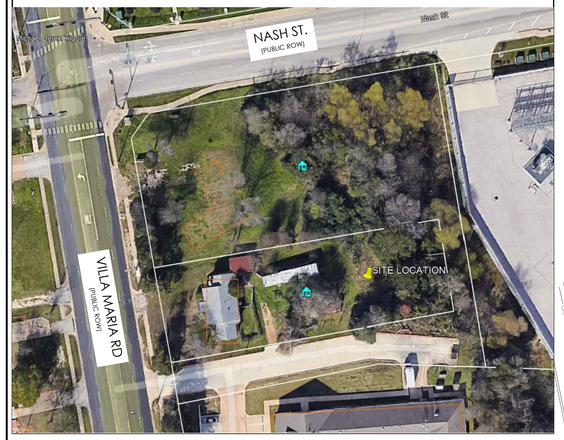
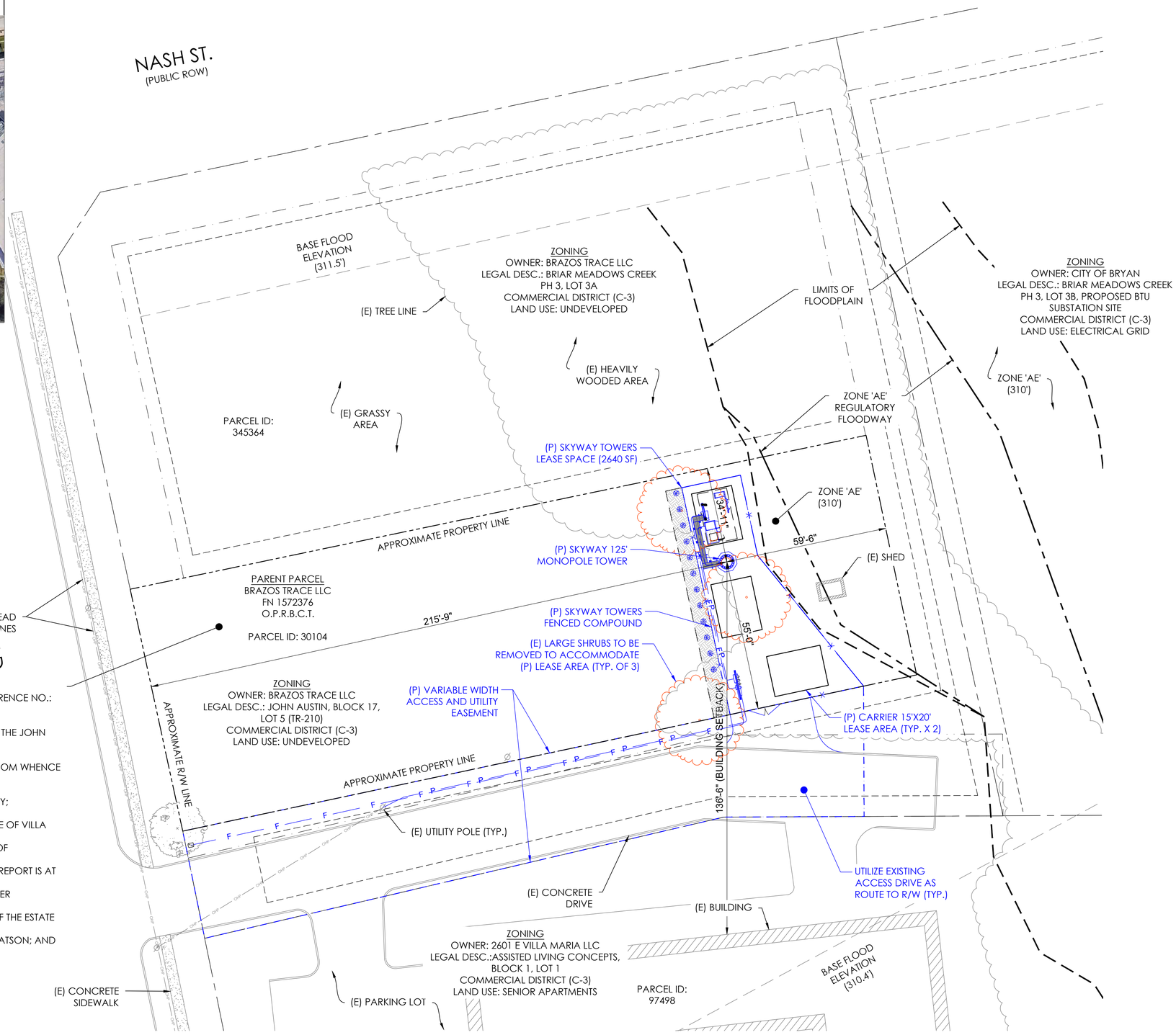
LOCATION MAP





OVERALL SITE PLAN

1"=20'-0" (FULL SIZE)
1"=40'-0" (11x17)

ZONING
OWNER: WASHINGTON COUNTY JUNIOR COLLEGE DISTRICT
LEGAL DESC.: BLINN COLLEGE SUBDIV, BLOCK 1, LOT 1A, ACRES 87.0
COMMERCIAL DISTRICT (C-3)
LAND USE: COLLEGE CAMPUS

LEGAL DESCRIPTION

FROM THE REPORT OF TITLE ISSUED BY U.S. TITLE SOLUTIONS, FILE NO. UST82508, REFERENCE NO.: TX-09852-01 CAMBERVILLAS, SITE NAME: TX-09852 CAMBERVILLAS, DATE OF REPORT: APRIL 14, 2026:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN E RIGHT OF WAY LINE OF VILLA MARIA ROAD, FROM WHENCE THE CENTER OF THE INTERSECTION OF SAID VILLA MARIA ROAD AND NALL LANE BEARS N 31-59 W, 742.00 FEET AND NO. 20-10 W, 433 FEET;
THENCE N 58-01 E 275 FEET TO AN IRON PIN SET FOR THE NE CORNER OF THIS SURVEY;
THENCE S 31-59 E 90 FEET AND CORNER AN IRON PIN FOR CORNER;
THENCE S 58-01 W 275 FEET AND CORNER AN IRON PIPE SET IN E RIGHT OF WAY LINE OF VILLA MARIA ROAD;
THENCE N 31-59 W ALONG SAID ROAD RIGHT OF WAY LINE 90 FEET TO THE PLACE OF BEGINNING.

TITLE TO SAID ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS AT THE EFFECTIVE DATE HEREOF VESTED IN: BRAZOS TRACE LLC.

SOURCE OF TITLE : WARRANTY DEED WITH VENDOR'S LIEN MADE BY KATHLEEN TAUBER STUBBLEFIELD, A SINGLE PERSON; SHIRLEY ANNE BURKHALTER BYRNE, A SINGLE PERSON; KIMBERLY WARD, INDIVIDUALLY AND AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF PEGGY JANE WATSON, DECEASED, AND SPOUSE MARK DANIEL WARD; RICKY NELSON WATSON AND SPOUSE, BRANDIE MICHELLE WATSON; AND DONNY ALVIN WATSON, A SINGLE PERSON, DATED NOVEMBER 18, 2025, RECORDED NOVEMBER 19, 2025, IN BOOK 20221, PAGE 62.

PROPOSED SITE LOCATION:
LATITUDE: N 30° 40' 06.97" (30.668603°)
LONGITUDE: W 96° 20' 51.4" (-96.347611°)
GROUND ELEV: 318.8' AMSL

THE GC SHALL CONTACT THE SURVEYOR PRIOR TO CONSTRUCTION STRAT TO COORDINATE STAKING AND PINNING THE CORNERS, DRIVEWAY AND CENTER OF TOWER.

FLOOD PLAIN NOTE:
THE SITE IS NOT LOCATED WITHIN FLOODPLAIN (UNSHADED ZONE X - AREA OF MINIMAL FLOOD HAZARD) PER FEMA MAP 48041C0215F DATED 04/02/2014

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

SKYWAY SITE NUMBER:
TX-09852

2605 E. VILLA MARIA RD
BRYAN, TX 77802

VERIZON FUZE PROJECT ID::
17422777

VERIZON MDG ID:
5000969360

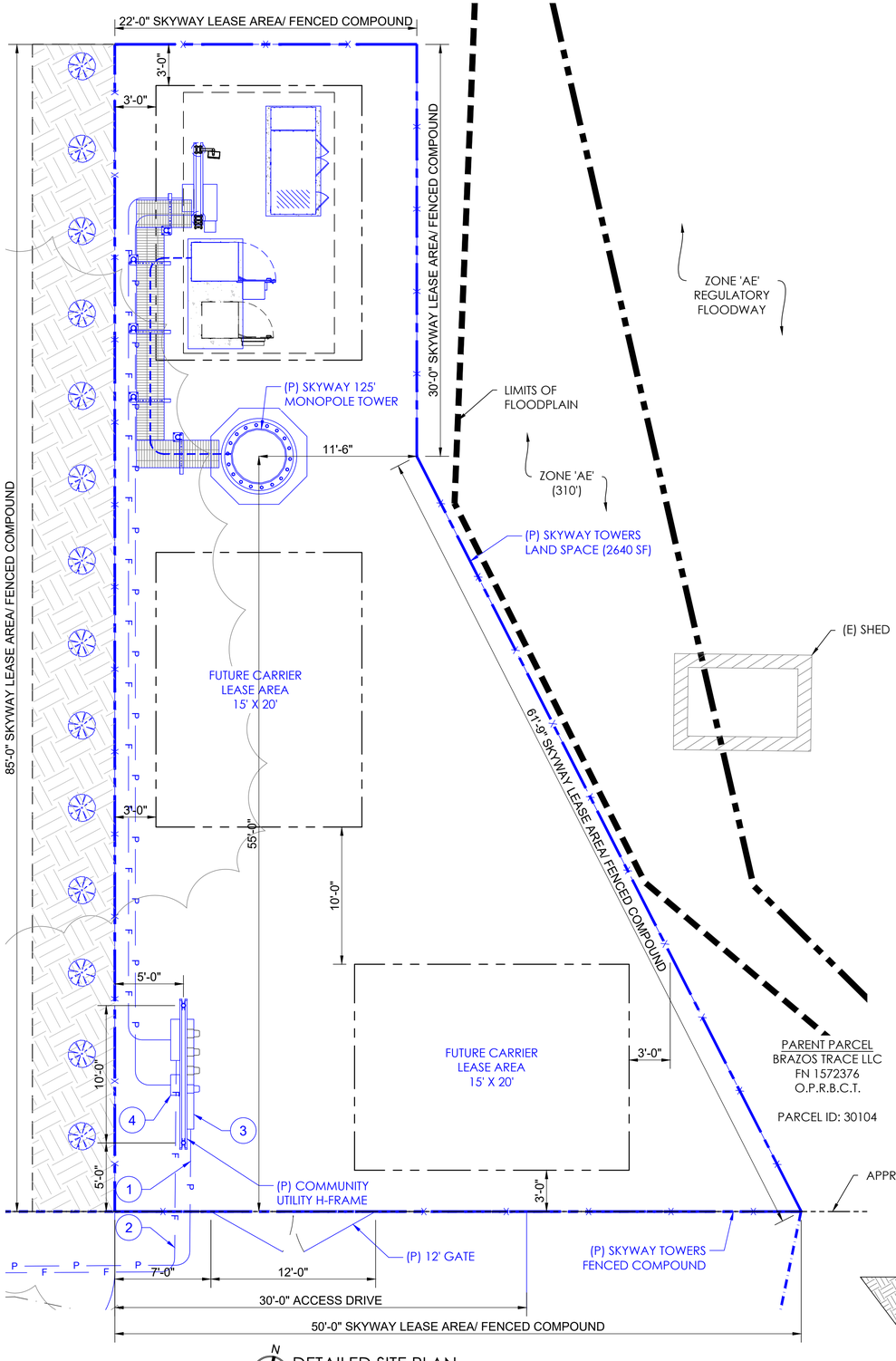
NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTVW01N-001

OVERALL SITE PLAN

C-2



DETAILED SITE PLAN

1"=5'-0" (FULL SIZE)
1"=10'-0" (11x17)

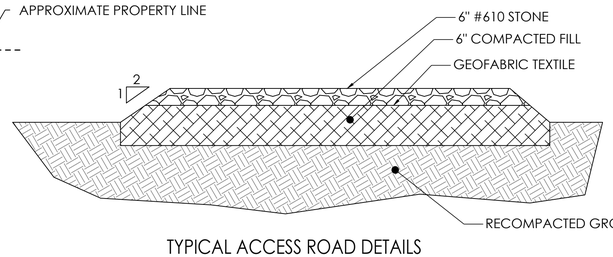
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THE GC SHALL CONTACT THE SURVEYOR PRIOR TO CONSTRUCTION STRAT TO COORDINATE STAKING AND PINNING THE CORNERS, DRIVEWAY AND CENTER OF TOWER.

ELECTRICAL KEY NOTES:

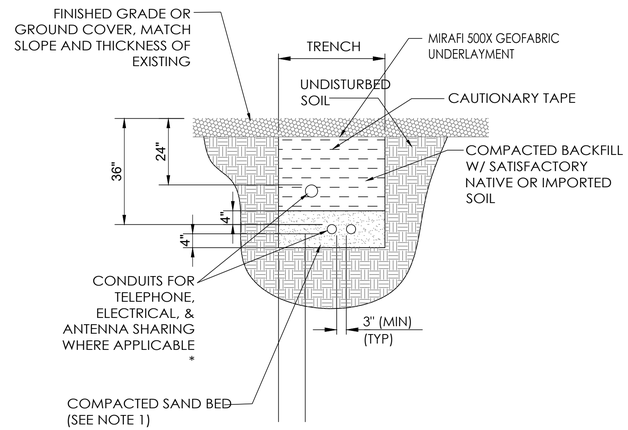
1. PROPOSED (1) 3" SCH. 40 PVC CONDUIT FROM PROPOSED METERSTACK ON UTILITY FRAME TO THE EXISTING UTILITY POLE. COORDINATE WITH POWER COMPANY (±145 FT)
2. PROPOSED (2) 2" SCH. 40 PVC CONDUIT WITH (2) PULL STRINGS EACH, 36" DEEP, FROM THE PROPOSED HANDHOLE AT R/W TO THE EQUIPMENT LOCATION (± 220 FT)
3. PROPOSED 600A, 120/240V, 1ϕ, 3W, NEMA 3R, 6 GANG METERSTACK. METER BASE TO BE PROVIDED BY POWER COMPANY. (REFER TO ONE-LINE)
4. PROPOSED 200A, 120/240V, 1ϕ, 3W, NEMA 3R, PANEL "**VZW**". (REFER TO ONE-LINE)



TYPICAL ACCESS ROAD DETAILS

NOT TO SCALE

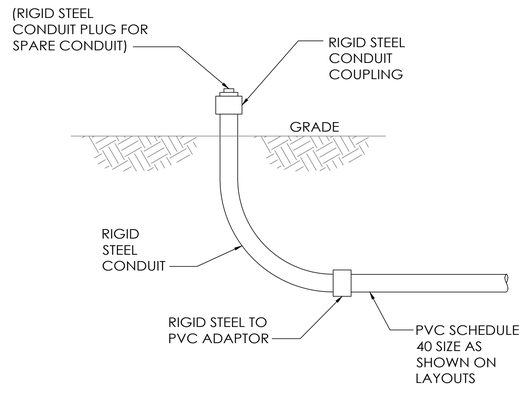
NOTES: 1. LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.



CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS

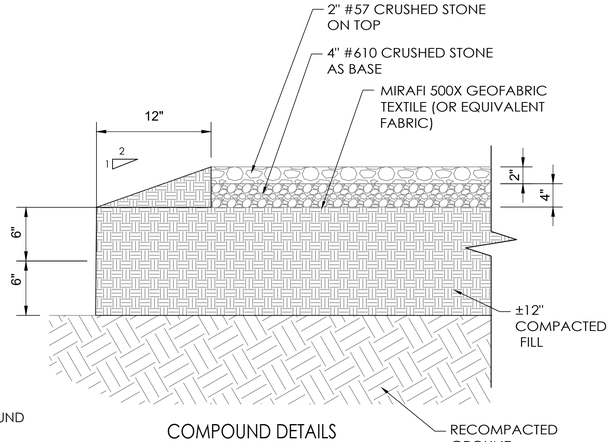
DIRECT BURIED CONDUIT

NTS



UNDERGROUND CONDUIT STUB-UP

NTS



COMPOUND DETAILS

NTS

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

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DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTVW01N-001

DETAILED SITE PLAN

C-3