

Attachment to
Original No.
Exhibit B
Page 1 of 5

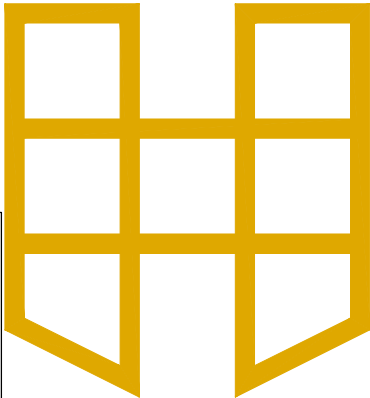
SWEETBRIAR

SITE: 1876

125' MONOPOLE TOWER

FOR MULTIPLE WIRELESS CARRIERS

PROJECT NAME: 1876 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT: 3R2-B, BLOCK: B, PHASE: 1, 2ND REPLAT
TOTAL ACERAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE



VICINITY MAP



CONSULTING ENGINEER



SPECIALTY TELECOMMUNICATIONS
SERVICES, LLC
FIRM NO.: F-16740
13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY, OK 73114
405-753-7167

PROJECT DATA

SITE NUMBER	1876
SITE NAME	SWEETBRIAR
SITE ADDRESS	TBD VALLEY PARKWAY LEWISVILLE, TX 75067

COUNTY	DENTON
ZONING CLASS	

POWER COMPANY	ONCOR
CONTACT NAME	
TELEPHONE	888-313-4747

TELCO COMPANY	TBD
CONTACT NAME	
TELEPHONE	

PROPERTY OWNER	PRESTON DAY
TELEPHONE	469-769-0888

HEMPHILL CONTACT	MATT KLINE
TELEPHONE	901-371-1399

SURVEY CONTACT	POINT TO POINT SURVEYORS
TELEPHONE	678-565-4440

2C COORDINATES

LAT: 33° 02' 40.20" LONG: -97° 01' 11.16"
(DEC. DEG.: 33.044500, -97.019778)

SURVEY AND 2C PROVIDED BY POINT TO POINT SURVEYORS
AND INCLUDED IN THIS SET OF DRAWINGS FOR REFERENCE ONLY.

DIRECTIONS

FROM CHICKASAW NATION, OKLAHOMA,
DRIVE SOUTH ON INTERSTATE I-35 S. TAKE
EXIT 452 TOWARD FARM TO MARKET
1171/MAIN ST, IN 0.1MI. MERGE ONTO N
STEMMONS FWY, IN 0.5MI. TURN RIGHT
ONTO W MAI ST, IN 0.3MI. TURN RIGHT
ONTO N SUMMIT AVE, IN 446FT. TUNR LEFT
ONTO CIVIC CIR, IN 0.2MI. TURN LEFT, IN
236FT. TUNR RIGHT, IN 377FT. TURN RIGHT,
IN 226FT. SITE AND ACCESS WILL BE ON
THE LEFT.

PROJECT NOTES

HEMPHILL TOWER SITE DEVELOPMENT
SPECIFICATIONS SUPPLEMENT THE
CONSTRUCTION DRAWINGS. FACILITY IS
NOT STAFFED AND NORMALLY NOT
OCCUPIED.

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

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT
EDITIONS OF THE CODE ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.
NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING
TO THE FOLLOWING CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2017 NATIONAL ELECTRIC CODE
- 2018 INTERNATIONAL FIRE CODE

ENGINEER OF RECORD

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870

ONE CALL SYSTEM



BEFORE YOU DIG, CALL TEXAS LINE
LOCATION FOR LOCATION OF
UNDERGROUND UTILITIES. CALL 811

DRAWING INDEX

SHEET	SHEET TITLE	REV.
TS	TITLE SHEET	0
C1-1	SITE SURVEY	0
C1-2	SITE SURVEY	0
C1-3	SITE SURVEY	0
C1-4	ZONING PLAN	0
C1-5	ZONING MAP	0
C1-6	TREE EXHIBIT	0
C2-1	COMPOUND LAYOUT	0
C3-1	TOWER ELEVATION	0
C3-3	GROUND EQUIPMENT DETAILS	0
C3-6	TRENCHING DETAILS	0
C4-1	ROADWAY AND COMPOUND DETAILS	0
C6-1	COMPOUND FENCE DETAILS	0
C6-2	SCREENING WALL DETAILS	0
E1-1	ELECTRIC, LIGHTING, AND TELCO PLAN	0
E2-1	ELECTRICAL DETAILS	0
E3-1	GROUNDING PLAN	0
E4-1	GROUNDING DETAILS	0
G1-1	GENERAL NOTES	0
G1-2	GENERAL NOTES	0



HEMPHILL®

1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200



DRAFTING SERVICES
9 E 4TH ST. SUITE C-4
TULSA, OK 74103
918-215-7575

PROJECT NO:	1876
PROJECT NAME:	SWEETBRIAR
911 ADDRESS:	TBD
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870

SCALE

N.T.S.

TITLE SHEET

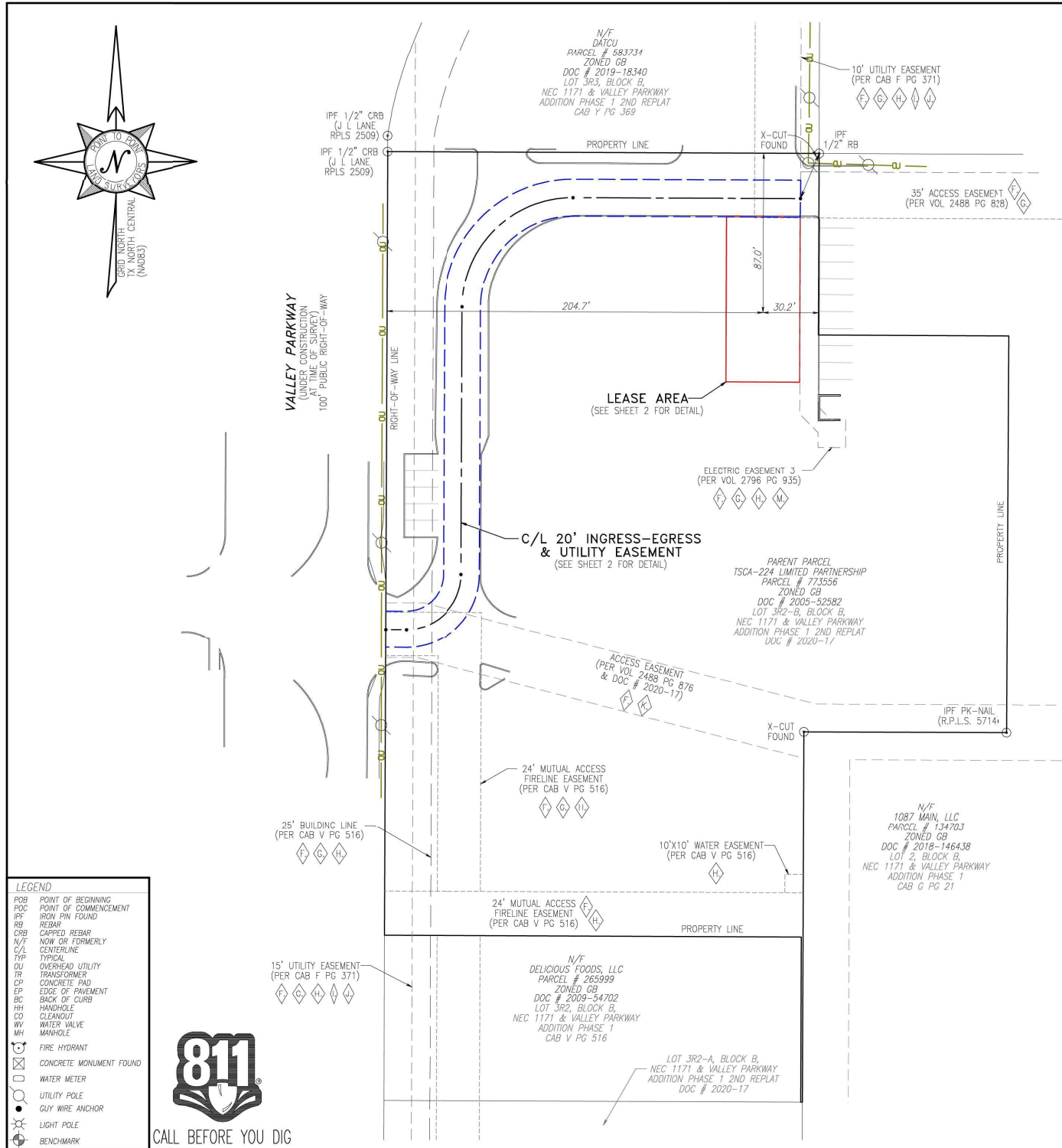
SHEET NUMBER:

TS

REVISION:

0

PROJECT NAME: 1876 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT: 3R2-B, BLOCK: B, PHASE: 1, 2ND REPLAT
TOTAL ACERAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF HEMPHILL TOWERS, LLC AND EXCLUSIVELY FOR THE TRANSFER OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

BASIS OF BEARING: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

BASIS OF ELEVATION: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRV7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 12/11/2024]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF $\pm 0.5'$. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON TEXAS GRID NORTH (NAD 83) NORTH CENTRAL ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD), COMMUNITY PANEL NO. : 48121C0545G DATED: 04/18/2011.

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

TEXAS REGISTRATION NO. 10194197

GNSS NOTES

THE FOLLOWING GNSS STATISTICS, UPON WHICH THIS SURVEY IS BASED, HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.02 FEET (HORZ) 0.20 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRV7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 12/11/2024
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99984958
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.80735556
BENCHMARKS USED: DF4385, DF6986, DH7149

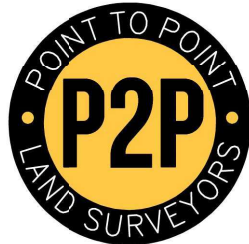


I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT. I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

DATE: 01/07/2024
JUSTIN KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



HEMPHILL
1305 N. LOUISVILLE AVENUE
TULSA, OK 74115

SWEETBRIAR
SITE NO. 1876

S. A. VENTER SURVEY, ABSTRACT NO. 1309,
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

PARENT PARCEL

OWNER: TSCA-224 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

SITE ADDRESS: 1093 W MAIN ST, LEWISVILLE, TX 75067

PARCEL ID: 773556

AREA: 2.80 ACRES (PER TAX ASSESSOR)

ZONED: GB - GENERAL BUSINESS

REFERENCE: DOCUMENT NO. 2005-52582; DOCUMENT NO. 2020-17



NO.	DATE	REVISION	DRAWN BY: AJT	SHEET:
1.	01/07/25	ESMT REVISION	CHECKED BY: JKL	1
			APPROVED: D. MILLER	
			DATE: 01/06/2024	
			P2P JOB #: 241690TX	OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS



HEMPHILL
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SURVEY PROVIDED BY:

POINT TO POINT
SURVEYORS
100 GOVERNORS TRACE
SUITE 103, PEACHTREE
CITY, GA 30269
678-565-4440

PROJECT NO: 1876

PROJECT NAME: SWEETBRIAR

911 ADDRESS: TBD

DRAWN BY: LSV

CHECKED BY: RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL

SCALE

1"=60'

SITE SURVEY

SHEET NUMBER:

C1-1

REVISION:

0

PROJECT NAME: 1078 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT 3R2-B, BLOCK B, PHASE 1, 2ND REPLAT
TOTAL ACERAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE

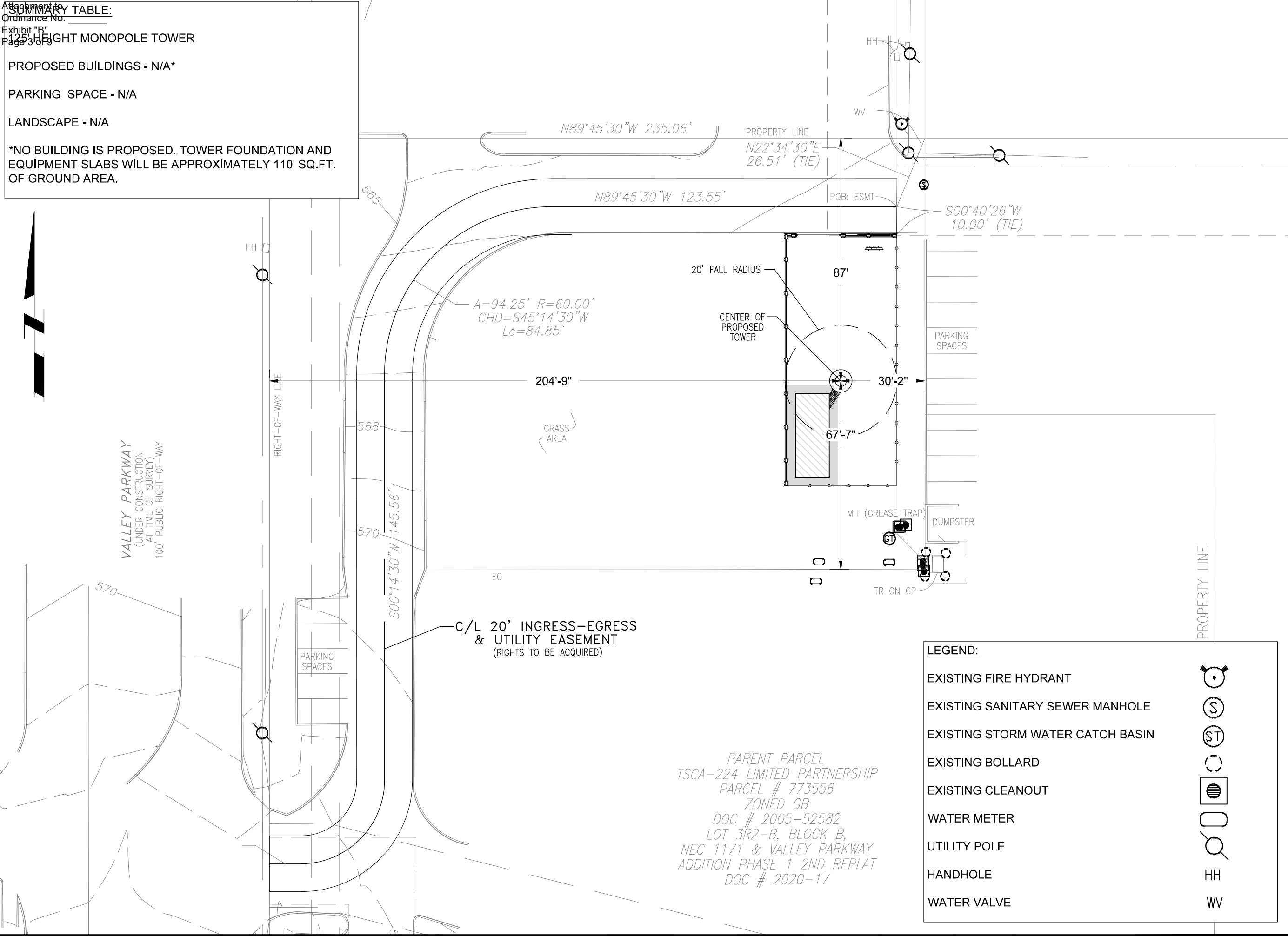
Attachment to
Ordinance No. _____
Exhibit "B"
125' HEIGHT MONOPOLE TOWER
Page 3 of 3

PROPOSED BUILDINGS - N/A*

PARKING SPACE - N/A

LANDSCAPE - N/A

*NO BUILDING IS PROPOSED. TOWER FOUNDATION AND EQUIPMENT SLABS WILL BE APPROXIMATELY 110' SQ.FT. OF GROUND AREA.



LEGEND:

EXISTING FIRE HYDRANT

EXISTING SANITARY SEWER MANHOLE

EXISTING STORM WATER CATCH BASIN

EXISTING BOLLARD

EXISTING CLEANOUT

WATER METER

UTILITY POLE

HANDHOLE

WATER VALVE

HH

WW

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OKLAHOMA CITY, OK 73114
405-753-7167

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911 ADDRESS:	TBD
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PROFESSIONAL ENGINEER - TEXAS
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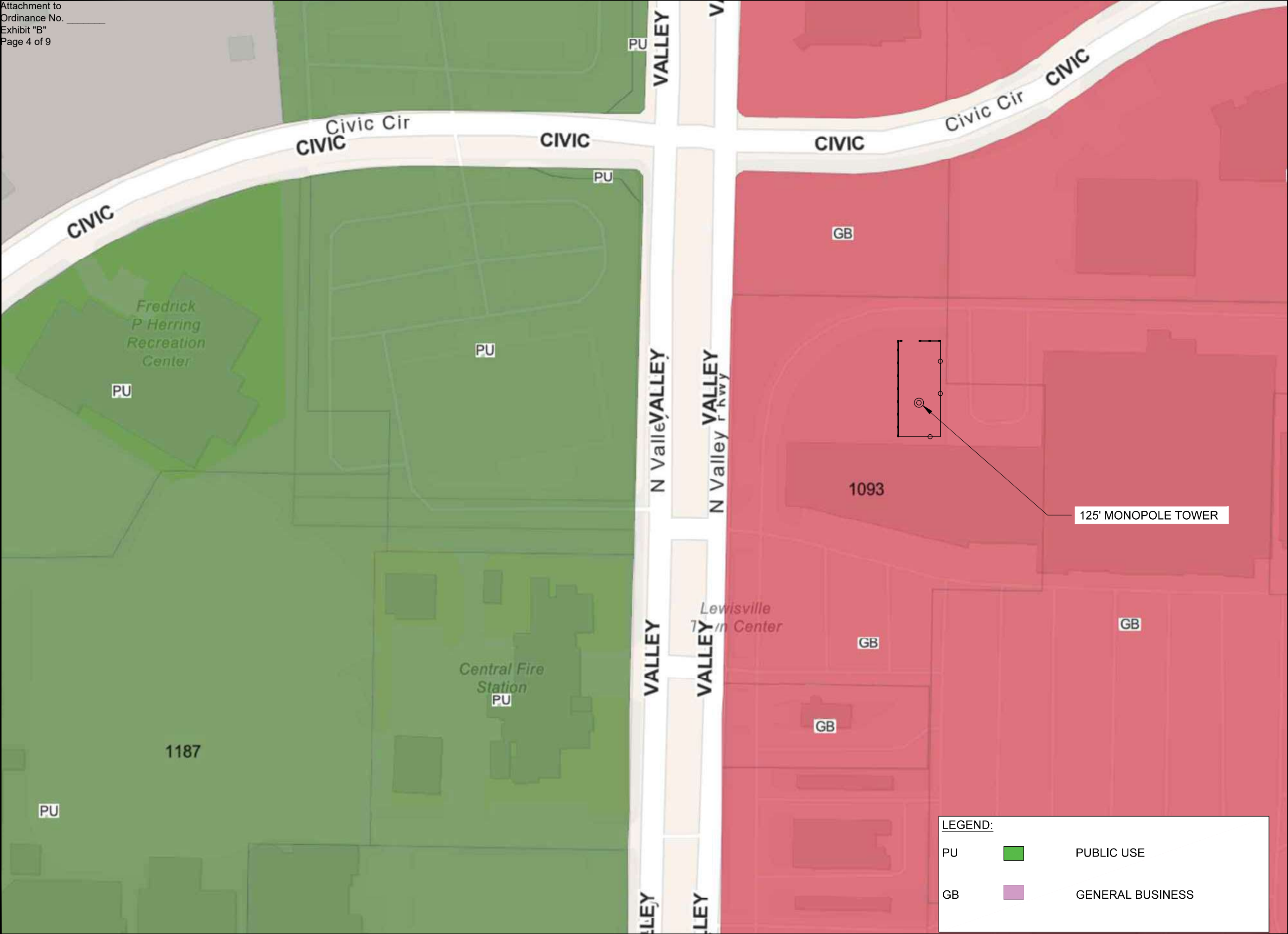
SCALE

1"=16'

ZONING
PLAN

SHEET NUMBER:	REVISION:
C1-4	0

PROJECT NAME: 1876 SWEETBRIAR
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LOT: 3R2-B, BLOCK: B, PHASE: 1, 2ND REPLAT
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LEGEND:

PU

GB

PUBLIC USE

GENERAL BUSINESS

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911 ADDRESS: TBD
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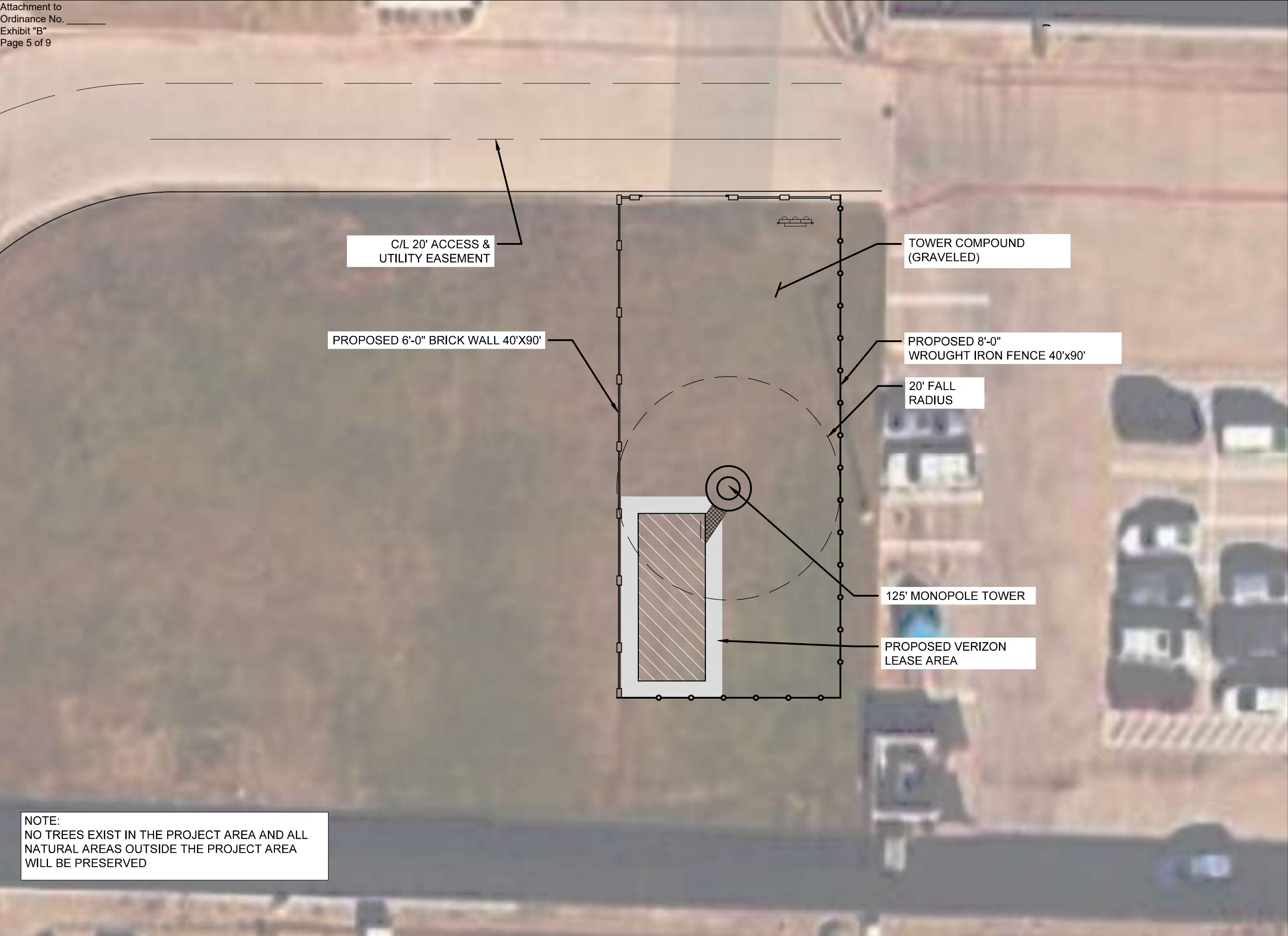
SCALE
N.T.S.

ZONING
MAP

SHEET NUMBER:
C1-5

REVISION:
0

PROJECT NAME: 1876 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT: 3R2-B, BLOCK: B, PHASE: 1, 2ND REPLAT
TOTAL ACREAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE



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405-753-7167

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ISSUED FOR:

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ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE

1"=16'

**TREE
EXHIBIT**

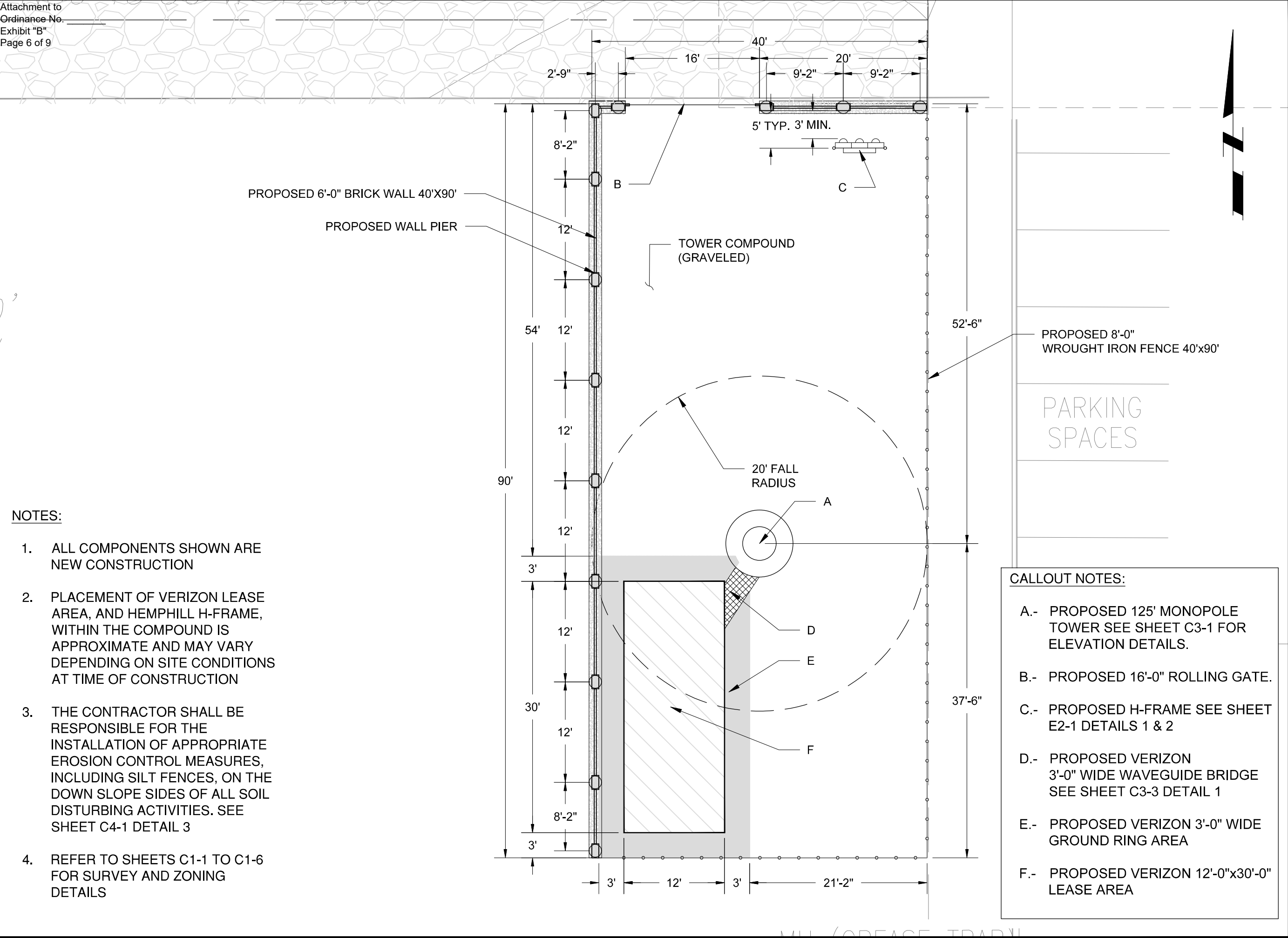
SHEET NUMBER:

C1-6

REVISION:

0

PROJECT NAME: 1876 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT: 3R2-B, BLOCK: B, PHASE: 1, 2ND REPLAT
TOTAL ACERAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE



NOTES:

- 1. ALL COMPONENTS SHOWN ARE NEW CONSTRUCTION
- 2. PLACEMENT OF VERIZON LEASE AREA, AND HEMPILL H-FRAME, WITHIN THE COMPOUND IS APPROXIMATE AND MAY VARY DEPENDING ON SITE CONDITIONS AT TIME OF CONSTRUCTION
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF APPROPRIATE EROSION CONTROL MEASURES, INCLUDING SILT FENCES, ON THE DOWN SLOPE SIDES OF ALL SOIL DISTURBING ACTIVITIES. SEE SHEET C4-1 DETAIL 3
- 4. REFER TO SHEETS C1-1 TO C1-6 FOR SURVEY AND ZONING DETAILS

CALLOUT NOTES:

- A.- PROPOSED 125' MONOPOLE TOWER SEE SHEET C3-1 FOR ELEVATION DETAILS.
- B.- PROPOSED 16'-0" ROLLING GATE.
- C.- PROPOSED H-FRAME SEE SHEET E2-1 DETAILS 1 & 2
- D.- PROPOSED VERIZON 3'-0" WIDE WAVEGUIDE BRIDGE SEE SHEET C3-3 DETAIL 1
- E.- PROPOSED VERIZON 3'-0" WIDE GROUND RING AREA
- F.- PROPOSED VERIZON 12'-0"x30'-0" LEASE AREA

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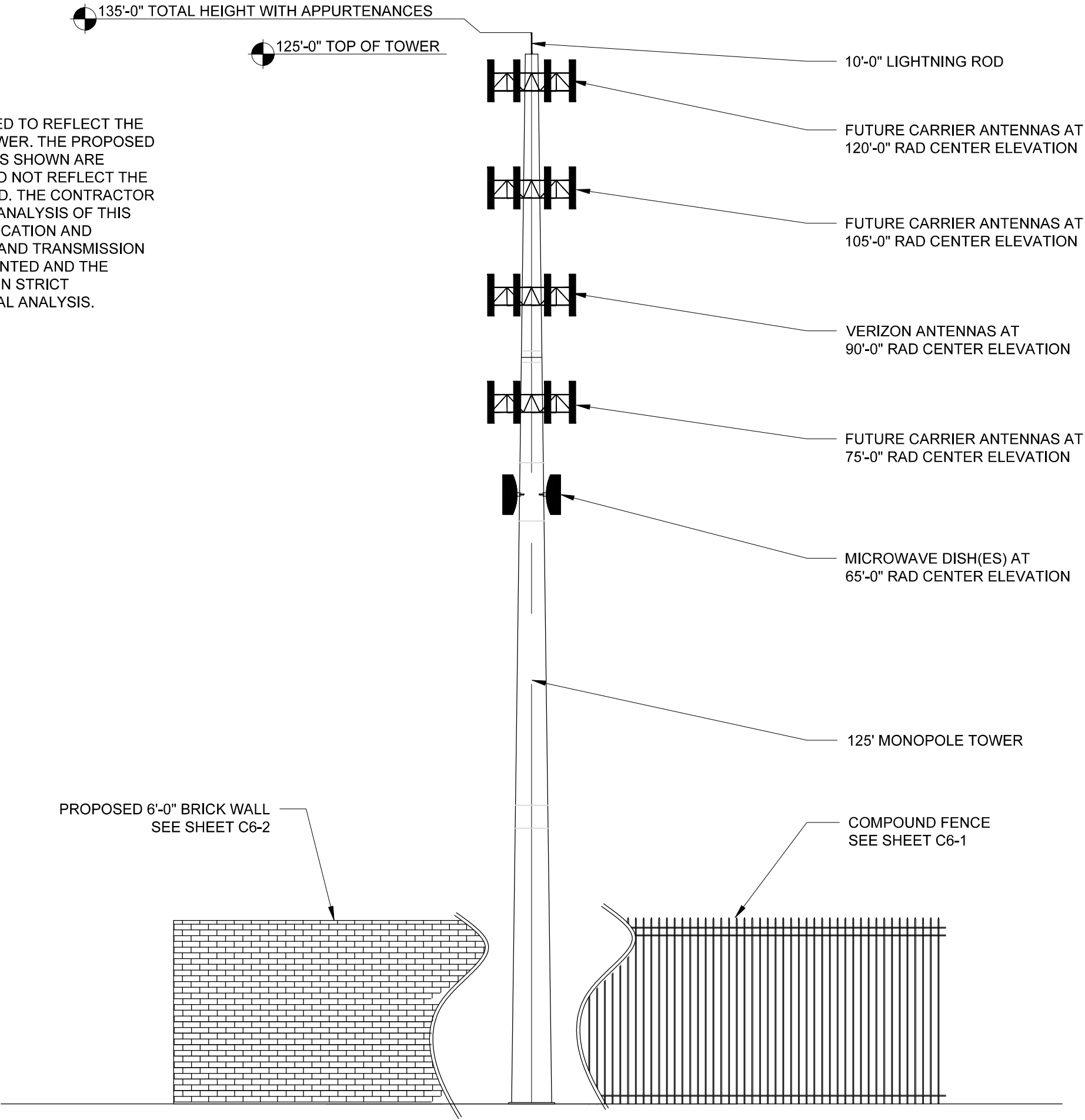
SCALE
1"=5'

COMPOUND LAYOUT

SHEET NUMBER: C2-1	REVISION: 0
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THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.



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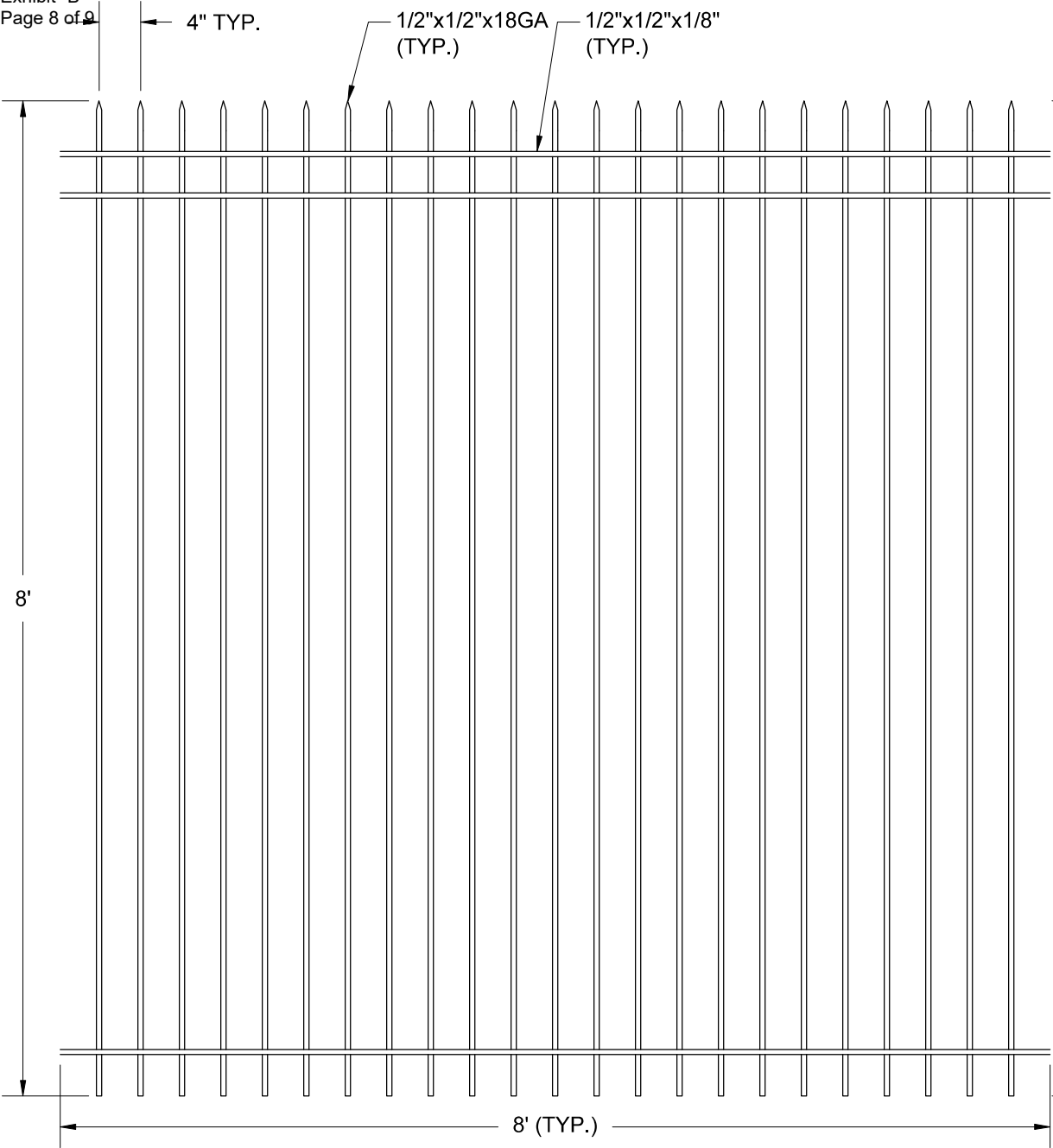
**TOWER
ELEVATION**

SHEET NUMBER: REVISION:

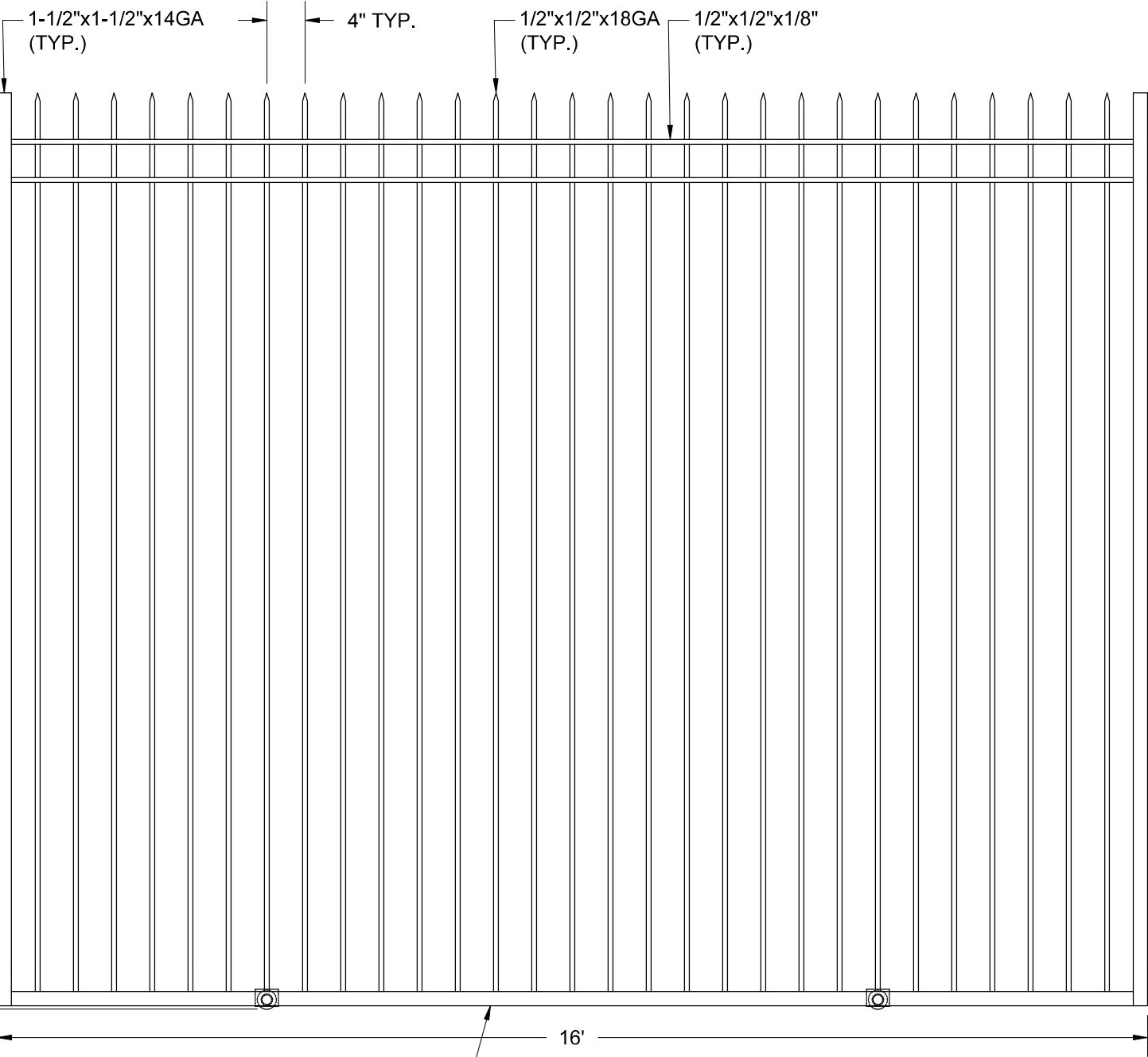
C3-1

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FENCE SECTION DETAIL
ELEVATION VIEW - SCALE: N.T.S.



ROLLING GATE DETAIL
ELEVATION VIEW - SCALE: N.T.S.



NOTES:

1. FENCE MATERIAL: WROUGHT IRON



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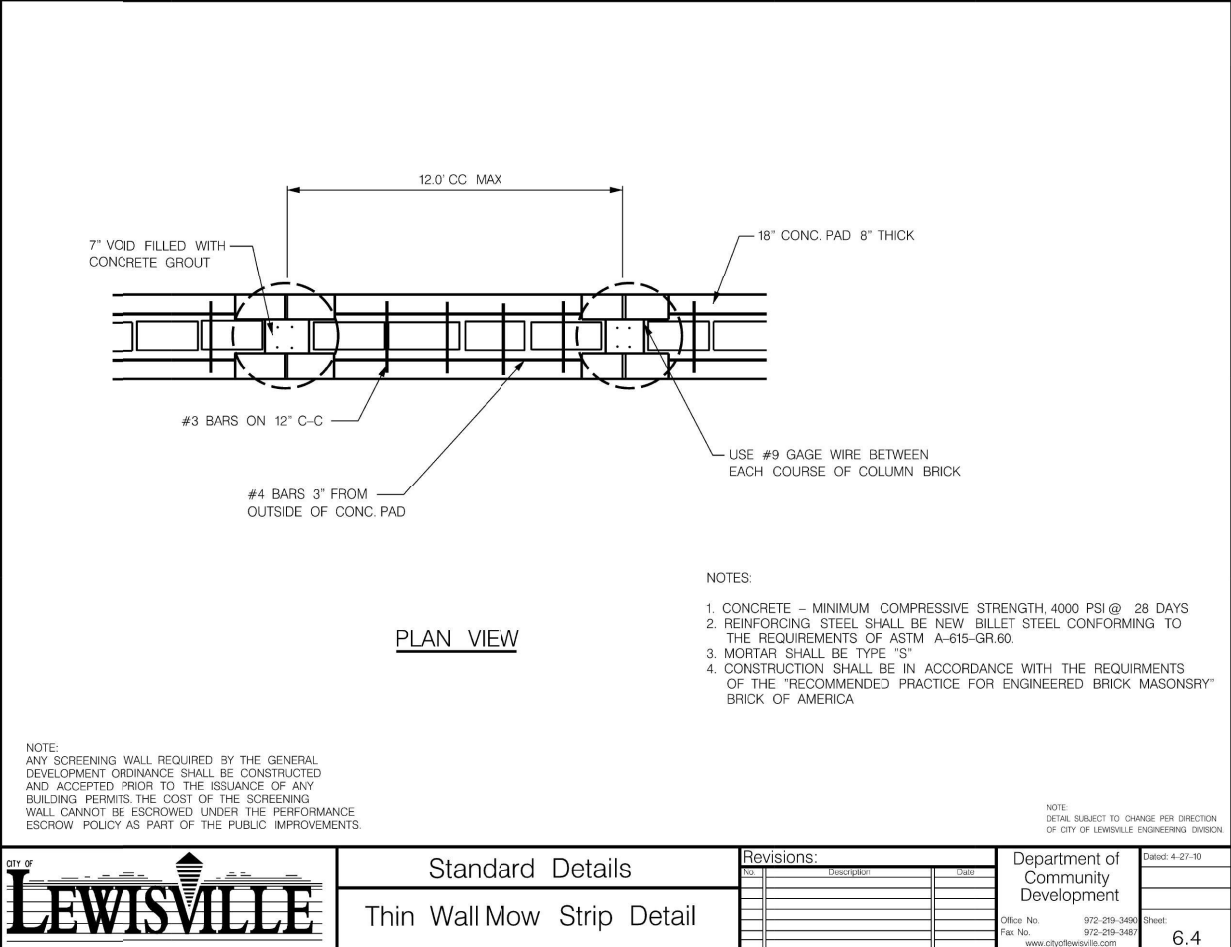
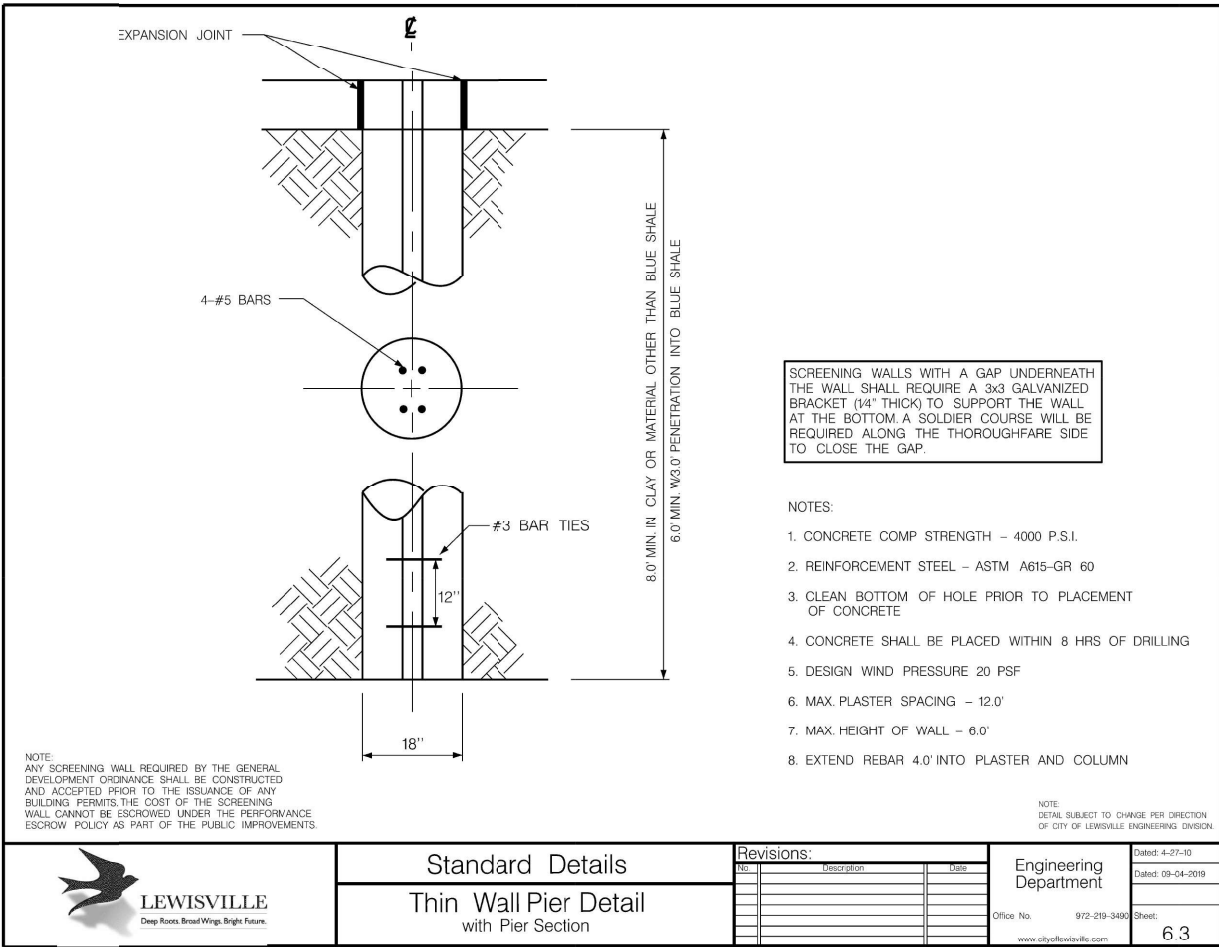
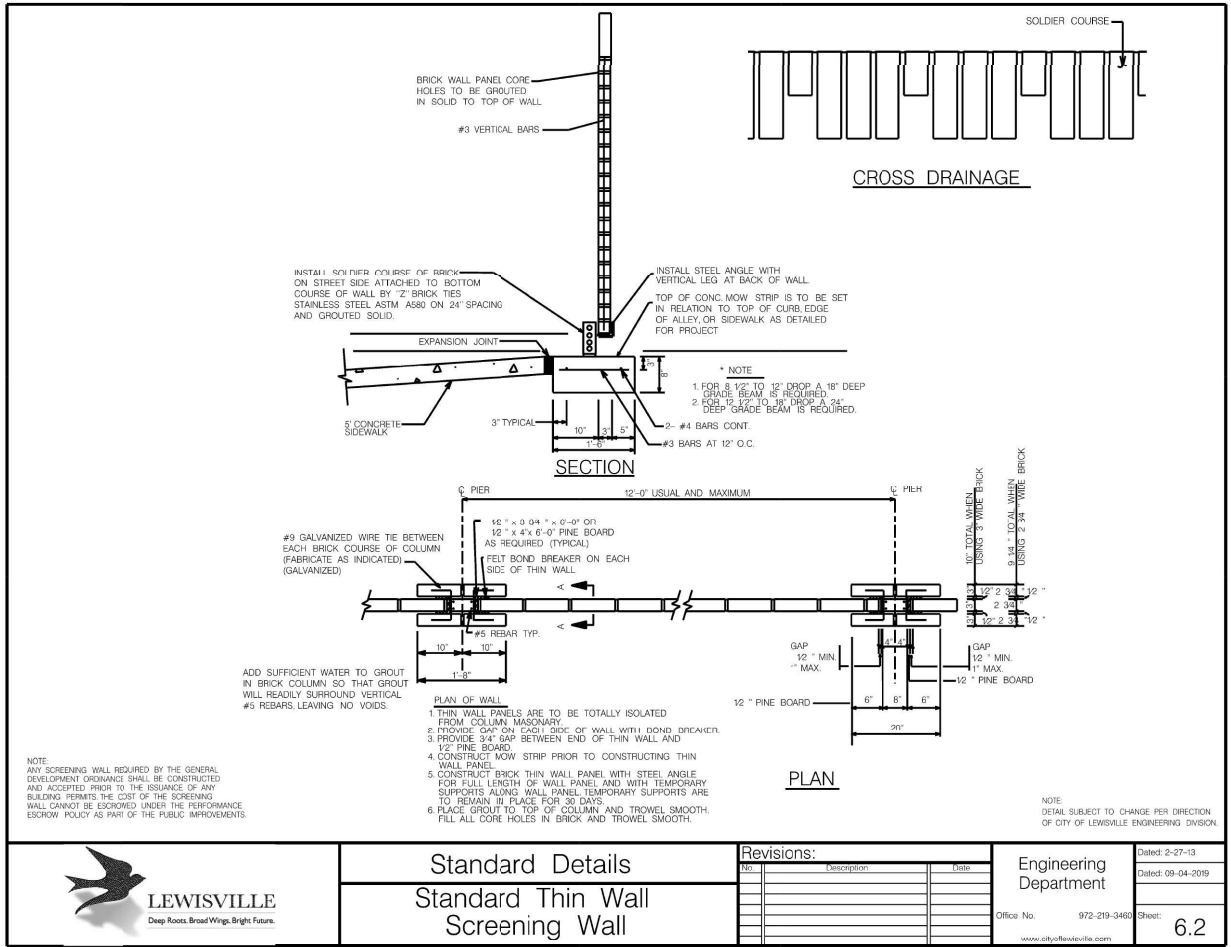
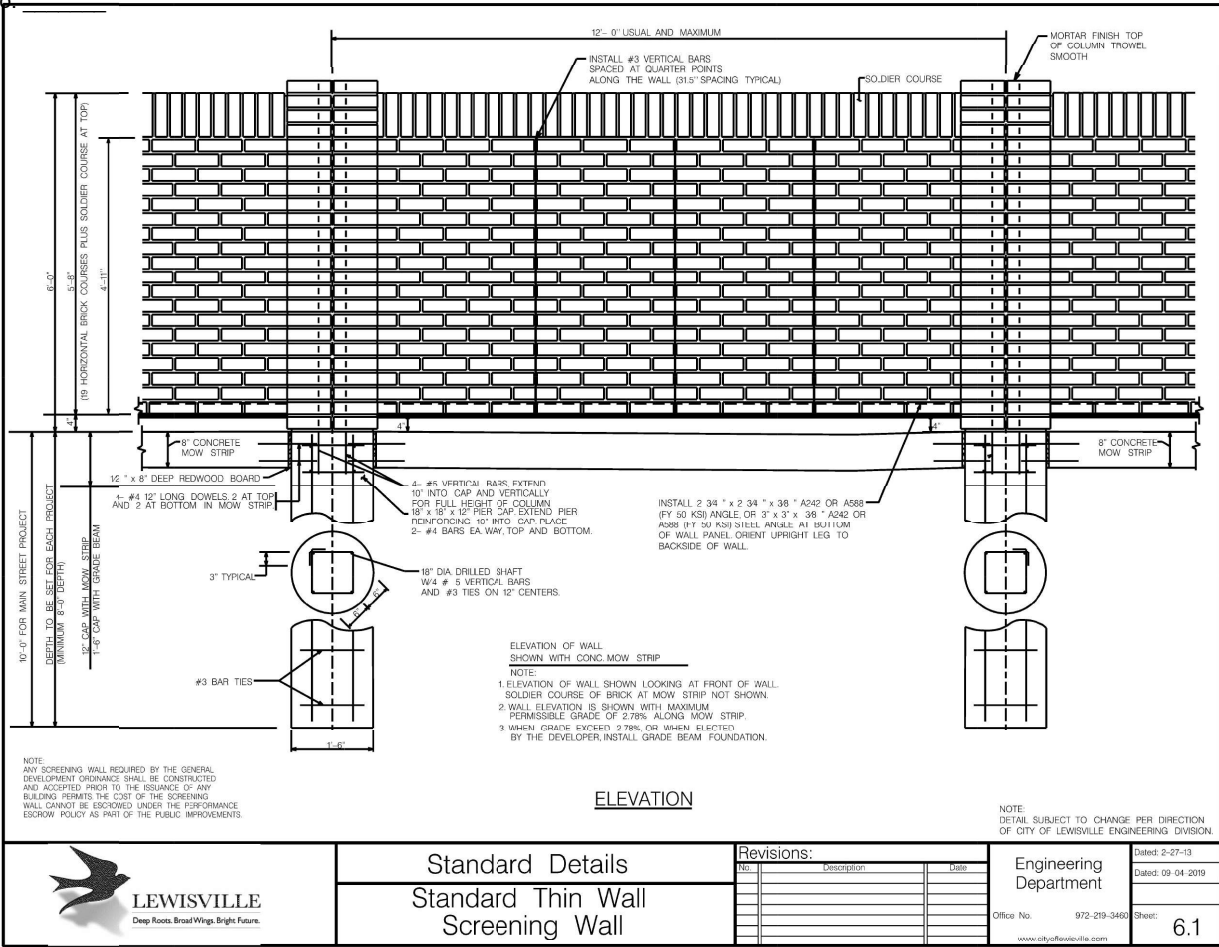
ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
N.T.S.

**COMPOUND
FENCE DETAILS**

SHEET NUMBER:	REVISION:
C6-1	0

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FIRM NO.: F-16740

SCALE
N.T.S.

SCREENING WALL DETAILS

SHEET NUMBER: C6-2
REVISION: 0

PROJECT NAME: 1876 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT: 3R2-B, BLOCK: B, PHASE: 1, 2ND REPLAT
TOTAL ACERAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE