

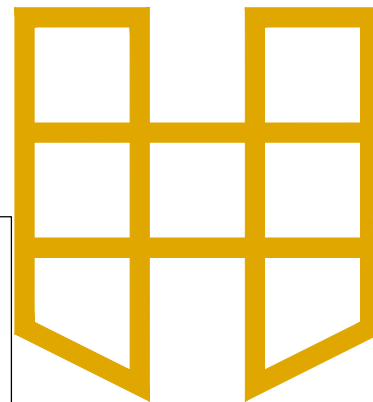
SWEETBRIAR

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	1095 W MAIN ST.
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' 11.34"
 (DEC. DEG.: 33.044500, -97.019816)

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

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

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

PROJECT NO:	1876
PROJECT NAME:	SWEETBRIAR
911 ADDRESS:	1095 W MAIN ST
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:
 APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL
1	11/07/25	FOR APPROVAL
2	12/17/25	FOR APPROVAL
3	03/23/26	FOR APPROVAL
4	04/30/26	FOR APPROVAL

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

SCALE
 N.T.S.

TITLE SHEET

SHEET NUMBER:	REVISION:
TS	4

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

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

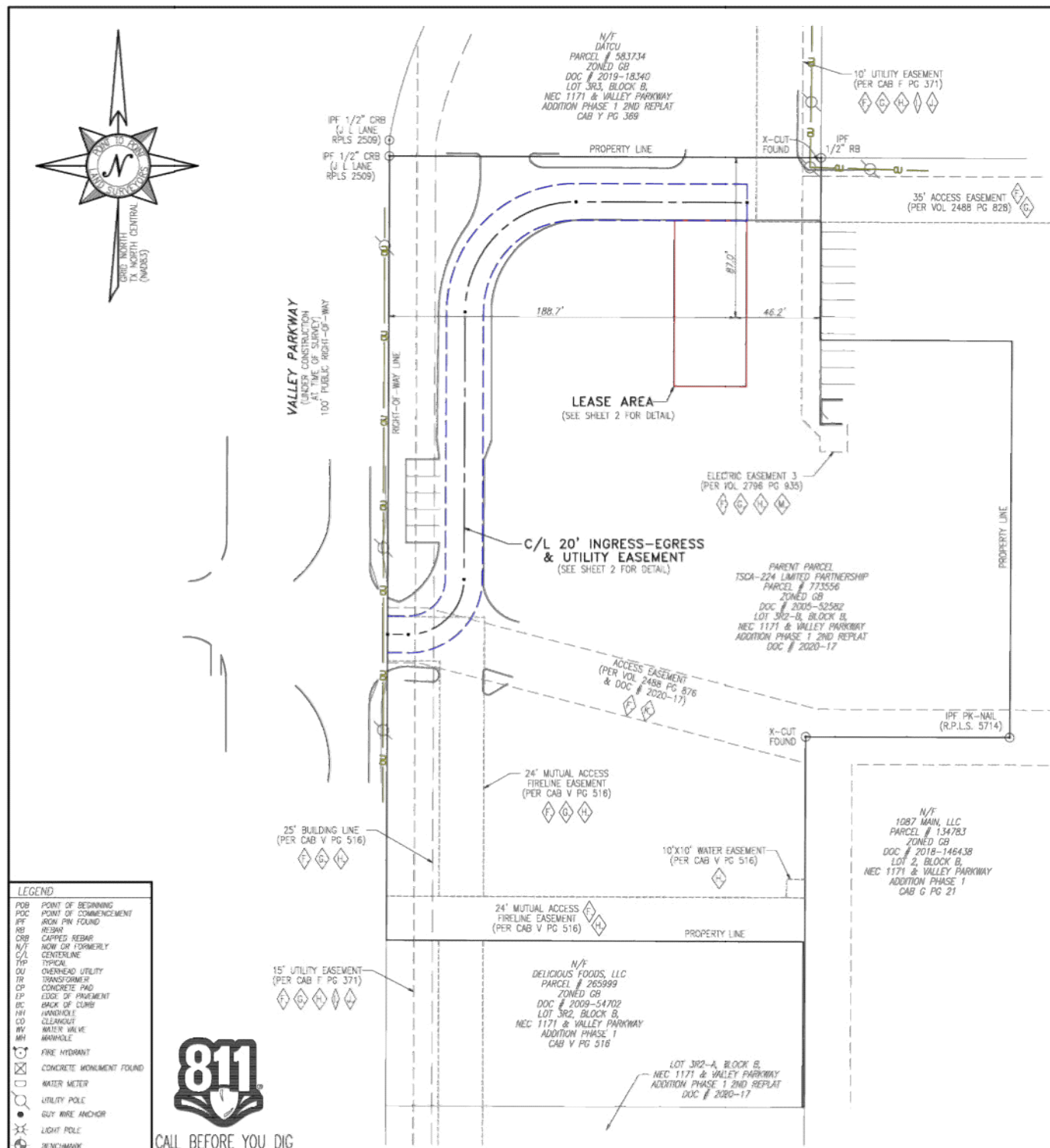
ONE CALL SYSTEM



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

DRAWING INDEX

SHEET	SHEET TITLE	REV.
TS	TITLE SHEET	4
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C1-4	ZONING PLAN	3
C1-5	ZONING MAP	3
C1-6	TREE EXHIBIT	3
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C3-3	GROUND EQUIPMENT DETAILS	1
C3-6	TRENCHING DETAILS	1
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- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPF IRON PIN FOUND
 - RS REBAR
 - CRB CAPRED REBAR
 - N/F NOW OR FORMERLY
 - C/L CENTERLINE
 - TIP TYPICAL
 - OU OVERHEAD UTILITY
 - TR TRANSFORMER
 - CP CONCRETE PAD
 - EP EDGE OF PAVEMENT
 - DRK DRIP OF CURB
 - HH HANDHOLE
 - GLS GLENGOLE
 - CV WATER VALVE
 - MH MANHOLE
 - FH FIRE HYDRANT
 - CM CONCRETE MONUMENT FOUND
 - WM WATER METER
 - UP UTILITY POLE
 - GA GUY WIRE ANCHOR
 - LP LIGHT POLE
 - BM BENCHMARK



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 EVIDENCE 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 BRK7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 12/11/2024]. SEE GNSS NOTES FOR INSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 83 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 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 BRK7 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: 0.80735558"

BENCHMARKS USED: DF4385, DF8988, DF7174

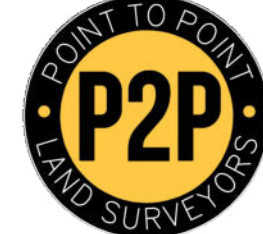


I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE 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:

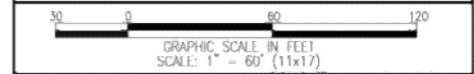


1305 N. LOUISVILLE AVENUE
TULSA, OK 74115

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:	SHEET:
1	01/07/24	ESMT REVISION	AJT	7
2	1/4/26	LEASE AREA	JKI	
			CHECKED BY: JKI	
			APPROVED: D. MILLER	
			DATE: 01/06/2024	
			P2P JOB #: 241690TX	

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: 1095 W MAIN ST
DRAWN BY: RS
CHECKED BY: RGH/MK/SLT

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL
1	11/07/25	ADD 911 ADDRESS
3	03/23/26	REVISED SURVEY

SCALE
1"=60'

SITE SURVEY

SHEET NUMBER: C1-1
REVISION: 3

PROJECT NAME: 1093 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

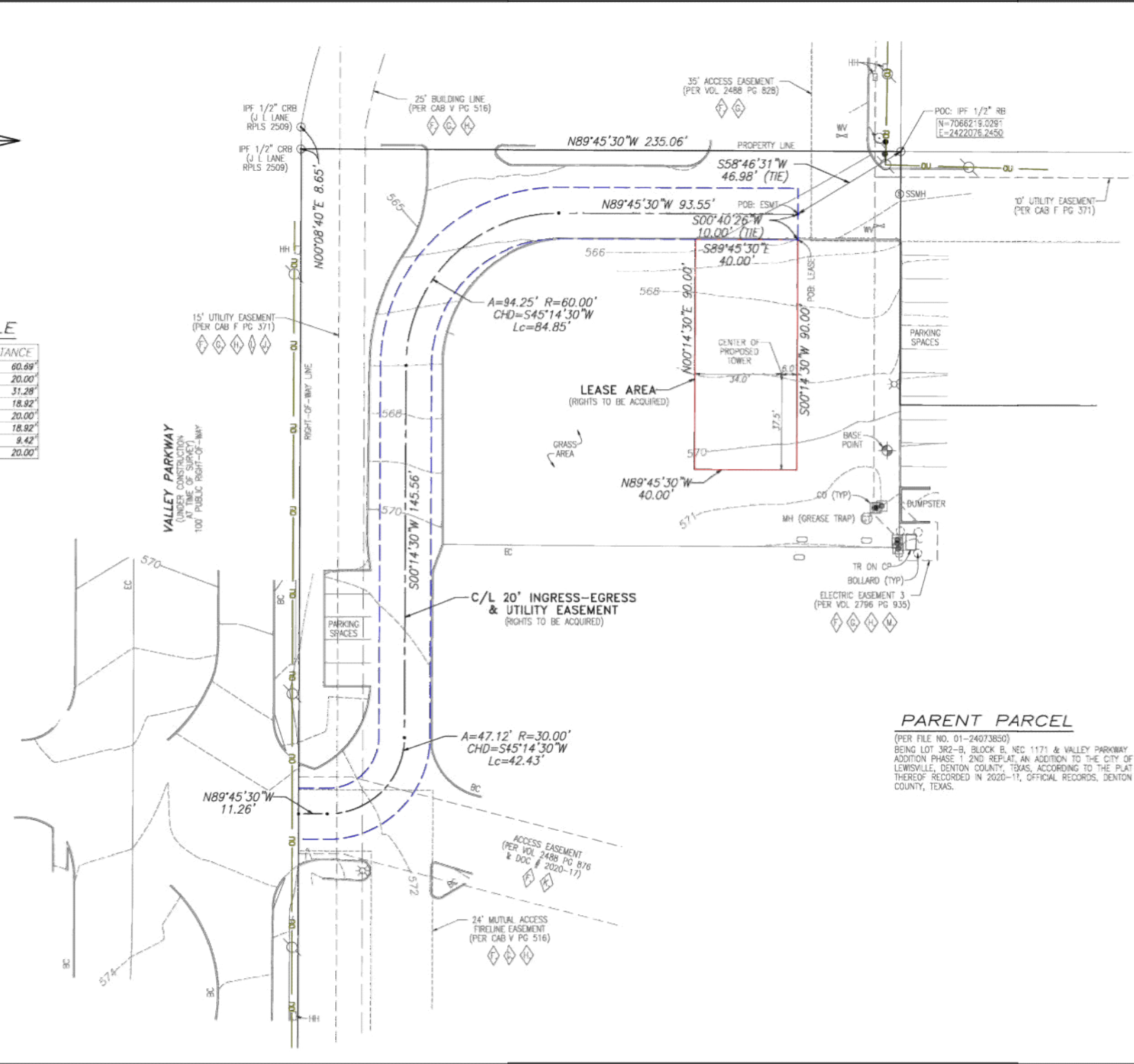


LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°14'30"W	60.89'
L2	N89°45'30"W	20.00'
L3	N00°14'30"E	31.28'
L4	N89°45'30"W	18.92'
L5	N00°14'30"E	20.00'
L6	S89°45'30"E	18.92'
L7	N00°14'30"E	8.42'
L8	S89°45'30"E	20.00'

LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPF IRON PIN FOUND
- CRB CAPPED REBAR
- N/FP NEW OR FORMERLY
- C/L CENTERLINE
- TRC TRUCK
- OU OVERHEAD UTILITY
- TR TRUCK
- CP CONCRETE PAD
- EP EDGE OF PAVEMENT
- BC BACK OF CURB
- HT HATCHOLE
- CD CLEANOUT
- WV WATER VALVE
- MH MANHOLE
- FM FIRE HYDRANT
- CM CONCRETE MONUMENT FOUND
- WM WATER METER
- UP UTILITY POLE
- GA GUY WIRE ANCHOR
- LP LIGHT POLE
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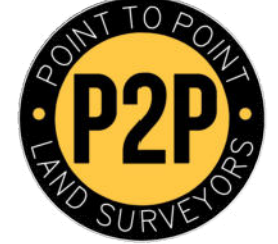


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DATE: 01/07/2024
JUSTIN KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

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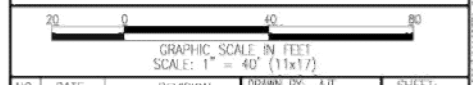
SPECIFIC PURPOSE SURVEY PREPARED FOR:



SWEETBRIAR
SITE NO. 1876
S. A. VENTER SURVEY, ABSTRACT NO. 1309,
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

SITE INFORMATION

LEASE AREA = 3,600 SQUARE FEET (0.0826 ACRES)
AT CENTER OF PROPOSED TOWER:
LATITUDE: 33°02'40.20" (NAD 83) (33.044500°)
LONGITUDE: -97°01'11.34" (NAD 83) (-97.019816°)
ELEVATION = 569.0' A.M.S.L.
VERTICAL DATUM: NAVD 1988 (COMPUTED USING GED018)
HORIZONTAL DATUM: NAD83
BEARINGS ARE BASED ON TEXAS GRID NORTH (NORTH CENTRAL ZONE)



NO.	DATE	REVISION	DRAWN BY:	SHEET:
1	01/07/25	ESMT REVISION	JAL	2
2	3/4/26	LEASE AREA	JML	
			CHECKED BY: JML	
			APPROVED: D. MILLER	
			DATE: 01/06/2024	
			12P JOB #: 241690X	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: 1095 W MAIN ST
DRAWN BY: RS
CHECKED BY: RGH/MK/SLT

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL
1	11/07/25	ADD 911 ADDRESS
3	03/23/26	REVISED SURVEY

SCALE
1"=40'

SITE SURVEY

SHEET NUMBER: **C1-2** REVISION: **3**

PROJECT NAME: 103 SWEETBRIAR
ADDITION NAME: SEC 1171 & VALLEY PARK
LOT 302-B, BLOCK B, PHASE 1, 2ND REPLAT
TOTAL ACERAGE: 7.80
ZONING DISTRICT: OS - OFFICE BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF NOVEMBER 25, 2024, ISSUED DECEMBER 17, 2024, BEING FILE NO. 01-24073850, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

F. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN 2020-17, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS: ACCESS EASEMENT OF VARYING WIDTH RUNNING NEAR AND THROUGH THE CENTER OF THE PROPERTY.

24 FOOT MUTUAL ACCESS & FIRELANE EASEMENT ALONG THE SOUTHERN PROPERTY LINE AND THE SOUTHERN PORTION OF THE WESTERN PROPERTY LINE(S).

25 FOOT BUILDING LINE EASEMENT ALONG THE WESTERN PROPERTY LINE(S).

15 FOOT UTILITY EASEMENT ALONG THE WESTERN PROPERTY LINE(S).

35 FOOT ACCESS EASEMENT ALONG THE NORTHEASTERN CORNER OF THE PROPERTY.

10 FOOT UTILITY EASEMENT ALONG THE NORTHEASTERN CORNER OF THE PROPERTY.

ELECTRIC LINE EASEMENT IN A PORTION OF THE NORTHEASTERN PART OF THE PROPERTY.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL; PLOTTABLE ITEMS SHOWN HEREON.]

G. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN CABINET Y PAGE 369, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS:

25 FOOT BUILDING LINE EASEMENT ALONG THE WESTERN PROPERTY LINE(S).

24 FOOT MUTUAL ACCESS FIRELANE EASEMENT ALONG THE SOUTHERN PORTION OF THE WESTERN PROPERTY LINE(S).

15 FOOT UTILITY EASEMENT ALONG THE WESTERN PROPERTY LINE(S).

30 FOOT ACCESS EASEMENT ALONG THE NORTHERN PROPERTY LINE AND NEAR AND ALONG THE NORTHERN PORTION OF THE WESTERN PROPERTY LINE.

ELECTRIC EASEMENT IN A PORTION OF THE NORTHEASTERN PART OF THE PROPERTY.

35 FOOT ACCESS EASEMENT ALONG THE NORTHEASTERN CORNER OF THE PROPERTY.

10 FOOT UTILITY EASEMENT ALONG THE NORTHEASTERN CORNER OF THE PROPERTY.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL; PLOTTABLE ITEMS SHOWN HEREON.]

H. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN CABINET V PAGE 516, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS:

10 FOOT BY 10 FOOT WATER EASEMENT ALONG THE SOUTHEASTERN PROPERTY LINE(S).

24 MUTUAL ACCESS FIRELANE EASEMENT ALONG THE SOUTHERN AND THE SOUTHERN PORTION OF THE WESTERN PROPERTY LINE(S).

25 FOOT BUILDING LINE EASEMENT ALONG THE WESTERN PROPERTY LINE(S).

15 FOOT UTILITY EASEMENT ALONG THE WESTERN AND NORTHERN PROPERTY LINE(S).

ELECTRIC EASEMENT RUNNING ALONG A PORTION OF THE NORTHEASTERN PART OF THE PROPERTY.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL; PLOTTABLE ITEMS SHOWN HEREON.]

I. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN CABINET G PAGE 21, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS:

15 FOOT BUILDING LINE EASEMENT ALONG THE SOUTHERN PROPERTY LINE(S).

10 FOOT UTILITY EASEMENT ALONG THE SOUTHERN PROPERTY LINE AND A PORTION OF THE EASTERN PROPERTY LINE IN THE NORTHERN PORTION OF THE PROPERTY.

5 FOOT R.O.W. EASEMENT ALONG THE SOUTHERN PROPERTY LINE(S).

15 FOOT UTILITY AND BUILDING LINE EASEMENT ALONG THE WESTERN PROPERTY LINE(S).

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL; PLOTTABLE ITEMS SHOWN HEREON.]

J. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN CABINET F PAGE 371, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS:

15 FOOT BUILDING LINE EASEMENT ALONG THE SOUTHERN PROPERTY LINE(S).

10 FOOT UTILITY EASEMENT ALONG THE SOUTHERN PROPERTY LINE AND A PORTION OF THE EASTERN PROPERTY LINE IN THE NORTHERN PORTION OF THE PROPERTY.

5 FOOT R.O.W. EASEMENT ALONG THE SOUTHERN PROPERTY LINE(S).

15 FOOT UTILITY AND BUILDING LINE EASEMENT ALONG THE WESTERN PROPERTY LINE(S).

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL; PLOTTABLE ITEMS SHOWN HEREON.]

K. DEVELOPMENT AGREEMENT EXECUTED BY LEWISVILLE PARKWAY, LTD., A TEXAS LIMITED PARTNERSHIP, TO ALBERTSON'S, INC., A DELAWARE CORPORATION, DATED NOVEMBER 17, 1988, FILED NOVEMBER 21, 1988, RECORDED IN/UNDER VOL 2488 PAGE 876, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND 20' INGRESS-EGRESS AND UTILITY EASEMENT #1; HOWEVER, ITS DESCRIPTION IS VAGUE. ITS APPROXIMATE LOCATION IS SHOWN HEREON PER PLAT 2020-17.]

