/4" = 1'-0"

WALL MATERIALS - SOUTH		
TOTAL:	1,546 S.F.	100%
DOORS & WINDOWS:	595 S.F.	38%
STUCCO:	714 S.F.	46%
STONE:	237 S.F.	16%



O1 - SOUTH
1/4" = 1'-0"

901 N. McDavid St.
Suite 200
McKinney, Texas 75069
972.529.9790

rawls-culver
ARCHITECTS, L.P.

A NEW PROJECT FOR
PERVEZ BHOJANI
CARTWRIGHT ROAD MESQUITE, TEXAS 75149

Job No: 24032



Date: 2025.08.14

Revision:

Sheet Title:

EXTERIOR
ELEVATIONS

Drawn By: JF

Sheet Number:

A3.1

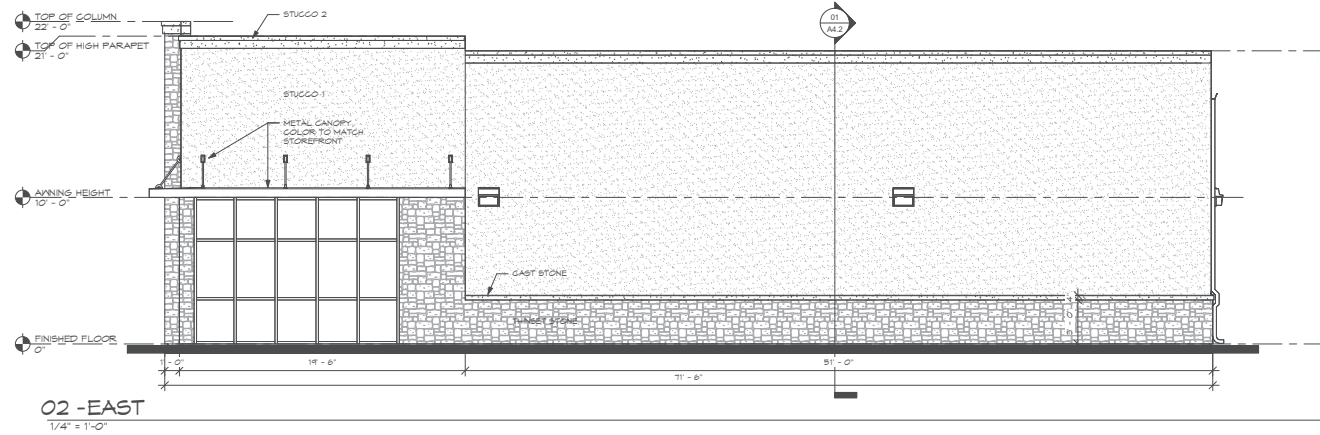
"ISSUED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION" AUGUST 14, 2025.

WALL MATERIALS - EAST

TOTAL:	1,421 S.F.	100%
DOORS & WINDOWS:	140 S.F.	10%
STUCCO:	934 S.F.	66%
STONE:	348 S.F.	24%

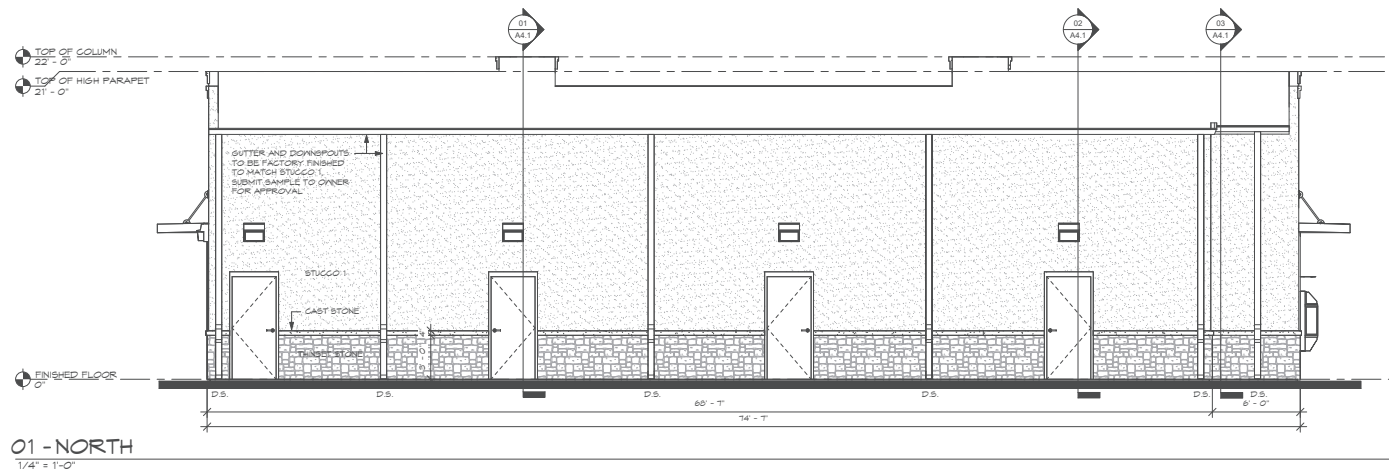
EXTERIOR ELEVATION GENERAL NOTES

- SEE FINISH SCHEDULE - EXTERIOR ON A0.2 FOR FINISHES AND SPECIFICATIONS.



WALL MATERIALS - NORTH

TOTAL:	1,021 S.F.	100%
DOORS & WINDOWS:	100 S.F.	10%
STUCCO:	729 S.F.	70%
STONE:	204 S.F.	20%



901 N. McDraw St.
Suite 200
McKinney, Texas 75069
972.529.9790

rawls-culver
ARCHITECTS, L.P.

A NEW PROJECT FOR
PERVEZ BHOJANI
CARTWRIGHT ROAD MESQUITE, TEXAS 75149

Job No: 24032



Date: 2025.08.14

Revision:

Sheet Title:

EXTERIOR
ELEVATIONS

Drawn By: JF

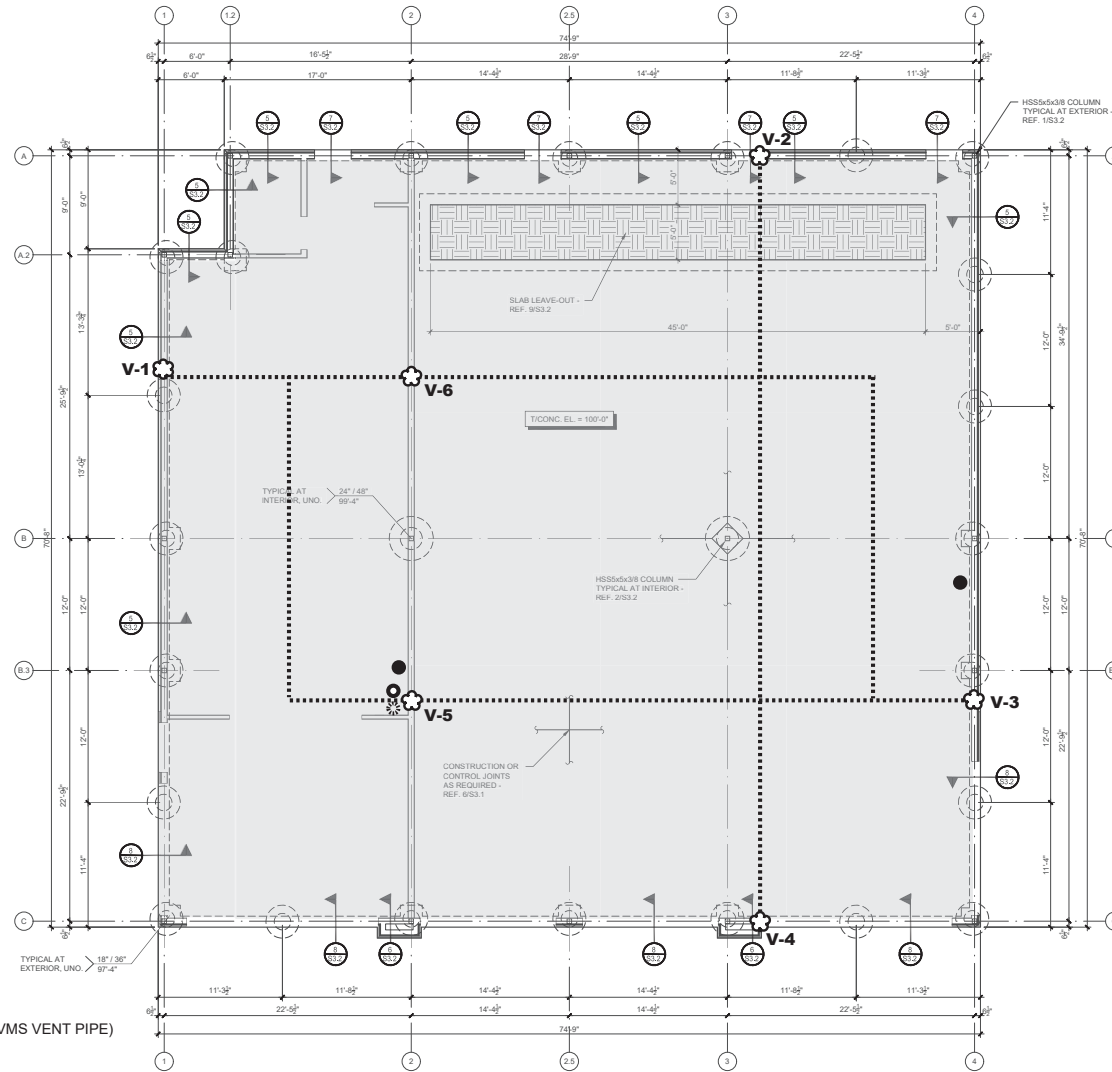
Sheet Number:

A3.2

"ISSUED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION" AUGUST 14, 2025.



8/20/25



Note: Base Drawings used by SQE prepared by others. Changes to base drawings made by SQE include: areas covered by the VMS; vent locations; vent pipes; and methane monitors (Legend provided on each page). PE sealing by Susan T. Litherland P.E. refers only to the VMS. Modifications to the VMS may be needed if there are changes to the foundation and/or building layout.

LEGEND

- METHANE MONITOR (BENEATH BUILDING & INSIDE VMS VENT PIPE)
- METHANE MONITOR (INSIDE BUILDING)
- ★ SAMPLE TEST PORT VAULT
- AREAS COVERED BY VMS (HDPE LINER, AGGREGATE LAYER, & GEOTEXTILE FABRIC FILTER)
- ★ VENT LOCATION
- V-3** VENT NAME
- VENT PIPE

01 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



A NEW PROJECT FOR
PERVEZ BHOJANI
ARTWRIGHT ROAD MESQUITE, TEXAS 75149

Date: 2025.01.30
Revision:

Sheet Title:
FOUNDATION
PLAN

VS2.1



SPECIFICATION SHEET

Toll Free (800) 955-4637 www.AccuGeo.com
 Ph. (661) 321-0447 Fax (661) 321-0449
 321 Industrial St. Bakersfield, CA 93307

High Density Polyethylene (HDPE)

30 - 100 mil

Property	Test Method	Values				
Thickness (mils nominal)	ASTM 5199	30	40	60	80	100
Thickness (mils minimum)	ASTM 5199	27	36	54	72	90
Density (g/cm ³ minimum)	ASTM D792, Method B	0.94	0.94	0.94	0.94	0.94
Tensile Strength at Yield (lbs/in. width)	ASTM D6693, Type IV - 2 in./minute	66	88	132	176	220
Tensile Strength at Break (lbs/in. width)	ASTM D6693, Type IV	120	160	240	320	400
Elongation at Yield (%)	ASTM D6693, Type IV	13	13	13	13	13
Elongation at Break (%)	ASTM D6693, Type IV	700	700	700	700	700
Tear Resistance (lbs)	ASTM D 1004- Die C	23	30	45	60	72
Puncture Resistance (lbs)	ASTM D4833	60	80	120	160	190
Carbon Black Content (%)	ASTM D4218	2 - 3	2 - 3	2 - 3	2 - 3	2 - 3
Carbon Black Dispersion (Category)	ASTM D5596	10 views: 9 views in Cat. 1 or 2 and 1 view in Cat. 3				
Stress Crack Resistance (Single Point NCTL)	ASTM D 5397, Appendix	300 hrs	300 hrs	300 hrs	300 hrs	300 hrs
Oxidative Induction Time (minutes)	ASTM D3895, 200°C, 1atm O ₂	≥100	≥100	≥100	≥100	≥100
Melt Flow Index (g/10 minutes)	ASTM D1238, 190°C, 2.16kg	≤1.0	≤1.0	≤1.0	≤1.0	≤1.0
Oven Aging	ASTM D5721	80	80	80	80	80
with HP, OIT, (% retained after 90 days)	ASTM D5885, 150°C, 500psi O ₂					
UV Resistance	GRI GM11	20hr. Cycle @ 75°C/4 hr. dark condensation @ 60°C				
with HP, OIT, (% retained after 1,600 hrs)	ASTM D5885, 150°C, 500psi O ₂	50	50	50	50	50

These product specifications meet or exceed GRI's GM13

Supply Information (Standard Roll Dimensions)

Thickness (mils)	Width (ft)	Length (ft)	Approximate Area (SqFt)
30	23	1,040	23,920
40	23	835	19,205
60	23	540	12,420
80	23	415	9,545
100	23	335	7,705

NOTES: 1.) All rolls are supplied with two slings. 2.) All rolls are fitted with a 6 inch ID HDPE core. 3.) Special roll lengths are available upon request.
 4.) All roll lengths and widths have a tolerance of ±1%.

All information, recommendations and suggestions appearing in this literature concerning the use of our products are based upon test and data believed to be reliable; however, it is the user's responsibility to determine the suitability for their own use of the products described herein. Since the actual use by others is beyond our control, no guarantee or warranty of any kind, expressed or implied, is made by AccuGeo Liner, Inc. as to the effects of such use or the results to be obtained, nor does AccuGeo Liner, Inc. assume any liability in connection herewith. Any Statement made herein may not be absolutely complete since additional information may be necessary or desirable when particular or exceptional conditions or circumstances exist or because of applicable laws or government regulations. Nothing herein contained is to be construed as permission or as a recommendation to infringe any patent.

LOT 2, BLOCK A
RAMSGATE ADDITION
DOC. NO. 202200022751 DRDCT
ZONING: PD - GR

LOT 2, BLOCK A
RAMSGATE ADDITION
DOC. NO. 202200022751 DRDCT
ZONING: PD - GR

PROPOSED ONE STORY
BUILDING
5,217 SQ. FT. GROSS
4,999 SQ. FT. LEASABLE

LOT 2, BLOCK A
RAMSGATE ADDITION
DOC. NO. 202200022751 DRDCT
ZONING: PD - GR

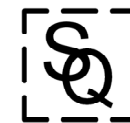
LOT 1, BLOCK A
RAMSGATE ADDITION
DOC. NO. 202200022751 DRDCT
ZONING: PD - GR

CARTWRIGHT ROAD
(100' RIGHT-OF-WAY)

SOURCE:
RAWLS CULVER ARCHITECTS LP

-  SUBJECT PROPERTY BOUNDARY, APPROXIMATE
 LANDSCAPED AREA

0 25 50
SCALE IN FEET



SQ Environmental, LLC

SCALE:
1 IN = 50 FT

FIGURE 1

LANDSCAPED AREA MAP

CAESARS PLAZA
957 W CARTWRIGHT ROAD
MESQUITE, TEXAS 75149

DATE:

~~DEC 2024~~

PN:

1239.001.001

AUG 2025 Rev2

12 STRUCTURE GAS MONITORING, SITE OPERATING, SAFETY & EVACUATION PLAN

A VMS (provided in **Attachment 9**) designed in accordance with 30 TAC 330.957(m) will be installed during development and construction of the building on the Subject Property, which will direct any vapors (methane or other) out from beneath the building, and the vapors monitored to verify that there is no vapor accumulation beneath the building. ATwo methane sensors will also be located within the building. The Methane Monitoring Plan provided in **Attachment 12** includes the requirements of a Structure Gas Monitoring Plan, Site Operating Plan, and Safety and Evacuation Plan related to the VMS and Subject Property.

STRUCTURE GAS MONITORING PLAN

This Structure Gas Monitoring Plan (SGMP) fulfills the requirements of 30 TAC §330.957(t). It will be part of the operating record for the development permit. A copy of this information will be maintained onsite throughout the life of the facility. -The SGMP includes a VMS with an impermeable barrier installed below the structure with vent risers extending through the roof of the building. This system will allow any vapors (methane or other) that migrate through the soil to the area beneath the structure to be vented outside of the structure, as shown in **Section 9**. A monitoring system will be installed within the VMS piping network beneath the building that will include a controller unit and remote sensor that can detect methane and other explosive gases at concentrations below 1% by volume (BV) or 20% of the LEL. This system will have audible and visual alarms that will trigger if methane concentrations exceed 1% beneath a building. The monitoring system is intended to confirm that the concentration of vapor (methane or other) beneath the facility structure does not exceed 20% of the LEL. ATwo methane sensors will also be installed within the building, and a sample port for field monitoring will be installed for the aggregate layer.

Facility Characteristics and Potential Migration Pathways (§330.957(t)(2)(A))

Based on soil vapor sample results described in **Section 2**, elevated methane concentrations appear to be present at 14 ft bgs. The former landfill is capped with 2 to 4 ft of clay. The only excavations that will be performed are for utilities (which will likely be limited to the upper 3 to 4 ft) and the foundation piers (14 ft bgs). In no case will the excavations exceed the depths of the saturated zone (greater than 15 ft bgs).

The planned commercial retail center will consist of one building. The planned facility layout is included in **Section 14**. The building will be constructed on a reinforced concrete slab foundation. The VMS, which will consist of a geotextile filter fabric, a 12-inch-thick permeable layer of aggregate with a network of vent pipes, and covered with a sealed HDPE geomembrane liner, will be installed beneath the building and. The planned commercial retail building duration of occupation could be up to 18 hours. The foundation design and VMS will minimize the potential for any vapors in the underlaying soil to enter the building. As has been discussed, monitoring of the vapors within the VMS piping network will be performed so that vapors beneath the building will be maintained at 20% or less of the LEL, to eliminate the potential for explosive conditions within or near the building. ATwo methane sensors will also be installed within the building.

Building Design Characteristics Related to Gas Accumulation Prevention (§330.957(t)(2)(B))

As described in **Section 9**, the design of the commercial building includes several features that will minimize the potential for the accumulation of methane gas within the building. The vapor barrier and ventilation system design will be installed beneath the foundation of the building. The system will consist of a granular layer, 12-inches in thickness, which will act as bedding for a network of slotted vent pipes. The vent pipes will be extended vertically through or adjacent to walls within the building to allow venting of the area where vapors could accumulate. The pipes will be extended through the roof. The granular layer and vent pipe system will be covered with a plastic layer, which will be sealed at overlaps, and all penetrations. A geotextile filter fabric will be installed beneath the granular layer. As part of the VMS installation smoke tests will be performed on the system to verify that it is properly sealed, prior to pouring of the concrete foundation. Some or all of the vent pipes will be constructed to allow the addition of fans so that active venting can be performed if passive venting is not sufficient to prevent the buildup of vapors under the building. The vapor barrier and ventilation system provide the primary systems to prevent vapor migration into the structure and minimize the potential for methane gas accumulation beneath the building. The sub-slab gas collection system will be under negative pressure from electric exhaust fans. Methane is lighter than air and will dissipate upward and away from vents.

The vapor monitoring system within the VMS piping network will provide continuous monitoring for methane to provide early detection and warning in the event of methane gas accumulation beneath the building. In

addition to the monitoring equipment in the VMS piping, methane monitoring will be conducted continuously using at two methane sensors within the building to verify that methane is not entering the building in concentrations above residential risk-based levels. In addition, the landfill gas collection system will have a port for sampling the aggregate layer beneath the slab. The proposed locations of the methane gas sensorss is provided in the VMS design plan included in **Section 9**.

Gas Collection and Ventilation System Description (§330.957(t)(2)(C))

The VMS will consist of an impermeable methane barrier layer, aggregate layer, and geotextile filter fabric, as described in **Section 9**. The barrier and ventilation layer will be installed beneath the slab foundation of the building.

Gas Monitoring Equipment (§330.957(t)(2)(D))

The vapor monitoring system will include one controller and one sensor in the VMS piping system. Landfill gas will be monitored by a sensor. Within the occupied spaces, a permanently mounted Family Safety Products, Inc. Safety Siren Pro Series methane detector (Model No. HS80504), or similar, will be used. On the sub-slab landfill gas collection system, a permanently mounted RKI Instruments M2A gas sensor, or similar, will monitor the exhaust gas stream. The exhaust fan will be a FanTech HP 190 or similar. The location of the sensor is provided in **Attachment 9**. For port landfill gas measurements, a Landtec GEM 5000 portable landfill gas detector, or similar, will be used. The VMS design plan included in **Section 9** provides a plan for the location of the vapor monitoring equipment. Specification sheets for the monitoring equipment will be provided following finalization of the VMS design. Calibration will be performed at least twice annually or every six months.

Implementation Schedule for Monitoring Equipment (§330.957(t)(2)(E))

Monitoring equipment will be installed and tested prior to completion of construction of the proposed structure. The monitoring equipment will be in continuous operation at least one week prior to building being occupied.

Sampling and Analysis Plan (§330.957(t)(2)(F))

Indoor air samples will be initially collected prior to occupancy. This will be a one-time sampling event to characterize the indoor air. Two samples will be collected using an evacuated "Summa" canister fitted with a regulator that will collect the sample over an 8-hour period. The selected analytical laboratory will provide canisters and chain of custody forms for the sampling activities.

The sampling method to collect the indoor air sample includes using an evacuated 1.4-liter Summa canister equipped with a flow controller calibrated to draw in 1.4-liters of ambient indoor air over an approximate 8-hour time period. The main valve on the Summa canister will be opened to initiate the sampling and then closed after approximately 8 hours has elapsed, while observing the gauge on the flow controller to ensure the Summa canister does not equilibrate to ambient conditions.

The ambient indoor air sample collected from the building will be analyzed for methane by EPA method TO-3. The sample will be shipped to an accredited laboratory offsite that will perform the approved testing.

Laboratory QA/QC procedures will be provided by the laboratory chosen to perform the analysis and will be included with the test results.

Analysis Of Landfill Gas Samples (§330.957(t)(2)(G))

Two landfill gas samples (SV-1 and SV-2) were collected at 14 ft bgs in the footprint of the planned building. The samples were analyzed for methane, carbon monoxide, hydrogen sulfide, mercaptans, VOCs, and ammonia by ALS Environmental in Simi Valley, California. Water vapor was measured in the field by

The field monitoring of the landfill gas collection system will be conducted on a quarterly basis for the first year and then annually for the following three years. The field monitoring events will be conducted in accordance with the following procedure:

1. Perform equipment checks and calibration tests.
2. Inspect the sampling location. The inspection is to include the following:
 - a. Verify that the location is accessible as necessary for monitoring.
 - b. Verify that any surface protective devices are in place and are in good condition, and
 - c. Verify that the label is in place and clearly readable.
3. Open any protective cover.
4. Turn on the CES-Landtec GEM 5000, or similar, meter and allow for the meter to adjust to the ambient air.
5. Connect the GEM 5000, or similar, meter to the quick-connector or port.
6. Open the valve on the port.
7. Turn on the GEM 5000 pump, or similar, and allow for the meter to purge the port.
8. Allow the meter to purge the trapped air for at least 30 seconds to get an accurate reading.
9. Record the observed methane, carbon dioxide, and oxygen readings.
10. Record the ambient barometric pressure from the GEM 5000, or similar, meter.
11. Disconnect the GEM 5000, or similar, methane meter from the quick-connector or port.
12. Close the port and reinstall any protective cover.

All readings and inspection results will be recorded on the Landfill Gas Monitoring System Data Sheets with any needed maintenance and/or repairs noted. All results will be placed in the operating record of the facility.

SITE OPERATING PLAN

The proposed commercial retail center will consist of one building. The building will be a wood or metal framed structure and be constructed over reinforced concrete structural slabs. The VMS beneath the building will be equipped with a methane sensor that will produce both an audible and visual alarm if concentrations of methane exceed 1% BV or 20% of the LEL. ATwo methane sensors will also be installed within the building.

In accordance with §330.958, construction plans and specifications of the proposed structure will be prepared and maintained onsite during construction. After completion of construction, one set of as-built construction plans and specifications will be maintained at the permitted development. Plans maintained at the development may be made available for inspection by executive director representatives.

This SGMP, Site Operating Plan, and Safety and Evacuation Plan will be implemented and maintained in accordance with the requirements of §330.961(a) through (h) by an environmental professional or person(s) trained by an environmental professional. These documents will be considered a part of the operating record of the development and a copy will be maintained onsite in an office at the development for the life of the structure to aid in the implementation and maintenance of the SGMP, Site Operating Plan, and Safety and Evacuation Plan. Additionally, the remaining documents listed in §330.961(a)(1) will be considered part of the operating record and maintained onsite, including but not limited to the Development Permit and Closure Plan. Any deviation from the development permit and incorporated plans or other related documents associated with the development permit will seek approval of the executive director. The development permit holder will notify the executive director, and any local pollution agency with jurisdiction that has requested to be notified of any incident involving the facility relative to the development permit and provisions for the remediation of the incident.

The owner or lessee of the development will provide equipment for monitoring the on-site structure. Monitoring of the onsite structure will include a permanently installed monitoring probe and a continuous monitoring system. The structure located on top of the waste area shall be monitored on a continuous basis, and monitoring equipment shall be designed to trigger an audible alarm if the volumetric concentration of methane in the sampled air is greater than 1% within the venting pipe or permeable layer, and/or inside the structure. Areas of the structure where gas may accumulate will be monitored. Gas monitoring and control systems will be modified as needed to reflect modifications to the structure.

All sampling results will be placed in the operating record of the facility and be made available for inspection by the executive director, and any local pollution agency with jurisdiction that has requested to be notified. If methane gas levels exceeding the limits are detected, the owner, operator, or lessee shall notify the executive director and take action.

The ponding of water over waste in the closed MSW landfill will be prevented. Ponded water that occurs on a closed MSW landfill unit will be eliminated as quickly as possible. The area in which ponded water occurs will be filled in and re-graded within seven days of the occurrence, as required by 30 TAC §330.961(d).

Surface drainage in and around the structure will be controlled to minimize surface water running onto, into, and off the closed MSW landfill.

Groundwater monitoring may be required by the TCEQ Executive Director and, if required, must be conducted in accordance with the requirements of Chapter 330, Subchapter J, as required by 30 TAC §330.961(f).

All conduits intended for the transport or carrying of fluids over or within the closed MSW landfill will be double-containment. This could include the use of double-walled pipes or 2 ft of compacted, clay-rich soil with a permeability not greater than 1×10^{-7} cm/sec will be placed in the base of the trench and a HDPE 30-mil sealed liner will be installed on the bottom and sides of the trench. The conduit for carrying fluids will then be placed above the HDPE liner in the trench and clean backfill added to the sides. The HDPE liner will extend approximately 1 ft on top of the trench, be overlapped, and sealed. In accordance with §330.453(a) and (b), 18 inches of compacted clayey soil that is free of waste and 6 inches of topsoil that can support native vegetation will be in place for utility trenches in areas that are not covered by building, asphalt, or pavement.

The owner or lessee shall promptly record and retain in the operating record the following information:

- all results from gas monitoring and any remediation plans pertaining to explosive and other gases;
- all unit design documentation for the placement of gas monitoring systems and leachate or gas condensate removal or disposal related to the closed MSW landfill unit;
- copies of all correspondence and responses relating to the development permit;
- all documents relating to the operation and maintenance of the building, facility, or monitoring systems as they relate to the development permit; and
- any other document(s) as specified by the approved development permit or by the executive director.

The owner, operator, or lessee shall provide written notification to the executive director, and any local pollution agency with jurisdiction that has requested to be notified, for each occurrence that documents listed in subsection (h) of this section are placed into or added to the operating record. All information contained in the operating record shall be furnished upon request to the executive director and shall be made available at all reasonable times for inspection by the executive director or his representative.

The following equipment is expected to be used at the structure and a maintenance schedule for this equipment is provided below.

Description	Procedures and Function	Maintenance Schedule
Cleaning/maintenance equipment	General housekeeping/maintenance	As-needed maintenance/cleaning
HVAC	Interior climate control	Semi-annually
Electric water heaters	Hot water control	Annually
Lighting	Interior lighting control	As-needed replacement
IT/Network equipment	Telephone, internet, cameras, etc.	As-needed repair/replacement

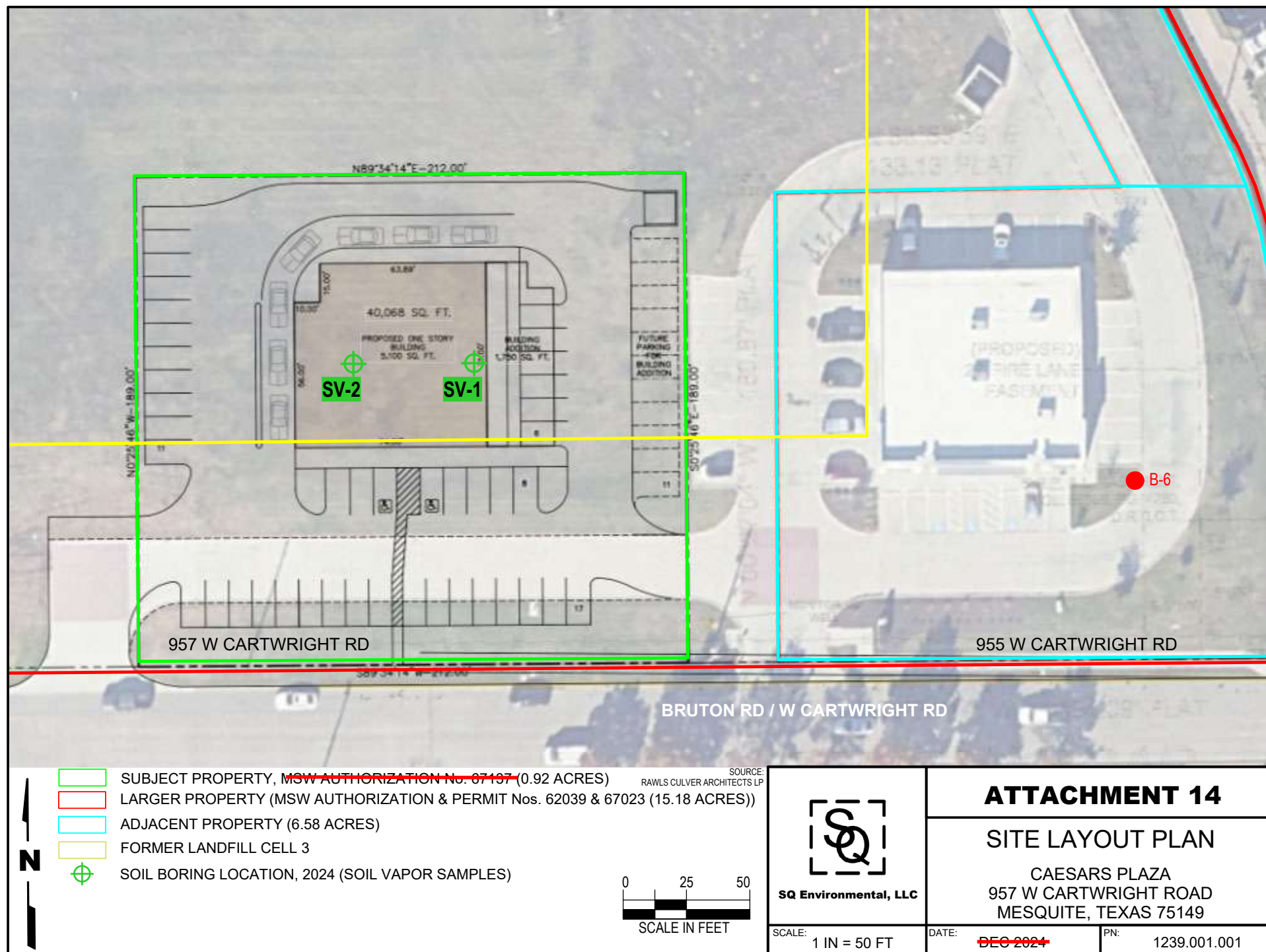
The equipment list will be reviewed and updated as needed.

SAFETY AND EVACUATION PLAN

The commercial retail structure will consist of two large rooms. As previously discussed, the VMS beneath each building will be equipped with a methane sensor that will produce both an audible and visual alarm if concentrations of methane beneath the building exceed 1% BV or 20% of the LEL.

By maintaining the potential concentration of methane beneath the building at 1% (or 20% of the LEL), methane cannot accumulate to these levels in the building. Typically, "attenuation" levels through a building slab are 0.03 meaning that even as a worst case, the methane concentrations in the building cannot exceed 33% of 20% of the LEL since the "trigger" will be the methane concentration beneath the building, and not in the building. ~~Methane will also be installed within the~~ interior of building ~~and~~ will be equipped with at two methane monitors with an audible alarm. In the event that the methane monitor within the VMS detects elevated levels of methane, the VMS vent fans will immediately be turned on (if they were not already running) and monitoring at the sample port will be performed to verify that the concentrations within the building are below the threshold levels.

Building occupants will be notified that the building is located over methane gas, and that controls are in place to minimize the potential danger posed by the methane gas. In the event that the methane monitor inside the building detect elevated levels of methane, alarms will be triggered, and occupants will evacuate the building and only re-enter when conditions are safe. Each living space will be equipped with a graphic evacuation plan map directing occupants where to go in the event of an alarm including a rally point and contact phone numbers.



16 NOTICE OF LANDFILL DETERMINATION & TO REAL PROPERTY RECORDS

Notices of Landfill Determination were not applicable in 2018 and 2020 and are currently not applicable. The Mesquite Sanitary Landfill is listed in the Closed Landfill Inventory and is well documented. The Authorization to Disturb Final Cover Approval Letter issued by TCEQ on 15 November 2024 is provided as **Attachment 16A**. The Permit for Use of Landover a Closed MSW Landfill issued by TCEQ on 1 October 2020 for the larger property that includes the subject property is provided as **Attachment 16B** for reference only, and to maintain correct page numbering.

Attachment 16C is the Deed Notice filed in the real estate records of the County Clerk in the Tarrant-Dallas County Records Filing Office (and proof of filing) for the Subject Property (western-0.92-acre portion of TDCAD Account No. 03924394381601000A0020000), where the "landfill" area is located.



VG-364-2025-202500174969

Dallas County
John F. Warren
Dallas County Clerk

✓ **Instrument Number:** 202500174969

Real Property Recordings

Recorded On: August 21, 2025 10:31 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202500174969
Receipt Number: 20250821000272
Recorded Date/Time: August 21, 2025 10:31 AM
User: Chanteon R
Station: Cc143

Record and Return To:

MUHAMMAD CHHAIDAN
2301 LAWTON LN

ROWLETT TX 75089



STATE OF TEXAS

Dallas County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Dallas County, Texas**

John F. Warren
Dallas County Clerk
Dallas County, TX

Deed Notice

0.920 Acres: PRS Ramsgate LP

**Portion of 23300 LBJ Fwy, Mesquite, Dallas County, Texas;
8.596 Acres: RAMSGATE, BLK A LT 2 ACS 8.596**

STATE OF TEXAS

§

COUNTY OF DALLAS

§

§

This Notice is filed to provide information concerning certain environmental conditions and/or use limitations pursuant to the Texas Commission on Environmental Quality (TCEQ) Municipal Solid Waste (MSW) Rule found at 30 Texas Administrative Code (TAC) Chapter 330 Subchapter T, and Texas Health and Safety Code (THSC) Chapter 361 Subchapter R, and affects the real property (Property) "Lot 2 Block A 8.596" Acres and described as follows:

A legal description for the Property is provided as Exhibit A, which is attached hereto and incorporated herein by reference.

Historical documentation and site assessment results indicate that the Property overlies solid waste that was relocated from a closed municipal solid waste landfill facility. The 50-acre Mesquite Sanitary Landfill, listed in the Closed Landfill Inventory database, operated as a landfill from 1963 to 1965. Following the official cessation of landfill operations in 1965, a clay cap was placed over the former landfill. Development of a residential neighborhood within this 50-acre area began in 1984 and landfill waste was encountered. Between 1985 and 1987, the waste materials from areas to the north and east were transferred to multiple cells on the Property. Portions of the Property overlay these cells, causing those portions of the Property to be considered a closed municipal solid waste landfill as the term is defined in the Rule. The portion of the Property regarding this Notice that is considered a closed municipal solid waste landfill, is described as follows:

A legal description for the portion of the Property is provided as Exhibit B, which is attached hereto and incorporated herein by reference.

Notice is hereby provided to any future owner or user of the Property that restrictions on the development or lease of the land exist in 30 TAC Chapter 330 Subchapter T and THSC Chapter 361 Subchapter R. Further, prior to the planning or initiating any activity involving the disturbance of the closed municipal solid waste landfill, the future owner or user of the site shall consult with TCEQ.

As of the date of this Notice, the Record Owner of fee title of the Property is PRS Ramsgate LP with an address of 3889 Maple Ave Ste 220, Dallas, Dallas County, Texas 75219.

For additional information, contact:

TCEQ
MSW Permits Section
Building D
12100 Park 35 Circle
Austin, Texas 78753

Mail:
MSW Permits Section, MC 124
TCEQ
PO Box 13087
Austin, Texas 78711-3087

TCEQ Identifier No.: RN110301553

EXECUTED on the dates set forth in the acknowledgments below, to be effective as of the date of the last such signature below.

OWNER:

Richard Squires, acting as a representative
of PRS Ramsgate LP

Signature: 

Printed Name: Richard Squires

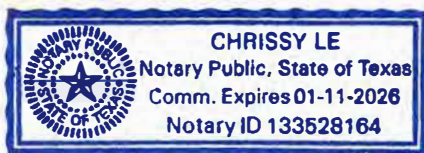
Title: President, RDS Holdings, Inc. which
is the GP of RS II, LP which is the GP
of PRS Ramsgate, LP, Owner

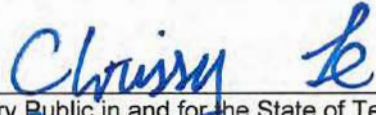
THE STATE OF TEXAS

§
§
§

COUNTY OF Dallas

This instrument was acknowledged before me on this the 18 day of August, 2025, personally appeared Richard Squires, Owner, on behalf of the COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and in the capacity herein expressed.




Notary Public in and for the State of Texas

Chrissy Le
Printed Name of Notary Public

My Commission Expires: 1/11/2026

EXHIBIT A

EXHIBIT B

20 OTHER PLANS

Grading and drainage plans are provided as **Attachment 20**. ~~There are no irrigation plans for the property.~~ The irrigation plan and dimensional control plan are also provided in Attachment 20.

ATTACHMENT 20

OTHER PLANS

The irrigation plan and dimensional control plan to be submitted separately once completed.

ATTACHMENT B

UNMARKED APPLICATION REPLACEMENT PAGES –

REVISION 2

**REVISION 2 –
APPLICATION FOR DEVELOPMENT PERMIT
FOR PROPOSED ENCLOSED STRUCTURE OVER
CLOSED MUNICIPAL SOLID WASTE LANDFILL**

**CAESARS PLAZA
957 W CARTWRIGHT RD
MESQUITE, DALLAS COUNTY, TEXAS 75149**

Prepared for:

Texas Commission on Environmental Quality

MSW Permit No. 62058; Tracking No. 31656747

RN110301553 | CN606323335

Prepared on behalf of the Applicant:

Favorite Venture Real Estate LLC

4629 Bronco Blvd
Carrollton, Texas 75010

Property Owner:

PRS Ramsgate LP

3889 Maple Ave, Ste 220
Dallas, Texas 75219-3917



Initial Submission: 31 March 2025

Revision 2 Submission: 22 August 2025

A handwritten signature in blue ink, appearing to read "Susan T. Litherland", written over a horizontal line.

Susan T. Litherland, P.E.

Principal

Texas P.E. No. 57428, F-15202

Signed electronically on 08/20/2025

A handwritten signature in blue ink, appearing to read "Sam Enis", written over a horizontal line.

Sam Enis, P.G.

Principal Project Manager

PN: 1239.001.001



SQ Environmental, LLC

PO Box 1991

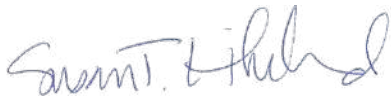
Austin, Texas 78767-1991

(512) 900-7731

www.SQEnv.com

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Susan T. Litherland, P.E.
Principal

Texas P.E. No. 57428, F-15202
Signed electronically on 08/20/2025



selected vent pipes, a monitoring point within the building will be included in the VMS so that the interior location can be sampled, as needed. Additional details on the VMS are provided in **Sections 9 and 12**.

A deed notice concerning the presence of the waste beneath the Subject Property was previously filed in the County records.

The planned building on the Subject Property will have an at or near grade foundation. No subsurface structures are planned. The only excavations that will be performed are for utilities (which will likely be limited to the upper 3 to 4 ft) and the foundation piers (14 ft bgs). In no case will the excavations exceed the depths of the saturated zone (greater than 15 ft bgs). The planned concrete slab foundation with an underlying VMS, along with the asphalt parking areas, will result in a similar or better impervious cap than is currently present on the Subject Property. The TCEQ Executive Director may require additional soil layers or building pads prior to any construction or structural improvements, as stated in 30 TAC §330.955(b).

Groundwater is encountered at approximately 22 ft bgs at the Subject Property and has been sampled from seven monitoring wells located adjacent and upgradient of the Subject Property. No impacts have been identified to shallow groundwater at concentrations above TCEQ residential PCLs. Based on this information, no environmental impacts due to the planned development of the Subject Property during or after construction would be anticipated.

1 PROPOSED PROJECT DESCRIPTION

The planned future use of the 0.92-acre Subject Property is a single-story commercial retail building up to 5,217 ft² and associated paved parking areas. As planned, the development on the Subject Property is comprised of an approximately 75-ft by 71-ft commercial building with a concrete slab-on-grade foundation. Asphalt/concrete-covered parking lots will surround the building and cover the majority of the remaining surface area of the Subject Property. Some landscaped areas are planned along the perimeter of the property and are further discussed in **Section 11**. Site Plans are included in **Attachment 14**.

The planned building on the Subject Property will have an at or near grade foundation. No subsurface parking or other subsurface structures are planned. The only excavations that will be performed are for utilities (which will likely be limited to the upper 3 to 4 ft) and for the foundation piers (14 ft bgs). The former landfill is capped with 2 to 4 ft of clay. In general, all of the waste is deeper than 4 ft bgs. In no case will the excavations exceed the depths of the saturated zone (greater than 15 ft bgs).

A VMS has been designed and will be installed beneath the building. The VMS will direct any vapors (methane or other) out from beneath the building, and the vapors monitored to verify that there is no vapor accumulation beneath the building. As discussed above, the planned concrete building slab foundation with an underlying VMS, along with the asphalt roadways and parking areas, will result in a similar or better impervious cap over the Subject Property that is currently present.

No enclosed areas below ground surface to be occupied by people will be constructed on the Subject Property. Minor amounts of waste may be encountered during construction. The waste and surrounding soil will be stockpiled on plastic sheeting or loaded directly into 55-gallon drums, trucks, trailers, or containers, and removed from the site for disposal at an appropriate, permitted MSW landfill. Locations where waste is removed will be backfilled with 2-ft of clean, low-plasticity, compacted clay and graded with the surrounding onsite soil to be slightly higher than the existing grade and provide positive drainage. The majority of the Subject Property will be covered with the building and asphalt, and designed so that surface water will not pool on the property.

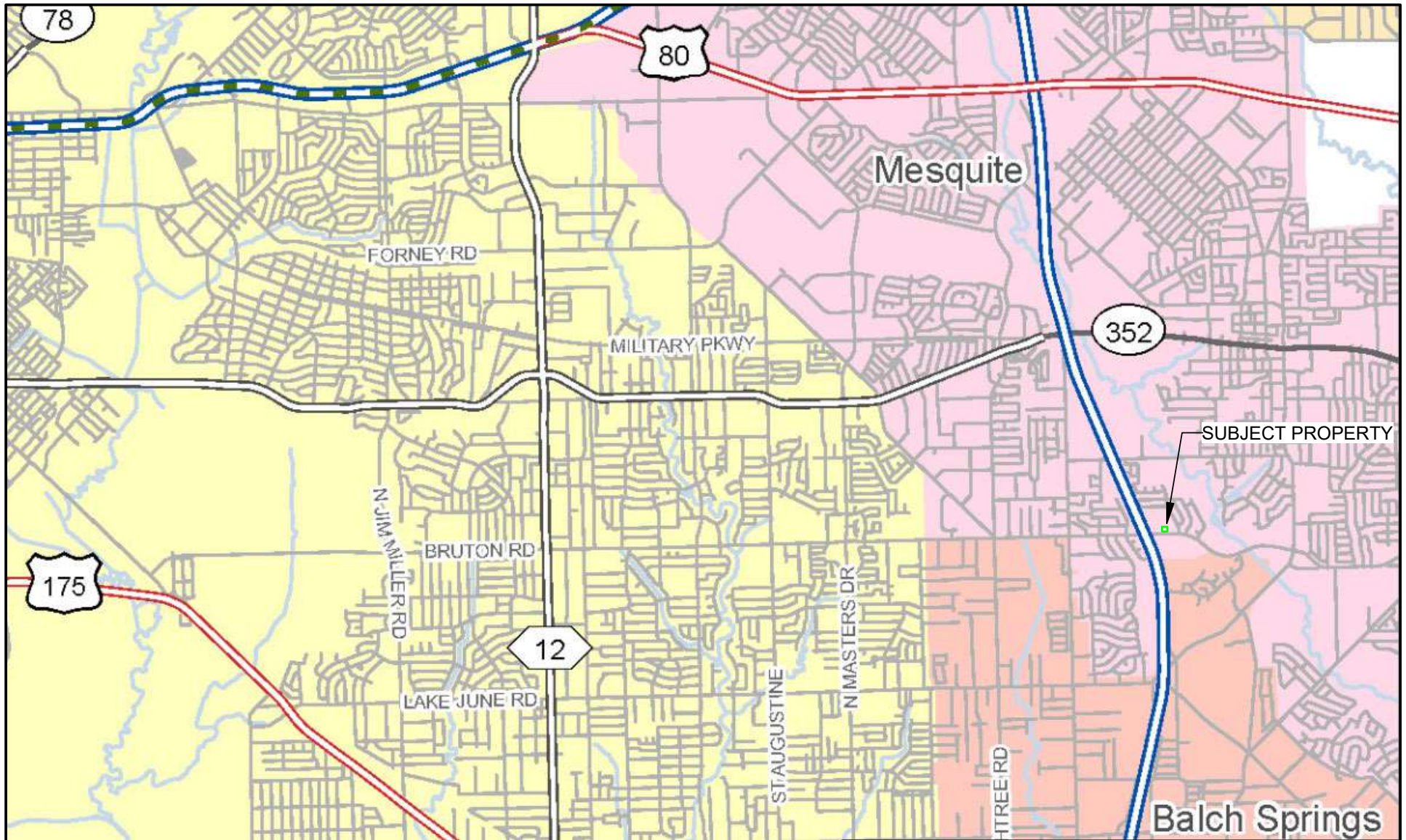
It is not anticipated that any stormwater will come into contact with waste on the Subject Property during construction. However, groundwater upgradient of the Subject Property has been sampled and no impacts have been identified. There is no indication that groundwater beneath the Subject Property is impacted by the waste located above the saturated zone. None of the waste is located at the ground surface, and precautions will be implemented during development of the Subject Property to prevent excavated material, if any, from coming into contact with stormwater. Any surface water that does come into contact with waste materials will be considered contaminated water and properly contained, characterized, and disposed of, or properly discharged in a manner that will not cause surface water or groundwater contamination, as required by 30 TAC §330.955(f).

If excavation activities result in exposed waste, the exposed waste area will be temporarily covered with clean soil or other materials as soon as practical, but no later than the end of the day. The contractor will provide adequate temporary cover consisting of a minimum of 6 inches of soil or an impermeable membrane material to prevent rainfall from contacting the waste. Temporary diversion berms will be installed around the exposed waste area to prevent stormwater from contacting the waste and will be used upslope of all excavations where waste will be exposed to minimize the amount of surface water coming into contact with waste materials. In addition, temporary containment berms will be constructed around areas of exposed waste to collect surface water. At no time will water that comes into contact with waste materials be allowed to discharge to surface waters. Regarding the management procedures described above, especially the covering of waste and precautions implemented in advance of inclement weather, the

generation of water that has made contact with waste materials is expected to be minimal. However, if generated, the water will be collected and disposed of in accordance with standards set forth herein and in accordance with City and State requirements for disposal of such water. Any water generated during construction will be stored onsite, then transported via vacuum truck to an approved wastewater treatment or disposal facility permitted to accept the wastewater.

The stormwater management will include measures to control sediment discharge during construction including, but not be limited to, the use of earthen berms, hay bales, and silt fencing downgradient of slopes which may experience erosion (including material stockpiles). Erosion damage from rainfall events will be repaired by the contractor after such events. All erosion control measures will also be inspected and maintained throughout the redevelopment process. Berms, when used for control of potentially impacted water, will also be maintained as necessary to control erosion. The contractor will pay special attention to erosion on any soil cover over waste materials. Any cover damage to the existing landfill, or in areas where cover must be maintained over solid waste materials that are part of construction, will be repaired immediately and steps taken to prevent a recurrence of that type of damage.

The requirements of §330.961(g), concerning the double-containment of subgrade conduits intended for the transport or carrying of fluids over or within the Subject Property, will be implemented. Subgrade utility conduits will be installed with double-containment, which will likely be double-wall pipes. The other option is a single-wall utility, that is within a lined trench. On excavation, 2 ft of compacted, clay-rich soil with a permeability not greater than 1×10^{-7} cm/sec will be placed in the base of the trench and a high-density polyethylene (HDPE) 30-mil sealed liner will be installed along the bottom and sides of the trench and sealed. Based on discussions with the project construction contractors (and MSW permits), it is not feasible to install 2 ft of compacted clay on the sides of the trenches, as there is no way to compact the clay vertically. The conduit for carrying fluids will then be placed above the HDPE liner and clean fill added to the sides. The HDPE liner will extend approximately 1 ft on top of the trench, be overlapped, and sealed. This is shown in **Figure 1** in **Attachment 9**. In accordance with §330.453(a) and (b), 18 inches of compacted clayey soil that is free of waste and 6 inches of topsoil that can support native vegetation will be in place for utility trenches in areas that are not covered by building, asphalt, or pavement. A quality control plan will be prepared detailing the design, materials, and procedures for construction and testing to meet liner system specifications based on Regulatory Guidance for Liner Construction and Testing for a Municipal Solid Waste Landfill (RG-534, September 2017). Construction details, plans, materials to be used, and a cross-section of the utility trench and the underlying waste down to native soil are provided in **Attachment 9**.

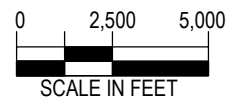
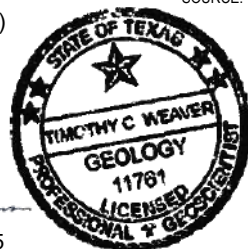


SOURCE: TXDOT, DALLAS-FORT WORTH METROPLEX, 3/8/2024

 SUBJECT PROPERTY, (0.92 ACRES)



Timothy C. Weaver
8/7/25



SQ Environmental, LLC

SCALE: 1 IN = 5,000 FT

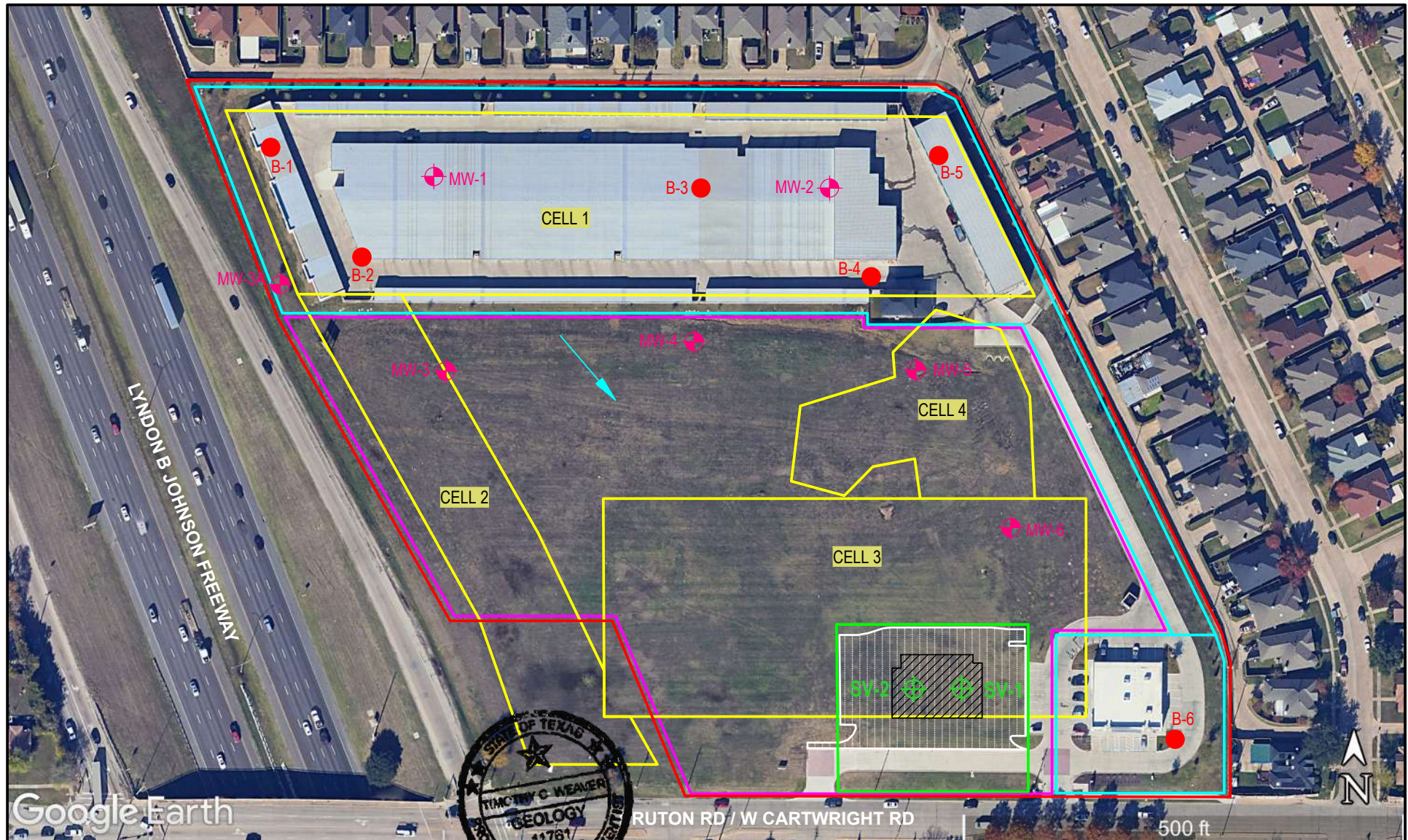
FIGURE 1

GENERAL LOCATION MAP

CAESARS PLAZA
957 W CARTWRIGHT ROAD
MESQUITE, TEXAS 75149

DATE: AUG 2025 Rev2

PN: 1239.001.001



Google Earth

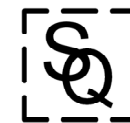
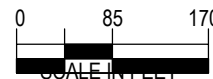


RUTON RD / W CARTWRIGHT RD

500 ft

- SUBJECT PROPERTY, (0.92 ACRES)
 LARGER PROPERTY (MSW AUTHORIZATION & PERMITS NOS. 62039 & 67023 (15.18 ACRES))
 DCAD PARCEL #381601000A0020000 (8.59 ACRES)
 ADJACENT PROPERTY (6.58 ACRES)
 FORMER LANDFILL CELLS
● SOIL BORING LOCATION, 2018 (SOIL & SOIL VAPOR SAMPLES)
→ GROUNDWATER FLOW DIRECTION
⊕ SOIL BORING LOCATION, 2024 (SOIL VAPOR SAMPLES)
⊕ MONITORING WELL LOCATION, PRE-2017 (GROUNDWATER & VAPOR SAMPLES)

GOOGLE EARTH DATED 11/30/23

Tim Weaver 8/7/25


SQ Environmental, LLC

SCALE: 1 IN = 175 FT

FIGURE 2**GENERAL LAYOUT MAP**

CAESARS PLAZA
957 W CARTWRIGHT ROAD
MESQUITE, TEXAS 75149

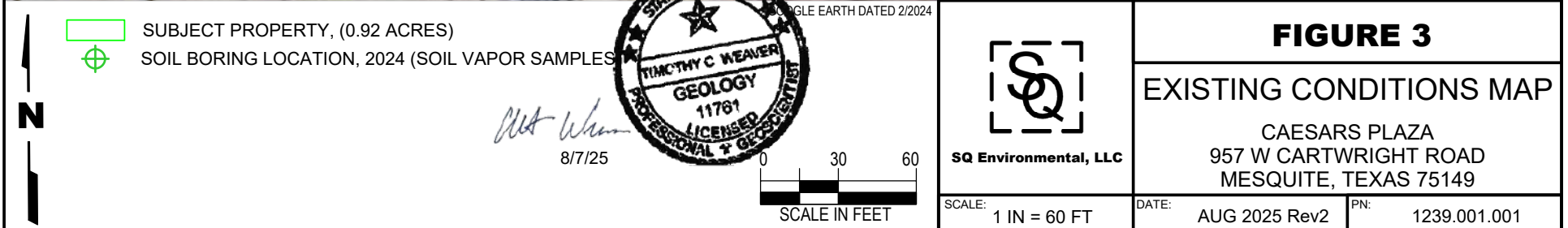
DATE: AUG 2025 Rev2

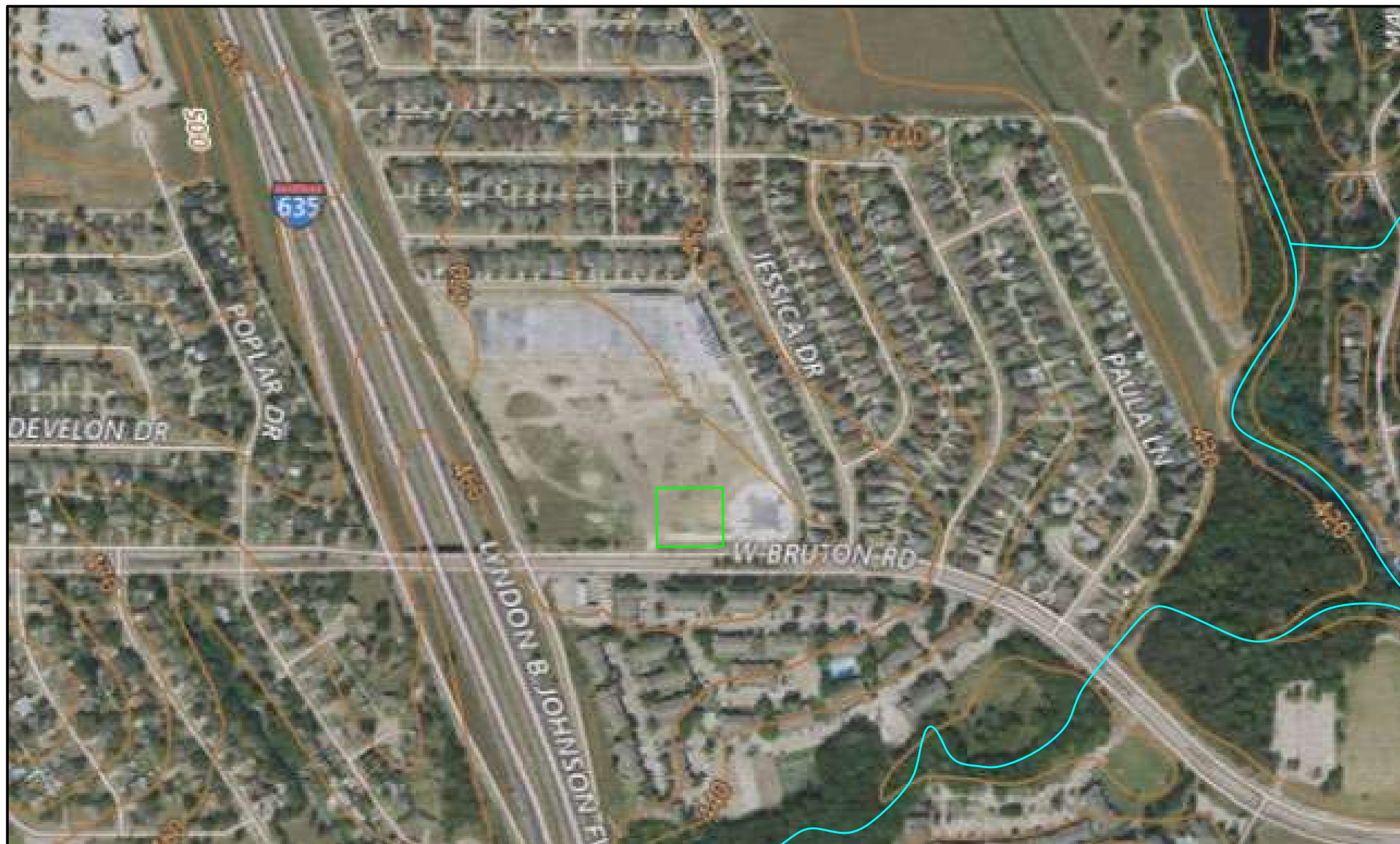
PN: 1239.001.001



Google Earth

Image © 2024 Airbus





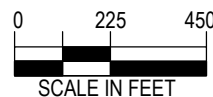
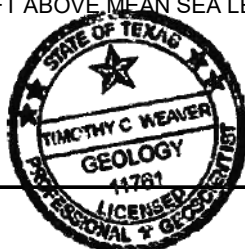
USGS 2022 QUADRANGLES MESQUITE & SEAGOVILLE TX



- SUBJECT PROPERTY, (0.92 ACRES)
- ~ CREEK
- ~ 10-FT TOPOGRAPHIC CONTOUR INTERVAL (FT ABOVE MEAN SEA LEVEL)

Timothy C. Weaver

8/7/25



SQ Environmental, LLC

SCALE: 1 IN = 450 FT

FIGURE 4**GENERAL TOPOGRAPHIC MAP**

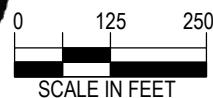
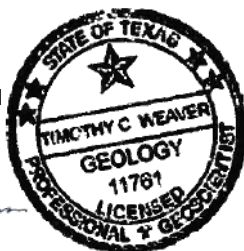
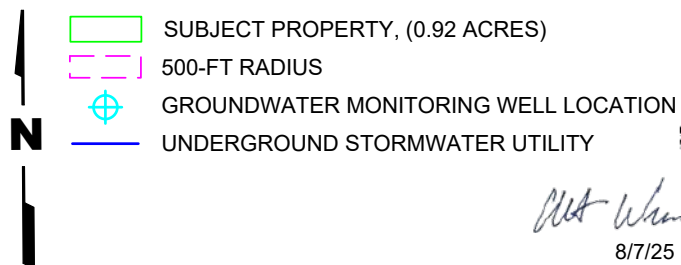
CAESARS PLAZA
957 W CARTWRIGHT ROAD
MESQUITE, TEXAS 75149

DATE: AUG 2025 Rev2

PN: 1239.001.001



GOOGLE EARTH DATED 11/6/2023



SQ Environmental, LLC

SCALE: 1 IN = 250 FT

FIGURE 5

GENERAL REQUIREMENTS MAP

CAESARS PLAZA
957 W CARTWRIGHT ROAD
MESQUITE, TEXAS 75149

DATE: AUG 2025 Rev2

PN: 1239.001.001

9 FOUNDATION PLANS

A VMS has been designed in accordance with 30 TAC 330.957(m), and will be installed during development and construction of the building on the Subject Property. The VMS includes a geotextile filter fabric on top of the ground surface beneath the pad, followed by a 12-inch-thick permeable aggregate bed, and an impermeable barrier installed below the concrete slab of the structure. There will be a series of slotted pipes within the permeable aggregate bed, with vent risers located up through building. This system will allow any vapors (methane or other) that migrate through the soil beneath the foundation to be vented outside of the structure. The second component is a monitoring system within the VMS piping network beneath the building and within the building that will include a controller unit and remote sensor that can detect methane and other explosive gases. This system will have audible and visual alarms. These automatic methane gas sensors will be installed within the venting pipe and/or permeable gas layer and inside the building or any other structure in order to trigger an audible alarm when methane gas concentrations greater than 20% of the lower explosive limit are detected, as required by 30 TAC §330.957(m)(1)(F). A sample port for field monitoring will be installed for the aggregate layer. The foundation plan and VMS design plan are included as **Attachment 9**. Geotechnical soil investigation reports are provided as **Attachments 10A** and **10B**. The Methane Monitoring Plan is discussed in **Section 12**. A Liner Quality Control Plan for the utility trench is provided below.

LINER QUALITY CONTROL PLAN

This Liner Quality Control Plan (LQCP) was developed for Caesars Plaza to describe the inspection and construction control and testing requirements in support of the application. This Plan was prepared in general accordance with *Guidance for Liner Construction and Testing for a Municipal Solid Waste Landfill*, TCEQ Regulatory Guidance RG-534 dated September 2017 and is intended to fulfill requirements of 30 Texas Administrative Code 330. This LQCP is to be implemented if the subgrade conduits in the utility trenches are installed with a clay base and wrapped in an HDPE liner. This plan is not applicable if the double-containment requirements for the subgrade conduits is satisfied by using double-wall pipes.

A General Requirements

This LQCP provides the basis for the type and rate of quality control performance testing. A copy will be maintained on site during construction or available for electronic download in the event an inspection is performed. For ease in this document preparation, any components that are not specifically addressed in this document will default to the requirements of *Guidance for Liner Construction and Testing for a Municipal Solid Waste Landfill*, TCEQ Regulatory Guidance RG-534.

B Overview of Project

All conduits intended for the transport or carrying of fluids over or within the closed MSW landfill will be double-containment. The installation of double-wall pipes would meet the requirements, or the following method may be performed.

Two ft of compacted, clay-rich soil with a permeability not greater than 1×10^{-7} cm/sec will be placed in the base of the trench and a HDPE 30-mil sealed liner will be installed on the bottom and sides of the trench. The conduit for carrying fluids will then be placed above the HDPE liner in the trench and clean backfill added to the sides. The HDPE liner will extend approximately 1 ft on top of the trench, be overlapped, and sealed. In accordance with §330.453(a) and (b), 18 inches of compacted clayey soil that is free of waste and 6 inches of

topsoil that can support native vegetation will be in place for utility trenches in areas that are not covered by building, asphalt, or pavement. A cross-section of the trench is provided on **Figure 1** in **Attachment 9**.

C Soil Material Requirements

C.1 Protective Topsoil Requirements

Protective cover is required to be placed above the liner system as shown on the cross section. Pavement will likely be installed above the subgrade conduits. If not, topsoil will be free of deleterious materials and not previously mixed with any onsite soils that were previously mixed with garbage, rubbish, or other solid waste materials. Permeability must be greater than 1×10^{-4} cm/s. The thickness must be greater than or equal to 6 inches. Compaction is not necessary for installation and density controls are not needed; however, the contractor should place the protective topsoil as soon as possible after installation of the liner and compacted clay-rich soil.

The contractor shall endeavor to place the protective topsoil over the HPDE liner during the coolest part of the 8-hour workday. Soil shall be deployed along the surface of the liner to control the amount of slack and minimize any damage to the liner. The liner shall be continuously monitored during installation and any damage to the liner immediately repaired. Only light equipment will be used during construction and a minimum of 12 inches of protective material must be placed on top of the liner before light construction equipment can access the area.

Protective topsoil will not have any rocks greater than 0.375 inches in diameter. The Contractor will keep the protective topsoil layer wet during dry periods to prevent cracking.

C.2 Clay-Rich Soil Requirements

Clay-rich soil will meet the following requirements. One sample from each source must be collected before any material is brought onsite. Test methods will generally follow Standard ASTM Test Methods as outlined in Table B-1 of RG-534 and will include field density, gradation analysis, Atterberg limits, and permeability.

<i>Soil Property</i>	<i>Value</i>
Plasticity Index (PI)	≥ 15
Liquid Limit (LL)	≥ 30
Percent Passing No. 200 Mesh Sieve	$\geq 30\%$
Percent Passing One-Inch Sieve	$= 100\%$
Permeability	$\leq 1 \times 10^{-7}$ cm/sec

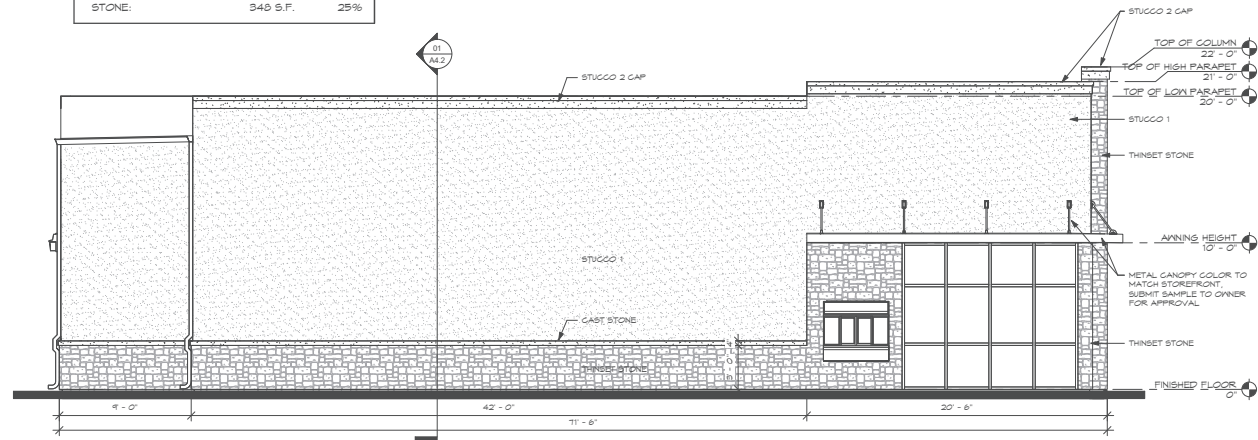
In-situ soils will not be used for clay-rich soil. The clay-rich soil will be sampled every 1,000 cubic yards for total petroleum hydrocarbons (TPH) by Texas Method 1005 and metals SW-846 Methods to ensure the materials are suitable for use.

Clay-rich soils will be placed in three 8-inch lifts (a total of 3 lifts). Compaction testing will be performed at a frequency of every 1 acre and one per lift (minimum of three locations). The clay-rich soil will be compacted to at least 95% of standard proctor.

WALL MATERIALS - WEST		
TOTAL:	1,391 S.F.	100%
DOORS & WINDOWS:	140 S.F.	10%
STUCCO:	903 S.F.	65%
STONE:	348 S.F.	25%

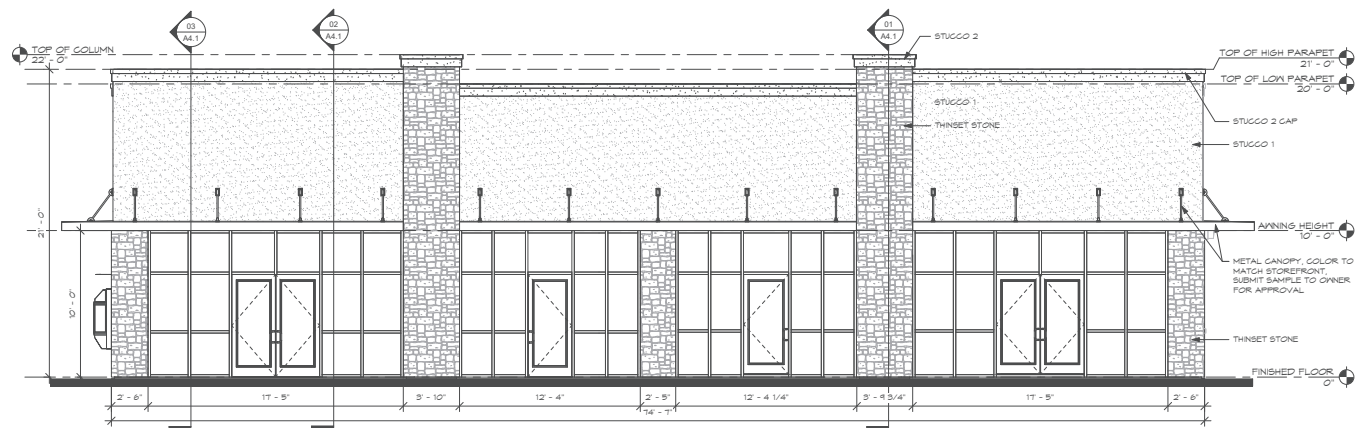
EXTERIOR ELEVATION GENERAL NOTES

1. SEE FINISH SCHEDULE - EXTERIOR ON A0.2 FOR FINISHES AND SPECIFICATIONS.



O2 - WEST
1/4" = 1'-0"

WALL MATERIALS - SOUTH		
TOTAL:	1,546 S.F.	100%
DOORS & WINDOWS:	595 S.F.	38%
STUCCO:	714 S.F.	46%
STONE:	237 S.F.	16%



O1 - SOUTH
1/4" = 1'-0"

901 N. McDavid St.
Suite 200
McKinney, Texas 75069
972.529.9790

rawls-culver
ARCHITECTS, L.P.

A NEW PROJECT FOR
PERVEZ BHOJANI
CARTWRIGHT ROAD MESQUITE, TEXAS 75149

Job No: 24032



Date: 2025.08.14

Revision:

Sheet Title:

EXTERIOR ELEVATIONS

Drawn By: JF

Sheet Number:

A3.1

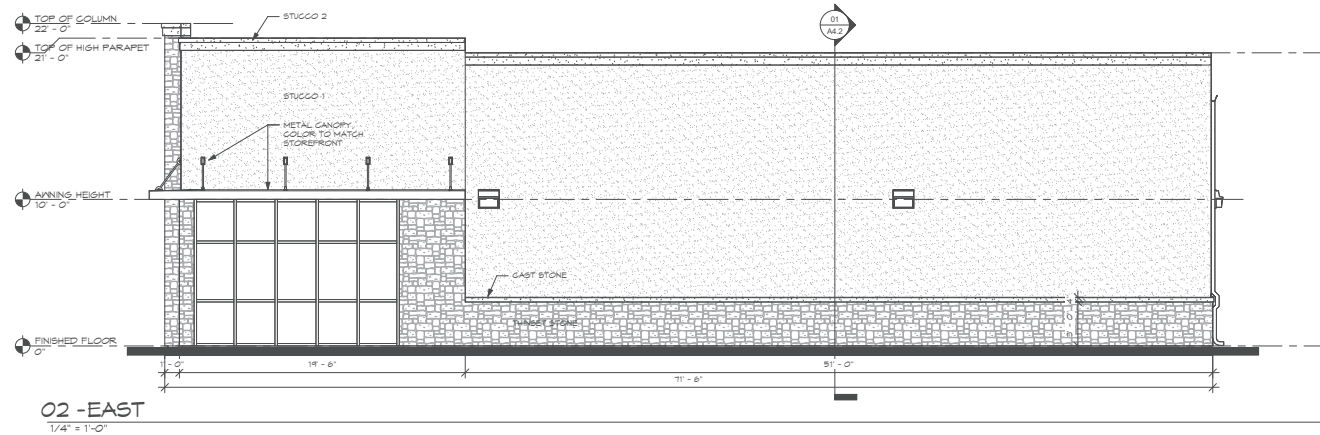
"ISSUED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION" AUGUST 14, 2025.

WALL MATERIALS - EAST

TOTAL:	1,421 S.F.	100%
DOORS & WINDOWS:	140 S.F.	10%
STUCCO:	934 S.F.	66%
STONE:	348 S.F.	24%

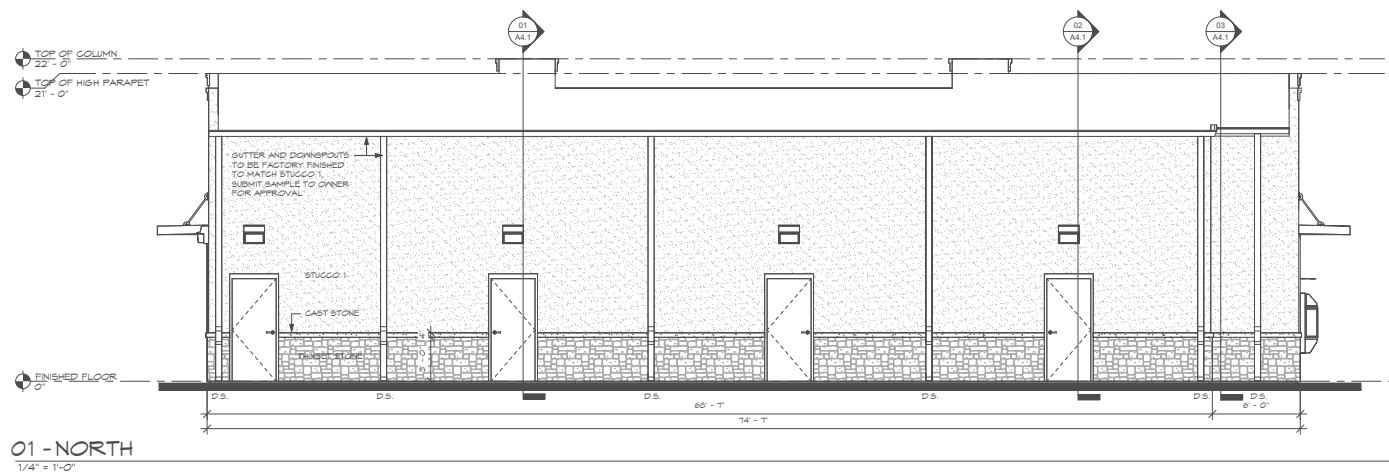
EXTERIOR ELEVATION GENERAL NOTES

- SEE FINISH SCHEDULE - EXTERIOR ON A0.2 FOR FINISHES AND SPECIFICATIONS.



WALL MATERIALS - NORTH

TOTAL:	1,021 S.F.	100%
DOORS & WINDOWS:	100 S.F.	10%
STUCCO:	729 S.F.	70%
STONE:	204 S.F.	20%



901 N. McDraw St.
Suite 200
McKinney, Texas 75069
972.529.9790

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ARCHITECTS, L.P.

A NEW PROJECT FOR
PERVEZ BHOJANI
CARTWRIGHT ROAD MESQUITE, TEXAS 75149

Job No: 24032



Date: 2025.08.14

Revision:

Sheet Title:

EXTERIOR
ELEVATIONS

Drawn By: JF

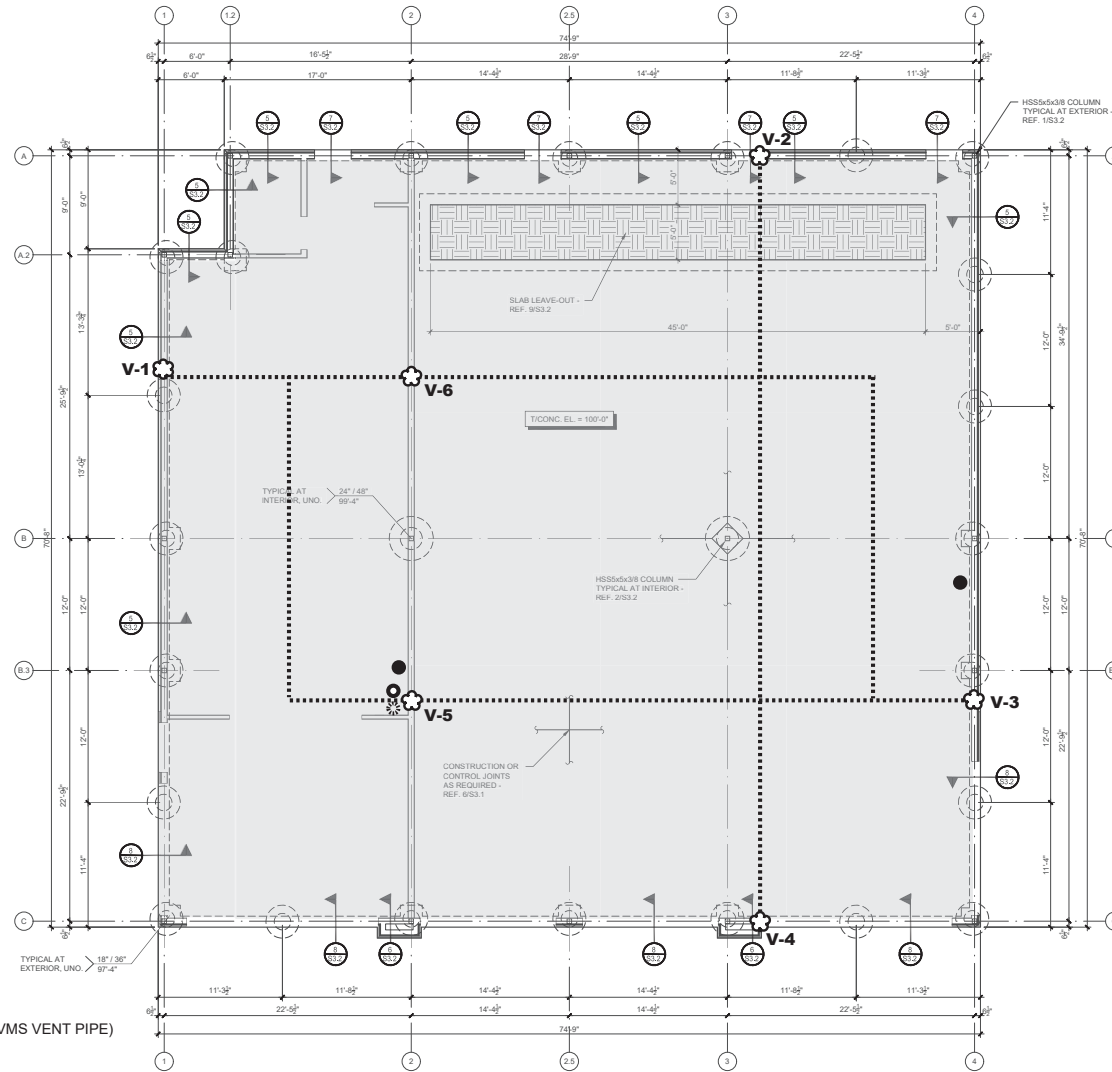
Sheet Number:

A3.2

"ISSUED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION" AUGUST 14, 2025.



8/20/25



Note: Base Drawings used by SQE prepared by others. Changes to base drawings made by SQE include: areas covered by the VMS; vent locations; vent pipes; and methane monitors (Legend provided on each page). PE sealing by Susan T. Litherland P.E. refers only to the VMS. Modifications to the VMS may be needed if there are changes to the foundation and/or building layout.

LEGEND

- METHANE MONITOR (BENEATH BUILDING & INSIDE VMS VENT PIPE)
- METHANE MONITOR (INSIDE BUILDING)
- ★ SAMPLE TEST PORT VAULT
- AREAS COVERED BY VMS (HDPE LINER, AGGREGATE LAYER, & GEOTEXTILE FABRIC FILTER)
- ✱ VENT LOCATION
- V-3** VENT NAME
- VENT PIPE

01 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



A NEW PROJECT FOR
PERVEZ BHOJANI
ARTWRIGHT ROAD MESQUITE, TEXAS 75149

Date: 2025.01.30
Revision:

Sheet Title:
FOUNDATION
PLAN

VS2.1



SPECIFICATION SHEET

Toll Free (800) 955-4637 www.AccuGeo.com
 Ph. (661) 321-0447 Fax (661) 321-0449
 321 Industrial St. Bakersfield, CA 93307

High Density Polyethylene (HDPE)

30 - 100 mil

Property	Test Method	Values				
Thickness (mils nominal)	ASTM 5199	30	40	60	80	100
Thickness (mils minimum)	ASTM 5199	27	36	54	72	90
Density (g/cm ³ minimum)	ASTM D792, Method B	0.94	0.94	0.94	0.94	0.94
Tensile Strength at Yield (lbs/in. width)	ASTM D6693, Type IV - 2 in./minute	66	88	132	176	220
Tensile Strength at Break (lbs/in. width)	ASTM D6693, Type IV	120	160	240	320	400
Elongation at Yield (%)	ASTM D6693, Type IV	13	13	13	13	13
Elongation at Break (%)	ASTM D6693, Type IV	700	700	700	700	700
Tear Resistance (lbs)	ASTM D 1004- Die C	23	30	45	60	72
Puncture Resistance (lbs)	ASTM D4833	60	80	120	160	190
Carbon Black Content (%)	ASTM D4218	2 - 3	2 - 3	2 - 3	2 - 3	2 - 3
Carbon Black Dispersion (Category)	ASTM D5596	10 views: 9 views in Cat. 1 or 2 and 1 view in Cat. 3				
Stress Crack Resistance (Single Point NCTL)	ASTM D 5397, Appendix	300 hrs	300 hrs	300 hrs	300 hrs	300 hrs
Oxidative Induction Time (minutes)	ASTM D3895, 200°C, 1atm O ₂	≥100	≥100	≥100	≥100	≥100
Melt Flow Index (g/10 minutes)	ASTM D1238, 190°C, 2.16kg	≤1.0	≤1.0	≤1.0	≤1.0	≤1.0
Oven Aging	ASTM D5721	80	80	80	80	80
with HP, OIT, (% retained after 90 days)	ASTM D5885, 150°C, 500psi O ₂					
UV Resistance	GRI GM11	20hr. Cycle @ 75°C/4 hr. dark condensation @ 60°C				
with HP, OIT, (% retained after 1,600 hrs)	ASTM D5885, 150°C, 500psi O ₂	50	50	50	50	50

These product specifications meet or exceed GRI's GM13

Supply Information (Standard Roll Dimensions)

Thickness (mils)	Width (ft)	Length (ft)	Approximate Area (SqFt)
30	23	1,040	23,920
40	23	835	19,205
60	23	540	12,420
80	23	415	9,545
100	23	335	7,705

NOTES: 1.) All rolls are supplied with two slings. 2.) All rolls are fitted with a 6 inch ID HDPE core. 3.) Special roll lengths are available upon request.
 4.) All roll lengths and widths have a tolerance of ±1%.

All information, recommendations and suggestions appearing in this literature concerning the use of our products are based upon test and data believed to be reliable; however, it is the user's responsibility to determine the suitability for their own use of the products described herein. Since the actual use by others is beyond our control, no guarantee or warranty of any kind, expressed or implied, is made by AccuGeo Liner, Inc. as to the effects of such use or the results to be obtained, nor does AccuGeo Liner, Inc. assume any liability in connection herewith. Any Statement made herein may not be absolutely complete since additional information may be necessary or desirable when particular or exceptional conditions or circumstances exist or because of applicable laws or government regulations. Nothing herein contained is to be construed as permission or as a recommendation to infringe any patent.

LOT 2, BLOCK A
RAMSGATE ADDITION
DOC. NO. 202200022751 DRDCT
ZONING: PD - GR

N89°34'14"W-212.00'

LOT 2, BLOCK A
RAMSGATE ADDITION
DOC. NO. 202200022751 DRDCT
ZONING: PD - GR

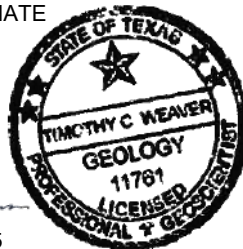
PROPOSED ONE STORY
BUILDING
5,217 SQ. FT. GROSS
4,999 SQ. FT. LEASABLE

LOT 2, BLOCK A
RAMSGATE ADDITION
DOC. NO. 202200022751 DRDCT
ZONING: PD - GR

LOT 1, BLOCK A
RAMSGATE ADDITION
DOC. NO. 202200022751 DRDCT
ZONING: PD - GR

CARTWRIGHT ROAD
(100' RIGHT-OF-WAY)

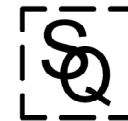
-  SUBJECT PROPERTY BOUNDARY, APPROXIMATE
 LANDSCAPED AREA



8/7/25

SOURCE:
RAWLS CULVER ARCHITECTS LP

0 25 50
SCALE IN FEET



SQ Environmental, LLC

SCALE:
1 IN = 50 FT

FIGURE 1

LANDSCAPED AREA MAP

CAESARS PLAZA
957 W CARTWRIGHT ROAD
MESQUITE, TEXAS 75149

DATE:
AUG 2025 Rev2

PN:
1239.001.001

12 STRUCTURE GAS MONITORING, SITE OPERATING, SAFETY & EVACUATION PLAN

A VMS (provided in **Attachment 9**) designed in accordance with 30 TAC 330.957(m) will be installed during development and construction of the building on the Subject Property, which will direct any vapors (methane or other) out from beneath the building, and the vapors monitored to verify that there is no vapor accumulation beneath the building. Two methane sensors will also be located within the building. The Methane Monitoring Plan provided in **Attachment 12** includes the requirements of a Structure Gas Monitoring Plan, Site Operating Plan, and Safety and Evacuation Plan related to the VMS and Subject Property.

STRUCTURE GAS MONITORING PLAN

This Structure Gas Monitoring Plan (SGMP) fulfills the requirements of 30 TAC §330.957(t). It will be part of the operating record for the development permit. A copy of this information will be maintained onsite throughout the life of the facility. -The SGMP includes a VMS with an impermeable barrier installed below the structure with vent risers extending through the roof of the building. This system will allow any vapors (methane or other) that migrate through the soil to the area beneath the structure to be vented outside of the structure, as shown in **Section 9**. A monitoring system will be installed within the VMS piping network beneath the building that will include a controller unit and remote sensor that can detect methane and other explosive gases at concentrations below 1% by volume (BV) or 20% of the LEL. This system will have audible and visual alarms that will trigger if methane concentrations exceed 1% beneath a building. The monitoring system is intended to confirm that the concentration of vapor (methane or other) beneath the facility structure does not exceed 20% of the LEL. Two methane sensors will also be installed within the building, and a sample port for field monitoring will be installed for the aggregate layer.

Facility Characteristics and Potential Migration Pathways (§330.957(t)(2)(A))

Based on soil vapor sample results described in **Section 2**, elevated methane concentrations appear to be present at 14 ft bgs. The former landfill is capped with 2 to 4 ft of clay. The only excavations that will be performed are for utilities (which will likely be limited to the upper 3 to 4 ft) and the foundation piers (14 ft bgs). In no case will the excavations exceed the depths of the saturated zone (greater than 15 ft bgs).

The planned commercial retail center will consist of one building. The planned facility layout is included in **Section 14**. The building will be constructed on a reinforced concrete slab foundation. The VMS, which will consist of a geotextile filter fabric, a 12-inch-thick permeable layer of aggregate with a network of vent pipes, and covered with a sealed HDPE geomembrane liner, will be installed beneath the building and. The planned commercial retail building duration of occupation could be up to 18 hours. The foundation design and VMS will minimize the potential for any vapors in the underlaying soil to enter the building. As has been discussed, monitoring of the vapors within the VMS piping network will be performed so that vapors beneath the building will be maintained at 20% or less of the LEL, to eliminate the potential for explosive conditions within or near the building. Two methane sensors will also be installed within the building.

Building Design Characteristics Related to Gas Accumulation Prevention (§330.957(t)(2)(B))

As described in **Section 9**, the design of the commercial building includes several features that will minimize the potential for the accumulation of methane gas within the building. The vapor barrier and ventilation system design will be installed beneath the foundation of the building. The system will consist of a granular layer, 12-inches in thickness, which will act as bedding for a network of slotted vent pipes. The vent pipes will be extended vertically through or adjacent to walls within the building to allow venting of the area where vapors could accumulate. The pipes will be extended through the roof. The granular layer and vent pipe system will be covered with a plastic layer, which will be sealed at overlaps, and all penetrations. A geotextile filter fabric will be installed beneath the granular layer. As part of the VMS installation smoke tests will be performed on the system to verify that it is properly sealed, prior to pouring of the concrete foundation. Some or all of the vent pipes will be constructed to allow the addition of fans so that active venting can be performed if passive venting is not sufficient to prevent the buildup of vapors under the building. The vapor barrier and ventilation system provide the primary systems to prevent vapor migration into the structure and minimize the potential for methane gas accumulation beneath the building. The sub-slab gas collection system will be under negative pressure from electric exhaust fans. Methane is lighter than air and will dissipate upward and away from vents.

The vapor monitoring system within the VMS piping network will provide continuous monitoring for methane to provide early detection and warning in the event of methane gas accumulation beneath the building. In

addition to the monitoring equipment in the VMS piping, methane monitoring will be conducted continuously using two methane sensors within the building to verify that methane is not entering the building in concentrations above residential risk-based levels. In addition, the landfill gas collection system will have a port for sampling the aggregate layer beneath the slab. The proposed locations of the methane gas sensors is provided in the VMS design plan included in **Section 9**.

Gas Collection and Ventilation System Description (§330.957(t)(2)(C))

The VMS will consist of an impermeable methane barrier layer, aggregate layer, and geotextile filter fabric, as described in **Section 9**. The barrier and ventilation layer will be installed beneath the slab foundation of the building.

Gas Monitoring Equipment (§330.957(t)(2)(D))

The vapor monitoring system will include one controller and one sensor in the VMS piping system. Landfill gas will be monitored by a sensor. Within the occupied spaces, a permanently mounted Family Safety Products, Inc. Safety Siren Pro Series methane detector (Model No. HS80504), or similar, will be used. On the sub-slab landfill gas collection system, a permanently mounted RKI Instruments M2A gas sensor, or similar, will monitor the exhaust gas stream. The exhaust fan will be a FanTech HP 190 or similar. The location of the sensor is provided in **Attachment 9**. For port landfill gas measurements, a Landtec GEM 5000 portable landfill gas detector, or similar, will be used. The VMS design plan included in **Section 9** provides a plan for the location of the vapor monitoring equipment. Specification sheets for the monitoring equipment will be provided following finalization of the VMS design. Calibration will be performed at least twice annually or every six months.

Implementation Schedule for Monitoring Equipment (§330.957(t)(2)(E))

Monitoring equipment will be installed and tested prior to completion of construction of the proposed structure. The monitoring equipment will be in continuous operation at least one week prior to building being occupied.

Sampling and Analysis Plan (§330.957(t)(2)(F))

Indoor air samples will be initially collected prior to occupancy. This will be a one-time sampling event to characterize the indoor air. Two samples will be collected using an evacuated "Summa" canister fitted with a regulator that will collect the sample over an 8-hour period. The selected analytical laboratory will provide canisters and chain of custody forms for the sampling activities.

The sampling method to collect the indoor air sample includes using an evacuated 1.4-liter Summa canister equipped with a flow controller calibrated to draw in 1.4-liters of ambient indoor air over an approximate 8-hour time period. The main valve on the Summa canister will be opened to initiate the sampling and then closed after approximately 8 hours has elapsed, while observing the gauge on the flow controller to ensure the Summa canister does not equilibrate to ambient conditions.

The ambient indoor air sample collected from the building will be analyzed for methane by EPA method TO-3. The sample will be shipped to an accredited laboratory offsite that will perform the approved testing.

Laboratory QA/QC procedures will be provided by the laboratory chosen to perform the analysis and will be included with the test results.

Analysis Of Landfill Gas Samples (§330.957(t)(2)(G))

Two landfill gas samples (SV-1 and SV-2) were collected at 14 ft bgs in the footprint of the planned building. The samples were analyzed for methane, carbon monoxide, hydrogen sulfide, mercaptans, VOCs, and ammonia by ALS Environmental in Simi Valley, California. Water vapor was measured in the field by

The field monitoring of the landfill gas collection system will be conducted on a quarterly basis for the first year and then annually for the following three years. The field monitoring events will be conducted in accordance with the following procedure:

1. Perform equipment checks and calibration tests.
2. Inspect the sampling location. The inspection is to include the following:
 - a. Verify that the location is accessible as necessary for monitoring.
 - b. Verify that any surface protective devices are in place and are in good condition, and
 - c. Verify that the label is in place and clearly readable.
3. Open any protective cover.
4. Turn on the CES-Landtec GEM 5000, or similar, meter and allow for the meter to adjust to the ambient air.
5. Connect the GEM 5000, or similar, meter to the quick-connector or port.
6. Open the valve on the port.
7. Turn on the GEM 5000 pump, or similar, and allow for the meter to purge the port.
8. Allow the meter to purge the trapped air for at least 30 seconds to get an accurate reading.
9. Record the observed methane, carbon dioxide, and oxygen readings.
10. Record the ambient barometric pressure from the GEM 5000, or similar, meter.
11. Disconnect the GEM 5000, or similar, methane meter from the quick-connector or port.
12. Close the port and reinstall any protective cover.

All readings and inspection results will be recorded on the Landfill Gas Monitoring System Data Sheets with any needed maintenance and/or repairs noted. All results will be placed in the operating record of the facility.

SITE OPERATING PLAN

The proposed commercial retail center will consist of one building. The building will be a wood or metal framed structure and be constructed over reinforced concrete structural slabs. The VMS beneath the building will be equipped with a methane sensor that will produce both an audible and visual alarm if concentrations of methane exceed 1% BV or 20% of the LEL. Two methane sensors will also be installed within the building.

In accordance with §330.958, construction plans and specifications of the proposed structure will be prepared and maintained onsite during construction. After completion of construction, one set of as-built construction plans and specifications will be maintained at the permitted development. Plans maintained at the development may be made available for inspection by executive director representatives.

This SGMP, Site Operating Plan, and Safety and Evacuation Plan will be implemented and maintained in accordance with the requirements of §330.961(a) through (h) by an environmental professional or person(s) trained by an environmental professional. These documents will be considered a part of the operating record of the development and a copy will be maintained onsite in an office at the development for the life of the structure to aid in the implementation and maintenance of the SGMP, Site Operating Plan, and Safety and Evacuation Plan. Additionally, the remaining documents listed in §330.961(a)(1) will be considered part of the operating record and maintained onsite, including but not limited to the Development Permit and Closure Plan. Any deviation from the development permit and incorporated plans or other related documents associated with the development permit will seek approval of the executive director. The development permit holder will notify the executive director, and any local pollution agency with jurisdiction that has requested to be notified of any incident involving the facility relative to the development permit and provisions for the remediation of the incident.

The owner or lessee of the development will provide equipment for monitoring the on-site structure. Monitoring of the onsite structure will include a permanently installed monitoring probe and a continuous monitoring system. The structure located on top of the waste area shall be monitored on a continuous basis, and monitoring equipment shall be designed to trigger an audible alarm if the volumetric concentration of methane in the sampled air is greater than 1% within the venting pipe or permeable layer, and/or inside the structure. Areas of the structure where gas may accumulate will be monitored. Gas monitoring and control systems will be modified as needed to reflect modifications to the structure.

All sampling results will be placed in the operating record of the facility and be made available for inspection by the executive director, and any local pollution agency with jurisdiction that has requested to be notified. If methane gas levels exceeding the limits are detected, the owner, operator, or lessee shall notify the executive director and take action.

The ponding of water over waste in the closed MSW landfill will be prevented. Ponded water that occurs on a closed MSW landfill unit will be eliminated as quickly as possible. The area in which ponded water occurs will be filled in and re-graded within seven days of the occurrence, as required by 30 TAC §330.961(d).

Surface drainage in and around the structure will be controlled to minimize surface water running onto, into, and off the closed MSW landfill.

Groundwater monitoring may be required by the TCEQ Executive Director and, if required, must be conducted in accordance with the requirements of Chapter 330, Subchapter J, as required by 30 TAC §330.961(f).

All conduits intended for the transport or carrying of fluids over or within the closed MSW landfill will be double-containment. This could include the use of double-walled pipes or 2 ft of compacted, clay-rich soil with a permeability not greater than 1×10^{-7} cm/sec will be placed in the base of the trench and a HDPE 30-mil sealed liner will be installed on the bottom and sides of the trench. The conduit for carrying fluids will then be placed above the HDPE liner in the trench and clean backfill added to the sides. The HDPE liner will extend approximately 1 ft on top of the trench, be overlapped, and sealed. In accordance with §330.453(a) and (b), 18 inches of compacted clayey soil that is free of waste and 6 inches of topsoil that can support native vegetation will be in place for utility trenches in areas that are not covered by building, asphalt, or pavement.

The owner or lessee shall promptly record and retain in the operating record the following information:

- all results from gas monitoring and any remediation plans pertaining to explosive and other gases;
- all unit design documentation for the placement of gas monitoring systems and leachate or gas condensate removal or disposal related to the closed MSW landfill unit;
- copies of all correspondence and responses relating to the development permit;
- all documents relating to the operation and maintenance of the building, facility, or monitoring systems as they relate to the development permit; and
- any other document(s) as specified by the approved development permit or by the executive director.

The owner, operator, or lessee shall provide written notification to the executive director, and any local pollution agency with jurisdiction that has requested to be notified, for each occurrence that documents listed in subsection (h) of this section are placed into or added to the operating record. All information contained in the operating record shall be furnished upon request to the executive director and shall be made available at all reasonable times for inspection by the executive director or his representative.

The following equipment is expected to be used at the structure and a maintenance schedule for this equipment is provided below.

Description	Procedures and Function	Maintenance Schedule
Cleaning/maintenance equipment	General housekeeping/maintenance	As-needed maintenance/cleaning
HVAC	Interior climate control	Semi-annually
Electric water heaters	Hot water control	Annually
Lighting	Interior lighting control	As-needed replacement
IT/Network equipment	Telephone, internet, cameras, etc.	As-needed repair/replacement

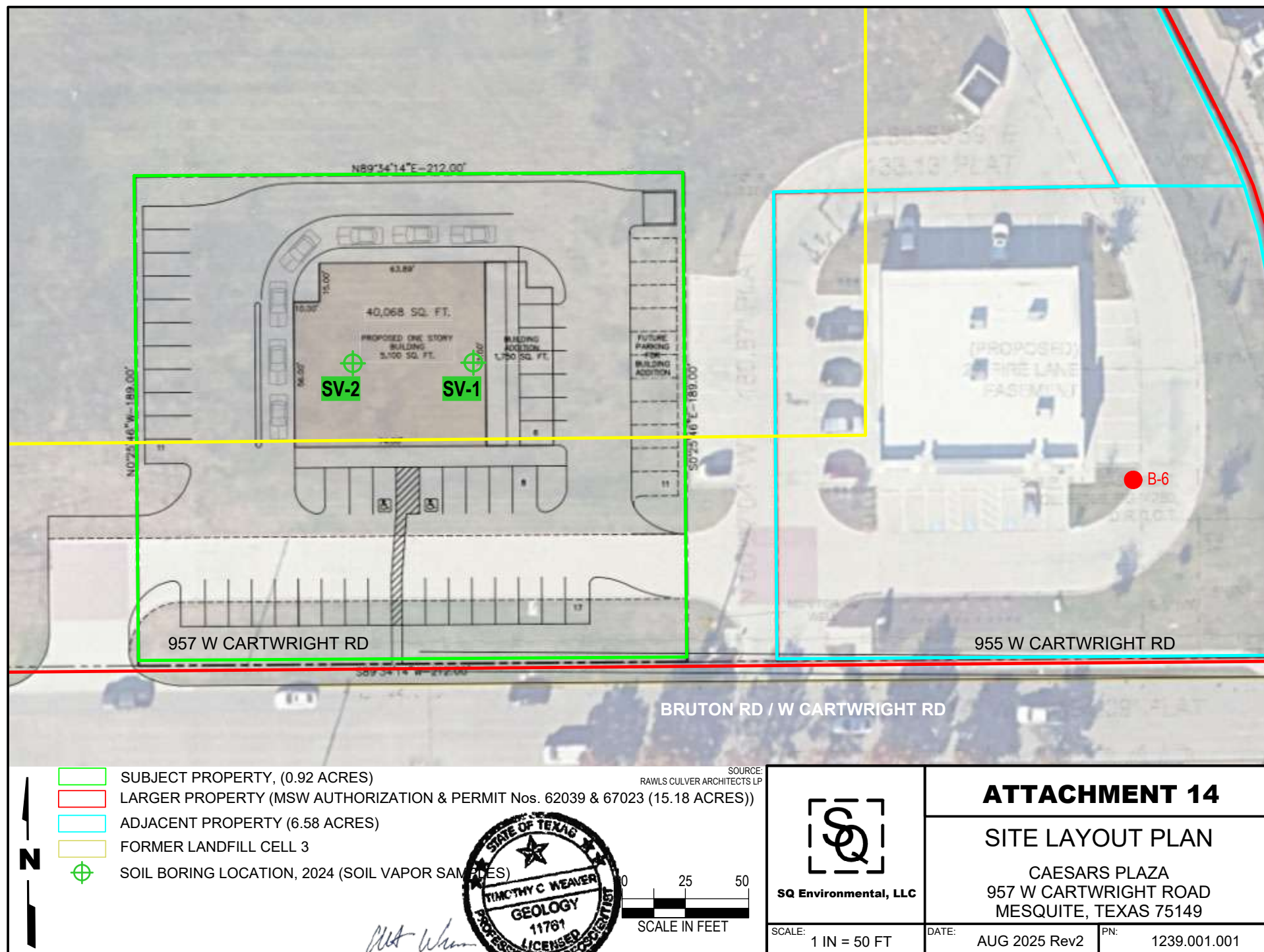
The equipment list will be reviewed and updated as needed.

SAFETY AND EVACUATION PLAN

The commercial retail structure will consist of two large rooms. As previously discussed, the VMS beneath each building will be equipped with a methane sensor that will produce both an audible and visual alarm if concentrations of methane beneath the building exceed 1% BV or 20% of the LEL.

By maintaining the potential concentration of methane beneath the building at 1% (or 20% of the LEL), methane cannot accumulate to these levels in the building. Typically, "attenuation" levels through a building slab are 0.03 meaning that even as a worst case, the methane concentrations in the building cannot exceed 33% of 20% of the LEL since the "trigger" will be the methane concentration beneath the building, and not in the building. The interior of building will be equipped with two methane monitors with an audible alarm. In the event that the methane monitor within the VMS detects elevated levels of methane, the VMS vent fans will immediately be turned on (if they were not already running) and monitoring at the sample port will be performed to verify that the concentrations within the building are below the threshold levels.

Building occupants will be notified that the building is located over methane gas, and that controls are in place to minimize the potential danger posed by the methane gas. In the event that the methane monitor inside the building detect elevated levels of methane, alarms will be triggered, and occupants will evacuate the building and only re-enter when conditions are safe. Each living space will be equipped with a graphic evacuation plan map directing occupants where to go in the event of an alarm including a rally point and contact phone numbers.

**ATTACHMENT 14****SITE LAYOUT PLAN**

CAESARS PLAZA
957 W CARTWRIGHT ROAD
MESQUITE, TEXAS 75149



SQ Environmental, LLC

SCALE: 1 IN = 50 FT

DATE: AUG 2025 Rev2

PN: 1239.001.001

16 NOTICE OF LANDFILL DETERMINATION & TO REAL PROPERTY RECORDS

Notices of Landfill Determination were not applicable in 2018 and 2020 and are currently not applicable. The Mesquite Sanitary Landfill is listed in the Closed Landfill Inventory and is well documented. The Authorization to Disturb Final Cover Approval Letter issued by TCEQ on 15 November 2024 is provided as **Attachment 16A**. The Permit for Use of Landover a Closed MSW Landfill issued by TCEQ on 1 October 2020 for the larger property that includes the subject property is provided as **Attachment 16B** for reference only, and to maintain correct page numbering.

Attachment 16C is the Deed Notice filed in the real estate records of the County Clerk in the Dallas County Records Filing Office (and proof of filing) for the Subject Property (0.92-acre portion of DCAD Account No. 381601000A0020000).



VG-364-2025-202500174969

Dallas County
John F. Warren
Dallas County Clerk

✓ **Instrument Number:** 202500174969

Real Property Recordings

Recorded On: August 21, 2025 10:31 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202500174969
Receipt Number: 20250821000272
Recorded Date/Time: August 21, 2025 10:31 AM
User: Chanteon R
Station: Cc143

Record and Return To:

MUHAMMAD CHHAIDAN
2301 LAWTON LN

ROWLETT TX 75089



STATE OF TEXAS

Dallas County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Dallas County, Texas**

John F. Warren
Dallas County Clerk
Dallas County, TX

Deed Notice

0.920 Acres: PRS Ramsgate LP

**Portion of 23300 LBJ Fwy, Mesquite, Dallas County, Texas;
8.596 Acres: RAMSGATE, BLK A LT 2 ACS 8.596**

STATE OF TEXAS

§

COUNTY OF DALLAS

§

§

This Notice is filed to provide information concerning certain environmental conditions and/or use limitations pursuant to the Texas Commission on Environmental Quality (TCEQ) Municipal Solid Waste (MSW) Rule found at 30 Texas Administrative Code (TAC) Chapter 330 Subchapter T, and Texas Health and Safety Code (THSC) Chapter 361 Subchapter R, and affects the real property (Property) "Lot 2 Block A 8.596" Acres and described as follows:

A legal description for the Property is provided as Exhibit A, which is attached hereto and incorporated herein by reference.

Historical documentation and site assessment results indicate that the Property overlies solid waste that was relocated from a closed municipal solid waste landfill facility. The 50-acre Mesquite Sanitary Landfill, listed in the Closed Landfill Inventory database, operated as a landfill from 1963 to 1965. Following the official cessation of landfill operations in 1965, a clay cap was placed over the former landfill. Development of a residential neighborhood within this 50-acre area began in 1984 and landfill waste was encountered. Between 1985 and 1987, the waste materials from areas to the north and east were transferred to multiple cells on the Property. Portions of the Property overlay these cells, causing those portions of the Property to be considered a closed municipal solid waste landfill as the term is defined in the Rule. The portion of the Property regarding this Notice that is considered a closed municipal solid waste landfill, is described as follows:

A legal description for the portion of the Property is provided as Exhibit B, which is attached hereto and incorporated herein by reference.

Notice is hereby provided to any future owner or user of the Property that restrictions on the development or lease of the land exist in 30 TAC Chapter 330 Subchapter T and THSC Chapter 361 Subchapter R. Further, prior to the planning or initiating any activity involving the disturbance of the closed municipal solid waste landfill, the future owner or user of the site shall consult with TCEQ.

As of the date of this Notice, the Record Owner of fee title of the Property is PRS Ramsgate LP with an address of 3889 Maple Ave Ste 220, Dallas, Dallas County, Texas 75219.

For additional information, contact:

TCEQ
MSW Permits Section
Building D
12100 Park 35 Circle
Austin, Texas 78753

Mail:
MSW Permits Section, MC 124
TCEQ
PO Box 13087
Austin, Texas 78711-3087

TCEQ Identifier No.: RN110301553

EXECUTED on the dates set forth in the acknowledgments below, to be effective as of the date of the last such signature below.

OWNER:

Richard Squires, acting as a representative
of PRS Ramsgate LP

Signature: 

Printed Name: Richard Squires

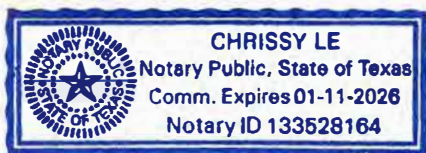
Title: President, RDS Holdings, Inc. which
is the GP of RS II, LP which is the GP
of PRS Ramsgate, LP, Owner

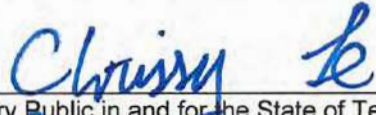
THE STATE OF TEXAS

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§
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COUNTY OF Dallas

This instrument was acknowledged before me on this the 18 day of August, 2025, personally appeared Richard Squires, Owner, on behalf of the COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and in the capacity herein expressed.




Notary Public in and for the State of Texas

Chrissy Le
Printed Name of Notary Public

My Commission Expires: 1/11/2026

EXHIBIT A

EXHIBIT B

20 OTHER PLANS

Grading and drainage plans are provided as **Attachment 20**. The irrigation plan and dimensional control plan are also provided in Attachment 20.

ATTACHMENT 20

OTHER PLANS

The irrigation plan and dimensional control plan to be submitted separately once completed.