

DEVELOPMENT AGREEMENT

This Development Agreement (“*Agreement*”) is made and entered into by and among the **City of Lewisville**, a Texas home rule municipality (the “*City*”), and **Outfront Media LLC**, a Delaware limited liability company (hereinafter “*OUTFRONT*”), (each of OUTFRONT and the City a “*Party*” and collectively referred to as the “*Parties*”) acting by and through each Party’s respective authorized representatives.

RECITALS

WHEREAS, OUTFRONT is in the business of constructing and operating outdoor advertising sign structures used for the display of commercial, noncommercial, on-premise, off-premise, political, governmental, religious, and other forms of public and private messaging (“*Billboard(s)*”); and

WHEREAS, OUTFRONT intends to relocate and operate one (1) Billboard with dimensions of 14’ x 48’ (672 square feet) located in the City’s corporate limits on property legally described as SHIVITZ ADDN BLK A LOT 1 ACRES 1.0024 (Denton County Appraisal District Property ID 148775), as more fully described in **Exhibit A** attached hereto, with two electronic displays (collectively, the “*Electronic Sign*”); and

WHEREAS, on the Electronic Sign, OUTFRONT intends to: (i) allow the City to make use of advertising space for the City’s display of emergency alerts (e.g. Amber Alerts, Texas Department of Emergency Management, local emergency messaging) and for public service announcements for City and other local community groups; and (ii) provide for certain illumination and display restrictions, each as further provided herein; and

WHEREAS, the City desires for OUTFRONT to remove three (3) existing Billboards in the City’s corporate limits on property located at (i) GPS coordinates: 33.073888010167884, -97.0199540756313 (Denton County Appraisal District Property ID 337001), (ii) 699 E SH 121 BUS, Lewisville, TX (Denton County Appraisal District Property ID 131204), and (iii) 1800 E SH 121 BUS, Lewisville, TX (Denton County Appraisal District Property ID 239346), as more fully described in **Exhibit B** attached hereto (collectively the “*Removal Signs*”), and recognizes that the proposed removal is subject to Applicable Law; and

WHEREAS, the City and OUTFRONT desire to enter into this Agreement for the purposes above and to provide for the net reduction of existing Billboards in the City, and it is the intent of this Agreement to establish certain terms and conditions, to impose certain restrictions, and confer certain rights and approvals in connection with the relocation and construction of the Electronic Sign, on the one hand, and OUTFRONT’s removal of the Removal Signs, on the other hand, and accordingly the City and OUTFRONT are proceeding in reliance on the enforceability of this Agreement; and

WHEREAS, the City Council has determined that the approval of this Agreement will promote the public health, safety and welfare by reducing the number of Billboards in the City and is consistent with the City Council priority to revitalize Business 121.

NOW, THEREFORE, for and in consideration of the mutual agreements, obligations, covenants, and conditions contained herein, and other good and valuable consideration, the City and OUTFRONT agree as follows:

Article I Definitions

Wherever used in this Agreement, the following terms shall have the following meanings:

“*Advertising Spot*” shall have the meaning set forth in Section 3.4(a) herein.

“*Applicable Law*” means all applicable local, state and federal laws, including but not limited to the City’s Code of Ordinances or any permit or license requirement, rule or regulation promulgated by TxDOT, the City, or other governing authority in connection with the applicable subject matter of this Agreement.

“*Billboards*” shall have the meaning set forth in the Recitals.

“*City Manager*” means the City of Lewisville City Manager, or her designee.

“*City Announcement(s)*” shall have the meaning set forth in Section 3.5 herein.

“*Code*” shall mean the City’s Code of Ordinances, as amended from time to time.

“*Content*” means those messages, information, or advertisements meant for display or displayed on the Electronic Sign, including but not limited to City Announcements and Emergency Alerts.

“*Commencement of Construction*” means that: (i) the Specifications (as defined below) for construction of the Electronic Sign have been prepared and all necessary Government Approvals have been obtained; and (ii) any site preparation or staging necessary for conversion of the same, as applicable, has commenced.

“*Completion of Construction*” means: (i) the Electronic Sign has been substantially constructed and completed in accordance with the approved Specifications; (ii) all necessary final inspections have been performed by OUTFRONT and the City, and the Electronic Sign is deemed in compliance with Applicable Law and this Agreement; (iii) all applicable and necessary Government Approvals (as defined below) have been obtained; (iv) the Electronic Sign is fully operational and able to be operated as intended by OUTFRONT; and (v) OUTFRONT has sent the Completion Notice to the City.

“*Commencement of Removal*” means that: (i) all necessary Government Approvals, if any, have been obtained for the removal of the Removal Signs; and (ii) any site preparation or staging necessary for removal of the Removal Signs, as applicable, has commenced.

“*Completion of Removal*” means the Removal Signs have been removed in compliance with Applicable Law and this Agreement, including any necessary final inspections (as the term is generally used within the out of home advertising industry), if any, having been performed by OUTFRONT and the City.

“*Completion Notice*” means a written notice sent by OUTFRONT to the City confirming effective date of the Completion of Construction.

“*Electronic Sign*” shall mean the Billboard sign to be constructed as set forth in the Recitals, which shall consist of two electronic displays measuring fourteen (14) feet in height and forty-eight (48) feet in width, at an overall height of sixty feet, as further described and depicted in **Exhibit C** attached hereto.

“*Effective Date*” means the last date of execution of this Agreement and, as may be required, approval thereof by the City Council of the City.

“*Emergency Announcement*” shall have the meaning set forth in Section 3.6 herein.

“*Emergency Authority*” shall have the meaning set forth in Section 3.6 herein.

“*Emergency Alert*” means all alerts and announcements described in Section 3.6 herein.

“*Governmental Approvals*” means all site plan, subdivision, zoning, land use, building, and other governmental approvals, and any and all permits, authorizations, and/or actions necessary or appropriate with respect to (i) approval and execution of this Agreement, and/or (ii) construction, refurbishment, conversion and/or operation of the Electronic Sign, and/or (iii) removal of the Removal Signs, or any individual component thereof, as applicable.

“*Removal Signs*” shall have the meaning set forth in the Recitals.

“*Specifications*” means the illustrations, plans, and specifications applicable to the Electronic Sign set forth in **Exhibit C** attached hereto.

“*TxDOT*” means the Texas Department of Transportation and any applicable agent, office or designee thereof.

Article II Term

This Agreement shall be effective as of the Effective Date. The rights and interest granted hereby are perpetual and permanent, and neither Party may rescind, cancel or otherwise terminate this Agreement except as otherwise specified herein or otherwise required by law.

Article III OUTFRONT Obligations

3.1 Sign Designation and Specifications. The Electronic Sign shall be relocated and constructed in conformance with this Agreement and the Specifications set forth in **Exhibit C**.

3.2 Maximum Dimensions. The Electronic Sign shall not exceed sixty feet (60’) in height measured from grade level of the centerline of the main-traveled way closest to the Electronic Sign’s face(s), at a point perpendicular to the Electronic Sign’s location, with two faces, each not to exceed fourteen feet (14’) in height by forty-eight feet (48’) in width, provided however that nothing in this Agreement shall prevent or prohibit the Electronic Sign, in OUTFRONT’s sole discretion, from bearing dimensions less than these Maximum Dimensions.

3.3 Construction Schedule.

- (a) Subject to the provisions of Section 5.4 of this Agreement, OUTFRONT shall cause Commencement of Construction of the Electronic Sign within one hundred twenty (120) days from the Effective Date hereof or the receipt of all necessary Government Approvals for commencement of such work, including with respect to approval and execution of this Agreement, whichever date shall occur later, provided however OUTFRONT shall not begin Commencement of Construction prior to Completion of Removal.
- (b) Subject to the provisions of Section 5.4 of this Agreement, OUTFRONT shall cause Commencement of Removal of the Removal Signs within sixty (60) days following receipt of all

necessary Government Approvals. OUTFRONT shall further cause Completion of Construction and Completion of Removal using reasonable efforts with respect to timing of such work. In the event of a breach and failure to cure, OUTFRONT hereby grants the City the right, but not the obligation, to enter upon the premises and remove the Electronic Sign as provided in this subsection.

- (c) With respect to any required actions or Governmental Approvals within the City's control related to the Construction Schedule in this section 3.3, the City will process and provide such items in accordance with its normal processes and procedures.
- (d) The City Manager may extend the deadlines referenced herein in her sole and reasonable discretion for up to one (1) year in her reasonable discretion.
- (e) OUTFRONT and the property owner shall be solely responsible for obtaining all required approvals and for permitting and installing any driveways or facilities necessary for the construction of, access to, and maintenance of the Electronic Sign.

3.4 Digital Display Requirements.

- (a) The faces of the Electronic Sign shall not: (i) emit any audible or musical announcements or noises; (ii) display any moving, flashing, scrolling or animated text or video; (iii) move, rotate, oscillate, vibrate or shimmer; (iv) flash, scintillate or blink; or (v) change copy more than once every eight (8) seconds (each an "*Advertising Spot*"). All copy changes shall be instantaneous and shall not fade in or out of the digital active area.
- (b) At all times, the illumination of the Electronic Sign shall not exceed 0.4 foot-candles and shall not create a nuisance as defined by section 9-3 (a)(2) of the Lewisville City Code. The Electronic Sign shall utilize ambient light sensors or photometric cells to automatically reduce the intensity of illumination during periods of darkness during the day (e.g. cloudy or rainy days) and darkness at night.

3.5 City Use of Advertising Space. OUTFRONT agrees to allow the City to make use of the Electronic Sign as follows:

- (a) OUTFRONT will allow the City to display public service announcements and advertise City-sponsored events or supported events ("*City Announcements*") on the Electronic Sign, pursuant and subject to the procedures, conditions and restrictions set forth below. Any such City Announcements shall be for the benefit of the City, and may include the names or logos of any third-party sponsors for City-sponsored events or supported events, provided however the City Announcements are strictly for official City-sponsored or supported events or public service announcements. The City is prohibited from selling, leasing, or transferring space available for City Announcements to any third party for commercial, political, or in-kind consideration. Any attempt to monetize or transfer these allotments shall be deemed a material breach of this Agreement, subject to notice and cure period. If after posting a City Announcement any third party asserts that said announcement is defamatory or infringes on any copyright, trademark, or other intellectual property or privacy right, OUTFRONT shall have the right, at its sole discretion, to remove the City Announcement, and to discontinue the display of the City Announcement until such time as the City shall supply a new, or designate a previous, City Announcement as the Stock Copy (as defined below), pursuant to the provisions of this paragraph. If adverse publicity results from a City Announcement, as determined in the discretion of the City, the City shall request removal or replacement of the City Announcement with a new Stock Copy.

- (b) OUTFRONT will provide the City with at least four hundred fifty (450) seconds per hour, at no cost to the City, on the Electronic Sign (the determination of such face to be at OUTFRONT's discretion and subject to change based on availability) for the advertisement of City Announcements daily. The Parties shall cooperate in good faith to determine the Electronic Sign face(s) on which City Announcements will be displayed, and neither Party shall unreasonably withhold, condition, or delay its agreement. To be eligible to take advantage of this opportunity, the City shall provide OUTFRONT, in advance, with the artwork/design/graphics for the City Announcement. All artwork, design, graphics, production and installation costs relating to the City Announcement(s) shall be at the sole expense of the City.
- (c) During any time period when there is an unsold slot on either face of the Electronic Sign, OUTFRONT shall display, without prior notice to the City, a generic Lewisville graphic image provided by the City and designated for such purpose (the "Stock Copy"). The City may also provide OUTFRONT with event specific graphic images, which shall include a designated start date and end date. During the applicable event period, the event specific graphic image shall replace the Stock Copy and be displayed for the duration of the specified dates. The City may change the Stock Copy at any time, and from time to time, by providing OUTFRONT with a new City Announcement, and a request that such City Announcement be substituted as the designated Stock Copy. OUTFRONT's obligation to post City Announcements shall be limited to the last City Announcement designated as Stock Copy by the City for such purpose. Any change in the Stock Copy designation shall not be effective until five (5) days after receipt by OUTFRONT of the artwork/design/graphics for the new City Announcements.
- (d) City's use of advertising space under this section shall occur at no cost to the City.
- (e) The City shall designate a representative to provide City Announcements to OUTFRONT and to otherwise coordinate with OUTFRONT regarding the placement and management of the City's Content on the Electronic Sign.

3.6 Emergency Alerts. The City's use of advertising space under this section shall occur at no cost to the City:

- (a) OUTFRONT shall ensure that the Electronic Sign is fully integrated with all applicable emergency alerting systems, including but not limited to the National AMBER Alert system, the Outdoor Advertising Association of America emergency protocols, the Integrated Public Alert and Warning System, and the Texas Department of Public Safety alert network. Such integration shall provide for the automatic and immediate display of all authorized emergency alerts, including AMBER, Silver, Blue, weather, and other public safety messages.
- (b) The City's public law enforcement, fire department, emergency management, or other emergency response authorities (each, an "Emergency Authority") shall have the ability to request the display of any emergency or public safety message (each, an "Emergency Announcement") upon reasonable notice to OUTFRONT. Upon the occurrence of an emergency necessitating an Emergency Announcement, the City shall notify OUTFRONT of such emergency and provide OUTFRONT with the requested text of the Emergency Announcement. OUTFRONT shall use its best efforts to display such Emergency Announcements as soon as practicable, and will continue to display such Emergency Announcements until the emergency necessitating the Emergency Announcement is, in the City's sole opinion, reasonably resolved or concluded.
- (c) The City shall designate one or more representatives authorized to submit Emergency

Announcements. OUTFRONT shall provide a direct method for submission and shall coordinate as necessary regarding formatting, but such coordination shall not unreasonably delay or restrict timely posting.

3.7 Electronic Sign Maintenance. OUTFRONT shall maintain the Electronic Sign in good working order and operable condition, including by making all needed repairs and replacements, in accordance with federal, state, and local requirements, including but not limited to the requirements of Title 43, Chapter 21, Subchapter I of the Texas Administrative Code, as amended. The foregoing maintenance obligations shall remain in effect throughout the entire term(s) of this Agreement and the performance thereof shall not affect the legal status of the Electronic Sign.

3.8 No Waiver of Rights. Nothing contained herein shall be construed to grant the City the right to terminate this Agreement or demand removal of the Electronic Sign (or the Removal Signs except as expressly provided for in this Agreement), except as otherwise permitted in accordance with any Applicable Law or Section 5.1 herein.

3.10 Enforcement of Obligations. The failure of OUTFRONT to comply with the obligations set forth in this article may result in the City's refusal to permit continued operation of the Electronic Sign for such time until compliance occurs.

3.11 Content Restrictions. Content referencing, directly or indirectly, adult content, adult entertainment performances or retail goods, adult- only or sexually oriented businesses, or local political advertising shall be prohibited and shall not be displayed by OUTFRONT on the Electronic Sign. The aforementioned prohibition does not include national or state political races or issues.

3.12 Permits and Inspections. OUTFRONT shall obtain all required permits from the City, if any, and TxDOT relating to the placement, construction, and operation of the Electronic Sign prior to the installation or erection of the Electronic Sign. At a minimum, an electrical permit shall be required by the City. Construction documents identified in **Exhibit D** shall be submitted to the City of Lewisville, Attn: Building Official. The Building Official shall have the authority to require the submission of additional construction documents and/or inspection reports, as deemed necessary, based on site conditions, applicable design standards, or any other factors related to the design, installation, or construction of the Electronic Sign. No final approval or authorization for operation of the Electronic Sign shall be granted by the City until all such documentation and any additional documentation or information requested by City, has been submitted and accepted by the City.

Article IV City Obligations

4.1 Rights of Access; Utilities. The City shall grant to OUTFRONT such rights-of-access as may be necessary for construction of the Electronic Sign and removal of the Removal Signs. OUTFRONT shall be responsible for coordinating with City and utility providers to minimize the possibility of damage to utilities and other public facilities in connection with such work.

4.2 Submittal of City Content. The City shall promptly and completely communicate its advertising needs and deliver its Content to OUTFRONT for any City Announcement or Emergency Announcement reasonably in advance of the need for display, with email being the preferred method of delivery in digital format reasonably acceptable to OUTFRONT. It is understood and agreed by the Parties that due to the nature of emergency announcements very little advance notice will be able to be given. The Parties shall cooperate with respect to such requirement by designating such individual(s) and communication methods as may be necessary to ensure efficient and timely delivery and receipt of such communications.

Article V Default; Termination

5.1 Default. Should either Party fail to comply with any term or condition of this Agreement, the failing Party shall be deemed in breach of this Agreement. Subject to an approved extension pursuant to Section 5.2 below, the breaching Party shall, within thirty (30) days after prompt written notice from the non-breaching Party (each a “*Default Notice*”), provide either its objection to the claim of breach or correct the breach. If such breach is not resolved between the Parties or otherwise cured by the breaching party within such thirty (30) day period (subject to any approved extension pursuant to Section 5.2 below), then thereafter such breaching Party shall be deemed in default of this Agreement (each a “*Default*”).

5.2 Extension of Initial Cure Period. During the initial cure period following a Default Notice, if the breaching Party provides the non-breaching Party: (a) written notice of a reasonable objection that the claimed breach is in error; and/or (b) written notice of the curative measures which it proposes to undertake and proceeds promptly to initiate such measures to cure such breach, and thereafter continuously and diligently prosecutes the curing of such breach, then in either event the initial thirty (30) day cure period shall be extended for such period as may be necessary to address the objection to the claimed breach and/or cure such breach, *provided, however*, that except as may be consented to by written agreement of the Parties, which consent shall not be unreasonably withheld, conditioned, or delayed, in no event shall such extension exceed ninety (90) days following the initial occurrence of the claimed breach (except in the case of Force Majeure, in which event the Force Majeure provisions shall apply).

5.3 Remedies. In the event of a Default, the non-breaching Party may pursue any or all of the following: (i) sue for specific performance of one or more terms and conditions of this Agreement; (ii) terminate this Agreement; or (iii) recover all costs incurred, including reasonable attorney’s fees, in pursuing any remedies for Default. The remedies in this section are cumulative and nothing herein shall be deemed a waiver of any other remedy available to the City under Applicable Law.

5.4 Force Majeure. If by reason of Force Majeure, either party hereto shall be rendered unable wholly or in part to carry out its obligations under this Agreement then such party shall give notice and full particulars of Force Majeure in writing to the other party within a reasonable time after occurrence of the event or cause relied upon, and the obligation of the party giving such notice, so far as it is affected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, except as hereinafter provided, but for no longer period, and such party shall endeavor to remove or overcome such inability with all reasonable dispatch. The term Force Majeure as employed herein, shall mean acts of God, strikes, lockouts, or other industrial disturbances, act of public enemy, order of any kind of government of the United States or the State of Texas or any civil military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines or canals, or other causes not reasonably within the control of the party claiming such inability.

Article VI Miscellaneous

6.1 Entire Agreement; Amendments. This Agreement and its exhibits contain the entire agreement of the Parties with respect to the matter contained herein. All provisions of this Agreement shall be strictly complied with and conformed to by OUTFRONT, and no amendment to the Agreement shall be made except through a written agreement which has been executed by an authorized representative of both Parties, which shall not be construed to release either Party from any obligation of the Agreement except as

specifically provided for in such amendment.

6.2 Notice Any notice provided or permitted to be given under this Agreement must be in writing and may be served via email, read receipt requested, by depositing same in the United States mail, addressed to the party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such party via a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same, to the address thereof. Notice given by mail shall be deemed delivered three (3) days after the date deposited in the United States' mail. Notice delivered in person shall be effective upon receipt at the address of the addressee. Notice delivered by email will be deemed to have been received when sent, even if the sender receives a machine-generated message that delivery has failed. If a party sending an email notice under this Agreement receives a machine-generated message that delivery has failed, for that notice to be valid the sender must no later than ten business days after sending the email message deliver a tangible copy of that notice as otherwise set forth herein. Communication, details, and notices concerning this Agreement shall be directed to the following representatives:

If intended for OUTFRONT, to:
Eric Arbesu, Real Estate Manager
Outfront Media LLC
1201 Main Street, #1700
Dallas, TX 75202
Telephone: (972) 362-1080
Email: eric.arbesu@outfront.com

With copy to:
Christopher W. Rothfelder
Rothfelder & Falick, LLP
1517 Heights Blvd.
Houston, TX 77008
Telephone: (713) 301-1251
Email: crothfelder@rothfelderfalick.com

If intended for City, to:
Marichelle Samples, Director of Economic Development & Tourism
City of Lewisville
151 W Church Street
Lewisville, TX
Telephone: 972.219.8476
Email: msamples@cityoflewisville.com
Email: economicdevelopment@cityoflewisville.com

Either Party may change the address to which notices are to be sent by giving the other Party written notice in the manner provided in this paragraph.

6.3 Successors and Assigns. The City and OUTFRONT each binds itself and its partners, successors, executors, administrators and assigns to the other party of this Agreement and to partners, successors, executors, administrators and assigns of each other in respect to all covenants of this Agreement. Neither the City nor OUTFRONT shall assign, sublet or transfer this Agreement or its interest in this Agreement without the written consent of the other, and assignment without such consent shall be void. Nothing herein shall be construed as giving any right or benefits hereunder to anyone other than the City and OUTFRONT.

6.4 Severability. In the event that part of this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the Parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

6.5 Governing Law and Venue. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas; and exclusive venue for any action concerning this Agreement shall be in Denton County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

6.6 Governmental Immunity. Unless otherwise required under the law, the Parties agree that the City has not waived its governmental immunity by entering into and performing their obligations under this Agreement.

6.7 Arbitration. In the event of a dispute which may arise under this Agreement, the City does not agree to arbitration.

6.8 Compliance with Laws. OUTFRONT shall comply with all applicable federal, state, and local statutes, regulations, ordinances, and other laws.

6.9 Confidentiality. To the extent allowed by law, the City will safeguard and keep from release any documents marked “proprietary” or information not generally available to the public. However, the City will, if required, comply with all requirements of the Texas Public Information Act with regard to any documents in its possession at the time of a request made under that Act.

6.10 Recitals and Exhibits. The recitals and exhibits to this Agreement are incorporated herein.

6.11 No Waiver. No delay or failure by either Party to exercise any right under this Agreement, and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein or in a writing signed by the Party alleged to be waiving any such right.

6.12 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

6.13 Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the Parties and are not intended to be used in construing this document.

6.14 Certification of Execution. OUTFRONT and the person or persons signing and executing this Agreement on behalf of OUTFRONT, or representing themselves as signing and executing this Agreement on behalf of OUTFRONT, do hereby warrant and certify that this Agreement has been approved by appropriate action of OUTFRONT, and that the person or persons signing and executing this Agreement have been duly authorized by OUTFRONT to sign and execute this Agreement on behalf of OUTFRONT and to validly and legally bind OUTFRONT to all terms and conditions herein set forth.

6.15 Closure. By signature below, the Parties to this Agreement hereby bind themselves to the terms stated herein, including all attachments referred to herein.

[Intentionally Omitted – Signature on Following Page]

IN WITNESS, WHEREOF, we, the contracting Parties, by our duly authorized agents, hereto affix our signatures on the _____ day of _____, 2026.

CITY OF LEWISVILLE, TEXAS

Claire Powell, City Manager

ATTEST:

Jennifer Malone-Ippolito, City Secretary

APPROVED AS TO FORM:

Lizbeth Plaster, City Attorney

EXHIBIT "A"

NEW ELECTRONIC SIGN LOCATION:

Property ID: 148775
Geographic ID: SL0505A-00000A-0000-0001-0000
Tax Office ID: 148775
Legal Description: SHIVITZ ADDN BLK A LOT 1 ACRES 1.0024

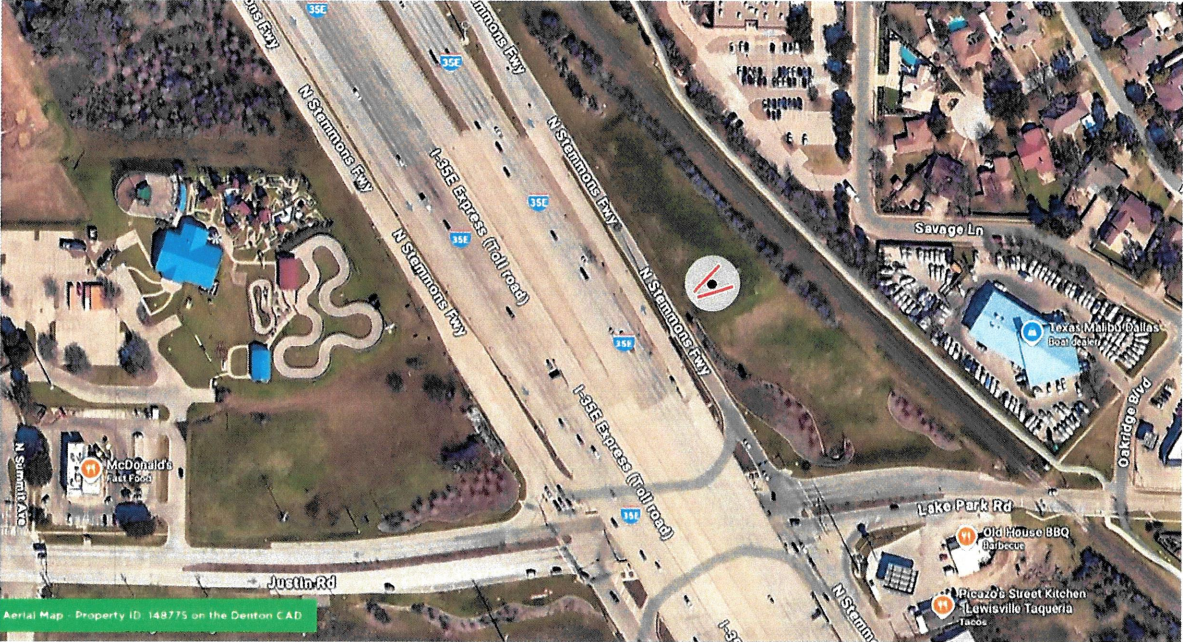


EXHIBIT "B" REMOVAL SIGNS

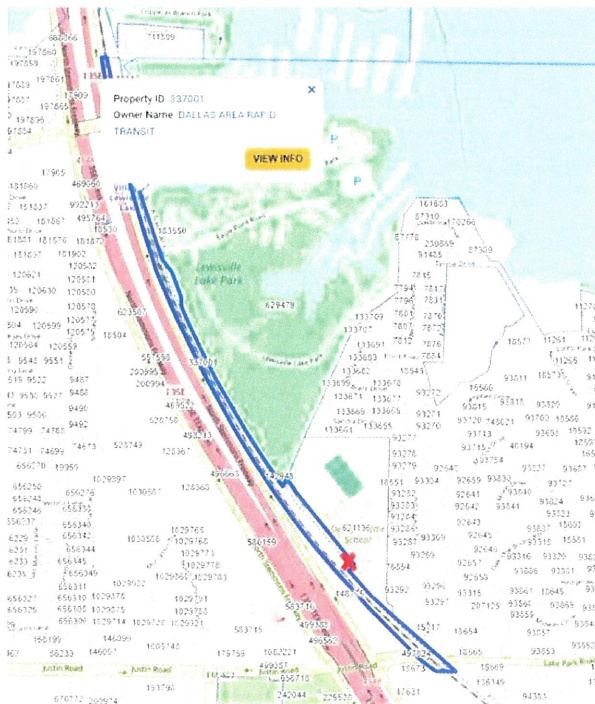
REMOVAL SIGN 1: (this is DART's corridor, the unit is located at 33.07388896678291, -97.01993366172577)

Property ID: 337001

Geographic ID: A1342A-0000000-0000-0001-0000

Legal Description: A1342A P.K. WAGGONER, TR RR CORRIDOR(REF ONLY), 12.23 ACRES

Location 1: I-35 North of Justin Rd (by DeLay Middle School)



REMOVAL SIGN 2:

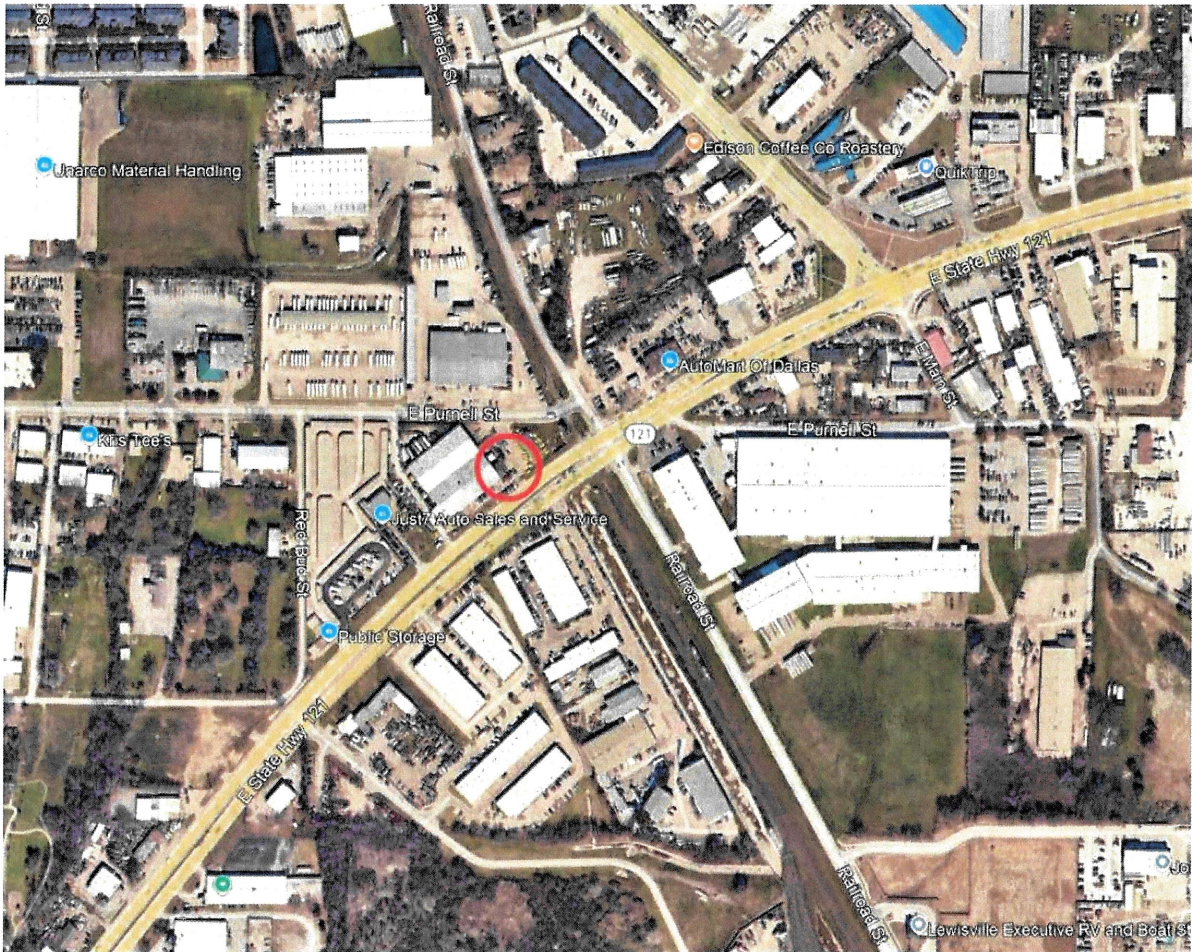
Property ID: 131204

Geographic ID: SL0186A-00000A-0000-0002-0000

Tax Office ID: 131204

Legal Description: NATEX ADDN BLK A LOT 2(PT)

Location 2: Hwy 121 west of Railroad St



REMOVAL SIGN 3:

Property ID: 239345

Geographic ID: SL3624A-00000A-0000-0001-000A

Tax Office ID: 239345

Legal Description: RIVERVIEW ADDN NO 2 BLK A LOT 1A



EXHIBIT “C”
(Attached)

ENGINEER	DATE	ISSUE	REMARKS
FV	7-17-25	00	for approval

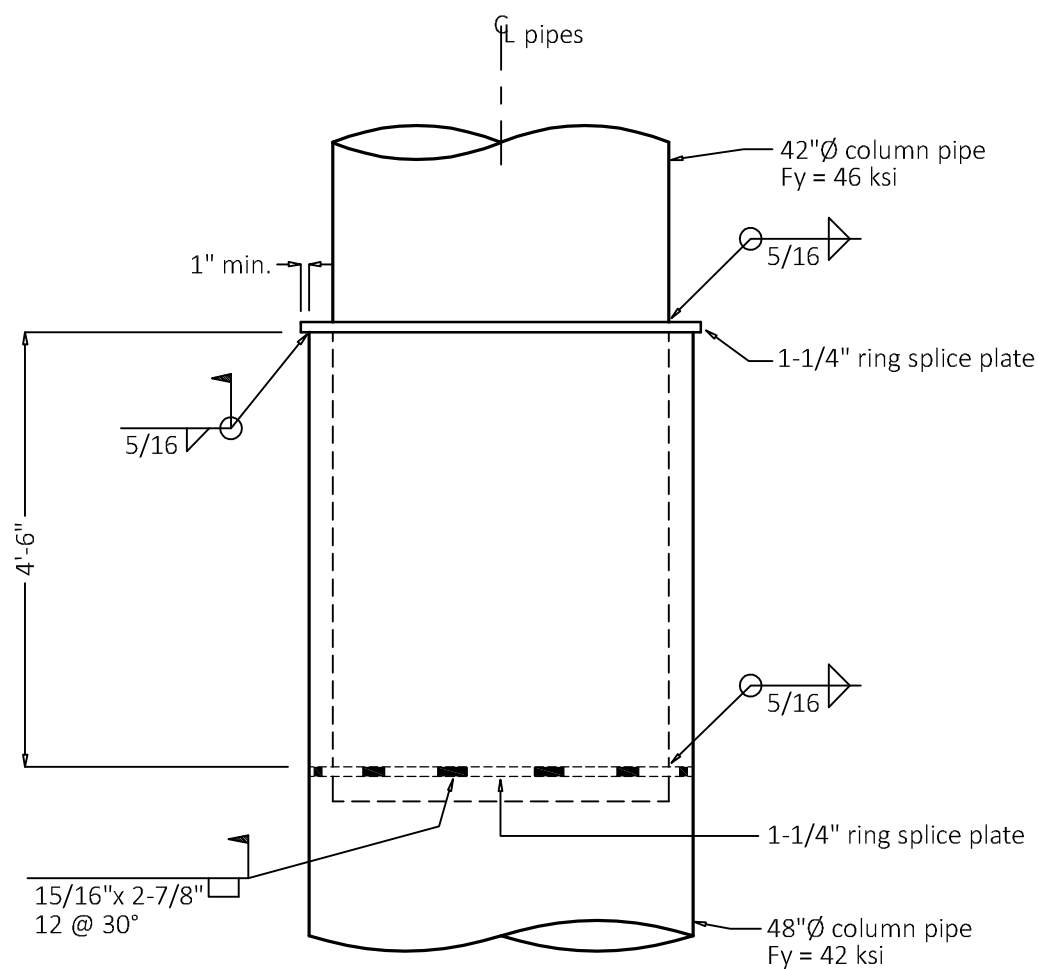
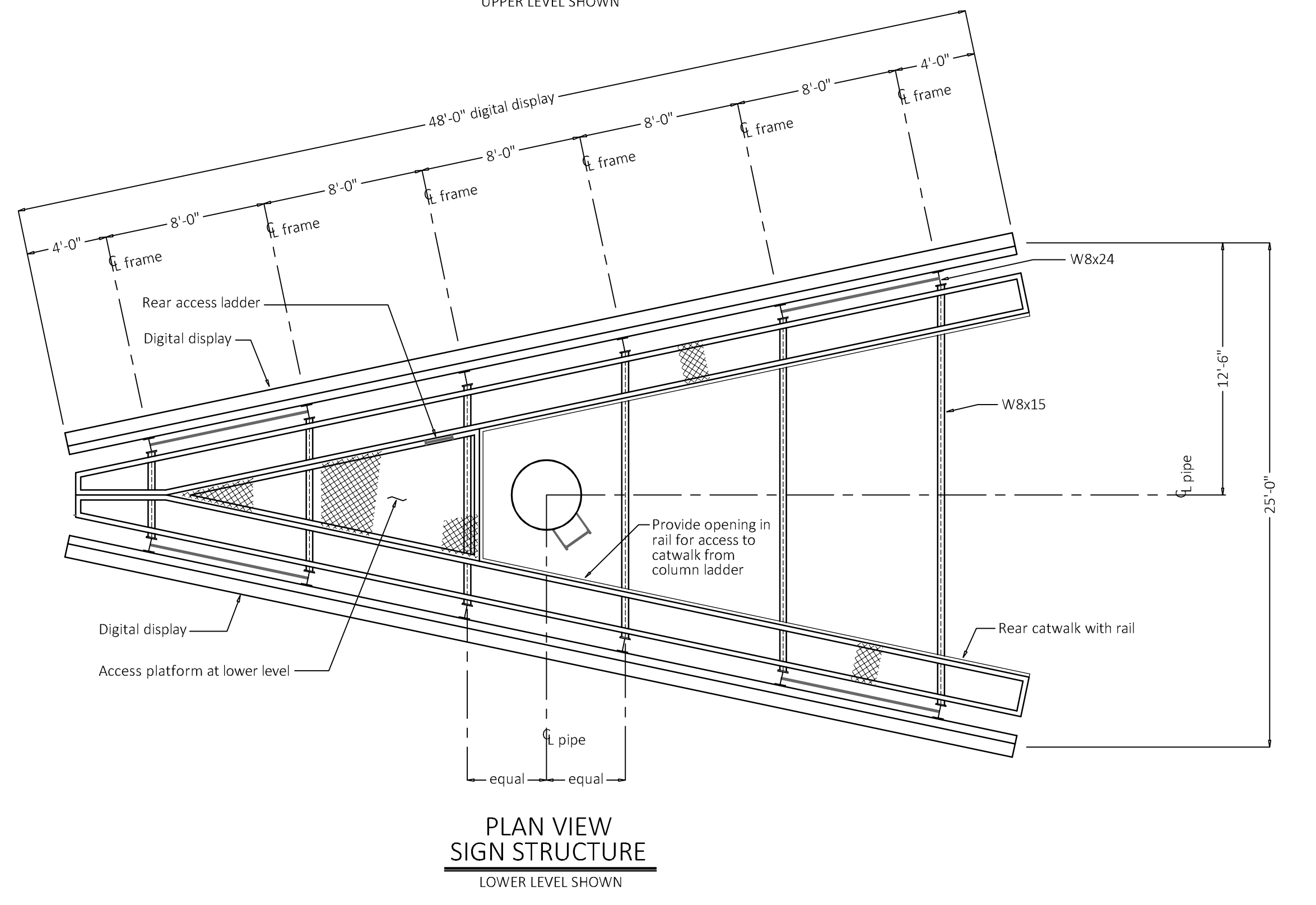
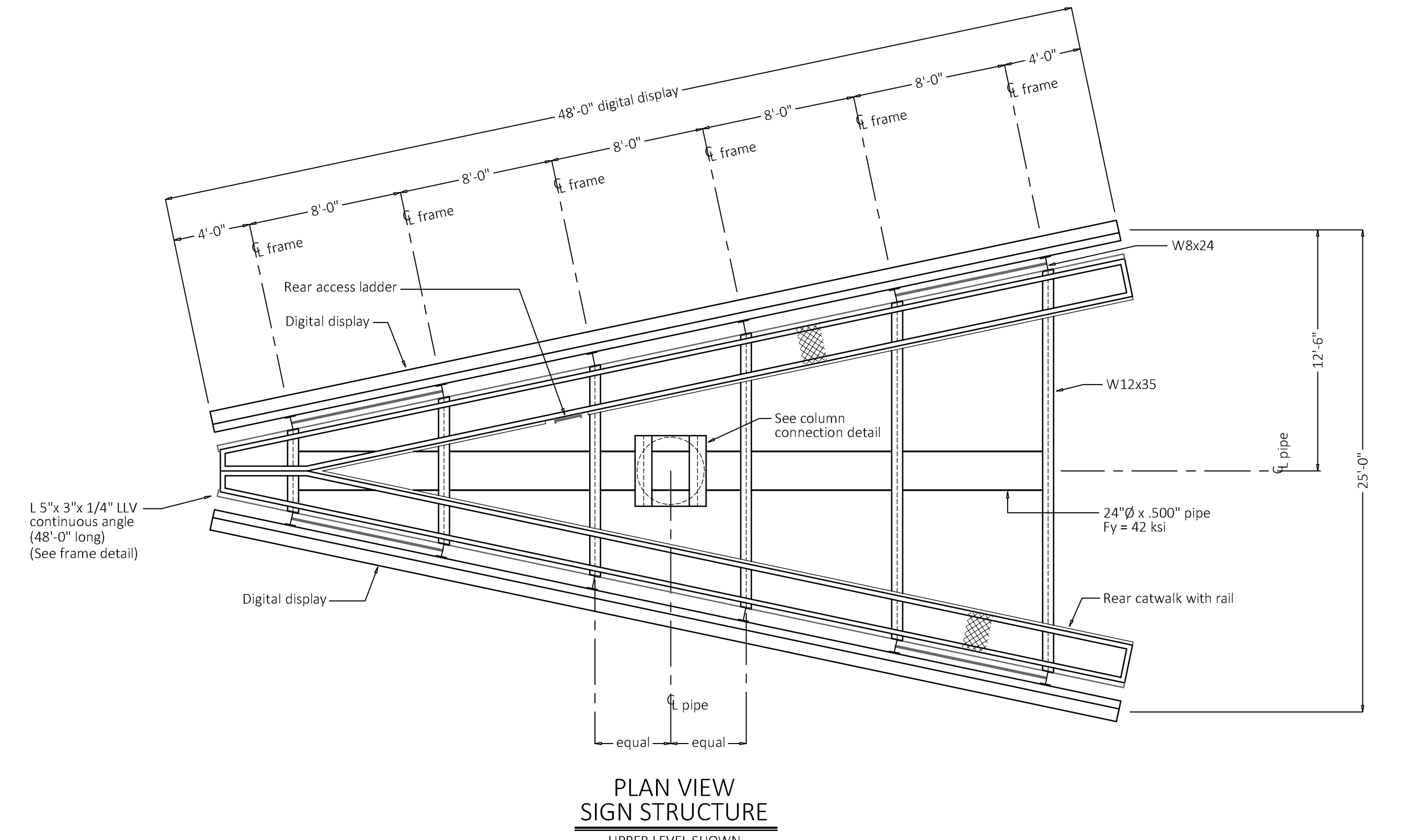
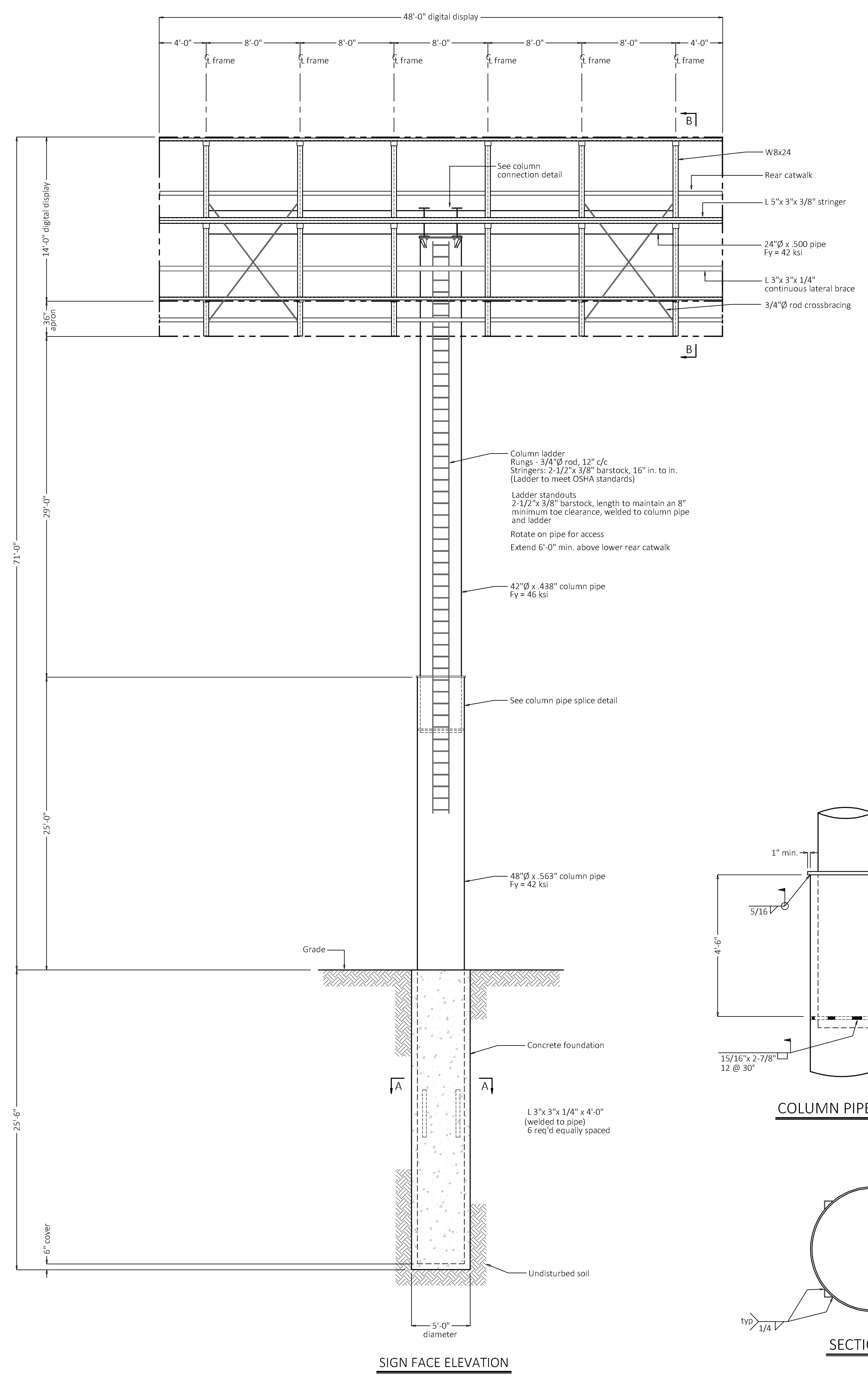
OUTFRONT

14'-0" x 48'-0"
MONOPOLE SIGN STRUCTURE
CENTER MOUNT 25'-V
71'-0" OVERALL HEIGHT
LEWISVILLE, TEXAS

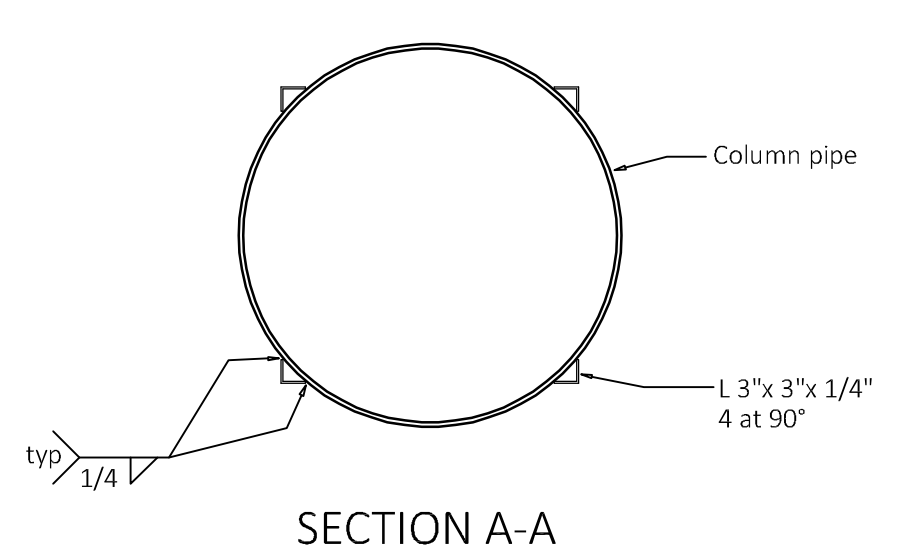
VOSS NO. 25-015-265

DRAWING NO. 25067

SHEET S1 of S2



COLUMN PIPE SPICE DETAIL

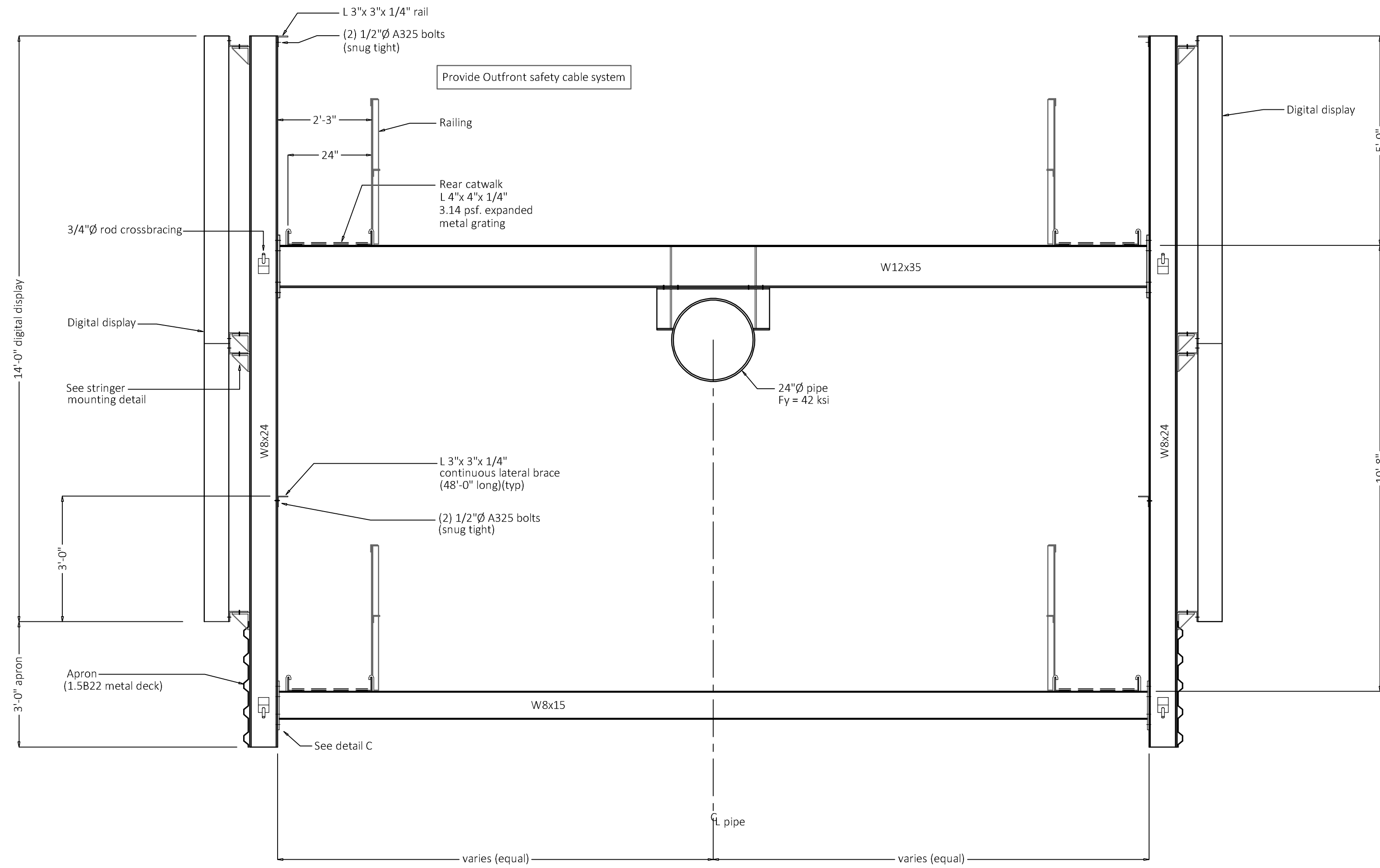


SECTION A-A

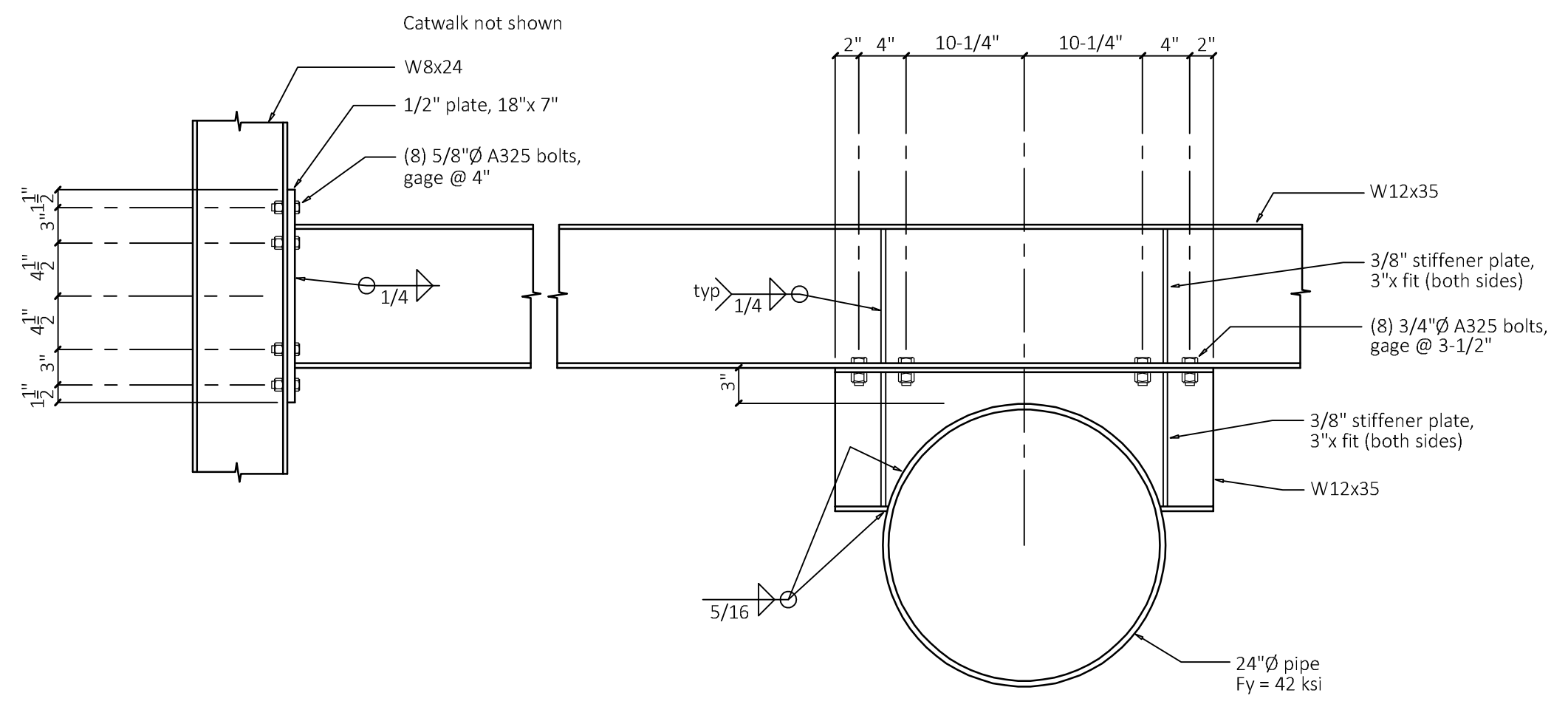
- NOTES**
- Structural design conforms to the 2021 International Building Code.
 - Design standard is ASCE 7-16.
 - Superstructure can accommodate one or two faces each supported on four stringers and weighing up to 8,800 pounds each.
- WIND**
- Design winds - 107 mph. (3 sec. gust) Exposure C.
 - Structure is classified risk category II.
 - Wind importance factor - Iw = 1.0
 - Design wind pressure for head structure is 33.4 p.s.f.
- SEISMIC**
- Seismic load importance factor: IE = 1.0
 - Structure is classified risk category II.
 - Mapped spectral response accelerations:
 - SS = 0.109 g
 - S1 = 0.056 g
 - Site class : D
 - Spectral response coefficients:
 - SD5 = 0.116
 - SD1 = 0.089
 - Seismic design category is B.
 - Seismic basic force resisting system:
 - Non-buildings structure not similar to building - signs and billboards.
 - Design base shear : 2.51 kips
 - Seismic response coefficient: Cs = 0.038
 - Response modification factor : R = 3.
 - Analysis procedure used: Equivalent lateral force method.

- STEEL**
- Structural steel pipe shall conform to ASTM A252 or API 5L, with grade that corresponds to the specified yield stress.
 - Structural steel plate, rods, and angles shall conform to ASTM A36.
 - Structural steel wide flange shapes and channels shall conform to ASTM A992.
 - High strength bolts shall conform to ASTM A325 (unless noted otherwise).
 - High strength A325 bolts shall be installed according to the latest RCSC specifications.
 - Nuts shall conform to ASTM A563.
 - A325 bolts and nuts to be galvanized.
 - Bolt holes shall be the AISC standard size (unless noted otherwise).
 - All high strength bolts shall be fully pretensioned (unless noted otherwise).
 - Steel shall be primed and painted, except for the embedded portions of members.
 - Steel welding shall be in accordance with AWS standards.
 - Steel members and elements of the structure shall be fabricated and erected according to the latest AISC specifications and standard practice.
- FOUNDATION & CONCRETE**
- Concrete shall attain a 28-day compressive strength of $f'_c = 3000$ p.s.i.
 - Allowable lateral bearing of the soil profile is an assumed 150 p.s.f./ft.
 - Type and structural character of the soil profile is to be confirmed with an investigation by others.

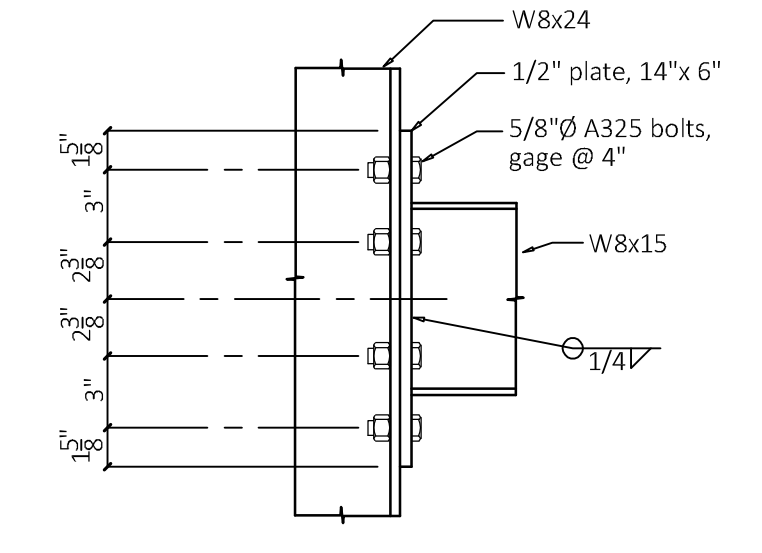
- GENERAL**
- The contractor shall verify all dimensions and conditions in the field and notify the engineer of any discrepancies.
 - Voss Structural Engineering, PLLC, will not be supervising or monitoring the erection/installation of this structure.
 - This is an original unpublished drawing; it is not to be reproduced, copied, or exhibited in any fashion without written permission of Outfront.



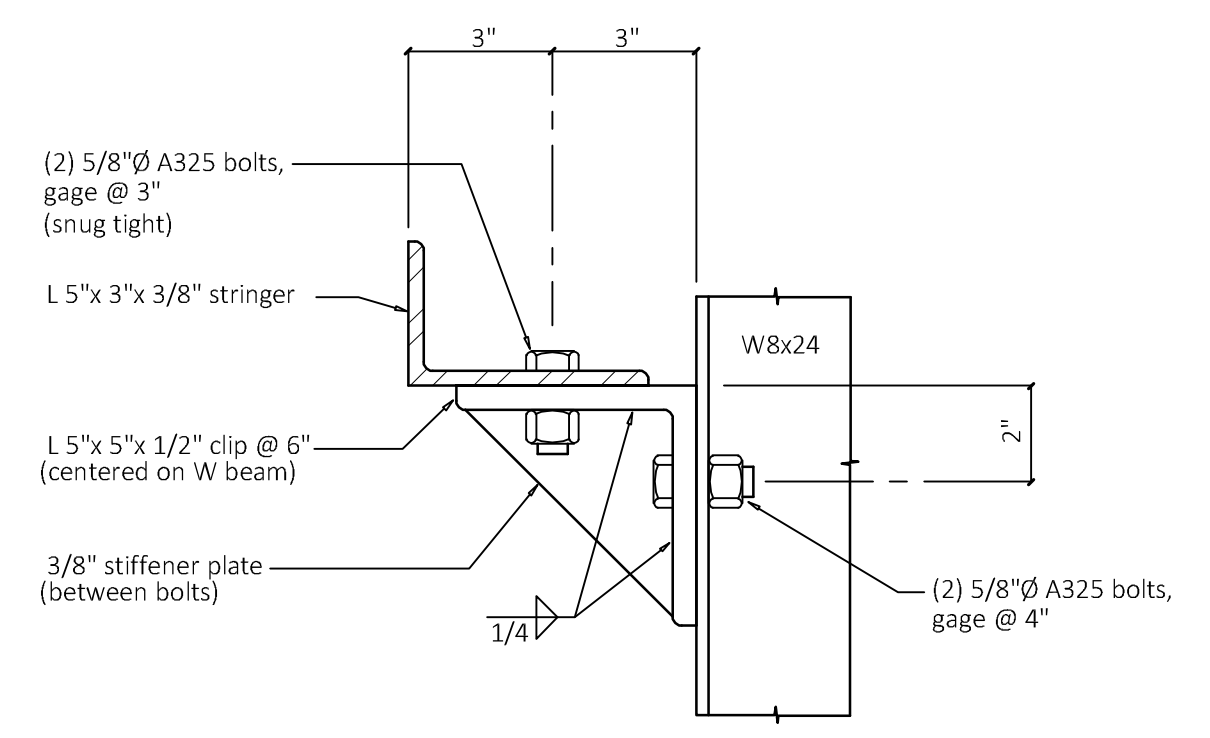
**SECTION B-B
FRAME DETAIL**



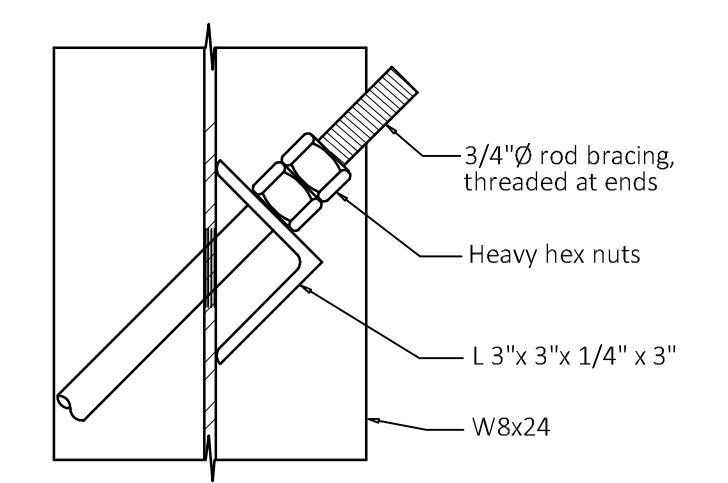
FRAME MOUNTING DETAIL



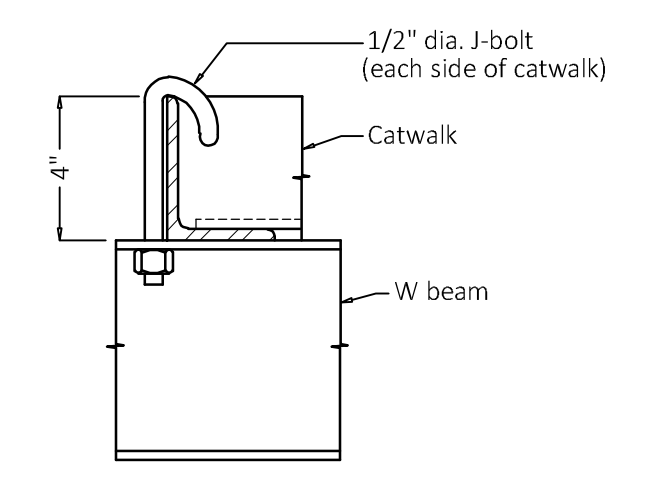
DETAIL C



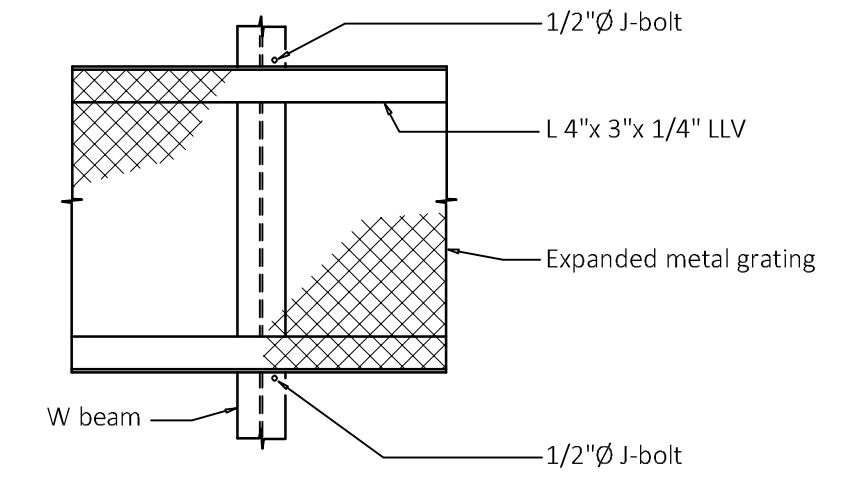
STRINGER MOUNTING DETAIL



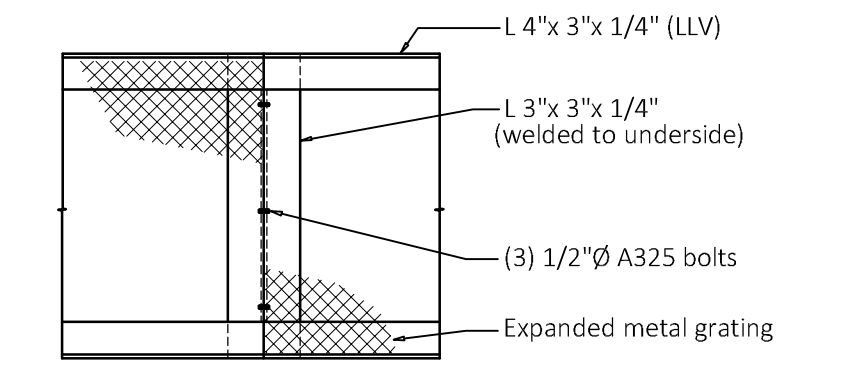
CROSSBRACING DETAIL



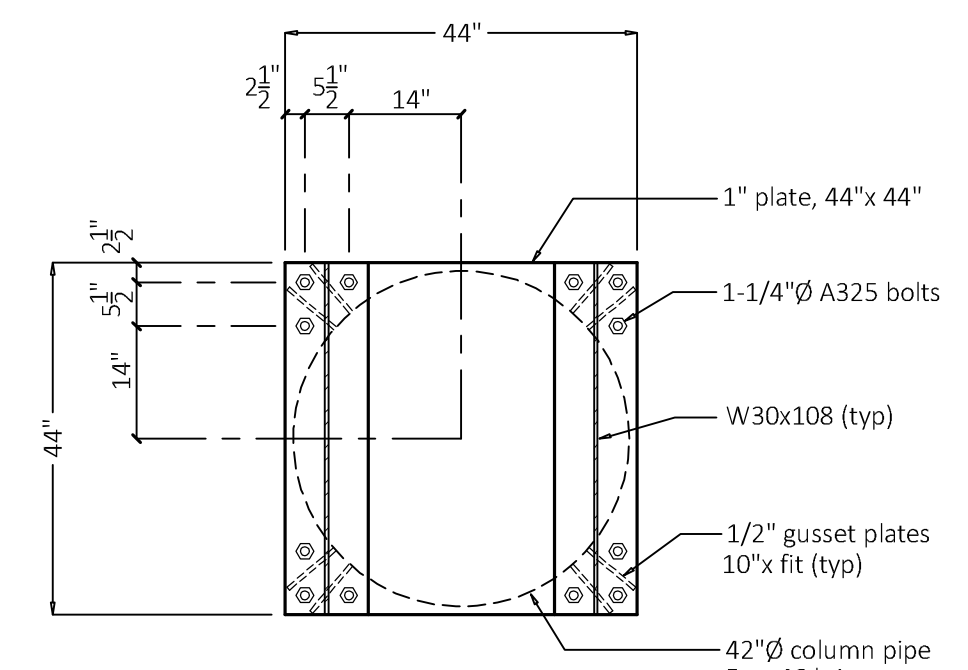
CATWALK MOUNTING DETAIL



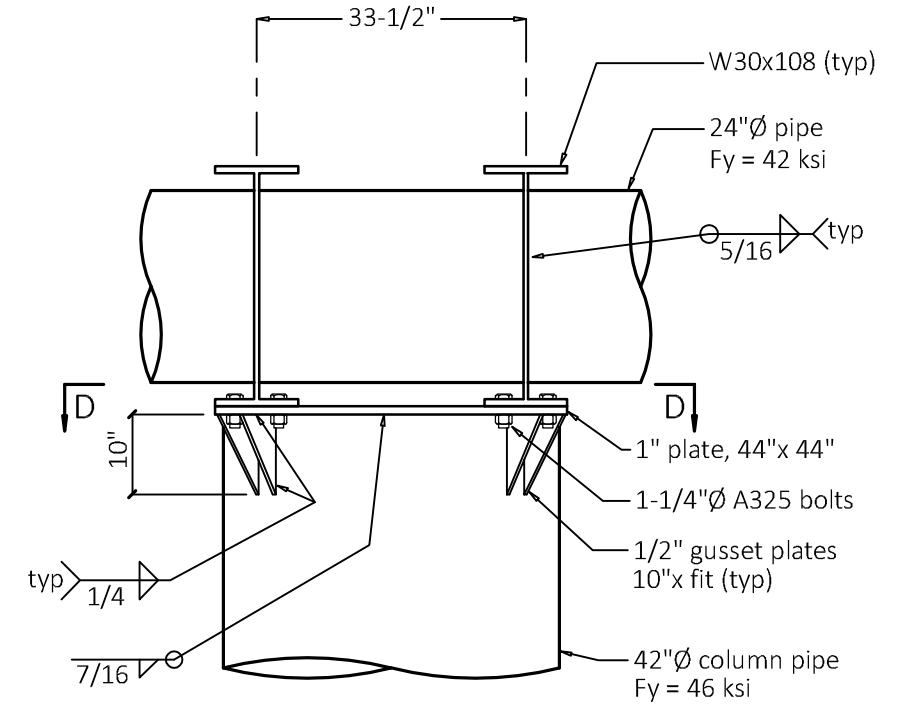
CATWALK DETAIL



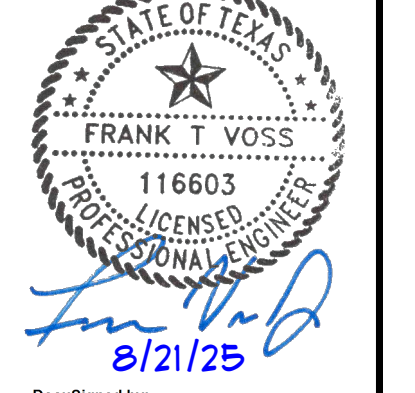
CATWALK SPLICE DETAIL



SECTION D-D



COLUMN CONNECTION DETAIL



DocuSigned by:
Frank Voss 8/21/2025
06A1E481856CE

This drawing has been digitally signed and sealed by Frank Voss on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

ENGINEER	ISSUE	DATE	REMARKS
FV <td>00 <td>7-17-25 <td>for approval </td></td></td>	00 <td>7-17-25 <td>for approval </td></td>	7-17-25 <td>for approval </td>	for approval
CAD	a2d		

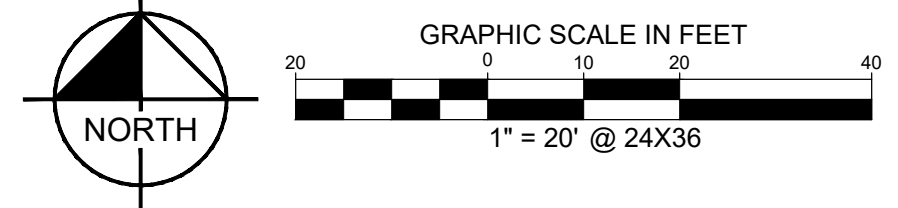
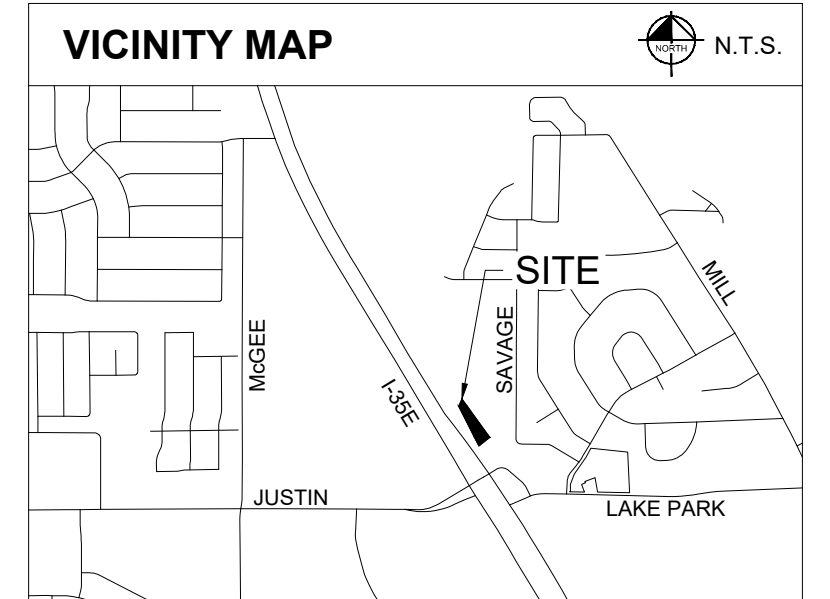
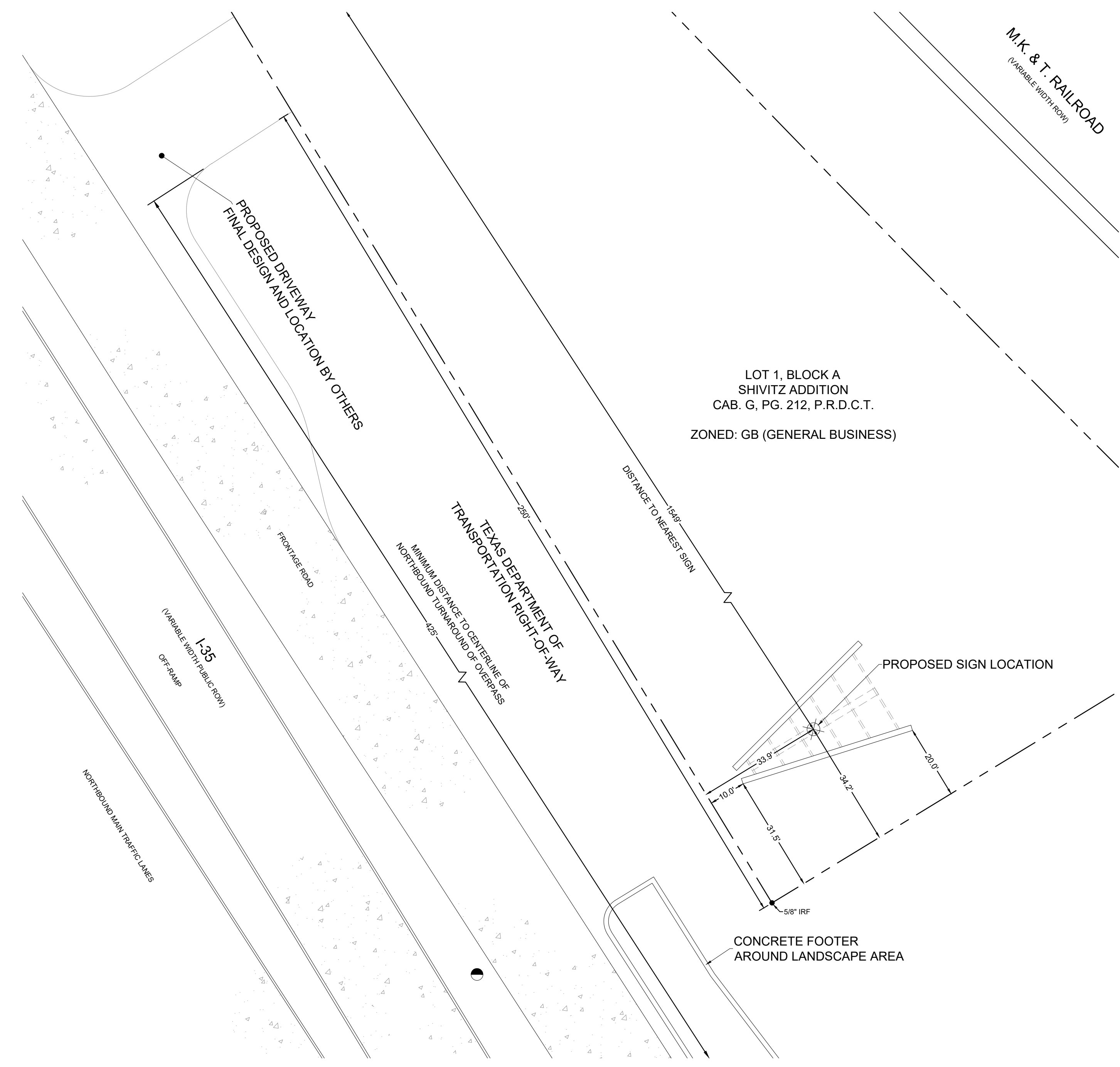
OUTFRONT

14'-0" x 48'-0"
MONOPOLE SIGN STRUCTURE
CENTER MOUNT 25' V
71'-0" OVERALL HEIGHT
LEWISVILLE, TEXAS

VOSS NO. 25-015-265

DRAWING NO. 25067

SHEET **S2** of S2

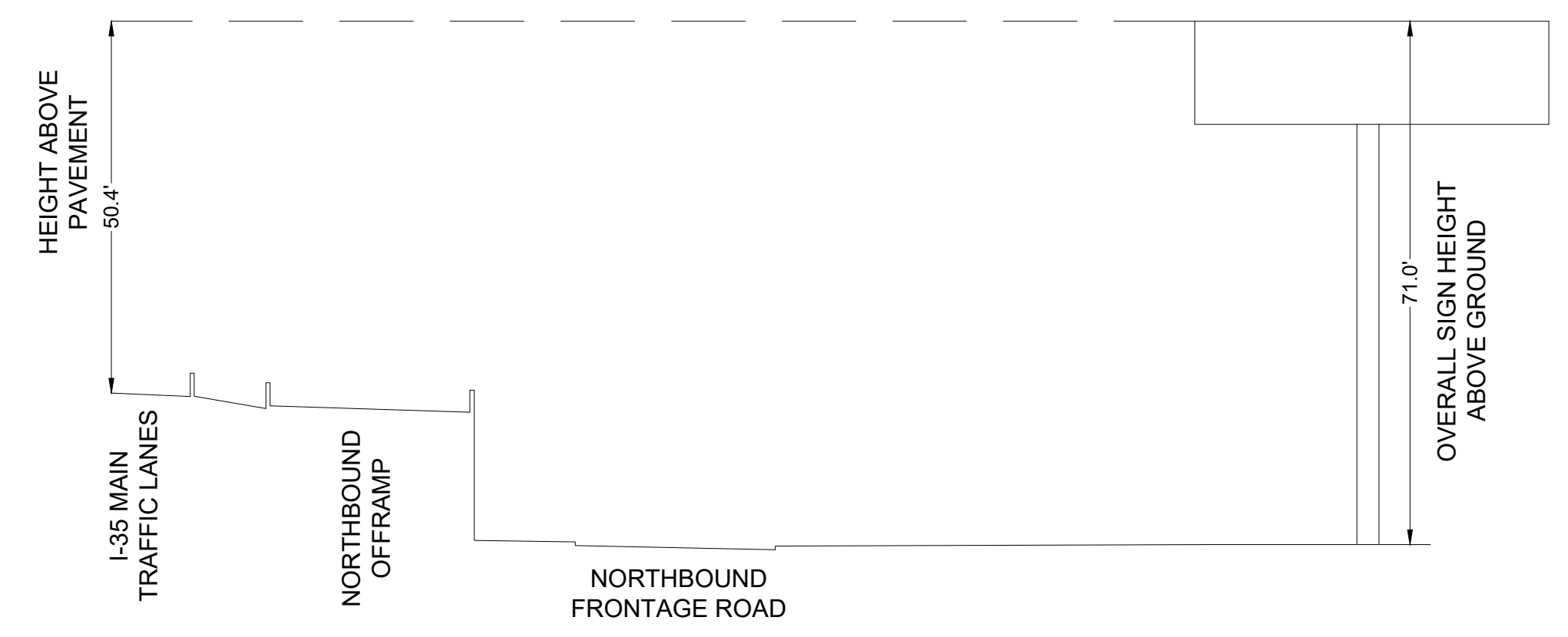


LOT 1, BLOCK A
SHVITZ ADDITION
CAB. G, PG. 212, P.R.D.C.T.
ZONED: GB (GENERAL BUSINESS)

LEGEND			
C COMMUNICATIONS	M METER	[T] ELECTRIC TRANSFORMER	[SB] SECURITY CAMERA
E ELECTRIC OR POWER	[P] MARKER PIN/FLAG	[H] HANDICAPPED PARKING	[S] SANITARY SEWER BOX
F FIBER OPTIC	[PO] POLE	[PM] PARKING METER	[SC] SANITARY SEWER CLEAN OUT
G NATURAL GAS	[ST] STORAGE TANK	[RS] RAILROAD SIGNAL	[SL] SANITARY SEWER LIFT STATION
P PETROLEUM OR PIPELINE	[V] VALVE (EXCEPT WATER)	[RR] RAILROAD SIGN	[SD] STORM SEWER DRAIN
R RAILROAD	[VA] VAULT	[S] SIGN	[TB] TRAFFIC BARRIER
S SAN. SEWER OR WASTEWATER	[W] WELL	[M] MARQUEE/BILLBOARD	[TB] TRAFFIC BOLLARD
D STORM SEWER	[TV] CABLE TV	[AC] AC UNIT	[TC] TRAFFIC CAMERA
T TELEPHONE	[RD] ROOF DRAIN	[BG] BASKET BALL GOAL	[TS] TRAFFIC SENSOR
TR TRAFFIC	[EB] ELEVATION BENCHMARK	[BL] BORE LOCATION	[TS] TRAFFIC SIGNAL
U UNIDENTIFIED	[FD] FLOW DIRECTION	[FP] FLAG POLE	[TB] TRASH BIN
W WATER	[MW] MONITORING WELL	[GP] GUY POST	[T] TREE
	[FT] FUEL TANK	[GT] GREASE TRAP	[WB] WATER BOX
	[FL] FLOOD LIGHT	[IV] IRRIGATION VALVE	[FS] FIRE SPRINKLER CONNECTION
[B] BOX OR PEDESTAL	[GA] GUY ANCHOR	[LS] LIGHT STANDARDS	[FY] FIRE HYDRANT
[H] HANDHOLE	[GAP] GUY ANCHOR POLE	[MB] MAIL BOX	[WV] WATER VALVE
[M] MANHOLE	[UP] UTILITY POLE	[NS] NEWS STAND	[WR] WATER RELEASE VALVE
[A] MARKER SIGN	[ES] ELECTRIC SWITCH	[PB] PHONE BOOTH	[WW] WATER WELL
IRSC 5/8" IRON ROD W/ "N/A" CAP SET	P.O.B. POINT OF BEGINNING	O.R.D.C.T. OFFICIAL RECORDS, DENTON COUNTY, TEXAS	
IRSC IRON ROD WITH CAP FOUND	D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS	O.P.R.C.T. OFFICIAL PUBLIC RECORDS,	
PKS PK NAIL SET	D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS	GRAYSON COUNTY, TEXAS	
PKF PK NAIL FOUND	D.R.C.C.T. DEED RECORDS, DENTON COUNTY, TEXAS	P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS	
RFI IRON ROD FOUND	L.R.C.C.T. LAND RECORDS, DENTON COUNTY, TEXAS	P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS	
XS "X" CUT IN CONCRETE SET	O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS,	F.I.R.M. FLOOD INSURANCE RATE MAP	
XF "X" CUT IN CONCRETE FOUND	COLLIN COUNTY, TEXAS		

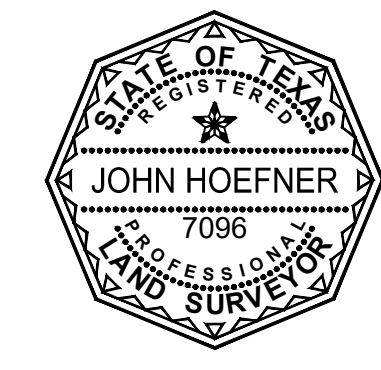
LINE TYPE LEGEND	
[---]	BOUNDARY LINE
[---]	ADJACENT PROPERTY LINE
[---]	EASEMENT LINE
[---]	BUILDING LINE
[---]	WATER LINE
[---]	SANITARY SEWER LINE
[---]	STORM SEWER LINE
[---]	UNDERGROUND GAS LINE
[---]	GAS
[---]	OVERHEAD UTILITY LINE
[---]	UNDERGROUND ELECTRIC LINE
[---]	UNDERGROUND TELEPHONE LINE
[---]	FENCE
[---]	CONCRETE PAVEMENT
[---]	ASPHALT PAVEMENT

NOTES:
 All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
 The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.
 Zoning: As shown hereon (per the City of Lewisville websites this date).
 The deed and plat information shown hereon was taken from public records and is not intended to represent an actual boundary survey.



CROSS SECTION VIEW AT PROPOSED SIGN LOCATION
 VIEW LOOKING NORTHERLY
 SCALE: 1"=20' (HORIZONTAL & VERTICAL)

SURVEYORS CERTIFICATION:
 The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts or provisions, except as shown. This survey conforms to the current Minimum Standards of Practice adopted by the Texas Board of Professional Engineers and Land Surveyors. The property is subject to all easements of record.
 Surveyed on the ground: June 18, 2025
 John Hoefner
 Registered Professional Land Surveyor No. 7096
 Kimley-Horn and Associates, Inc.
 6160 Warren Pkwy., Suite 210
 Frisco, Texas 75034
 Ph. 972-335-3580
 john.hoefner@kimley-horn.com



SITE PLAN
 120 INTERSTATE HWY. NO. 20
 BEING LOCATED AT THE SOUTHEAST CORNER OF N. DUNCANVILLE RD AND INTERSTATE HWY. NO. 20
 WILLIAM SPROUTS SURVEY, A-1290
 CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS

1					
No.	DATE	REVISION DESCRIPTION			

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034
 FIRM # 10193822
 Tel. No. (972) 335-3580
 Fax No. (972) 335-3779

Scale: 1" = 20'
 Drawn by: JMH
 Checked by: KHA
 Date: 07/10/2025
 Project No.: Outfront
 Sheet No.: 1 OF 1

DWG NAME: K:\P\ SURVEY\5060270\OUTFRONT - LEWISVILLE\BASE.DWG PLOTTED BY: HOEFNER, JOHN 0/10/2025 5:20 PM LAST SAVED: 7/14/2025 11:02 AM

EXHIBIT “D”

PRE-CONSTRUCTION DOCUMENTS	
Document	Description
Structural Plans	Structural plans shall be prepared, signed, and sealed by a structural engineer licensed in the State of Texas, demonstrating compliance with applicable building codes.
Electrical Plans	Electrical plans shall be prepared, signed, and sealed by a professional engineer licensed in the State of Texas, demonstrating compliance with applicable codes.
Design Drawings	Design drawings shall be submitted demonstrating compliance with all applicable design standards and stipulations contained within the Agreement.
Photometric Plan	A photometric plan shall be provided demonstrating that illumination from the Electronic Sign will not exceed 0.4 foot-candles at the property line.

POST-CONSTRUCTION DOCUMENTS	
Document	Description
Structural Engineer Certification	A sealed written report from the Texas-licensed structural engineer of record confirming the billboard structure was constructed in substantial conformance with the approved structural plans and applicable building codes.
Electrical Certification	A signed letter from the master electrician of record certifying that all electrical work complies with the currently adopted National Electrical Code.
Sign Contractor Certification	A signed letter from the sign contractor certifying that the constructed billboard complies with all design stipulations and requirements set forth in the Agreement.