



**NOTICE OF MEETING OF THE
PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 8, 2026 – 6:00 PM
COUNCIL CHAMBERS ROOM 1098
405 E. LOOP STREET, BUILDING 100
BUDA, TX 78610**

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Regular Planning & Zoning Meeting** of the City of Buda, TX, will be held at which time the following subjects will be discussed and may be acted upon. In accordance with §551.127, members of the Governing Body may participate remotely by means of videoconference call. Should that occur, a quorum of the governing body will be physically present at the location noted above on this agenda.

A. CALL TO ORDER

B. MOMENT OF SILENCE

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. PUBLIC COMMENT/PUBLIC TESTIMONY

Members of the public who wish to participate in Public Comment must complete a form and turn it into the City Clerk before the period provided for Public Comment is called for consideration by the presiding officer. Members of the public who wish to participate during the Public Testimony period provided for any item on the agenda must complete a form and turn it into the City Clerk before the item they wish to participate in is called for consideration by the presiding officer.

F. CONSENT AGENDA

- F.1 [Approval of the minutes of the regular meeting of the Planning and Zoning Commission held on August 25, 2026.](#)

G. REGULAR AGENDA

- G.1 [Hold a public hearing, consideration, and possible action on a request by Faulk & Foster for a Specific Use Permit to allow the "Equipment Storage Building or Structure \(Pertaining to Wireless Facilities\)" use on a property in the Light Industrial \(LI\) District at Park 35 South Section 1, Block A, Lot 13, addressed as 16674 South Interstate Highway 35, Buda TX, 78610 \(SUP 26-03\). \(Senior Planner Victor Escamilla\) \[PUBLIC TESTIMONY\]](#)
- G.2 [Hold a Public Hearing, consideration, and possible action on a request by Kimley-Horn on behalf of MI Homes of Austin LLC, for a Final Plat and Replat known as The Colony Phase 2A Plat, consisting of approximately 12.30 acres out of the S.V.R Eggleston Survey No. 3, Abstract No.5, and being a portion of Lot 1 of the Scales Subdivision, located in the City of Buda, Hays County, Texas, 78666 \(FP 25-08\)](#)

H. DEVELOPMENT SERVICES DIRECTOR'S REPORTS

Developments, Engineering Department, Annual Budget, Transportation Mobility and Master Plan, 2014 & 2021 Bond Program, Capital Improvement Projects, Drainage Projects,

Wastewater Projects, and Water Project, General/Special Election, Grant Related Projects, Legislative Update, Library Projects, Main Street Program, Buda Economic Development Corporation (EDC), Tourism Projects, Parks & Recreation Department, Historic Preservation Commission, Sustainability Commission, MFV Ad Hoc Committee, Road Projects, Status-Future Agenda Request, Strategic Plan (Development Services Director/City Engineer Angela Kennedy)

I. COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS

J. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Buda will provide reasonable accommodations for persons attending and participating in public meetings. The facility is wheelchair accessible, with accessible parking at the front of the building. Requests for sign interpreters, auxiliary aids, or special services must be received seventy-two (72) hours before the meeting by calling the ADA Coordinator at (512) 523-1043, by FAX (512) 523-8896, or by completing the online form at www.budatx.gov/ADA for information or assistance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Buda, was posted on the bulletin board in front of Buda City Hall, which is readily accessible to the public at all times, by 6:00 pm on September 1, 2026.

*/s/ _____
Angela Kennedy, P.E., CFM
Development Services Director/City Engineer*

Meetings scheduled in the Council Chambers are set up to publicly broadcast meetings. You may be audio and video recorded while in this facility. Meetings scheduled in other City Facilities are set up to publicly audio record meetings. You may be audio recorded in the other City Facilities.

In accordance with Article III, Section 3.10, of the Official Code of the City of Buda, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on meetings may be obtained from the Board Liaison, or video of the entire meeting may be downloaded from the website. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

A Public Comment period will be provided to allow for members of the public to participate and speak to the Board/Commission on any topic that is not on the meeting agenda. At this time, comments will be taken from the audience on non-agenda related topics. A Public Testimony period will be provided at each meeting of the Board/Commission to allow members of the public to participate and speak to the Board/Commission on any topic that is on the meeting agenda, prior to any vote on the matter up for consideration. During these periods, the presiding officer shall routinely provide three (3) minutes to each person who desires to speak but may provide no less than one (1) minute and no more than five (5) minutes to each person addressing the Board/Commission. The amount of time provided to each person, if altered by the presiding officer, shall be announced by the presiding officer prior to recognizing persons to speak and shall be objectively applied to all persons speaking during Public Comment or each Public Testimony period.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

September 8, 2026

Contact:

Victor Escamilla

**Agenda Item ID /
Number:**

2026-723 / F.1

ITEM TITLE: Approval of the minutes of the regular meeting of the Planning and Zoning Commission held on August 25, 2026.

1. EXECUTIVE SUMMARY

2. BACKGROUND/HISTORY

3. ANALYSIS

4. FINANCIAL IMPACT

5. STRATEGIC PLAN/GOALS OTHER

6. STRATEGIC PLAN OBJECTIVES Other

7. PROS AND CONS

8. ALTERNATIVES

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

[8.25.26_P&Z Minutes.pdf](#)

CITY OF BUDA
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
August 25, 2026 – 6:00 PM

A. CALL TO ORDER

Chair Nuckels called the meeting to order at 6:00 pm.

B. MOMENT OF SILENCE

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Chair – David Nuckels	Present
Vice Chair – Lori Moya	Present
Commissioner – Megan Flake	Present
Commissioner – Jim Ladner	Absent
Commissioner – Michael Phillips	Present
Commissioner – Colin Strother	Present
Commissioner – Chris Ulibarri	Present
Ex-Officio – LaVonnia Horne-Williams	Present
(Councilmember At-Large Position 3)	

E. PUBLIC COMMENT/PUBLIC TESTIMONY

None.

F. CONSENT AGENDA

F.1 Approval of the minutes of the regular meeting of the Planning and Zoning Commission held on July 28, 2026.

G. REGULAR AGENDA

G.1 Hold a Public Hearing, consideration and possible action on a request by Kishan Desai for a Specific Use Permit to allow the use of “Hotel, Limited Services” on a property zoned Interstate Business (B-3) located within the Gateway Corridor (O-G) at the intersection of West Goforth Road and Rylander Street, currently addressed as

15800 N IH-35, Buda, Texas, 78610 (SUP 26-02) (Assistant Director of Development Services Will Parrish).

Assistant Development Services Director Will Parrish presented the request for a Specific Use Permit (SUP 26-02) for a limited-service hotel to be constructed on vacant property at the intersection of West Goforth Road and Rylander Street.

Staff informed the Commission that the applicant, Kishan Desai, is proposing a dual-brand, four-story hotel comprising a Spring Hill Suites on one side and a Town Place Suites on the other, located on the western portion of the subject property, closest to the intersection.

As background on the history of the project; an initial SUP was approved by City Council on February 28, 2025. The Zoning Board of Adjustment (ZBoA) had previously granted a special exception to exceed the maximum allowable height within the B-3 District of 45 feet by 10 percent, allowing a building height of 48.5 feet excluding parapets. During the subsequent site plan review process, the applicant elected to convert interior storage and ancillary spaces into additional guest rooms, resulting in 16 additional rooms for a total of 162 guest rooms. This change did not alter the building's exterior dimensions but triggered an increased parking requirement. The applicant was unable to fully satisfy that requirement on site and was also unable to secure a shared parking agreement with adjacent property owners. As a result, the applicant returned to ZBoA in June, 2026 and received approval for two additional special exceptions: a reduction of 13 parking spaces (from 179 required to 166 provided) and a 10 percent reduction in the first-floor glazing requirement.

Because these changes modified the previously approved site plan, the applicant was required to seek an amendment to the SUP. The revised site plan reflects rearrangements to the parking layout and a slightly larger paved area, but the building location, drive aisles, sidewalks, pool placement, and overall building design remain substantially unchanged from what was previously approved by Council.

Staff confirmed that the applicant is proposing to construct an 8-foot wide sidewalk along Rylander Street and to pay a fee in-lieu of constructing the shared use path along West Goforth Road, due to existing drainage infrastructure that makes construction impractical at this time. An access easement will also be provided across the subject property for the benefit of the undeveloped remainder of the parcel.

Additionally, the enhanced amenity commitments from the original SUP were reiterated, including a business center, enhanced fitness room, guest laundry, outdoor pool, lounge, meeting space, hot breakfast, patio with cooking area, in-room kitchens in the Town Place Suites, a 24-hour market, enhanced Wi-Fi, in-room streaming, and EV charging. The applicant confirmed that two dual-port EV charging stations would be installed, allowing four vehicles to charge simultaneously. The updated site plan also reflects six bicycle

parking spaces, exceeding the four spaces previously required as an SUP condition, so that condition was removed from staff's recommended list.

Staff recommended that the Commission recommend approval to City Council with the following conditions: (1) the proposed enhanced services from the previous SUP are retained, and (2) the site plan follows all rules and regulations of the UDC.

Chair Nuckels called for Public Hearing at 6:18 PM. No members of the public appeared to offer testimony. The Public Hearing was closed at 6:18 PM.

Commissioner Flake indicated that Buda faces a compression at the lower end of the hotel market rather than an oversaturation problem, and that the lack of hotel inventory results in hotel occupancy tax revenue leaving the city to neighboring communities or going to short-term rentals.

Commissioner Strother expressed strong support for the project, noting that the site is bordered by self-storage facilities and an RV sales lot, and characterized the hotel as the first meaningful non-light-industrial commercial development south of the IH-35 overpass in that corridor. Strother noted the neighboring parcel could be developed independently in ways that might include drive-through restaurants or other high-traffic uses, and encouraged the applicant to remain engaged with the neighboring property owner toward complementary development.

Commissioner Phillips asked whether proposed signage would comply with the city's sign code. Parrish confirmed that sign permits had been submitted and approved separately from the SUP process, and that the photometric plan meets the city's dark-sky standards.

Councilwoman Horne-Williams expressed concerns from Ashford Park, Bradfield, and properties along West Goforth Road for traffic impacts, sign illumination light trespass, and proximity to residential properties. Staff confirmed the hotel is at least 196 feet from the nearest residential property line, and noted that all properties on the south side of West Goforth are zoned commercial (B-1, B-2, B-3, or LI) rather than residential. Additionally, staff acknowledged the concern and committed to bringing Traffic Impact Analysis (TIA) related information from the site plan review to Council when the item is heard there.

A motion to recommend approval of the request with the following conditions was made by Commissioner Strother and seconded by Commissioner Phillips;

1. Proposed enhanced services are required; and
2. Site Plan follows all rules and regulations of the UDC.

The motion carried 6-0.

H. DEVELOPMENT SERVICES DIRECTOR'S REPORTS

Development Services Director Angela Kennedy reported on several items, reminded the Commission of the upcoming regular meeting on September 8, 2026. Staff also announced that a development scenario workshop is planned for September 23, 2026, in connection with the ongoing Transportation Mobility and Master Plan effort. The workshop would be an all-day event structured as an open house where stakeholders can engage with proposed development scenarios pressure-tested on vacant properties along the FM 1626 corridor. A presentation to City Council is also planned for the same day.

Staff noted that city offices will be closed Monday, September 7 in observance of Labor Day and reported that the city remains in Stage 3 drought conditions, shared by regional water partners. Staff highlighted upcoming community events.

I. COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS

No requests for future agenda items were offered by the Commission.

J. ADJOURNMENT

A motion to adjourn the meeting was made by Commissioner Strother and seconded by Commissioner Ulibarri. The motion carried 6-0. The meeting was adjourned at 6:47 pm.



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

September 8, 2026

Contact:

Victor Escamilla

Agenda Item ID /

Number:

2026-724 / G.1

ITEM TITLE: Hold a public hearing, consideration, and possible action on a request by Faulk & Foster for a Specific Use Permit to allow the "Equipment Storage Building or Structure (Pertaining to Wireless Facilities)" use on a property in the Light Industrial (LI) District at Park 35 South Section 1, Block A, Lot 13, addressed as 16674 South Interstate Highway 35, Buda TX, 78610 (SUP 26-03). (Senior Planner Victor Escamilla) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

A request for installation of a 109' monopole telecommunications tower (105' tower structure with 4' lightning rod) has been submitted to Development Services staff for review. Along with the monopole tower structure, the applicant proposes support equipment. The Unified Development Code (UDC) defines such equipment as:

Equipment Storage Building or Structure (Pertaining to Wireless Facilities) – "An unstaffed, single-story equipment building, structure or platform used to house telecommunications equipment necessary to operate the telecommunications network."

The proposed cell tower structure will be erected near the southwest corner of Park 35 South Section 1, Block A, Lot 13, addressed as 16674 South Interstate Highway 35. The subject property is located within the Light Industrial (LI) zoning district. Under UDC Subsection 2.06.05 Use Chart, approval of a Specific Use Permit (SUP) is required within the LI District.

2. BACKGROUND/HISTORY

The property at 16674 South Interstate Highway 35 was platted on July 27th, 1999 and later annexed in November of 2009 with Ordinance No. 2009-1109. The existing 9,000 sf office/warehouse was constructed in 1999.

The property was zoned LI District with adoption of the current UDC (Ordinance No. 2017-13) in October of 2017.

The applicant proposes to lease a 50' x 50' portion of land near the southwest corner of the property for the purpose of installing a 109-ft monopole tower as well as the 'Equipment Storage Building or Structure (Pertaining to Wireless Facilities)' use. The wireless telecommunications facility is intended to densify the Verizon Wireless network and will allow for future co-location of two other (currently unassigned) carriers with a possibility to offer the City of Buda Police, Fire, and EMS services communications placement.

During the June 25, 2026 meeting of the Zoning Board of Adjustment (BoA), the Board approved a request for an Antenna Location Waiver (V 26-03) to allow siting of a proposed monopole tower up to 120' in height on a property within a Full Commercial (FC) land use threshold area. A FC land use threshold area is described as "property within any of the Nonresidential Zoning Districts or any nonresidentially zoned Planned Development (PD)".

3. ANALYSIS

In review of the requested SUP, the Commission shall consider the following factors:

- ***Safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;***

The proposed monopole structure and servicing equipment are not intended for occupation and will therefore not impact the proposed site nor the surrounding properties in regards to vehicular or pedestrian traffic as the equipment pad and enclosure will be placed towards the southwest corner of the 1.89-acre property.

Under UDC Subsection 3.05.07.C.3, a 6' sidewalk is required along the abutting South Interstate 35 frontage road. The applicant intends to pay a fee in-lieu of sidewalk construction under UDC Subsection 3.05.07.B.

- ***Adequate means of ingress and egress to public streets or approved access easements and appropriate paving widths of streets, alleys and sidewalks to accommodate traffic generated by the proposed use;***

The property is currently served by a 40' shared-access drive, straddling the northern lot line. As the proposed use will not increase vehicular or pedestrian traffic, the applicant will not alter the existing point of access and does not propose to construct additional points of access. Staff recognizes the current means of ingress and egress as adequate.

The applicant proposes a 30' access easement as well as a variable-width easement for the purpose of granting access to the pad and enclosure.

- ***Provisions for drainage and water quality;***

Drainage for the proposed lease site flows to the southwest. The applicant proposes a vegetative strip detention pond west of the pad site as the primary Best Management Practice (BMP) to capture and treat the stormwater from the proposed pad site. A vegetative strip along the South Interstate Highway 35 access road provides drainage for the remainder of the existing site and commercial structure.

- ***Adequate off-street parking and loading;***

The proposed use will not impact current occupant load, vehicular traffic, or pedestrian traffic. Under UDC Subsection 2.06.05 Use Chart, the 'Equipment Storage Building or Structure (Pertaining to Wireless Facilities)' use requires additional parking at a ratio of 1 space per 1,000 sf, which would be satisfied by existing parking provided on-site. Additionally, 1 off-street parking space must be provided at each Telecommunications Tower Facility per UDC Subsection 4.03.02.A.2. The applicant proposes a 9' x 22' parking space with asphalt paving within the access easement.

- ***Safety from fire hazard and measures for fire control;***

The Fire Department has approved the submitted SUP request.

- ***Protection against negative effects of noise, glare and lighting on the character of the neighborhood, protective screening and open space;***

The applicant proposes an 8' CMU enclosure in order to screen the pad site from the adjacent street right-of-way. The enclosure will be accessed from a 12' wide steel gate.

The equipment pad will contain one light fixture, mounted at 8' in height. The light source will not generate light trespass upon any of the abutting properties. Noise (if any) will be negligible. Staff does not foresee a potential for interference with the enjoyment of the use of surrounding properties.

- ***Heights of structures;***

The proposed 8'-6" x 12'-6" equipment structure will stand approximately 11' above the lease area slab elevation. Surrounded by the 8' CMU enclosure, the equipment structure would only be slightly visible from the adjacent street right-of-way or the neighboring property from the south. The height of the proposed structure for this SUP request is well within the maximum allowable building height of 45' as stated in UDC Subsection 2.07.02 (and Subsection 2.09.04.C).

- ***Compatibility of buildings and such other measures as will secure and protect the public health, safety, and general welfare.***

The subject property and all immediately adjacent properties lie within the LI District, a zoning district that is intended to provide an area for large business parks, light industry, and office warehousing that will not generate nuisance-like activities such as noise, smoke, or heavy traffic volumes. The lease area measures more than 650 ft away from the nearest residential use (The Bradford Apartments) and more than 1,000 ft away from the nearest differing nonresidential district (Interstate-35 Business (B-3) District, America's Auto Auction).

The 2,500 sf lease area adheres to minimum side yard and rear yard setback requirements established in UDC Subsection 2.07.02 Nonresidential Dimensional Regulations, maintaining a distance of 35 ft from the rear property line (35 ft minimum required) and 10 ft from the side property line to the south (0 ft minimum required). Additionally, under UDC Subsection 4.03.04.E.3, towers shall be setback a minimum of 100 ft from adjacent public rights-of-way; the proposed tower is approximately 328 ft from the South I-35 frontage road to the east and approximately 210 ft from the Park 35 Cove South right-of-way to the south.

Staff believes the proposed use and structures are compatible with the surrounding properties.

4. FINANCIAL IMPACT

N/A

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Redevelop the I-35 and South Loop 4 corridors

7. PROS AND CONS

Pros: If approved, the equipment structure will service a tower that will bolster wireless communications services for the intended service provider and will serve as co-location availability for two additional service providers in the future, including the possibility to offer the City of Buda Police, Fire, and EMS services communications placement.

Cons: None.

8. ALTERNATIVES

The Commission may:

- Recommend approval of the request as presented;
- Recommend approval of the request with conditions;
- Table the request for future consideration; or

- Recommend denial of the request.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed the request and recommends approval.

Attachments:

[9.8.26 P&Z Slides - SUP 26-03.pdf](#)

[SUP_26-03-US-TX-6418_Buda_Commercial_-_FCD_-_08-20-26_-_Reduced.pdf](#)

REGULAR AGENDA

- G.1. Hold a Public Hearing, consideration, and possible action on a request by Faulk & Foster for a Specific Use Permit to allow the "Equipment Storage Building or Structure (Pertaining to Wireless Facilities)" use on a property in the Light Industrial (LI) District at Park 35 South Section 1, Block A, Lot 13, addressed as 16674 South Interstate Highway 35, Buda TX, 78610 (SUP 26-03). (Senior Planner Victor Escamilla)
- [PUBLIC TESTIMONY]

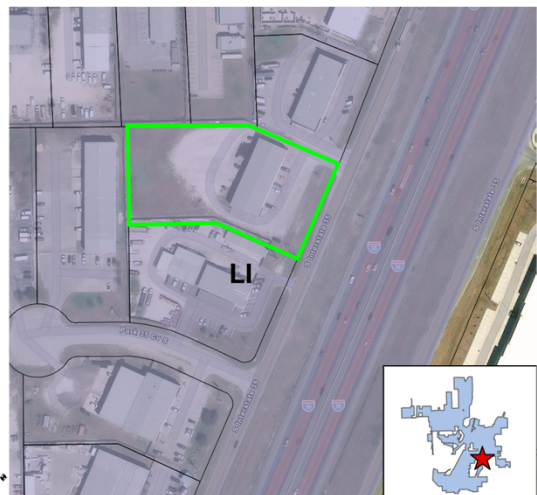
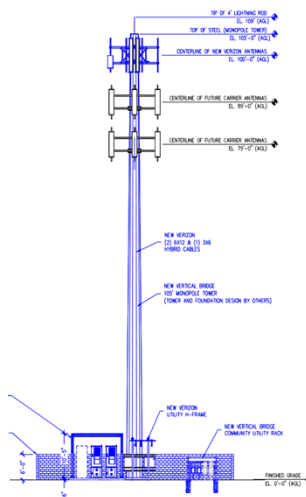


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G.1 16674 S IH 35 SUP

Summary:

- The applicant requests an SUP to construct an Equipment Building within the Light Industrial (LI) District in order to service a proposed 109' monopole tower.
- The 'Equipment Storage Building or Structure (Pertaining to Wireless Facilities)' use requires approval of a Specific Use Permit (SUP) in the LI District.
- Equipment Storage Building or Structure (Pertaining to Wireless Facilities) – "An unstaffed, single story equipment building, structure or platform used to house telecommunications equipment necessary to operate the telecommunications network."

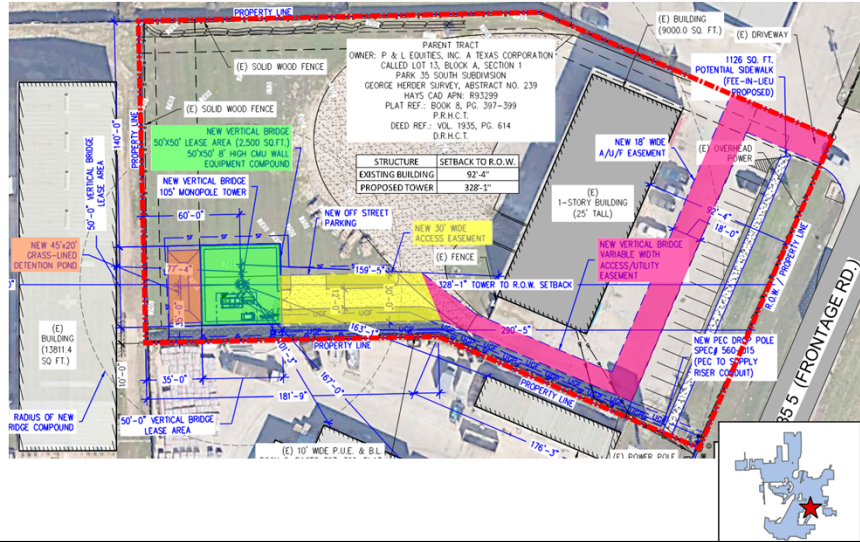


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G.1 16674 S IH 35 SUP

Summary:

- Property: Park 35 South Section 1, Block A, Lot 13
- Address: 16674 South Interstate Highway 35
- 50' x 50' lease area near the southwest corner of the property:
 - 8' CMU enclosure with metal gate
 - 35 ft from the rear property line (west)
 - 10 ft from the side property line (south)
 - +/- 300 ft from the street r-o-w (enclosure)



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G.1 16674 S IH 35 SUP

Background:

- June 25, 2026 - ZBoA approved an Antenna Location Waiver (V 26-03) request to allow siting of a proposed monopole tower up to 120' in height on a property within a Full Commercial (FC) land use threshold area
- Full Commercial ("FC")
 - Property within any of the Nonresidential Zoning Districts or any nonresidentially zoned Planned Development (PD)

Type of Facility	New Antenna Facility	Co-Location on Existing Facility
	Waiver?	Waiver?
Monopole Tower up to 120' in Height in FC, UR or WC Districts	Yes	No
Monopole Towers in DR Districts or Over 120' in Height	Yes	No

Facility Type	FC	WC	UR	DR
Monopole over 120'	Waiver	Waiver	Waiver	Waiver
Monopole up to 120'	Waiver	Waiver	Waiver	Waiver



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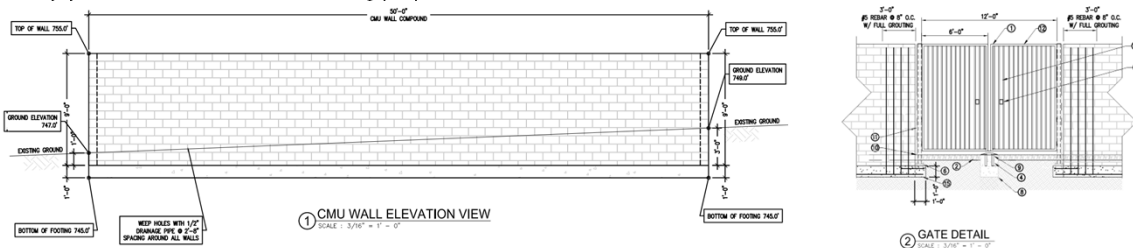
G.1 16674 S IH 35 SUP

e. Safety from fire hazard and measures for fire control;

- The Fire Department has approved the submitted SUP request.

f. Protection against negative effects of noise, glare and lighting on the character of the neighborhood, protective screening and open space;

- The applicant proposes an 8' CMU enclosure in order to screen the pad site from the adjacent street right-of-way. The enclosure will be accessed from a 12' wide steel gate.
- The equipment pad will contain one light fixture, mounted at 8' in height. The light source will not generate light trespass upon any of the abutting properties. Noise (if any) will be negligible. Staff does not foresee a potential for interference with the enjoyment of the use of surrounding properties.

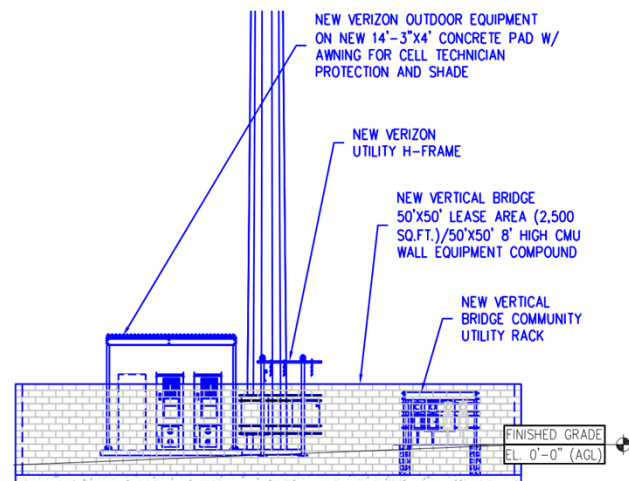


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G.1 16674 S IH 35 SUP

g. Heights of structures;

- The proposed 8'-6" x 12'-6" equipment structure will stand 11' above the lease area slab elevation. Surrounded by the 8' CMU enclosure, the equipment structure would only be slightly visible from the adjacent street right-of-way or the neighboring property from the south. The height of the proposed structure for this SUP request is well within the maximum allowable building height of 45' as stated in UDC Subsection 2.07.02 (and Subsection 2.09.04.C).



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G.1 16674 S IH 35 SUP

h. Compatibility of buildings and such other measures as will secure and protect the public health, safety, and general welfare.

- The subject property and all immediately adjacent properties lie within the LI District, a zoning district that is intended to provide an area for large business parks, light industry, and office warehousing that will not generate nuisance-like activities such as noise, smoke, or heavy traffic volumes. The lease area measures more than 650 ft away from the nearest residential use (The Bradford Apartments) and more than 1,000 ft away from the nearest differing nonresidential district (Interstate-35 Business (B-3) District, America's Auto Auction).
- The 2,500 sf lease area adheres to minimum side yard and rear yard setback requirements established in UDC Subsection 2.07.02 Nonresidential Dimensional Regulations, maintaining a distance of 35 ft from the rear property line (35 ft minimum required) and 10 ft from the side property line to the south (0 ft minimum required). Additionally, under UDC Subsection 4.03.04.E.3, towers shall be setback a minimum of 100 ft from adjacent public rights-of-way; the proposed tower is approximately 328 ft from the South I-35 frontage road to the east and approximately 210 ft from the Park 35 Cove South right-of-way to the south.
- Staff believes the proposed use and structures are compatible with the surrounding properties.

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G.1 16674 S IH 35 SUP

Pros and Cons:

- Pros: If approved, the equipment structure will service a tower that will bolster wireless communications services for the intended service provider and will serve as co-location availability for two additional service providers in the future, including the possibility to offer the City of Buda Police, Fire, and EMS services communications placement.
- Cons: None.

Alternatives:

The Commission may:

- Recommend approval of the request as presented;
- Recommend approval of the request with conditions;
- Table the request for future consideration; or
- Recommend denial of the request.

Staff Recommendation:

Staff has reviewed the request and recommends approval.

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VERTICAL BRIDGE SITE NAME: BUDA COMMERCIAL

VERTICAL BRIDGE SITE #: US-TX-6418

VZW SITE NAME: BUDA COMMERCIAL

VZW FUZE ID #: 17487371

VZW MDG LOCATION ID #: 5000124117

16674 S I-35 FRONTAGE RD.

BUDA, TX 78610

HAYS COUNTY

NEW 105' MONOPOLE TOWER

RAWLAND TELECOMMUNICATION SITE

Impervious Cover Table							
Property Area 1.89 acre		Existing		Post-development		Net Change	
		Area (acre)	Percentage	Area (acre)	Percentage	Area (acre)	Percentage
Impervious Cover	Building	0.21	11.1%	0.21	11.1%	0.0	0.0 %
	Asphalt drive/ parking lot	0.49	26.0%	0.52	27.5%	0.03	1.5 %
	Graveled area	0.4	19.0%	0.46	22.2%	0.06	3.2 %
	Total	1.1	58.2%	1.19	62.8%	0.087	4.6 %

SITE INFORMATION

TOWER OWNER: THE TOWERS, LLC
22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

SITE ADDRESS: 16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

COUNTY: HAYS COUNTY

LATITUDE (NAD 83): 30° 03' 54.09", (30.065025°) N
LONGITUDE (NAD 83): 97° 49' 57.46", (-97.832628°) W

GROUND ELEVATION: 748' AMSL

OCCUPANCY TYPE: UNMANNED
INTENDED USE: WIRELESS TELECOMMUNICATIONS SITE
INTENDED USE FOR LEASED AREA: FUTURE GROUND EQUIPMENT SPACE PERTAINING TO A WIRELESS COMMUNICATIONS FACILITY

TOWER: 105' MONOPOLE TOWER
OVERALL TOWER HEIGHT: 109'-0" – TOP OF STEEL PLUS 4' LIGHTNING ROD

ZONING: CITY OF BUDA
ZONE: LIGHT INDUSTRIAL

POWER PROVIDER: PEDERNALES ELECTRIC COOPERATIVE, INC
PHONE: 800-868-4791 EX.4297

TELCO PROVIDER: TBD

PARK 35 SOUTH, SECTION 1, BLOCK A, LOT 13

CONTACT INFORMATION

PROPERTY OWNER: P&L EQUITIES
CONTACT: HUNTER PENCE
(512) 923-3398

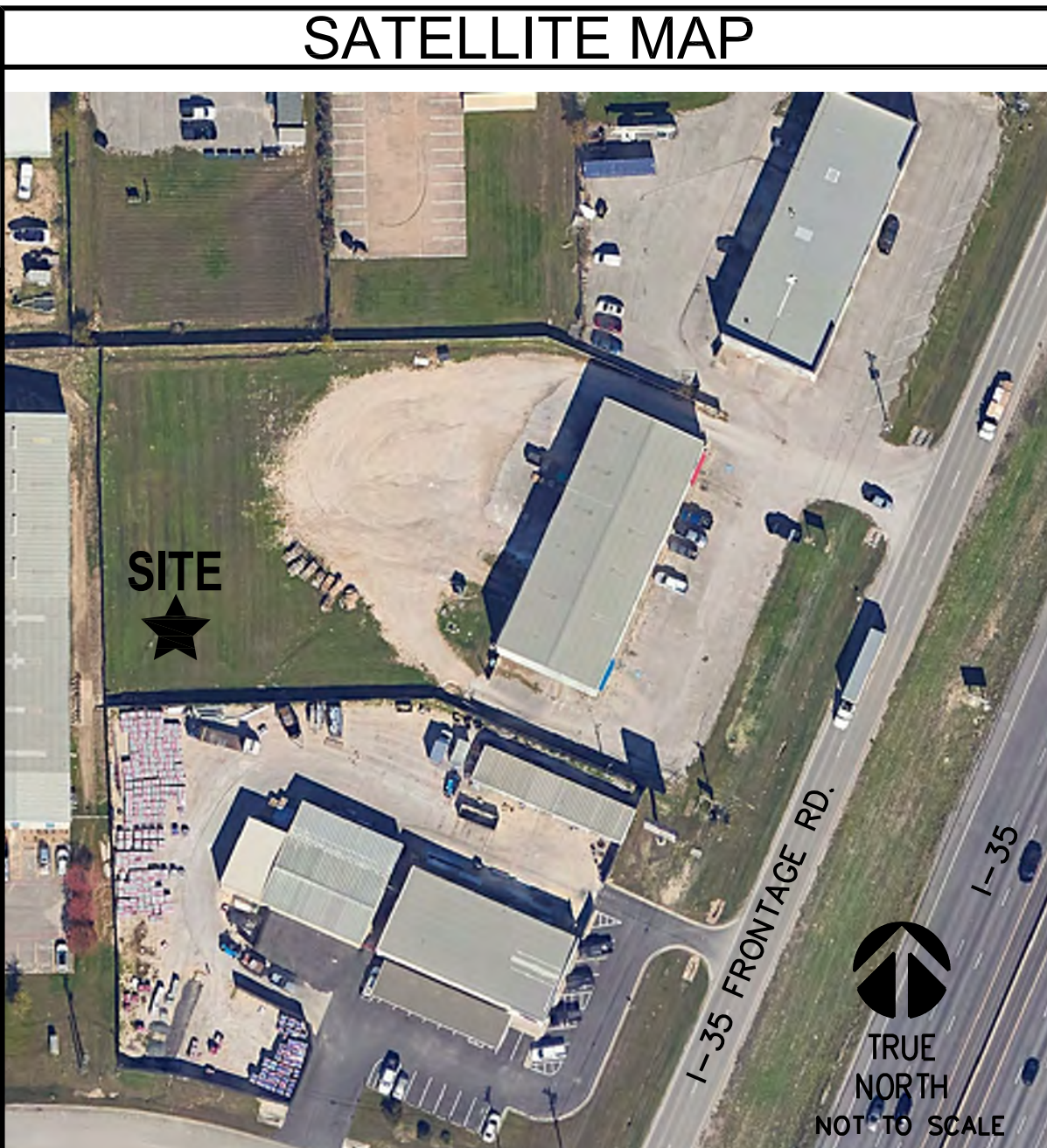
APPLICANT: THE TOWERS, LLC
22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

SURVEYOR: WIMBERLEY SURVEYING PROFESSIONALS
PO BOX 9237
GREENVILLE, TX 75404
CONTACT: RON WIMBERLEY, R.P.L.S.
(PHONE #) 903-450-8100

ENGINEER: ALLPRO CONSULTING GROUP, INC.
9221 LYNDON B. JOHNSON FREEWAY
SUITE 204
DALLAS, TX 75243
CONTACT: CHIU ZHANG, P.E.
OFFICE: 972-231-8893
FAX: 866-364-8375

VERIZON WIRELESS 6696 TRI COUNTY PKWY STE.100
SCHERTX, TX 78154

VZW CONSTRUCTION ENGINEER – BOE (210) 540-1013
VZW CONSTRUCTION MGR – BENJAMIN ALCANTERA



SCOPE OF WORK

VERTICAL BRIDGE SCOPE OF WORK:
NEW SITE TO BE DEVELOPED BY VERTICAL BRIDGE. ALL ITEMS TO BE PROVIDED AND INSTALLED BY VERTICAL BRIDGE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. INCLUDING BUT NOT LIMITED TO:

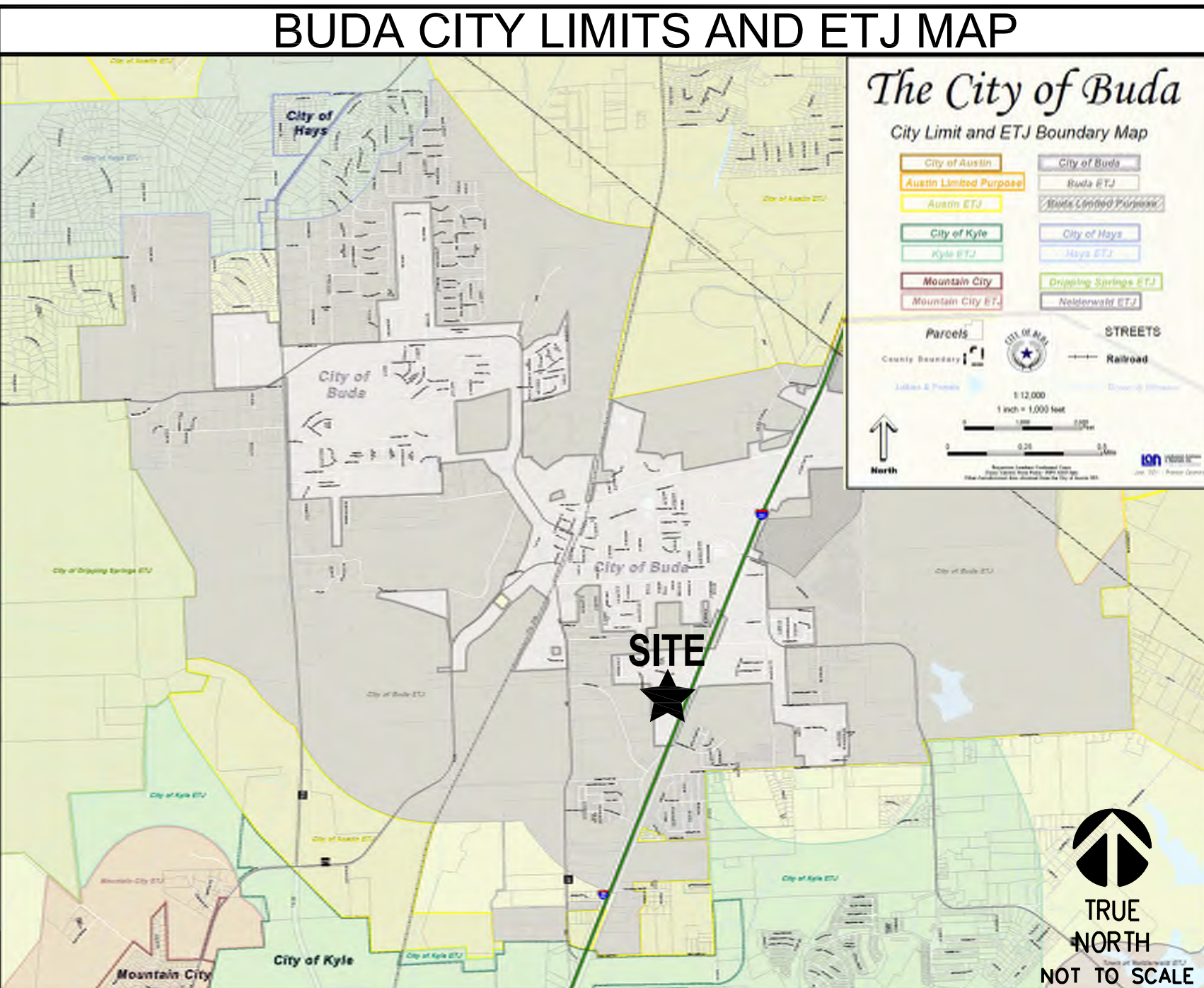
- NEW 12' WIDE GRAVEL ROAD
- NEW 105' MONOPOLE TOWER
- NEW 50'X50' LEASE AREA (2,500 SQ.FT.)
- NEW 50'X50' 8' HIGH CMU WALL FENCED COMPOUND
- NEW 276± UNDERGROUND POWER
- NEW UTILITY H-FRAME WITH COMMUNITY RACK
- NEW UNDERGROUND CONDUIT FOR POWER & FIBER
- NEW GRASS LINED DETENTION POND

VERIZON SCOPE OF WORK:
VERIZON WIRELESS CONTRACTOR TO INSTALL, BUT NOT LIMITED TO:

- NEW 20'X25' (500 SQ. FT.) EQUIPMENT AREA
- NEW BURIED FIBER FROM MMP AT ROW TO SITE
- NEW EQUIPMENT CABINETS ON CONCRETE EQUIPMENT PAD
- NEW AWNING KIT
- NEW GENERATOR ON CONCRETE PAD
- NEW UTILITY RACK WITH AC LOAD CENTER
- NEW ICE BRIDGE
- NEW ANTENNAS AND REMOTE RADIOS AT RAD CENTER
- NEW HYBRID CABLES
- NEW FIBER AND ELECTRICAL FEEDS FROM METER TO EQUIPMENT

DO NOT SCALE DRAWINGS

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



DRIVING DIRECTIONS

DEPART VERIZON OFFICE, 14123 CICERO RD HOUSTON, TX 77095:
Get on TX-6 N/US-290 W from Hempstead Rd and US-290 Frontage Rd. 6 min (2.5 mi) Head east on Cicero Rd toward Jackrabbit Rd 0.2 mi Turn left onto Jackrabbit Rd 0.3 mi Turn right toward Hempstead Rd 371 ft Turn left onto Hempstead Rd 0.7 mi Turn right onto Huffmeister Rd 0.2 mi Turn left onto US-290 Frontage Rd. 0.9 mi Use the left lane to take the ramp onto TX-6 N/US-290 W 0.2 mi Continue on US-290 W. Take TX-21 W, State Hwy 71 W/TX-71 W and TX-45/TX-45 Toll to S I-35 Frontage Rd/Interstate 35 Frontage Rd in Buda. Take exit 219 from I-35 S 2 hr 25 min (152 mi) Merge onto TX-6 N/US-290 W Continue to follow US-290 W 51.6 mi Exit to stay on US-290 W toward Austin Pass by Golden Chick (on the right in 32.3 mi) 45.2 mi Use the right lane to take the ramp to Bastrop 0.2 mi Turn left onto TX-21 W 11.8 mi Turn left onto TX-150 Loop E 0.8 mi Sharp right 0.2 mi Use the left lane to take the ramp onto State Hwy 71 W/State Hwy 95 N/TX-71 W/TX-95 N Continue to follow State Hwy 71 W/TX-71 W 21.7 mi Use the left lane to take the TX-130 ramp to TX-71 W/Austin/TX-45/Waco/San Antonio 0.3 mi Continue onto State Hwy 71 W/TX-71 W 413 ft Turn left onto Texas 130 Service Rd 472 ft Use the right lane to take the ramp onto TX-130 S Toll road 8.0 mi Keep right to continue on TX-45/TX-45 Toll, follow signs for Texas 45 W/Buda Toll road 8.5 mi Use the left 2 lanes to take the ramp onto I-35 S 3.0 mi Take exit 219 toward Robert S Light Blvd 0.2 mi Continue on S I-35 Frontage Rd/Interstate 35 Frontage Rd to your destination 1 min (0.8 mi) Merge onto S I-35 Frontage Rd/Interstate 35 Frontage Rd 0.7 mi Turn right Destination will be on the left

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALL IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES: The following codes published by the International Code Council:

- (1) International Building Code, 2024 edition.
- (2) International Mechanical Code, 2024 edition.
- (3) International Energy Conservation Code, 2024 edition.
- (4) International Plumbing Code, 2024 edition.
- (5) International Fire Code, 2024 edition.
- (6) International Existing Building Code, 2024 edition.
- (7) International Property Maintenance Code, 2024 edition.
- (8) Notional Electrical Code, 2023 edition,
- (9) Americans with Disabilities Act.



Know what's below.
Call before you dig.

DRAWING INDEX

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9	P-1	SITE PHOTOS	6
10	C-1	SITE SETBACK PLAN	6
11	C-1A	SITE SETBACK PLAN	6
12	C-1B	OVERALL SITE PLAN	6
13	C-1C	FEE-IN-LIEU SIDEWALK PLAN	6
14	C-2	ENLARGED SITE PLAN	6
15	C-3	COMPOUND SITE PLAN	6
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17	C-3B	PROPOSED GRADING AND DRAINAGE PLAN	3
18	C-3C	EROSION CONTROL PLAN	3
19	C-3D	EROSION CONTROL DETAILS	3
20	C-3E	DRIVEWAY DESIGN	3
21	C-4	ELEVATION	6
22	C-5	SITE DETAILS	6
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27	S-3	CMU WALL PLAN	2
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34	EQ-5	AWNING DETAILS – DESIGNED BY OTHERS	6
35	EQ-6	MOUNT SPECIFICATION SHEET	6
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38	EQ-9	GENERATOR DETAIL	6
39	E-1	UTILITY ROUTE PLAN	6
40	E-2	COMMUNITY RACK DETAILS	6
41	E-2A	ELECTRICAL DETAILS	6
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47	G-3	GROUNDING DETAILS	6
48	GN-1	GENERAL NOTES	6
49	GN-2	GENERAL NOTES	6
50	GN-3	GENERAL NOTES	6
51	GN-4	GENERAL NOTES	6

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 1 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

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



600 HIDDEN RIDGE
IRVING, TX 75038



22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444



CONSULTING GROUP, INC.

9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allprocg.com
Firm No. F-8242

ACGI NO: 24-4000

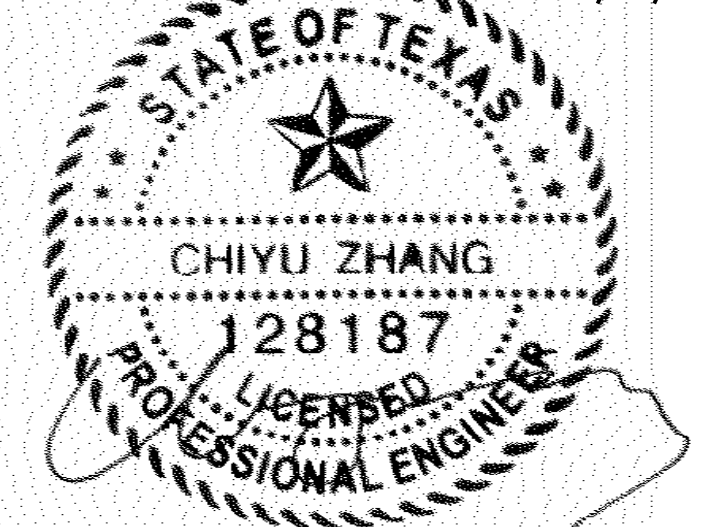
DRAWN BY: CG

CHECKED BY: CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26



ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION

VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:

TITLE SHEET

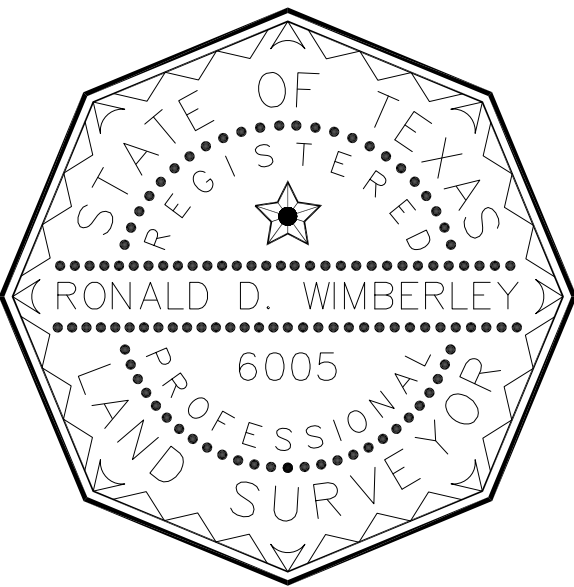
SHEET NUMBER:

T-1

SPECIAL USE PERMIT NUMBER:
SUP 26-03

RAW LAND SURVEY

CALLED LOT 13, BLOCK A, SECTION 1
PARK 35 SOUTH SUBDIVISION
GEORGE HERDER SURVEY, ABSTRACT NO. 239
HAYS COUNTY, TEXAS



SURVEYOR'S NOTES

1. BASIS OF BEARING IS GPS OBSERVATIONS.
2. A SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. AT THE TIME OF THIS SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY VB EASEMENTS AND ALL ARE CONTAINED WHOLLY WITHIN THE PARENT TRACT PARCEL.
6. ENCROACHMENTS: AT THE TIME OF SURVEY THERE WERE NO VISIBLE ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY. ALL EASEMENTS ARE ENTIRELY WITHIN THE FEE PARCEL; NO ENCROACHMENTS.
7. THE ACCESS AND UTILITY EASEMENT BEGINNING AT LEASE AREA CONTINUES TO THE PUBLIC RIGHT OF WAY OF 135 FRONTAGE RD.
8. ALL SYMBOLS SHOWN ARE NOT TO SCALE.
9. THIS SURVEY WAS MADE ON THE GROUND ON MAY 8, 2025, OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO VISIBLE ENCROACHMENTS, PROTRUSIONS, OVERLAPPING ON IMPROVEMENTS OR EASEMENTS EXCEPT AS SHOWN.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND TOWER TITLE OF TEXAS, LLC.

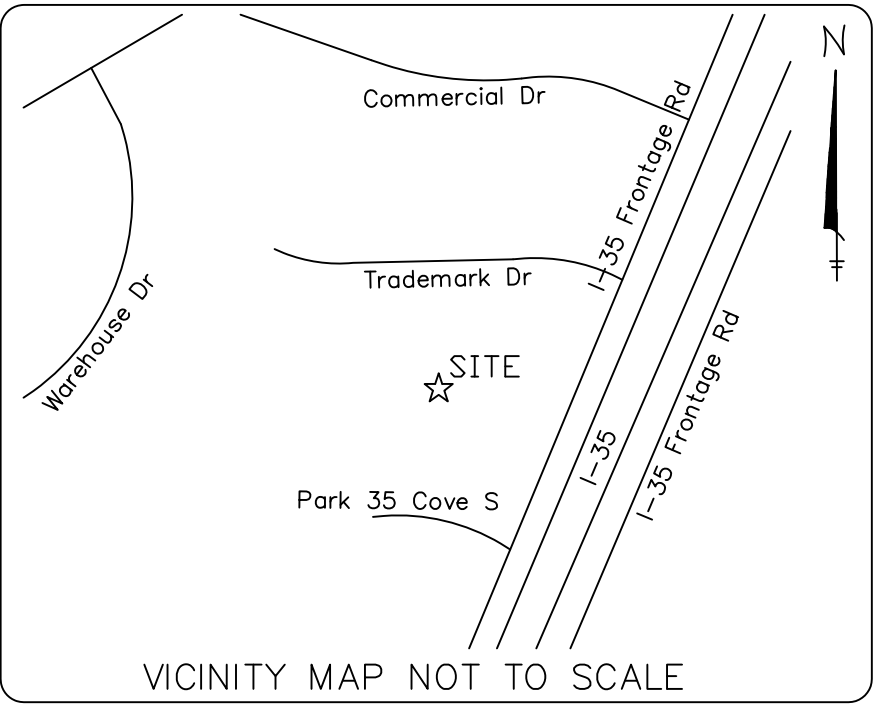
WIMBERLEY SURVEYING PROFESSIONALS

Ronald D. Wimberley
RONALD D. WIMBERLEY
LAND SURVEYOR - TEXAS # 6005

Date: May 15, 2025
Revision: 06/19/2026



FOR: The Towers, LLC		
SITE NAME: BUDA COMMERCIAL		
SITE NUMBER: US-TX-6418		
ADDRESS: 16674 IH 35 Buda, Tx 78610 Hays County		
SURVEY WORK PERFORMED BY: WIMBERLEY SURVEYING PROFESSIONALS		
PO BOX 9237 GREENVILLE, TEXAS 75404 PHONE: (903) 450-8100 FAX: (903) 455-2902		
DRAWN BY: DJ	CHECKED BY: RW	JOB #: 25047
NATIONAL SURVEY SERVICES COORDINATION BY:		
9221 Lyndon B Johnson Fwy, Suite 204 Dallas, Texas 75243 Office: (972) 231-8893 Fax: (866) 364-8375 WWW.allprocki.COM		



ZONING: Light Industrial

FLOOD NOTE:

ACCORDING TO FLOOD PANEL MAP NO. 48209C0280G, DATED JANUARY 17, 2025, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE AREA.