L. COMMON AREA MAINTENANCE AGREEMENT EXECUTED BY LEWISVILLE PARKWAY, LTD., A TEXAS LIMITED PARTNERSHIP, TO ALBERTSON'S, INC., A DELAWARE CORPORATION, DATED NOVEMBER 17, 1988, FILED NOVEMBER 21, 1988, RECORDED IN/UNDER VOL 2488 PAGE 915, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

LEGAL DESCRIPTION SHEET

M. ELECTRIC LINE EASEMENT EXECUTED BY INTERSTATE RETAIL II, INC., A TEXAS CORPORATION, TO TEXAS-NEW MEXICO POWER COMPANY (A CORPORATION), DATED MARCH 8, 1990, FILED JUNE 14, 1990, RECORDED IN/UNDER VOL 2796 PAGE 935, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND IS PLOTTED HEREON.]

N. ELECTRIC LINE EASEMENT EXECUTED BY INTERSTATE ALBERTSON'S, INC., A DELAWARE CORPORATION, TO TEXAS-NEW MEXICO POWER COMPANY (A CORPORATION), DATED MAY 16, 1991, FILED JUNE 11, 1991, RECORDED IN/UNDER VOL 2996 PAGE 153, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

O. ELECTRIC LINE EASEMENT EXECUTED BY LEWISVILLE TOWN CENTRE CORPORATION, TO TEXAS-NEW MEXICO POWER COMPANY (A CORPORATION), DATED MARCH 19, 1991, FILED JUNE 11, 1991, RECORDED IN/UNDER VOL 2996 PAGE 168, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

P. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AN UNRECORDED LEASE BY AND BETWEEN LEWISVILLE CENTRE, L.P., A TEXAS LIMITED PARTNERSHIP (LANDLORD), AND COLTER'S RESTAURANT, LTD., A TEXAS LIMITED PARTNERSHIP (TENANT), DATED DECEMBER 22, 1999.

TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN A MEMORANDUM OF LEASE BY AND BETWEEN LEWISVILLE CENTRE, L.P., A TEXAS LIMITED PARTNERSHIP (LANDLORD), AND COLTER'S RESTAURANT, LTD., A TEXAS LIMITED PARTNERSHIP (TENANT), DATED APRIL 4, 2001, FILED APRIL 12, 2001, RECORDED IN/UNDER VOL 4505 PAGE 1187 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN A FIRST AMENDMENT TO MEMORANDUM OF LEASE BY AND BETWEEN DUNHILL HOLDINGS IV, LTD., A TEXAS LIMITED PARTNERSHIP (LANDLORD), AND COLTER'S RESTAURANT, LTD., A TEXAS LIMITED PARTNERSHIP (TENANT), DATED APRIL 4, 2001, FILED APRIL 12, 2001, RECORDED IN/UNDER VOL 4608 PAGE 805 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN A SECOND AMENDMENT TO MEMORANDUM OF LEASE BY AND BETWEEN DUNHILL HOLDINGS IV, LTD., A TEXAS LIMITED PARTNERSHIP (LANDLORD), AND COLTER'S RESTAURANT, LTD., A TEXAS LIMITED PARTNERSHIP (TENANT), DATED APRIL 4, 2001, FILED APRIL 12, 2001, RECORDED IN/UNDER VOL 4815 PAGE 904 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN A SUBLEASE AGREEMENT (GROUND LEASE) SUBLEASE INCORPORATING PROVISIONS OF PRIME LEASE BY AND BETWEEN COLTER'S RESTAURANTS, LTD. (SUBLESSOR), AND UPTOWN FOODS ENTERPRISES, INC. (SUBLESSEE), DATED MARCH 23, 2004, FILED JUNE 16, 2004, RECORDED IN/UNDER INSTRUMENT NO. 2004-78995 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

Q. EASEMENT EXECUTED BY DUNHILL HOLDINGS IV, LTD., TO THE CITY OF LEWISVILLE, TEXAS, A MUNICIPAL CORPORATION, DATED FEBRUARY 7, 2001, FILED FEBRUARY 23, 2001, RECORDED IN/UNDER 2001-00115836, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

R. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AN UNRECORDED LEASE BY AND BETWEEN TSCA-224, LP, A TEXAS LIMITED PARTNERSHIP (LANDLORD), AND CVS PHARMACY, INC., A RHODE ISLAND CORPORATION (TENANT), DATED AUGUST 23, 2013.

TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN A MEMORANDUM OF AGREEMENT BY AND BETWEEN TSCA-224, LP, A TEXAS LIMITED PARTNERSHIP (LANDLORD), AND CVS PHARMACY, INC., A RHODE ISLAND CORPORATION (TENANT), DATED AUGUST 23, 2013, FILED SEPTEMBER 12, 2013, RECORDED IN/UNDER INSTRUMENT NO. 2013-114011 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

S. PARKING EASEMENT AGREEMENT EXECUTED BY ABS TX INVESTOR, LP, A DELAWARE LIMITED PARTNERSHIP, TO CVS PHARMACY, INC., A RHODE ISLAND CORPORATION, DATED SEPTEMBER 11, 2013, FILED SEPTEMBER 12, 2013, RECORDED IN/UNDER 2013-114014, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

T. MINERAL DEED (NO SURFACE RIGHTS) BETWEEN TSCA-224 LIMITED PARTNERSHIP, A TEXAS PARTNERSHIP TO YNOLOC, INC., A TEXAS CORPORATION, DATED JANUARY 19, 2015, FILED JANUARY 20, 2015, RECORDED IN/UNDER 2015-5554 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF INTEREST THAT ARE NOT LISTED.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

U. MINERAL DEED (NO SURFACE RIGHTS) BETWEEN YNOLOC, INC., A TEXAS CORPORATION TO TSCA-224 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, DATED DECEMBER 12, 2016, FILED DECEMBER 13, 2016, RECORDED IN/UNDER 143902 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF INTEREST THAT ARE NOT LISTED.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

30' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A 20'-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT, MEASURING 10 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN LOT 3R2-B, BLOCK B, SEC 1171 & VALLEY PARKWAY ADDITION, PHASE 1, 2ND REPLAT, AS SHOWN ON DOCUMENT NO. 2020-17, S. A. VENTER SURVEY, ABSTRACT NO. 1309, CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THE LANDS OF TSCA-224 LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 2005-52582, DENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 3/8-INCH REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 3R2-B, HAVING A TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE VALUE OF N: 7066219.0291 E: 2422076.2450; THENCE, SOUTH 58°46'31" WEST, 46.98 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE, NORTH 89°45'30" WEST, 93.55 FEET TO A POINT;

THENCE, 94.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 45°14'30" WEST, 84.85 FEET TO A POINT;

THENCE, SOUTH 00°14'30" WEST, 145.56 FEET TO A POINT;

THENCE, 47.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 45°14'30" WEST, 42.43 FEET TO A POINT;

THENCE, NORTH 89°45'30" WEST, 11.26 FEET TO THE ENDING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF VALLEY PARKWAY (HAVING A 100'-FOOT PUBLIC RIGHT-OF-WAY).

BEARINGS BASED ON TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE.

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LOT 3R2-B, BLOCK B, SEC 1171 & VALLEY PARKWAY ADDITION, PHASE 1, 2ND REPLAT, AS SHOWN ON DOCUMENT NO. 2020-17, S. A. VENTER SURVEY, ABSTRACT NO. 1309, CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THE LANDS OF TSCA-224 LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 2005-52582, DENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 3/8-INCH REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 3R2-B, HAVING A TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE VALUE OF N: 7066219.0291 E: 2422076.2450; THENCE, SOUTH 58°46'31" WEST, 46.98 FEET TO A POINT; THENCE, SOUTH 00°40'26" WEST, 10.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 00°14'30" WEST, 80.00 FEET TO A POINT;

THENCE, NORTH 89°45'30" WEST, 40.00 FEET TO A POINT;

THENCE, NORTH 00°14'30" EAST, 90.00 FEET TO A POINT;

THENCE, SOUTH 89°45'30" EAST, 40.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE.

SAID TRACT CONTAINS 0.0826 ACRES (3,600 SQUARE FEET), MORE OR LESS.



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:



1305 N. LOUISVILLE AVENUE
TULSA, OK 74115
SWEETBRIAR
SITE NO. 1876
S. A. VENTER SURVEY, ABSTRACT NO. 1309,
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

LEGAL DESCRIPTION & TITLE REVIEW SHEET

Table with columns: NO., DATE, REVISION, DRAWN BY, CHECKED BY, APPROVED, DATE, P2P JOB #, SHEET OF, SURVEY NOT VALID WITHOUT ALL SHEETS.

HEMPHILL logo and address: 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

Table with project details: PROJECT NO: 1876, PROJECT NAME: SWEETBRIAR, 911 ADDRESS: 1095 W MAIN ST, DRAWN BY: RS, CHECKED BY: RGH/MK/SLT

ISSUED FOR: APPROVAL

Table with revision history: REV, DATE, DESCRIPTION. Includes entries for FOR APPROVAL, ADD 911 ADDRESS, and REVISED SURVEY.

SCALE N.T.S.

SITE SURVEY

Table with SHEET NUMBER: C1-3 and REVISION: 3

PROJECT NAME: 103 SWEETBRIAR
ADDITION NAME: SEC 1171 & VALLEY PARK
LOT: 3R2-B, BLOCK B, PHASE 1, 2ND REPLAT
TOTAL ACERAGE: 7.80
ZONING DISTRICT: OS - OFFICE BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE

SUMMARY TABLE:

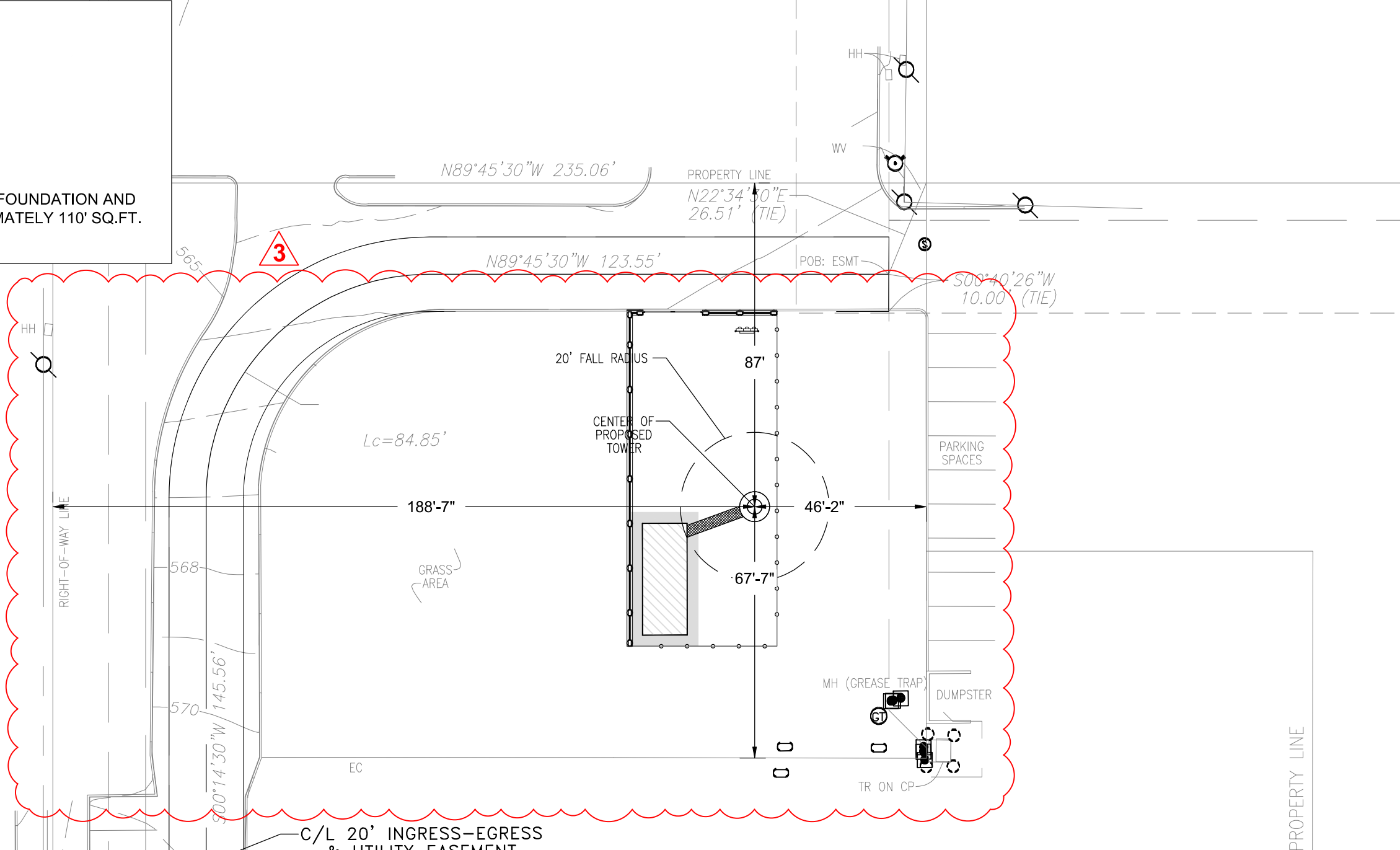
125' HEIGHT MONOPOLE TOWER

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.



VALLEY PARKWAY
(UNDER CONSTRUCTION
AT TIME OF SURVEY)
100' PUBLIC RIGHT-OF-WAY

PARENT PARCEL
TSCA-224 LIMITED PARTNERSHIP
PARCEL # 773556
ZONED GB
DOC # 2005-52582
LOT 3R2-B, BLOCK B,
NEC 1171 & VALLEY PARKWAY
ADDITION PHASE 1 2ND REPLAT
DOC # 2020-17

LEGEND:

- EXISTING FIRE HYDRANT 
- EXISTING SANITARY SEWER MANHOLE 
- EXISTING STORM WATER CATCH BASIN 
- EXISTING BOLLARD 
- EXISTING CLEANOUT 
- WATER METER 
- UTILITY POLE 
- HANDHOLE 
- WATER VALVE 



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




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

PROJECT NO:	1876
PROJECT NAME:	SWEETBRIAR
911 ADDRESS:	1095 W MAIN ST
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL
1	11/07/25	ADD 911 ADDRESS
3	03/23/26	RELOC. COMPOUND



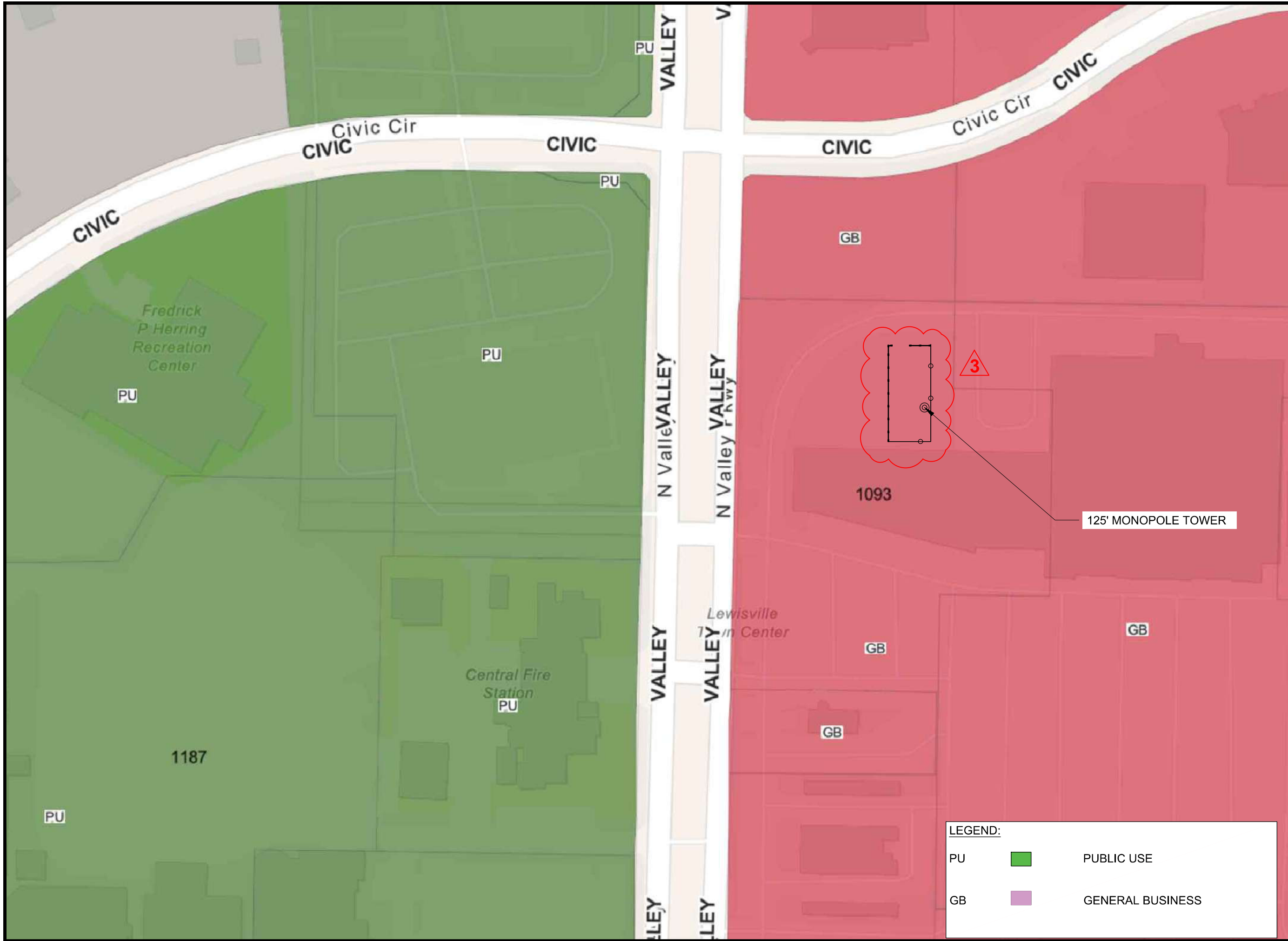
ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
1"=16'

ZONING PLAN

SHEET NUMBER:	REVISION:
C1-4	3

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



LEGEND:

PU		PUBLIC USE
GB		GENERAL BUSINESS



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PROJECT NAME:	SWEETBRIAR
911 ADDRESS:	1095 W MAIN ST
DRAWN BY:	RS
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ISSUED FOR:
 APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL
1	11/07/25	ADD 911 ADDRESS
3	03/23/26	RELOC. COMPOUND



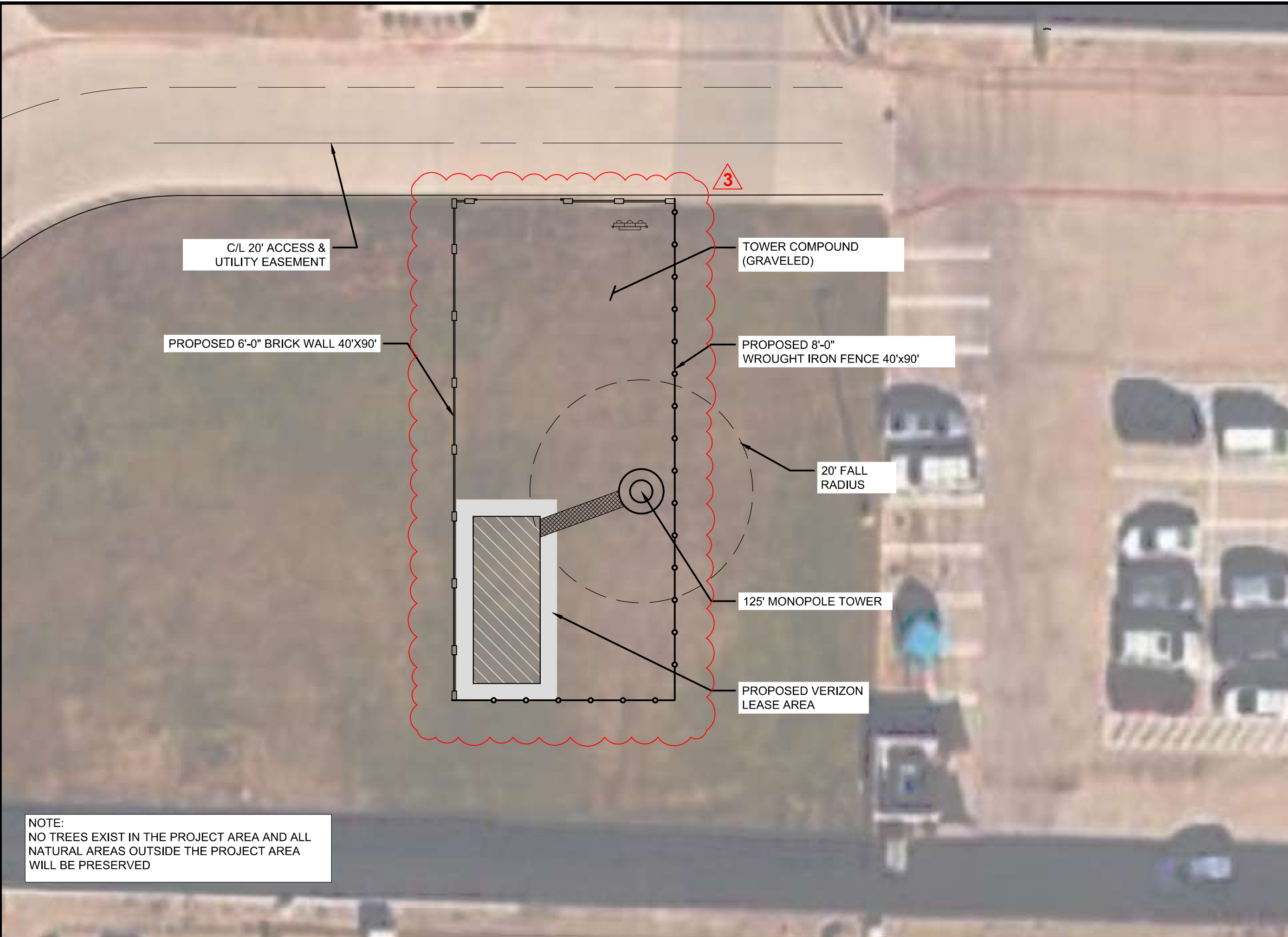
ETHAN T. VAN METER
 PROFESSIONAL ENGINEER - TEXAS
 REGISTRATION NO.: 149870
 FIRM NO.: F-16740

SCALE
 N.T.S.

ZONING MAP

SHEET NUMBER:	REVISION:
C1-5	3

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



NOTE:
NO TREES EXIST IN THE PROJECT AREA AND ALL
NATURAL AREAS OUTSIDE THE PROJECT AREA
WILL BE PRESERVED



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13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY, OK 73114
405-753-7167

PROJECT NO:	1876
PROJECT NAME:	SWEETBRIAR
911 ADDRESS:	1095 W MAIN ST
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL
1	11/07/25	ADD 911 ADDRESS
3	03/23/26	RELOC. COMPOUND



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

SCALE
1"=16'

TREE
EXHIBIT

SHEET NUMBER:	REVISION:
C1-6	3

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

CALLOUT NOTES:

4 A.- PROPOSED 125' MONOPOLE TOWER SEE SHEET C3-1 FOR ELEVATION DETAILS.

B. PROPOSED 16'-0" ROLLING GATE WITH KNOX LOCK.

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

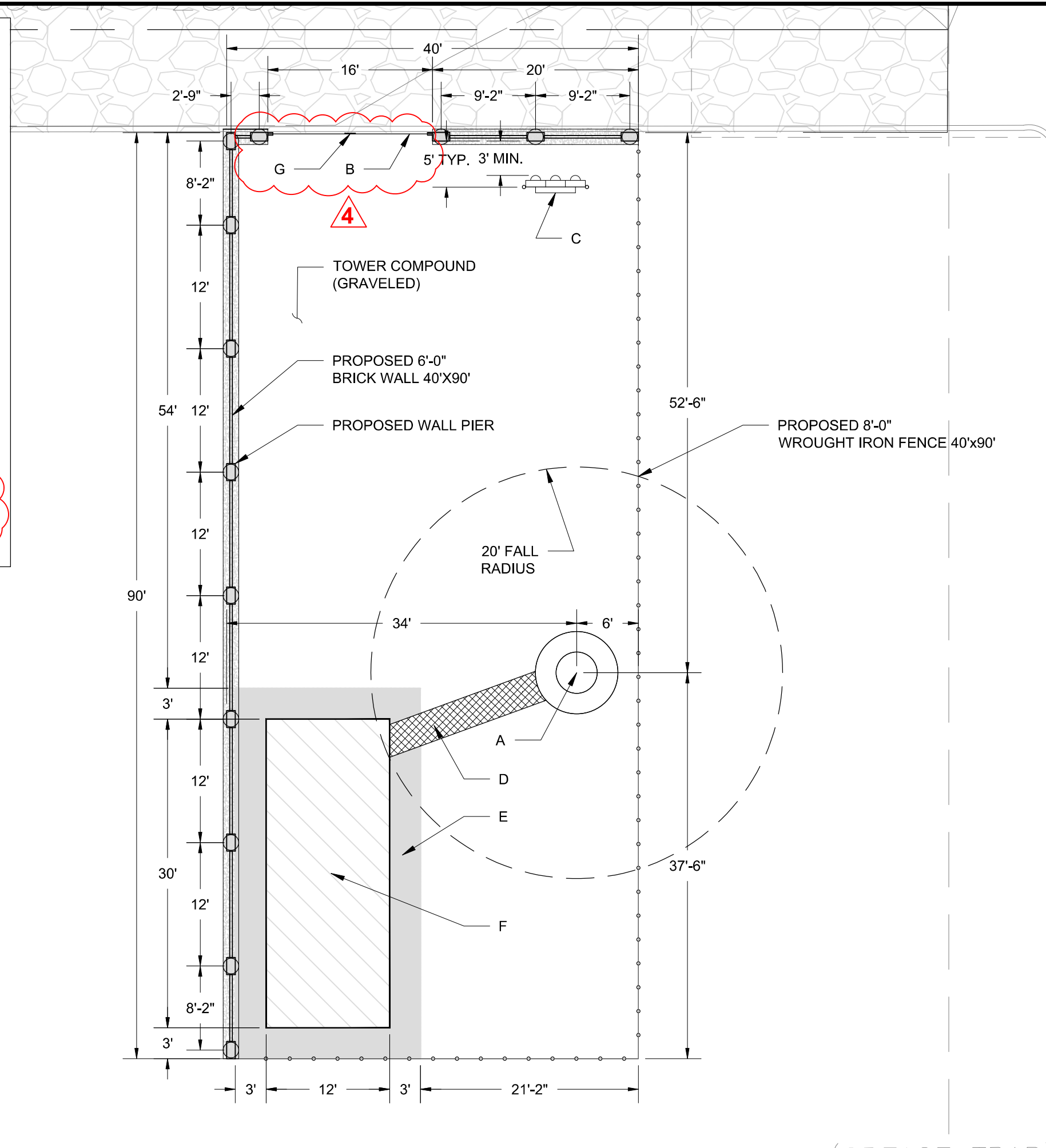
E.- PROPOSED VERIZON 3'-0" WIDE GROUND RING AREA

4 F.- PROPOSED VERIZON 12'-0"x30'-0" LEASE AREA

G. SITE SIGNAGE SHOWING 911 ADDRESS AND SITE INFORMATION (REFER TO SHEET C3-7 FOR DETAILS)

NOTES:

1. ALL COMPONENTS SHOWN ARE NEW CONSTRUCTION
2. PLACEMENT OF VERIZON LEASE AREA, AND HEMPHILL 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



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PROJECT NO:	1876
PROJECT NAME:	SWEETBRIAR
911 ADDRESS:	1095 W MAIN ST
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:
 APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL
1	11/07/25	ADD 911 ADDRESS
3	03/23/26	RELOC. COMPOUND
4	03/30/26	ADD SITE SIGNAGE

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

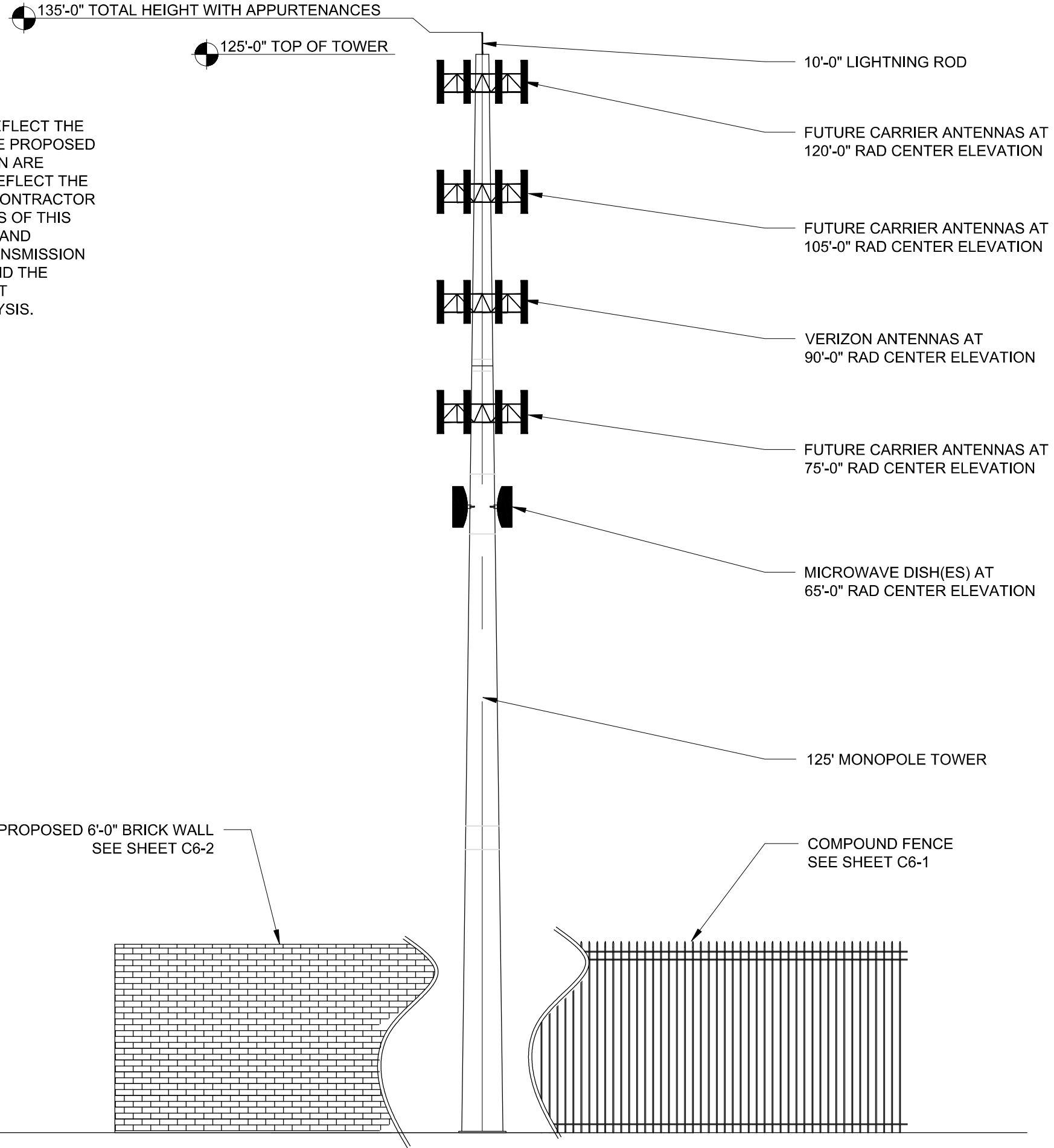
SCALE
 1"=5'

COMPOUND LAYOUT

SHEET NUMBER:	REVISION:
C2-1	4

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

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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 405-753-7167

PROJECT NO:	1876
PROJECT NAME:	SWEETBRIAR
911 ADDRESS:	1095 W MAIN ST
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:
 APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL
1	11/07/25	ADD 911 ADDRESS



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

SCALE
 N.T.S.

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C3-1	1

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