

FIRST AMENDMENT TO TOWER SITE LEASE AGREEMENT

THIS FIRST AMENDMENT TO TOWER SITE LEASE (this “**Amendment**”) is entered into effective as of the last party’s execution below, between Williamson County, Texas (“**Landlord**”), and SBA Towers XI, LLC (“**Tenant**”).

RECITALS:

WHEREAS, Landlord and Tenant, as successor in interest to Spire Tower US, LLC, a Delaware limited liability company, entered into that certain Tower Site Lease Agreement dated April 25, 2023 (“**Lease Agreement**”), whereby Landlord leased to Tenant the Leased Premises described in an **Exhibit A** of the Lease Agreement; and

WHEREAS, Landlord and Tenant desire to enter into this Amendment to correct the legal description of the Leased Premises and the description of the unimproved road/path that provides access to the Leased Premises, which were originally described in the attached Exhibit “A” to the Lease Agreement.

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration including the rents reserved and the covenants and conditions more particularly set forth in the Lease Agreement, Landlord and Tenant do hereby covenant, promise and agree as follows:

AGREEMENTS:

1. **Section II. - Access To Leased Premises** is hereby deleted in its entirety and replaced with the following:

Lessor agrees that, during the Initial Term of this Lease and any extension thereafter, Lessee shall have reasonable ingress and egress to the Leased Premises for the purpose of maintenance and repairs to Lessee’s Property. For purposes of such ingress and egress during the Initial Term of this Lease and any renewal term thereafter, Lessee shall be allowed to use the existing unimproved road/path that provides access to the Leased Premises from Carlson Cove and County Road 110, as described by metes and bounds survey and depicted by sketch attached hereto as **Exhibit “A”**. Lessee hereby agrees and acknowledges that all necessary maintenance in relation to the unimproved road/path for Lessee’s access to the Leased Premises shall be the sole obligation and responsibility of Lessee.

2. **Exhibit “A”** attached to the Lease Agreement is hereby deleted in its entirety and replaced with the **Exhibit “A”** attached hereto.

3. **Definitions.** All terms not otherwise defined herein shall have the meanings given them in the Lease Agreement.

4. **Authority.** Each party represents and warrants that it has due power and lawful authority

to execute and deliver this Amendment and to perform its obligations under the Lease Agreement; and the Lease Agreement and this Amendment are the valid, binding and enforceable obligations of such party.

5. **Full Force and Effect.** Tenant acknowledges that: (i) it is in possession of the Leased Premises; (ii) the Lease Agreement, as modified herein, is in full force and effect; (iii) to the best of Tenant's knowledge, there are not any uncured defaults on the part of Landlord under the Lease Agreement; and (iv) there are no set-offs or defenses against the enforcement of any right or remedy of Landlord. Moreover, Tenant has no claim of setoff, deduction or defense against the payment of sums payable under the Lease Agreement.

6. **Extent of Amendment.** All other terms of the Lease Agreement and any prior amendments thereto, if any, which have not been specifically amended herein shall remain the same and shall continue in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be signed by their duly authorized representatives or on behalf of their individual self, whichever the case may be, to be effective as of the date of the last party's execution below.

Landlord:

Williamson County, Texas

By: _____
Bill Gravell, Jr.,
Williamson County Judge

Date: _____, 2024

Tenant:

SBA Towers XI, LLC

By: _____
Neil Seidman, Senior Vice President

Date: October 23, 2024

EXHIBIT "A"

LEASE AREA (AS SURVEYED)

Situated in the County of Williamson, and State of Texas. Known as being a part of tract of land situated in the William Addison Survey, Abstract No. 21 out of the remnant portion of a called 103.5913 acre tract of land, and being a 6,829 square foot Lease Area over and upon a parcel of land now or formerly conveyed to County of Williamson, Texas as recorded in Special Warranty Deed recorded in Volume 2332 at Page 141 of Williamson County Records and being more particularly described as follows:

COMMENCING at 1/4" iron rod found on a point in the east right-of-way line of Rock Ride Ln, a variable width public right-of-way, said point being the easternmost southeast corner of a called 3.14 acre tract, recorded in Document No. 9739302 of said Official Records, same being a west corner of said 103.5913 acre tract; Thence along the easterly right-of-way of said Rock Ride Lane, South 49°24'35" East a distance of 30.67 feet; Thence leaving said easterly right-of-way, North 68°19'44" East a distance of 762.22 feet; Thence North 01°20'27" East a distance of 414.74 feet to the POINT OF BEGINNING;

Thence South 88°21'06" West a distance of 60.55 feet; Thence North 01°14'50" West a distance of 113.49 feet; Thence North 88°21'06" East a distance of 59.80 feet; Thence South 01°37'33" East a distance of 113.49 feet to the POINT OF BEGINNING.

The Lease Area contains 0.157 acres, or 6,829 square feet, of land.

20' WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT (AS SURVEYED)

Situated in the County of Williamson, and State of Texas. Known as being a part of tract of land situated in the William Addison Survey, Abstract No. 21 out of the remnant portion of a called 103.5913 acre tract of land, and being a 6,829 square foot 20' Wide Non-Exclusive Access & Utility Easement over and upon a parcel of land now or formerly conveyed to County of Williamson, Texas as recorded in Special Warranty Deed recorded in Volume 2332 at Page 141 of Williamson County Records and being more particularly described as follows:

COMMENCING at 1/4" iron rod found on a point in the east right-of-way line of Rock Ride Ln, a variable width public right-of-way, said point being the easternmost southeast corner of a called 3.14 acre tract, recorded in Document No. 9739302 of said Official Records, same being a west corner of said 103.5913 acre tract; Thence along the easterly right-of-way of said Rock Ride Lane, North 49°24'35" West a distance of 106.85 feet to the POINT OF BEGINNING;

Thence North 21°10'15" West a distance of 20.00 feet; Thence North 68°49'45" East a distance of 408.12 feet; Thence North 01°46'16" West a distance of 58.28 feet; Thence North 03°00'27" West a distance of 162.82 feet; Thence North 00°05'09" East a distance of 115.18 feet; Thence North 05°14'47" East a distance of 135.69 feet; Thence along the arc of a curve to the right, said curve having a radius of 120.00 feet, an arc length of 185.77 feet, and a chord bearing of North 49°35'42" East, a distance of 167.77 feet; Thence South 86°03'23" East a distance of 97.70 feet; Thence South 75°53'39" East a distance of 66.72 feet; Thence South 54°19'27" East a distance of 63.22 feet; Thence South 01°14'50" East a distance of 111.39 feet; Thence South 88°45'10" West a distance of 20.00 feet; Thence North 01°14'50" West a distance of 101.40 feet; Thence North 54°19'27" West a distance of 49.42 feet; Thence North 75°53'39" West a distance of 61.13 feet; Thence North 86°03'23" West a distance of 95.92 feet; Thence along the arc of a curve to the left, said curve having a radius of 100.00 feet, an arc length of 154.81 feet, and a chord bearing of South 49°35'42" West, a distance of 139.80 feet; Thence South 05°14'47" West a distance of 134.79 feet; Thence South 00°05'09" West a distance of 113.74 feet; Thence South 03°00'27" East a distance of 162.50 feet; Thence South 01°46'16" East a distance of 72.65 feet; Thence South 68°49'45" West a distance of 422.28 feet to the POINT OF BEGINNING.

The 20' Wide Non-Exclusive Access & Utility Easement contains 0.637 acres, or 27,735 square feet, of land.

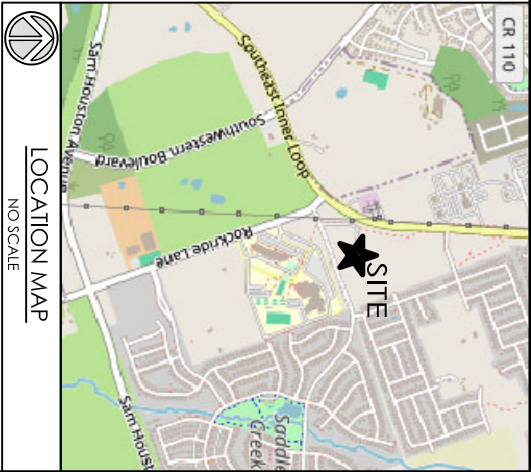
20' WIDE NON-EXCLUSIVE GUY WIRE EASEMENT #1 (AS SURVEYED)

Situated in the County of Williamson, and State of Texas. Known as being a part of tract of land situated in the William Addison Survey, Abstract No. 21 out of the remnant portion of a called 103.5913 acre tract of land, and being a 6,912 square foot 20' Wide Non-Exclusive Guy Wire Easement 1 over and upon a parcel of land now or formerly conveyed to County of Williamson, Texas as recorded in Special Warranty Deed recorded in Volume 2332 at Page 141 of Williamson County Records and being more particularly described as follows:

COMMENCING at 1/4" iron rod found on a point in the east right-of-way line of Rock Ride Ln, a variable width public right-of-way, said point being the easternmost southeast corner of a called 3.14 acre tract, recorded in Document No. 9739302 of said Official Records, same being a west corner of said 103.5913 acre tract; Thence along the easterly right-of-way of said Rock Ride Lane, South 49°24'35" East a distance of 30.67 feet; Thence leaving said easterly right-of-way, North 68°19'44" East a distance of 762.22 feet; Thence North 01°20'27" East a distance of 414.74 feet; Thence South 88°21'06" West a distance of 33.69 feet to the POINT OF BEGINNING;

Thence South 31°55'31" West a distance of 352.25 feet; Thence North 58°04'29" West a distance of 20.00 feet; Thence North 31°55'31" East a distance of 338.98 feet; Thence North 88°21'06" East a distance of 24.00 feet to the POINT OF BEGINNING.

The 20' Wide Non-Exclusive Guy Wire Easement 1 contains 0.159 acres, or 6,912 square feet, of land.



AS-BUILT SURVEY

near the intersection of County Rd 110 and the Georgetown Inner Loop
Georgetown, TX 78626
SITE ID#: TX189AE-A
SITE NAME: Georgetown 7, TX



SBA Network Services, LLC
8051 Congress Avenue
Boca Raton, FL 33487-1307

BASIS OF BEARINGS

The meridian for all bearings shown hereon is the State of Texas Grid, Central Zone, NAD 83 (2011).

FLOOD ZONE

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X (Areas of minimal flood hazard) according to the Flood Insurance Rate Map for the City of Georgetown, County of Williamson, State of Texas, Community Panel No. 48491C0485F, Effective Date December 20, 2019.

ENCROACHMENTS

At the time of survey there were no visible encroachments onto or beyond the subject property.

CERTIFICATION

I, James M Powers, RPLS, CFedS, CP, a Texas Licensed Land Surveyor, License No. 5593, hereby certify to SBA Towers Xl, LLC:

Latitude and Longitude values for the center of the above-referenced tower are accurate to within +/- 15 feet horizontally.

HORIZONTAL DATUM: NAD83

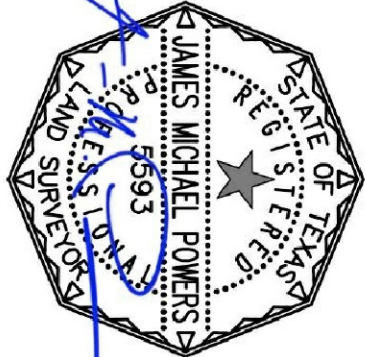
LATITUDE NORTH 30° 37' 22.11"
LONGITUDE WEST 97° 38' 33.61"

This surveyor has received and reviewed that certain Title Commitment No. SBA-181993-C issued by Westcor Land Title Insurance Company with an effective date of June 17, 2024 which proposes to insure the lands described under its Schedule A.

The surveyor has received and reviewed that the lands under said Schedule A of the Title Commitment contain or include the lands described in and depicted on this survey.

The surveyor has reviewed that the items of record and identified under Schedule B-2 of said Title Commitment encumber the lands described on this survey, but said items will not interfere with the location of the insured lands, including the lease area and any and all access and utility easement areas.

By: _____
James M Powers, RPLS, CFedS, CP
Licensed Land Surveyor, No. 5593
Expiration Date: 12/31/2024
Date of Survey: July 22, 2024



Notes: This survey does not represent a boundary survey of the parent parcel.

Drawn By: MPB	Scale: None
Date: 07.30.24	Sheet: 1 of 6
Certa Project No. 2575	



CERTA TOWER SERVICES LLC
2926 State Road, #135
Cuyahoga Falls, OH 44223-1244
330.295.3673
orders@certasite.com
www.certasite.com



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20' WIDE NON-EXCLUSIVE GUY WIRE EASEMENT #2(AS SURVEYED)

Situated in the County of Williamson, and State of Texas. Known as being a part of tract of land situated in the William Addison Survey, Abstract No. 21 out of the remnant portion of a called 103.5913 acre tract of land, and being a 6,170 square foot 20' Wide Non-Exclusive Guy Wire Easement 2 over and upon a parcel of land now or formerly conveyed to County of Williamson, Texas as recorded in Special Warranty Deed recorded in Volume 2332 at Page 141 of Williamson County Records and being more particularly described as follows:

COMMENCING at 1/4" iron rod found on a point in the east right-of-way line of Rock Ride Ln, a variable width public right-of-way, said point being the easternmost southeast corner of a called 3.14 acre tract, recorded in Document No. 9739302 of said Official Records, same being a west corner of said 103.5913 acre tract; Thence along the easterly right-of-way of said Rock Ride Lane, South 49°24'35" East a distance of 30.67 feet; Thence leaving said easterly right-of-way, North 68°19'44" East a distance of 762.22 feet; Thence North 01°20'27" East a distance of 414.74 feet; Thence South 88°21'06" West a distance of 60.55 feet; Thence North 01°14'50" West a distance of 49.48 feet to the POINT OF BEGINNING;

Thence North 28°00'37" West a distance of 328.34 feet; Thence North 61°59'23" East a distance of 20.00 feet; Thence South 28°00'37" East a distance of 288.69 feet; Thence South 01°14'50" East a distance of 44.41 feet to the POINT OF BEGINNING.

The 20' Wide Non-Exclusive Guy Wire Easement 2 contains 0.142 acres, or 6,170 square feet, of land.

WESTCOR LAND TITLE INSURANCE COMPANY
COMMITMENT NO. SBA-181993-C - DATED 06.17.2024

SCHEDULE B:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

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.):

1) to 10d) are standard exceptions.

e) Rights of fee simple owners, as identified in Schedule A 3 of the Title Commitment, in and to the subject property

LEASE AREA IS THE SUBJECT OF THIS SURVEY

f) Rights of fee simple owners pursuant to the Tower Lease Agreement, as identified per Exception #10.g of Schedule B.

LEASE AREA IS THE SUBJECT OF THIS SURVEY

g) 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 (g) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

AFFECTS THE PARENT PARCEL – NOT A SURVEY RELATED ITEM

h) Intentionally deleted.

i) Intentionally deleted.

20' WIDE NON-EXCLUSIVE GUY WIRE EASEMENT #3(AS SURVEYED)

Situated in the County of Williamson, and State of Texas. Known as being a part of tract of land situated in the William Addison Survey, Abstract No. 21 out of the remnant portion of a called 103.5913 acre tract of land, and being a 6,704 square foot 20' Wide Non-Exclusive Guy Wire Easement 3 over and upon a parcel of land now or formerly conveyed to County of Williamson, Texas as recorded in Special Warranty Deed recorded in Volume 2332 at Page 141 of Williamson County Records and being more particularly described as follows:

COMMENCING at 1/4" iron rod found on a point in the east right-of-way line of Rock Ride Ln, a variable width public right-of-way, said point being the easternmost southeast corner of a called 3.14 acre tract, recorded in Document No. 9739302 of said Official Records, same being a west corner of said 103.5913 acre tract; Thence along the easterly right-of-way of said Rock Ride Lane, South 49°24'35" East a distance of 30.67 feet; Thence leaving said easterly right-of-way, North 68°19'44" East a distance of 762.22 feet; Thence North 01°20'27" East a distance of 414.74 feet; Thence South 88°21'06" West a distance of 60.55 feet; Thence North 01°14'50" West a distance of 113.49 feet; Thence North 88°21'06" East a distance of 59.80 feet; Thence South 01°37'33" East a distance of 87.29 feet to the POINT OF BEGINNING;

Thence South 88°06'30" East a distance of 335.84 feet; Thence South 01°53'30" West a distance of 20.00 feet; Thence North 88°06'30" West a distance of 334.61 feet; Thence North 01°37'33" West a distance of 20.04 feet to the POINT OF BEGINNING.

The 20' Wide Non-Exclusive Guy Wire Easement 3 contains 0.154 acres, or 6,704 square feet, of land.

j) Intentionally deleted.

k) Intentionally deleted.

l) Public Wastewater Easement between County of Williamson, Texas, a political subdivision of the State of Texas, and The Georgetown Independent School District, dated July 10, 2007 and recorded July 17, 2007 in (instrument) 2007060322, in Williamson County, Texas.

AFFECTS THE PARENT PARCEL, DOES AFFECT THE LEASE AREA – PLOTTED AND SHOWN HEREON

m) Georgetown Wastewater Easement between Williamson County, Texas, a political subdivision of the State of Texas; and City of Georgetown, a Texas home-rule municipal corporation, dated November 13, 2007 and recorded December 17, 2007 in (instrument) 2007103823, in Williamson County, Texas.

AFFECTS THE PARENT PARCEL, DOES AFFECT THE LEASE AREA – PLOTTED AND SHOWN HEREON

n) Georgetown Water Line Easement between William County, Texas, a political subdivision of the State of Texas; and City of Georgetown, a Texas home-rule municipal corporation, dated September 25, 2007 and recorded December 28, 2007 in (instrument) 2007106835, in Williamson County, Texas.

AFFECTS THE PARENT PARCEL, DOES AFFECT THE LEASE AREA – PLOTTED AND SHOWN HEREON

o) Intentionally deleted.

p) Intentionally deleted.

q) Terms and conditions of an unrecorded lease, as evidenced by d(n) Memorandum of Lease between Williamson County and Spire Tower US, LLC, a Delaware limited liability company, dated April 25, 2023 and recorded June 26, 2024 in (instrument) 2024050643, in Williamson County, Texas.

LEASE AREA IS THE SUBJECT OF THIS SURVEY

AS-BUILT SURVEY
near the intersection of County Rd 110
and the Georgetown Inner Loop
Georgetown, TX 78626
SITE ID#: TX189AE-A
SITE NAME: Georgetown 7, TX



SBA Network Services, LLC
8051 Congress Avenue
Boca Raton, FL 33487-1307



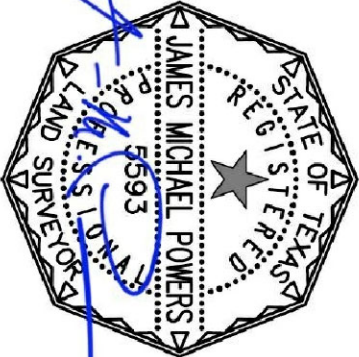
**CERTA TOWER
SERVICES LLC**
2926 State Road, #135
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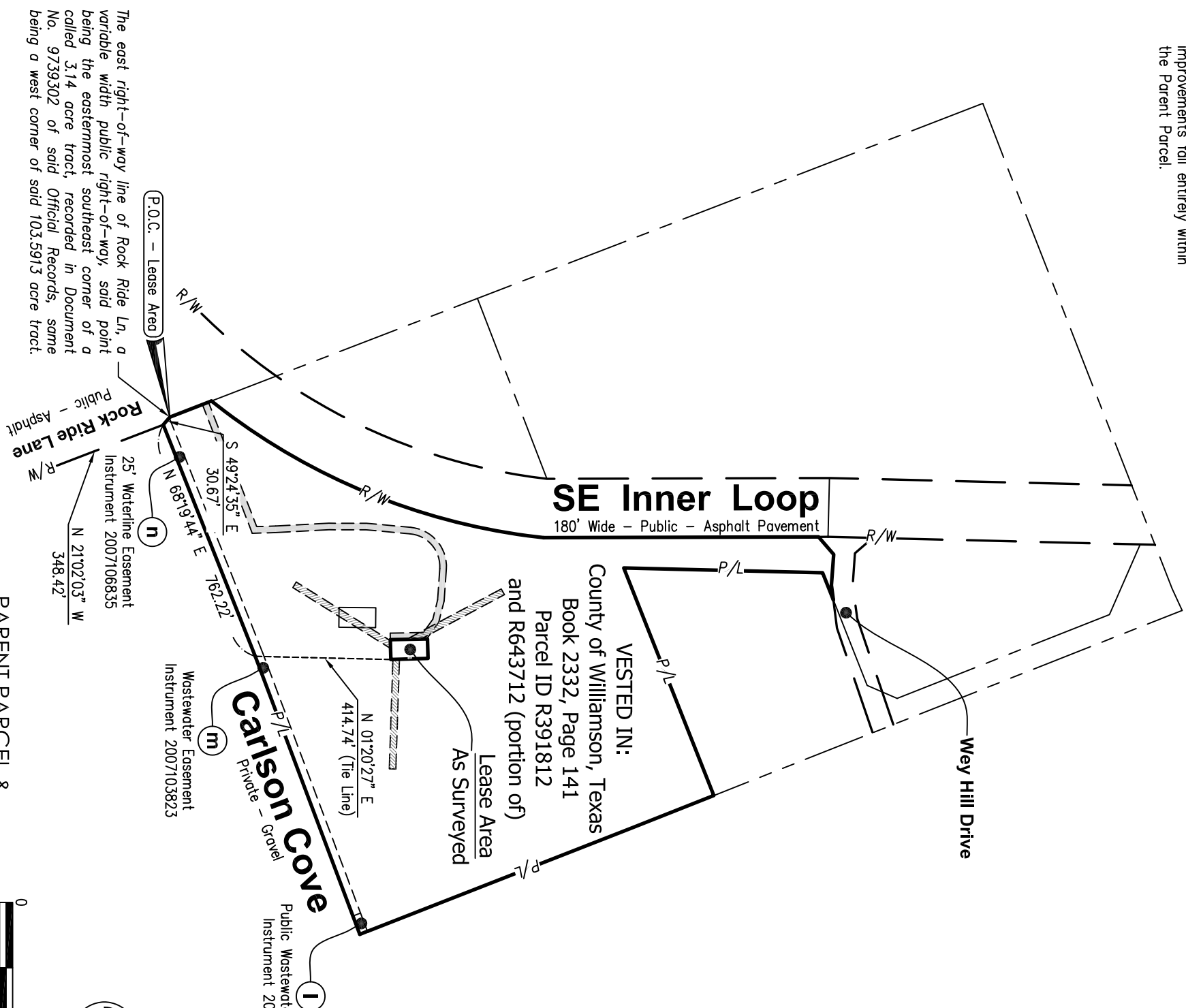
Notes: This survey does not represent a boundary survey of the parent parcel.

Drawn By: MPB	Scale: None
Date: 07.30.24	Sheet: 2 of 6
Certa Project No. 2575	

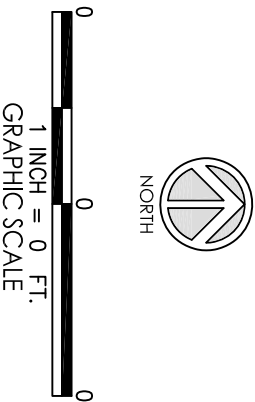


NOTE:

The Leased area and associated improvements fall entirely within the Parent Parcel.



PARENT PARCEL &
SCHEDULE B-II EXCEPTION
SHEET



LEASE AREA DESCRIPTION (AS PROVIDED)

A 0.157 acre, or 6,829 square foot, tract of land situated in the William Addison Survey, Abstract No. 21, in Williamson County, Texas, being out of the remnant portion of a called 103.5913 acre tract of land, conveyed to Williamson County, Texas in a Special Warranty Deed recorded in Volume 2332, Page 141, of the Official records of Williamson County, Texas, said 0.157 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD83 (NAD2011) Epoch 2010.00:

Commencing at ½" iron rod found on a point in the east right-of-way line of RockRide Ln, a variable width public right-of-way, said point being the easternmost southeast corner of a called 3.14 acre tract, recorded in Document No. 9739302 of the Official Records, same being a west corner of said 103.5913 acre tract, from which a ½" iron rod found for the northeast corner of said 3.14 acre tract, same being the south west corner of a called 5.24 acre tract, recorded in Document No. 2014056419 of the Official Public Records of Williamson County, Texas, also being a point in the north right-of-way line of SE Inner Loop, a 120-foot public right-of-way recorded in Document No. 2006081859, of said Official Public Records, bears N 21°02'03" W, 348.42 feet;

THENCE N 49°24'35" E, departing the south boundary line of said 3.14 acre tract, along the east right-of-way line of said RockRide Ln, same being the west boundary line of the Remnant Portion of said 103.5913 acre tract, a distance of 30.67 feet, to a calculated point in the north boundary line of a called 2.692 acre tract, recorded in Document No. 2022006446 of said Official Public Records;

THENCE N 68°19'44" E, departing the east right-of-way line of said RockRide Ln, along the north boundary line of said 2.692 acre tract, same being the south boundary line of the remnant Portion of said 103.5913 acre tract, a distance of 762.22 feet, to a ½" iron rod found for an angle point of said 2.692 acre tract;

THENCE N 19°09'20" W, departing the north boundary line of said 2.692 acre tract, thought the interior of the Remnant Portion of said 103.5913 acre tract, a distance of 270.64 feet, to a calculated angle point for the southeast corner and POINT OF BEGINNING hereof;

THENCE, continuing through the interior of said 103.5913 acre tract, for the southerly, westerly, and northerly and easterly boundary lines hereof, the following four (4) courses and distances:

1. N 89°23'04" W, a distance of 60.93 feet, to a calculated angle point, for the southwest corner hereof,
 2. N 00°36'56" E, a distance of 112.08 feet, to a calculated angle point, for the northwest corner hereof, from which on iron rod with aluminum cap marked "WILLIAMSONSON COUNTY" found on a point of curvature in the east right-of-way line of said SE Inner Loop, bears N 20°22'51" W, 722.37 feet,
 3. S 89°23'04" E, a distance of 60.93 feet, to a calculated angle point, for the northeast corner hereof, and
 4. S 00°36'56" W, a distance of 112.08 feet, to the POINT OF BEGINNING, and containing 0.157 acres in Williamson County, Texas, said tract being described in accordance with a survey made on the ground and a survey map prepared by Geonet of Texas, LLCX, under the supervision of Josue B. Miranda Ortiz, Registered Professional Land Surveyor, License No. 6637, State of Texas, Job No. 10036-23, on March 23, 2023.
- Parcel ID R391812 and R643712 (portion of)

This being a portion of the same county conveyed to County of Williamson, Texas, a political subdivision of the State of Texas from Franklin Federal Bancorp, a federal savings bank in a deed, dated July 3, 1993 and recorded July 7, 1993 as Book 2332 Page 141.

This being the same land described in Memorandum of Lease between Williamson County and Univision Radio Broadcasting Texas, LP, dated April 25, 2023 and recorded June 26, 2024 in (instrument) 2024050643, in Williamson County, Texas.

SYMBOL LEGEND

R/W	Right-of-Way
P/L	Property Line
P.O.B.	Place/Point of Beginning
P.O.C.	Place/Point of Commencement
(X)	Schedule B-Section II Item
[Shaded Box]	Shaded Easement Area
[Hatched Box]	Hatched Easement Area

AS-BUILT SURVEY
near the intersection of County Rd 110
and the Georgetown Inner Loop
Georgetown, TX 78626
SITE ID#: TX189AE-A
SITE NAME: Georgetown 7, TX



SBA Network Services, LLC
8051 Congress Avenue
Boca Raton, FL 33487-1307



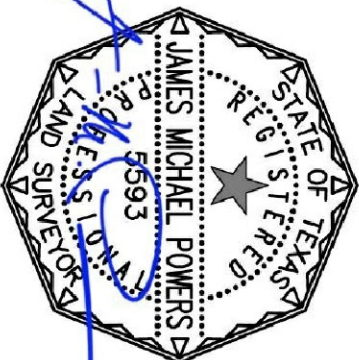
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Notes: This survey does not represent a boundary survey of the parent parcel.

Drawn By: MPB Scale: 1" = 400'
Date: 07.30.24 Sheet: 3 of 6
Certa Project No. 2575



LINE	BEARING	DISTANCE
L14	N 21°10'15" W	20.00'
L15	N 01°46'16" W	58.28'
L16	N 03°00'27" W	162.82'
L17	N 00°05'09" E	115.18'
L18	N 05°14'47" E	135.69'
L19	S 86°03'23" E	97.70'
L20	S 75°53'39" E	66.72'
L21	S 54°19'27" E	63.22'
L22	S 01°14'50" E	111.39'
L23	S 88°45'10" W	20.00'
L24	N 01°14'50" W	101.40'
L25	N 54°19'27" W	49.42'
L26	N 75°53'39" W	61.13'
L27	N 86°03'23" W	95.92'
L28	S 05°14'47" W	134.79'
L29	S 00°05'09" W	113.74'
L30	S 03°00'27" E	162.50'
L31	S 01°46'16" E	72.65'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	120.00'	185.77'	167.77'	N 49°35'42" E
C2	100.00'	154.87'	139.80'	S 49°35'42" W

NOTE:
The Leased area and associated improvements fall entirely within the Parent Parcel.

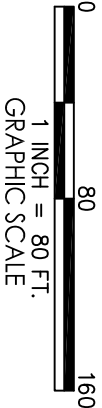
SE Inner Loop
180' Wide - Public - Asphalt Pavement

P.O.B.-20' Wide Non-Exclusive Access & Utility Easement

Rock Ride Lane
Public - Asphalt Pavement

N 68°49'45" E 408.12'
S 68°49'45" W 422.28'
N 49°24'35" W 106.85'

P.O.C. - All Easements



Carlson Cove
Private - Gravel Pavement



	- Concrete Area
	- Building Area
	- Shaded Easement Area
	- Hatched Easement Area

SYMBOL LEGEND

- R/W - Right-of-Way
- P/L - Property Line
- P.O.C. - Place/Point of Commencement
- P.O.B. - Place/Point of Beginning
- Surveyor's Observation
- Schedule B-Section II Item
- Utility Pole
- Fence (As Noted)
- Underground Electric

ACCESS & UTILITY EASEMENT DETAIL SHEET

Lease Area
As provided per MOL
Recorded on June 26, 2024
Instrument #2024050643

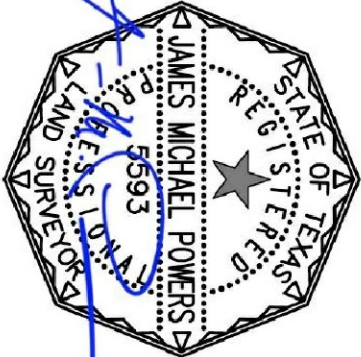
20' Wide Non-Exclusive Access & Utility Easement
27,735 Square Feet
0.637 Acres

20' Wide Non-Exclusive Guy Wire Easement 1
6,912 Square Feet
0.159 Acres

20' Wide Non-Exclusive Guy Wire Easement 3
6,704 Square Feet
0.154 Acres

20' Wide Non-Exclusive Guy Wire Easement 2
6,170 Square Feet
0.142 Acres

Lease Area
As Surveyed
6,829 Square Feet
0.157 Acres



Notes: This survey does not represent a boundary survey of the parent parcel.



CERTA TOWER SERVICES LLC
2926 State Road, #135
Cuyahoga Falls, OH 44223-1244
330.295.3673
orders@certasite.com
www.certasite.com



1917 S. Harvard Ave. Oklahoma City, OK 73128
PH: (405) 603-7842 Fax: (405) 603-7852
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AS-BUILT SURVEY

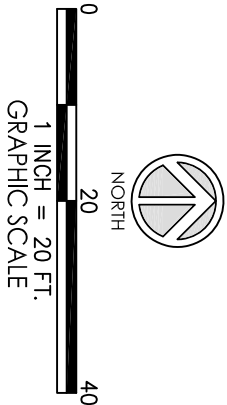
near the intersection of County Rd 110
and the Georgetown Inner Loop
Georgetown, TX 78626
SITE ID#: TX189AE-A
SITE NAME: Georgetown 7, TX



SBA Network Services, LLC
8051 Congress Avenue
Boca Raton, FL 33487-1307

Drawn By: MPB	Scale: 1" = 80'
Date: 07.30.24	Sheet: 4 of 6
Certa Project No. 2575	

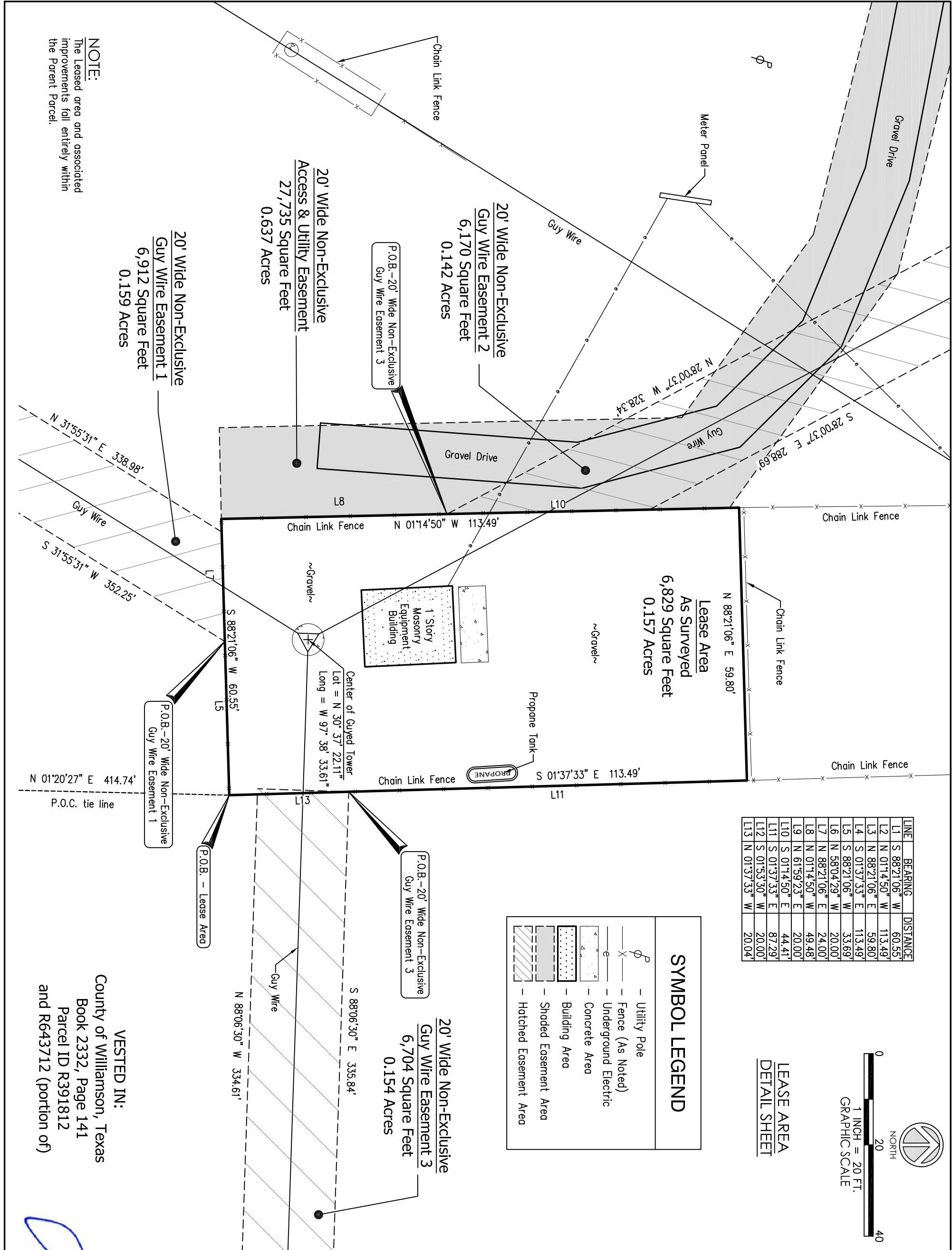
LINE	BEARING	DISTANCE
L1	S 88°21'06" W	60.55'
L2	N 01°14'50" W	113.49'
L3	N 88°21'06" E	59.80'
L4	S 01°37'33" E	113.49'
L5	S 88°21'06" W	33.69'
L6	N 58°04'29" W	20.00'
L7	N 88°21'06" E	24.00'
L8	N 01°14'50" W	49.48'
L9	N 61°59'23" E	20.00'
L10	S 01°14'50" E	44.41'
L11	S 01°37'33" E	87.29'
L12	S 01°53'30" W	20.00'
L13	N 01°37'33" W	20.04'



LEASE AREA
DETAIL SHEET

SYMBOL LEGEND

- Utility Pole
- Fence (As Noted)
- Underground Electric
- Concrete Area
- Building Area
- Shaded Easement Area
- Hatched Easement Area

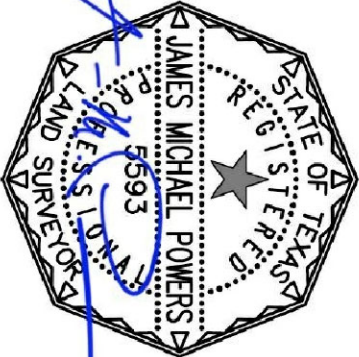


NOTE:
The Leased area and associated improvements fall entirely within the Parent Parcel.

VESTED IN:

County of Williamson, Texas
Book 2332, Page 141
Parcel ID R391812
and R643712 (portion of)

Notes: This survey does not represent a boundary survey of the parent parcel.



Drawn By: MPB	Scale: 1" = 20'
Date: 07.30.24	Sheet: 6 of 6
Certa Project No. 2575	



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AS-BUILT SURVEY

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