LEGEND:

- : SET 1/2" IRON ROD.
- : FOUND 1/2" IRON ROD.
- ⊕ : TOWER CENTER.
- P.O.B. : POINT OF BEGINNING.
- P.O.C. : POINT OF COMMENCEMENT.
- : FENCE AS NOTED.
- - - : OVER HEAD UTILITY LINES.
- : GAS LINES.
- ⊙ : WOOD UTILITY POLE.
- [E] : ELECTRIC TRANSFORMER.
- [T] : TELCO PEDESTAL.
- [C] : CABLE PEDESTAL.
- [W] : WATER METER.
- R.O.W. : RIGHT-OF-WAY.
- B.L. : BUILDING LINE.
- P.U.E. : PUBLIC UTILITY EASEMENT.
- A/U/F : ACCESS/UTILITY/FIBER
- D.R.H.C.T. : DEED RECORDS
HAYS COUNTY
TEXAS
- P.R.H.C.T. : PLAT RECORDS
HAYS COUNTY
TEXAS

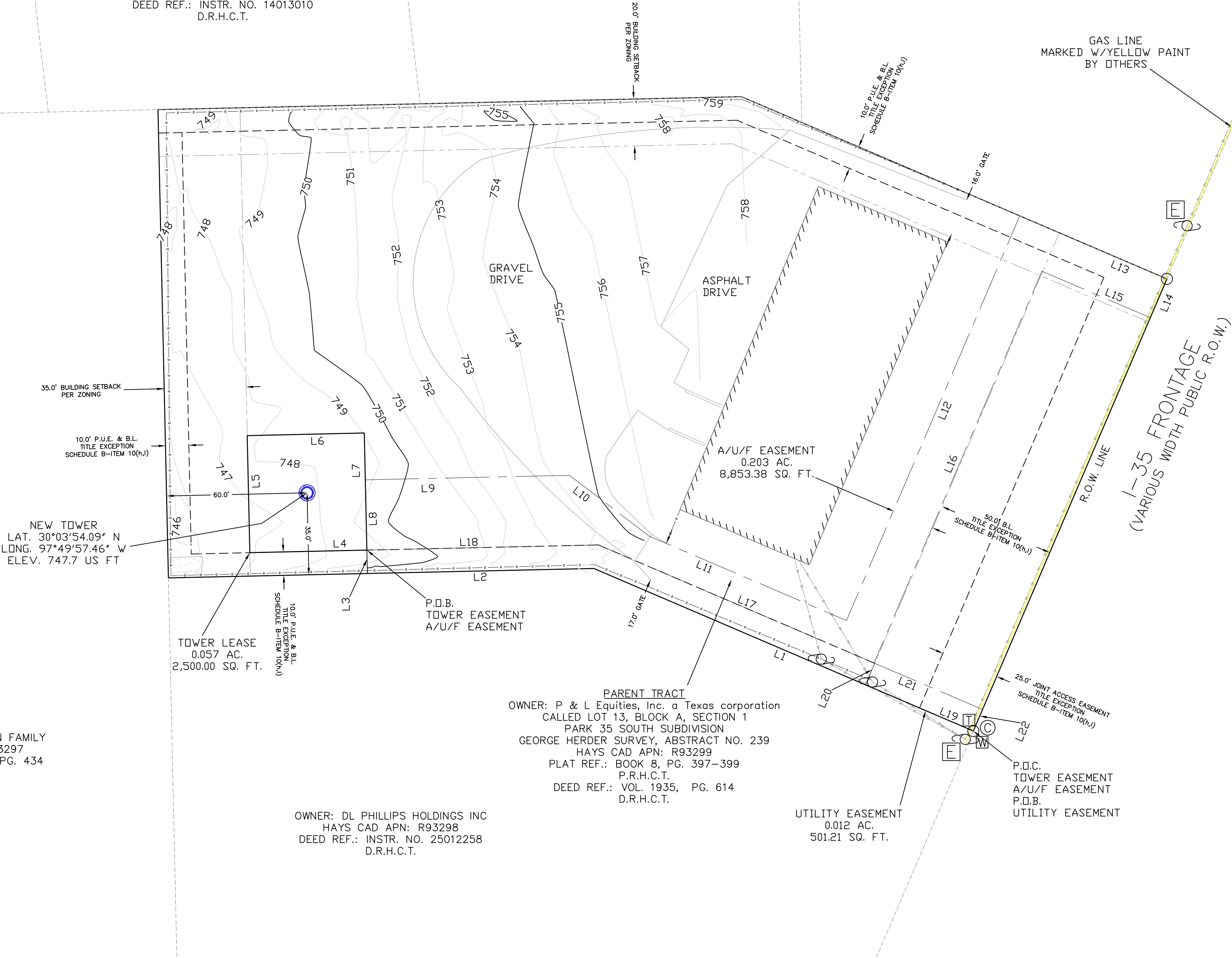
OWNER: W & K SHELTON FAMILY
HAYS CAD APN: R93297
DEED REF.: VOL. 1696, PG. 434
D.R.H.C.T.

NEW TOWER
LOCATION INFORMATION
Horizontal Datum: NAD83
Latitude: 30° 03' 54.09" N +/- 20'
Longitude: 97° 49' 57.46" W +/- 20'
Vertical Datum: NAVD 1988
Ground Elevation at Base of Tower: 747.7 feet

OWNER: MEARSES LLC
HAYS CAD APN: R117455
DEED REF.: INSTR. NO. 14013010
D.R.H.C.T.

OWNER: ASSOCIATED PLUMBING-HEATING-COOLING
CONTRACTORS OF TEXAS INC
HAYS CAD APN: R117454
DEED REF.: VOL. 2885, PG. 744
D.R.H.C.T.

OWNER: MACKY HOLDINGS LLC
HAYS CAD APN: R117452
DEED REF.: INSTR. NO. 90029976
D.R.H.C.T.



PARENT TRACT
OWNER: P & L Equities, Inc. a Texas corporation
CALLED LOT 13, BLOCK A, SECTION 1
PARK 35 SOUTH SUBDIVISION
GEORGE HERDER SURVEY, ABSTRACT NO. 239
HAYS CAD APN: R93299
PLAT REF.: BOOK 8, PG. 397-399
P.R.H.C.T.
DEED REF.: VOL. 1935, PG. 614
D.R.H.C.T.

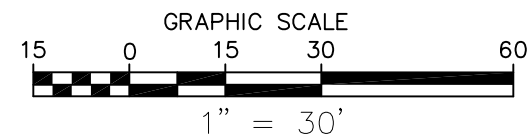
OWNER: DL PHILLIPS HOLDINGS INC
HAYS CAD APN: R93298
DEED REF.: INSTR. NO. 25012258
D.R.H.C.T.

UTILITY EASEMENT
0.012 AC.
501.21 SQ. FT.

A/U/F EASEMENT		
Line #	Direction	Length
L1	N 66°48'57" W	176.27'
L2	S 88°43'40" W	96.73'
L3	S 01°16'20" E	10.00'
L8	N 01°16'20" W	30.00'
L9	N 88°43'40" E	87.18'
L10	S 52°40'07" E	42.79'
L11	S 66°48'57" E	91.67'
L12	N 23°11'03" E	188.00'
L13	S 66°48'57" E	68.36'
L14	S 23°11'03" W	18.00'
L15	N 66°48'57" W	50.36'
L16	S 23°11'03" W	182.00'
L17	N 66°48'57" W	128.07'
L18	S 88°43'40" W	98.90'

UTILITY EASEMENT		
Line #	Direction	Length
L19	N 66°48'57" W	50.12'
L20	N 23°11'03" E	10.00'
L21	S 66°48'57" E	50.12'
L22	S 23°11'03" W	10.00'

TOWER LEASE		
Line #	Direction	Length
L1	N 66°48'57" W	176.27'
L2	S 88°43'40" W	96.73'
L3	S 01°16'20" E	10.00'
L4	S 88°43'40" W	50.00'
L5	N 01°16'20" W	50.00'
L6	N 88°43'40" E	50.00'
L7	S 01°16'20" E	50.00'

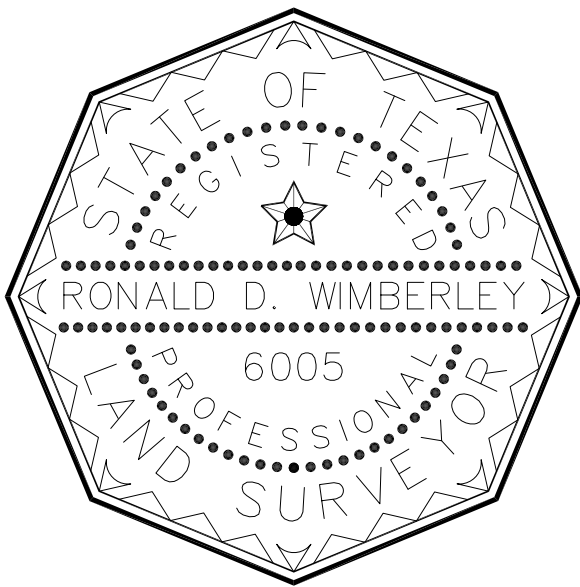


NOTE: IF DRAWING IS 24"x36"
REFER TO GRAPHIC SCALE.

AREA TABLE	SQUARE FEET	ACREAGE
(A) PARENT PARCEL	82,355.41 +/-	1.891 +/-
(B) TOWER LEASE	2,500.00	0.057
(C) ACCESS EASEMENT	8,853.38	0.203
(D) UTILITY EASEMENT	501.21	0.012

RAW LAND SURVEY

CALLED LOT 13, BLOCK A, SECTION 1
PARK 35 SOUTH SUBDIVISION
GEORGE HERDER SURVEY, ABSTRACT NO. 239
HAYS COUNTY, TEXAS



SURVEYOR'S NOTES

1. BASIS OF BEARING IS GPS OBSERVATIONS.
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SURVEYOR'S CERTIFICATION

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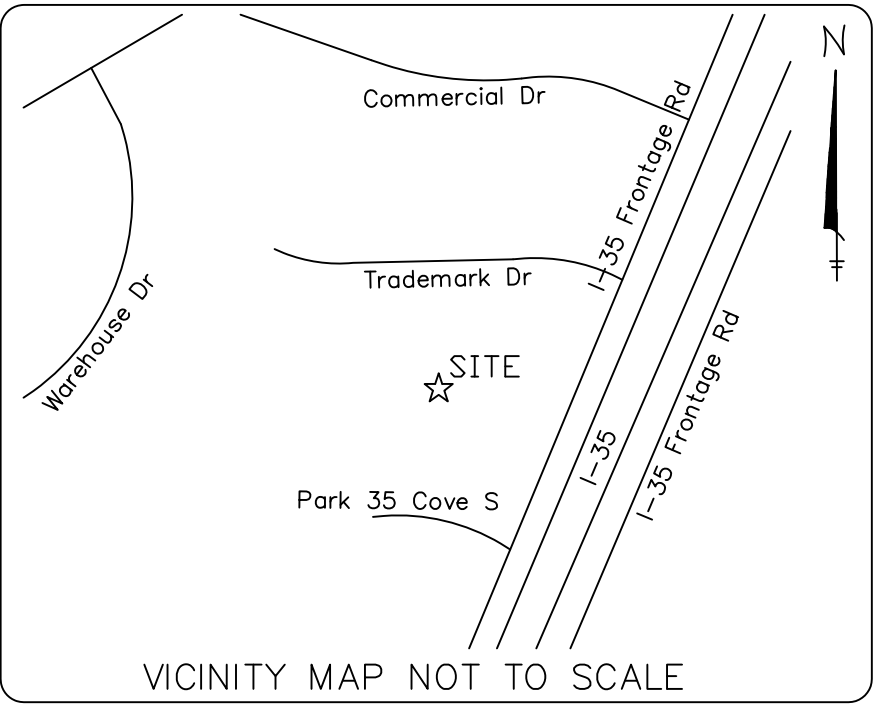
WIMBERLEY SURVEYING PROFESSIONALS


RONALD D. WIMBERLEY
LAND SURVEYOR - TEXAS # 6005

Date: May 15, 2025
Revision: 06/19/2026



FOR: The Towers, LLC		
SITE NAME: BUDA COMMERCIAL		
SITE NUMBER: US-TX-6418		
ADDRESS: 16674 IH 35 Buda, Tx 78610 Hays County		
SURVEY WORK PERFORMED BY: WIMBERLEY SURVEYING PROFESSIONALS		
 PO BOX 9237 GREENVILLE, TEXAS 75404 PHONE: (903) 450-8100 FAX: (903) 455-2902		
DRAWN BY: DJ	CHECKED BY: RW	JOB #: 25047
NATIONAL SURVEY SERVICES COORDINATION BY:		
9221 Lyndon B Johnson Fwy, Suite 204 Dallas, Texas 75243 Office: (972) 231-8893 Fax: (866) 364-8375 WWW.allprocgi.COM		
SHEET 2 OF 4		



ZONING: Light Industrial

FLOOD NOTE:

ACCORDING TO FLOOD PANEL MAP NO. 48209C0280G, DATED JANUARY 17, 2025, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE AREA.

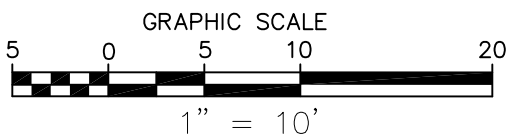
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- P.O.C. : POINT OF COMMENCEMENT.
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-  : OVER HEAD UTILITY LINES.
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-  : WOOD UTILITY POLE.
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-  : TELCO PEDESTAL.
-  : CABLE PEDESTAL.
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- P.U.E. : PUBLIC UTILITY EASEMENT.
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- D.R.H.C.T. : DEED RECORDS
HAYS COUNTY
TEXAS
- P.R.H.C.T. : PLAT RECORDS
HAYS COUNTY
TEXAS

OWNER: W & K SHELTON FAMILY
HAYS CAD APN: R93297
DEED REF.: VOL. 1696, PG. 434
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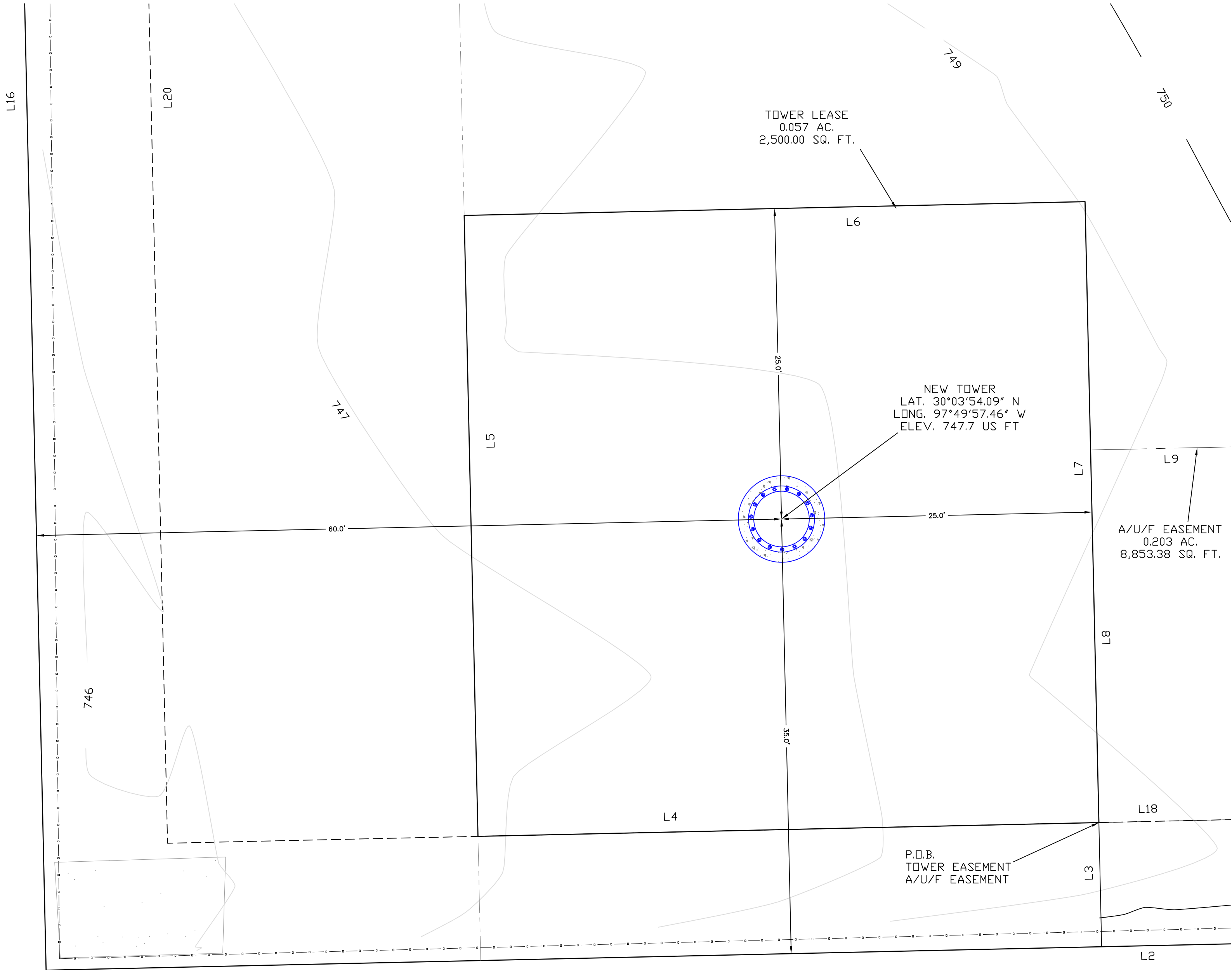
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P.R.H.C.T.
DEED REF.: VOL. 1935, PG. 614
D.R.H.C.T.

OWNER: DL PHILLIPS HOLDINGS INC
HAYS CAD APN: R93298
DEED REF.: INSTR. NO. 25012258
D.R.H.C.T.



NOTE: IF DRAWING IS 24"x36"
REFER TO GRAPHIC SCALE.

AREA TABLE		SQUARE FEET	ACREAGE
Ⓐ	PARENT PARCEL	82,355.41 +\-	1.891 +\-
Ⓑ	TOWER LEASE	2,500.00	0.057
Ⓒ	ACCESS EASEMENT	8,853.38	0.203
Ⓓ	UTILITY EASEMENT	501.21	0.012



TOWER LEASE (created by this office)

BEING a 0.057 acre (2,500.00 square feet) tract of land situated in the George Herder Survey, Section No. 537, Abstract No. 239, being out of a called Lot 13, Block A, Section 1, Park 35 South Subdivision, an Addition to the City of Buda, Hays County, Texas, according to the plat recorded in Book 8, Page 397–399, Plat Records, Hays County, Texas, described in deed to P & L Equities, Inc. a Texas corporation, recorded in Volume 1935, Page 614, Deed Records, Hays County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1/2” iron rod at the southeast corner of said Lot 13, Block A, situated on the northwest right–of–way line of Interstate Highway 35 Frontage Road (various width public right–of–way);

THENCE North 66° 48’ 57” West for a distance of 176.27 feet to a point for corner;

THENCE South 88° 43’ 40” West for a distance of 96.73 feet to a point for corner, being an interior corner of said Lot 13, Block A;

THENCE North 01° 16’ 20” West for a distance of 10.00 feet to a set 1/2” iron rod capped ”WIMBERLEY 6005” for the POINT OF BEGINNING;

THENCE South 88° 43’ 40” West for a distance of 50.00 feet to a set 1/2” iron rod capped ”WIMBERLEY 6005” for corner;

THENCE North 01° 16’ 20” West for a distance of 50.00 feet to a set 1/2” iron rod capped ”WIMBERLEY 6005” for corner;

THENCE North 88° 43’ 40” East for a distance of 50.00 feet to a set 1/2” iron rod capped ”WIMBERLEY 6005” for corner;

THENCE South 01° 16’ 20” East a distance of 50.00 feet to the POINT OF BEGINNING, and containing 0.057 acre (2,500.00 square feet) of land, more or less.

UTILITY EASEMENT (created by this office)

BEING a 0.012 acre (501.21 square feet) tract of land situated in the George Herder Survey, Section No. 537, Abstract No. 239, being out of a called Lot 13, Block A, Section 1, Park 35 South Subdivision, an Addition to the City of Buda, Hays County, Texas, according to the plat recorded in Book 8, Page 397–399, Plat Records, Hays County, Texas, described in deed to P & L Equities, Inc. a Texas corporation, recorded in Volume 1935, Page 614, Deed Records, Hays County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a found 1/2” iron rod at the southeast corner of said Lot 13, Block A, situated on the northwest right–of–way line of Interstate Highway 35 Frontage Road (various width public right–of–way);

THENCE North 66° 48’ 57” West for a distance of 50.12 feet to a point for corner;

THENCE North 23° 11’ 03” East for a distance of 10.00 feet to a point for corner;

THENCE South 66° 48’ 57” East for a distance of 50.12 feet to a point for corner;

THENCE South 23° 11’ 03” West a distance of 10.00 feet to the POINT OF BEGINNING, and containing 0.012 acre (501.21 square feet) of land, more or less.

ACCESS/UTILITY/FIBER EASEMENT (created by this office)

BEING a 0.203 acre (8,853.38 square feet) tract of land situated in the George Herder Survey, Section No. 537, Abstract No. 239, being out of a called Lot 13, Block A, Section 1, Park 35 South Subdivision, an Addition to the City of Buda, Hays County, Texas, according to the plat recorded in Book 8, Page 397–399, Plat Records, Hays County, Texas, described in deed to P & L Equities, Inc. a Texas corporation, recorded in Volume 1935, Page 614, Deed Records, Hays County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1/2” iron rod at the southeast corner of said Lot 13, Block A, situated on the northwest right–of–way line of Interstate Highway 35 Frontage Road (various width public right–of–way);

THENCE North 66° 48’ 57” West for a distance of 176.27 feet to a point for corner;

THENCE South 88° 43’ 40” West for a distance of 96.73 feet to a point for corner, being an interior corner of said Lot 13, Block A;

THENCE North 01° 16’ 20” West for a distance of 10.00 feet to a set 1/2” iron rod capped ”WIMBERLEY 6005” for the POINT OF BEGINNING;

THENCE North 01° 16’ 20” West for a distance of 30.00 feet to a point for corner;

THENCE North 88° 43’ 40” East for a distance of 87.18 feet to a point for corner;

THENCE South 52° 40’ 07” East for a distance of 42.79 feet to a point for corner;

THENCE South 66° 48’ 57” East for a distance of 91.67 feet to a point for corner;

THENCE North 23° 11’ 03” East for a distance of 188.00 feet to a point for corner;

THENCE South 66° 48’ 57” East for a distance of 68.36 feet to a found 1/2” iron rod at the northeast corner of said Lot 13, Block A, situated on the northwest right–of–way line of Interstate Highway 35 Frontage Road (various width public right–of–way);

THENCE South 23° 11’ 03” West, along said right–of–way, for a distance of 18.00 feet to a point for corner;

THENCE North 66° 48’ 57” West, leaving said right–of–way, for a distance of 50.36 feet to a point for corner;

THENCE South 23° 11’ 03” West for a distance of 182.00 feet to a point for corner;

THENCE North 66° 48’ 57” West for a distance of 128.07 feet to a point for corner;

THENCE South 88° 43’ 40” West a distance of 98.90 feet to the POINT OF BEGINNING, and containing 0.203 acre (8,853.38 square feet) of land, more or less.

PARENT PARCEL (as provided)

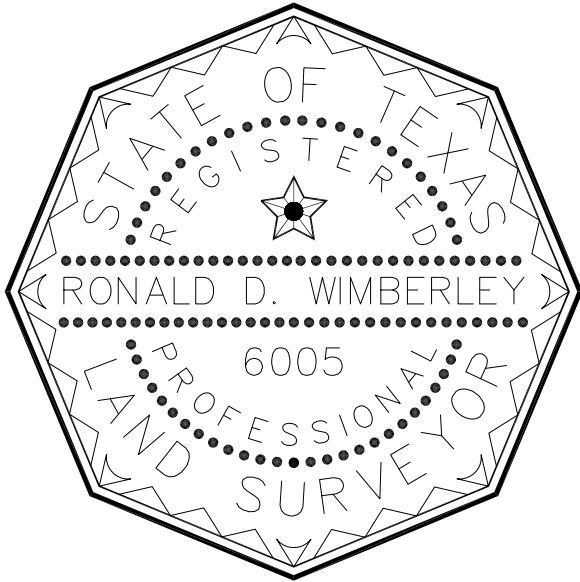
Lot 13, Block A, Section 1, Park 35 South Subdivision as recorded in Book 8, Pages 397–399 Plat Records of Hays County, Texas.

Parcel ID R93299 (Geo ID: 11–6347–000A–01300–2)

This being the same property conveyed to P & L Equities, Inc. a Texas corporation from MSP Investments, Inc. a Delaware corporation in a deed dated January 1, 2002 and recorded January 11, 2002 in Book 1935, Page 614.

RAW LAND SURVEY

CALLED LOT 13, BLOCK A, SECTION 1
PARK 35 SOUTH SUBDIVISION
GEORGE HERDER SURVEY, ABSTRACT NO. 239
HAYS COUNTY, TEXAS



SURVEYOR’S NOTES

1. BASIS OF BEARING IS GPS OBSERVATIONS.
2. A SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. AT THE TIME OF THIS SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY VB EASEMENTS AND ALL ARE CONTAINED WHOLLY WITHIN THE PARENT TRACT PARCEL.
6. ENCROACHMENTS: AT THE TIME OF SURVEY THERE WERE NO VISIBLE ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY. ALL EASEMENTS ARE ENTIRELY WITHIN THE FEE PARCEL; NO ENCROACHMENTS.
7. THE ACCESS AND UTILITY EASEMENT BEGINNING AT LEASE AREA CONTINUES TO THE PUBLIC RIGHT OF WAY OF 135 FRONTAGE RD.
8. ALL SYMBOLS SHOWN ARE NOT TO SCALE.
9. THIS SURVEY WAS MADE ON THE GROUND ON MAY 8, 2025, OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO VISIBLE ENCROACHMENTS, PROTRUSIONS, OVERLAPPING ON IMPROVEMENTS OR EASEMENTS EXCEPT AS SHOWN.

SURVEYOR’S CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND TOWER TITLE OF TEXAS, LLC.

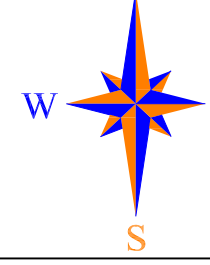
WIMBERLEY SURVEYING PROFESSIONALS


RONALD D. WIMBERLEY
LAND SURVEYOR – TEXAS # 6005

Date: May 15, 2025

Revision: 06/19/2026



FOR: The Towers, LLC		
SITE NAME: BUDA COMMERCIAL		
SITE NUMBER: US–TX–6418		
ADDRESS:16674 IH 35		
Buda, Tx 78610		
Hays County		
SURVEY WORK PERFORMED BY:		
WIMBERLEY SURVEYING PROFESSIONALS		
		
PO BOX 9237 GREENVILLE, TEXAS 75404		
PHONE: (903) 450–8100		
FAX: (903) 455–2902		
DRAWN BY: DJ	CHECKED BY: RW	JOB #: 25047
NATIONAL SURVEY SERVICES COORDINATION BY:		
9221 Lyndon B Johnson Fwy, Suite 204 Dallas, Texas 75243 Office:(972) 231-8893 Fax:(866) 364-8375 WWW.allprocgi.COM		
SHEET 3 OF 4		

TITLE INSURANCE COMMITMENT NOTE

I HAVE REVIEWED COMMITMENT FOR TITLE INSURANCE, UNDERWRITTEN BY TOWER TITLE OF TEXAS, LLC AND WESTCOR LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF January 23, 2025, GF. NO. VTB-204045-C, ISSUED February 20, 2025, AND FIND AS FOLLOWS WITH RESPECT TO THE EXCEPTIONS LISTED IN SCHEDULE B OF SAID COMMITMENT:

SCHEDULE B
EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

1. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the below exception number 10 but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.) GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
c. to filled-in lands, or artificial islands, or
d. to statutory water rights, including riparian rights, or
e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
(Applies to the Owner's Policy only.) GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

5. Standby fees, taxes and assessments by any taxing authority for the year 2024, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year _____ and subsequent years.") GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

6. The terms and conditions of the documents creating your interest in the land. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.) GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.) GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

10. The following matters and all terms of the documents creating or offering evidence of the matters. (We must insert matters or delete this exception.):

a) Any and all easements and/or rights of way, visible or otherwise, over and across the property. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

b) Any portion of the property herein described which falls within the boundaries of any roadway. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of land. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

d) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

e) Rights of fee simple owners, as identified in Schedule A 3 of the Title Commitment, in and to the subject property. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

f) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the below exception number 10 but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

g) Terms and conditions contained in that Declaration of Covenants, Conditions, and Restrictions dated June 23, 1999 and recorded July 27, 1999 in (book) 1566 (page) 683 (instrument) 9917586 in Hays County, Texas. DOES AFFECT TOWER LEASE, A/U/F EASEMENT, UTILITY EASEMENT, AND PARENT PARCEL. APPEARS TO BE BLANKET IN NATURE.

Affected by a(n) Second Amendment to Declaration of Covenants, Conditions and Restrictions dated October 27, 2009 and recorded November 5, 2009 in (book) 3767 (page) 469 (instrument) 2009-90028996 in Hays County, Texas. DOES AFFECT TOWER LEASE, A/U/F EASEMENT, UTILITY EASEMENT, AND PARENT PARCEL. APPEARS TO BE BLANKET IN NATURE

h) Terms and conditions contained in that Map of Park 35 South Section 1 dated March 31, 1999 and recorded July 27, 1999 in (book) 8 (page) 397 in Hays County, Texas. DOES AFFECT TOWER LEASE, A/U/F EASEMENT, UTILITY EASEMENT, AND PARENT PARCEL.

i) Electric Utility Easement between John Henry Meador, and Orvis Ellis Meador, Jr. and Robert Joseph Meador; and Pedernales Electric Cooperative, Inc., dated January 12, 1982 and recorded February 4, 1982 in (book) 370 (page) 562 (instrument) 155458, in Hays County, Texas. DOES NOT AFFECT TOWER LEASE, A/U/F EASEMENT, UTILITY EASEMENT, OR PARENT PARCEL.

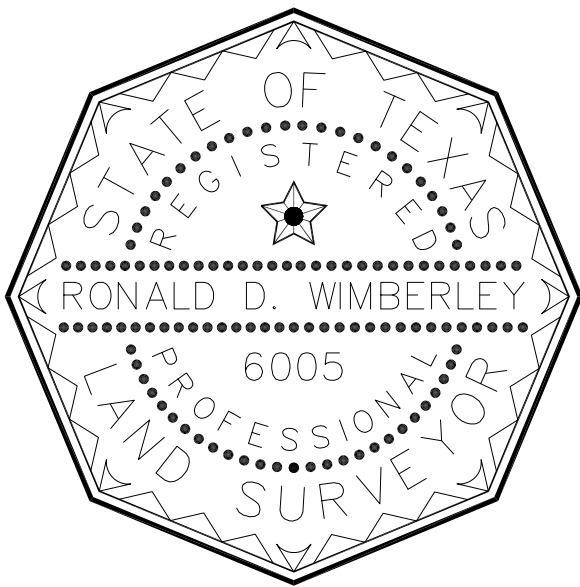
j) Right of Way Easement between William Andrew Thompson; and Goforth Water Supply Corporation, dated November 9, 1999 and recorded November 23, 1999 in (instrument) 9927639, in Hays County, Texas. NO SPECIFIC LOCATIVE INFORMATION GIVEN.

k) Right of Way Easement between Bert Pence, President, MSP Investments, Inc.; and Goforth Water Supply Corporation, dated January 17, 2000 and recorded January 26, 2000 in (book) 01626 (page) 00114 (instrument) 0001725, in Hays County, Texas. NO SPECIFIC LOCATIVE INFORMATION GIVEN.

l) Any and all matters disclosed on the map entitled "Park 35 South Section 1" dated March 31, 1999 and recorded July 27, 1999 in (book) 8 (page) 397, in Hays County, Texas. DOES AFFECT TOWER LEASE, A/U/F EASEMENT, AND PARENT PARCEL.

RAW LAND SURVEY

CALLED LOT 13, BLOCK A, SECTION 1
PARK 35 SOUTH SUBDIVISION
GEORGE HERDER SURVEY, ABSTRACT NO. 239
HAYS COUNTY, TEXAS



SURVEYOR'S NOTES

1. BASIS OF BEARING IS GPS OBSERVATIONS.
2. A SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
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6. ENCROACHMENTS: AT THE TIME OF SURVEY THERE WERE NO VISIBLE ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY. ALL EASEMENTS ARE ENTIRELY WITHIN THE FEE PARCEL; NO ENCROACHMENTS.
7. THE ACCESS AND UTILITY EASEMENT BEGINNING AT LEASE AREA CONTINUES TO THE PUBLIC RIGHT OF WAY OF 135 FRONTAGE RD.
8. ALL SYMBOLS SHOWN ARE NOT TO SCALE.
9. THIS SURVEY WAS MADE ON THE GROUND ON MAY 8, 2025, OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO VISIBLE ENCROACHMENTS, PROTRUSIONS, OVERLAPPING ON IMPROVEMENTS OR EASEMENTS EXCEPT AS SHOWN.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND TOWER TITLE OF TEXAS, LLC.

WIMBERLEY SURVEYING PROFESSIONALS

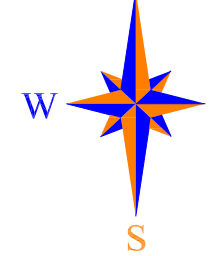

RONALD D. WIMBERLEY

LAND SURVEYOR - TEXAS # 6005

Date: May 15, 2025

Revision: 06/19/2026



FOR: The Towers, LLC		
SITE NAME: BUDA COMMERCIAL		
SITE NUMBER: US-TX-6418		
ADDRESS: 16674 IH 35 Buda, Tx 78610 Hays County		
SURVEY WORK PERFORMED BY:		
WIMBERLEY SURVEYING PROFESSIONALS		
		
PO BOX 9237 GREENVILLE, TEXAS 75404 PHONE: (903) 450-8100 FAX: (903) 455-2902		
DRAWN BY: DJ	CHECKED BY: RW	JOB #: 25047
NATIONAL SURVEY SERVICES COORDINATION BY:		
9221 Lyndon B Johnson Fwy, Suite 204 Dallas, Texas 75243 Office: (972) 231-8893 Fax: (866) 364-8375 WWW.allprocgi.COM		
SHEET 4 OF 4		

7 LOT NUMBER

A BLOCK NUMBER

- o 1/2" IRON PIN SET
- 1/2" IRON PIN FOUND
- ⊙ 1/2" IRON PIPE FOUND
- Δ 60D NAIL FOUND
- () RECORD INFORMATION

H.C.D.R. HAYS COUNTY DEED RECORDS

H.C.P.R. HAYS COUNTY PLAT RECORDS

D.E. DRAINAGE EASEMENT

P.U.E. PUBLIC UTILITY EASEMENT

B.L. BUILDING SETBACK LINE

(IN FEET)
1 inch = 100 ft.

CITY OF BUDA

FM 2770

RAILROAD

FM 967

LOOP 4

GOFORTH RD

PI NAFORE PARK

BONITA VISTA

LIFSCHULTZ SUBD.

DOUBLE "R" SUBD.

CR 132

IH 35

SITE

1715 CAPITAL OF TEXAS HIGHWAY SOUTH, SUITE 207 AUSTIN, TEXAS 78746 (512) 328-2186

SHEET 1 OF 3

PARK 35 SOUTH SECTION 1

NOTES:

1. No Portion of this subdivision lies within the boundaries of the Edwards Aquifer Recharge Zone.
2. No Portion of this subdivision lies within the boundaries of the Contributing Zone of the Barton Springs Segment of the Edwards Aquifer.
3. A Portion of this subdivision lies within the boundaries of ~~the~~ municipalities' corporate city limits, or area of extra territorial jurisdiction.
4. No Portion of this subdivision lies within the boundaries of the 100 year flood plain as delineated on Hays County Community Panel ~~4828750130~~ dated February 18, 1998.
5. Lot Summary:

size	# of lots	usage
0-1 acres	0	-
1-2 acres	9	Industrial
2-5 acres	4	Industrial & D.E.
5-10 acres	0	-
10+ acres	0	-
total	13	avg size = 1.70 AC
6. This subdivision is within the boundaries of the Hays Consolidated School District.
7. All streets shall be dedicated to the public and maintained by the county. Such streets shall be designed and constructed in accordance with the Hays County Road Design and Construction Specifications.
8. In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on any lot within this subdivision shall be permitted access onto a publicly dedicated roadway unless (a) a Driveway Permit has been issued by the Road Department of Hays County and (b) the driveway satisfies the minimum spacing requirement for driveways set forth in Sections 7.4 and 7.5 of the Hays County Subdivision Regulations.
9. Water utility service will be provided by Goforth Water Supply Corp.
10. Electric utility service will be provided by Federnales Electric Co-op.
11. Telephone utility service will be provided by STE.
12. All Shared Access Requirements must satisfy requirements set forth in Section 7.6 of the Hays County Subdivision & Development Regulations. Curb returns on IH35 shall have a min. 30' radius. Saneut and match existing pavement at driveways.

DATE: NOVEMBER 13, 1998
DEVELOPER: PARK 35 SOUTH, LTD.
708 RIO GRANDE
AUSTIN, TX 78701
512-476-9200
ACREAGE: 28.092 ACRES
NO. OF LOTS: 13 LOTS
NO. OF BLOCKS: 1 BLOCK
LEGAL DESC.: 28.092 ACRES OUT OF A PORTION
OF 91.481 ACRES RECORDED IN VOL 1478
PG 439, H.C.D.R. DATED NOV. 25, 1998.
ROW AREA: 1.00 ACRES
ROAD LENGTH: 511 LINEAR FEET

- BENCHMARK:
1. RM 256 ELEV 742.39 CHISELED X ON BRIDGE OVERPASS CURB AT THE SE CORNER OF HAYS COUNTY ROAD 131 BRIDGE WHERE CURB MEETS SHORT WING WALL.
2. RM 247 ELEV 699.36 CHISELED SQUARE ON TOP OF MOST NORTHERLY OF 2 RIGHT OF WAY MARKERS LOCATED APPROX. 245 SOUTH OF INTERSECTION OF BLUFF ROAD AND F.M. 2770.
3. IRON ROD FOUND AT THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK A. TOP OF IRON ROD ELEV: 704.23
4. IRON ROD FOUND AT THE NORTHWEST CORNER OF THE 92.75 ACRE TRACT. TOP OF IRON ROD ELEV: 749.23

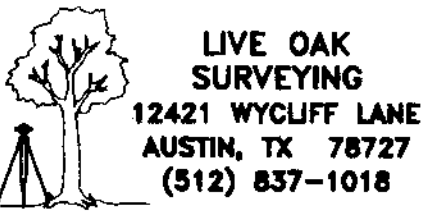
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	25.00'	39.27'	25.00'	35.36'	N 68°21'33" E	90°00'00"
C5	25.00'	39.27'	25.00'	35.36'	N 21°38'27" W	90°00'00"
C6	265.00'	113.11'	57.43'	112.26'	N 78°52'08" W	24°27'22"
C7	335.00'	142.99'	72.60'	141.91'	N 78°52'08" W	24°27'22"
C11	335.00'	116.96'	59.08'	116.37'	N 76°38'34" W	20°00'14"
C12	335.00'	26.03'	13.02'	26.02'	N 88°52'15" W	04°27'08"
C18	25.00'	23.18'	12.50'	22.36'	S 62°20'16" W	53°07'48"
C19	75.00'	100.41'	59.35'	93.08'	N 74°07'37" E	76°42'30"
C22	75.00'	69.54'	37.50'	67.08'	N 64°31'48" W	53°07'35"
C23	25.00'	23.18'	12.50'	22.36'	S 64°31'55" E	53°07'48"
C24	75.00'	374.71'	56.25'	90.00'	S 01°05'49" E	286°15'37"
C25	75.00'	61.84'	32.80'	60.10'	S 02°16'56" W	47°14'36"
C26	75.00'	60.44'	31.97'	58.82'	S 44°25'47" E	46°10'31"
C27	75.00'	82.47'	45.96'	78.38'	S 57°24'22" W	63°00'11"

13. Access to lots 7 and 12, Block A shall be limited to Park 35 Cove South only. The following lots will share a joint access drive from the frontage road:
Lots 1 and 2, Block A
Lots 3 and 4, Block A
Lots 5 and 6, Block A
Lots 13 and Future Lot 14, Block A
14. Lot 9, Block A is a drainage easement. Development will be limited to drainage facilities.
15. Maximum wastewater flows based on 350 gpd/acre. (Section 10.1(a)(3)(B) of the Hays County Rules for On-Site Sewage Facilities.)

lot #	acreage	max flow
Lot 1 Block A	1.90 acres	665 gpd
Lot 2 Block A	1.71 acres	598 gpd
Lot 3 Block A	1.89 acres	661 gpd
Lot 4 Block A	2.23 acres	780 gpd
Lot 5 Block A	2.52 acres	882 gpd
Lot 6 Block A	1.60 acres	560 gpd
Lot 7 Block A	1.65 acres	578 gpd
Lot 8 Block A	3.36 acres	1176 gpd
Lot 9 Block A	3.06 acres	0 gpd
Lot 10 Block A	1.98 acres	693 gpd
Lot 11 Block A	1.70 acres	595 gpd
Lot 12 Block A	1.60 acres	560 gpd
Lot 13 Block A	1.89 acres	661 gpd
16. Minimum driveway culvert sizes:

lot #	size	type
Lots 1 & 2 Block A	21"	RCP
Lots 3 & 4 Block A	18"	RCP
Lots 5 & 6 Block A	18"	RCP
Lot 7 Block A	none	
Lot 8 Block A	none	
Lot 9 Block A	none	
Lot 10 Block A	5' x 2'	Box
Lot 11 Block A	5' x 2'	Box
Lot 12 Block A	4' x 2'	Box
Lot 13 Block A	2- 27"	RCP



PARK 35 SOUTH SECTION 1

STATE OF TEXAS *
COUNTY OF HAYS *

I, the undersigned, owner of land shown on this plat, same being 28.092 acres of land out of the remainder of 61.03 acres recorded in Vol. 1478, Page 439, HCDR, and designated herein as the Park 35 South Section 1, subdivision to the City of Buda, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed and subject to any easements and restrictions hereon granted and not released.

Bert Pence
Bert Pence
for Park 35 South, LTD

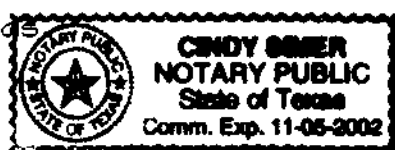
STATE OF TEXAS *
COUNTY OF HAYS *

BEFORE ME, the undersigned authority, on this day personally appeared Bert Pence, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 31st day of March, 1999.

Cindy Simer
Notary Public
Travis

STATE OF TEXAS *
COUNTY OF HAYS *



I, the undersigned, owner of the land shown on this plat, warrant that any right, privilege, obligation, or remedy granted to me by the subdivision ordinance and other relevant laws of the City of Buda, Texas, shall also run in favor of my successors in interest, assigns, agents, employees, or any person acting pursuant to the directions of any of the foregoing, or under color of the same.

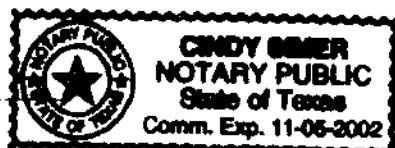
Bert Pence
Bert Pence

STATE OF TEXAS *
COUNTY OF HAYS *

BEFORE ME, the undersigned authority, on this day personally appeared BERT PENCE, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 31st day of March, 1999.

Cindy Simer
Notary Public
Travis



This plat, Park 35 South Section 1, has been submitted to and considered by the City Council of the City of Buda, Texas, and is hereby approved by such Council.

Dated this 17th day of December, 1998.

ATTEST:

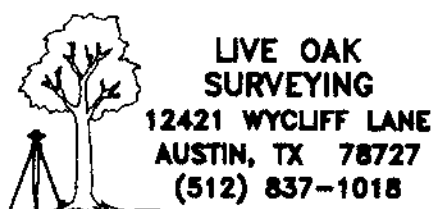
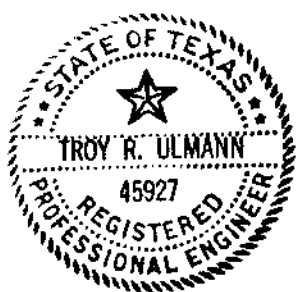
BY: Walter White
Secretary

Kurt W. W. W.
Mayor

STATE OF TEXAS *
COUNTY OF HAYS *

I, the undersigned, a registered professional engineer in the State of Texas, hereby certify that the plat and all plans and specifications which are included with the plat are, to the best of my professional capacity, complete and accurate and in compliance with all relevant City ordinances, codes, plans, and relevant state standards.

Troy Ulmann
Troy Ulmann
Registered Professional Engineer
No. 45927
State of Texas



In Approving this plat by the Commissioners Court of Hays County, Texas, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat and all bridges and culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares or connection therewith shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Hays County, Texas, and the Commissioners Court of Hays County, Texas assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat or of construction of any bridges or culverts in connection therewith.

STATE OF TEXAS *
COUNTY OF HAYS *

I, Lee Carlisle, County Clerk of Hays County, Tx, do hereby certify that on the 27 day of July, A.D., 1999, the Commissioners Court of Hays County, Texas passed an order authorizing the filing for record of this plat, and said order has been duly entered in the minutes of the said Court in Book ---, Page ---.

WITNESS MY HAND AND SEAL OF OFFICE this the 27 day of

July, A.D., 1999.
JIM POWERS
COUNTY JUDGE
HAYS COUNTY, TEXAS

Lee Carlisle
LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS *
COUNTY OF HAYS *

I, Lee Carlisle, County Clerk of Hays County, Tx, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 27 day of July, 1999, at 4:50 o'clock A.m., and duly recorded on the 27 day of July, 1999, at 11:50 o'clock A.m., in the Plat Records of Hays County, Texas, in Book ---, Page 397-399.

Lee Carlisle
LEE CARLISLE, COUNTY CLERK
HAYS COUNTY, TEXAS

No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system. Due to declining water supplies and diminishing water quality, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rain water collection is encouraged and in some areas may offer the best renewable water resource.

No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County Environmental Health.

No construction or other development within this subdivision may begin until all Hays County Development Permit requirements have been met.

Allen G. Walther

Allen G. Walther, Director
Hays County Environmental Health
Hays County Floodplain Administrator

7-27-99

Date

Goforth Water Supply Corp., an approved public water supply system, has adequate quantity to supply this subdivision and provisions have been made to provide service to each lot in accordance with the policies of the water supply system.

M. J. Tolson

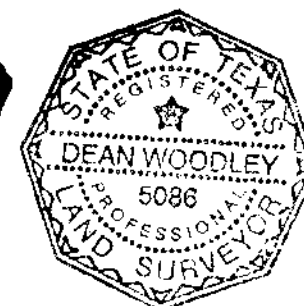
Goforth Water Supply Corp.

7-27-99
Date

STATE OF TEXAS *
COUNTY OF HAYS *

I, the undersigned, a registered professional land surveyor in the state of Texas hereby certify that this plat is true and correct to the best of my knowledge and ability and that it was prepared from an actual survey of the property made on the ground under my direct supervision.

Dean A. Woodley
Dean A. Woodley
Registered Professional Land Surveyor
No. 5086
State of Texas



ULMANN ENGINEERING, INC.

CONSULTING ENGINEERS

1715 CAPITAL OF TEXAS HIGHWAY SOUTH, SUITE 207 AUSTIN, TEXAS 78746 (512) 328-2186



SITE PHOTOGRAPH

SCALE:
NTS

1



SITE PHOTOGRAPH

SCALE:
NTS

3



SITE PHOTOGRAPH

SCALE:
NTS

2



SITE PHOTOGRAPH

SCALE:
NTS

4

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 9 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

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verizon
600 HIDDEN RIDGE
IRVING, TX 75038

verticalbridge
22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

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Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allprocgi.com
Firm No. F-8242

ACGI NO: 24-4000
DRAWN BY: CG
CHECKED BY: CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
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5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26



SITE INFORMATION
VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

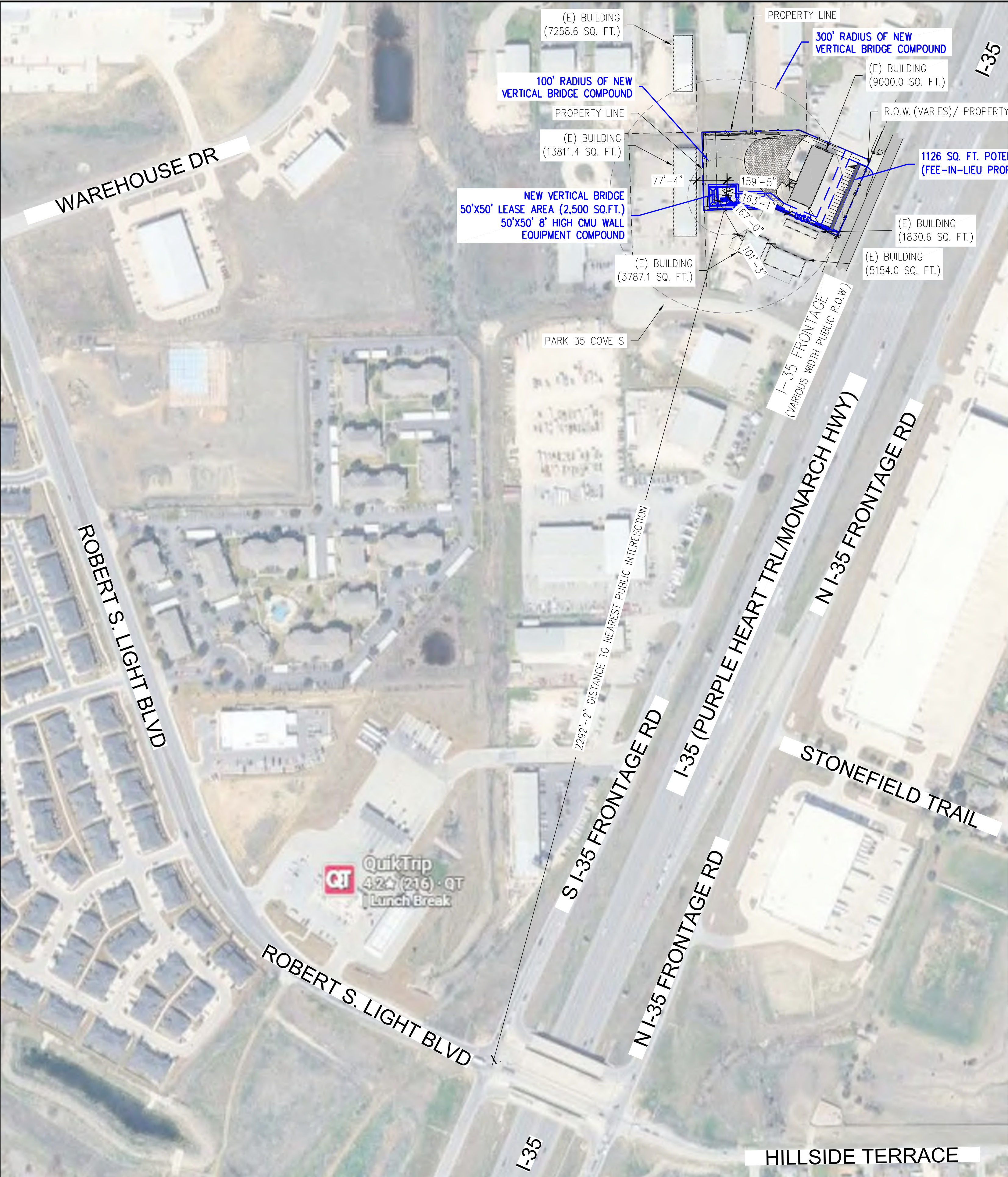
VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

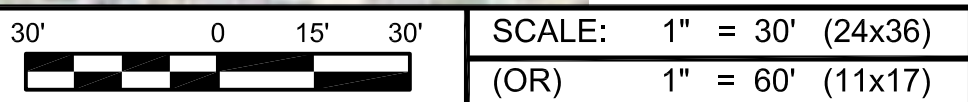
SHEET TITLE:
SITE PHOTOS

SHEET NUMBER:
P-1

SPECIAL USE PERMIT NUMBER:
SUP 26-03



SITE SETBACK PLAN



SITE REFERENCE NOTE:
SITE LAYOUT IS BASED DESIGN VISIT BY ALLPRO CONSULTING GROUP, INC., ACG# 25-2605, DATED 05/08/2025, & AS-BUILT SURVEY BY WIMBERLEY SURVEYING PROFESSIONALS, REV DATED 05/19/25. IF ANY DISCREPANCY IS NOTED BETWEEN ACTUAL SITE LAYOUT AND THIS DRAWINGS, PLEASE NOTIFY ALLPRO FOR REDESIGN.

FLOOD NOTE:
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PRE-CONSTRUCTION ONLY:
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NOTE:
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SITE PLAN APPROVAL SHEET 10 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
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EXPIRATION DATE _____ CASE MANAGER V. ESCAMILLA

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REV. 1 _____ CORRECTION 1 _____
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REV. 3 _____ CORRECTION 3 _____

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LEGEND

NEW	PROPOSED
(E)	EXISTING
————	PROPERTY LINE
-----	EASEMENT LINE
- - - -	LEASE AREA
— — —	CREEK CENTER LINE
— X —	FENCE LINE
—OHP—	OVERHEAD POWER
—OHF—	OVERHEAD FIBER
—UGP—	UNDERGROUND POWER CONDUIT
—UGF—	UNDERGROUND FIBER CONDUIT
—GAS—	UNDERGROUND GAS
—SF—	SILT FENCE
—SS—	SANITARY SEWER
—GUY—	GUYED WIRE UNDERGROUND
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verizon
600 HIDDEN RIDGE
IRVING, TX 75038

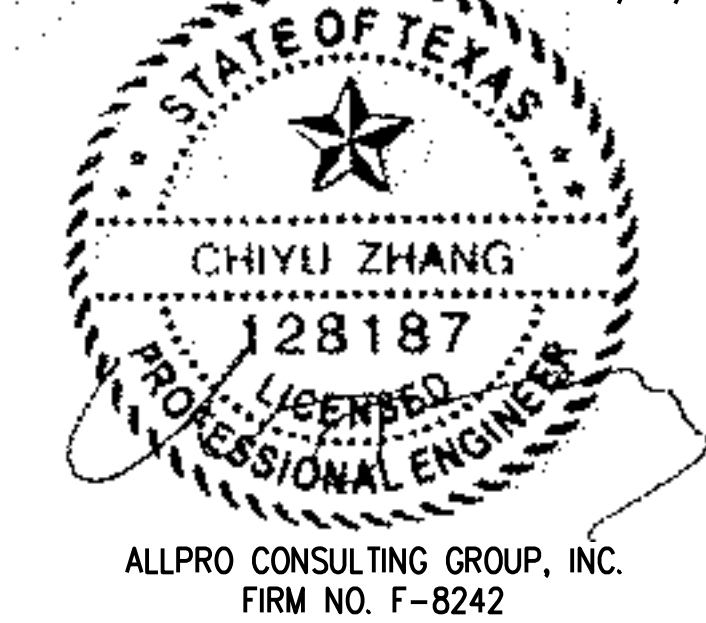
verticalbridge
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ALLPRO
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Phone: 972-231-8893 Fax: 866-364-8375
www.allprocgi.com
Firm No. F-8242

ACGI NO: 24-4000
DRAWN BY: CG
CHECKED BY: CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
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5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
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STAMP 08/20/26



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BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
SITE SETBACK PLAN

SHEET NUMBER:
C-1

SPECIAL USE PERMIT NUMBER:
SUP 26-03

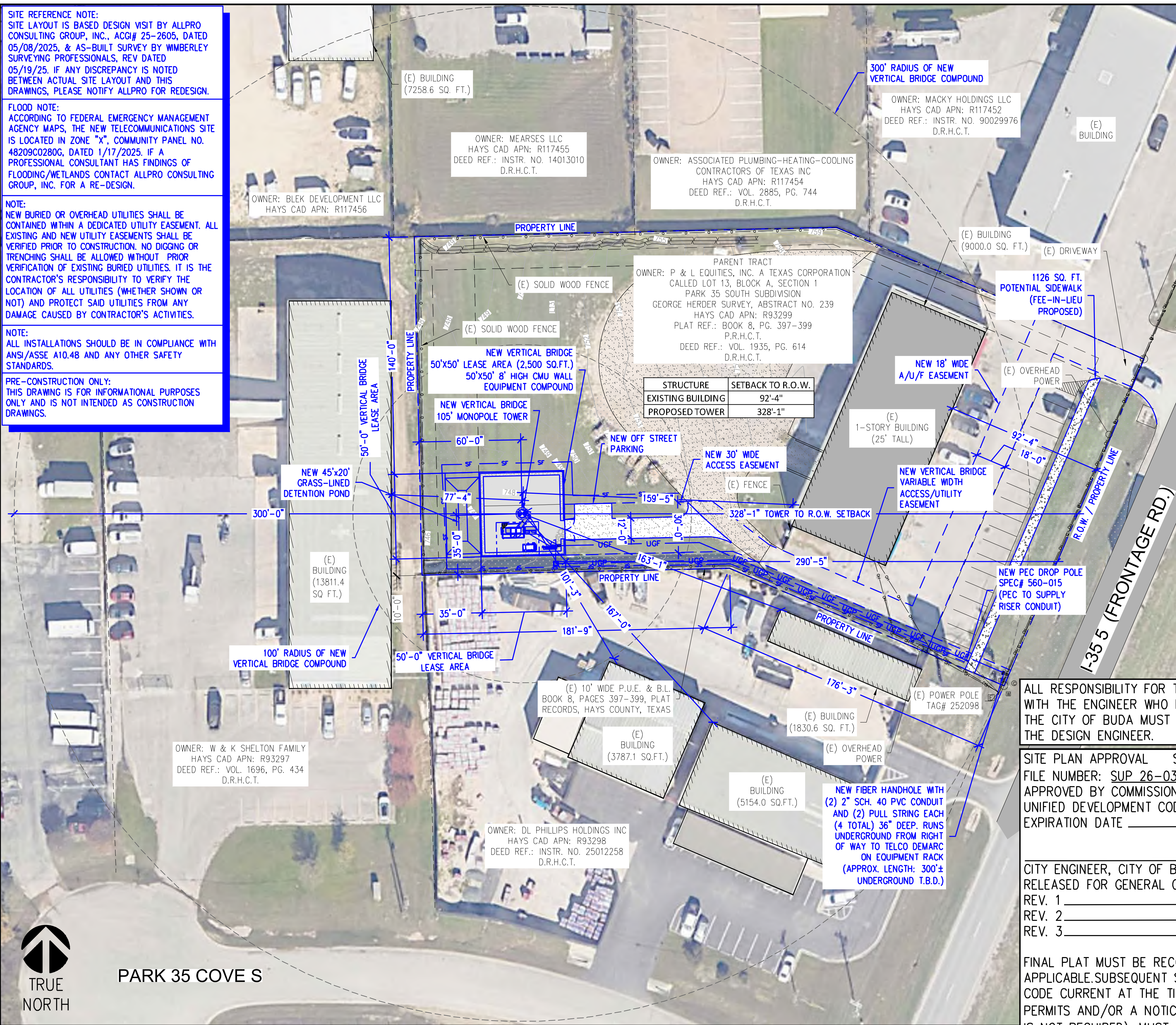
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DRAWN BY: CG

CHECKED BY: CZ

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5	08/06/26	REVISED FINAL CD	DR
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2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26

SITE INFORMATION

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BUDA COMMERCIAL

VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL

VZW FUZE ID#:
17487371

VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:

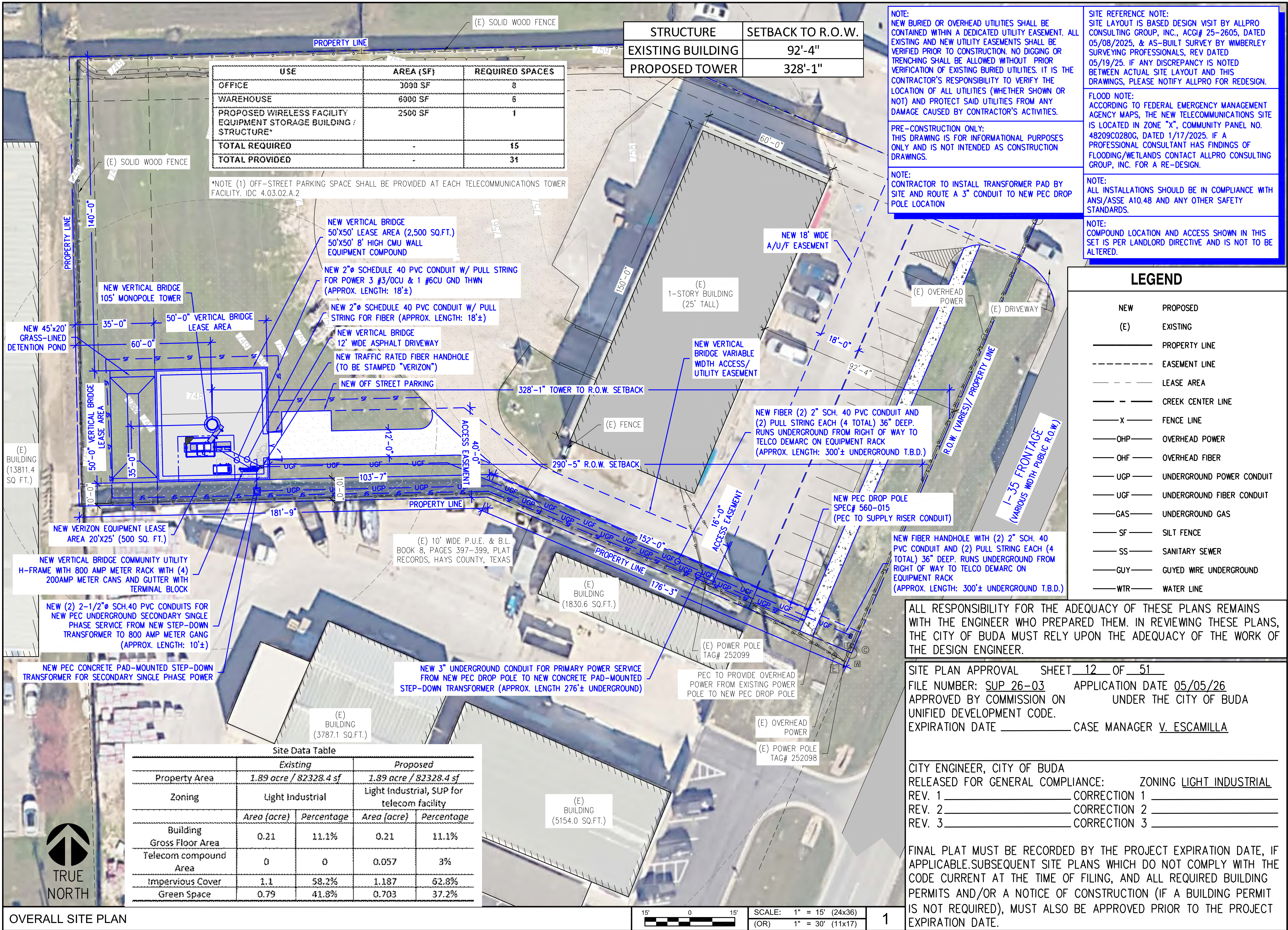
SITE SET BACK PLAN

SHEET NUMBER:

C-1A

SPECIAL USE PERMIT NUMBER:

SUP 26-03



verizon

600 HIDDEN RIDGE
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STAMP 08/20/26

STATE OF TEXAS
CHIU ZHANG
128187
LICENSED PROFESSIONAL ENGINEER

ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

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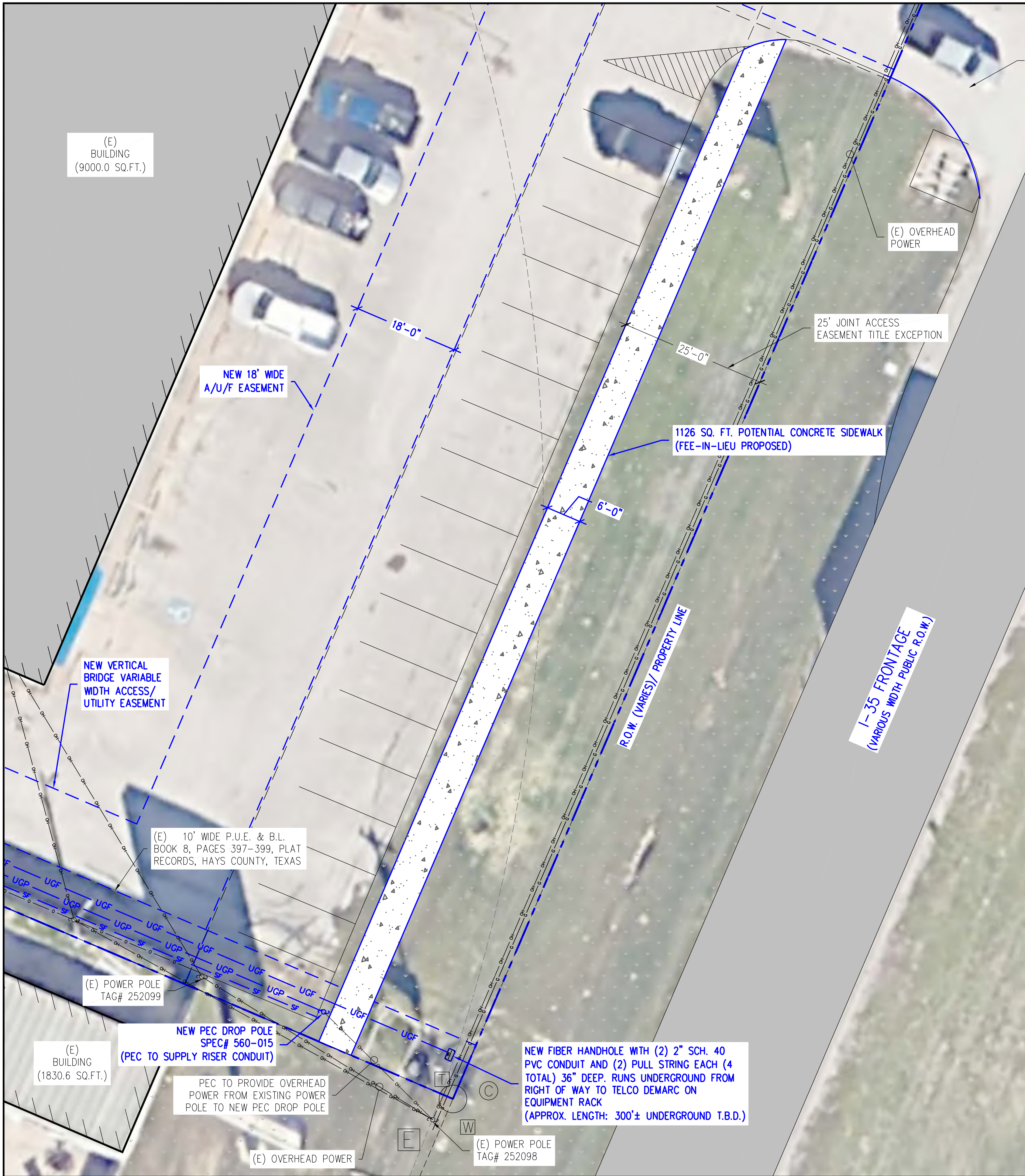
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
**16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY**

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-1B

SPECIAL USE PERMIT NUMBER:
SUP 26-03



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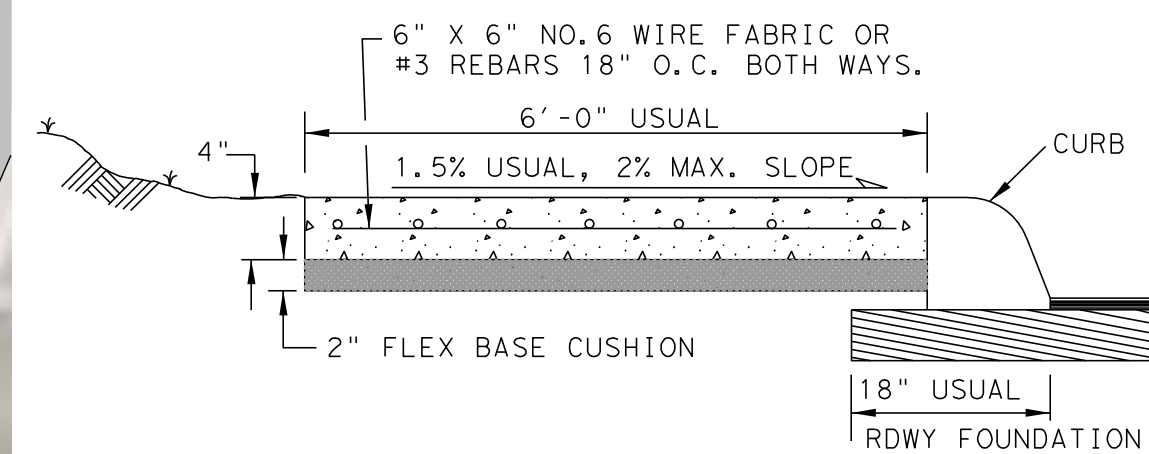
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3.05.07.B.



TYPICAL SIDEWALK SECTION

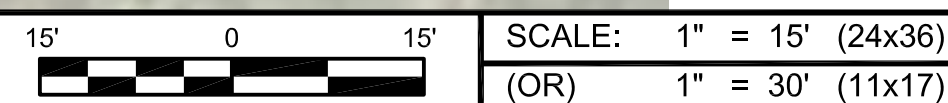
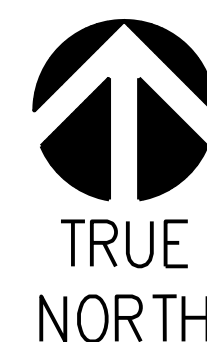
GROOVED JOINTS IN THE SIDE WALK SHALL BE AT A MAX. SPACING OF 10 FT. AND SHALL HAVE $\frac{3}{4}$ " EXPANSION JOINTS AT A MAX. SPACING OF 60' AND TO COINCIDE WITH THE CURB EXP. JOINTS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

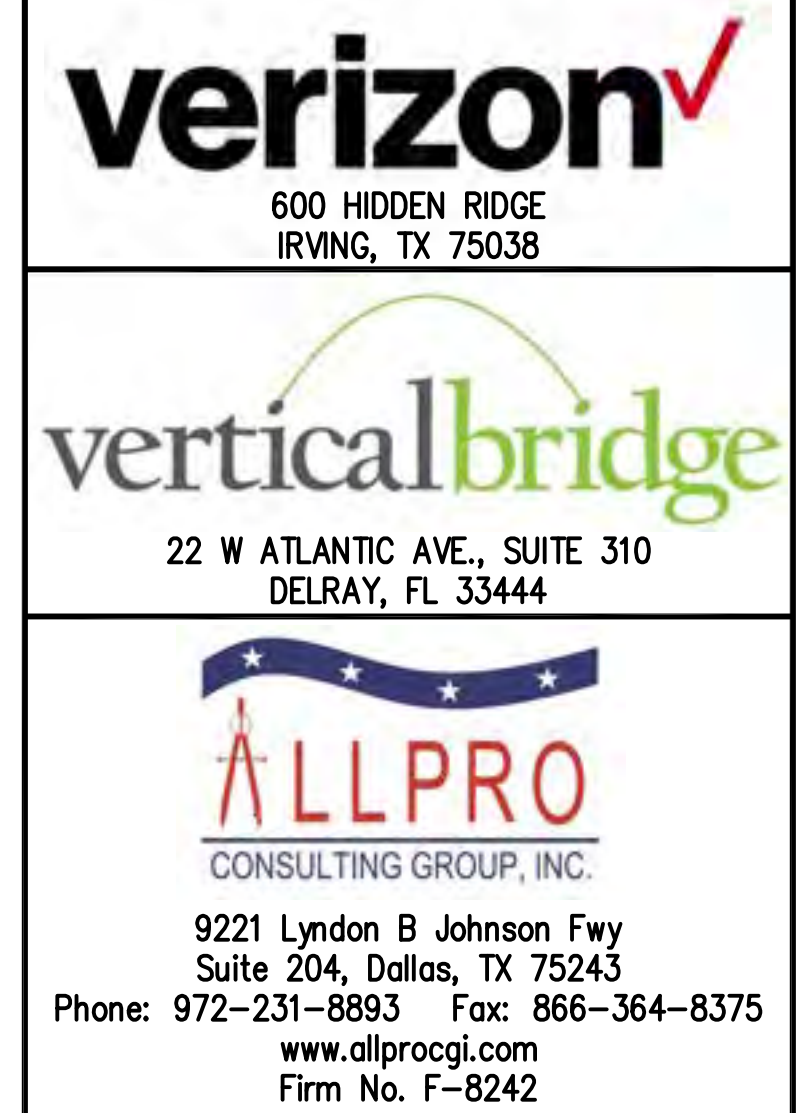
SITE PLAN APPROVAL SHEET 13 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

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



1



ACGI NO: 24-4000

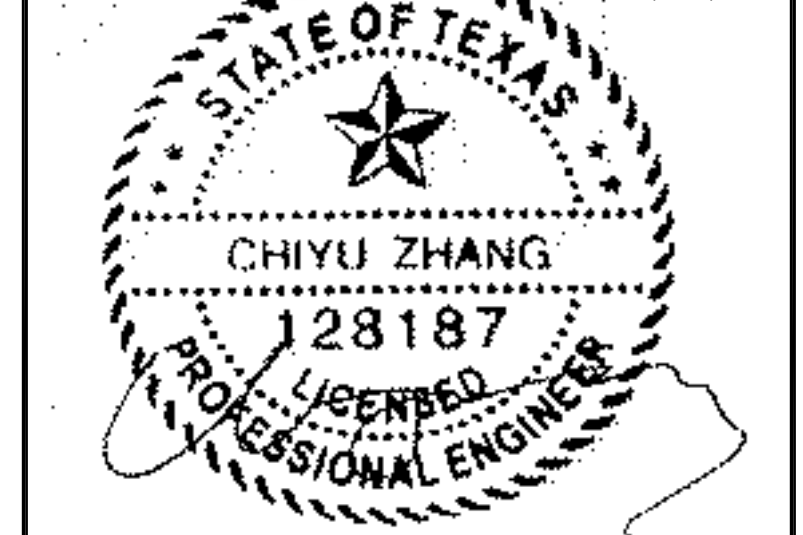
DRAWN BY: CG

CHECKED BY: CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26



ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION

VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL

VERTICAL BRIDGE SITE #:
US-TX-6418

**VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117**

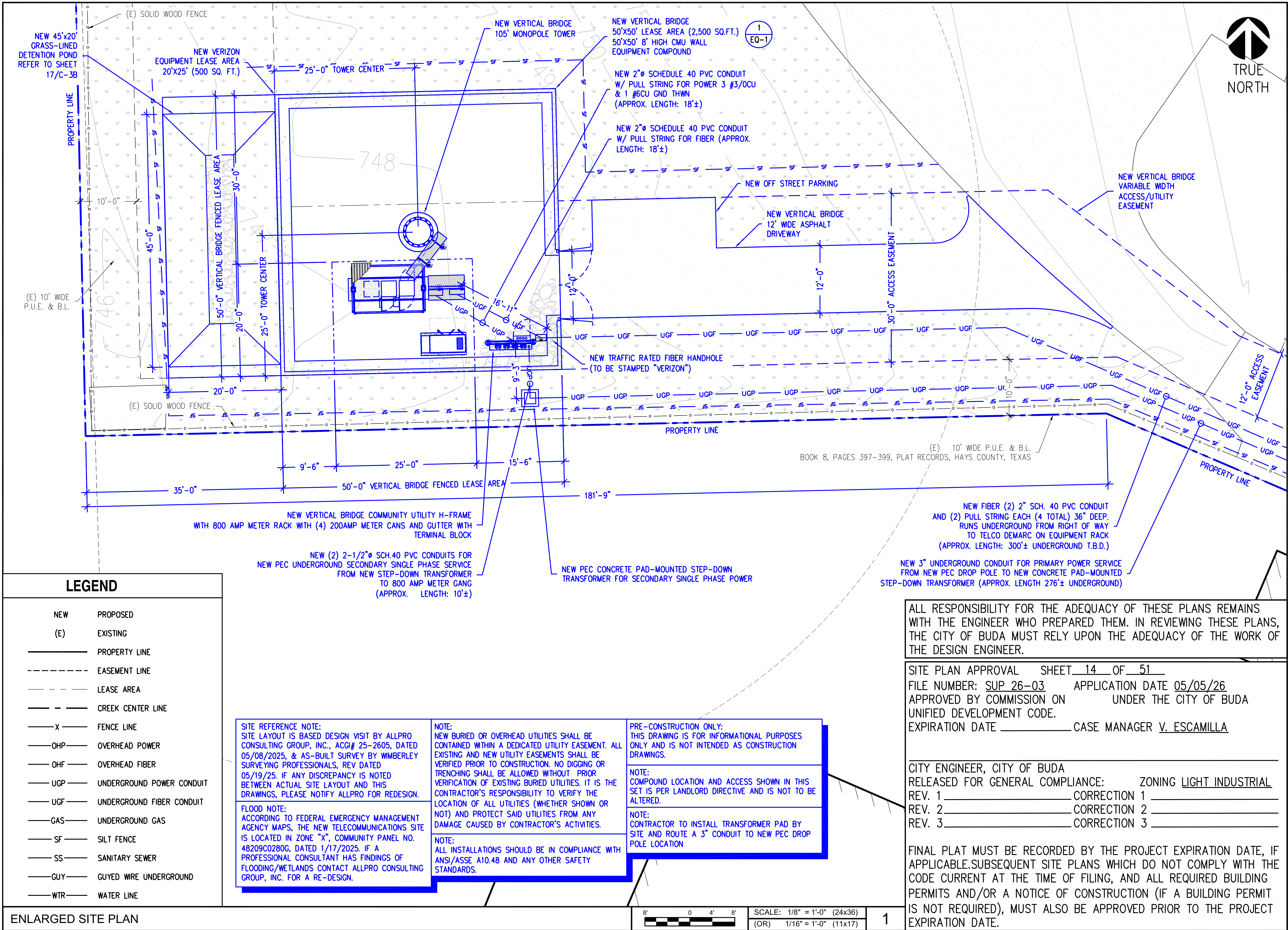
ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
FEE-IN-LIEU
SIDEWALK PLAN

SHEET NUMBER:

C-1C

SPECIAL USE PERMIT NUMBER:
SUP 26-03



LEGEND	
NEW	PROPOSED
(E)	EXISTING
————	PROPERTY LINE
-----	EASEMENT LINE
-----	LEASE AREA
— — — —	CREEK CENTER LINE
— x — —	FENCE LINE
— OHP —	OVERHEAD POWER
— OHF —	OVERHEAD FIBER
— UGP —	UNDERGROUND POWER CONDUIT
— UGF —	UNDERGROUND FIBER CONDUIT
— GAS —	UNDERGROUND GAS
— SF —	SILT FENCE
— SS —	SANITARY SEWER
— GUY —	GUYED WIRE UNDERGROUND
— WTR —	WATER LINE

SITE REFERENCE NOTE:
SITE LAYOUT IS BASED DESIGN VISIT BY ALLPRO CONSULTING GROUP, INC., ACGI# 25-2605, DATED 05/08/2025, & AS-BUILT SURVEY BY WIMBERLEY SURVEYING PROFESSIONALS, REV DATED 05/19/25. IF ANY DISCREPANCY IS NOTED BETWEEN ACTUAL SITE LAYOUT AND THIS DRAWINGS, PLEASE NOTIFY ALLPRO FOR REDESIGN.

FLOOD NOTE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE NEW TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 48209C0280G, DATED 1/17/2025. IF A PROFESSIONAL CONSULTANT HAS FINDINGS OF FLOODING/WETLANDS CONTACT ALLPRO CONSULTING GROUP, INC. FOR A RE-DESIGN.

NOTE:
NEW BURIED OR OVERHEAD UTILITIES SHALL BE CONTAINED WITHIN A DEDICATED UTILITY EASEMENT. ALL EXISTING AND NEW UTILITY EASEMENTS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. NO DIGGING OR TRENCHING SHALL BE ALLOWED WITHOUT PRIOR VERIFICATION OF EXISTING BURIED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

NOTE:
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.

PRE-CONSTRUCTION ONLY:
THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS CONSTRUCTION DRAWINGS.

NOTE:
COMPOUND LOCATION AND ACCESS SHOWN IN THIS SET IS PER LANDLORD DIRECTIVE AND IS NOT TO BE ALTERED.

NOTE:
CONTRACTOR TO INSTALL TRANSFORMER PAD BY SITE AND ROUTE A 3" CONDUIT TO NEW PEC DROP POLE LOCATION

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 14 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

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

600 HIDDEN RIDGE
IRVING, TX 75038

22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allprocg.com
Firm No. F-8242

ACGI NO: 24-4000
DRAWN BY: CG
CHECKED BY: CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26

ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION
VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

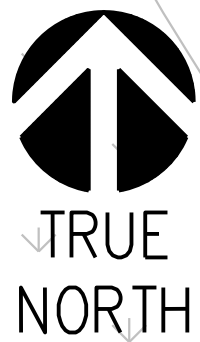
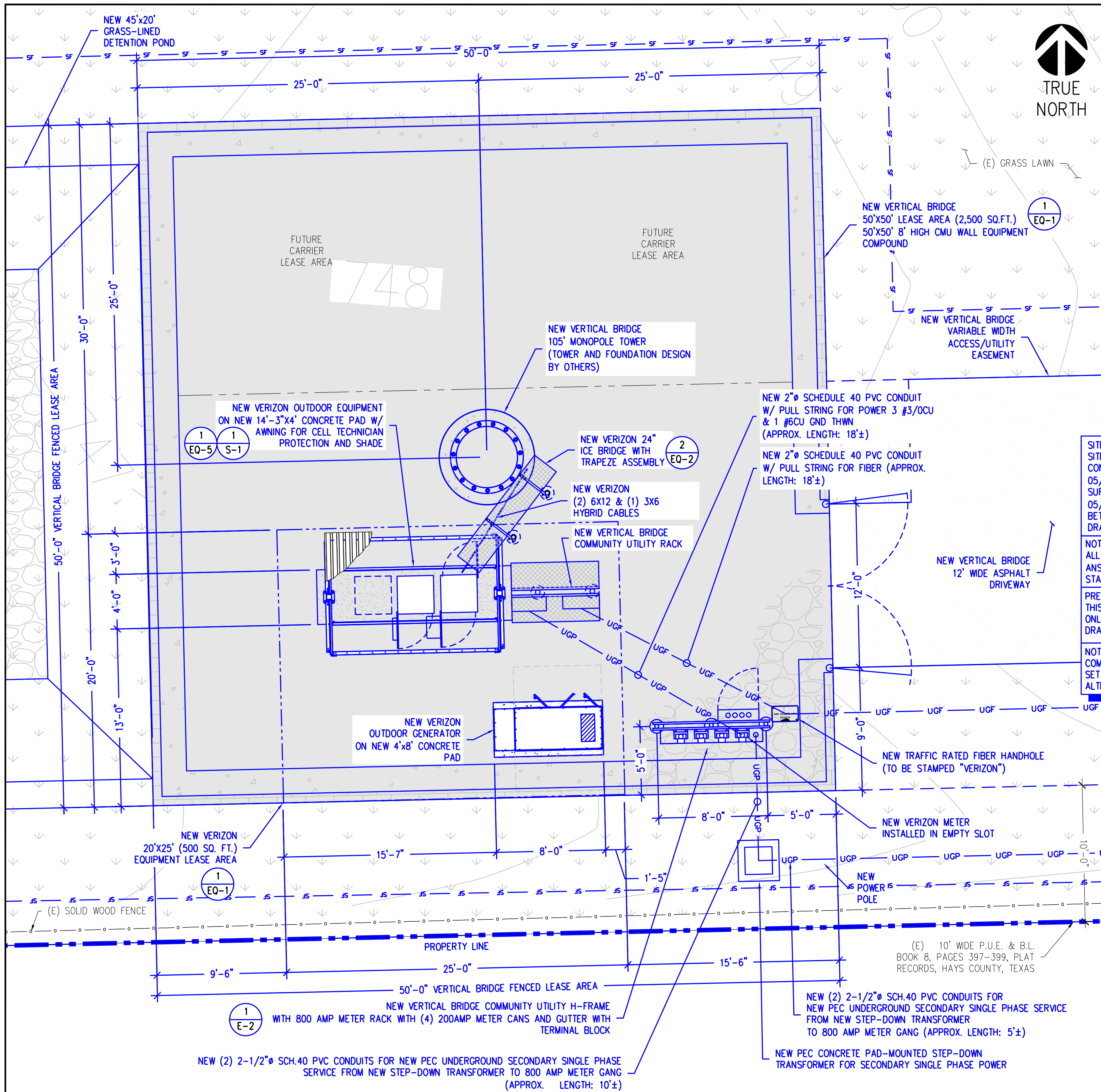
VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
C-2

SPECIAL USE PERMIT NUMBER:
SUP 26-03



LEGEND

NEW	PROPOSED
(E)	EXISTING
————	PROPERTY LINE
-----	EASEMENT LINE
- - - -	LEASE AREA
— — —	CREEK CENTER LINE
— X —	FENCE LINE
— OHP —	OVERHEAD POWER
— OHF —	OVERHEAD FIBER
— UGP —	UNDERGROUND POWER CONDUIT
— UGF —	UNDERGROUND FIBER CONDUIT
— GAS —	UNDERGROUND GAS
— SF —	SILT FENCE
— SS —	SANITARY SEWER
— GUY —	GUYED WIRE UNDERGROUND
— WTR —	WATER LINE

SITE REFERENCE NOTE:
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SITE PLAN APPROVAL SHEET 15 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

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COMPOUND SITE PLAN

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1

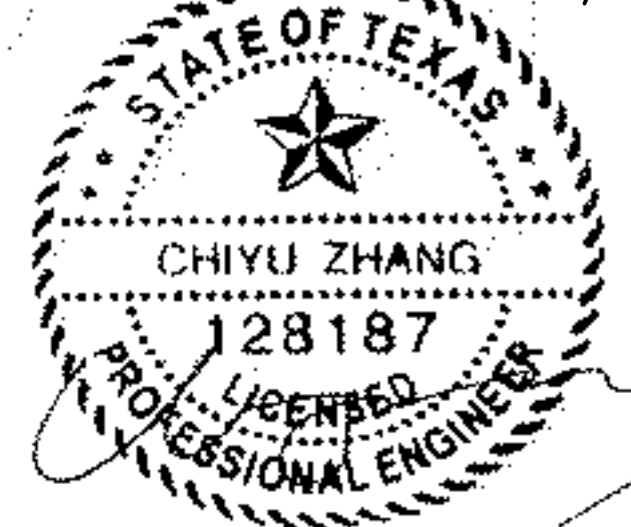


9221 Lyndon B Johnson Fwy
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www.allprocg.com
Firm No. F-8242

ACGI NO: 24-4000
DRAWN BY: CG
CHECKED BY: CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26



ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION
VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
COMPOUND
SITE PLAN

SHEET NUMBER:
C-3

SPECIAL USE PERMIT NUMBER:
SUP 26-03



EXISTING DRAINAGE PLAN



SCALE: 1" = 20' (24x36)
(OR) 1" = 40' (11x17)

1



LEGEND

- | | |
|---------|---------------------------|
| NEW | PROPOSED |
| (E) | EXISTING |
| ———— | PROPERTY LINE |
| ----- | EASEMENT LINE |
| - - - - | LEASE AREA |
| — — — | CREEK CENTER LINE |
| — X — | FENCE LINE |
| — OHP — | OVERHEAD POWER |
| — OHF — | OVERHEAD FIBER |
| — UGP — | UNDERGROUND POWER CONDUIT |
| — UGF — | UNDERGROUND FIBER CONDUIT |
| — GAS — | UNDERGROUND GAS |
| — SF — | SILT FENCE |
| — SS — | SANITARY SEWER |
| — GUY — | GUYED WIRE UNDERGROUND |
| — WTR — | WATER LINE |
| → | EXISTING FLOW |
| → | PROPOSED FLOW |

SITE REFERENCE NOTE:
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FLOOD NOTE:
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SITE PLAN APPROVAL SHEET 16 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 CORRECTION 1
REV. 2 CORRECTION 2
REV. 3 CORRECTION 3

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Phone: 972-231-8893 Fax: 866-364-8375
www.allprocgi.com
Firm No. F-8242

ACGI NO: 26-1632

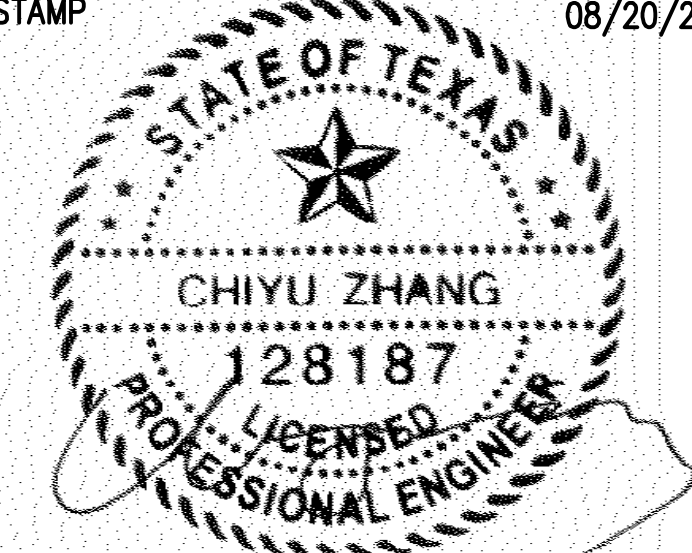
DRAWN BY: YZ

CHECKED BY: CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
0	05/05/26	GRADING & DRAINAGE PLAN	YZ
1	07/10/26	REVISED PER COMMENTS	YZ
2	08/06/26	REVISED PER COMMENTS	YZ
3	08/20/26	REVISED PER COMMENTS	YZ

STAMP 08/20/26



ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION
VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

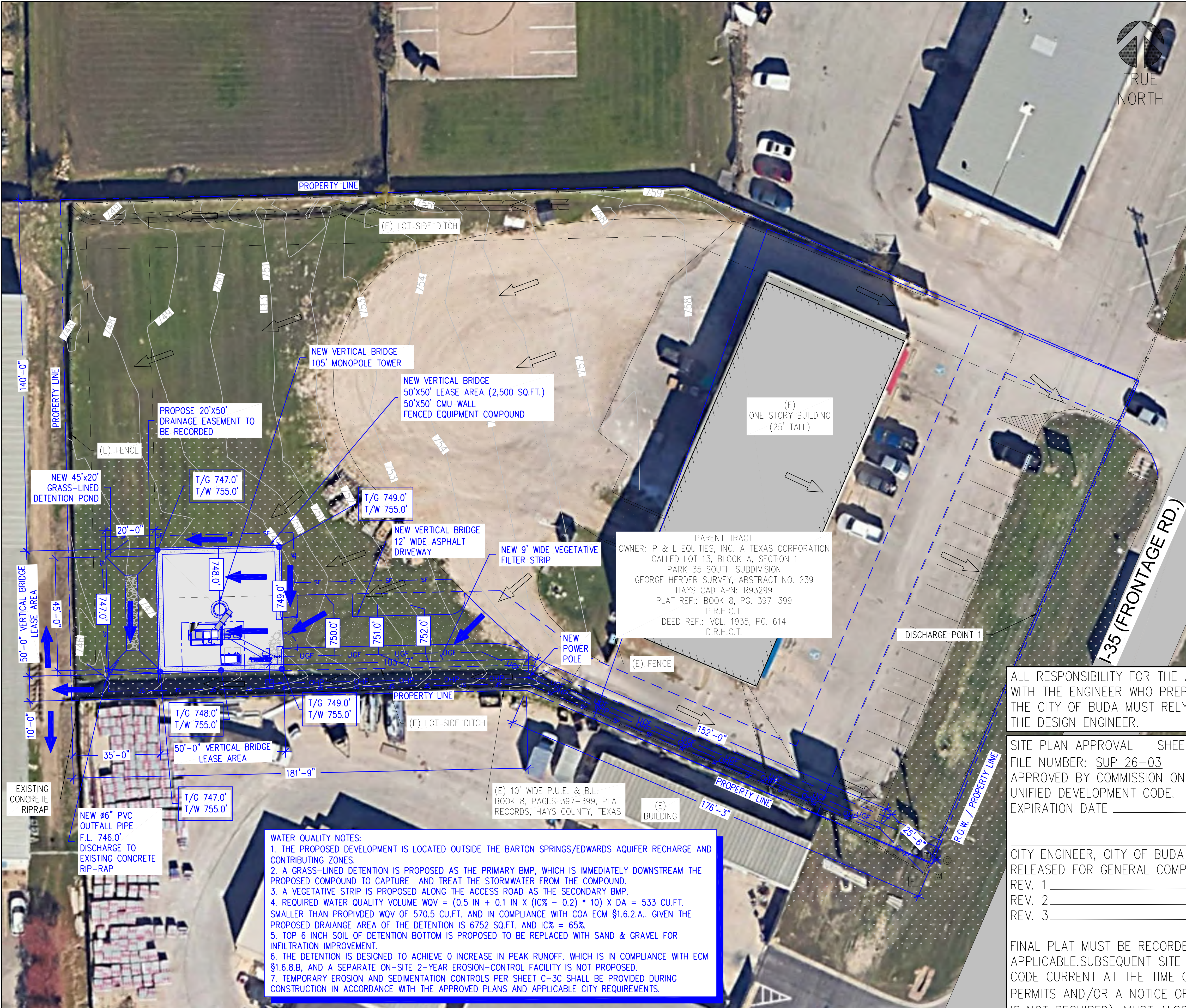
ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
EXISTING
DRAINAGE PLAN

SHEET NUMBER:

C-3A

SPECIAL USE PERMIT NUMBER:
SUP 26-03



LEGEND

- NEW (E) PROPOSED EXISTING
- PROPERTY LINE
- EASEMENT LINE
- LEASE AREA
- CREEK CENTER LINE
- FENCE LINE
- OHP OVERHEAD POWER
- OHF OVERHEAD FIBER
- UGP UNDERGROUND POWER CONDUIT
- UGF UNDERGROUND FIBER CONDUIT
- GAS UNDERGROUND GAS
- SF SILT FENCE
- SS SANITARY SEWER
- GUY GUYED WIRE UNDERGROUND
- WTR WATER LINE
- EXSISTING FLOW
- PROPOSED FLOW

SITE REFERENCE NOTE:
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PARENT TRACT
OWNER: P & L EQUITIES, INC. A TEXAS CORPORATION
CALLED LOT 13, BLOCK A, SECTION 1
PARK 35 SOUTH SUBDIVISION
GEORGE HERDER SURVEY, ABSTRACT NO. 239
HAYS CAD APN: R93299
PLAT REF.: BOOK 8, PG. 397-399
P.R.H.C.T.
DEED REF.: VOL. 1935, PG. 614
D.R.H.C.T.

WATER QUALITY NOTES:
1. THE PROPOSED DEVELOPMENT IS LOCATED OUTSIDE THE BARTON SPRINGS/EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONES.
2. A GRASS-LINED DETENTION IS PROPOSED AS THE PRIMARY BMP, WHICH IS IMMEDIATELY DOWNSTREAM THE PROPOSED COMPOUND TO CAPTURE AND TREAT THE STORMWATER FROM THE COMPOUND.
3. A VEGETATIVE STRIP IS PROPOSED ALONG THE ACCESS ROAD AS THE SECONDARY BMP.
4. REQUIRED WATER QUALITY VOLUME WQV = (0.5 IN + 0.1 IN X (IC% - 0.2) * 10) X DA = 533 CU.FT. SMALLER THAN PROVIDED WQV OF 570.5 CU.FT. AND IN COMPLIANCE WITH COA ECM §1.6.2.A. GIVEN THE PROPOSED DRAIANCE AREA OF THE DETENTION IS 6752 SQ.FT. AND IC% = 65%.
5. TOP 6 INCH SOIL OF DETENTION BOTTOM IS PROPOSED TO BE REPLACED WITH SAND & GRAVEL FOR INFILTRATION IMPROVEMENT.
6. THE DETENTION IS DESIGNED TO ACHIEVE 0 INCREASE IN PEAK RUNOFF. WHICH IS IN COMPLIANCE WITH ECM §1.6.8.B. AND A SEPARATE ON-SITE 2-YEAR EROSION-CONTROL FACILITY IS NOT PROPOSED.
7. TEMPORARY EROSION AND SEDIMENTATION CONTROLS PER SHEET C-3C SHALL BE PROVIDED DURING CONSTRUCTION IN ACCORDANCE WITH THE APPROVED PLANS AND APPLICABLE CITY REQUIREMENTS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 17 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
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EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 CORRECTION 1
REV. 2 CORRECTION 2
REV. 3 CORRECTION 3

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PROPOSED DRAINAGE PLAN

SCALE: 1" = 20' (24x36)
(OR) 1" = 40' (11x17)

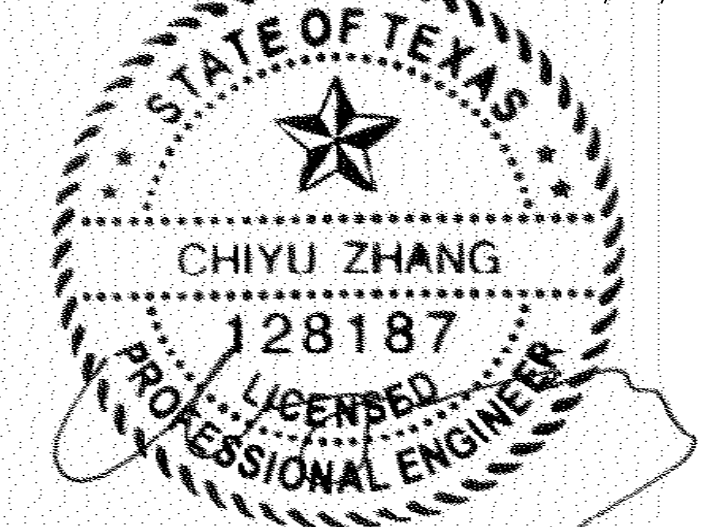
1



ACGI NO: 26-1632
DRAWN BY: YZ
CHECKED BY: CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	05/05/26	GRADING & DRAINAGE PLAN	YZ
1	07/10/26	REVISED PER COMMENTS	YZ
2	08/06/26	REVISED PER COMMENTS	YZ
3	08/20/26	REVISED PER COMMENTS	YZ

STAMP 08/20/26



ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION
VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

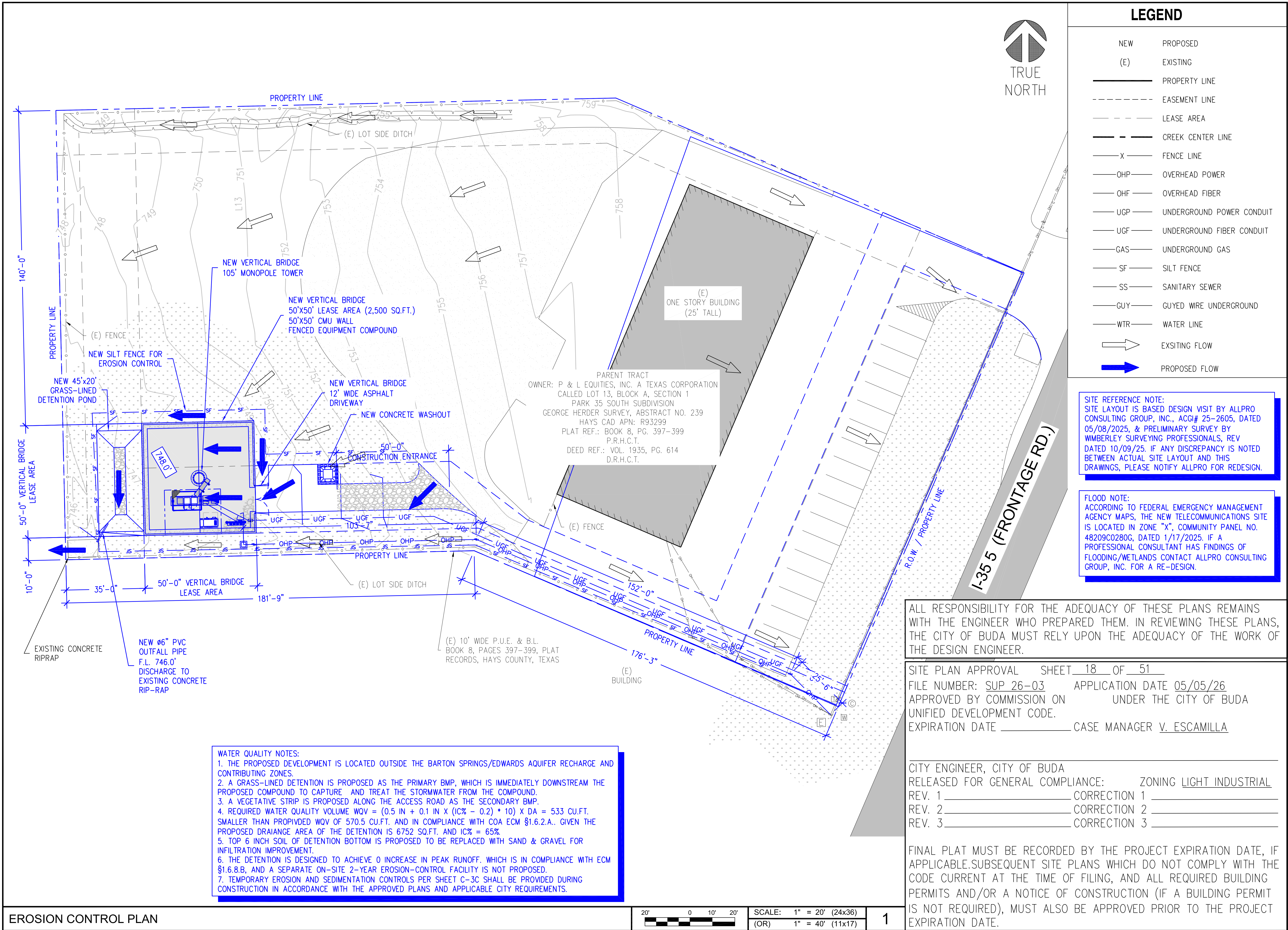
VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
**PROPOSED GRADING
AND DRAINAGE PLAN**

SHEET NUMBER:
C-3B

SPECIAL USE PERMIT NUMBER:
SUP 26-03



verizon

600 HIDDEN RIDGE
IRVING, TX 75038

verticalbridge

22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

ALLPRO
CONSULTING GROUP, INC.

9221 Lyndon B Johnson Fwy
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Phone: 972-231-8893 Fax: 866-364-8375
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Firm No. F-8242

ACGI NO: 26-1632

DRAWN BY: YZ

CHECKED BY: CZ

REV	DATE	DESCRIPTION	BY
0	05/05/26	GRADING & DRAINAGE PLAN	YZ
1	07/10/26	REVISED PER COMMENTS	YZ
2	08/06/26	REVISED PER COMMENTS	YZ
3	08/20/26	REVISED PER COMMENTS	YZ

STAMP 08/20/26

STATE OF TEXAS
CHIU ZHANG
128187
LICENSED PROFESSIONAL ENGINEER

ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION

VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL

VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
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VZW FUZE ID#:
17487371

VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C-3C

SPECIAL USE PERMIT NUMBER:
SUP 26-03

STANDARD SYMBOL FOR SILT FENCE (SF)

SF
L=

1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

RECORD COPY SIGNED BY MORGAN BYARS

09/01/2011
ADOPTED

SILT FENCE

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 642S-1

SILT FENCE J-HOOK DETAIL

EROSION CONTROL DETAILS

SCALE:
NTS

1

NOTES:

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

CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

RECORD COPY SIGNED BY J. PATRICK MURPHY

5/23/00
ADOPTED

STABILIZED CONSTRUCTION ENTRANCE

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 641S-1

GENERAL NOTES:

1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE ELSE.
3. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.
5. CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.

CONCRETE WASHOUT DETAILS

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 19 OF 51

FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26

APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.

EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA

RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL

REV. 1 CORRECTION 1

REV. 2 CORRECTION 2

REV. 3 CORRECTION 3

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

SCALE:
NTS

1

600 HIDDEN RIDGE
IRVING, TX 75038

22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allprocgi.com
Firm No. F-8242

ACGI NO: 26-1632

DRAWN BY: YZ

CHECKED BY: CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	05/05/26	GRADING & DRAINAGE PLAN	YZ
1	07/10/26	REVISED PER COMMENTS	YZ
2	08/06/26	REVISED PER COMMENTS	YZ
3	08/20/26	REVISED PER COMMENTS	YZ

STAMP

08/20/26

SITE INFORMATION

VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL

VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL

VZW FUZE ID#:
17487371

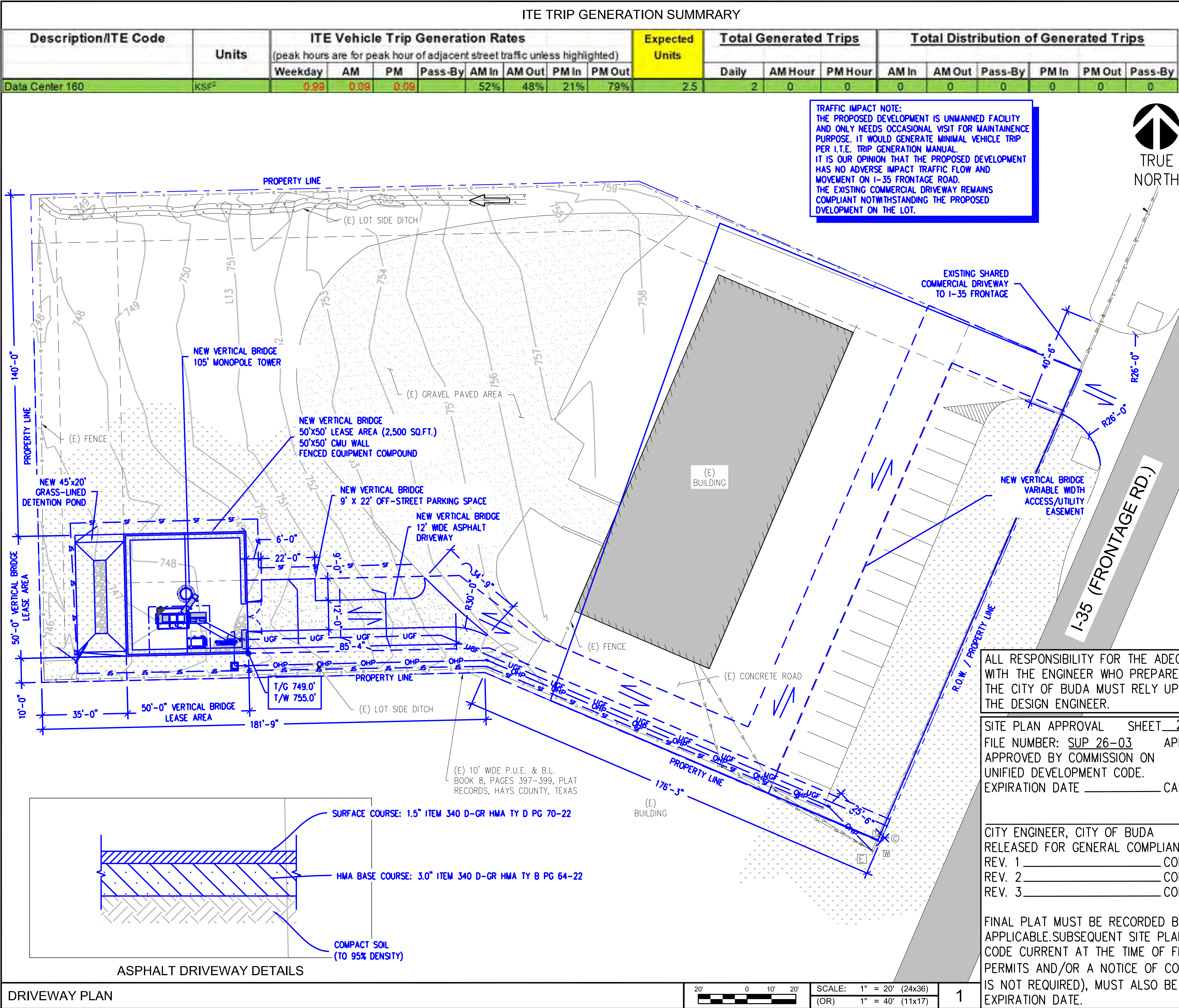
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
**16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY**

SHEET TITLE:
**EROSION CONTROL
DETAILS**

SHEET NUMBER:
C-3D

SPECIAL USE PERMIT NUMBER:
SUP 26-03



verizon
600 HIDDEN RIDGE
IRVING, TX 75038

verticalbridge
22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

ALLPRO
CONSULTING GROUP, INC.
9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allprocgi.com
Firm No. F-8242

ACGI NO: 26-2219
DRAWN BY: YZ
CHECKED BY: CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
0	05/05/26	DRIVEWAY DESIGN	YZ
1	07/10/26	REVISED PER COMMENTS	YZ
2	08/06/26	REVISED PER COMMENTS	YZ
3	08/20/26	REVISED PER COMMENTS	YZ

STAMP 08/20/26

STATE OF TEXAS
CHIU YU ZHANG
128187
LICENSED PROFESSIONAL ENGINEER

ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION
VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

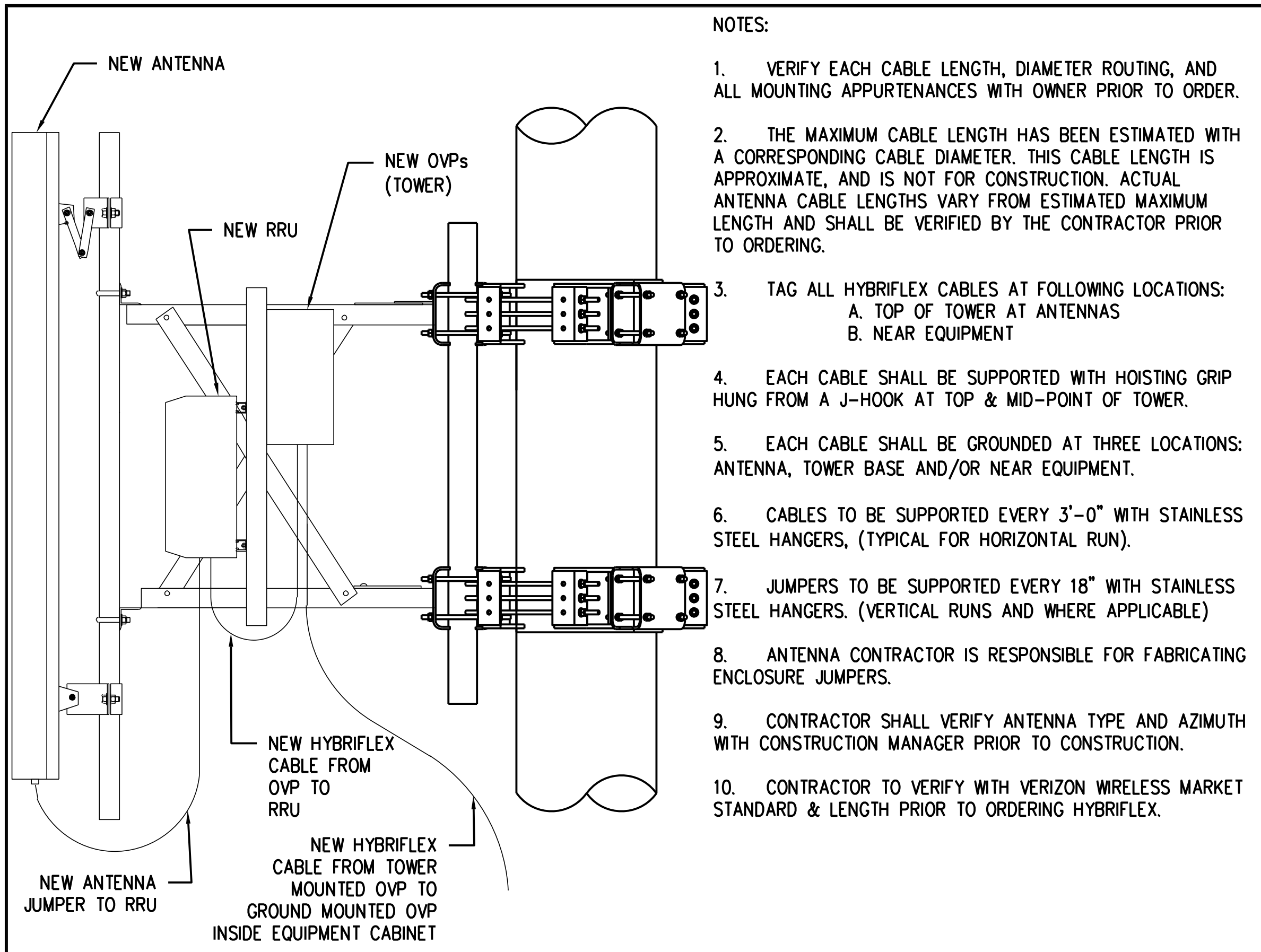
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BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
DRIVEWAY DESIGN

SHEET NUMBER:
C-3E

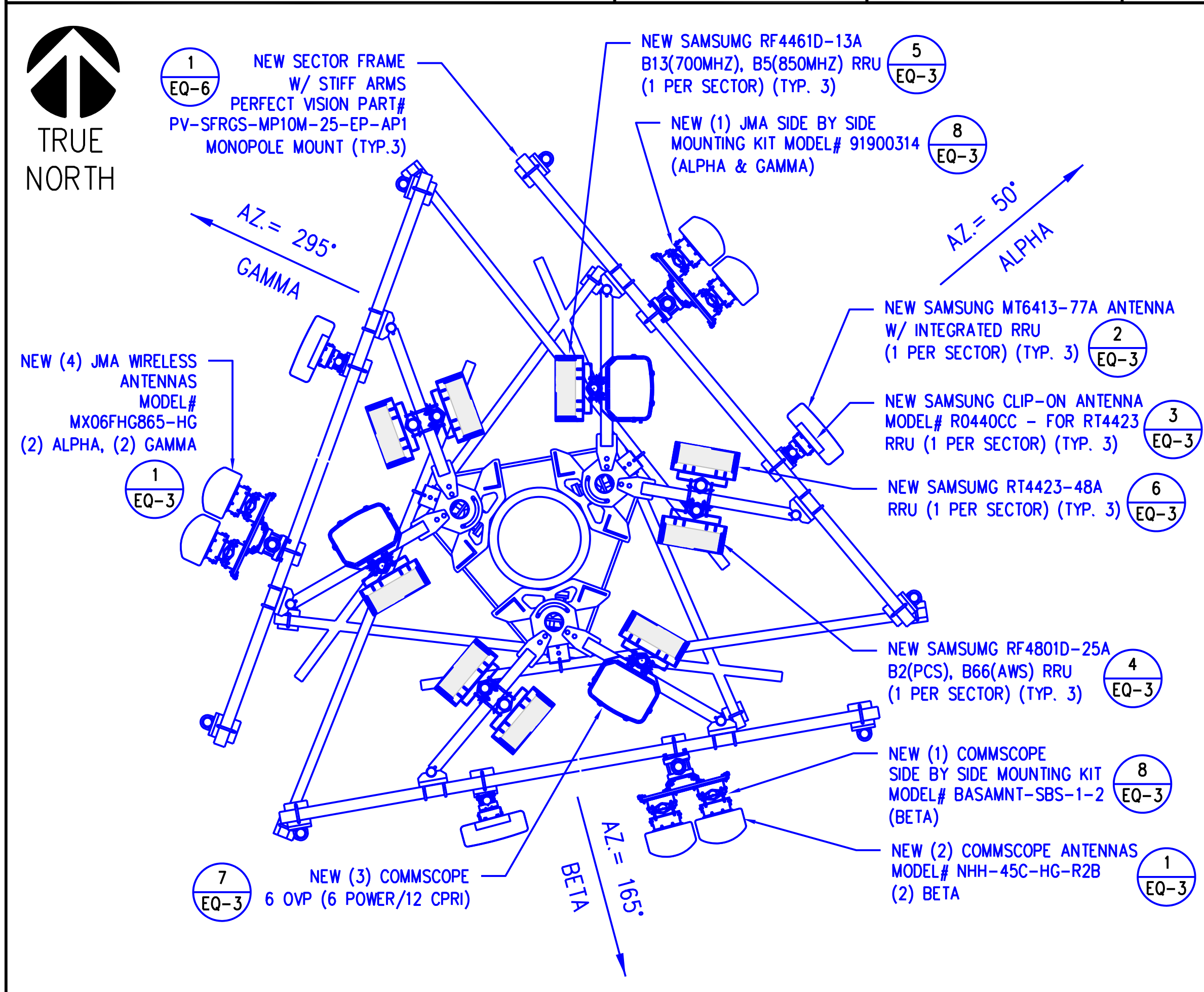
SPECIAL USE PERMIT NUMBER:
SUP 26-03



SECTION THRU ANTENNA SECTOR

6" 0 1' SCALE: 1 1/2" = 1'-0" (24x36) (OR) 3/4" = 1'-0" (11x17)

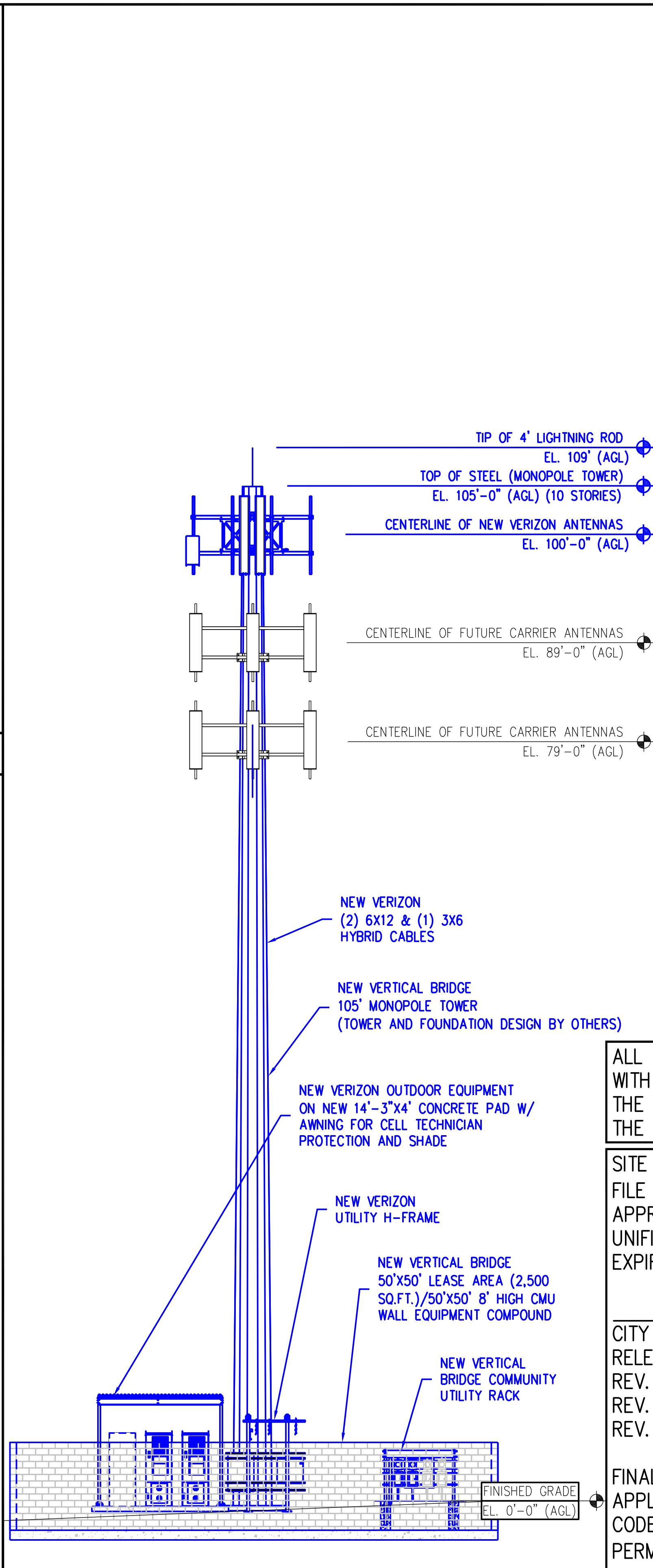
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TOWER ANTENNA SECTORS

2' 0 1' 2' SCALE: 1/2" = 1'-0" (24x36) (OR) 1/4" = 1'-0" (11x17)

3



ELEVATION

8' 0 4' 8' SCALE: 1/8" = 1'-0" (24x36) (OR) 1/16" = 1'-0" (11x17)

1

TOWER DESIGN
IS PENDING BY OTHERS

STRUCTURAL ANALYSIS NOTE:
AN ANALYSIS OF THE TOWER OR STRUCTURE
IS PENDING BY OTHERS

MOUNT ANALYSIS NOTE (PMI REQUIREMENTS):
IS PENDING BY OTHERS

NO EQUIPMENT TO BE INSTALLED ON THE MOUNT WITHOUT
THE APPROVAL OF A STRUCTURAL ENGINEER.

NOTE:
PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD
VERIFIED BY GENERAL CONTRACTOR PRIOR TO
CONSTRUCTION TO AVOID ANY INTERFERENCE OR
SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR
SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING
FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING
GROUP INC. FOR DESIGN REVISION PRIOR TO ANY NEW
ANTENNA INSTALLATION.

NOTE:
ELEVATION PLAN IS MEANT TO DEPICT TOWER HEIGHT AND
IS NOT TO BE USED FOR CONSTRUCTION. FOR
CONSTRUCTION SEE TOWER DRAWINGS AND/OR STRUCTURAL
ANALYSES PREPARED BY OTHERS

NOTE:
CLIMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD
OR GEAR ON TO ANTENNAS, RADIOS, ALL TYPES OF MOUNTS,
ETC. UNLESS APPROVED BY THE ORIGINAL DESIGN ENGINEER.
THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR
TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE
VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.

NOTE:
THE LATEST ANTENNA DESIGN IS TO BE REFERENCED
PRIOR TO TOWER WORK TO VERIFY THE LATEST EQUIPMENT
IS ACCOUNTED FOR.

NOTE:
PLATFORM/ MOUNT DRAWING FOR REFERENCE ONLY.
MOUNT ANALYSIS BY OTHERS. NO NEW ANTENNAS OR
EQUIPMENT LOADS TO BE INSTALLED ON THE MOUNT
WITHOUT THE APPROVAL OF STRUCTURAL ENGINEER.

NOTE:
PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS,
TOWER AND TOWER FOUNDATION SHALL BE ANALYZED BY A
LICENSED STRUCTURAL ENGINEER TO VERIFY TOWER IS
CAPABLE OF SUPPORTING THE NEW LOADS. REFER TO
STRUCTURAL ANALYSIS BY OTHERS.

NOTE:
MOUNT TO BE PROVIDED BY TOWER MANUFACTURER CM TO
VERIFY

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS
WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS,
THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF
THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 21 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 CORRECTION 1
REV. 2 CORRECTION 2
REV. 3 CORRECTION 3

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF
APPLICABLE.SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE
CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING
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EXPIRATION DATE.

600 HIDDEN RIDGE
IRVING, TX 75038

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www.allprocg.com
Firm No. F-8242

ACGI NO: 24-4000
DRAWN BY: CG
CHECKED BY: CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26

ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION
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VERTICAL BRIDGE SITE #:
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VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
ELEVATION

SHEET NUMBER:
C-4

SPECIAL USE PERMIT NUMBER:
SUP 26-03

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE APPLICABLE STATE ADOPTED "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" OF THE STATE ENVIRONMENTAL PROTECTION AGENCY.
2. A SOIL EROSION CONTROL FENCE SHALL BE INSTALLED BEFORE DISTURBING THE GROUND AND SHALL BE PROVIDED AS SHOWN ON THE PLAN. THE CONDITION OF THE FENCE SHALL BE INSPECTED REGULARLY AND AFTER EVERY RAINSTORM THAT MIGHT PRODUCE RUNOFF. DAMAGED OR DETERIORATED ITEMS SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE CONDITION.
3. SOIL EROSION CONTROL MEASURES SHALL BE INCLUDED IN CONTRACTOR BID AND PRICING.
4. THE ENTIRE SITE SHALL BE GRADED SO THAT NO STORM WATER RUNOFF AND LIKEWISE SOIL SEDIMENT CAN FLOW UNRESTRICTED FROM THE SITE.
5. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT.
6. MAINTAIN SOIL EROSION CONTROL MEASURES THROUGH THE DURATION OF THIS PROJECT.
7. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN REACHING ONE HALF THE HEIGHT OF THE BARRIER.
8. ALL SOIL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN PAVED OR VEGETATED.
9. ANY EXCESS TOPSOIL THAT IS TO BE STOCKPILED FOR A PERIOD LONGER THAN 2 WEEKS SHALL BE PROTECTED BY EXCAVATING A TRENCH COMPLETELY AROUND THE STOCKPILE TO PREVENT THE ESCAPE OF SOIL MATERIAL THROUGH STORM WATER RUNOFF. STOCKPILES THAT ARE TO REMAIN LONGER THAN 14 DAYS SHALL BE SEEDED WITH AN APPROPRIATE GROUND COVER.
10. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, TEMPORARY GRAVEL ROADS AT WORK ENTRANCES SHALL BE CONSTRUCTED AND SHALL EXTEND INTO JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.
11. REPLACE SOIL EROSION CONTROL MEASURES WITH SEED, SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
12. SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN PROJECT IS COMPLETED.

SOIL EROSION AND SEDIMENT CONTROL NOTES

SCALE:
NTS

4

SITE COMPOUND DETAIL

SCALE:
NTS

3

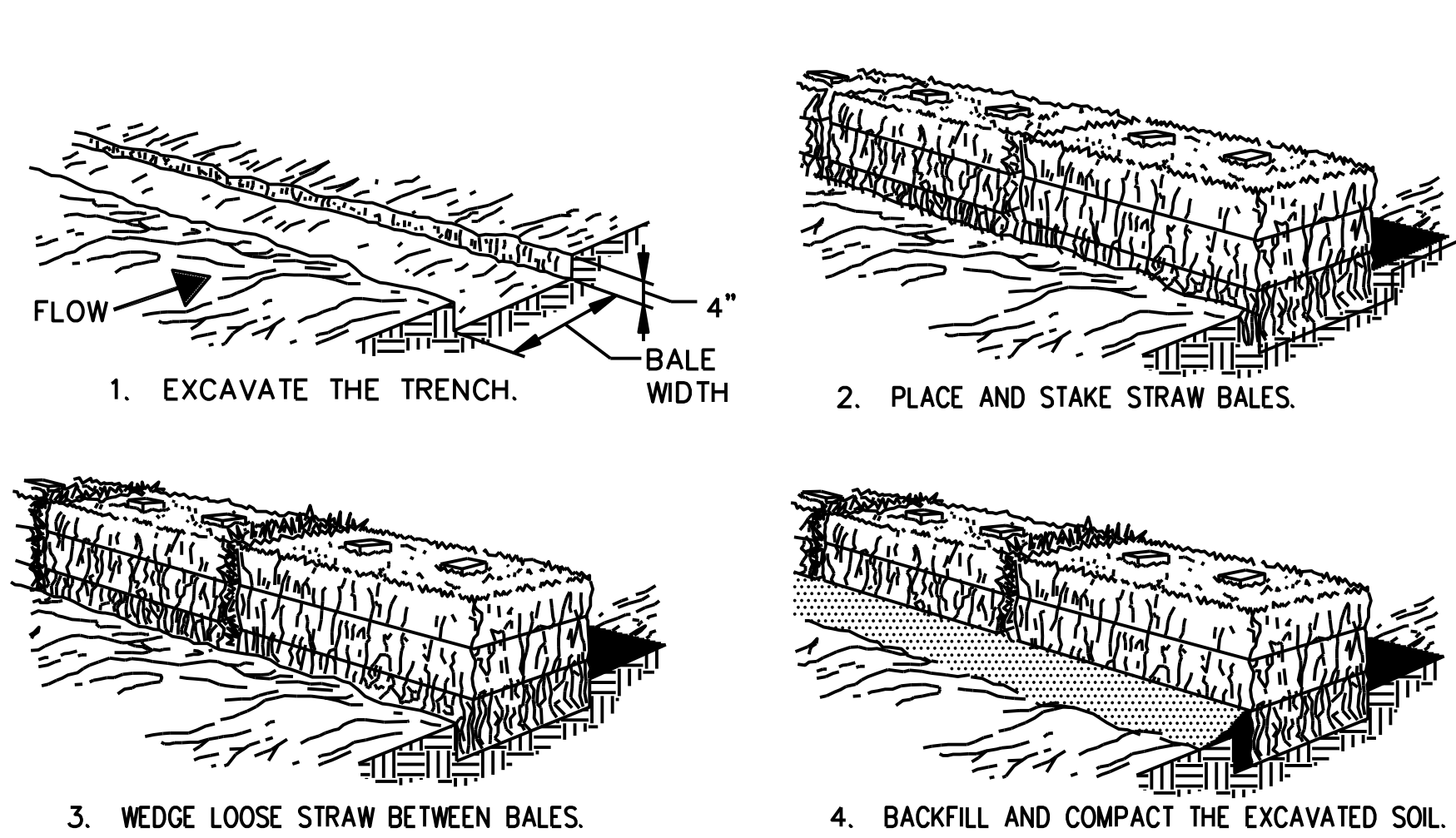
ACCESS ROAD DETAIL

SCALE:
NTS

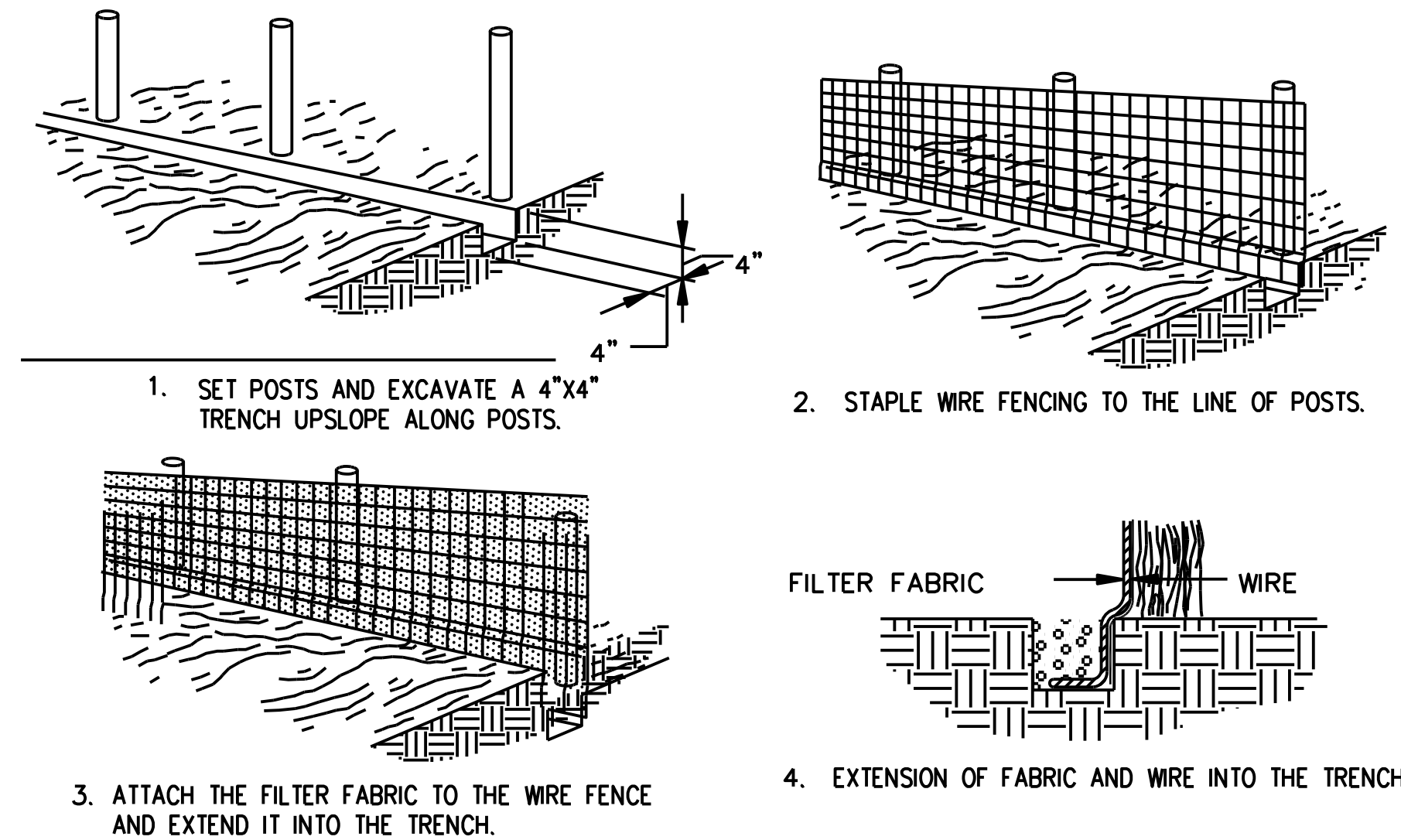
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GRADING NOTES:

1. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC...) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. IF THE MATERIAL, AFTER REWORKING, REMAINS UNSUITABLE THEN THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL AT HIS EXPENSE. ALL SUB GRADES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
2. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTABLE BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
4. ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHEN WORK IS BEING PRE FORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.



STRAW BALE BARRIER



SILT FENCE

EROSION CONTROL DETAIL

SCALE:
NTS

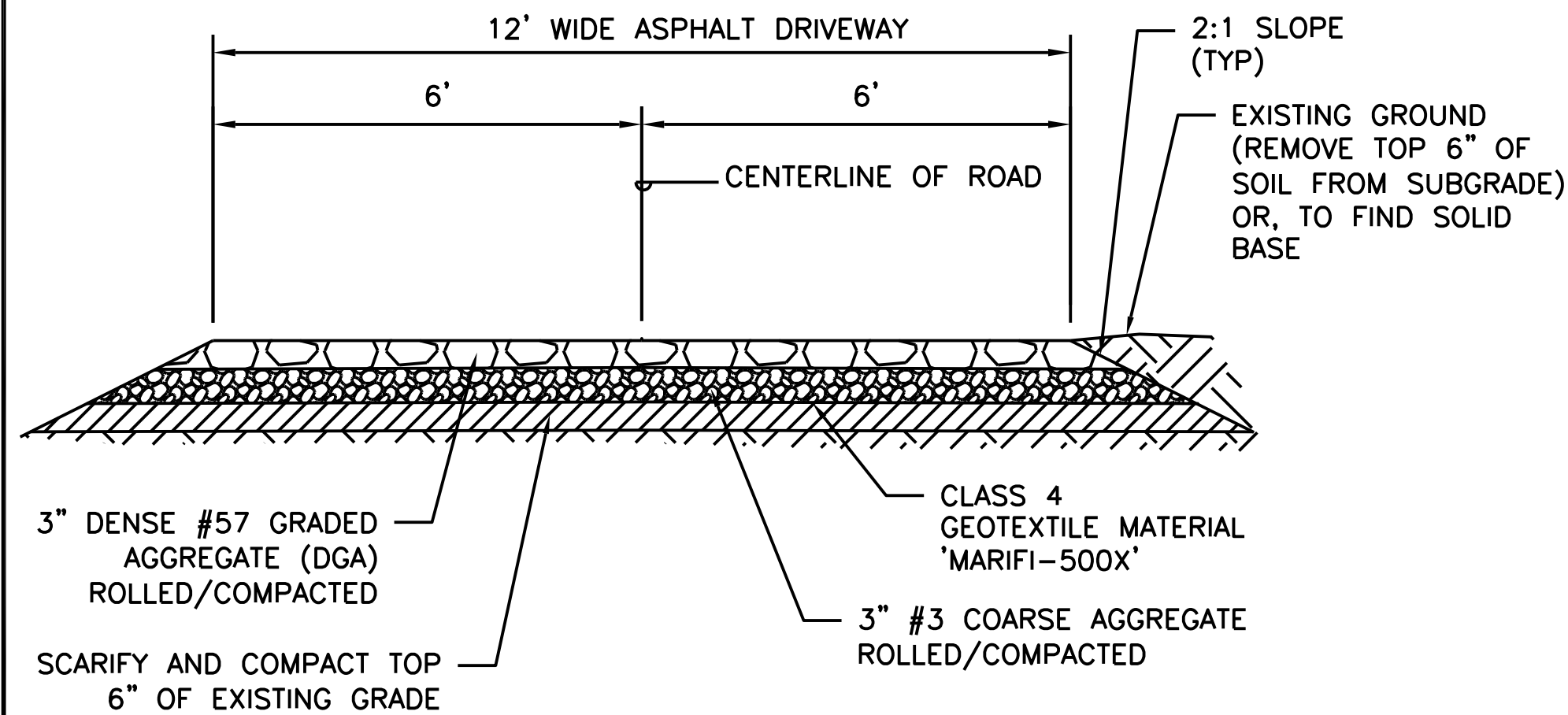
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NOTES:

1. CLEAR AND GRUB EXISTING VEGETATION
2. MAINTAIN EXISTING DRAINAGE PATTERNS
3. MINIMUM OF 6" OF 1-1/2" CRUSHED ROCK
4. SUBGRADE TO BE COMPACTED TO 95% (MINIMUM) STANDARD PROCTOR DENSITY

THE NEW ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACED AS FOLLOWS:

- MIN 4" CRUSHER RUN FINISHED DRIVING SURFACE
- 2"-3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY



NOTES:

1. WHERE REWORKING OR EXTENDING EXISTING ROAD, MATCH EXISTING CONSTRUCTION OR AS DETAILED ABOVE AS A MINIMUM ACCEPTABLE STANDARD.
2. TO BE USED FOR GRADES 0-4%
3. IF DETERMINED NECESSARY DURING GRADING AND CONSTRUCTION OF THE ACCESS ROAD BY THE VERTICAL BRIDGE PROJECT MANAGER, THE CONTRACTOR SHALL INSTALL 5" BASE OF SURGE STONE OR RAILROAD BALLAST (2" TO 4" STONE TYP)

verizon
600 HIDDEN RIDGE
IRVING, TX 75038

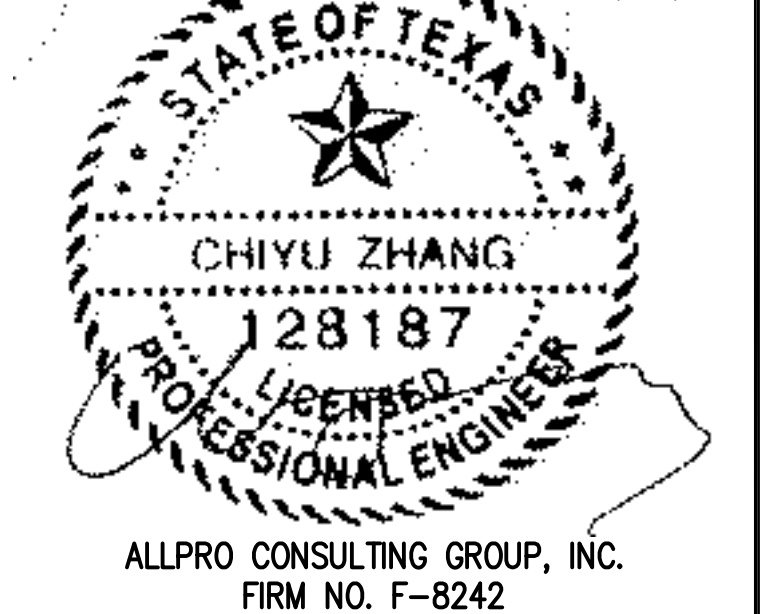
verticalbridge
22 W ATLANTIC AVE., SUITE 310
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ACGI NO: 24-4000
DRAWN BY: CG
CHECKED BY: CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26



SITE INFORMATION
VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
**SITE
DETAILS**

SHEET NUMBER:
C-5

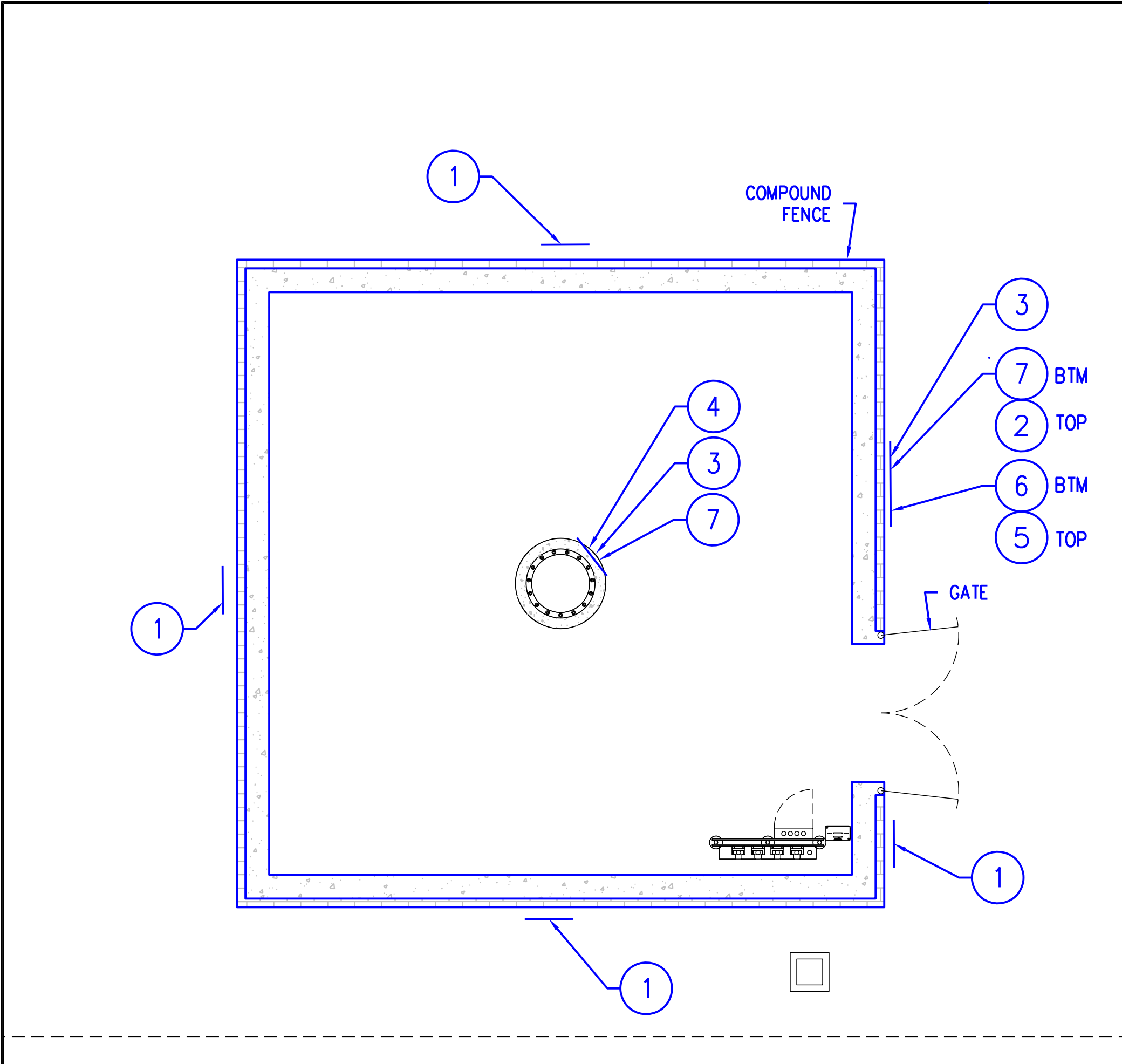
SPECIAL USE PERMIT NUMBER:
SUP 26-03

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 22 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

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



SIGN PLACEMENT PLAN VIEW

SCALE: 1
NTS

TYPICAL SIGNS AND SPECIFICATIONS



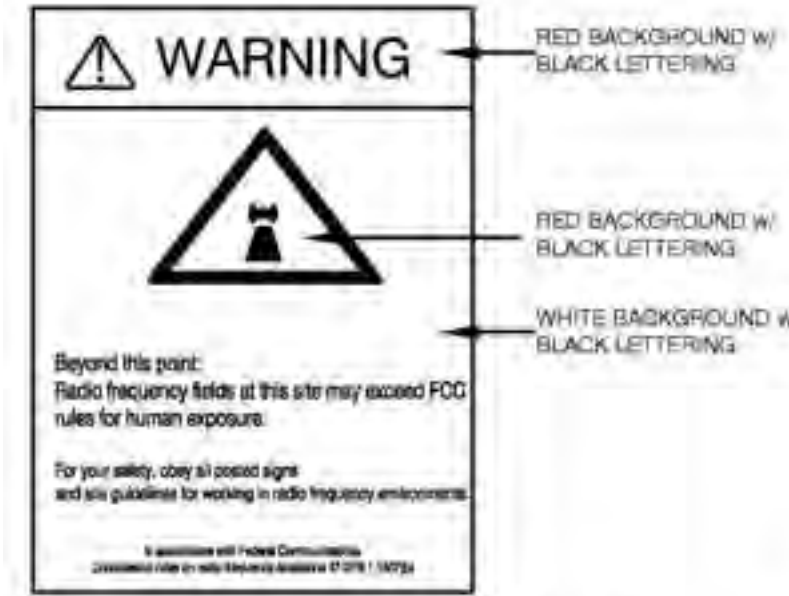
① NO-TRESPASSING SIGN
18" HIGH X 24" WIDE
(OPERATIONS PROVIDED)



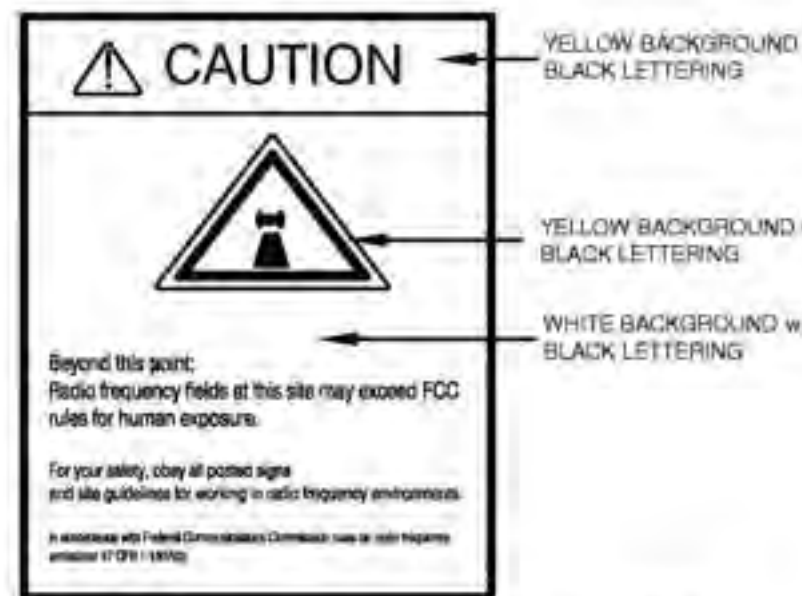
② VERTICAL BRIDGE - SITE ID SIGN
(OPERATIONS PROVIDED)



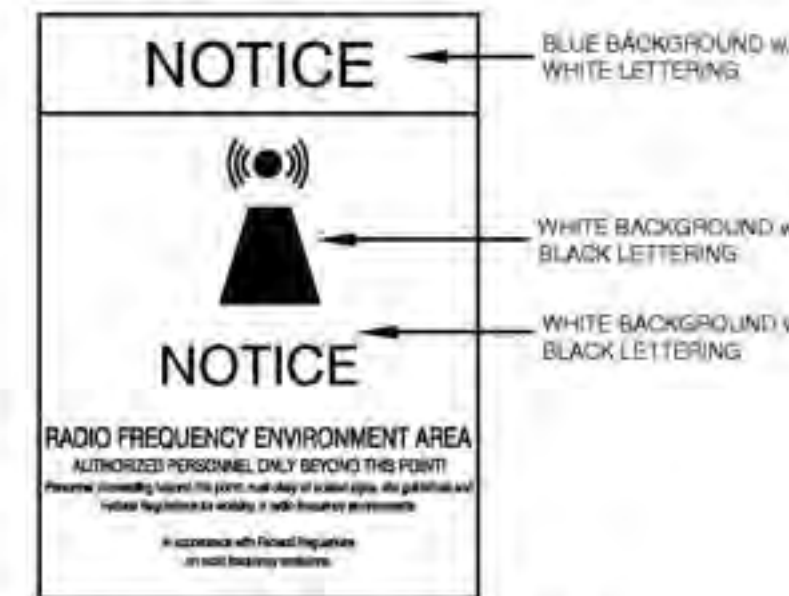
③ NOTICE-RFE SIGN
12" HIGH X 18" WIDE
(OPERATIONS PROVIDED)



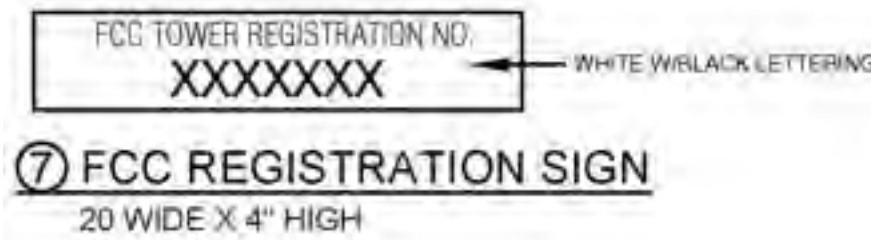
④ WARNING-RF SIGN (RED)
12" WIDE X 18" HIGH



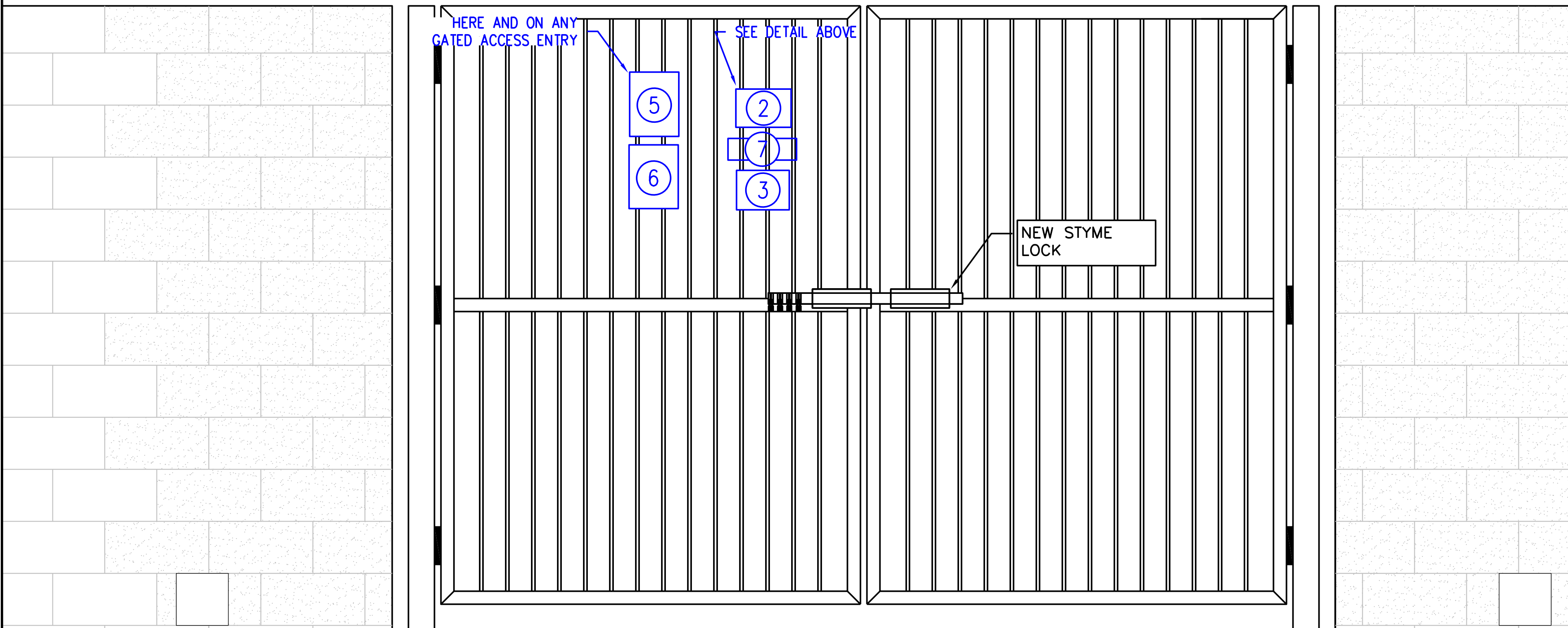
⑤ CAUTION-RF SIGN (YELLOW)
12" WIDE X 18" HIGH



⑥ NOTICE-RF SIGN (BLUE)
12" WIDE X 18" HIGH



⑦ FCC REGISTRATION SIGN
20 WIDE X 4" HIGH



SIGN PLACEMENT FRONT GATE VIEW

SCALE: 3
NTS

- SIGNAGE NOTES:
1. SIGNS SHALL FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATING.
 2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL B MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILITIES IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 23 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 CORRECTION 1
REV. 2 CORRECTION 2
REV. 3 CORRECTION 3

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

verizon
600 HIDDEN RIDGE
IRVING, TX 75038

verticalbridge
22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

ALLPRO
CONSULTING GROUP, INC.
9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allprocgi.com
Firm No. F-8242

ACGI NO: 24-4000

DRAWN BY: CG

CHECKED BY: CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26



SITE INFORMATION
VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

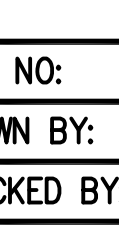
ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

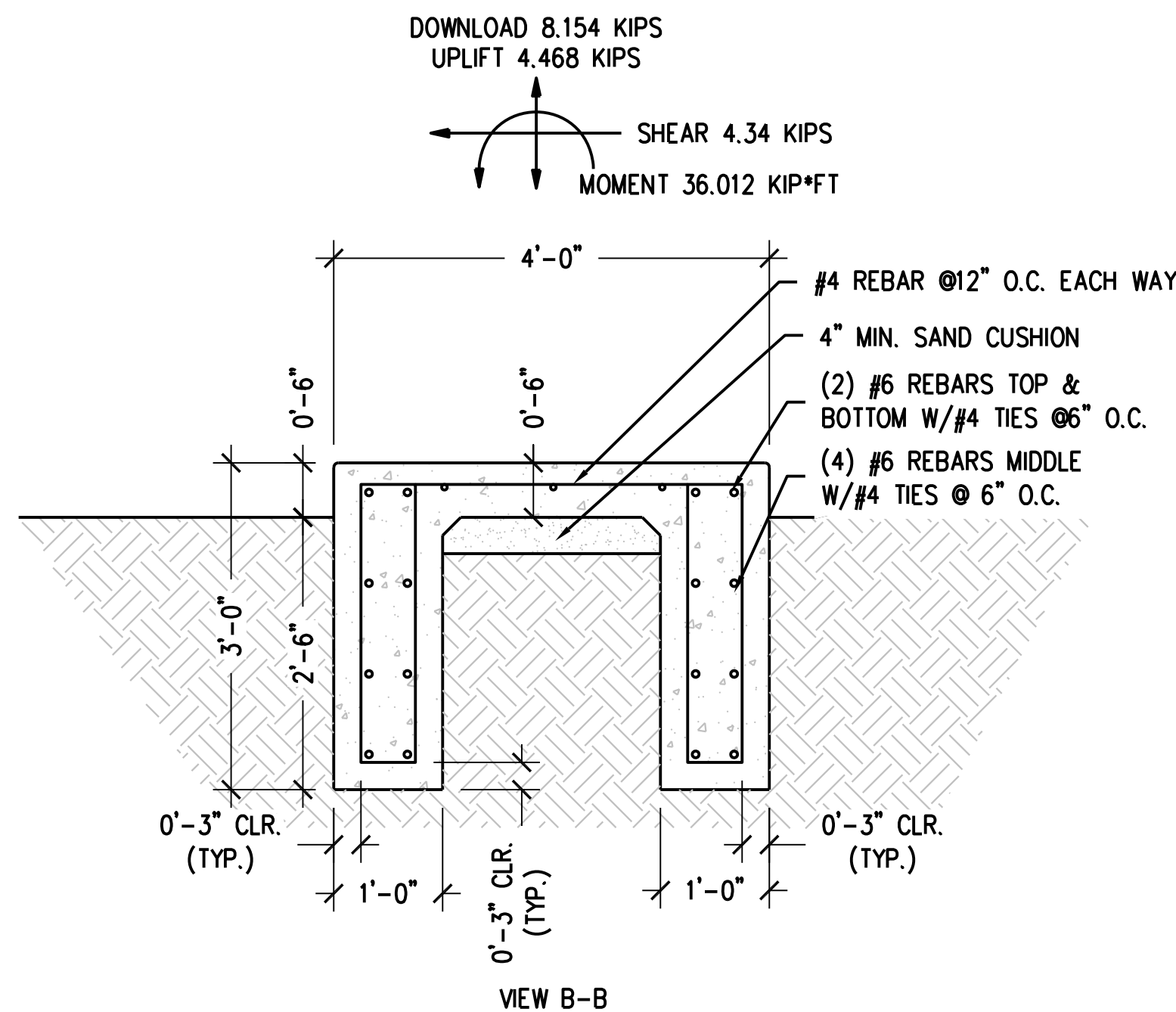
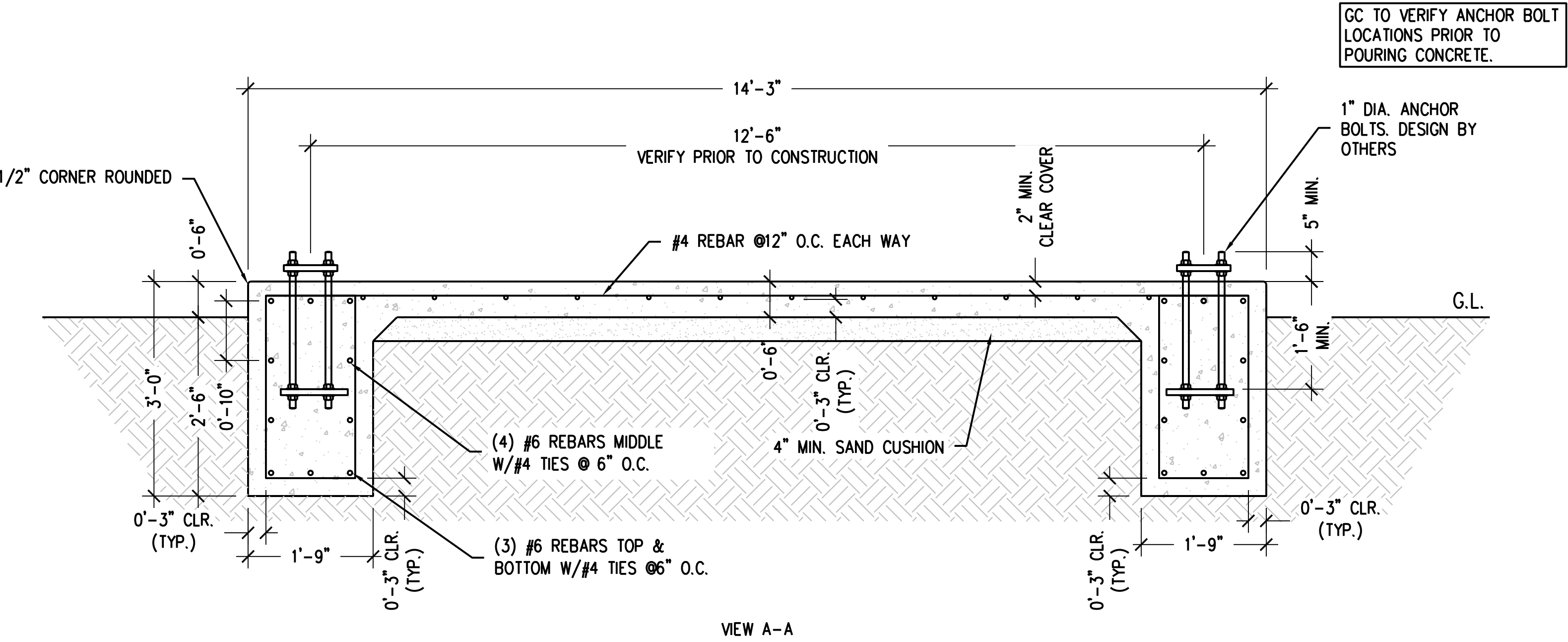
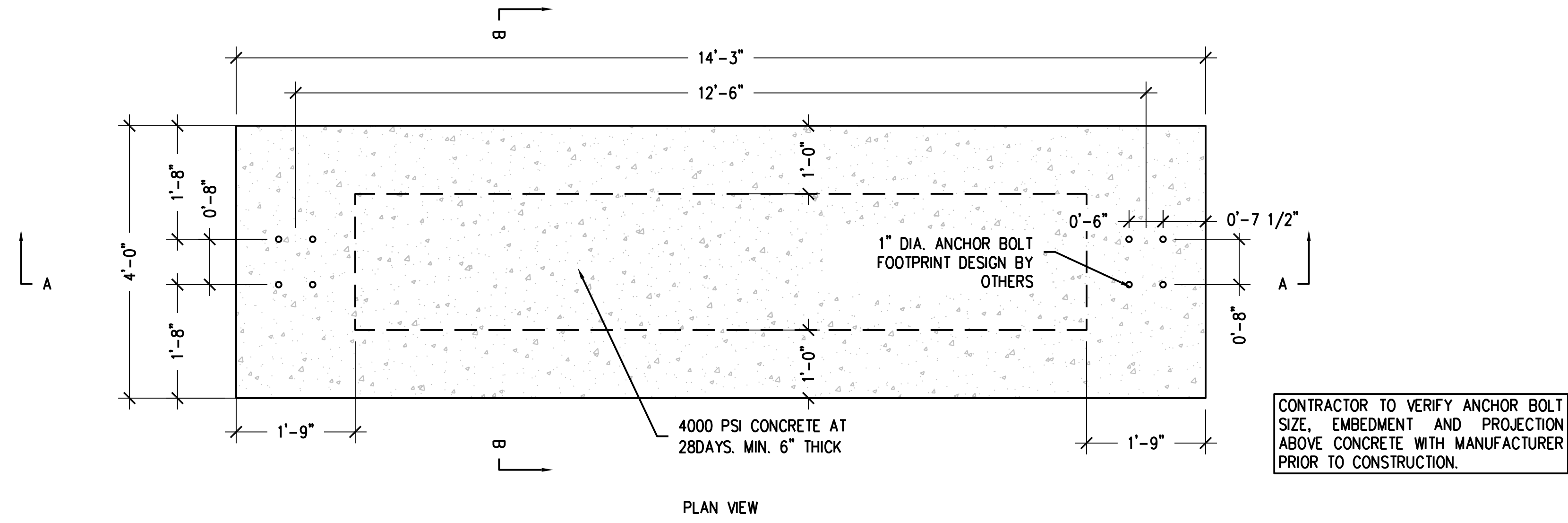
SHEET TITLE:
SITE SIGNAGE
DETAILS

SHEET NUMBER:
C-6

SPECIAL USE PERMIT NUMBER:
SUP 26-03

[illegible]

 600 HIDDEN RIDGE IRVING, TX 75038	
 22 W ATLANTIC AVE., SUITE 310 DELRAY, FL 33444	
 9221 Lyndon B Johnson Fwy Suite 204, Dallas, TX 75243 Phone: 972-231-8893 Fax: 866-364-8375 www.allprocgi.com Firm No. F-8242	
ACGI NO:	24-4000
DRAWN BY:	CG
CHECKED BY:	CZ
REVISIONS	
REV	DATE DESCRIPTION BY
6	08/20/26 REVISED FINAL CD DR
5	08/06/26 REVISED FINAL CD DR
4	07/10/26 REVISED FINAL CD DR
3	05/27/26 REVISED FINAL CD DR
2	04/09/26 REVISED FINAL CD DR
STAMP 08/20/26	
 ALLPRO CONSULTING GROUP, INC. FIRM NO. F-8242	
SITE INFORMATION	
VERTICAL BRIDGE SITE NAME: BUDA COMMERCIAL VERTICAL BRIDGE SITE #: US-TX-6418 VZW SITE NAME: BUDA COMMERCIAL VZW FUZE ID#: 17487371 VZW MDG LOCATION ID #: 5000124117 ADDRESS: 16674 S I-35 FRONTAGE RD. BUDA, TX 78610 HAYS COUNTY	
SHEET TITLE:	
RFDS	
SHEET NUMBER:	
RF-1	
SPECIAL USE PERMIT NUMBER:	
SUP 26-03	



DESIGN CONSIDERATIONS	
BASIC WIND SPEED (MPH)	115
EXPOSURE	C
SOIL TYPE(PRESUMPTIVE SOILS TYPE AS PER IBC TABLE 1806.2)	CLASS 5 (CLAY)
MINIMUM ALLOWABLE BEARING CAPACITY (PSF)	1500
MINIMUM ALLOWABLE LATERAL BEARING RESISTANCE (PSF/FT)	100
MINIMUM COHESION (PSF)	—

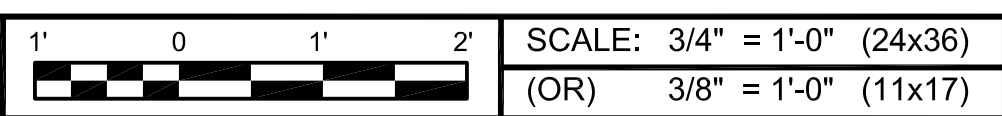
- FOUNDATION NOTES:**
- CANOPY DESIGN AND DRAWING BY OTHERS.
 - SOIL DATA AS PER IBC TABLE 1806.2 (PRESUMPTIVE SOIL VALUES). ALLOWABLE SOIL BEARING PRESSURE SHALL BE 1500 PSF MINIMUM. IF DIFFERENT, PLEASE NOTIFY ALLPRO CONSULTING GROUP, INC FOR A REDESIGN.
 - COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4000-PSI AT 28-DAY CURE, AND SHALL MEET SPECIFICATION FOR READY-MIXED CONCRETE (ASTM C94-96). CONCRETE SHALL BE PLACED AND CURED AS PER ACI-318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
 - CONCRETE SLUMP SHALL RANGE BETWEEN 4 INCHES TO 6 INCHES.
 - ALL CONCRETE WORK SHALL CONFORM TO ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
 - THE SURFACE, OVER WHICH THE CONCRETE WILL BE POURED, SHALL BE CLEAN OF LOOSE MATERIAL AND LEVELED PRIOR TO CONCRETE PLACEMENT.
 - CONCRETE SHALL BE PLACED IN A MANNER THAT WILL PREVENT SEGREGATION OF CONCRETE MATERIALS AND OTHER OCCURRENCES THAT MAY DECREASE THE STRENGTH OR DURABILITY OF THE FOUNDATION.
 - MECHANICALLY VIBRATE CONCRETE, PARTICULARLY WHEN POURED IN DIFFERENT LIFTS, TO ENSURE CONSOLIDATION AND TO AVOID JOINTS.
 - ALL REINFORCING STEEL BARS SHALL BE DOMESTIC, NEW BILLET STEEL, ASTM A-615, GRADE 60. REINFORCING SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH ACI 315-LATEST EDITION - "MANUAL OF STANDARD FOR DETAILING REINFORCED CONCRETE".
 - ALL LOAD BEARING FOOTING SHALL BEAR ON TOP OF COMPACTED SOIL.
 - WELDING OF REINFORCING BARS AND DOWEL BARS IS PROHIBITED UNLESS OTHERWISE APPROVED BY ENGINEER.
 - PRIOR TO THE EXCAVATION, CHECK AREA FOR LOCATION OF UNDERGROUND PIPES, CABLES, ETC.

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SITE PLAN APPROVAL SHEET 25 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

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600 HIDDEN RIDGE
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Firm No. F-8242

ACGI NO: 24-4000
DRAWN BY: CG
CHECKED BY: CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

STAMP: 08/20/26

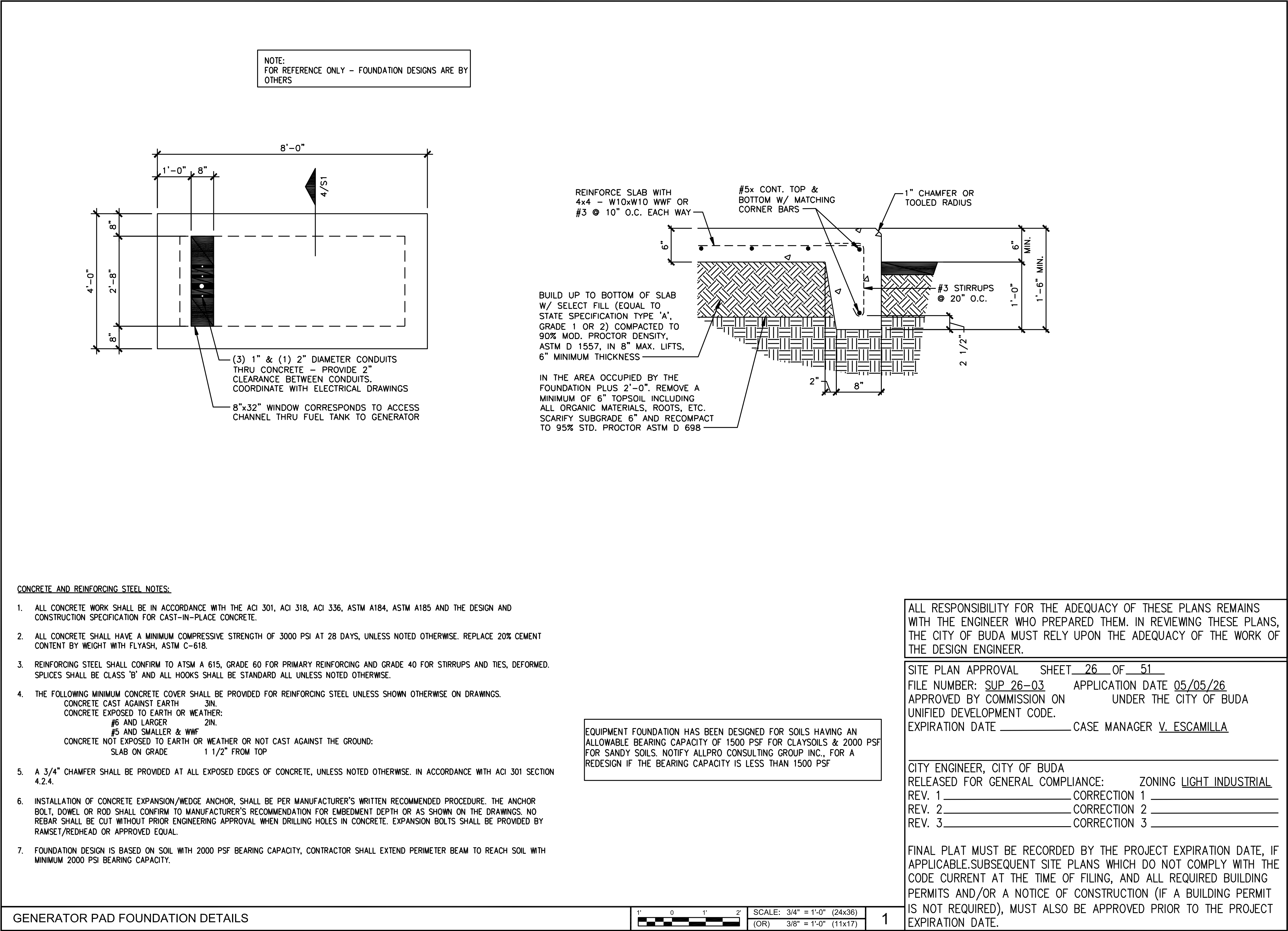
ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION
VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418
VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117
ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
EQUIPMENT PAD
FOUNDATION DETAILS

SHEET NUMBER:
S-1

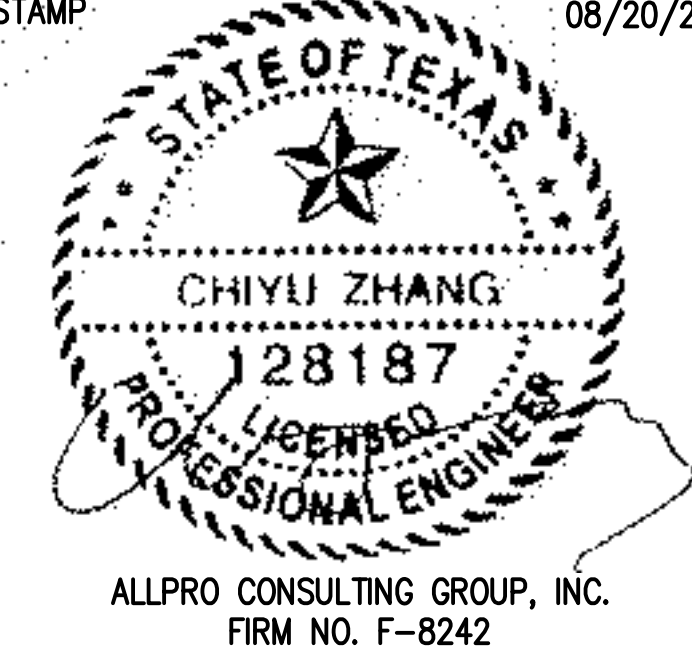
SPECIAL USE PERMIT NUMBER:
SUP 26-03



ACGI NO:	24-4000
DRAWN BY:	CG
CHECKED BY:	CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
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STAMP 08/20/26



SITE INFORMATION

VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL

VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL

VZW FUZE ID#:
17487371

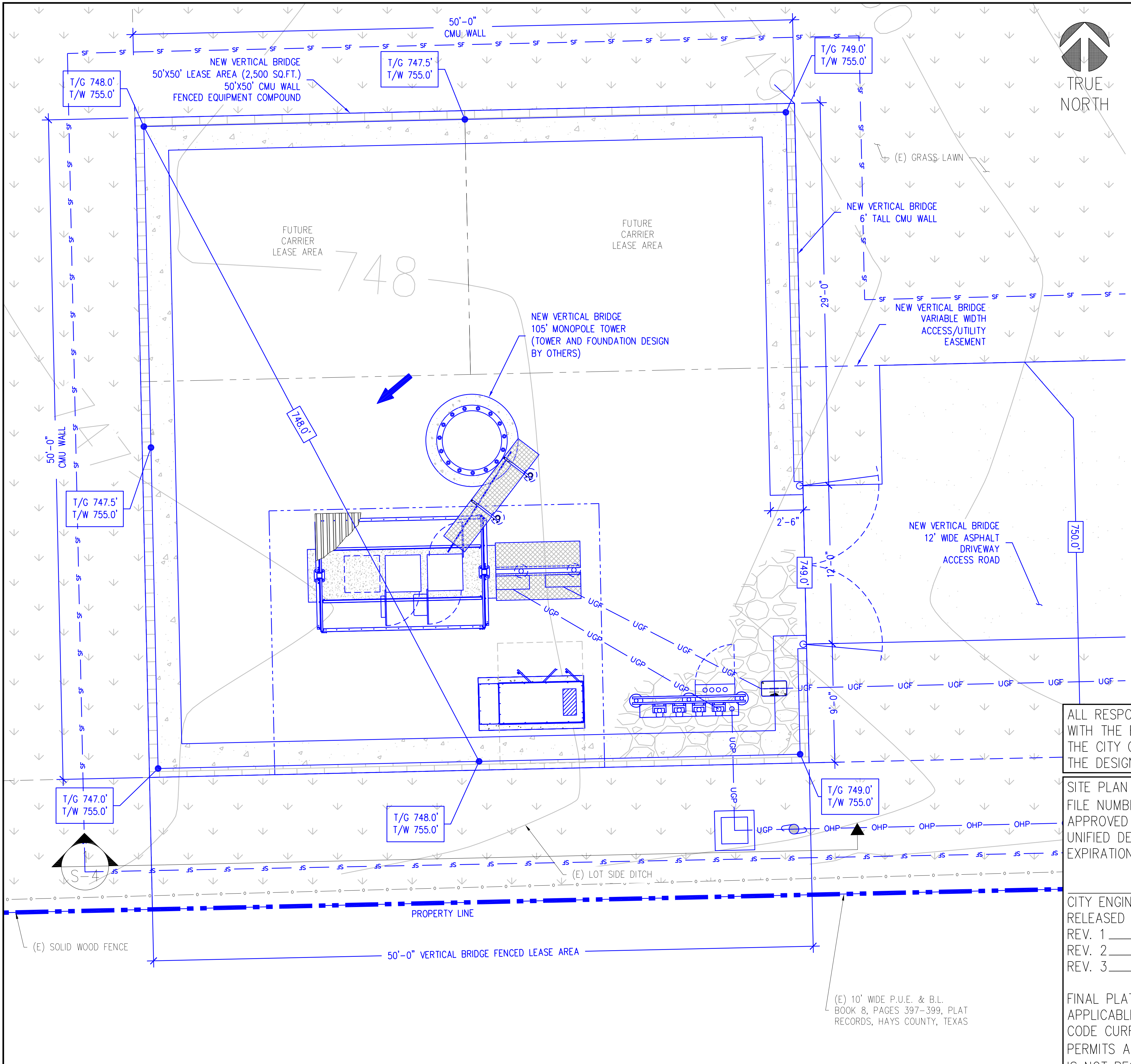
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
GENERATOR PAD
FOUNDATION DETAILS

SHEET NUMBER:
S-2

SPECIAL USE PERMIT NUMBER:
SUP 26-03



LEGEND

- NEW PROPOSED
- (E) EXISTING
- PROPERTY LINE
- EASEMENT LINE
- LEASE AREA
- CREEK CENTER LINE
- FENCE LINE
- OHP OVERHEAD POWER
- OHF OVERHEAD FIBER
- UGP UNDERGROUND POWER CONDUIT
- UGF UNDERGROUND FIBER CONDUIT
- GAS UNDERGROUND GAS
- SF SILT FENCE
- SS SANITARY SEWER
- GUY GUYED WIRE UNDERGROUND
- WTR WATER LINE

SITE REFERENCE NOTE:
SITE LAYOUT IS BASED DESIGN VISIT BY ALLPRO CONSULTING GROUP, INC., ACG# 25-2605, DATED 05/08/2025, & PRELIMINARY SURVEY BY WIMBERLEY SURVEYING PROFESSIONALS, REV DATED 10/09/25. IF ANY DISCREPANCY IS NOTED BETWEEN ACTUAL SITE LAYOUT AND THIS DRAWINGS, PLEASE NOTIFY ALLPRO FOR REDESIGN.

FLOOD NOTE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE NEW TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 48209C0280G, DATED 1/17/2025. IF A PROFESSIONAL CONSULTANT HAS FINDINGS OF FLOODING/WETLANDS CONTACT ALLPRO CONSULTING GROUP, INC. FOR A RE-DESIGN.

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SITE PLAN APPROVAL SHEET 27 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 CORRECTION 1
REV. 2 CORRECTION 2
REV. 3 CORRECTION 3

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

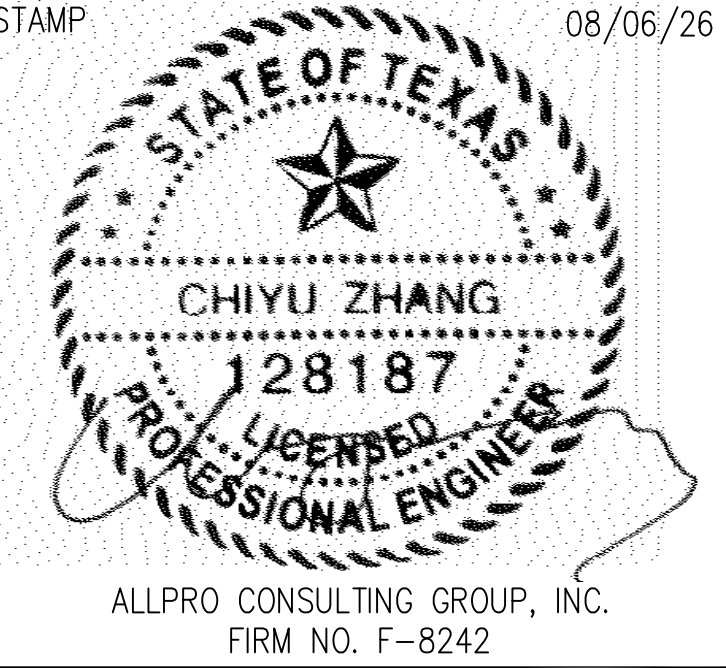
CMU WALL PLAN

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)



ACGI NO:	26-2220
DRAWN BY:	YZ
CHECKED BY:	CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	05/05/26	CMU WALL DESIGN	YZ
1	07/10/26	REVISED PER COMMENTS	YZ
2	08/06/26	REVISED PER COMMENTS	YZ



SITE INFORMATION
VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

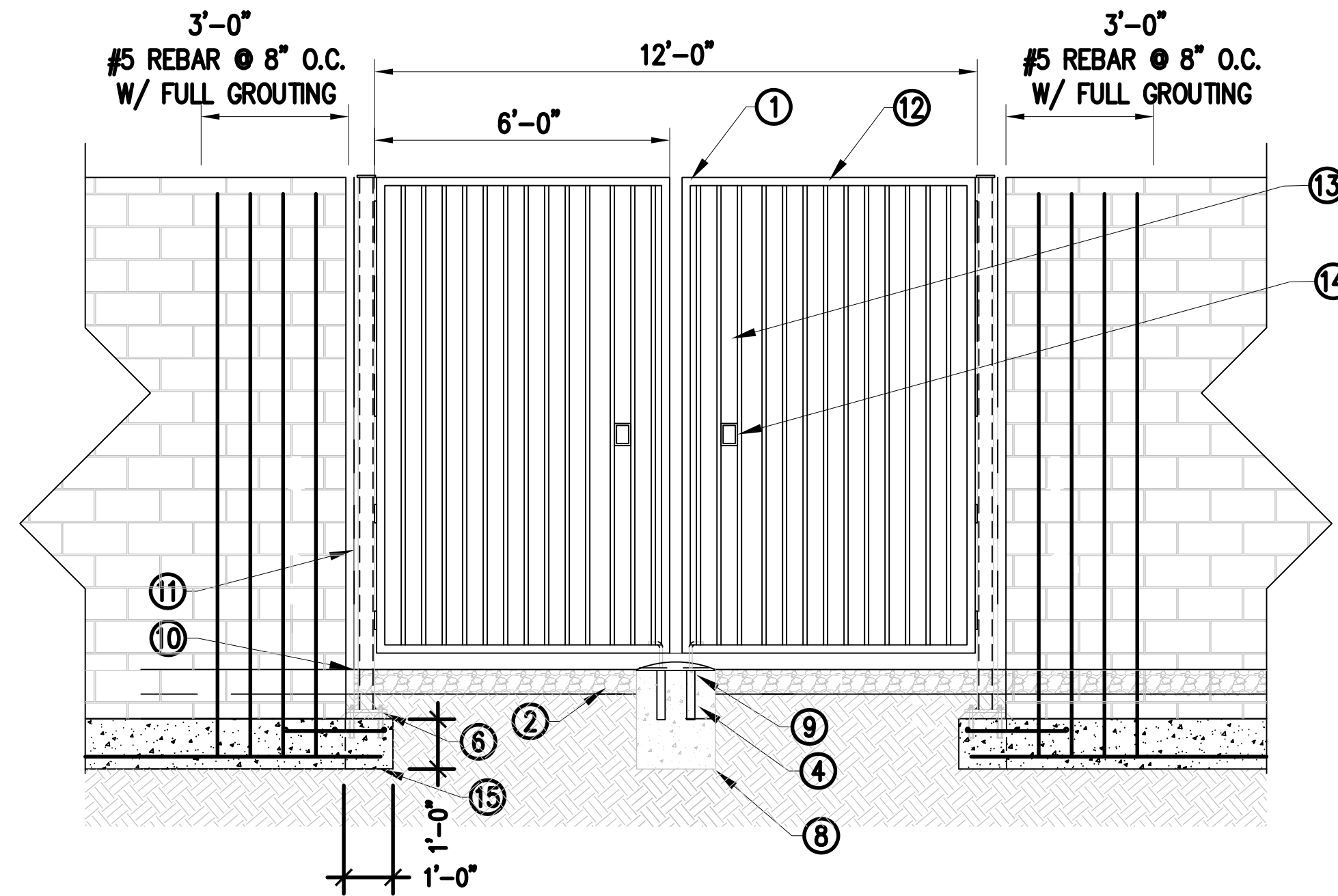
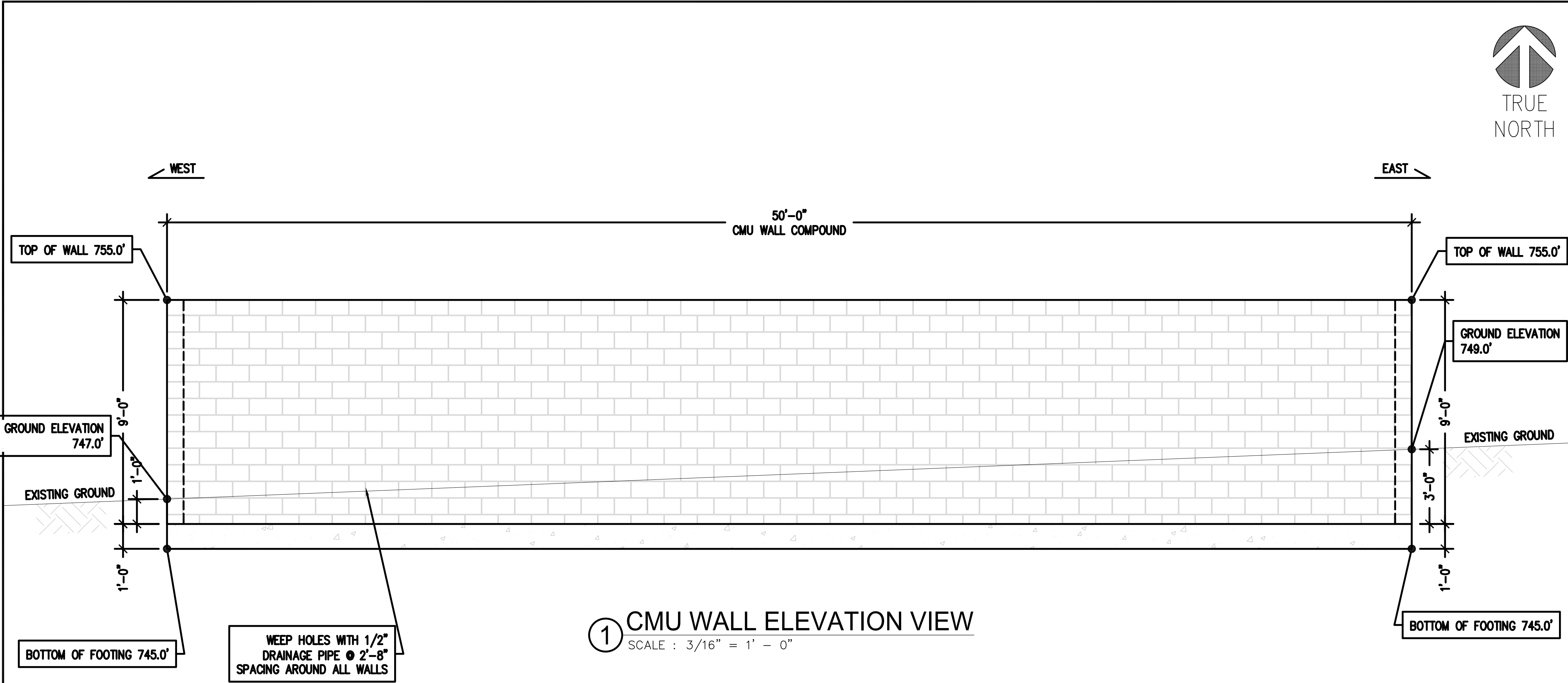
VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
CMU WALL PLAN

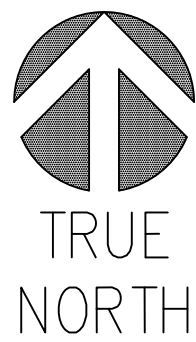
SHEET NUMBER:
S-3

SPECIAL USE PERMIT NUMBER:
SUP 26-03



REFERENCE NOTES:

1. MANUFACTURER TO PROVIDE RUST INHIBITIVE PAINT OR GALVANIZATION
2. EXISTING SITE MATERIAL.
3. WELD ON HEAVY DUTY HINGE (4) PER LENGTH OF TUBE WITH FINISH TO MATCH FRAME.
4. (1) GATE STOP
5. HSS4X4X3/8 FINISH TO MATCH GATE FRAME. WELDED TO BASEPLATE W/ 3/16" WELD ALL AROUND.
6. 3/4" BASEPLATE W/ (4) 3/4" DIAMETER BOLTS EMBEDDED 4 1/2" INTO FOUNDATION W/ HILTI HY200 ADHESIVE ANCHOR. 1 1/2" 5000 PSI NON SHRINK GROUT BELOW.
7. 1/2" CAP PLATE. WELD TO TOP OF POST W/ 3/16" WELD ALL AROUND.
8. GATE STOP SUPPORT 19" DIAMETER BY 2'-0" DEEP 3000 PSI CONCRETE W/ MUSHROOM GATE STOP EMBEDDED ON TOP OF CONCRETE.
9. REMOVABLE 1/2" DIAMETER BENT BAR WITH CASING EMBEDDED IN GATE STOP CONCRETE.
10. BASE BLOCK TRIMMED AROUND BASE AND GROUTED FROM TOP W/ 5000 PSI NON SHRINK GROUT OVER BASEPLATE.
11. LAST TWO CELLS FULLY GROUTED. ONE CELL AWAY FROM END TO BE FULLY GROUTED W/ (2) #5 BARS.
12. 2 SQ. IN. STEEL FRAME ALL AROUND.
13. 1 SQ. IN. STEEL PICKETS @ 4" O.C.
14. KNOX BOX
15. 12" REINFORCED CONCRETE EXTENSION FROM FOOTING FOR STEEL GATE BASE PLATE ANCHOR
16. 24" LONG #5 TOP REINFORCEMENT, (3) EACH WAY IN THE CONCRETE EXTENTION.



LEGEND

NEW	PROPOSED
(E)	EXISTING
————	PROPERTY LINE
-----	EASEMENT LINE
- - - -	LEASE AREA
— — — —	CREEK CENTER LINE
—X—	FENCE LINE
—OHP—	OVERHEAD POWER
—OHF—	OVERHEAD FIBER
—UGP—	UNDERGROUND POWER CONDUIT
—UGF—	UNDERGROUND FIBER CONDUIT
—GAS—	UNDERGROUND GAS
—SF—	SILT FENCE
—SS—	SANITARY SEWER
—GUY—	GUYED WIRE UNDERGROUND
—WTR—	WATER LINE

SITE REFERENCE NOTE:
SITE LAYOUT IS BASED DESIGN VISIT BY ALLPRO CONSULTING GROUP, INC., ACG# 25-2603, DATED 05/08/2025, & PRELIMINARY SURVEY BY WIMBERLEY SURVEYING PROFESSIONALS, REV DATED 10/08/25. IF ANY DISCREPANCY IS NOTED BETWEEN ACTUAL SITE LAYOUT AND THIS DRAWINGS, PLEASE NOTIFY ALLPRO FOR REDESIGN.

FLOOD NOTE:
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SITE PLAN APPROVAL SHEET 28 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
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EXPIRATION DATE CASE MANAGER V. ESCAMILLA

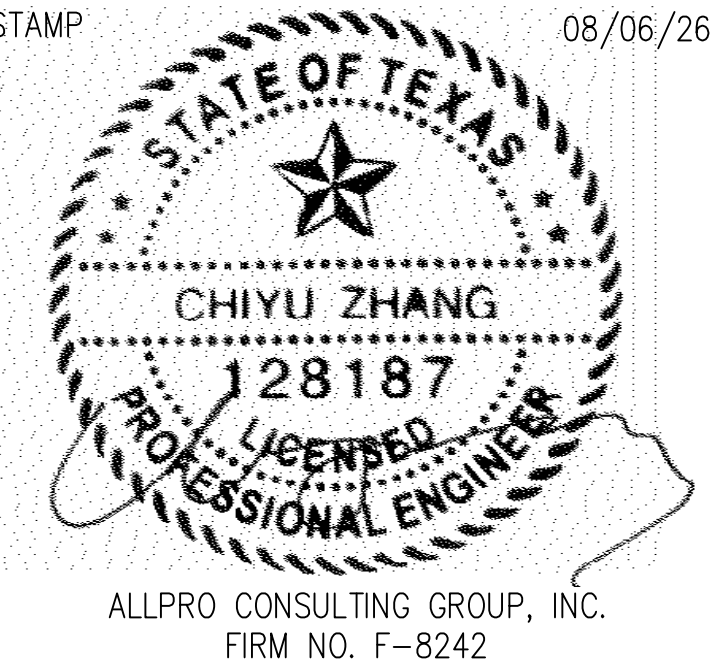
CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 CORRECTION 1
REV. 2 CORRECTION 2
REV. 3 CORRECTION 3

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ACGI NO:	26-2220
DRAWN BY:	YZ
CHECKED BY:	CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	05/05/26	CMU WALL DESIGN	YZ
1	07/10/26	REVISED PER COMMENTS	YZ
2	08/06/26	REVISED PER COMMENTS	YZ



SITE INFORMATION
VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
CMU WALL ELEVATION

SHEET NUMBER:
S-4

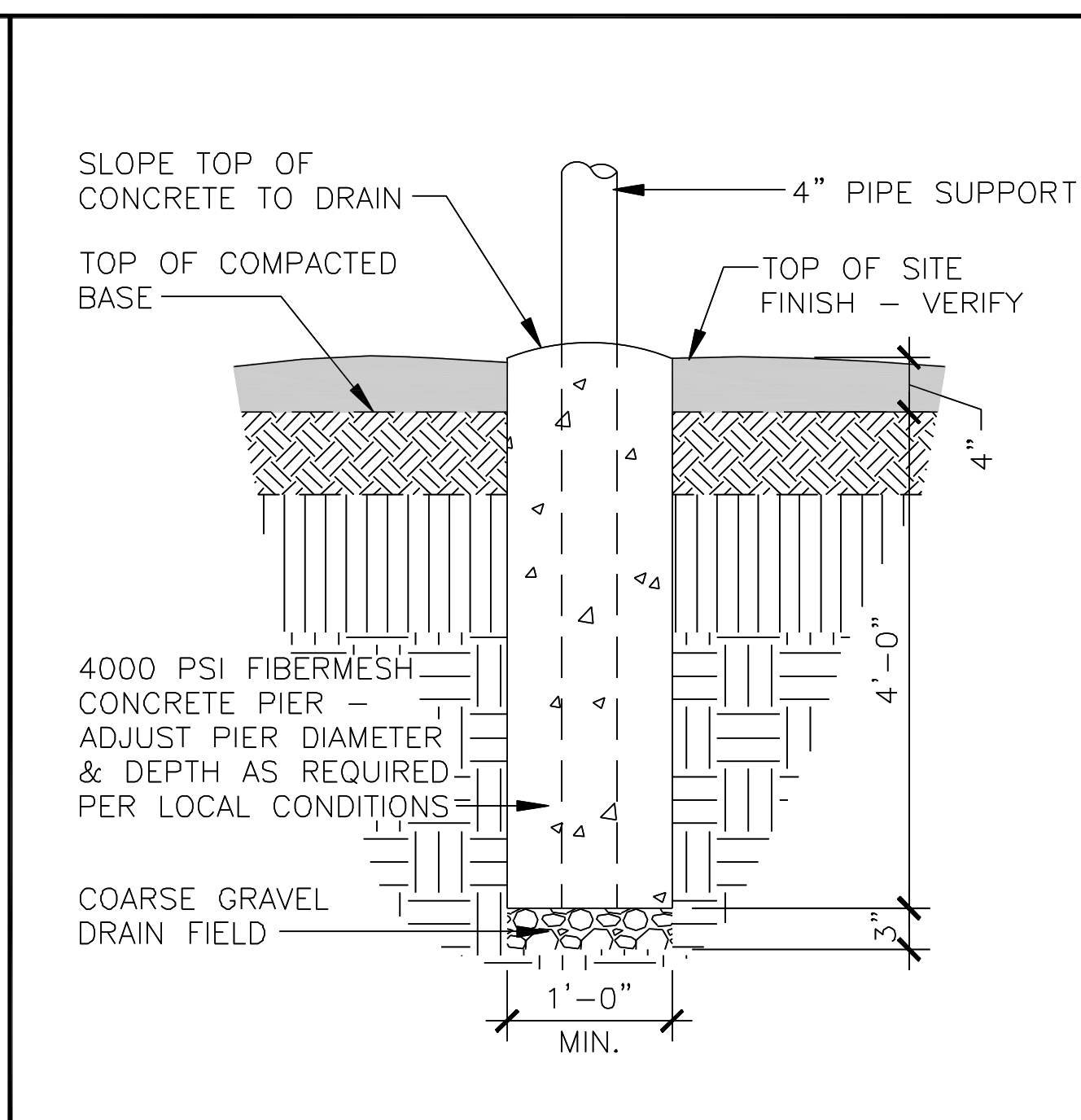
SPECIAL USE PERMIT NUMBER:
SUP 26-03

CMU WALL ELEVATION

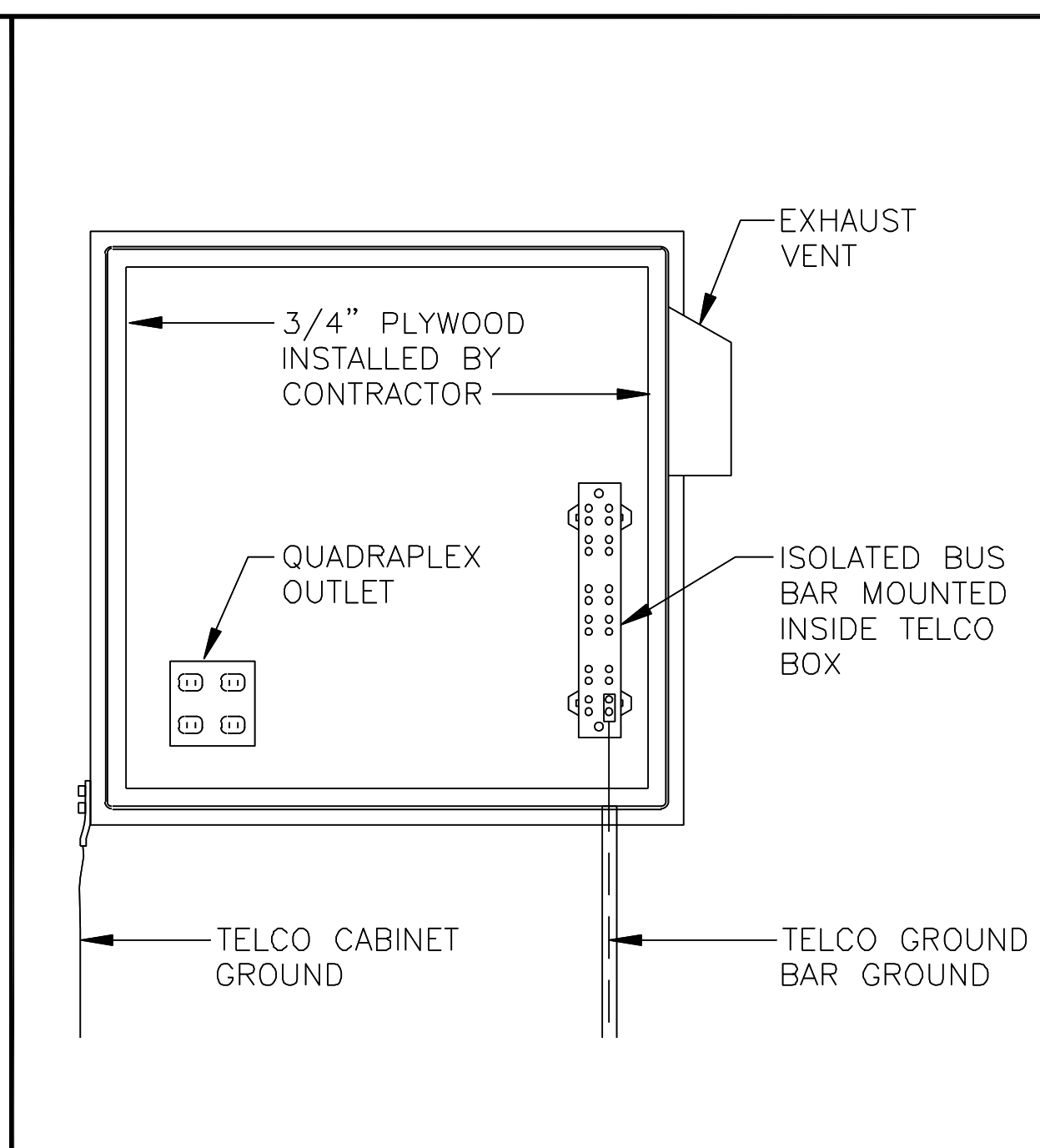
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(OR) 1/8" = 1'-0" (11x17)

1

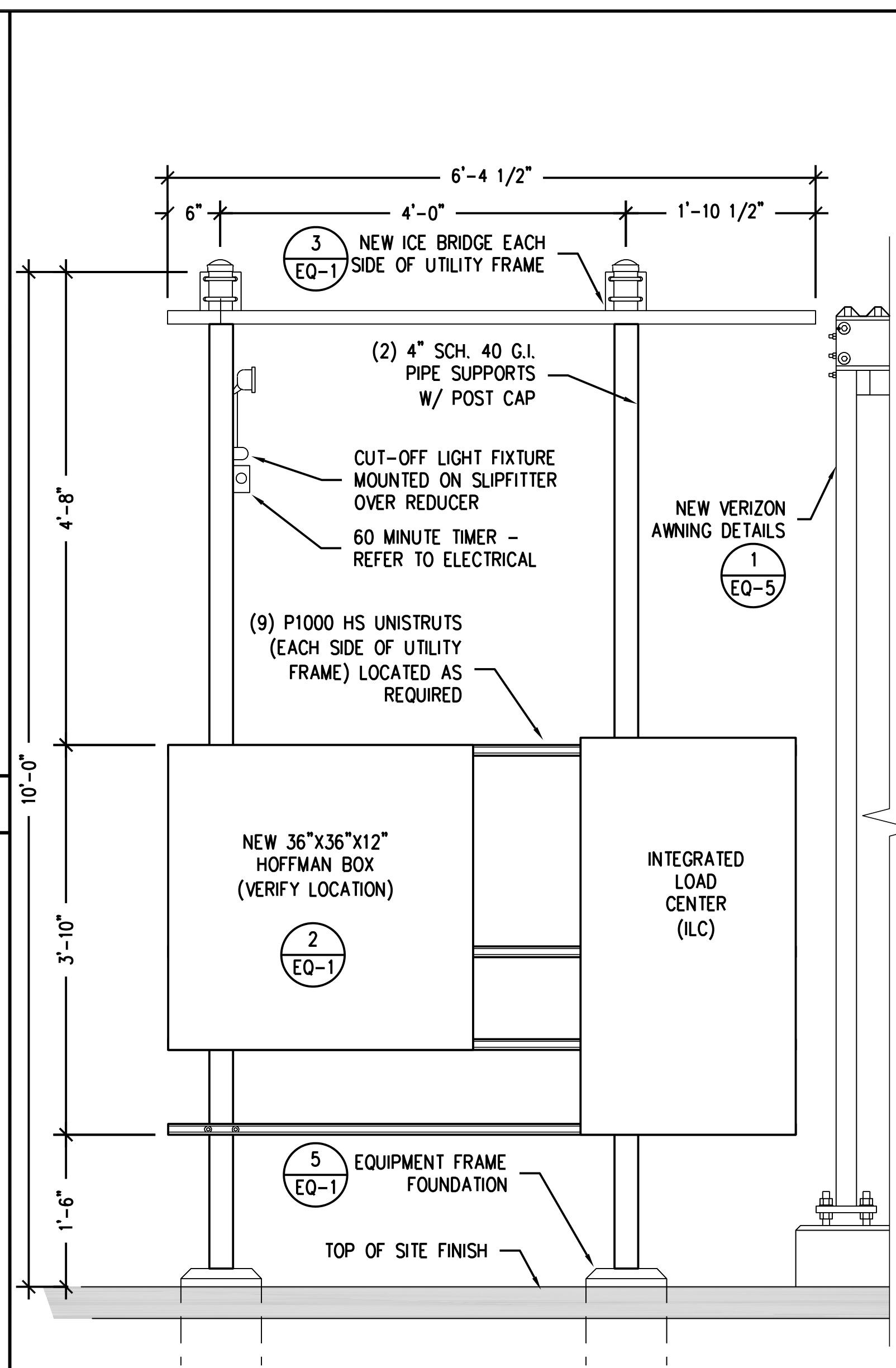
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NTS	



SCALE:	5
NTS	



SCALE:	2
NTS	



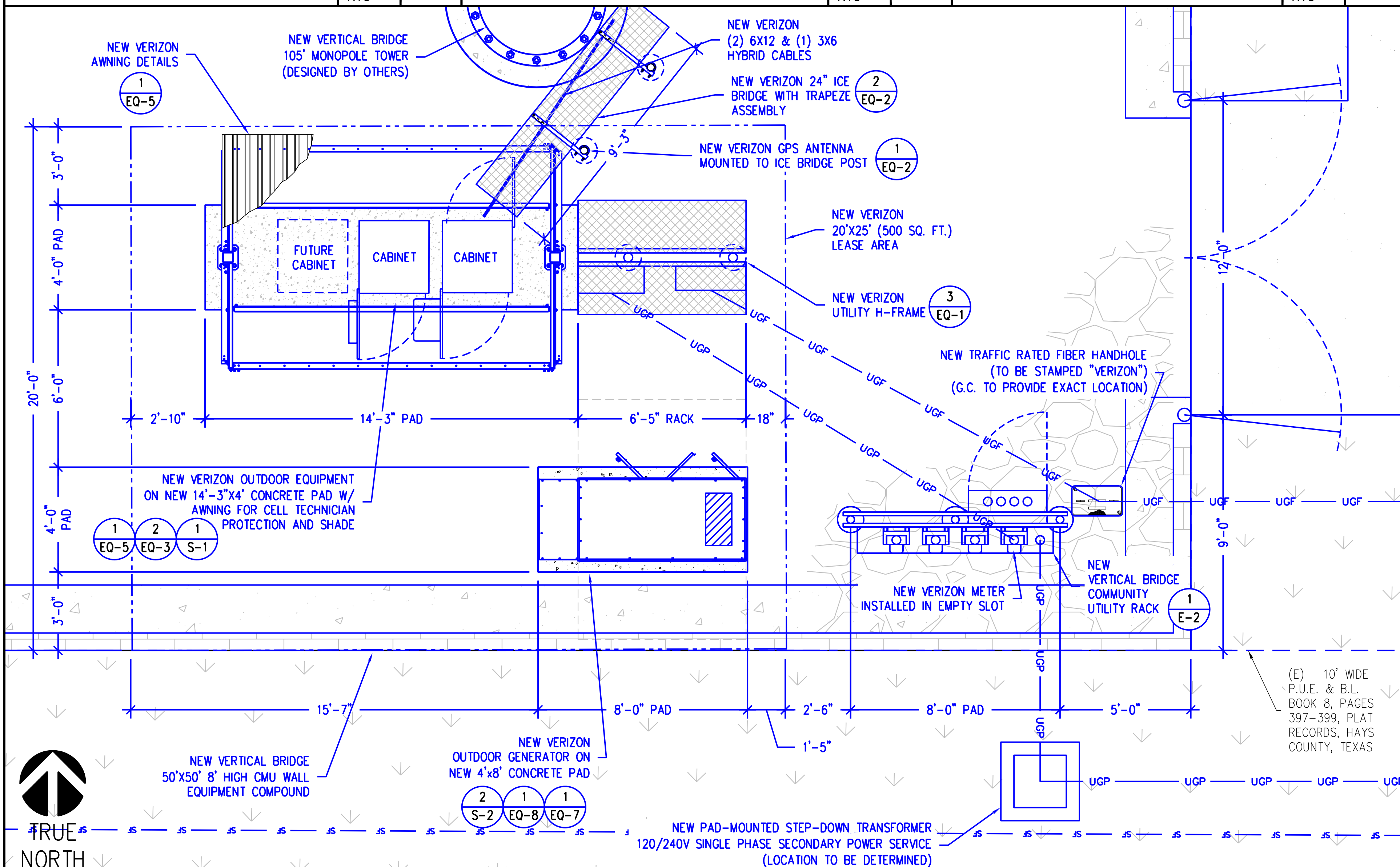
SCALE:	3
NTS	

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SITE PLAN APPROVAL SHEET 30 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

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EQUIPMENT PLAN

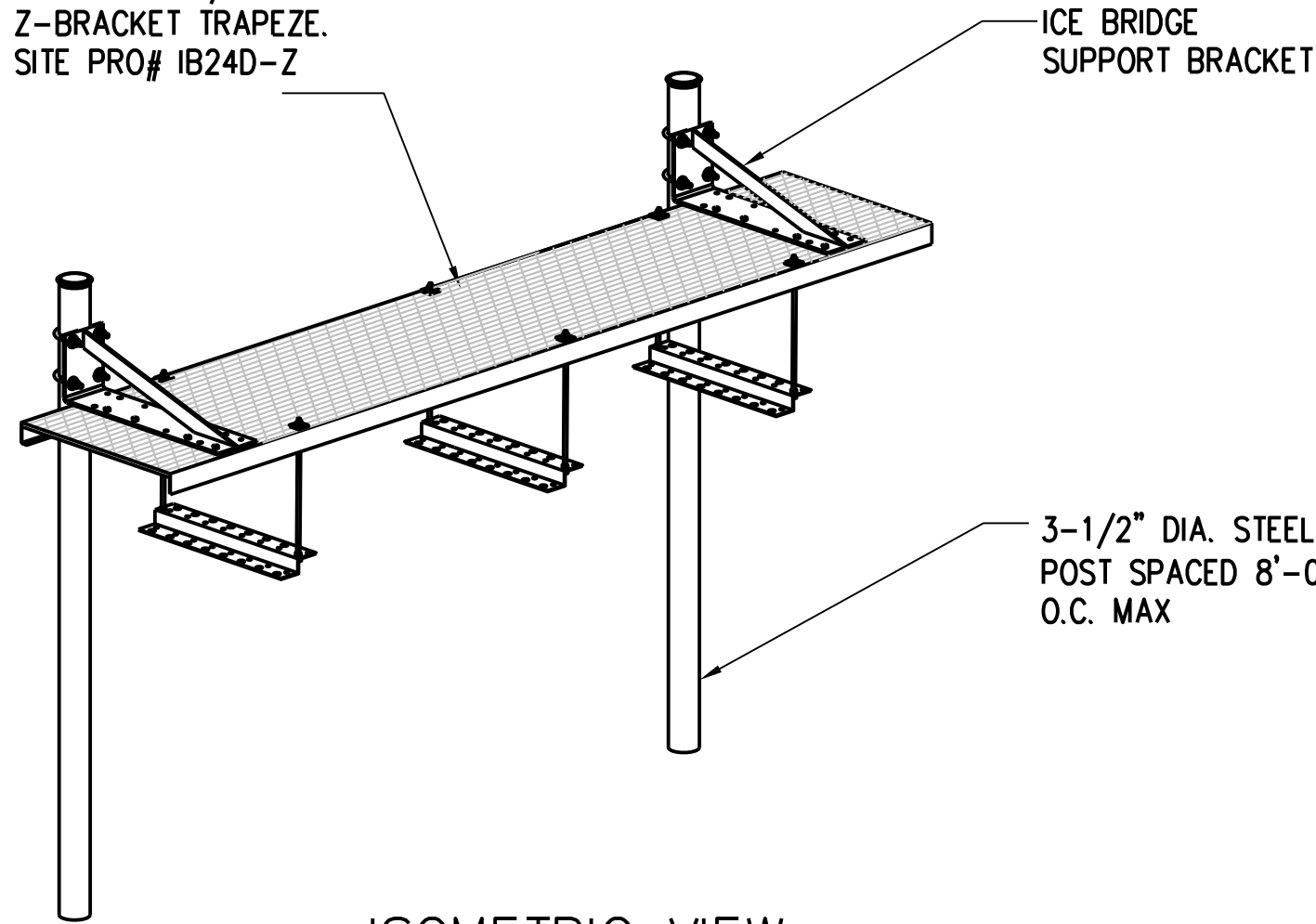


SCALE: $\frac{3}{8}" = 1'-0"$ (24x36)
(OR) $\frac{3}{16}" = 1'-0"$ (11x17)

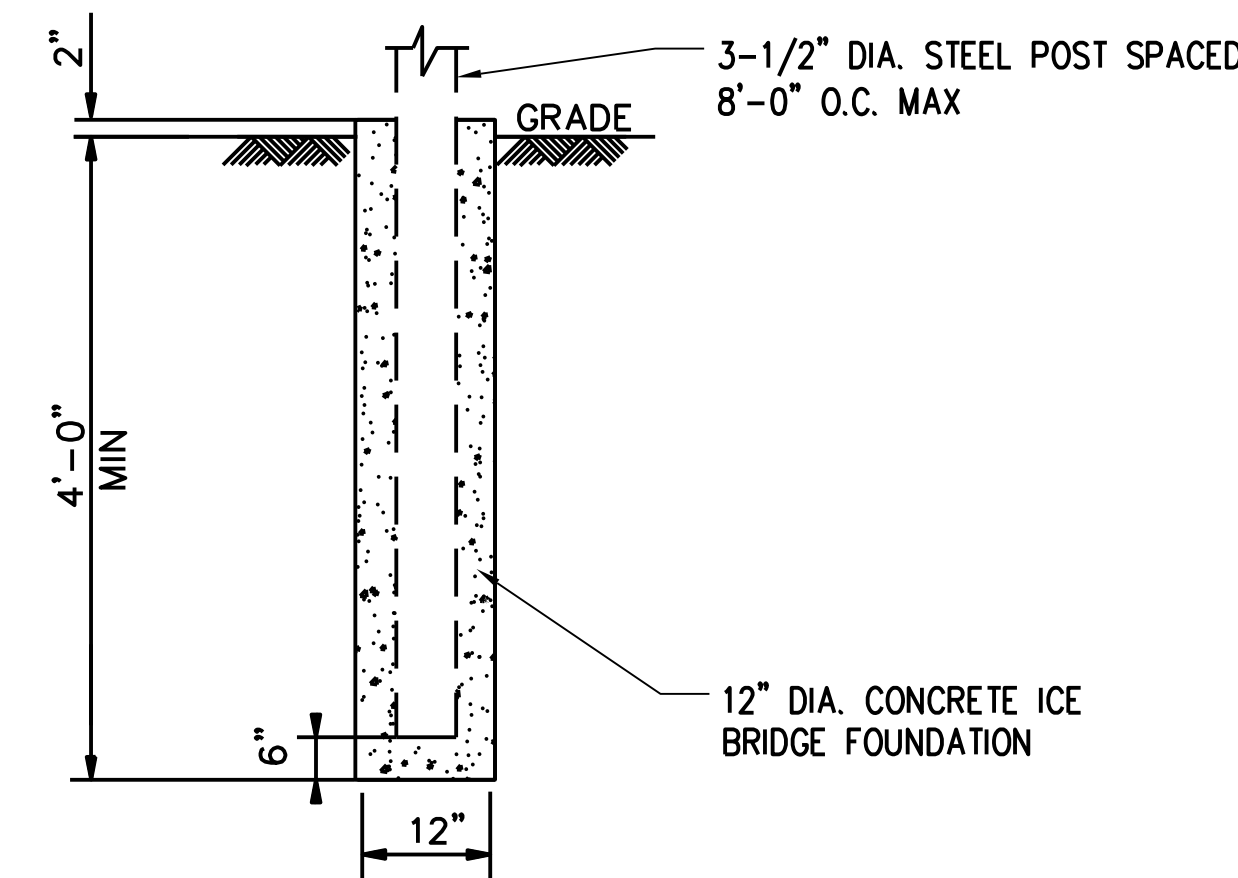
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NOTE:
DETAIL IS FOR
REFERENCE ONLY

(N) 24" WIDE ICE
BRIDGE KIT W/
Z-BRACKET TRAPEZE.
SITE PRO# IB24D-Z



ISOMETRIC VIEW



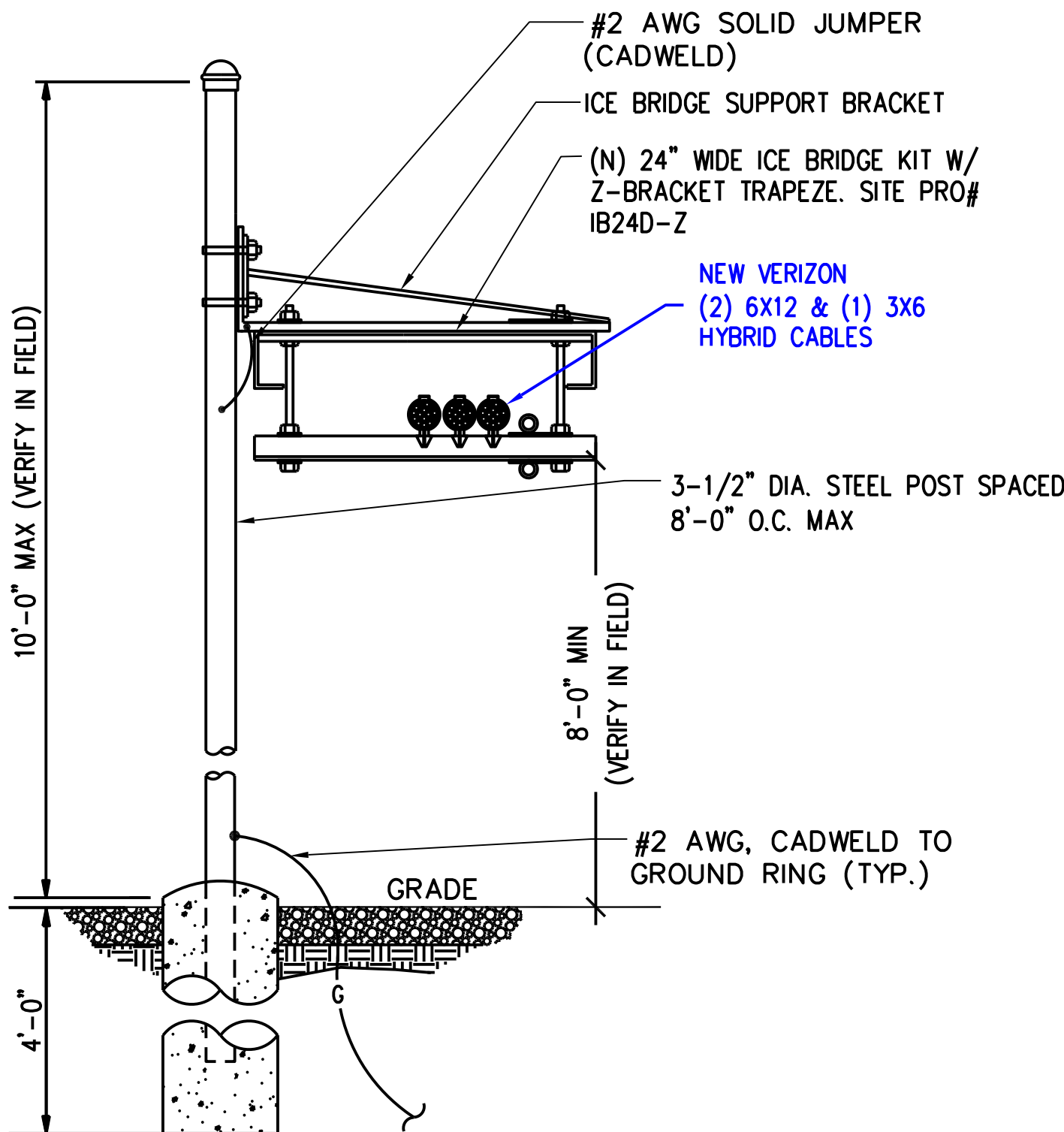
SECTION DETAIL

NOTES:

1. WHEN USING COMPONENTS AS SHOWN IN STANDARD DETAIL, MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE SECTION OF BRIDGE CHANNEL SHALL BE 8'-0"
2. WHEN USING COMPONENTS FOR SPlicing BRIDGE CHANNEL SECTIONS, THE SPLICE SHOULD BE PROVIDED AT THE SUPPORT, IF POSSIBLE, OR AT A MAXIMUM OF 2 FEET FROM THE SUPPORT.
3. WHEN USING COMPONENTS, SUPPORT SHOULD BE PROVIDED AS CLOSE AS POSSIBLE TO THE END OF THE ICE BRIDGE, WITH A MAXIMUM CANTILEVER OF 2' FROM THE SUPPORT AT THE END.

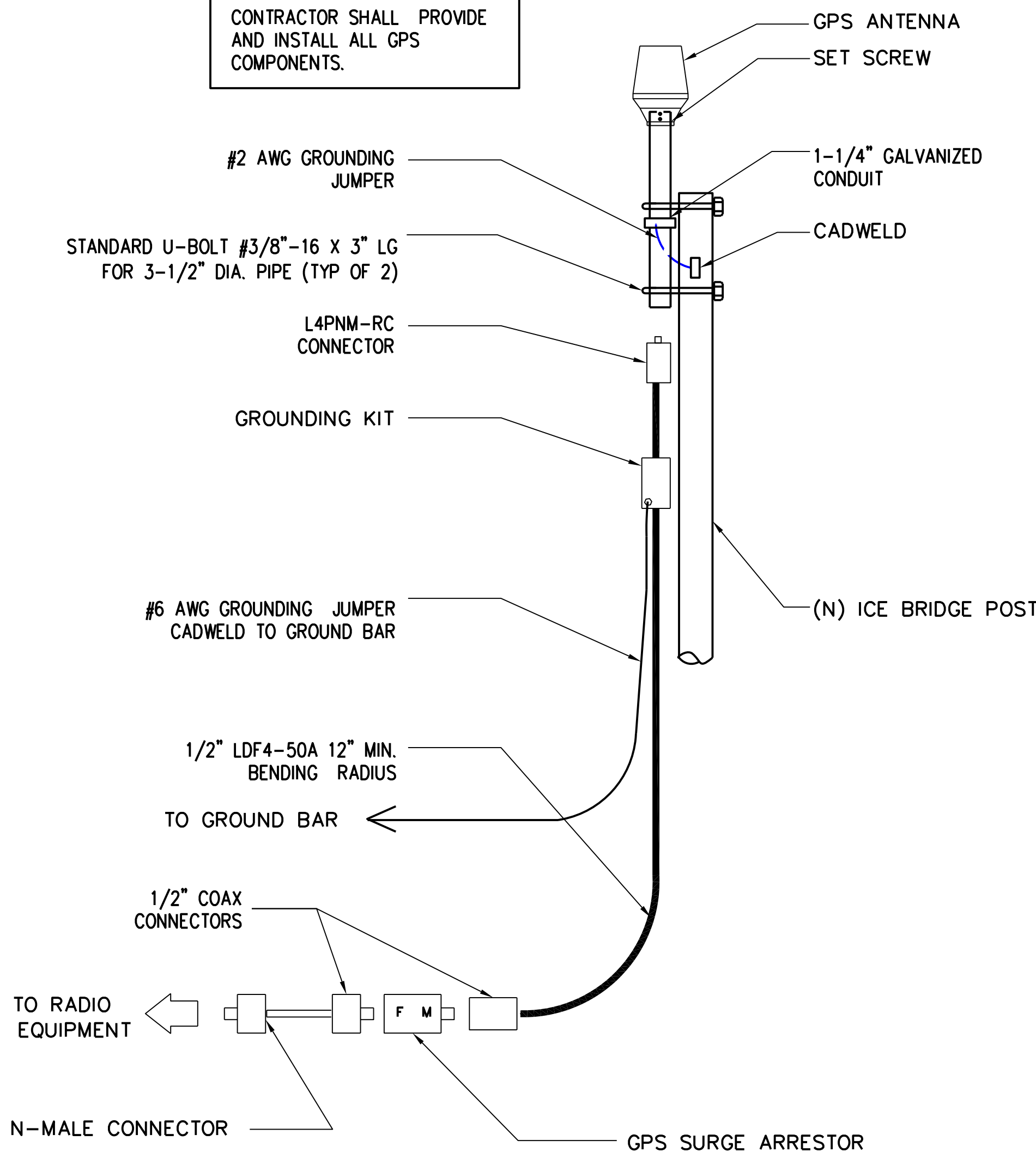
4. DEVIATIONS FROM STANDARDS FOR COMPONENT INSTALLATIONS ARE PERMITTED WITH THE RESPECTIVE MANUFACTURER'S APPROVAL.
5. CUT BRIDGE CHANNEL SECTIONS SHOULD HAVE RAW EDGES TREATED WITH A MATERIAL TO RESTORE THE CUT EDGES TO THE ORIGINAL CHANNEL, OR EQUIVALENT, FINISH.

NOTE:
ALL MOUNTING HARDWARE IS
INCLUDED IN ICE BRIDGE KIT.
CONTRACTOR TO VERIFY



FRONT VIEW

CONTRACTOR SHALL PROVIDE
AND INSTALL ALL GPS
COMPONENTS.



GPS ANTENNA

SCALE:
NTS 1

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 31 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 CORRECTION 1
REV. 2 CORRECTION 2
REV. 3 CORRECTION 3

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

ICE BRIDGE DETAILS

SCALE:
NTS 2

NOT USED

SCALE:
NTS 3

verizon
600 HIDDEN RIDGE
IRVING, TX 75038

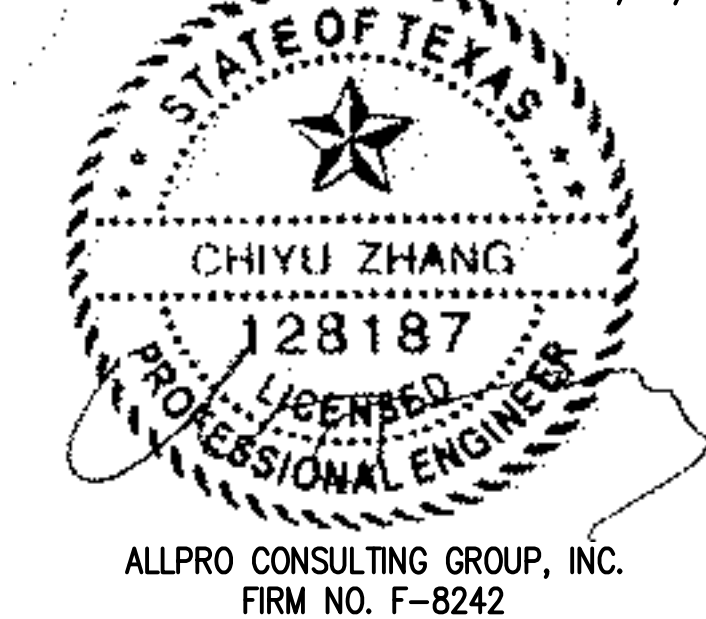
verticalbridge
22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

ALLPRO
CONSULTING GROUP, INC.
9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allprocgl.com
Firm No. F-8242

ACGI NO: 24-4000
DRAWN BY: CG
CHECKED BY: CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26



SITE INFORMATION
VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

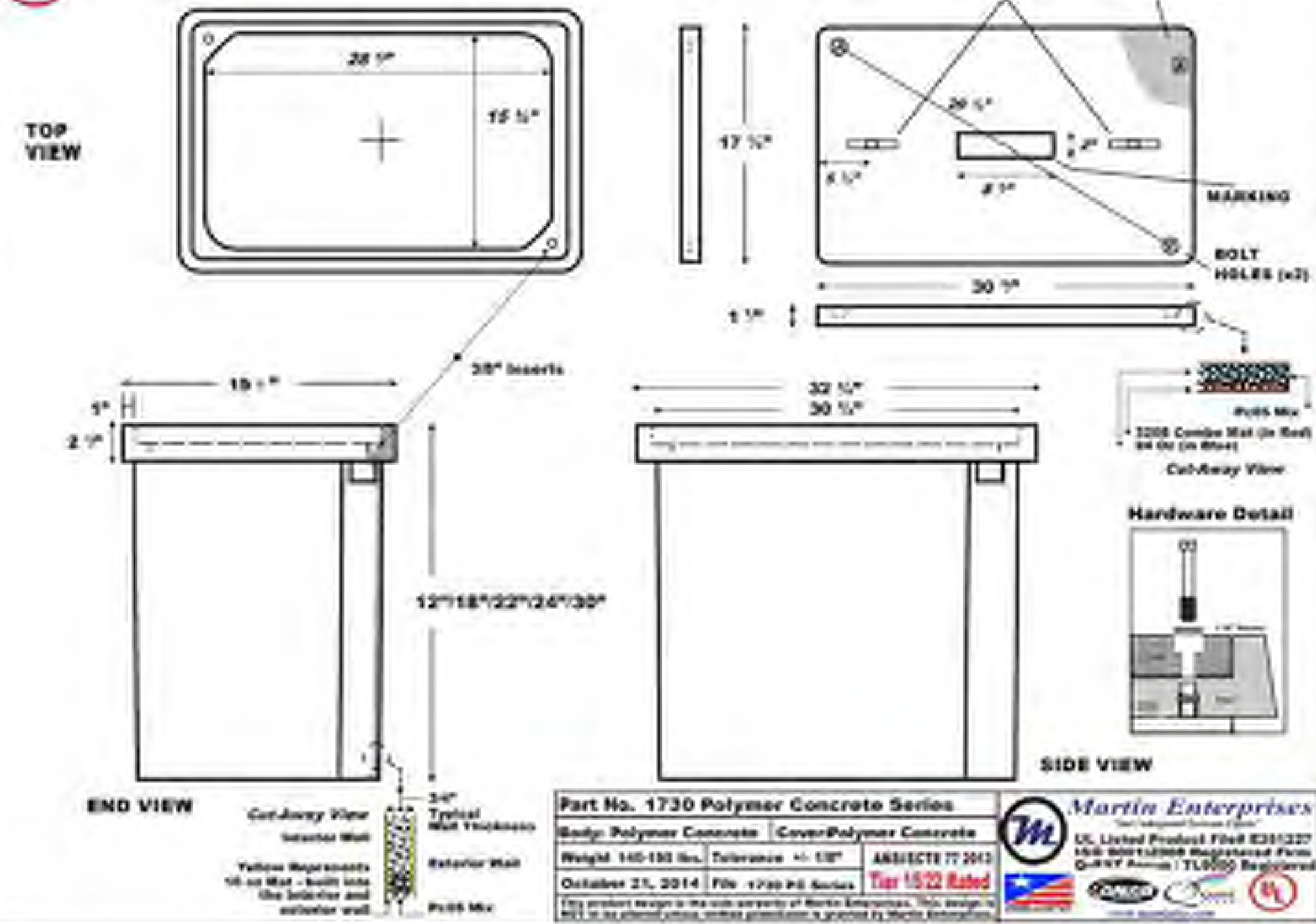
SHEET TITLE:
DETAILS

SHEET NUMBER:
EQ-2

SPECIAL USE PERMIT NUMBER:
SUP 26-03

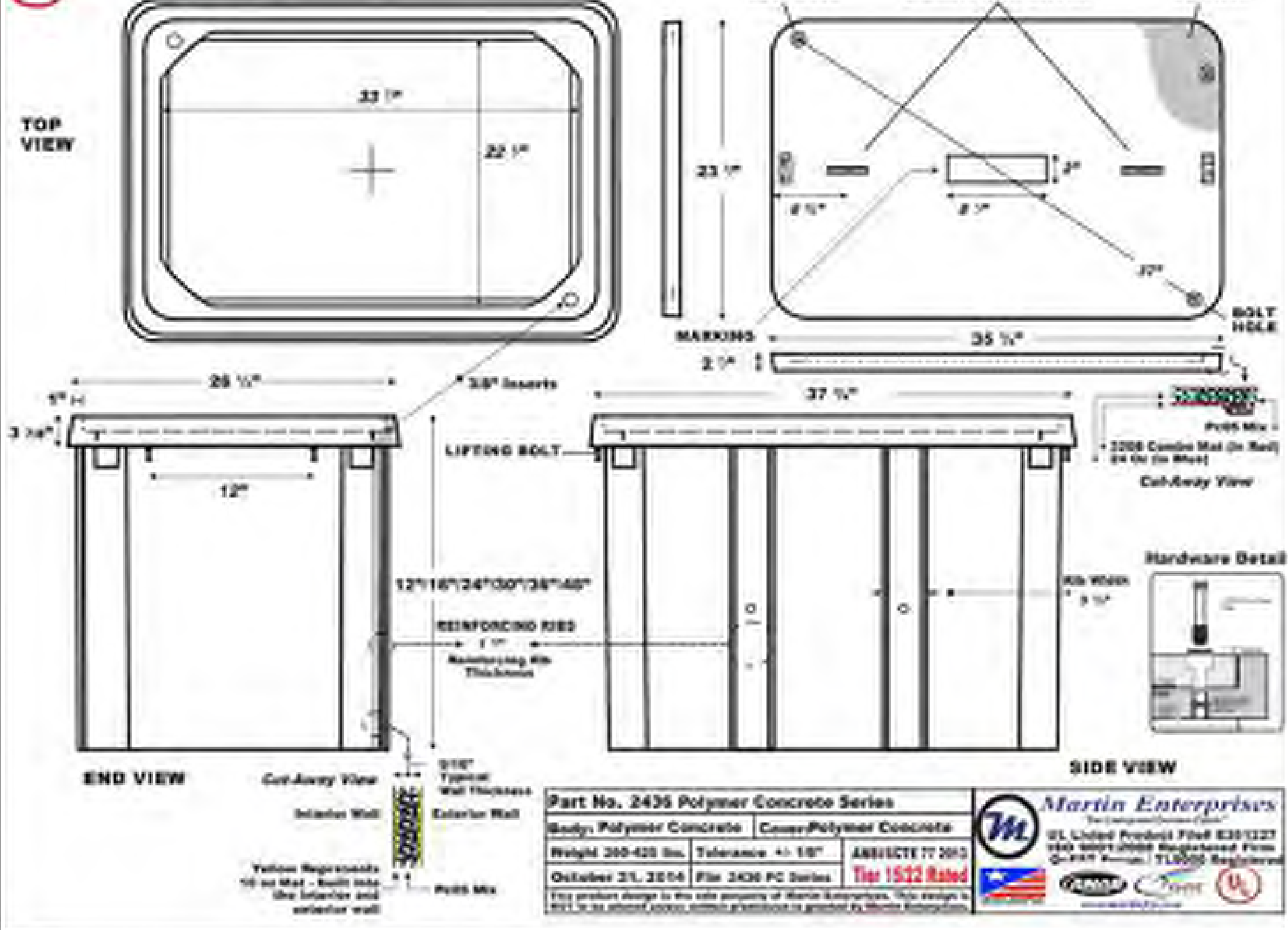
1730 Polymer Concrete Series / Tier 15 & 22

UL Listed Product



2436 Polymer Concrete Series / Tier 15 & 22

UL Listed Product



NOTE: GC TO FIELD VERIFY EXACT LOCATION TO PLACE HANDHOLE(S)

GENERAL CONTRACTOR NOTE:
G.C. TO VERIFY HH SIZE, THAT WILL BE DECIDED WHICH TO USE ON A SITE BY SITE BASIS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 33 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 CORRECTION 1
REV. 2 CORRECTION 2
REV. 3 CORRECTION 3

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HAND HOLE SPECIFICATION

SCALE: 1 NTS

verizon

600 HIDDEN RIDGE
IRVING, TX 75038

verticalbridge

22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

ALLPRO

CONSULTING GROUP, INC.

9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allprocgi.com
Firm No. F-8242

ACGI NO: 24-4000

DRAWN BY: CG

CHECKED BY: CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

Hand-mount antenna bracket 08/20/26

Dual-mount antenna bracket

- Enables optimal spacing for low-band 4T4R beamformers allowing for two of the same antenna on one bracket
- Mechanical fit in line with specified antenna
- Spacing achieved can be 34", 2", or 12" (edge-to-edge dependent on antenna model)
- Compatible with MX*, MC*, XTC*, CTC* antenna range

Spacing options between dual antennas

XTC* and CTC* models	2 of same antennas locked at 2" spacing
Example: (2) XTC600-750-160 V can be locked at:	
MX*, MC* models	2 of same antennas locked at 34", 2", or 12" spacing (see above image)
Example: (2) MX600-750-160 V can be locked at 2" or 12" spacing	

ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION
VERTICAL BRIDGE SITE NAME:
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VERTICAL BRIDGE SITE #:
US-TX-6418

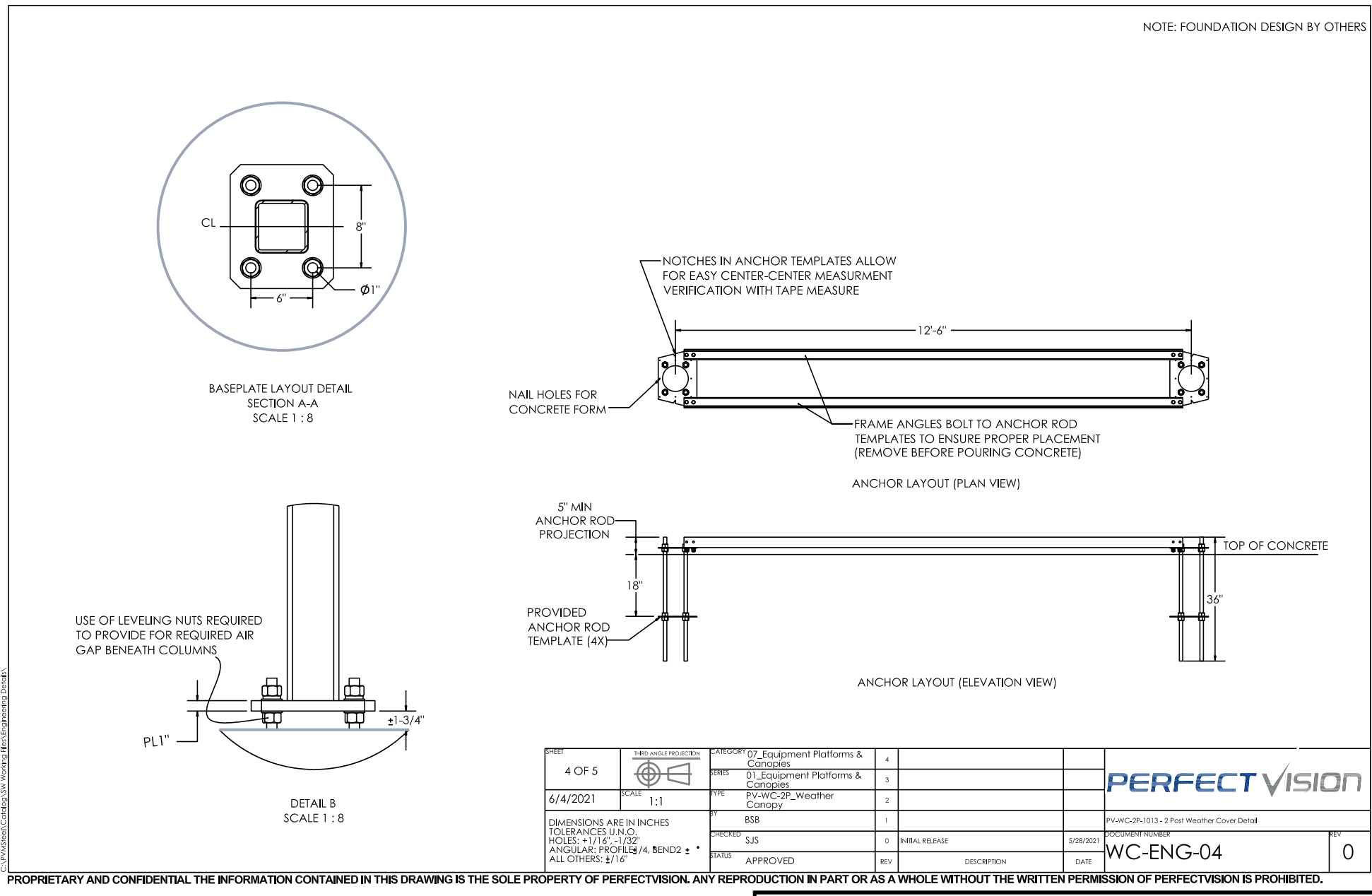
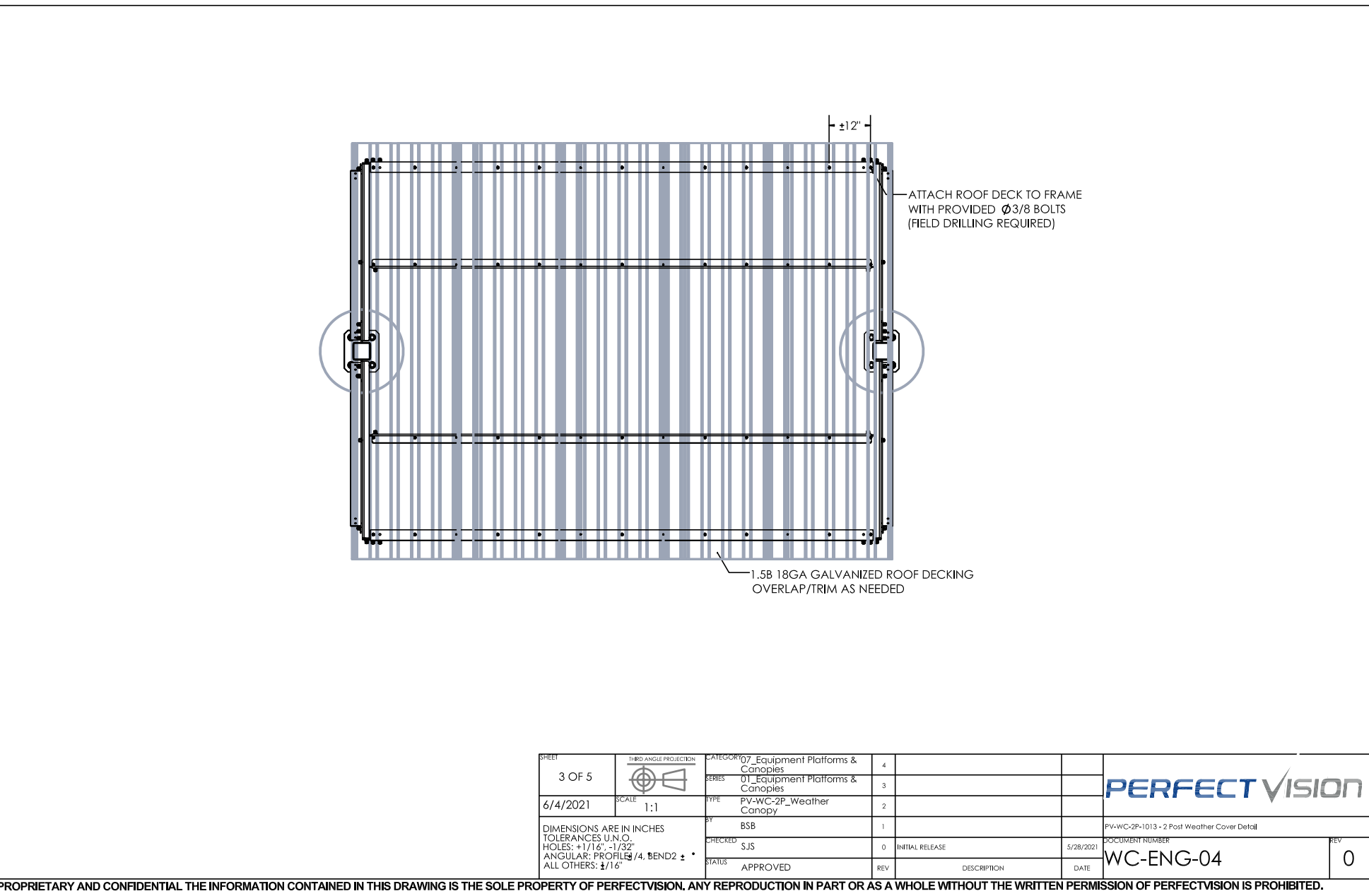
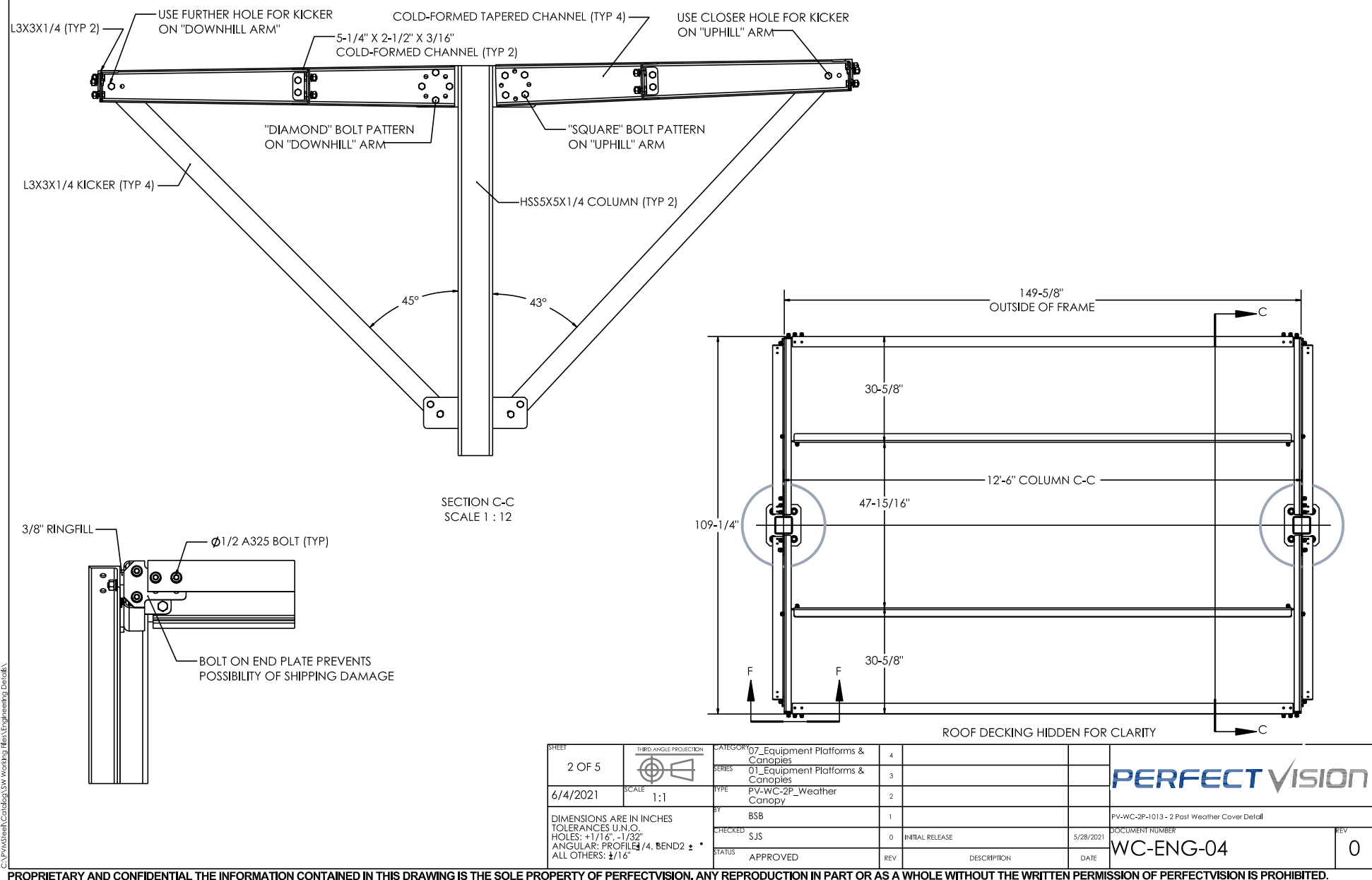
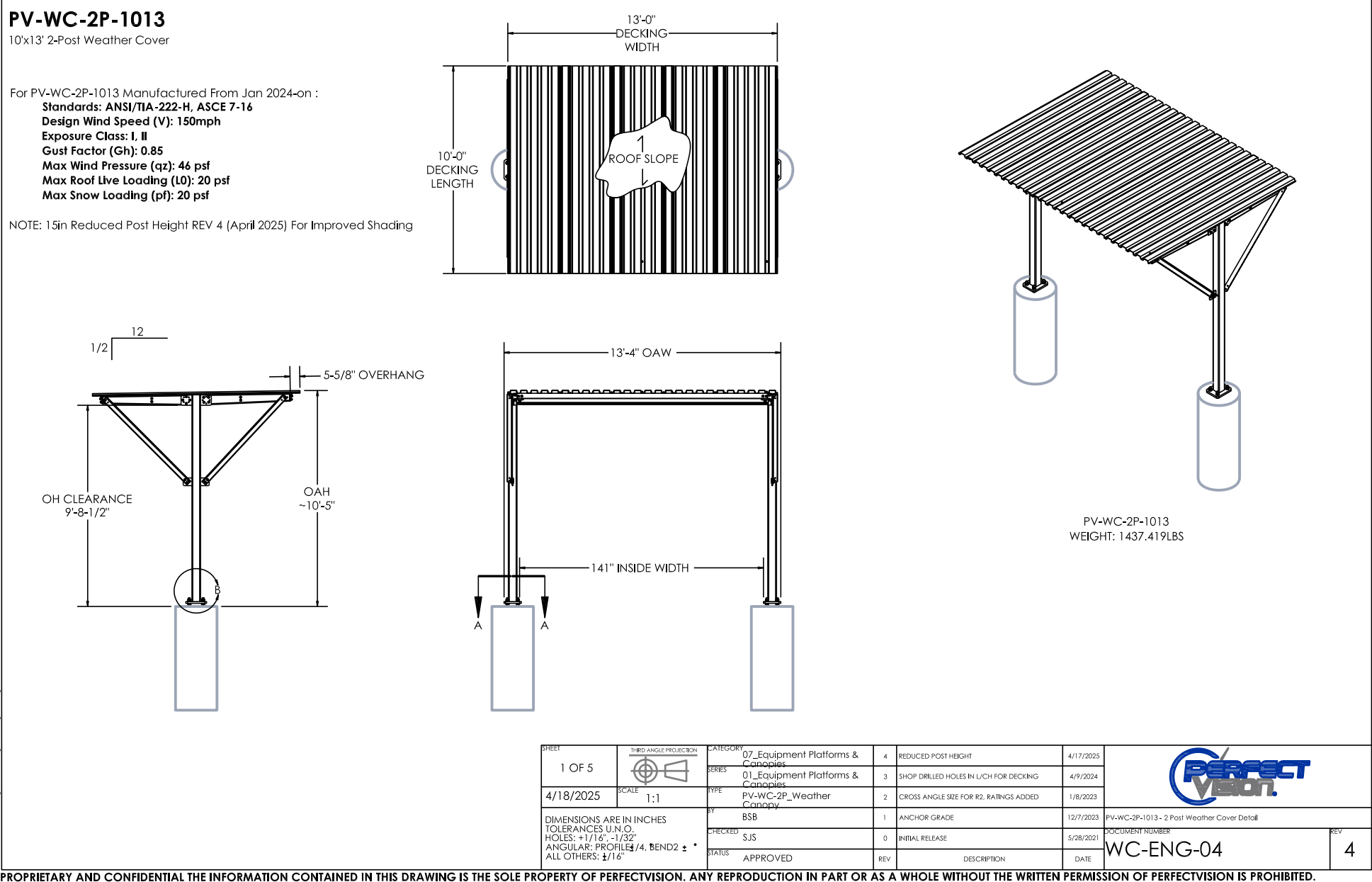
VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
HAND HOLE SPECIFICATION

SHEET NUMBER:
EQ-4

SPECIAL USE PERMIT NUMBER:
SUP 26-03



NOTE:
FOR REFERENCE ONLY, NO GEOTECH AND SOIL DATA PROVIDED TO ALLPRO, TO BE
VERIFIED BY OTHERS, AWNING DESIGN BY OTHERS, NO DESIGN LIABILITY BY ALLPRO.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 34 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 CORRECTION 1
REV. 2 CORRECTION 2
REV. 3 CORRECTION 3

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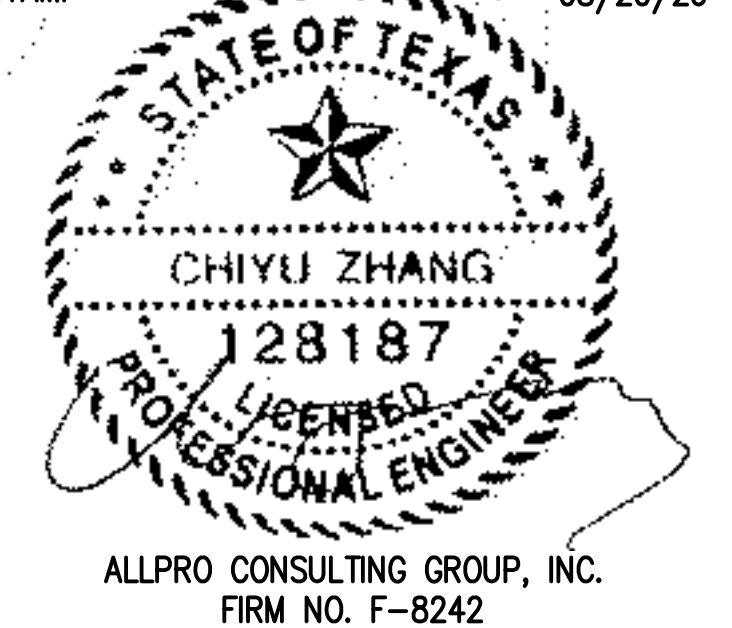


ACGI NO: 24-4000

DRAWN BY: CG

CHECKED BY: CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR



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VERTICAL BRIDGE SITE #:
US-TX-6418

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VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
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BUDA, TX 78610
HAYS COUNTY

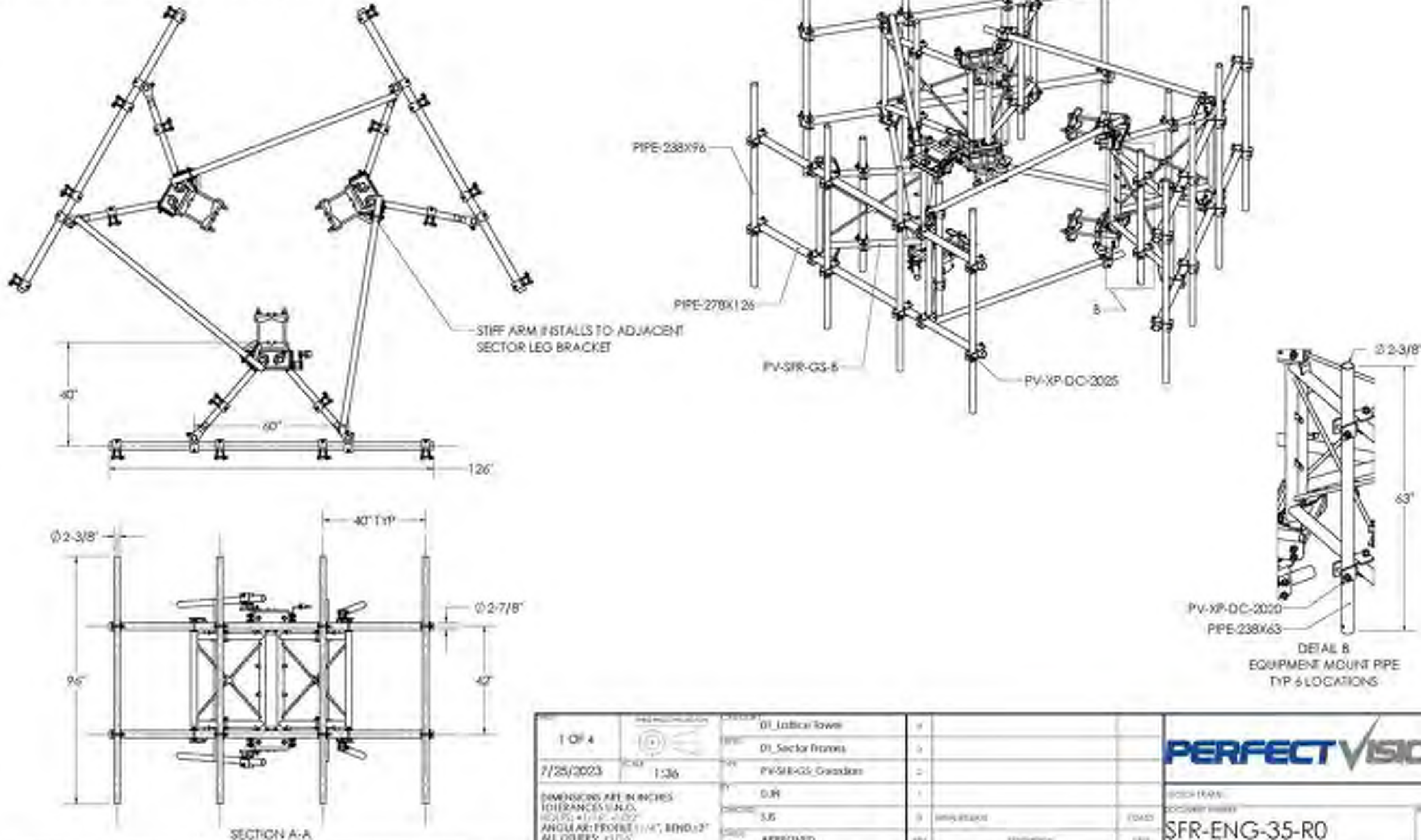
SHEET TITLE:
**AWNING DETAILS -
DESIGNED BY OTHERS**

SHEET NUMBER:
EQ-5

SPECIAL USE PERMIT NUMBER:
SUP 26-03

PV-SFR-GS3X10-25-EP-AP1 (LATTICE TOWER)
PV-SFRGS-MP10M-25-EP-AP1 (MONOPOLE)

10' 6" FACE SECTOR FRAME, INCLUDED EQUIPMENT MOUNT PIPE



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NOTE:
FOR REFERENCE ONLY.
MOUNT REVIEW BY OTHERS.

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SITE PLAN APPROVAL SHEET 35 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
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EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
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REV. 1 CORRECTION 1
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MOUNT SPECIFICATION SHEET

SCALE:
NTS

1

verizon

600 HIDDEN RIDGE
IRVING, TX 75038

verticalbridge

22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

ALLPRO

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www.allprocg.com
Firm No. F-8242

ACGI NO: 24-4000

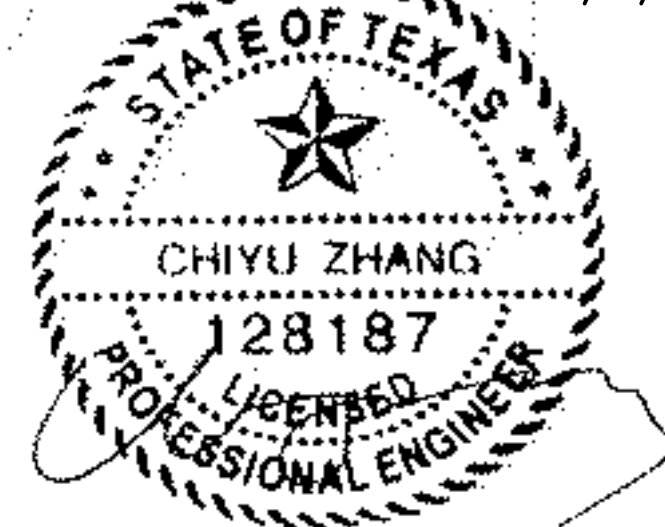
DRAWN BY: CG

CHECKED BY: CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26



ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION
VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

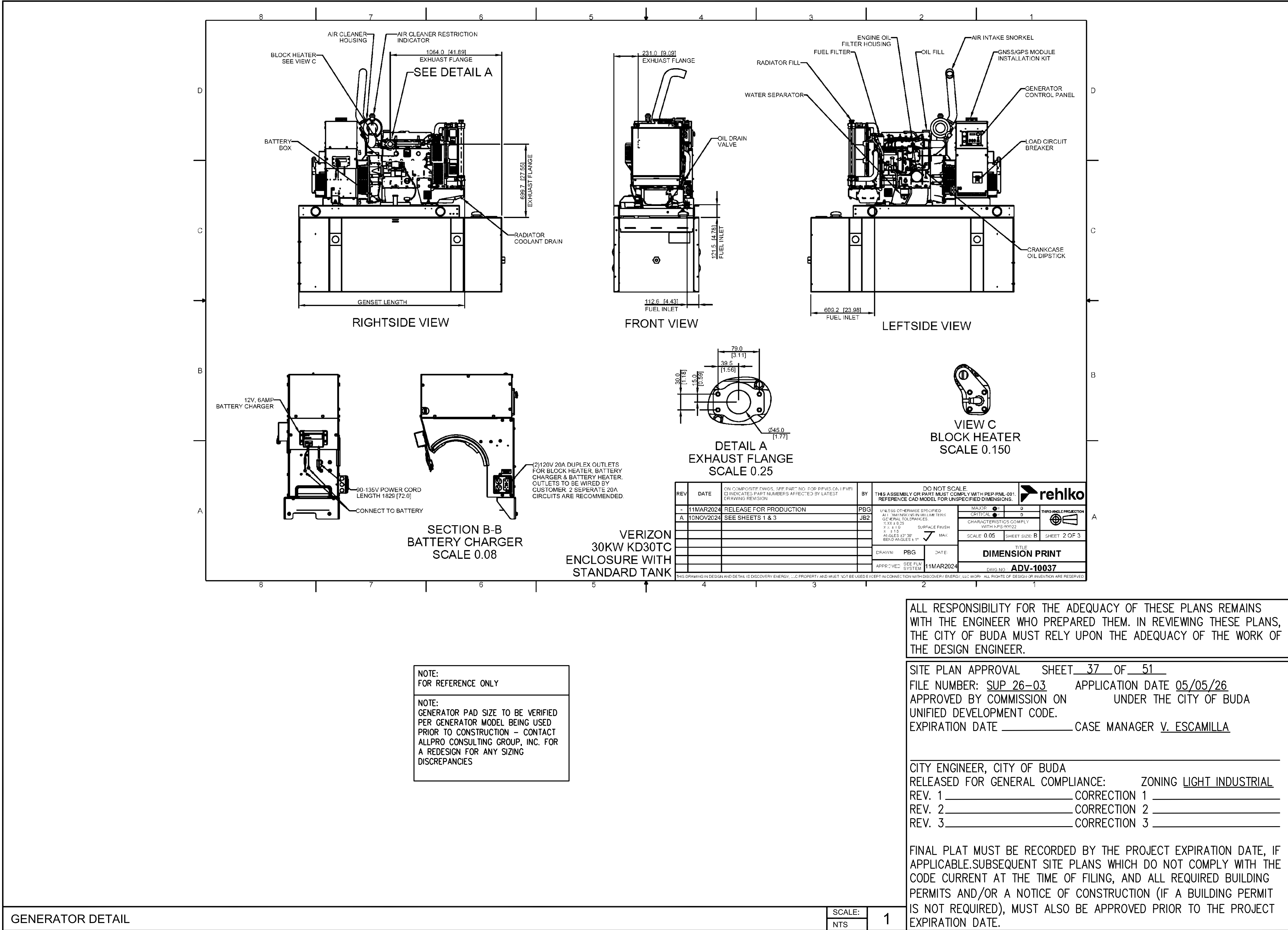
ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
MOUNT SPECIFICATION SHEET

SHEET NUMBER:

EQ-6

SPECIAL USE PERMIT NUMBER:
SUP 26-03

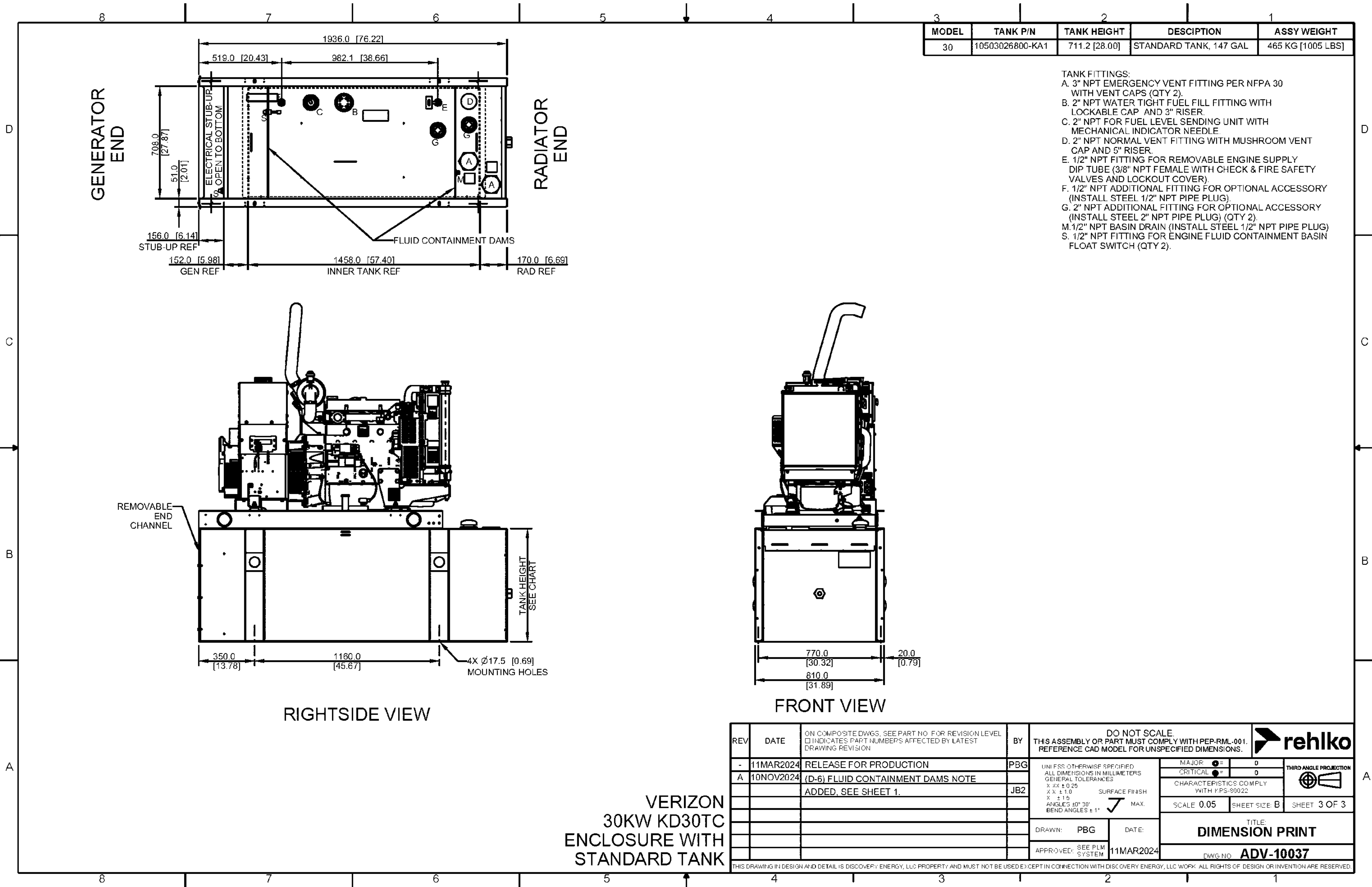


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SITE PLAN APPROVAL SHEET 38 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

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600 HIDDEN RIDGE
IRVING, TX 75038



22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444



9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allprocgi.com
Firm No. F-8242

ACGI NO: 24-4000

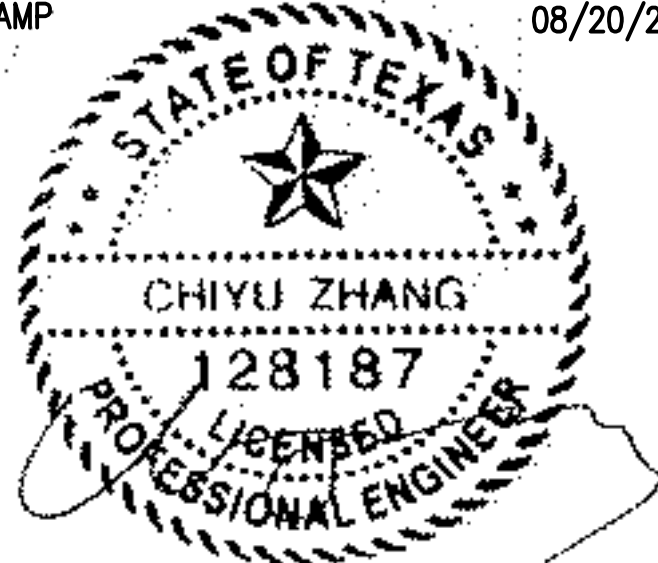
DRAWN BY: CG

CHECKED BY: CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26



ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION
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BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

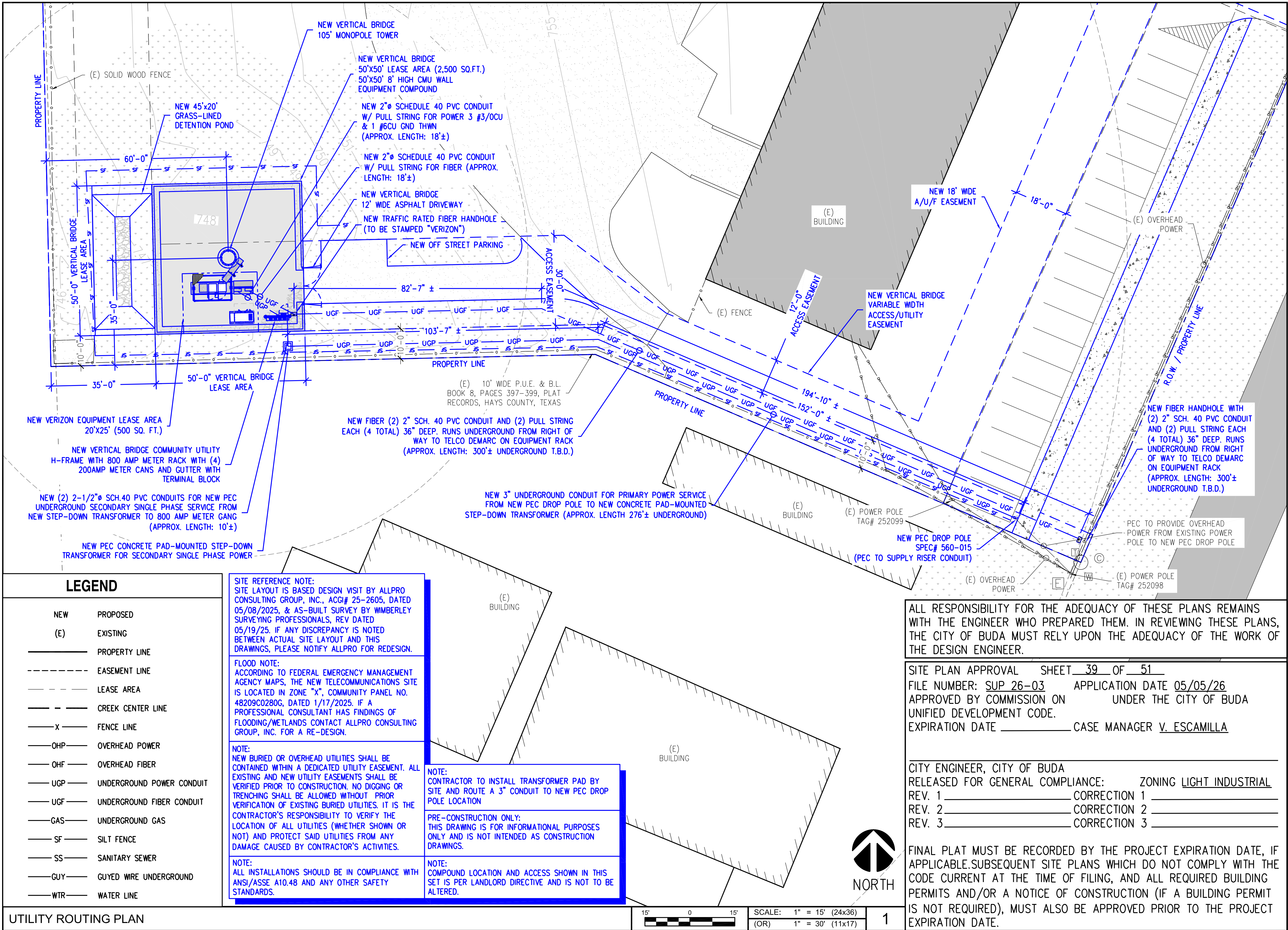
ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

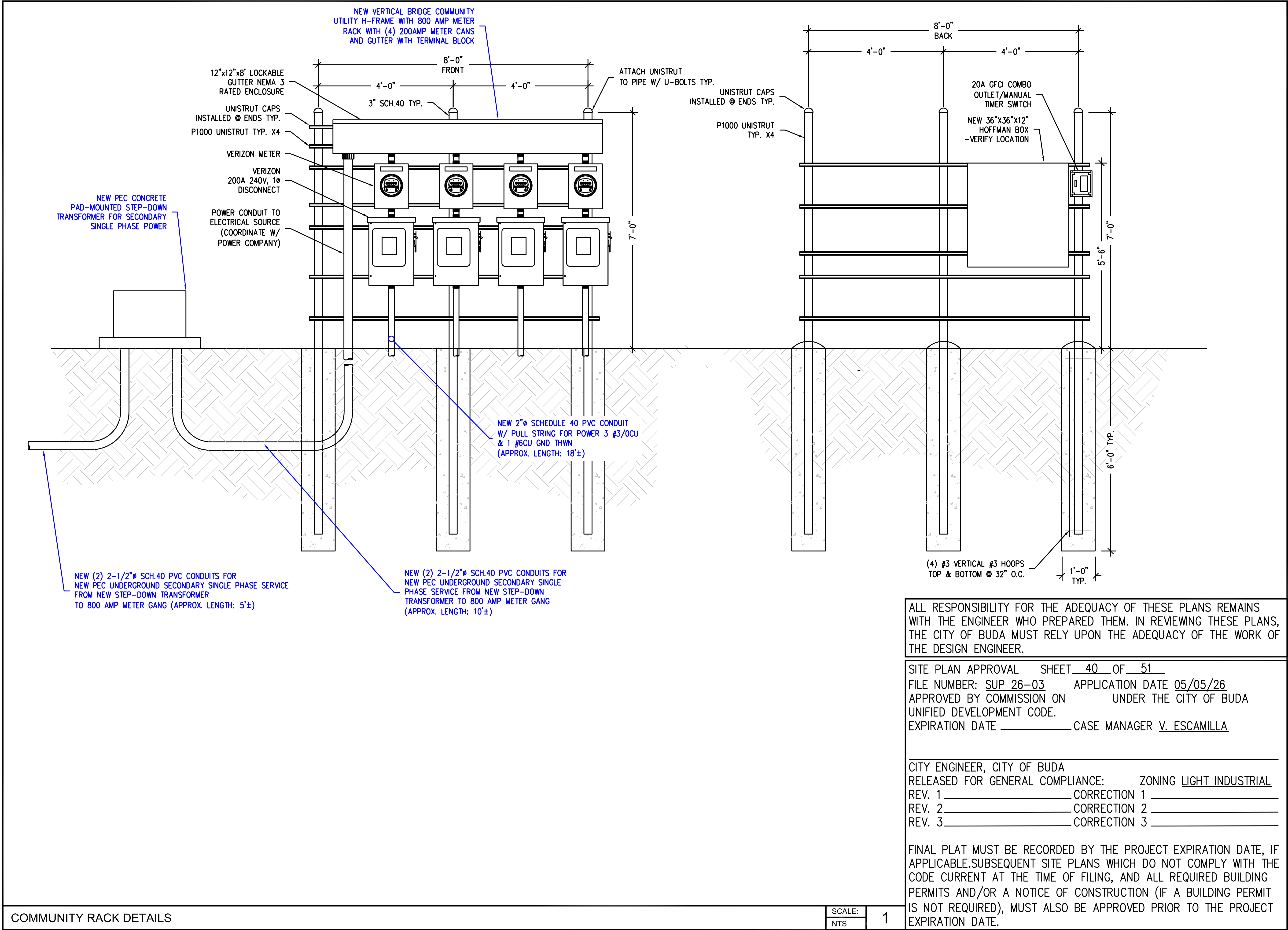
SHEET TITLE:
GENERATOR DETAIL

SHEET NUMBER:

EQ-9

SPECIAL USE PERMIT NUMBER:
SUP 26-03





COMMUNITY RACK DETAILS

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 40 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
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verizon
600 HIDDEN RIDGE
IRVING, TX 75038

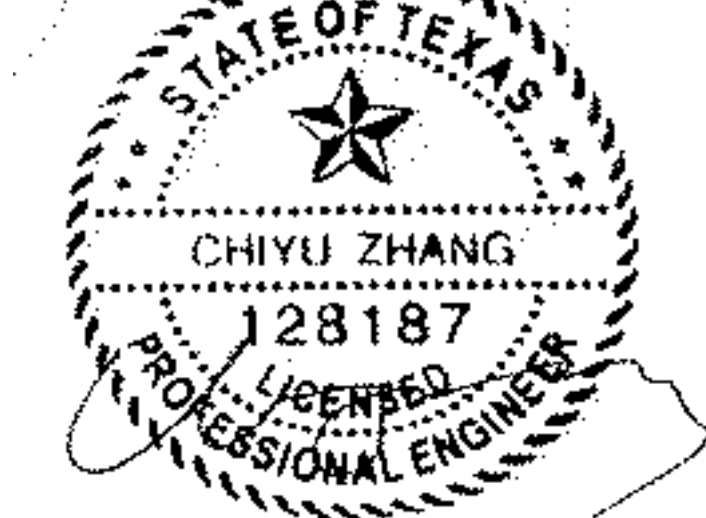
verticalbridge
22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

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DRAWN BY: CG
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2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26



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FIRM NO. F-8242

SITE INFORMATION
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VERTICAL BRIDGE SITE #:
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VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
**COMMUNITY RACK
DETAILS**

SHEET NUMBER:
E-2

SPECIAL USE PERMIT NUMBER:
SUP 26-03

OWP-FC-116-LED

LED Slimline Full Cut-Off Wall Pack Series

up to 30 Wattage / up to 4000 Lumens

TYPE W

UNION PACIFIC RR

SESCO LIGHTING



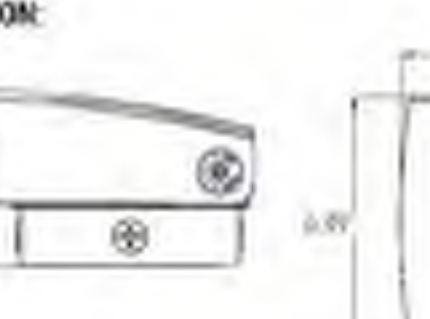
20' height or equivalent
15' height (depends on
mounting and offset)
lighting height

MULTILUMEN
SELECTOR

EASY 3 COLORS
SELECTOR

2000K • 4000K • 5000K

DIMENSION:








APPLICATIONS:

Slim wall pack is available for a variety of applications including building perimeter, entrances, walkways and security lighting. OWP series of luminaires provide a low profile architectural style with power of bright, energy efficient LEDs. It has a rugged aluminum construction with multi-mount capabilities. 0° to +92° tilt adjustments. For a building that has a modern or futuristic look.

FEATURES:

Construction
Sealed die-casting profile for outdoor applications.
Suitable for applications requiring 3G testing prescribed by ANSI C136.3.

Optics
CCT Selectable 2000K/4000K/5000K.
Lumen Packages from 1600/2800/4000 Selectable Lumen output.
No UV or IR in the beam.
Instant start, NO flickering, NO humming.

Electrical
Voltage (120/347V 50/60 Hz)
Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 50°C ambient environments.

LifeSpan
Estimated 50,000 hour LED life span based on IES LM-80 results and TM-21 calculations.

Warranty
Five year warranty.

Applications
Security, pathway and perimeter lighting, Building perimeters and walkways.

SPECIFICATIONS:

LUMENS	1500/2800/4000 lumens
WATTAGE	10W / 20W / 30W
CCT	3000/4000/5000
CRI	70
DIMMING	0-10V Dimming
LIGHT EFFICIENCY	up to 135 lm/W
VOLTAGE	120-347 VAC
POWER FREQUENCY	50/60 Hz
FINISH	Brushed, Black
APPLICABLE ENVIRONMENT	Dry/Wet location
WORKING TEMPERATURE	-40°C to 50°C (-40°F to 122°F)

Ordering Guide ▶ Example: **OWP-FC-116-LED-1500L/2800L/4000L-DIM10-120-347V-30K/40K/50K-BZ**

OWP-FC-116-LED	1500L-DIM10-120-347V-30K-BZ	BUG RATING: B1-U2-G0
-----------------------	------------------------------------	-----------------------------

SERIES

OWP-FC-116-LED

PERFORMANCE

1500L/2800L/4000L

DIMMING

DIM10 0-10V Dimming

VOLTAGE

120-347V

CCT

30K/40K/50K

FINISH

BZ - Brushed
BK - Black

ACCESSORIES

PAC (Mounting Pack)
MCP/VP/EXT/END/ADAPTER

(Luminaire includes photocell for dusk-to-dawn only)



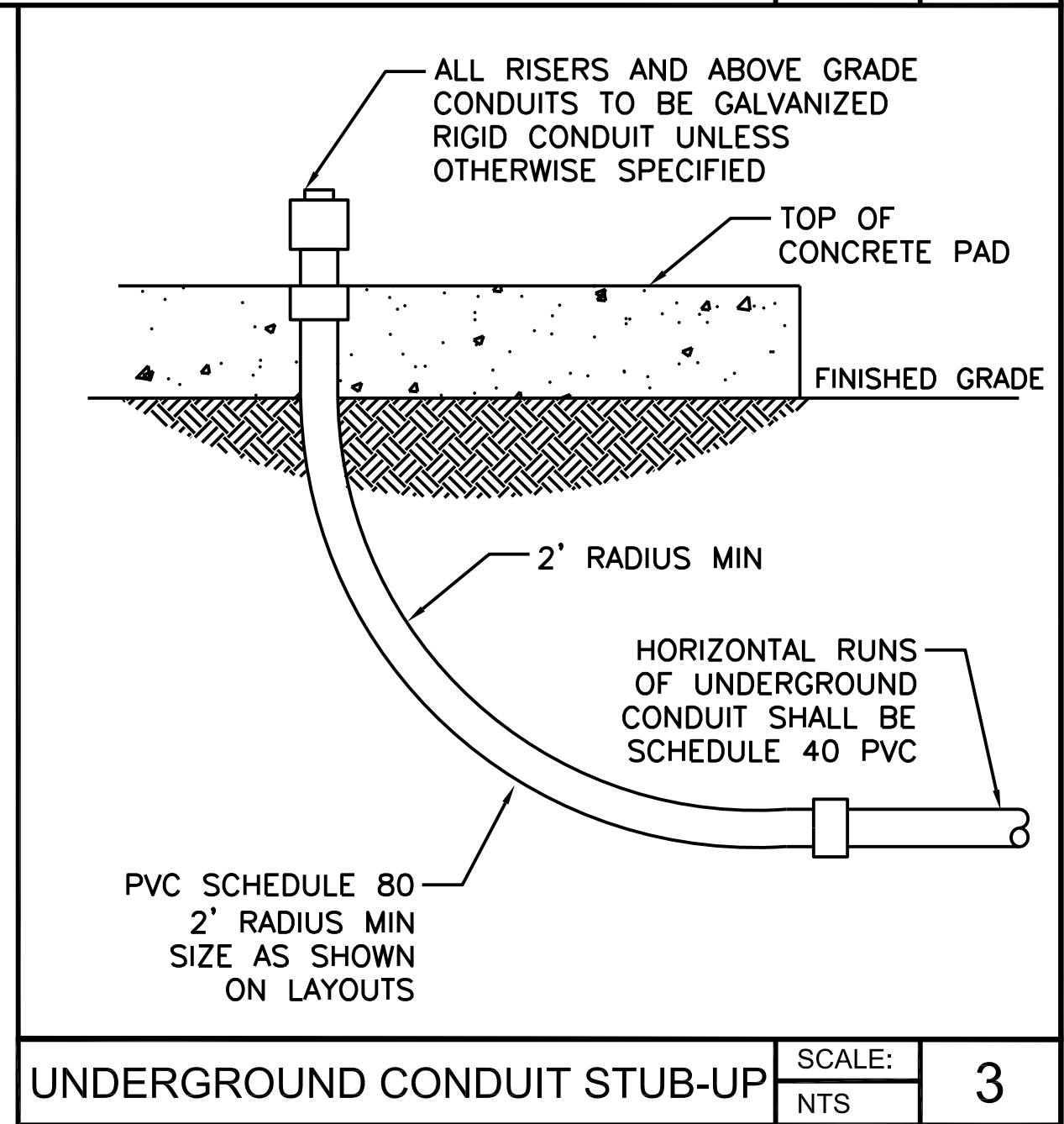
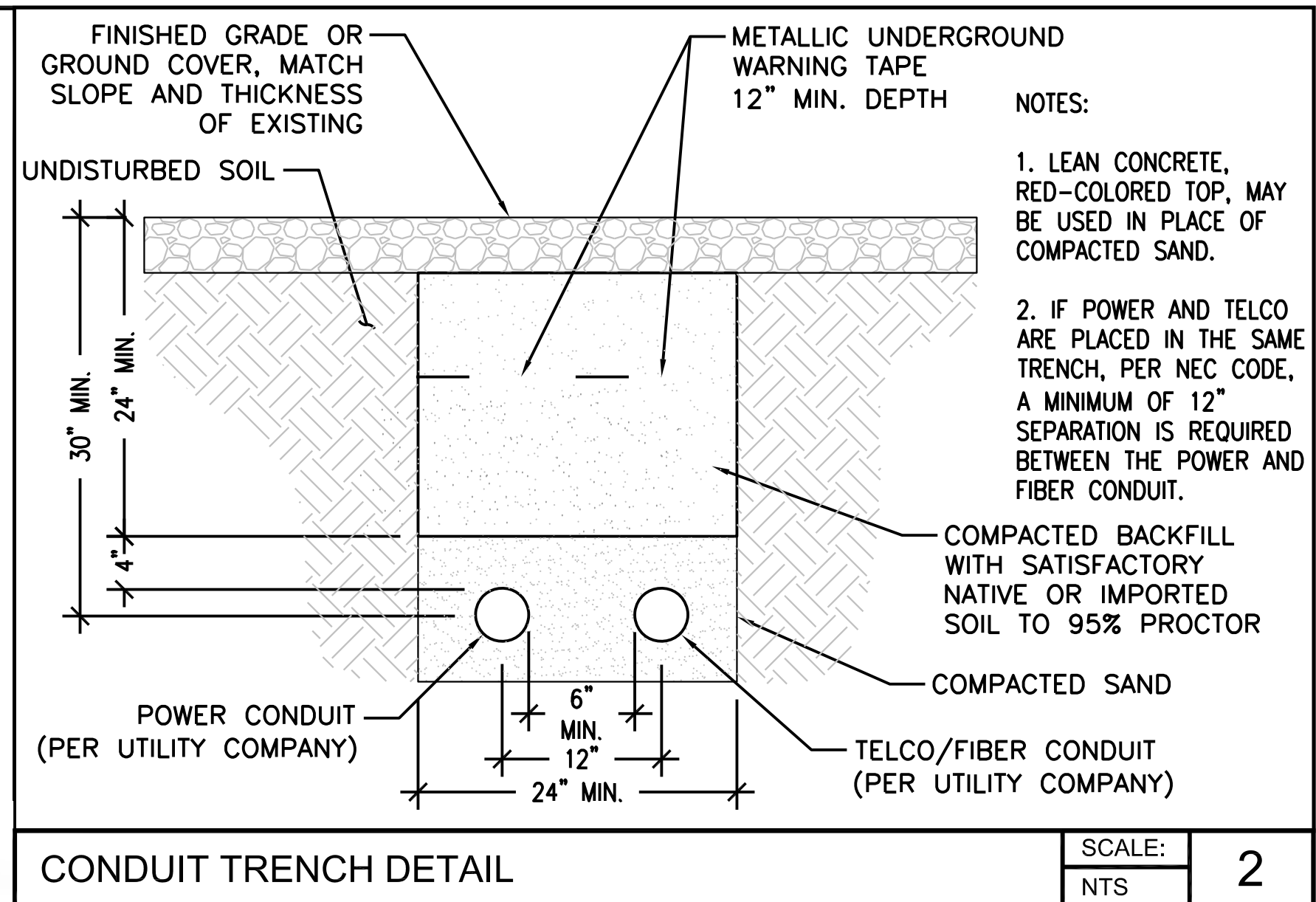
Submital form is available at: www.iuseefile.com

Tel: 323-888-1973 • Fax: 323-888-1977

Specifications and Dimensions
subject to change without notice

Issued: 04/01/2017

LIGHT DETAILS



OWP-FC-116-LED

LED Slimline Full Cut-Off Wall Pack Series

OWP-FC-116-LED-1500L-2800L-4000L-50M10-IP60VLT-30K-40K-50K(1800L)

IMPT: WATT: 10.1 LUMENS: 1427 CFFCA: 141 SRAM AND P: 78

TEST NO: EL02842804

SPACING: 3.00M



CAMERA DISTRIBUTION

CAMERA TABLE

	0°	30°	60°	90°	120°	150°	180°
0°	0°	0°	0°	0°	0°	0°	0°
30°	0°	0°	0°	0°	0°	0°	0°
60°	0°	0°	0°	0°	0°	0°	0°
90°	0°	0°	0°	0°	0°	0°	0°
120°	0°	0°	0°	0°	0°	0°	0°
150°	0°	0°	0°	0°	0°	0°	0°
180°	0°	0°	0°	0°	0°	0°	0°

BEAM SPREAD TABLE

	0°	30°	60°	90°	120°	150°	180°
0°	0°	0°	0°	0°	0°	0°	0°
30°	0°	0°	0°	0°	0°	0°	0°
60°	0°	0°	0°	0°	0°	0°	0°
90°	0°	0°	0°	0°	0°	0°	0°
120°	0°	0°	0°	0°	0°	0°	0°
150°	0°	0°	0°	0°	0°	0°	0°
180°	0°	0°	0°	0°	0°	0°	0°

BEAM SPREAD TABLE

	0°	30°	60°	90°	120°	150°	180°
0°	0°	0°	0°	0°	0°	0°	0°
30°	0°	0°	0°	0°	0°	0°	0°
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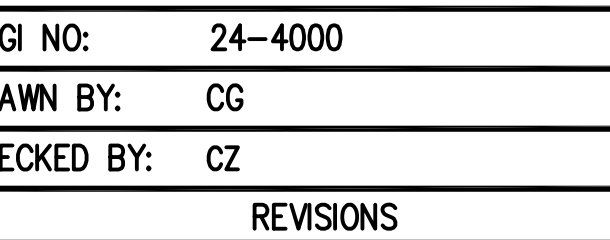
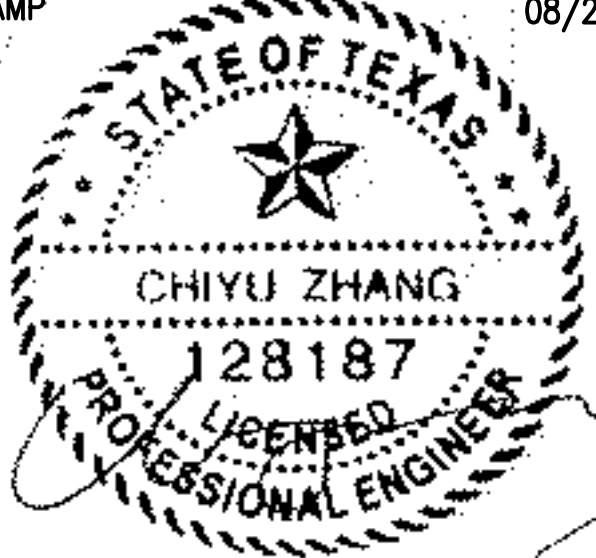
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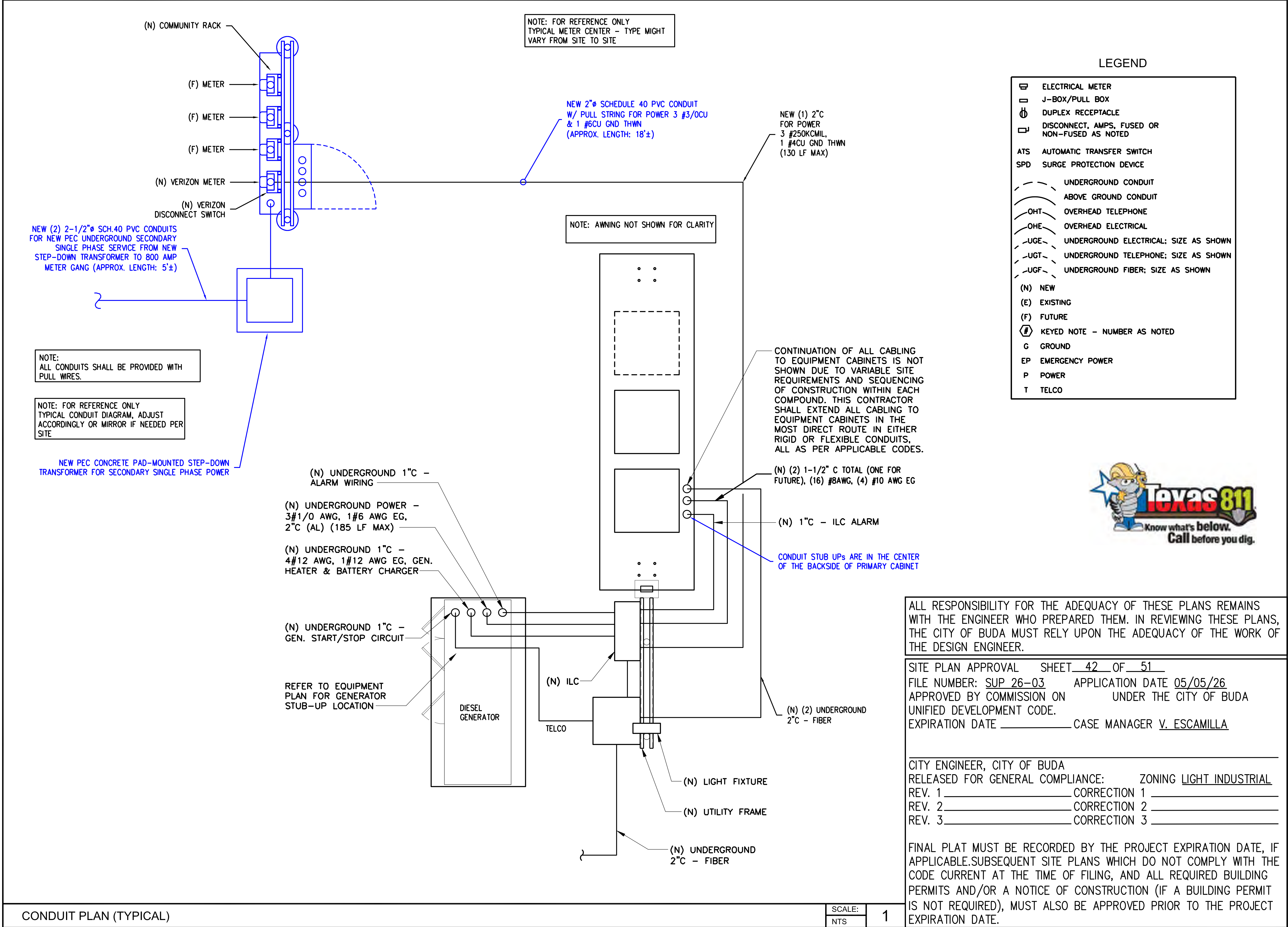
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 41 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

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

 600 HIDDEN RIDGE IRVING, TX 75038			
 22 W ATLANTIC AVE., SUITE 310 DELRAY, FL 33444			
 9221 Lyndon B Johnson Fwy Suite 204, Dallas, TX 75243 Phone: 972-231-8893 Fax: 866-364-8375 www.cplprocgi.com Firm No. F-8242			
ACGI NO:	24-4000		
DRAWN BY:	CG		
CHECKED BY:	CZ		
REVISIONS			
REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR
STAMP		08/20/26	
 ALLPRO CONSULTING GROUP, INC. FIRM NO. F-8242			
SITE INFORMATION			
VERTICAL BRIDGE SITE NAME:			
BUDA COMMERCIAL			
VERTICAL BRIDGE SITE #:			
US-TX-6418			
VZW SITE NAME:			
BUDA COMMERCIAL			
VZW FUZE ID#:			
17487371			
VZW MDG LOCATION ID #:			
5000124117			
ADDRESS:			
16674 S I-35 FRONTAGE RD.			
BUDA, TX 78610			
HAYS COUNTY			
SHEET TITLE:			
ELECTRICAL DETAILS			
SHEET NUMBER:			
E-2A			
SPECIAL USE PERMIT NUMBER:			
SUP 26-03			



CONDUIT PLAN (TYPICAL)

600 HIDDEN RIDGE
IRVING, TX 75038

22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allprocg.com
Firm No. F-8242

ACGI NO: 24-4000

DRAWN BY: CG

CHECKED BY: CZ

REVISIONS			
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2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26

ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION

VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL

VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL

VZW FUZE ID#:
17487371

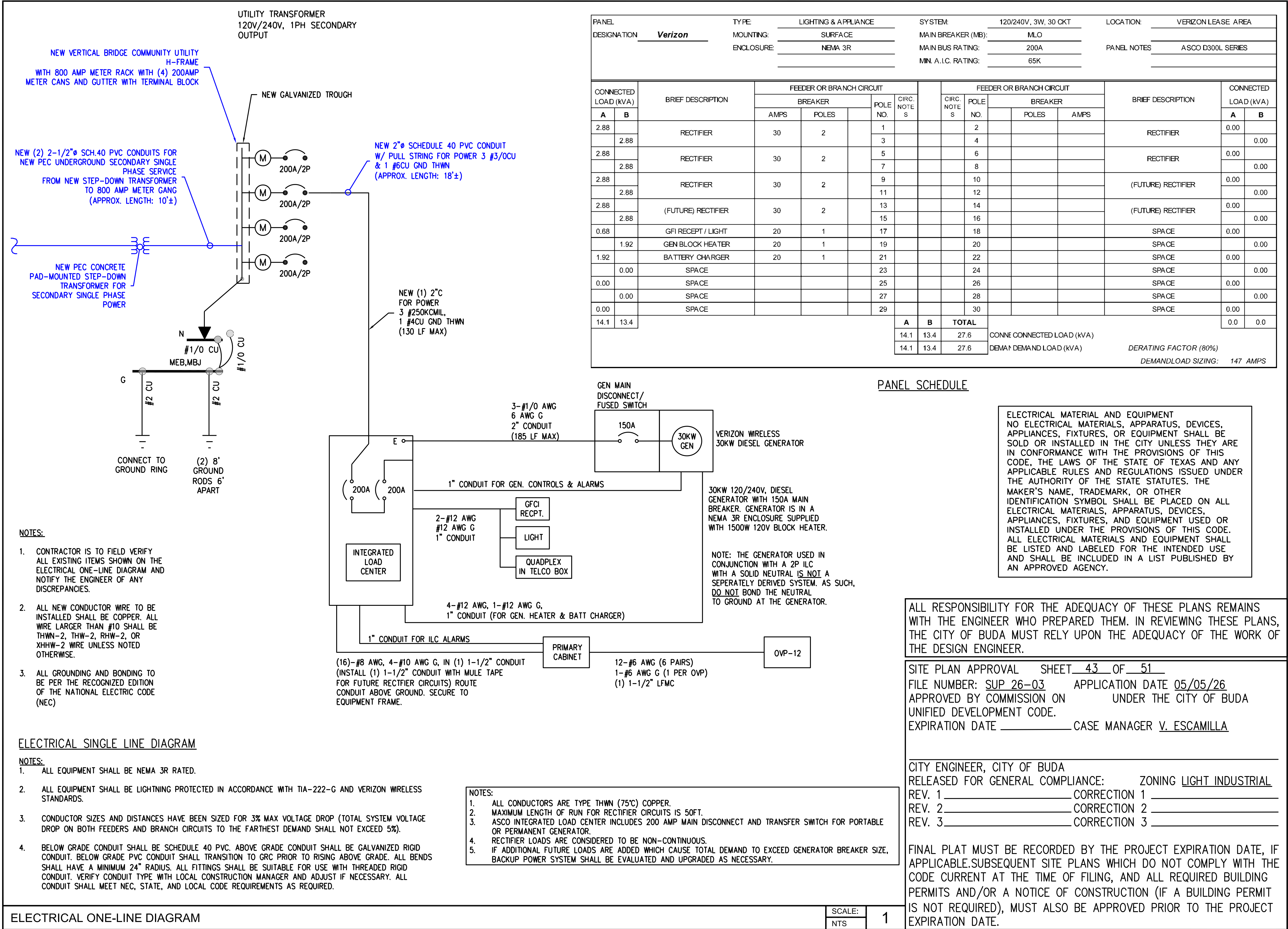
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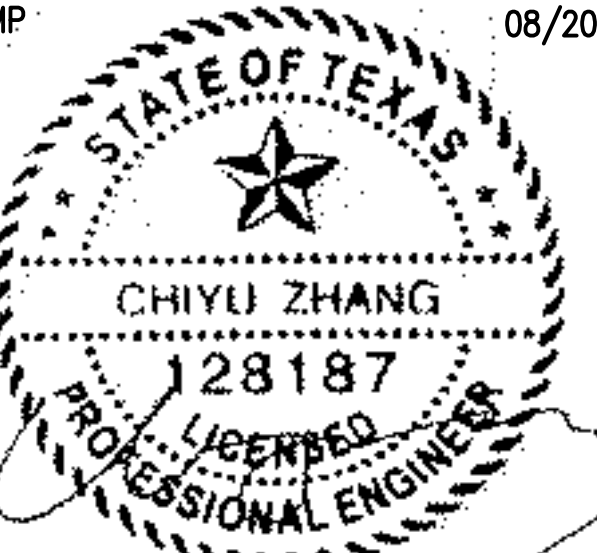
ADDRESS:
**16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY**

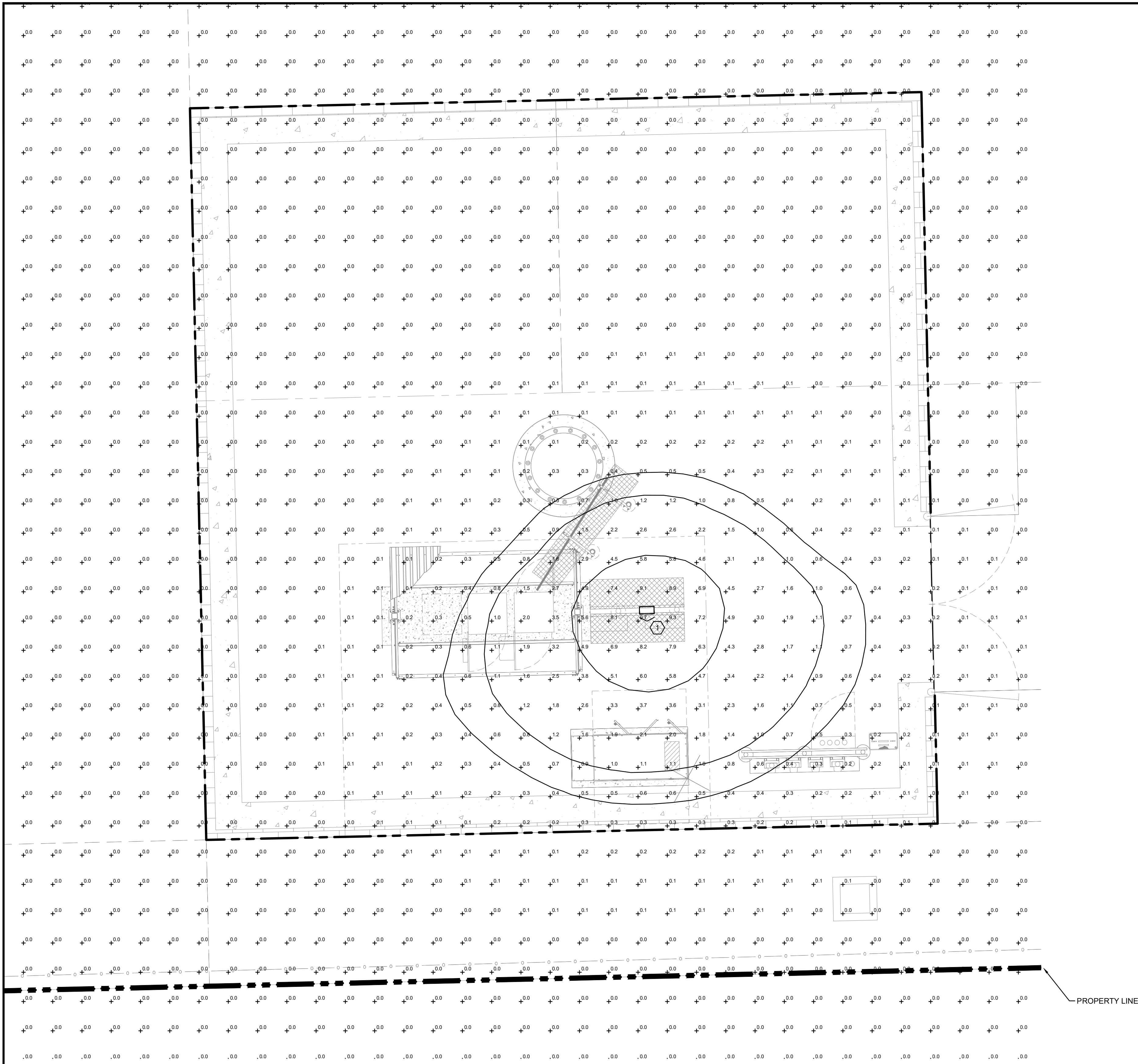
SHEET TITLE:
CONDUIT PLAN

SHEET NUMBER:
E-3

SPECIAL USE PERMIT NUMBER:
SUP 26-03



 600 HIDDEN RIDGE IRVING, TX 75038			
 22 W ATLANTIC AVE., SUITE 310 DELRAY, FL 33444			
 9221 Lyndon B Johnson Fwy Suite 204, Dallas, TX 75243 Phone: 972-231-8893 Fax: 866-364-8375 www.allprocgi.com Firm No. F-8242			
ACGI NO:		24-4000	
DRAWN BY:		CG	
CHECKED BY:		CZ	
REVISIONS			
REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR
STAMP		08/20/26	
 STATE OF TEXAS CHIYU ZHANG 128187 PROFESSIONAL ENGINEER ALLPRO CONSULTING GROUP, INC. FIRM NO. F-8242			
SITE INFORMATION			
VERTICAL BRIDGE SITE NAME: BUDA COMMERCIAL			
VERTICAL BRIDGE SITE #: US-TX-6418			
VZW SITE NAME: BUDA COMMERCIAL			
VZW FUZE ID#: 17487371			
VZW MDG LOCATION ID #: 5000124117			
ADDRESS: 16674 S I-35 FRONTAGE RD. BUDA, TX 78610 HAYS COUNTY			
SHEET TITLE: ELECTRICAL ONE-LINE DIAGRAM			
SHEET NUMBER: E-4			
SPECIAL USE PERMIT NUMBER: SUP 26-03			



LIGHTING AREA STATISTICS

AVERAGE = 0.1 FC
MAXIMUM = 9.7 FC
MINIMUM = 0.0 FC

GENERAL NOTES:

- A. PHOTOMETRIC PLANS ARE BASED ON MANUFACTURERS'IES FILES WITH MEAN LUMEN OUTPUT FOR ALL LUMINAIRES.
- B. ACTUAL LUMEN OUTPUT, INSTALLATION LOCATION AND AIMING WILL CAUSE SOME SMALL DEVIATIONS BETWEEN THIS PLAN AND THE ACTUAL FOOT-CANDLE LEVELS OBSERVED IN THE FIELD.
- C. POINT VALUES SHOWN ARE THE CALCULATED FOOT-CANDLE LEVELS AT THAT LOCATION.
- D. CONTOUR LINES REPRESENT THE FOOT-CANDLE LEVEL SHOWN ON TOP OF THE LINE. 0.5, 1, 5 FOOT-CANDLES ARE SHOWN.

KEYED NOTES: (X)

1. LIGHT FIXTURE SHALL HAVE AN INTEGRAL PHOTOCCELL CONTROLS. MOUNT AT 8 FT AFF. REFER TO LIGHTING CUTSHEET PROVIDED FOR MORE INFORMATION.

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SITE PLAN APPROVAL SHEET 44 OF 51

FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA
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 1 SITE PHOTOMETRIC PLAN
1/4" = 1'-0"
0 2' 4' 8'

 **EEA CONSULTING ENGINEERS**
7300 Ranch Road 2222, Bldg 11, Ste. 100
Austin, TX 78738-3204 USA
512.744.4400 main • 512.744.4444 fax
www.eea-inc.com
EEA Project No. 20260204
State of Registration TEXAS
Firm Registration No. F-2497

verizon
600 HIDDEN RIDGE
IRVING, TX 75038


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ACGI NO:		24-4000	
DRAWN BY:		MS	
CHECKED BY:		MG	
REVISIONS			
REV	DATE	DESCRIPTION	BY
0	07/10/26	FINAL CD	MG
STAMP		05/27/26	

STAMP 05/27/26

Digitally Signed

Michael Gath, PE
2026.07.09 15:06:23-05'00'

SITE INFORMATION
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BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

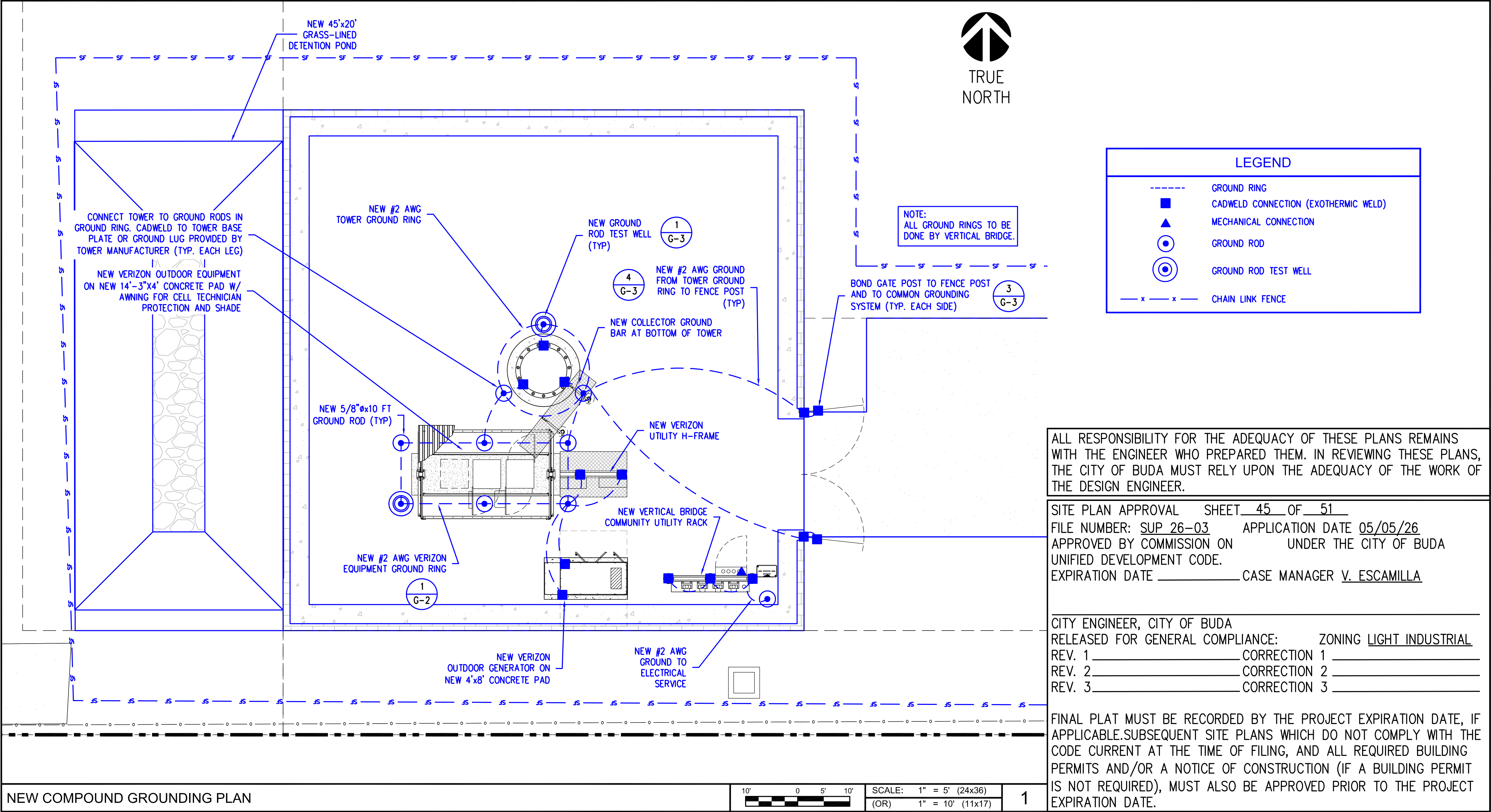
ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
PHOTOMETRIC PLAN

SHEET NUMBER:
E-5

SPECIAL USE PERMIT NUMBER:
SUP 26-03

GENERAL GROUNDING NOTES	GROUNDING ELECTRODE SYSTEM
1. GROUNDING SHALL COMPLY WITH NEC, VERIZON AND NSN STANDARDS. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS. 2. GROUND ALL ANTENNA BASED, FRAMES, CABLE RUNS AND OTHER METALLIC COMPONENTS USING GROUND WIRES AND CONNECT TO SURFACE MOUNTED BUS BARS. FOLLOW ANTENNA AND BTS MANUFACTURE PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELD AT BOTH ENDS AND EXIT FROM TOWER OR POLES USING MFR'S PRACTICES. 3. ALL GROUND CONNECTIONS SHALL BE CADWELD. ALL WIRES SHALL BE COPPER THHN/THWN/ ALL GROUND WIRE SHALL BE GREEN INSULATED WIRE ABOVE GROUND. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY CARRIER REPRESENTATIVE. 4. REFER TO DIVISION 16 GENERAL ELECTRIC; GENERAL ELECTRICAL PROVISION AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS. 5. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY AUTHORIZED CARRIER REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CADWELDS AND GROUND RING. 6. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS. 7. TO AVOID TOWER FOUNDATION, GROUND RODS MAY BE INSTALLED AT AN ANGLE OR TOWER GROUND RING MAY BE EXTENDED AS NEEDED. 8. COORDINATE WITH LANDOWNER FOR REQUIRED RESISTANCE IN OHMS TO REMOTE EARTH.	1. CONNECTIONS ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE "CADWELD" PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE "CADWELD" PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS. 2. ALL CADWELD CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN-WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL). 3. ALL ELECTRICAL& MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTIOXIDANT COMPOUND APPLIED TO CONNECTION. 4. FENCE/ GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND ALTERNATING GATE POSTS AND ALL CORNER POSTS. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE "CADWELD" PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE "CADWELD" PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. 5. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID. 6. GROUND TESTS: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5-OHMS. 7. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS: 1. ONE (1) COPY TO OWNER REPRESENTATIVE 2. ONE (1) COPY TO ENGINEER 3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE



verizon

600 HIDDEN RIDGE
IRVING, TX 75038

verticalbridge

22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

ALLPRO

CONSULTING GROUP, INC.

9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.alprocg.com
Firm No. F-8242

ACGI NO: 24-4000

DRAWN BY: CG

CHECKED BY: CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
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4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

STAMP

08/20/26

STATE OF TEXAS

CHIU ZHANG

128187

PROFESSIONAL ENGINEER

ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION

VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL

VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL

VZW FUZE ID#:
17487371

VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
GROUNDING
PLAN

SHEET NUMBER:
G-1

SPECIAL USE PERMIT NUMBER:
SUP 26-03

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 45 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER V. ESCAMILLA

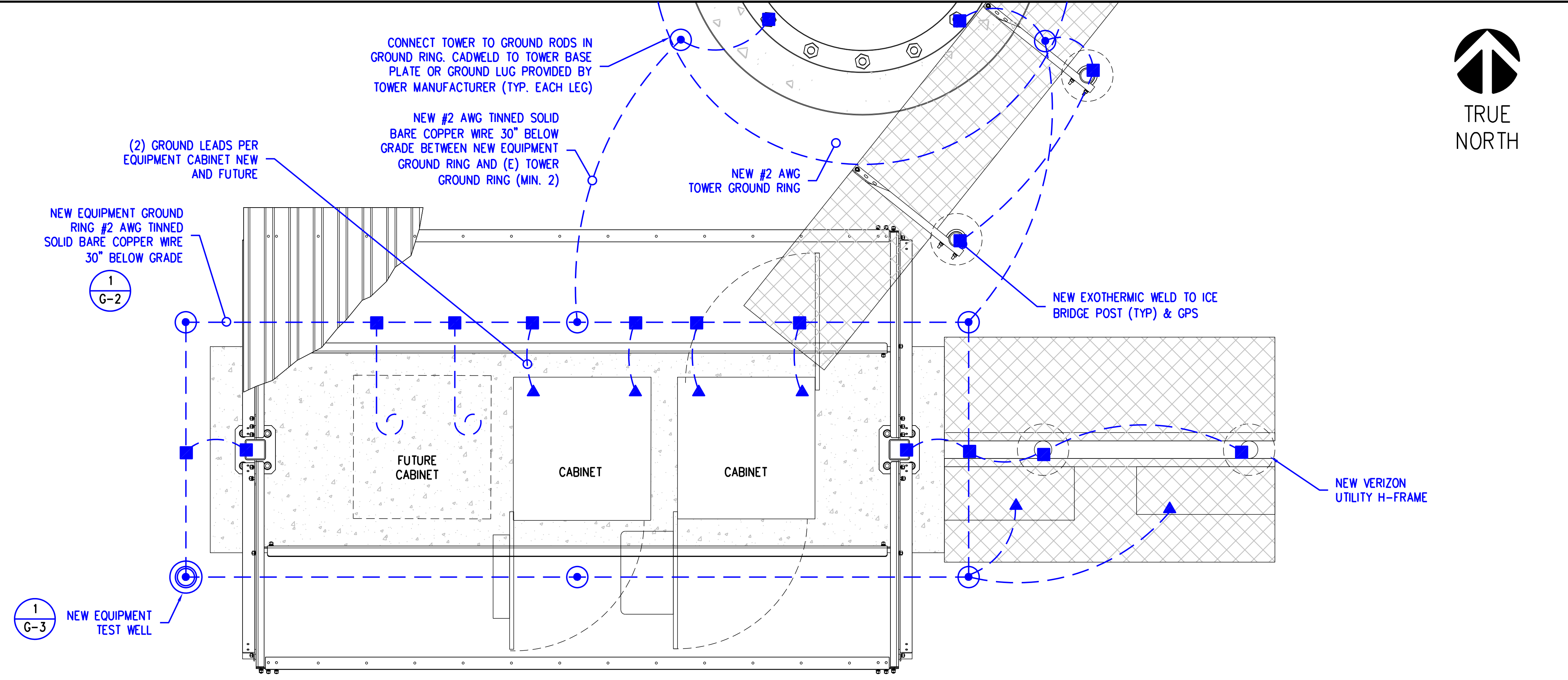
CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 CORRECTION 1
REV. 2 CORRECTION 2
REV. 3 CORRECTION 3

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

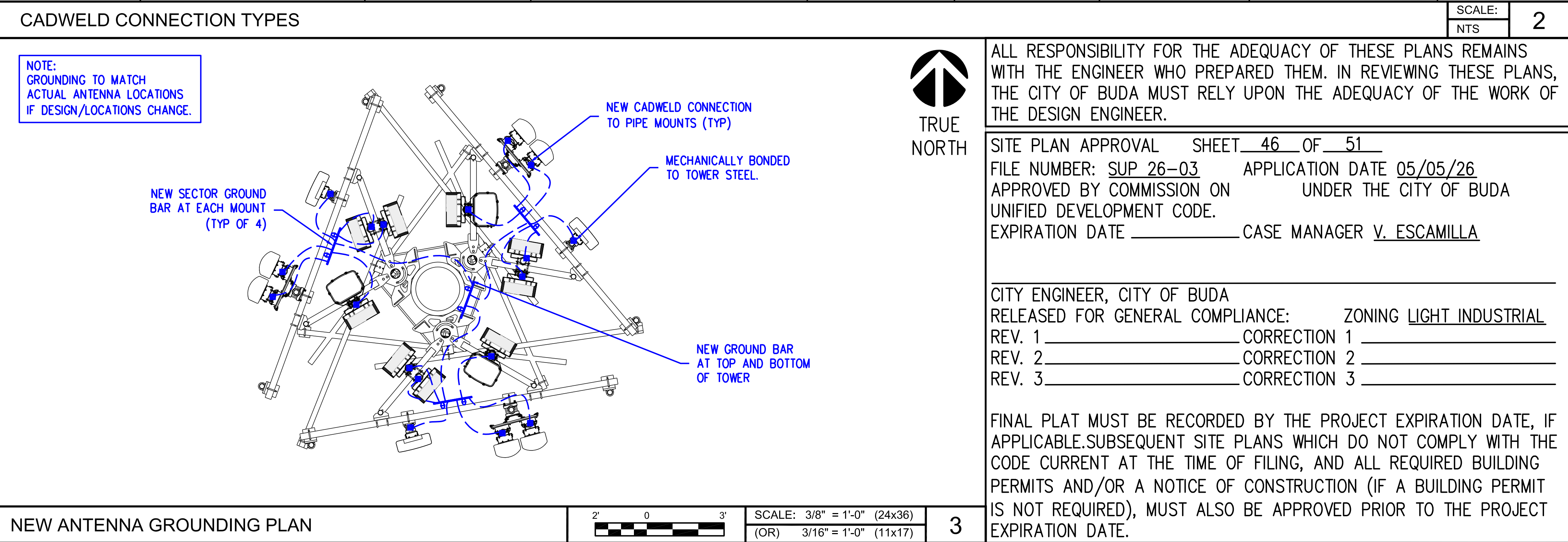
LEGEND	
	GROUND WIRE
	CADWELD CONNECTION (EXOTHERMIC WELD)
	MECHANICAL CONNECTION
	GROUND ROD
	GROUND ROD TEST WELL

- GENERAL GROUNDING NOTES**
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 - GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS AND OTHER METALLIC COMPONENTS USING GROUND WIRES AND CONNECT TO SURFACE MOUNTED BUS BARS. FOLLOW ANTENNA AND BTS MANUFACTURE PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELD AT BOTH ENDS AND EXIT FROM TOWER OR POLES USING MFR'S PRACTICES.
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 - REFER TO DIVISION 16 GENERAL ELECTRIC; GENERAL ELECTRICAL PROVISION AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
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 - NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
 - TO AVOID TOWER FOUNDATION, GROUND RODS MAY BE INSTALLED AT AN ANGLE OR TOWER GROUND RING MAY BE EXTENDED AS NEEDED.
 - COORDINATE WITH LANDOWNER FOR REQUIRED RESISTANCE IN OHMS TO REMOTE EARTH.

- GROUNDING ELECTRODE SYSTEM**
- CONNECTIONS: ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE "CADWELD" PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, ROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE "CADWELD" PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS. ALL CADWELD CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN-WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
 - ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTIOXIDANT COMPOUND APPLIED TO CONNECTION.
 - FENCE/ GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND ALTERNATING GATE POSTS AND ALL CORNER POSTS. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE "CADWELD" PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
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 - GROUND TESTS: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5-OHMS.
 - CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
 - ONE (1) COPY TO OWNER REPRESENTATIVE
 - ONE (1) COPY TO ENGINEER
 - ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE



GROUNDING ELECTRODE SYSTEM		NEW EQUIPMENT GROUNDING PLAN		SCALE: 3/4" = 1'-0" (24x36) (OR) 3/8" = 1'-0" (11x17)		1
1. CONNECTIONS: ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE "CADWELD" PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, ROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE "CADWELD" PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS. ALL CADWELD CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN-WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).						
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3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTIOXIDANT COMPOUND APPLIED TO CONNECTION.						THROUGH CABLE TO GROUND ROD TYPE GT
4. FENCE/ GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND ALTERNATING GATE POSTS AND ALL CORNER POSTS. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE "CADWELD" PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.						PARALLEL HORIZONTAL CONDUCTORS TYPE PT
5. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID. THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.						
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STAMP 08/20/26

SITE INFORMATION

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VZW MDG LOCATION ID #:
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HAYS COUNTY

SHEET TITLE:

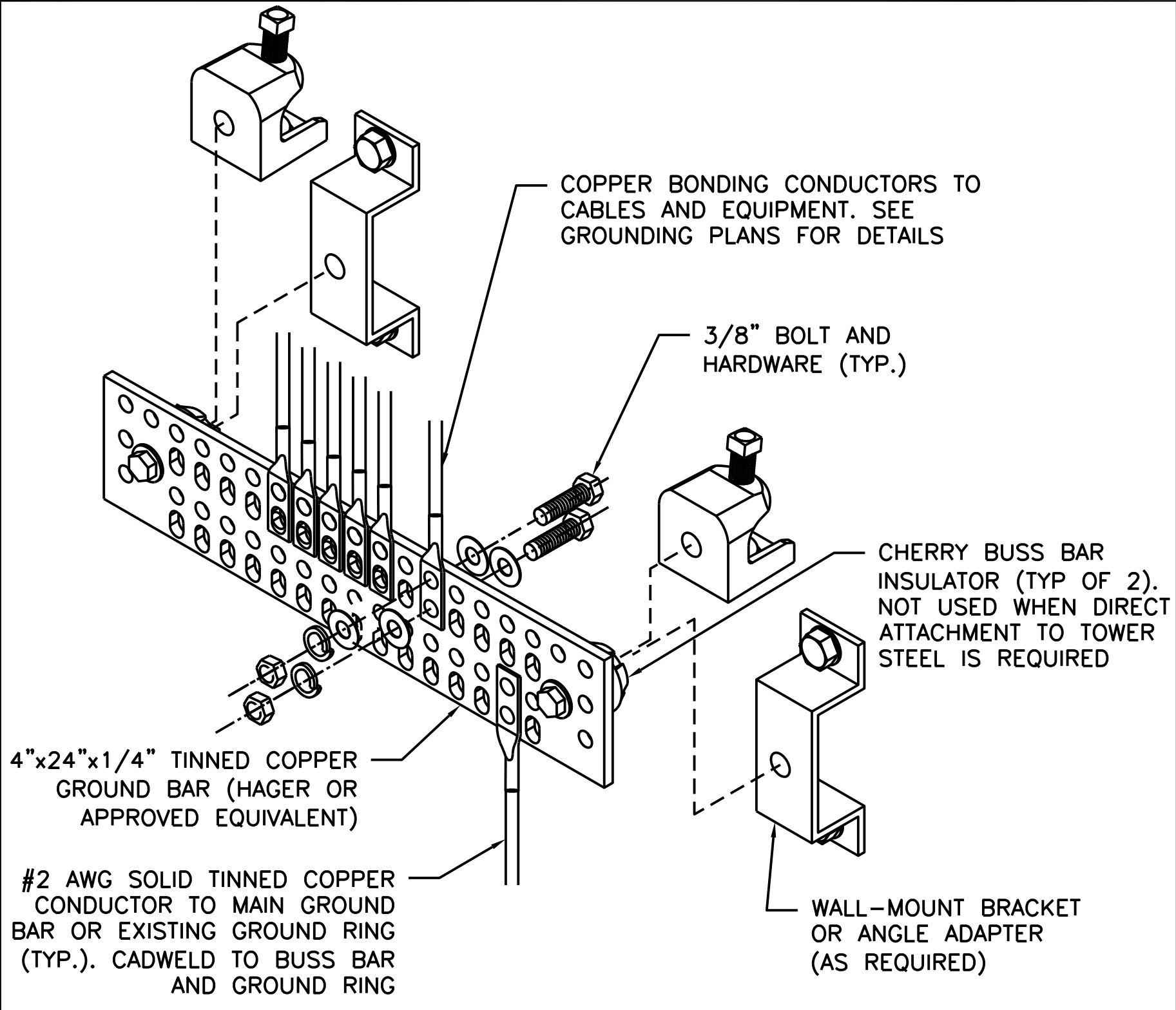
EQUIPMENT GROUNDING PLAN

SHEET NUMBER:

G-2

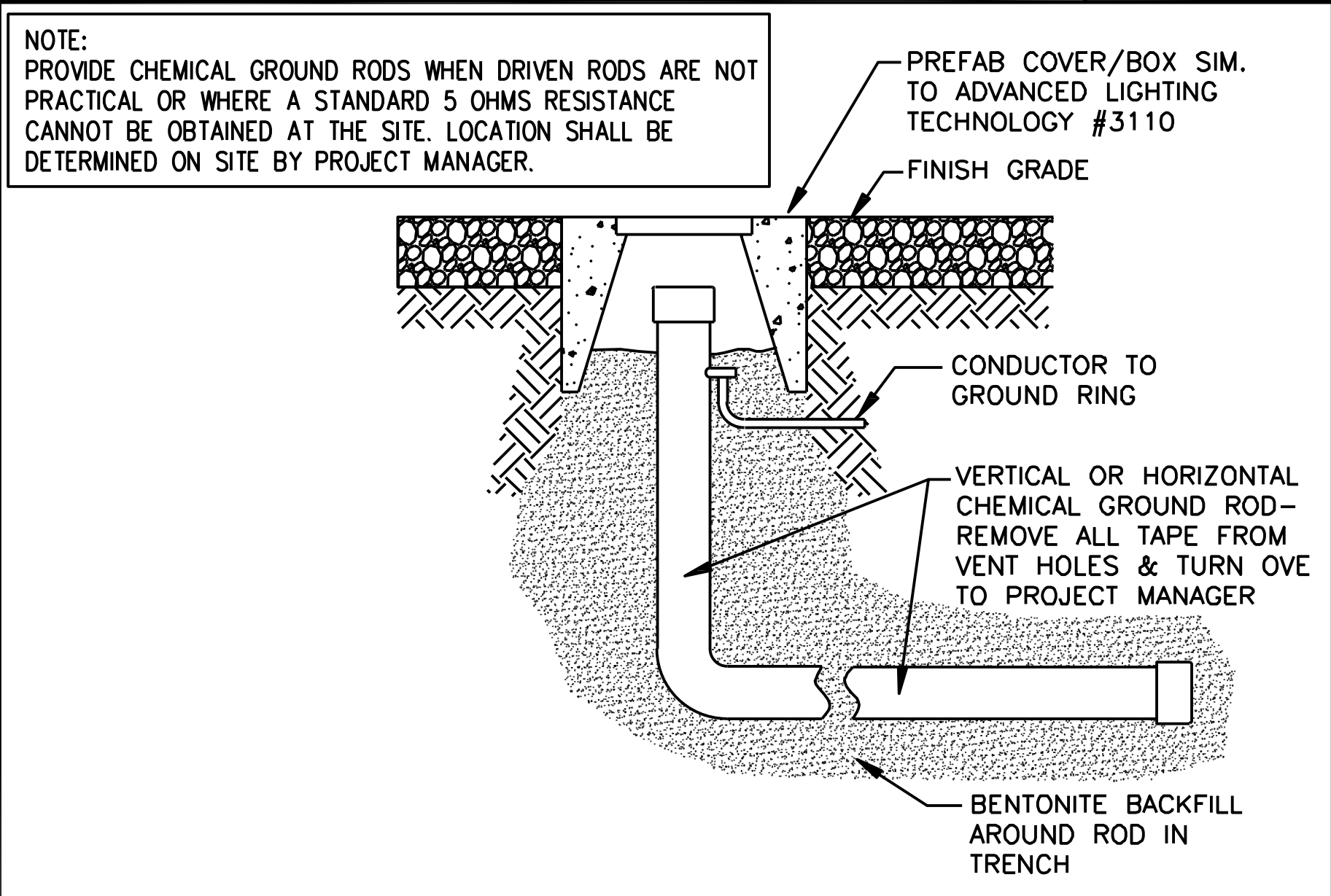
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SUP 26-03



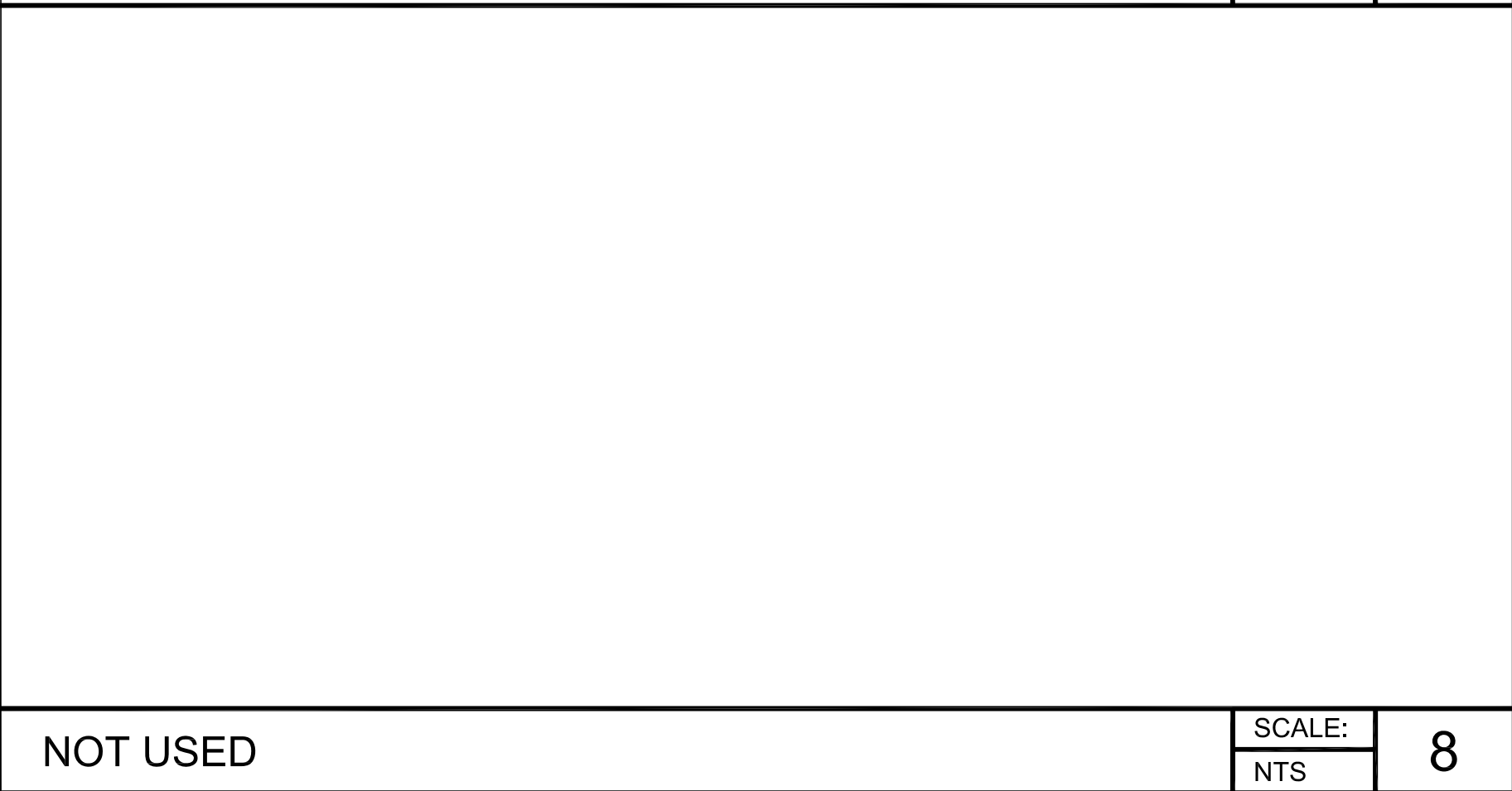
GROUND BAR DETAIL

SCALE: NTS 6



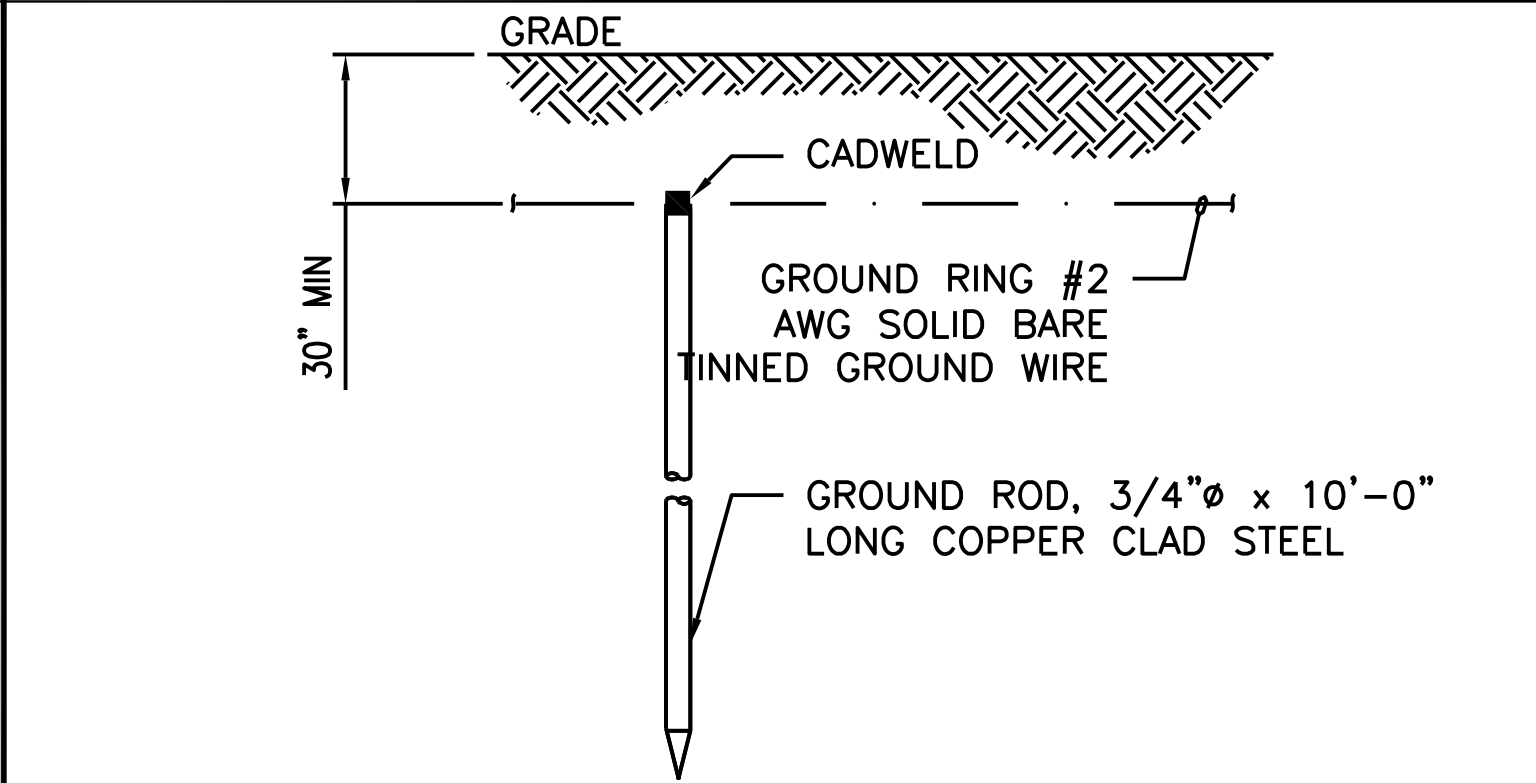
CHEMICAL GROUND ROD INSPECTION WELL DETAIL

SCALE: NTS 7



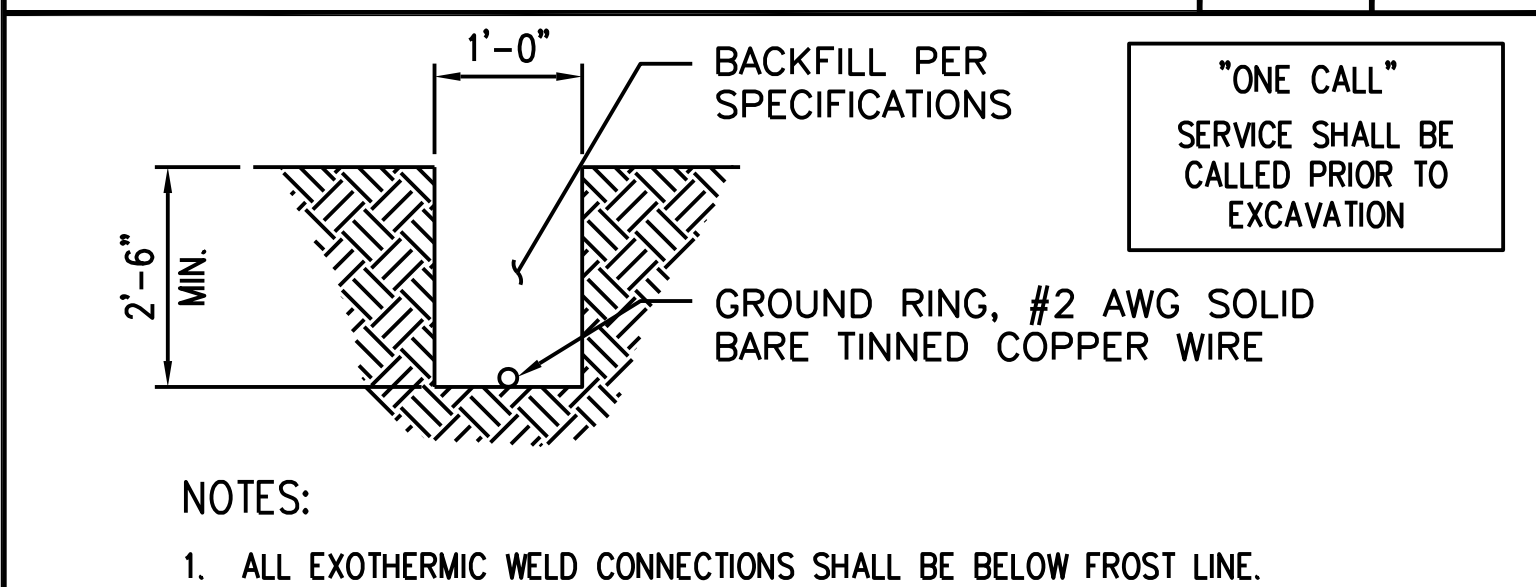
NOT USED

SCALE: NTS 8



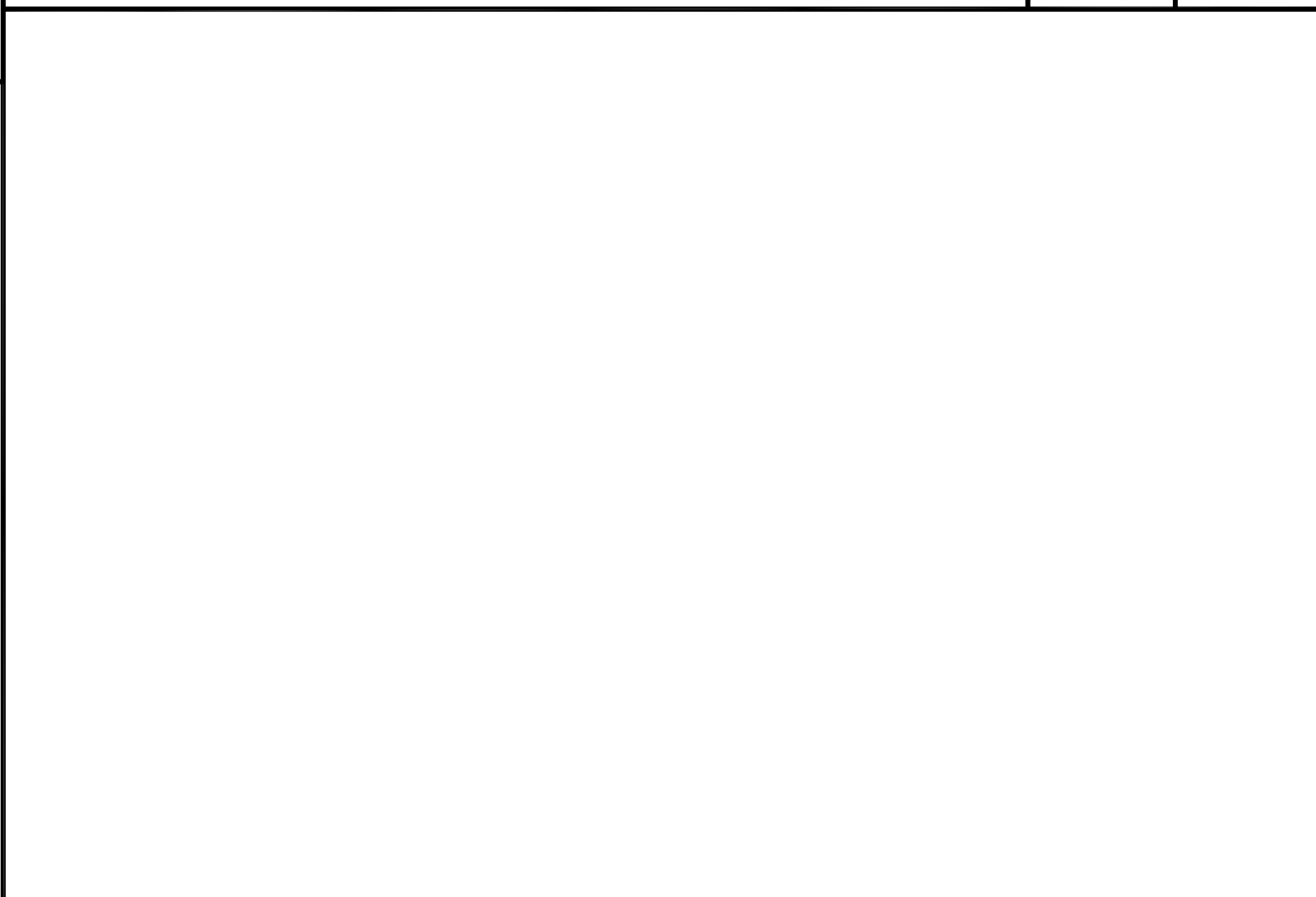
GROUND ROD DETAIL

SCALE: NTS 3



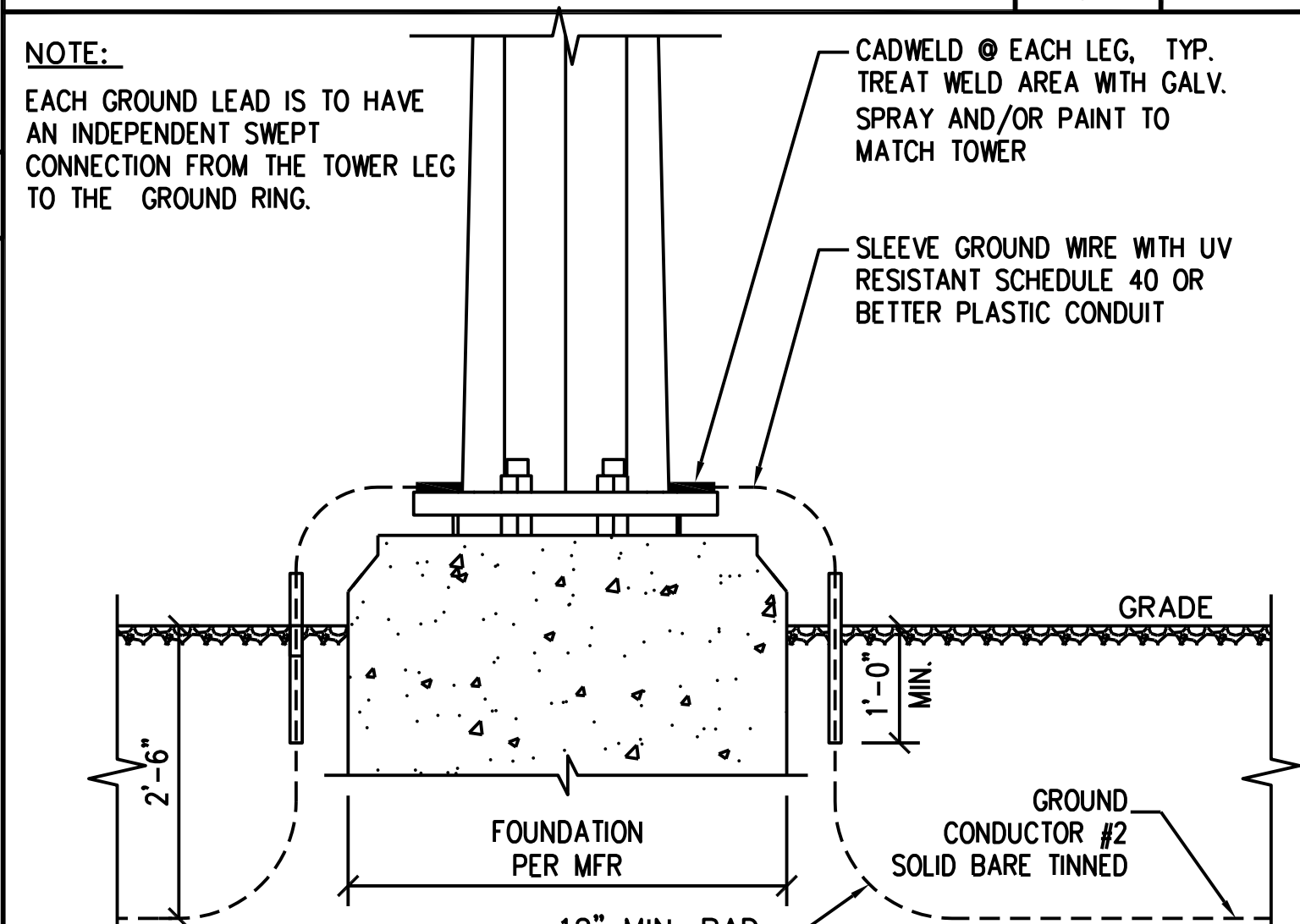
GROUND RING TRENCH DETAIL

SCALE: NTS 4



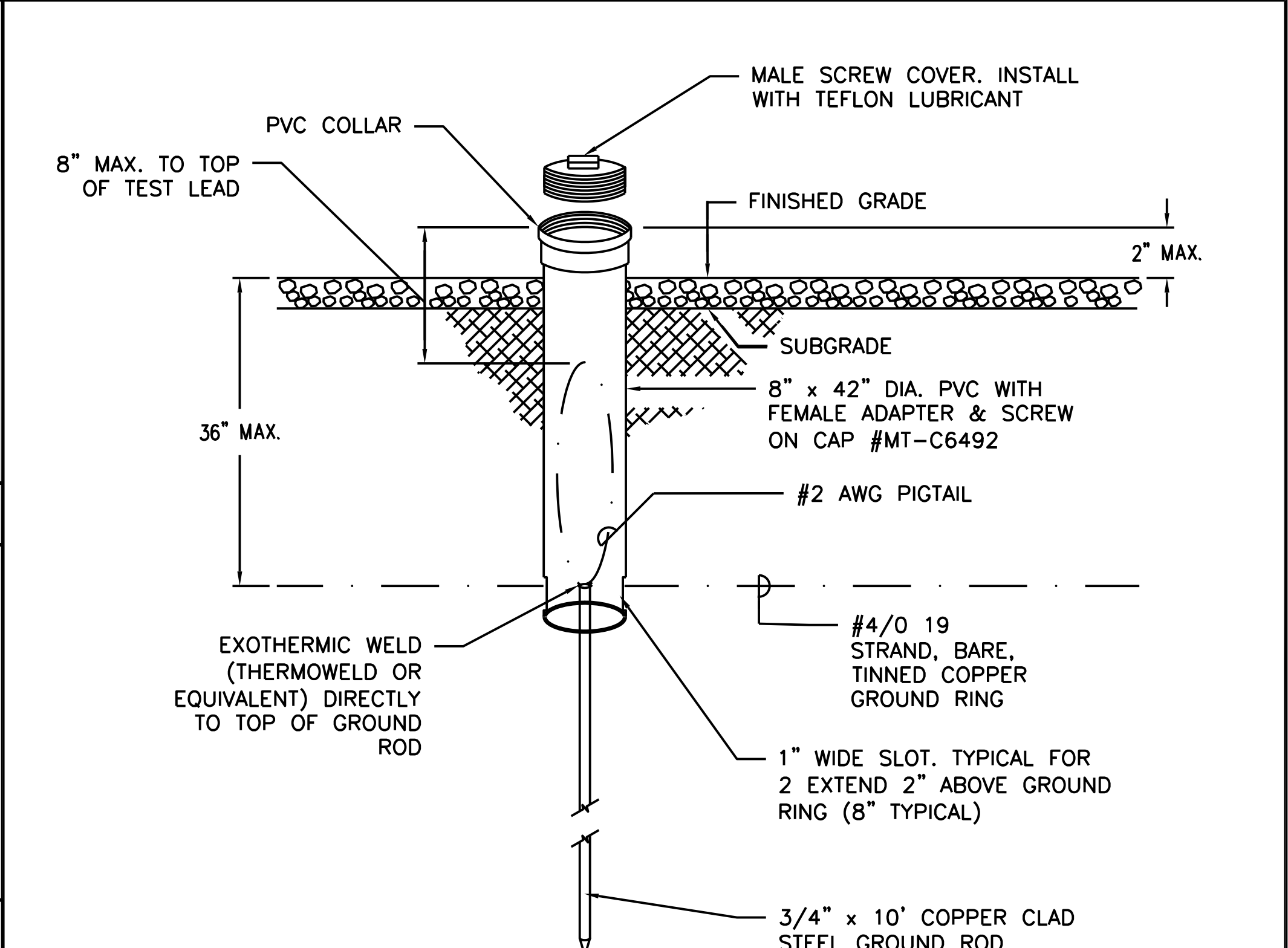
NOT USED

SCALE: NTS 5



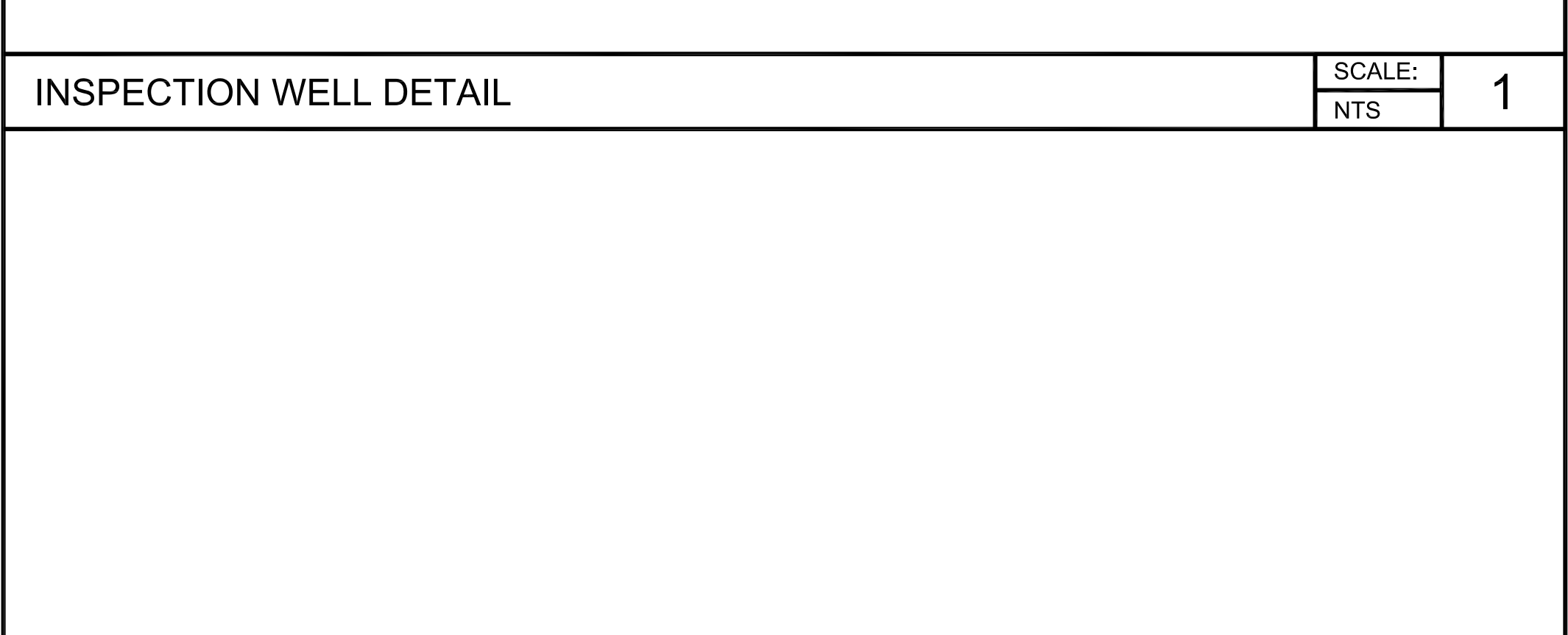
TOWER BASE GROUNDING

SCALE: NTS 2



INSPECTION WELL DETAIL

SCALE: NTS 1



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SITE PLAN APPROVAL SHEET 47 OF 51

FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26

APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.

EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA

RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL

REV. 1 CORRECTION 1

REV. 2 CORRECTION 2

REV. 3 CORRECTION 3

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

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SITE INFORMATION

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HAYS COUNTY

SHEET TITLE:
**GROUNDING
DETAILS**

SHEET NUMBER:
G-3

SPECIAL USE PERMIT NUMBER:
SUP 26-03

GENERAL

1. THE CONSTRUCTION DOCUMENT DRAWINGS ARE INTERRELATED. WHEN PERFORMING THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

2. CONSTRUCTION DRAWINGS TO OVERRIDE SPECIFICATIONS ON THE ITEMS OF CONFLICT BETWEEN THE TWO.

SITE WORK

SECTION – EARTHWORK AND DRAINAGE
PART 1 – GENERAL
1. WORK INCLUDED: SEE SITE PLAN.
2. DESCRIPTIONS
ACCESS DRIVE W/ TURNAROUND AREA, LEASE AREA, AND IF APPLICABLE UNDERGROUND UTILITY EASEMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.
3. QUALITY ASSURANCE
A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS (AS NEEDED).
B. APPLY AND MAINTAIN GRASS SEE AS RECOMMENDED BY THE SEED PRODUCER (IF REQUIRED).
C. PLACE AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTACT, AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.
4. SEQUENCING
A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
B. COMPLETELY GRUB THE ACCESS DRIVE W/TURNAABOUT, UNDERGROUND UTILITY EASEMENTS, (IF APPLICABLE) AND LICENSE AREA PRIOR TO FOUNDATION CONSTRUCTION, PLACEMENT OF BACKFILL AND SUB-BASE MATERIAL.
C. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG ACCESS DRIVE.
D. BRING THE LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION PRIOR TO INSTALLING FOUNDATION.
E. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS.
F. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH.
G. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY PROJECT MANAGER.
H. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.
5. SUBMITTALS
A. BEFORE CONSTRUCTION
IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COST OR NURSERY LETTERHEAD (REFER TO PLANS FOR LANDSCAPING REQUIREMENTS).
B. AFTER CONSTRUCTION
1. MANUFACTURER’S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZED.
2. MANUFACTURER’S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER.
3. LANDSCAPING WARRANTY STATEMENT.
6. WARRANTY
A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE THE AREA AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.
B. SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
C. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.
D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

PART 2 – PRODUCTS

1. MATERIALS
A. SOIL STERILIZER SHALL BE EPA-REGISTERED, PRE-EMERGENCE LIQUID.
B. ROAD AND SITE MATERIALS SHALL CONFORM TO DOT SPECIFICATIONS FILL MATERIAL (UNLESS OTHERWISE NOTED) – ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTION.
C. SOIL STABILIZER FABRIC SHALL BE MIRAFI – 500X

PART 3 – EXECUTION

1. INSPECTIONS
LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.

2. PREPARATIONS
A. CLEAR TREES, BRUSH AND DEBRIS FROM LEASE AREA, ACCESS DRIVE W/ TURNAROUND AND UNDER GROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.
B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES (6”) BELOW GRADE.
C. UNLESS OTHERWISE INSTRUCTED BY VERIZON WIRELESS, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
3. INSTALLATION
A. GRADE ELEVATION FOR THE LEASE AREA AND ACCESS DRIVE UPON DISTRIBUTION OF SPOILS, RESULTING FROM EXCAVATIONS, SHALL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.
B. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREES TO BY LANDOWNER.
C. BRING THE ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.
D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
E. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.
F. WHEN IMPROVING AND EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
G. PLACE FILL OR STONE IN SIX INCHES (6”) MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
H. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT (1’) BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.
I. APPLY RIPRAP TO THE SIDE SLOPES OF ALL FENCED AREAS, PARKING AREAS, AND ALL OTHER SLOPES GREATER THAN 2:1.
J. APPLY RIPRAP TO THE SIDES OF DITCHES OR DRAINAGE SWALES.
K. RIPRAP ENTIRE DITCH FOR SIX FEET (6’) IN ALL DIRECTIONS AT CULVERT OPENINGS.
L. APPLY SEED, FERTILIZER AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAPPED.
M. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THE THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO EQUIPMENT. IF ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
N. IN DITCHES WITH SLOPES GREATER THAN 10% MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAN 60° OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET (6’) ABOVE THE CULVERT ENTRANCE.
O. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
P. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
Q. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.
4. FIELD QUALITY CONTROL
COMPACT SOILS MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS SUBJECT TO PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.
ALL FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AT NEAR OPTIMUM MOISTURE CONTENTS AS DETERMINED BY ASTM D1557. THE LIFT THICKNESS FOR THE FILL SOILS WILL VARY DEPENDING ON THE TYPE OF COMPACTION EQUIPMENT USED, FILL SHOULD GENERALLY BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS. IN CONFINED AREAS, THE LOOSE LIFT THICKNESS SHOULD BE 6 INCHES OR LESS AND EACH LIFT SHOULD BE COMPACTED WITH SUFFICIENT PASSES OF HAND OPERATED VIBRATORY OR IMPACT COMPACTION EQUIPMENT. A GEOTECHNICAL ENGINEER WITH APPROPRIATE FIELD AND LABORATORY SUPPORT SHOULD INSPECT ALL FOOTING SUBGRADES, APPROVE MATERIALS FOR USE AS FILL, AND TEST BACKFILL MATERIALS FOR COMPLIANCE WITH THE RECOMMENDED COMPACTION.
5. PROTECTION
A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.
B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE, AND SECURED TO 2" x 2" x 4'-0" WOODEN STAKES EXTENDING TWO- FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
C. PROTECT ALL EXPOSED AREAS AGAINST WASHOUT AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION – FENCING AND GATE(S)
PART 1 – GENERAL
1. WORK INCLUDED
SEE PLAN FOR SITE AND LOCATION OF FENCE AND GATE(S)
2. QUALITY ASSURANCE
ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE "E" ZINC, 18 OUNCES PER SQUARE FOOT.
3. SEQUENCING
IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE GRADE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS SHALL BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.
4. SUBMITTALS
A. MANUFACTURER’S DESCRIPTIVE LITERATURE.
B. CERTIFICATION OF STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 – PRODUCTS

1. FENCE MATERIAL
A. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
B. FABRIC SHALL BE SIX-FOOT (6’) HIGH OR TO MATCH EXISTING FENCE. TWO-INCH (2”) VINYL COVERED MESH OF NO. 9 GAUGE (0.130”) WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO SPECIFICATIONS OF ASTM A-392 CLASS 1.
C. BARBED WIRE SHALL BE DOUBLE-STRAND, 12-1/2 GAUGE TWISTED WIRE, WITH 14-GAUGE, 4-POINT ROUND BARBS SPACED ON FIVE-INCH CENTERS.
D. ALL POSTS SHALL BE SCHEDULE – 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER
LINE 2" SCHEDULE 40 (2 3/8" O.D.)
CORNER 3" SCHEDULE 40 (3 1/2" O.D.)
GATE 3" SCHEDULE 40 (3 1/2" O.D.)
E. GATE POSTS SHALL BE EXTENDED 12 INCHES (12"). INCLUDING DOME CAP, TO PROVIDE FOR ATTACHMENT OF BARBED WIRE.
F. ALL TOP AND BRACE RAILS SHALL BE 1-1/2 DIAMETER SCHEDULE – 40 MECHANICAL – SERVICE PIPE.
G. GATE FRAMES AND BRACES SHALL BE 1-5/8 INCH DIAMETER SCHEDULE 40 MECHANICAL SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
H. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 48 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 CORRECTION 1
REV. 2 CORRECTION 2
REV. 3 CORRECTION 3

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

verizon

600 HIDDEN RIDGE
IRVING, TX 75038

verticalbridge

22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

ALLPRO

CONSULTING GROUP, INC.

9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allprocg.com
Firm No. F-8242

ACGI NO: 24-4000
DRAWN BY: CG
CHECKED BY: CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26

STATE OF TEXAS

CHIU YU ZHANG

128187

PROFESSIONAL ENGINEER

ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION

VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-1

SPECIAL USE PERMIT NUMBER:

SUP 26-03

3

I. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64385 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.

J. THE GUIDE (LATCH ASSEMBLY) SHALL BE HEAVY INDUSTRIAL DOUBLE GATE LATCH, SEE DETAIL.

K. LATCHES AND STOPS SHALL BE PROVIDED FOR ALL GATES.

L. PLUNGER ROD COMPLETE WITH RECEPTOR TO BE PROVIDED AT THE INACTIVE LEAF OF ALL DOUBLE GATE INSTALLATIONS.

M. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.

N. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC. TERMINATED WITH BANK CLIPS AT CORNER AND GATE POSTS.

O. A SIX-INCH BY 1/2 -INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.

P. STRETCHERS BARS SHALL BE 3/16-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.

Q. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.

R. ALL POSTS EXPECT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.

S. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.

T. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.

U. BARBED WIRE SUPPORT ARMS SHALL BE PRESSED STEEL COMPLETE WITH SET BOLT AND LOCK WIRE IN THE ARM.

V. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.

W. WHERE THE USE OF CONCERTINA HAS BEEN SPECIFIED, 24-INCH (24") DIAMETERS COIL, BARBED TAPE, STAINLESS STEEL, CYCLONE FENCE MODEL G8B TO TYPE III SHALL BE FURNISHED. IT SHALL BE SUPPORTED ABOVE THE TOP RAIL BY USE OF SIX (6) WIRE BARBED WIRE ARMS POSITIONED ATOP EACH LINE/CORNER POST.

PART 3 – EXECUTION

1. INSPECTION
TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS.
2. INSTALLATION
- A. FOUNDATIONS SHALL HAVE A MINIMUM SIX INCH (6") CONCRETE COVER UNDER POSTS.
- B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB: ONE QUARTER INCH (1/4")
- C. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN INCH (15") INTERVALS.
- D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN INCH (15") INTERVALS.
- E. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO FEET (2') INTERVALS.
- F. A MAXIMUM GAP OF ONE INCH (1") WILL BE PERMITTED BETWEEN THE CHAIN LINE FABRIC AND THE FINAL GRADE.
- G. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
- H. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PINNED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.
- I. CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 7 DAYS. CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.

3. PROTECTION
UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL.

APPLICABLE STANDARDS

ASTM-F1083	SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.
ASTM-A123	ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCT
ASTM-A153	STANDARD SPECIFICATIONS FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
ASTM-A392	SPECIFICATION FOR ZINC-COATED STEEL VINYL FENCE FABRIC.
ASTM-A491	SPECIFICATION FOR ALUMINUM-COATED VINYL FENCE FABRIC.
ASTM-A525	STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY

THE HOT-DIPPED PROCESS.

ASTM-A570	SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP, STRUCTURAL QUALITY.
ASTM-A535	SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE.

BASE CONCRETE MATERIALS AND METHODS

- PART 1 – GENERAL
1. WORK INCLUDED
FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE, CONCRETE, FINISHING, AND CURING.
2. INSPECTIONS
- A. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRES FOR HIS SCOPE OF WORK.
- B. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LEESEE CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
- C. LESSEE CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.
3. QUALITY ASSURANCE
- A. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ACI 318.
- B. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.
- C. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.
- D. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED PRIOR TO CONCRETE INSTALLATION.
4. SUBMITTALS
- SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY VERIZON WIRELESS CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWINGS SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 – PRODUCTS

1. REINFORCEMENT MATERIALS
- A. REINFORCEMENT STEEL, ASTM A615, 60 YEILD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.
- B. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE, IN FLAT SHEETS, PLAIN FINISH.
- C. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS, SIZED AND SHAPED FOR SUPPORT REINFORCING.
- D. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184.
2. CONCRETE MATERIALS
- A. CEMENT: ASTM C150, PORTLAND TYPE.
- B. FINE AND COURSE AGGREGATES ASTM C33 – MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED: ONE INCH (1") SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
- C. WATER: POTABLE CLEAN AND NOT DETRIMENTAL TO CONCRETE.
- D. AIR ENTRAINING ADMIXTURE: ASTM C260.
- E. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.
- F. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT WATER REDUCING AND PLASTICIZING AGENTS.
3. CONCRETE MIX
- A. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
- B. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3
- C. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:

1. COMPRESSIVE STRENGTH: 4000 PSI AT 7 DAYS
2. SLUMP: 3 INCHES.

PART 3 – EXECUTION

1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS
- A. CONTRACTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.
- B. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
- C. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENINGS, SLOTS,

RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.

- D. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL, AND PLUMB

2. REINFORCEMENT PLACEMENT
- A. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
- B. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
- C. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENT.
- D. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
- E. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 3 INCHED (3") NOR BE LESS THAN 2 INCHES (2")
3. PLACING CONCRETE
- A. VIBRATE ALL CONCRETE TO COMPACTION.
- B. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCEDURES IF SEASONAL CONDITIONS APPLY.
4. CURING
- A. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING, AND/OR AGAINST FREEZING.
- B. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.
6. FIELD QUALITY CONTROL
- A. SUBMIT THREE (3) CONCRETE TEST CYLINDERS – TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM, C-31 AND C-39.
- B. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER – TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IS REPRESENTS.
- C. SUBMIT ONE (1) SLUMP TEST – TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.
7. DEFECTIVE CONCRETE
MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC. AS DIRECTED BY ARCHITECT/ENGINEER.

METALS

PART 1 – GENERAL

1. SECTION INCLUDES
STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, BARS AND GROUTING UNDER BASE PLATES.
2. SUBMITTALS:
SHOP DRAWINGS: INDICATE SIZES, SPACING AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED SECTIONS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 49 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER V. ESCAMILLA

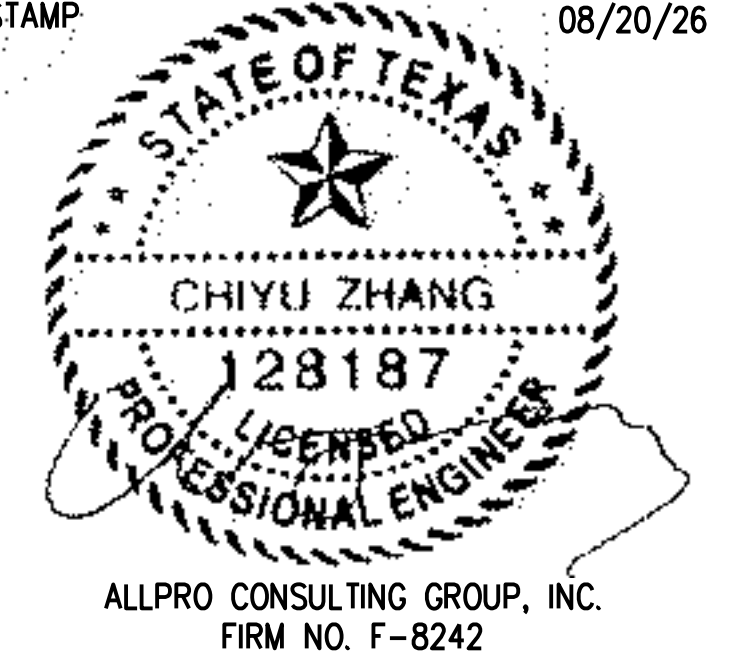
CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

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



ACGI NO:	24-4000
DRAWN BY:	CG
CHECKED BY:	CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR



SITE INFORMATION
VERTICAL BRIDGE SITE NAME:
BUDA COMMERCIAL
VERTICAL BRIDGE SITE #:
US-TX-6418

VZW SITE NAME:
BUDA COMMERCIAL
VZW FUZE ID#:
17487371
VZW MDG LOCATION ID #:
5000124117

ADDRESS:
16674 S I-35 FRONTAGE RD.
BUDA, TX 78610
HAYS COUNTY

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
GN-2

SPECIAL USE PERMIT NUMBER:
SUP 26-03

 600 HIDDEN RIDGE IRVING, TX 75038			
 22 W ATLANTIC AVE., SUITE 310 DELRAY, FL 33444			
 9221 Lyndon B Johnson Fwy Suite 204, Dallas, TX 75243 Phone: 972-231-8893 Fax: 866-364-8375 www.allprocgi.com Firm No. F-8242			
ACGI NO:		24-4000	
DRAWN BY:		CG	
CHECKED BY:		CZ	
REVISIONS			
REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
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3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR
STAMP		08/20/26	
 ALLPRO CONSULTING GROUP, INC. FIRM NO. F-8242			
SITE INFORMATION			
VERTICAL BRIDGE SITE NAME:			
BUDA COMMERCIAL			
VERTICAL BRIDGE SITE #:			
US-TX-6418			
VZW SITE NAME:			
BUDA COMMERCIAL			
VZW FUZE ID#:			
17487371			
VZW MDG LOCATION ID #:			
5000124117			
ADDRESS:			
16674 S I-35 FRONTAGE RD. BUDA, TX 78610 HAYS COUNTY			
SHEET TITLE:			
GENERAL NOTES			
SHEET NUMBER:			
GN-3			
SPECIAL USE PERMIT NUMBER:			
SUP 26-03			

C. TOWER

1. FIRST TEST – SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE RODS CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.

2. SECOND TEST – SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

D. EQUIPMENT PAD AND TOWER

1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS SHALL BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.

2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, A COMPLETE MEGGER CHECK OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

10. GROUND RESISTANCE TEST REPORT

UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10–15 PHOTOS SHALL BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL. TWO (2) SETS OF TEST DOCUMENTS ARE OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

POLES, POSTS, AND STANDARDS

SINGLE MAST AND MONOPOLE

1. GENERAL

A. APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED.

B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.

C. GROUNDING:

GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR EXOTHERMIC WELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.

NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE MONOPOLE TOWER SHAFT.

TELECOMMUNICATIONS WIRING COMPONENTS

HYBRIFLEX ANTENNA CABLE

1. GENERAL

A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.

B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS.

C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

2. MATERIALS:

A. HYBRIFLEX CABLES:

1. INSTALL HYBRIFLEX CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH HYBRIFLEX CABLES SUPPORTED AT NO MORE THAN 3'-0" D.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURERS' REQUIREMENTS. TERMINATE ALL HYBRIFLEX CABLE THREE FEET (3') IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.

3. ANTENNA AND HYBRIFLEX CABLE GROUNDING

A. ALL HYBRIFLEX CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF HYBRIFLEX CABLE (NOT WITHIN BENDS).

4. HYBRIFLEX CABLE IDENTIFICATION

A. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PLASTIC TAGS SHALL BE USED AT THE FOLLOWING LOCATIONS:

1. FIRST LOCATION IS AT THE END OF THE HYBRIFLEX NEAREST THE ANTENNA (WHERE THE HYBRIFLEX CABLE AND JUMPER ARE CONNECTED).

2. SECOND LOCATION IS NEAREST TO GROUND EQUIPMENT.

B. USE ANDREW CABLE TIES (PT.#27290) TO SECURE IDENTIFICATION TAGS.

5. TESTING

LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE HYBRIFLEX SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER/QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE LESSEE WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

PERMITS

1. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. (NOT SUPPLIED BY OWNER)

2. ANY PERMITS WHICH SHALL BE OBTAINED SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS. (NOT SUPPLIED BY OWNER)

3. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE LATEST APPLICABLE CODES AND STANDARDS.

4. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY, OR CITY) ENGINEER 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.

5. CONTRACTOR RESPONSIBLE FOR CLOSING AND FILING ALL PERMITS ASSOCIATED WITH SITE.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 51 OF 51
FILE NUMBER: SUP 26-03 APPLICATION DATE 05/05/26
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LIGHT INDUSTRIAL
REV. 1 CORRECTION 1
REV. 2 CORRECTION 2
REV. 3 CORRECTION 3

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

verizon

600 HIDDEN RIDGE
IRVING, TX 75038

verticalbridge

22 W ATLANTIC AVE., SUITE 310
DELRAY, FL 33444

ALLPRO

CONSULTING GROUP, INC.

9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allprocgi.com
Firm No. F-8242

ACGI NO: 24-4000

DRAWN BY: CG

CHECKED BY: CZ

REVISIONS

REV	DATE	DESCRIPTION	BY
6	08/20/26	REVISED FINAL CD	DR
5	08/06/26	REVISED FINAL CD	DR
4	07/10/26	REVISED FINAL CD	DR
3	05/27/26	REVISED FINAL CD	DR
2	04/09/26	REVISED FINAL CD	DR

STAMP 08/20/26

STATE OF TEXAS

CHIYU ZHANG

128187

PROFESSIONAL ENGINEER

ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

SITE INFORMATION

VERTICAL BRIDGE SITE NAME:

BUDA COMMERCIAL

VERTICAL BRIDGE SITE #:

US-TX-6418

VZW SITE NAME:

BUDA COMMERCIAL

VZW FUZE ID#:

17487371

VZW MDG LOCATION ID #:

5000124117

ADDRESS:

16674 S I-35 FRONTAGE RD.

BUDA, TX 78610

HAYS COUNTY

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-4

SPECIAL USE PERMIT NUMBER:

SUP 26-03



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

September 8, 2026

Contact:

Victor Escamilla

**Agenda Item ID /
Number:**

2026-743 / G.2

ITEM TITLE: Hold a Public Hearing, consideration, and possible action on a request by Kimley-Horn on behalf of MI Homes of Austin LLC, for a Final Plat and Replat known as The Colony Phase 2A Plat, consisting of approximately 12.30 acres out of the S.V.R Eggleston Survey No. 3, Abstract No.5, and being a portion of Lot 1 of the Scales Subdivision, located in the City of Buda, Hays County, Texas, 78666 (FP 25-08)

1. EXECUTIVE SUMMARY

2. BACKGROUND/HISTORY

3. ANALYSIS

4. FINANCIAL IMPACT

5. STRATEGIC PLAN/GOALS

6. STRATEGIC PLAN OBJECTIVES

7. PROS AND CONS

8. ALTERNATIVES

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments: