



**City of Lewisville, TX**  
**Planning and Zoning Commission**  
**Agenda**

151 W Church Street  
Lewisville, Texas 75057

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Tuesday, May 19, 2026

6:30 PM

Council Chambers

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**Regular Session - 6:30 P.M.**

**A. Call to Order and Announce that a Quorum is Present.**

**B. Approval of Minutes**

1. [Consider the Minutes of the April 21, 2026 Regular Meeting.](#)

**C. Public Hearings**

2. [Public Hearing: Consideration of a Recommendation for Amendments to the Unified Development Code by Amending Article II, Definitions, Article VII, Uses, Parking Requirements, and Supplemental Use Regulations and Certain Distance Requirements, and Article VIII, Off-Street Parking and Loading Standards, of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Adding a New Definition of “Data Center” to Section II.2.1; Adding “Data Center” to Exhibit VII.2.3-4, Non-Residential Zoning Districts, as a New Use in the Accessory and Warehouse and Storage Use Categories and Allowing Such Use in Certain Districts with a Special Use Permit \(“SUP”\); and Adding “Data Center” to the Parking Requirements Outlined in Exhibit VIII.1.4.1, Minimum Parking Requirement.](#)
3. [Public Hearing: Consideration of a Special Use Permit for Communication Antenna \(Over 25 Feet in Height\) and Communication Support Structure; on a 0.0826-Acre Portion of NEC 1171 & Valley Parkway Addition, Lot 3R2-B, Block B, Phase 1; Located at 1093 West Main Street, Zoned General Business District \(GB\); as Requested by Ralph Wyngarden, Faulk and Foster on Behalf of Hemphill LLC, the Operator, and TSCA-224 LTD P/S, the Property Owner. \(Case No. 25-06-10-SUP\)](#)

**D. Announcements**

**E. Adjournment**

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

#### NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on \_\_\_\_\_, 2026 at \_\_\_\_\_ AM.

\_\_\_\_\_  
Planning Department

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**APRIL 21, 2026**

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**Item A: Call to Order and Announce that a Quorum is Present**

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair Karen Locke at 6:30 p.m. on Tuesday, April 21, 2026, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair Karen Locke, Vice Chair Erum Ali, Rick Lewellen, Ainsley Stelling, Joshua Peterson, Jack Tidwell

Members absent: Francisca Al-waely

Staff members present: Vashil Fernandez, Planning Manager; Jon Beckham, Senior Planner; Patty Dominguez, Senior Planning Technician; Catherine Vanover, Planning Intern

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**Item B: Approval of Minutes**

1. Consider the minutes of the April 7, 2026, Regular Meeting.

*A motion was made by Rick Lewellen to approve the minutes as presented, seconded by Ainsley Stelling. The motion passed unanimously (6-0).*

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**Item C: Public Hearing**

2. Public Hearing: Consideration of a Special Use Permit for an Accessory Structure; on an Approximately 0.4132-Acre Lot, Legally Described as Lot 7, Block A, Hivue Addition; Located at 528 Degan Avenue, Zoned Single Family Residential (R-7.5); as Requested by Larry Seely the Property Owner. (Case No. 26-04-7-SUP).

Catherine Vanover, Planning Intern, gave a brief overview and staff's recommendation. The applicant was present and available for questions. Chair Locke opened the public hearing. With no one indicating a desire to speak, the public hearing was then closed. *A motion was made by Joshua Peterson to recommend approval of the special use permit as presented, seconded by Ainsley Stelling. The motion passed unanimously (6-0).* Jon Beckham, Senior Planner, stated that this item would be considered by the City Council on Monday, May 18, 2026, at 7:00 p.m. for a second public hearing and final decision.

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**Item D: Announcements**

- Vashil Fernandez, Planning Manager, stated that the Planning team will be attending the National Planning Conference in Detroit this coming weekend and will also be attending the 2026 Fellows Induction Ceremony for Richard E. Luedke Planning Director.

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**Item E: Adjournment**

*A motion was made by Joshua Peterson to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:35 p.m.*

These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,

Approved,

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Vashil Fernandez, AICP  
Planning Manager

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Karen Locke, Chair  
Planning and Zoning Commission

## MEMORANDUM

**TO:** Planning & Zoning Commission

**FROM:** Jon Beckham, AICP, Senior Planner

**DATE:** May 19, 2026

**SUBJECT:** **Public Hearing: Consideration of a Recommendation for Amendments to the Unified Development Code by Amending Article II, Definitions, Article VII, Uses, Parking Requirements, and Supplemental Use Regulations and Certain Distance Requirements, and Article VIII, Off-Street Parking and Loading Standards, of Volume II of the Lewisville City Code, Known as the Unified Development Code, by Adding a New Definition of “Data Center” to Section II.2.1; Adding “Data Center” to Exhibit VII.2.3-4, Non-Residential Zoning Districts, as a New Use in the Accessory and Warehouse and Storage Use Categories and Allowing Such Use in Certain Districts with a Special Use Permit (“SUP”); and Adding “Data Center” to the Parking Requirements Outlined in Exhibit VIII.1.4.1, Minimum Parking Requirement.**

### BACKGROUND

Demand for data center facilities has surged over the past few years, driven by market shifts and the rapid expansion of cloud computing and Large Language Model (LLM) systems. These technologies require significant increases in computing and server capacity.

Currently, the Lewisville Unified Development Code (UDC) does not provide a specific definition for "Data Centers." Under the existing code, these facilities are classified as "Distribution Warehouses," making them a permitted "by-right" use in any existing warehouse within the City. Lewisville is positioned to see particularly high demand for these uses due to the prevalence of Light Industrial (LI) zoning and an abundance of existing warehouse developments that can be retrofitted to house data centers.

While they share a similar physical footprint, data centers differ significantly from traditional distribution warehouses in their operational demands:

- **Resource Consumption:** Data centers require a substantially higher volume of water and electricity for cooling and operations. This poses a potential strain on the City’s water supply and the electrical capacity of franchise utilities. Lewisville’s largest data center consistently uses over 40 million gallons of water per year.
- **Environmental Impact:** These facilities often generate more noise (from cooling fans) and potential pollution (from backup generators) than typical warehouse users.

To address these unique impacts, staff recommends that the special use permits (SUPs) process be utilized as a regulatory tool. Implementing an SUP requirement would allow the City to evaluate the compatibility of new data centers, or the redevelopment of existing warehouses into data centers, ensuring that infrastructure capacity and environmental impacts are properly mitigated.

## **ANALYSIS**

To provide for the desired compatibility and to mitigate harmful impacts associated with future development or redevelopment of Data Centers, a new definition and amended use chart listings are proposed for these uses that will require the approval of an SUP for any new Data Center.

On May 6, 2026, notices were mailed to 2 property owners and business owners that currently operate Data Centers. These notices are required by the State of Texas and must contain the following language in 14-point bold font: **THE CITY OF LEWISVILLE IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.**

### *Unified Development Code Amendments:*

The proposed changes to the UDC involve adding a new definition for Data Center to Article II, “Definitions” as follows:

**Data Center** – a facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.

Article VII, “Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations,” Chapter 2 “Allowed Uses by District,” Subsection 4.C. is hereby amended by amending Exhibit VII.2-3-4, “Non-Residential Zoning Districts” by adding “Data Center” as a use and requiring a special use permit for this use in the Light Industrial (LI), Warehouse (WH), and Heavy Industrial (HI) Zoning Districts.

Finally, Article VIII, “Off-Street Parking and Loading Standards,” Chapter 1 “Off-Street Parking Standards,” Subsection 4, “Parking Requirements by Use”, is hereby amended by amending Exhibit VIII.1-4-1, “Minimum Parking Requirements”, by adding the following parking requirement:

1:300 of office space and 1:2000 of warehouse area

**CITY STAFF'S RECOMMENDATION:**

That the Planning & Zoning Commission recommend approval of the proposed UDC amendments as set forth in the caption above.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL AMENDING ARTICLE II, DEFINITIONS, ARTICLE VII, USES, PARKING REQUIREMENTS, SUPPLEMENTAL USE REGULATIONS, AND CERTAIN DISTANCE REQUIREMENTS, AND ARTICLE VIII, OFF-STREET PARKING AND LOADING STANDARDS, OF VOLUME II OF THE LEWISVILLE CITY CODE, KNOWN AS THE UNIFIED DEVELOPMENT CODE, BY ADDING A NEW DEFINITION OF “DATA CENTER” TO SECTION II.2.1; ADDING “DATA CENTER” TO EXHIBIT VII.2-3-4, NON-RESIDENTIAL ZONING DISTRICTS, AS A NEW USE IN THE ACCESSORY AND WAREHOUSE AND STORAGE USE CATEGORIES AND ALLOWING SUCH USE IN CERTAIN DISTRICTS WITH A SPECIAL USE PERMIT (“SUP”); AND ADDING “DATA CENTER” TO THE PARKING REQUIREMENTS OUTLINED IN EXHIBIT VIII.1.4-1, MINIMUM PARKING REQUIREMENT; PROVIDING FOR A SAVINGS CLAUSE, A REPEALER, SEVERABILITY, A PENALTY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Lewisville has determined that for the health, welfare and safety of its citizens certain amendments to Article II, Definitions, Article VII, Uses, Parking Requirements, Supplemental Use Regulations, and Certain Distance Requirements, and Article VIII, Off-Street Parking and Loading Standards, of Volume II of the Lewisville City Code, known as the Unified Development Code, are necessary; and

**WHEREAS**, the City of Lewisville’s (the “City’s”) zoning ordinance does not have a specific use defined as a “data center”; and

**WHEREAS**, data centers operate in a manner separate and distinct from other warehouse and storage uses, and creating a new definition is necessary for clear implementation of the City’s Unified Development Code; and

**WHEREAS**, data centers consume a much greater amount of water and electricity than other warehouse and storage users; and

**WHEREAS**, publicly available utility data indicates that at least one existing data center in this region consumes more than 40 million gallons of water annually, whereas comparable manufacturing and warehouse and storage uses consume approximately 13.5 million gallons of water annually, demonstrating the significant utility demands associated with such use; and

**WHEREAS**, the concentration of multiple data centers within a limited geographic area may place substantial demands on localized water and electrical infrastructure, including substations, transmission facilities, and utility distribution systems, thereby necessitating careful review of the location and intensity of such uses; and

**WHEREAS**, the water supply for the City is shared among multiple neighboring communities and is subject to cyclical drought events that result in low lake levels and water rationing that would be compounded by the addition of new uses that demand high levels of water usage; and

**WHEREAS**, according to Texas New Mexico Power, the primary electricity provider in the City, many areas of the City currently do not have adequate electrical capacity to accommodate new high-volume electrical users; and

**WHEREAS**, the power grid in Texas and particularly in the North Texas region, has experienced record-high levels of electricity consumption periodically due to explosive growth in the region and increased frequency of extreme weather events; and

**WHEREAS**, during power outages, data centers utilize multiple power generators, which create noise and air quality impacts on surrounding properties when they are in use in excess of that caused by other warehouse and storage uses allowed by right in the same zoning districts; and

**WHEREAS**, to mitigate the impacts outlined above, any proposed data centers should be carefully reviewed on a case-by-case basis considering the specific location and the type of uses surrounding the location through the special use permit process; and

**WHEREAS**, the City Council of the City of Lewisville, Texas, has determined that there is a necessity and need for these amendments, and that said amendments are in the best interest of the public at large and the citizens of the City of Lewisville, Texas, and help promote the general health, safety, and welfare of this community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS:**

**SECTION 1.** Article II, Definitions, is hereby amended by amending Section II.2.1, Terms Defined, to add a definition for “Data Center” to read as follows:

**Data Center** – a facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.

**SECTION 2.** Article VII, Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations, Chapter 2 Allowed Uses by District, Subsection 4.C. is hereby

amended by amending Exhibit VII.2-3-4, Non-Residential Zoning Districts by adding the following rows:

<b>EXHIBIT VII.2-3-4 NON-RESIDENTIAL ZONING DISTRICTS</b>											
<b>USES</b>	<b>OD</b>	<b>MD</b>	<b>LC</b>	<b>GB</b>	<b>GB-2</b>	<b>LI</b>	<b>WH</b>	<b>HI</b>	<b>PU</b>	<b>SU</b>	<b>USE SPECIFIC STANDARDS</b>
<b>ACCESSORY USES</b>											
Data Center (Accessory)						S	S	S			
<b>WAREHOUSE AND STORAGE USES</b>											
Data Center						S	S	S			

**SECTION 3.** Article VIII, “Off-Street Parking and Loading Standards,” Chapter 1 “Off-Street Parking Standards,” Subsection 4, “Parking Requirements by Use”, is hereby amended by amending Exhibit VIII.1.4-1, “Minimum Parking Requirements”, by adding the following rows:

<b>EXHIBIT VIII.1.4-1 - MINIMUM PARKING REQUIREMENT</b>			
<b>USES</b>	<b>MINIMUM PARKING REQUIREMENT</b> (On-site parking is based on square footage unless otherwise noted)		
	<b>Residential Zoning Districts</b>	<b>Mixed Use Zoning Districts</b>	<b>Non-Residential Zoning Districts</b>
<b>ACCESSORY USES</b>			
Data Center	—	—	1:300 of office space and 1:2000 of warehouse area
<b>WAREHOUSE AND STORAGE USES</b>			

Data Center	—	—	1:300 of office space and 1:2000 of warehouse area
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**SECTION 4. SAVINGS CLAUSE.** Nothing in this ordinance shall be constructed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or prior ordinance; nor shall any legal right or remedy of any character be lost, impaired, or affected by this ordinance.

**SECTION 5. REPEALER.** Every ordinance or parts of ordinances found to be in conflict herewith are here by repealed.

**SECTION 6. SEVERABILITY.** If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

**SECTION 7. PENALTY.** Any person, firm or corporation who violates any provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the municipal court, shall be subject to a fine of not more than \$2,000.00 for each offense, and every day such offense is continued shall constitute a separate offense.

**SECTION 8. EFFECTIVE DATE.** This ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
LEWISVILLE, TEXAS, BY A VOTE OF \_\_\_\_ TO \_\_\_\_, ON THIS THE X<sup>TH</sup> DAY OF X,  
2026.**

**APPROVED:**

\_\_\_\_\_  
TJ Gilmore, MAYOR

**ATTEST:**

\_\_\_\_\_  
Jennifer Malone-Ippolito, CITY SECRETARY

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lizbeth Plaster, CITY ATTORNEY

**MEMORANDUM**

**TO:** Planning & Zoning Commission

**FROM:** Lauren Cook, Planner I

**DATE:** June 19, 2026

**SUBJECT:** **Public Hearing: Consideration of a Special Use Permit for Communication Antenna (Over 25 Feet in Height) and Communication Support Structure; on a 0.0826-Acre Portion of NEC 1171 & Valley Parkway Addition, Lot 3R2-B, Block B, Phase 1; Located at 1093 West Main Street, Zoned General Business District (GB); as Requested by Hemphill LLC, the Applicant and Operator on Behalf of TSCA-224 LTD P/S, the Property Owner. (Case No. 26-03-5-SUP)**

**BACKGROUND:**

Hemphill LLC is proposing a telecommunication antenna and tower on a vacant area on the north side of an existing retail strip center.

**ANALYSIS:**

The communication support structure and monopole will be located behind a retail strip center at the southeast corner of the vacant portion of the lot. The tower is a 125-foot monopole tower with a 10-foot lightning rod on the top, totaling 135 feet in height. The tower will be screened by a 6-foot-tall brick wall where it faces the right-of-way and fenced by an 8-foot-tall wrought iron fence on the other sides. Verizon Wireless is the current tenant, but the site has the ability to accommodate up to three additional tenants.

*The following are the criteria for consideration of an SUP per Section III.9.2 of the UDC.*

- A. Compatibility with surrounding uses and community facilities;  
*The property is surrounded retail and civic uses. The closest residential uses are located further than the required 375 feet (three (3) times the height of the monopole tower) from a that communication support structure. (Article VII.3.5).*
  
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;  
*This project aligns with the Big Moves Identity, Place, and Communication, Economic Vitality, and Diverse and Thriving Neighborhoods of the Lewisville 2025 Vision Plan by increasing the quality of communication services in the area therefore improving the quality of life for residents and businesses in the area.*
  
- C. Enhancement or promotion of the welfare of the area;

*As mentioned, better telecommunication services help increase the quality of life for residents and businesses in the area. Proposed propagation maps show an improvement in connectivity in the area near the proposed tower location.*

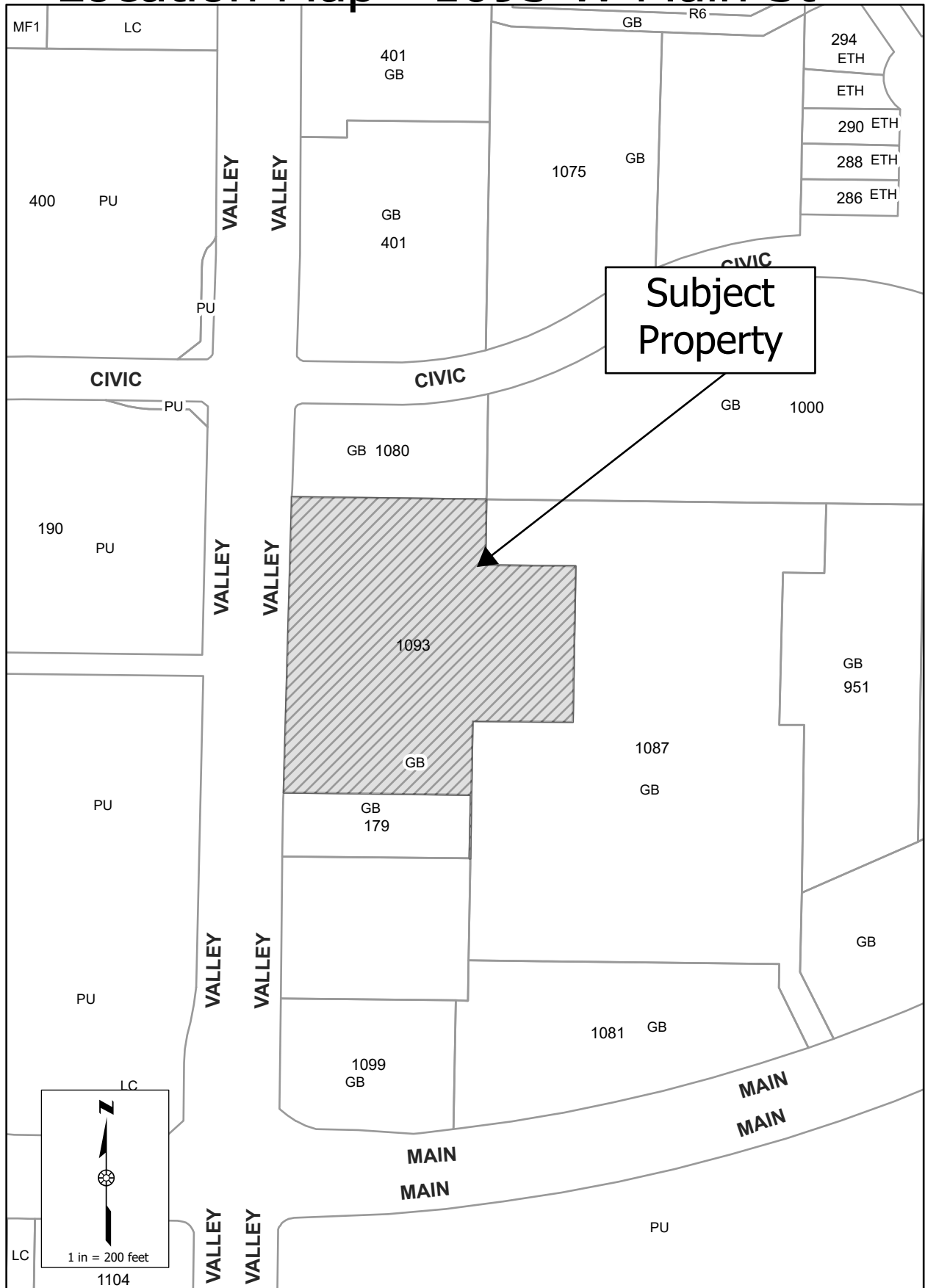
D. Whether the use will be detrimental to the public health, safety, or general welfare; and  
*There is no expected detrimental effects to the public health, safety, or general welfare of the area.*

E. Conformity with all zoning regulations and standards.  
*The tower meets all zoning standards required by the zoning district and meets screening requirements for telecommunication towers.*

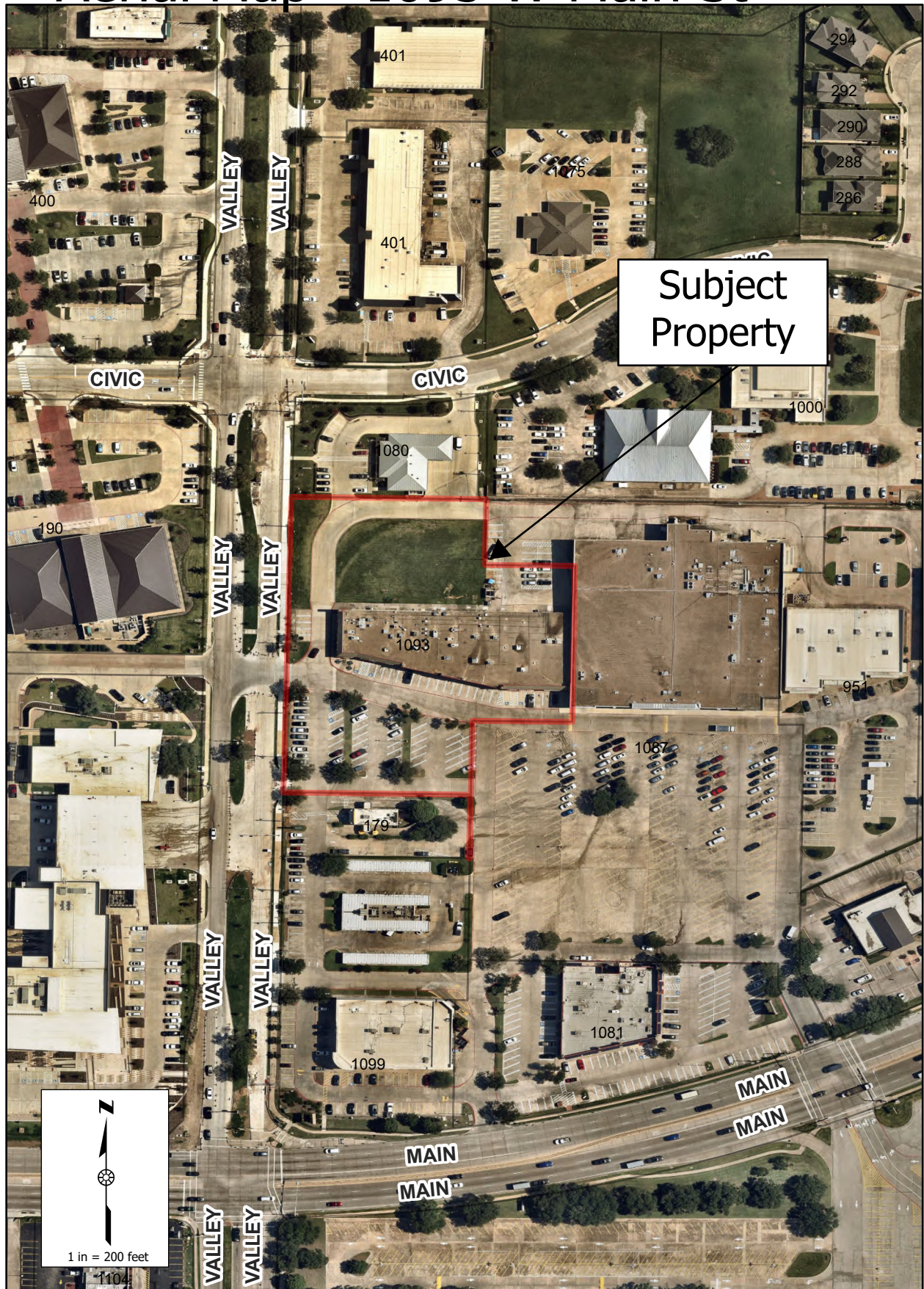
**CITY STAFF'S RECOMMENDATION:**

That the Planning and Zoning Commission recommend approval of the Special Use Permit as set forth in the caption above.

# Location Map - 1093 W Main St



# Aerial Map - 1093 W Main St



LEASE AREA  
HEMPHILL TOWERS, LLC  
SWEETBRIAR  
1876

All that tract or parcel of land lying and being in Lot 3R2-B, Block B, NEC 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 ½-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, 90.00 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, as shown in a survey prepared for Hemphill Towers, LLC by POINT TO POINT LAND SURVEYORS, INC. dated January 6, 2025, last revised March 4, 2026.



Date: 03/04/26

Justin Kyle Lawrence  
TX RPLS # 6589

Point to Point Land Surveyors, Inc.  
100 Governors Trace, Ste. 103  
Peachtree City, GA 30269  
(p) 678.565.4440  
(f) 678.565.4497  
(w) pointtopointsurvey.com  
TX Registration # 10194197



## NARRATIVE & STATEMENT OF EXPECTED IMPACT

Application: Special Use Permit

Applicant: Hemphill, LLC

Hemphill Site Name: 1876 Sweetbriar

Project Description: A Hemphill, LLC Communication Support Structure facility including a 125' monopole tower with 10' lightning rod with antenna centerlines at 120', 105', 90', and 75' (Verizon Wireless is the initial occupant, the site will also accommodate 3 additional future providers). The tower and associated equipment will be within a compound enclosed by a screening wall on 2 sides and a wrought iron fence on 2 side. Please see the drawings submitted.

Address: 1093 W Main St, Lewisville, TX 75067

Property ID: 773556

R Number: R773556

DCAD Geographic ID: SL0463A-00000B-0000-3R2B-0000

Abstract Subdivision Number: SL0463A

Legal: N E C 1171 & VALLEY PARKWAY ADDN PH 1 BLK B LOT 3R2-B

Zoning: GB General Business

Land Owner: TSCA-224 Limited Partnership

### **Introduction**

Applicant Hemphill, LLC, is a company in the business of helping wireless providers serve the community by building communication sites to accommodate their service objectives. At this location Verizon Wireless will be the initial occupant, and the site will accommodate 3 additional future providers. Ensuring that wireless service in this area keeps up with advances in technology and growing demands on capacity is critical to the daily needs of residents (including working or learning at home) and businesses and directly impacts public safety.

### **Need**

The Engineering Necessity Case provided by Verizon Wireless lists their objectives and demonstrates how the proposed site addresses coverage needs and provides a dominant server to resolve capacity and throughput challenges.

### **Request**

Applicant Hemphill, LLC is requesting a Special Use Permit for a wireless telecommunication facility including a 125' monopole tower with 10' lightning rod with antenna centerlines at 120', 105', 90', and 75' (Verizon Wireless is the initial occupant, the site will also accommodate 3 additional future providers). The tower and associated equipment will be within a compound enclosed by a 40' x 90' 8' tall wrought iron fence. Please see the drawings submitted.

### **Current Zoning**

The subject parcel is zoned GB General Business. Parcels to the north, east, and south are also zoned GB General Business. Parcels across North Valley Parkway to the east are zoned PU Public Use.

### **Current Conditions**

The proposed site is a vacant grassy area. It is level and clear of trees. It is in the rear of the commercial building on the parcel where the access for loading, utility meters, and trash and grease receptacles are located. All surrounding usage is commercial or public. There is no adjacent residential.

**Project Details**

Applicant Hemphill, LLC is requesting a Special Use Permit for a Communication Support Structure facility including a 125' monopole tower with 10' lightning rod with antenna centerlines at 120', 105', 90', and 75' (Verizon Wireless is the initial occupant, the site will also accommodate 3 additional future providers). The tower and associated equipment will be within a compound enclosed by a 40' x 90' 8' tall wrought iron fence. Access and parking for this project will be the existing drive and parking. Please see the drawings submitted.

**Narrative Checklist**

**Current Zoning District**

GB – General Business

**Based Zoning District Requested**

No change in base zoning district requested. This is a Special Use Permit request for a Communication Support Structure.

**Explanation of variances or alternative standards, if any.**

No variances or alternative standards are proposed.

**Phasing proposed, if any**

No phasing is proposed.

**Statement of purpose - A special use permit provides a means for evaluating certain land uses to ensure compatibility with adjacent properties. The special use permit process allows consideration of certain uses that may be incompatible or be overly dominant in the area in which they are located, but these characteristics may be addressed through the provisions of additional restrictions and conditions.**

The purpose of this site is to allow Verizon Wireless and other future providers to address service needs in this part of Lewisville. The Engineering Necessity Case provided by Verizon Wireless lists their objectives and demonstrates how the proposed site addresses coverage needs and provides a dominant server to resolve capacity and throughput challenges. The proposed use is appropriate for this location and compatible with adjacent properties.

**The use is compatible with surrounding uses and community facilities.**

This site is located off of an internal drive in a commercially developed area. The subject parcel is zoned GB General Business. Parcels to the north, east, and south are also zoned GB General Business. Parcels across North Valley Parkway to the east are zoned PU Public Use.

The proposed site is a vacant grassy area. It is level and clear of trees. It is in the rear of the commercial building on the parcel where the access for loading, utility meters, and trash and grease receptacles are located. All surrounding usage is commercial or public. There is no adjacent residential.

This site is a passive unstaffed use. It will not generate traffic, noise, odor, glare, vibration, or any other impact that would affect surrounding land uses. In the highly unlikely event of pole failure, it is designed with an engineered fall radius of 20' which is within the fenced compound.

At the height proposed, no lighting of the pole is required by the FAA so this will be a dark site at night.

**The use is compatible with the comprehensive plan and any adopted long-range plans for the area.**

Lewisville 2025 mentions: *"a collaborative effort to define and secure for all neighborhoods the sorts of "essential neighborhood resources and services" that have proven so vital during the Coronavirus pandemic. These essential neighborhood resources and services could include but are not limited to broadband, accessible virtual learning, ... some level of medical access/care, safety from crime, emergency resources..."*

The service to be provided by this site is essential to daily communication and internet needs, remote learning and working from home, assistance in health emergencies and other emergencies and public safety.

The service to be provided also supports the goal to *"Sustain Lewisville's Economic Vitality by assisting its residents, supporting its businesses and enhancing its major employment centers."*

**There is enhancement or promotion of the welfare in the area.**

The service provided will support communication needs in this busy commercial area, benefitting residents, visitors, businesses in their daily shopping, dining and other tasks as well as enhancing their safety. Please also see the section below.

**The use is not detrimental to the public health, safety or general welfare.**

No negative impact is anticipated. In fact, the service to be provided will have a positive impact on the public health, safety and welfare. Improved wireless service in this area will benefit citizens, visitors, and businesses. It will support those who learn or work at home. It will support people who are shopping, dining, or going about other tasks in this busy commercial area. It will provide emergency information such as amber alerts, weather alerts, radar information and other information and instructions during emergencies. It will support 911 calls (most of which are made from wireless devices) in the event of accident, health crisis, fire, natural disaster, or other emergency.

**The use conforms with all zoning regulations.**

Per Section VII.2.4.C. Non-Residential Zoning Districts Use Table, Exhibit VII.2.3-4, a "Communication Support Structure" is allowed in the GB-General Business zoning district with a Special Use Permit subject to the Use Specific Standards in Section VII.3.5. This project is compliant with the requirements of Section VII.3.5.

### **STATEMENT OF EXPECTED IMPACT**

No negative impact is anticipated. This is an appropriate and compatible location which will not burden any public services or any adjacent uses. In fact, the service to be provided will have a positive impact on the health, safety and welfare of the community. Improved wireless service in this area will benefit citizens, visitors, and businesses. It will support those who learn or work at home. It will provide emergency information such as amber alerts, weather alerts, radar information and other information and instructions during emergencies. It will support 911 calls (most of which are made from wireless devices) in the event of accident, health crisis, fire, natural disaster, or other emergency.

### **Statement of Expected Impact Checklist**

**Statement addressing any potential increase or decrease in transportation, police, education, water, sewer, or drainage demands.**

*Transportation:* This site is not staffed and is not open to the public. It will only need to be visited occasionally by a technician so there will be no transportation impact.

*Police/Education:* The site will not generate any need for police or education services.

However, the service provided by the site will enhance police and public safety services and also support at-home learning.

*Water/Sewer:* The site will not have water or sewer service.

*Drainage:* Existing drainage patterns or volumes will not be significantly impacted.

**Statement addressing compatibility with the Lewisville 2025 Plan and all applicable long-range plans.**

Lewisville 2025 mentions: *"a collaborative effort to define and secure for all neighborhoods the sorts of "essential neighborhood resources and services" that have proven so vital during the Coronavirus pandemic. These essential neighborhood resources and services*

*could include but are not limited to broadband, accessible virtual learning, ... some level of medical access/care, safety from crime, emergency resources..."*

The service to be provided by this site is essential to daily communication and internet needs, remote learning and working from home, assistance in health emergencies and other emergencies and public safety.

The service to be provided also supports the goal to "Sustain Lewisville's Economic Vitality by assisting its residents, supporting its businesses and enhancing its major employment centers."

**Statement addressing compatibility with surrounding land uses and zoning districts.**

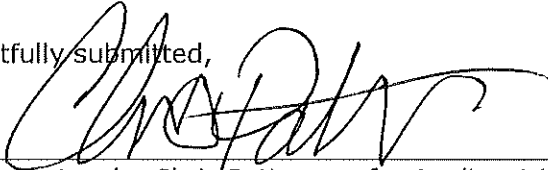
This site is located off of an internal drive in a commercially developed area. The subject parcel is zoned GB General Business. Parcels to the north, east, and south are also zoned GB General Business. Parcels across North Valley Parkway to the east are zoned PU Public Use.

The proposed site is a vacant grassy area. It is level and clear of trees. It is in the rear of the commercial building on the parcel where the access for loading, utility meters, and trash and grease receptacles are located. All surrounding usage is commercial or public. There is no adjacent residential.

This site is a passive unstaffed use. It will not generate traffic, noise, odor, glare, vibration, or any other impact that would affect surrounding land uses. In the highly unlikely event of pole failure, it is designed with an engineered fall radius of 20' which is within the fenced compound.

At the height proposed, no lighting of the pole is required by the FAA so this will be a dark site at night.

Respectfully submitted,

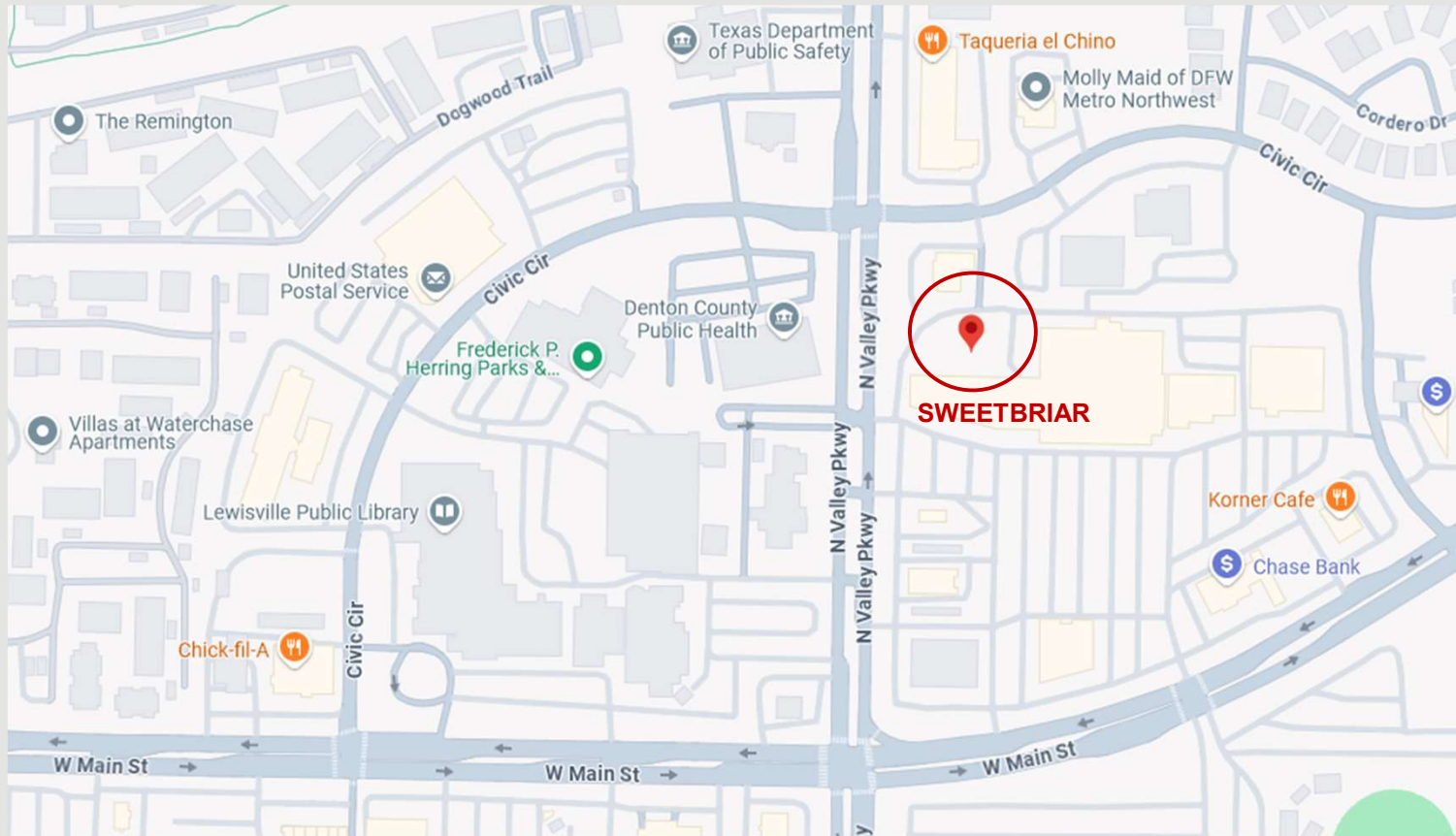


Date: 3/31/26

Faulk & Foster, by Chris Patterson, for Applicant Hemphill, LLC  
PO Box 1371  
West Monroe, LA 71294-1371  
Cell: 318-355-8063  
Email: chris.patterson@faulkandfoster.com

# Verizon Wireless Communications Facility

## Engineering Necessity Case – Proposed Verizon Site (SWEETBRIAR)



Prepared by: RF Engineering

30<sup>th</sup> April, 2025



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# Objectives

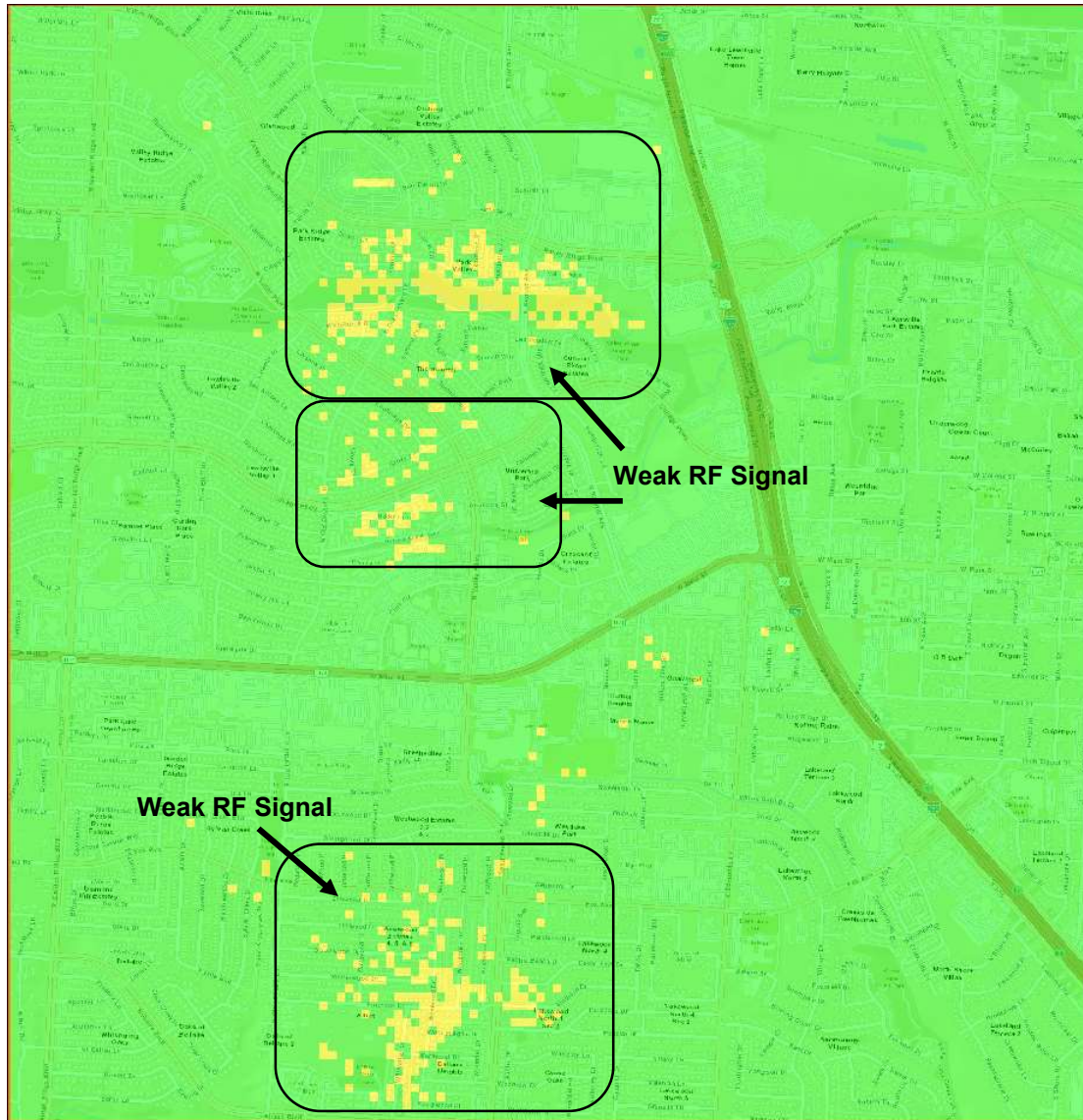
This strategically located site directly addresses key engineering requirements for Verizon, yielding substantial benefits for customers:

- **Enhanced Network Performance:** Significantly improved indoor and outdoor coverage with increased capacity directly addresses current and projected demand. This results in a superior mobile experience with higher speeds and greater reliability.
- **Improved Emergency Services:** Enhanced network capacity ensures reliable 911 and emergency service connectivity, a critical safety measure for all customers.
- **Optimized Network Efficiency:** Strategically offloading traffic from congested sectors optimizes network performance, benefiting users connected to surrounding sites as well.
- **Support for Growth Areas:** The increased capacity effectively serves the civic center area including Lewisville Police Dept, Lewisville Municipal Court, Lewisville Public Library, Denton County Public Health, Fire Station, Texas Dept of Public Safety and other Important offices and Business in the area.
- **Enhanced Educational Resources:** Lewisville High School will benefit from dedicated capacity and throughput, ensuring reliable access to digital learning resources.
- **5G Expansion:** The site facilitates increased reliance on the 5G network, providing customers with faster speeds, lower latency, and a superior mobile experience.
- **Dominant Coverage Solution:** The proposed 90ft tower provides dominant coverage, effectively resolving capacity and throughput challenges while delivering comprehensive coverage to the targeted area.



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## Existing 700 LTE Coverage in the Area



### Legend: RSRP levels(dbm)

Green (-85 dbm)

Yellow (-110 dbm)

Red (-120 dbm)

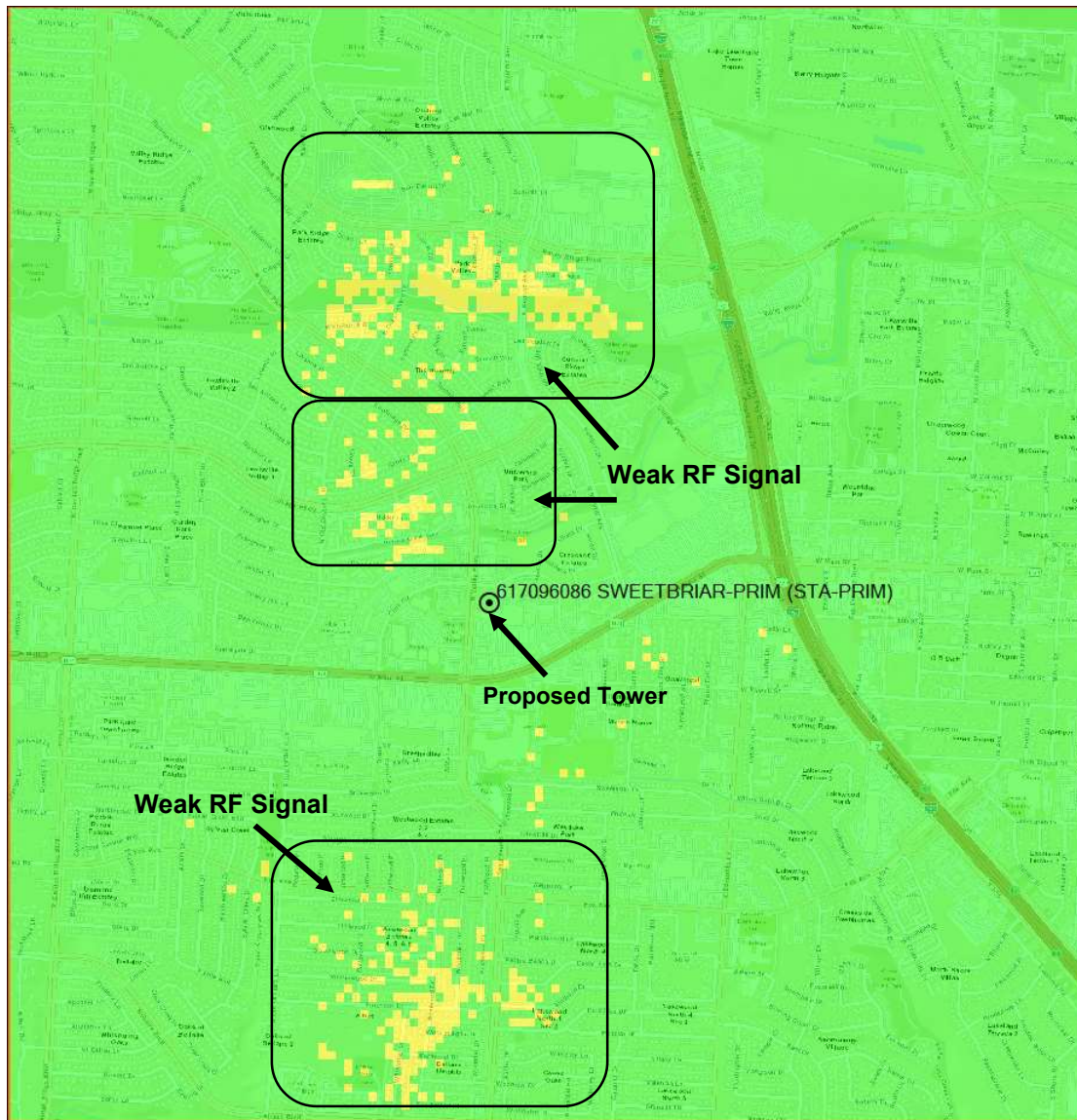
**700MHz Service**

Note: RSRP plots in slides 3-10 are generated Using Forsk's Atoll tool.





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## Existing 700 LTE Coverage in the Area



### Legend: RSRP levels(dbm)

 (-85 dbm)

 (-110 dbm)

 (-120 dbm)

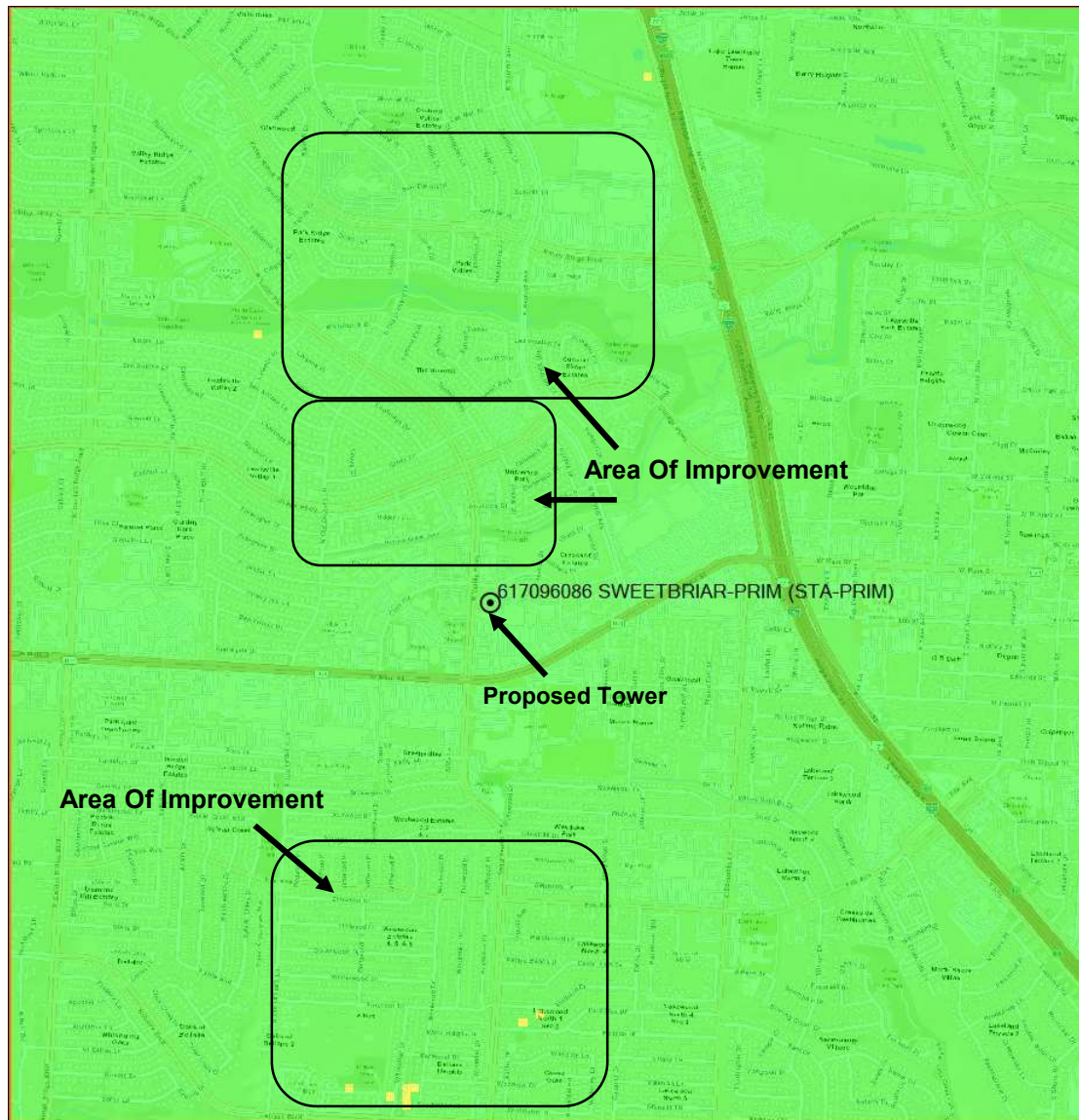
**700MHz Service**

Note: RSRP plots in slides 3-10 are generated Using Forsk's Atoll tool.





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# Proposed 700 LTE Coverage Using VERIZON Tower (SWEETBRIAR) at 90ft



Legend: RSRP levels(dbm)

 (-85 dbm)

 (-110 dbm)

 (-120 dbm)

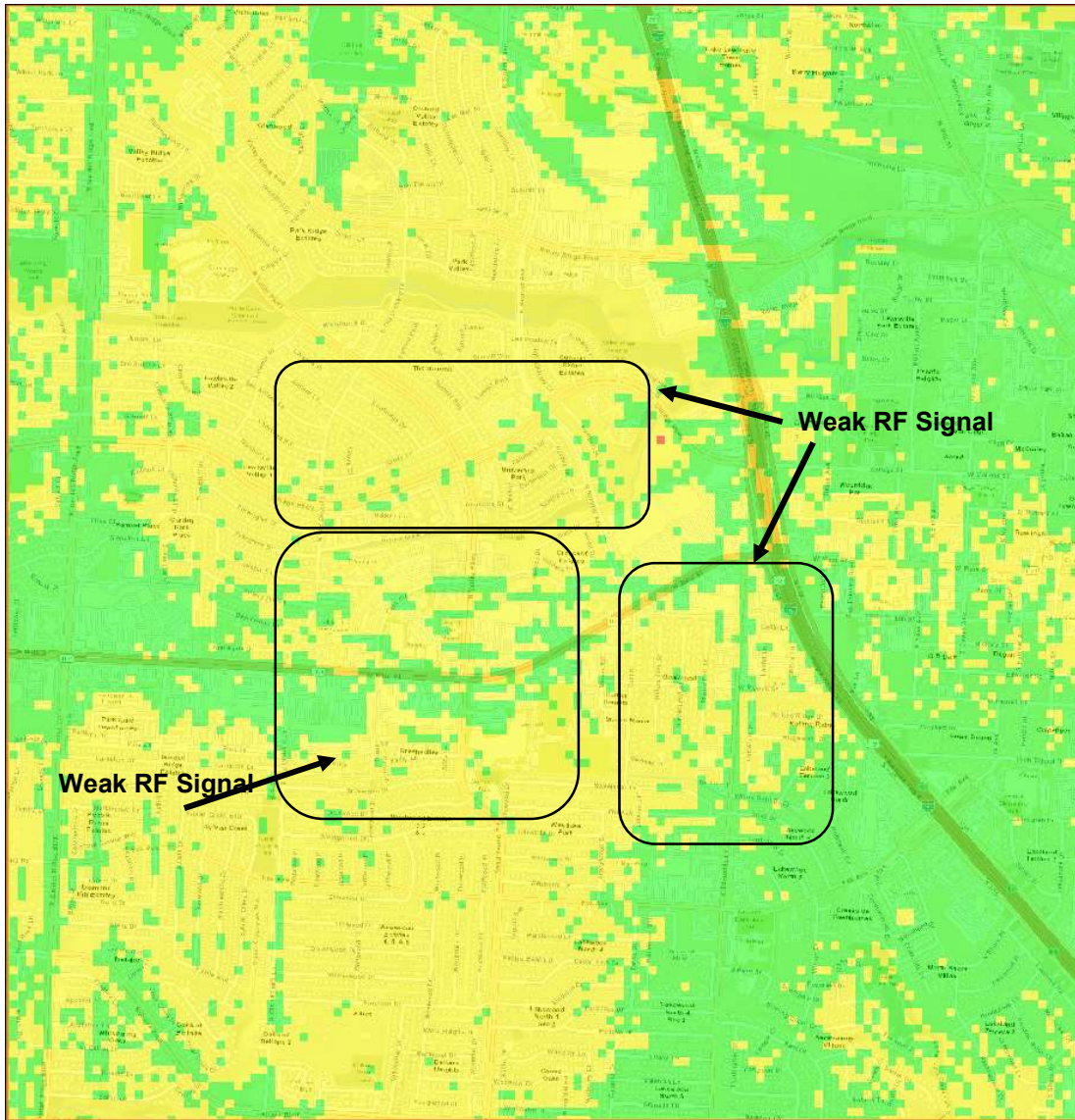
**700MHz Service**

Note: RSRP plots in slides 3-10 are generated Using Forsk's Atoll tool.





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## Existing AWS Coverage in the Area



### Legend: RSRP levels(dbm)

 (-85 dbm)

 (-110 dbm)

 (-120 dbm)

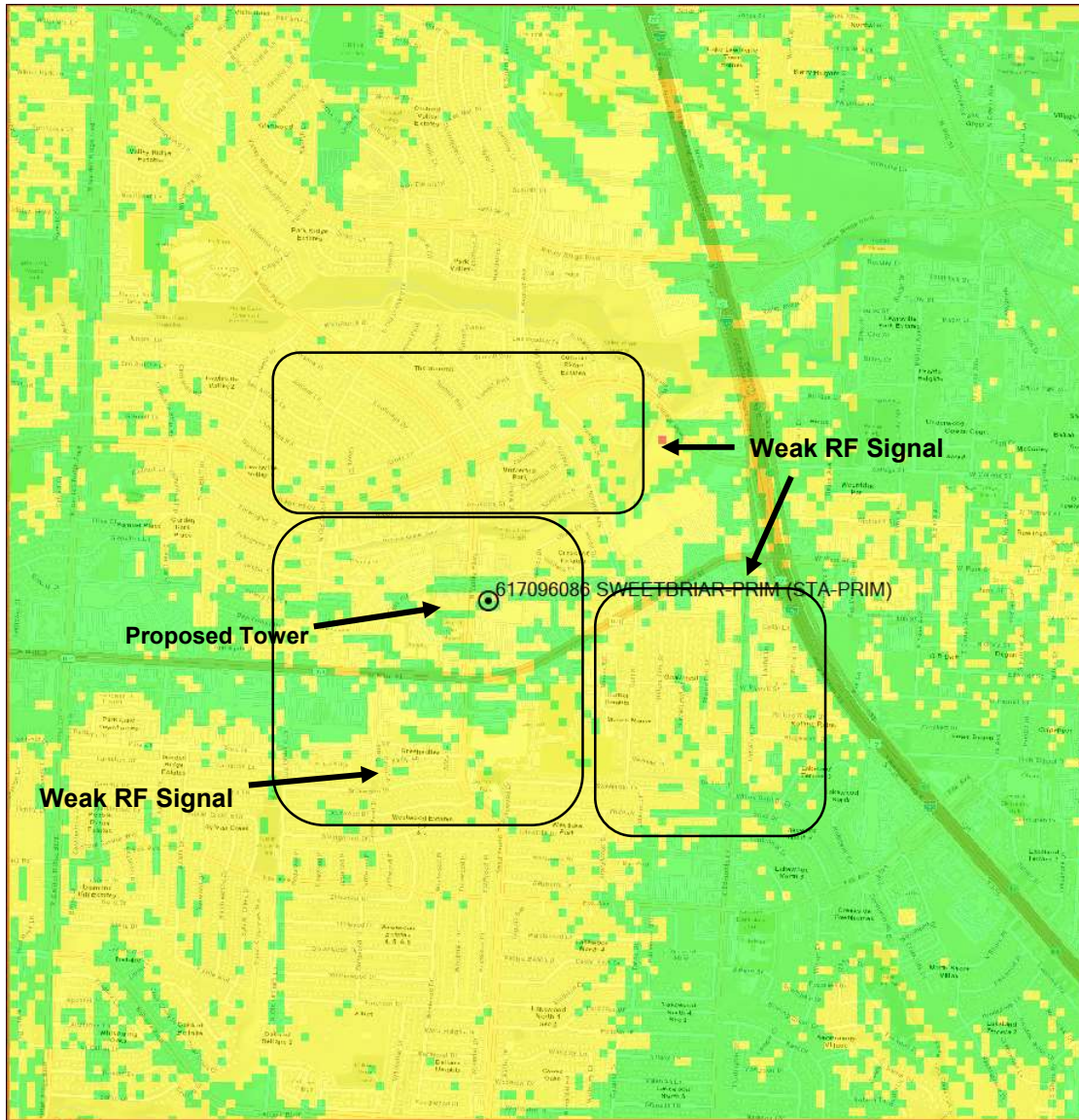
**AWS Service**

Note: RSRP plots in slides 3-10 are generated Using Forsk's Atoll tool.





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## Existing AWS Coverage in the Area



### Legend: RSRP levels(dbm)

 (-85 dbm)

 (-110 dbm)

 (-120 dbm)

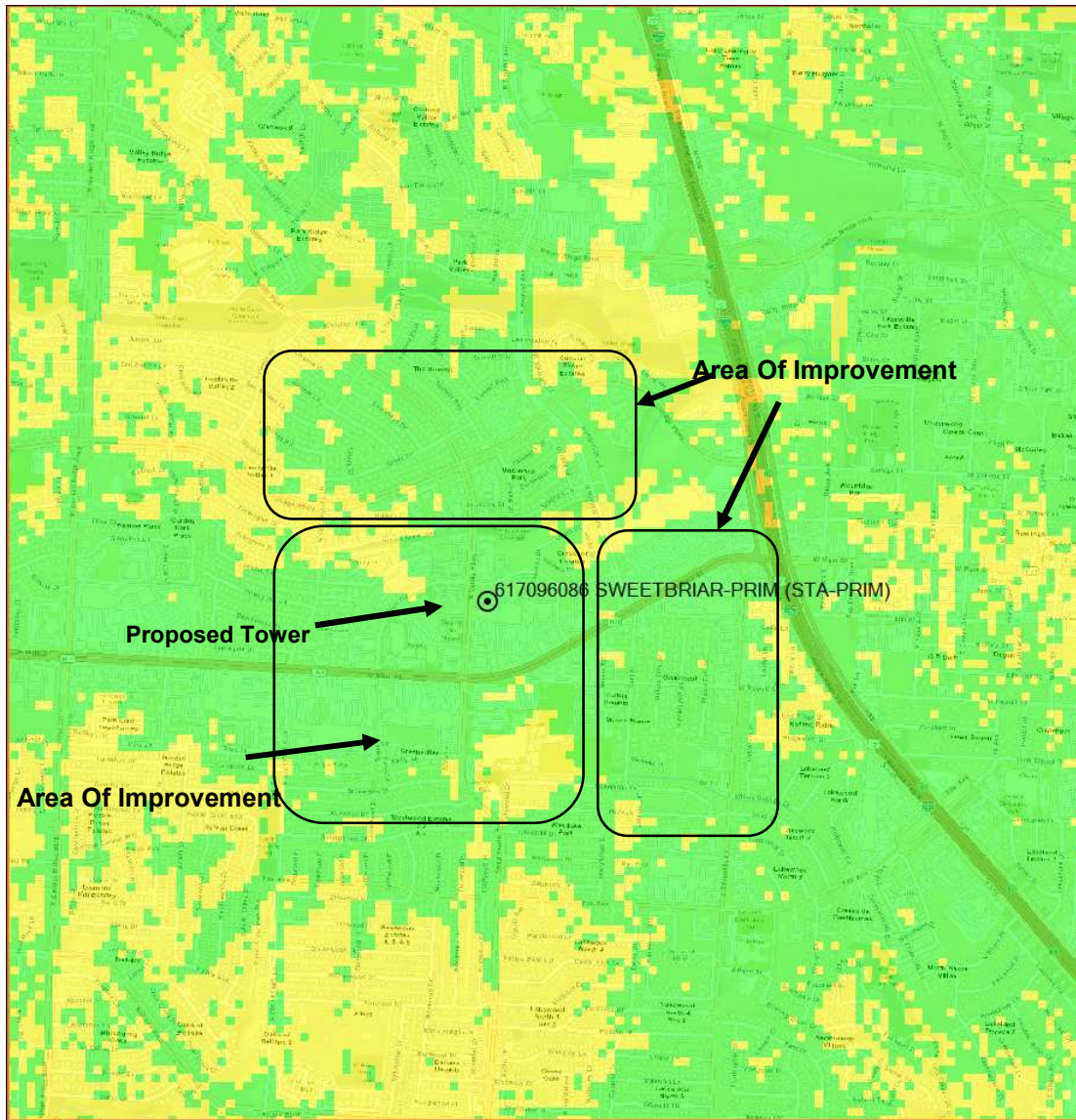
**AWS Service**

Note: RSRP plots in slides 3-10 are generated Using Forsk's Atoll tool.



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# Proposed AWS Coverage Using VERIZON Tower (SWEETBRIAR) at 90ft



**Legend: RSRP levels(dbm)**

- (-85 dbm)
- (-110 dbm)
- (-120 dbm)

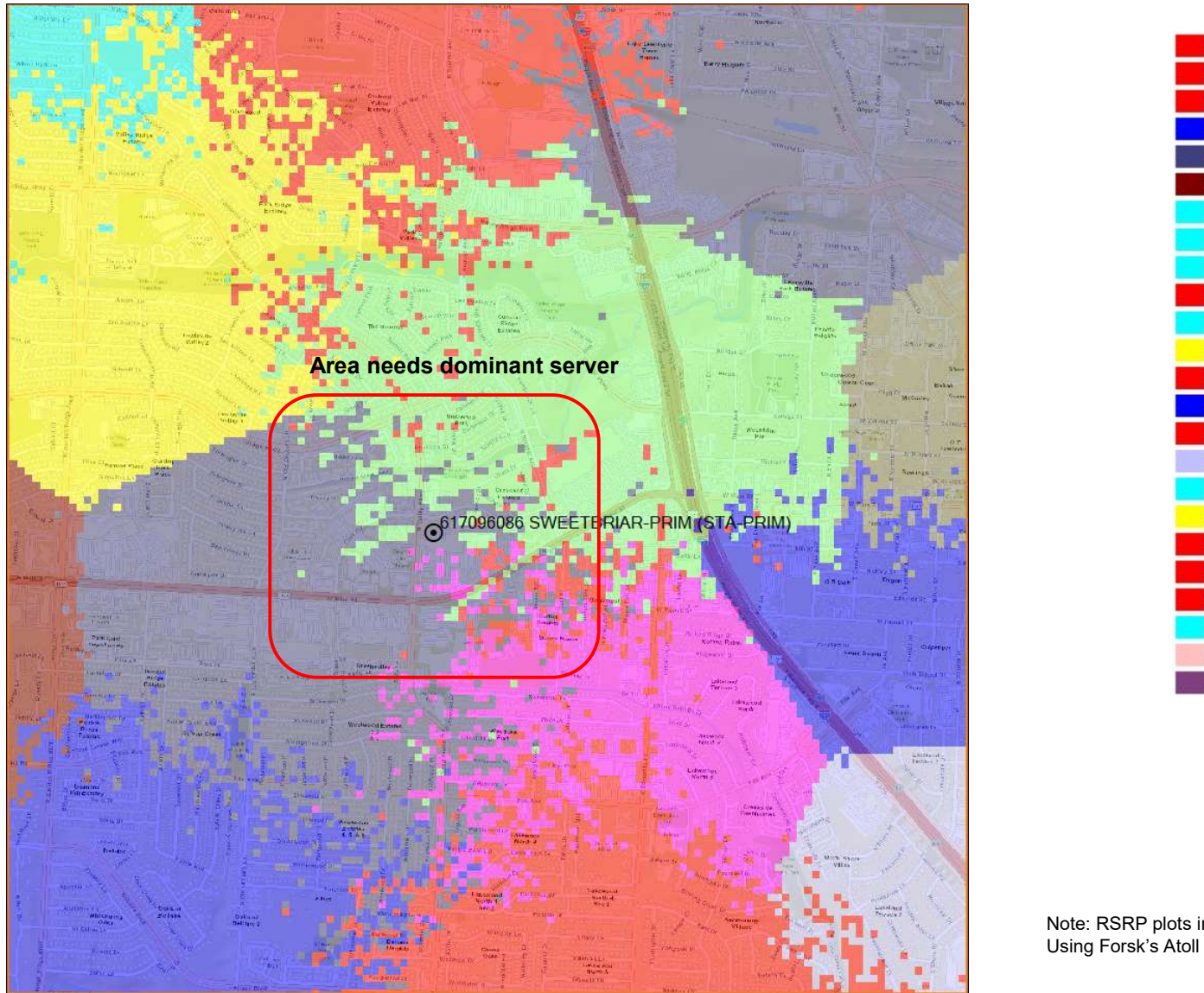
**AWS Service**

Note: RSRP plots in slides 3-10 are generated Using Forsk's Atoll tool.



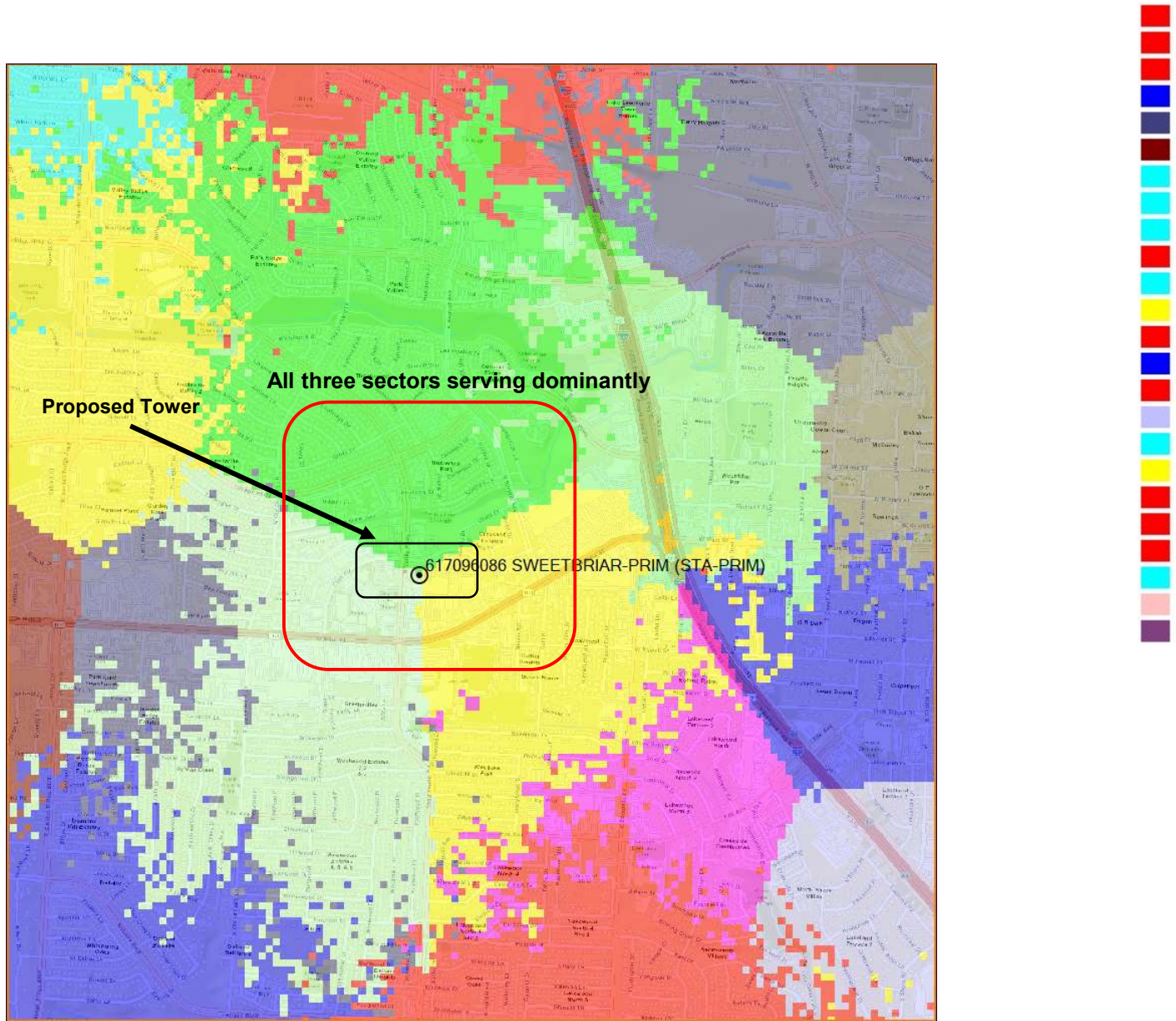
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# Serving Sector Maps: Before without Proposed site



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# Serving Sector Maps: Best Server with Proposed site



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# Thank You



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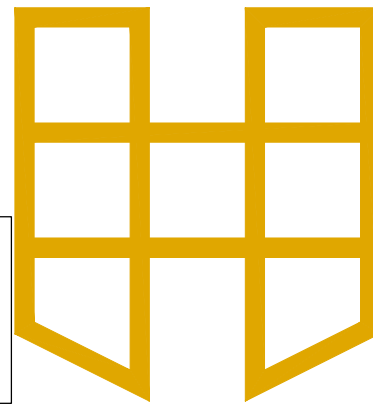
# SWEETBRIAR

## 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

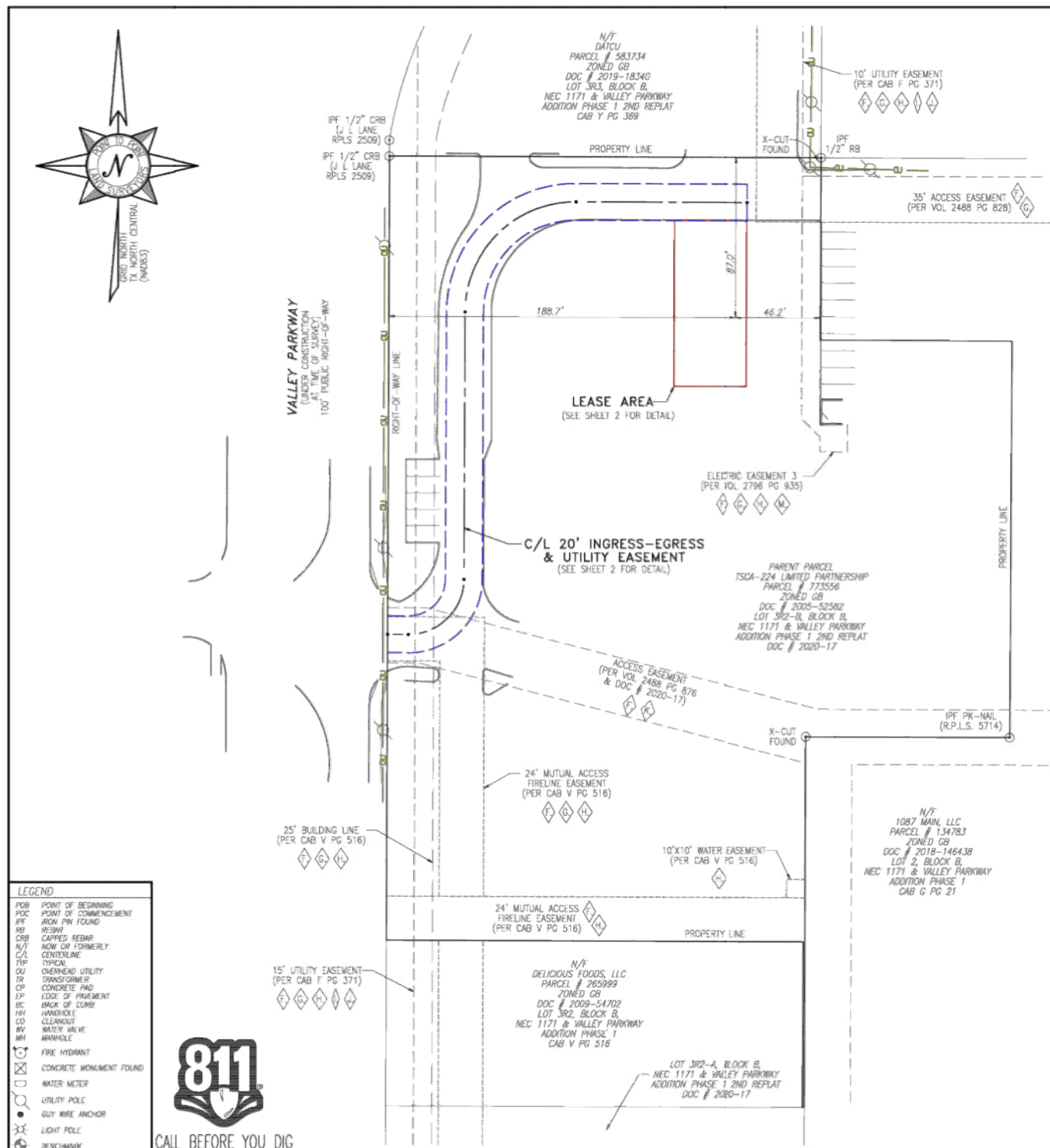
#### ONE CALL SYSTEM



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

#### DRAWING INDEX

SHEET	SHEET TITLE	REV.
TS	TITLE SHEET	4
C1-1	SITE SURVEY	3
C1-2	SITE SURVEY	3
C1-3	SITE SURVEY	3
C1-4	ZONING PLAN	3
C1-5	ZONING MAP	3
C1-6	TREE EXHIBIT	3
C2-1	COMPOUND LAYOUT	4
C3-1	TOWER ELEVATION	1
C3-3	GROUND EQUIPMENT DETAILS	1
C3-6	TRENCHING DETAILS	1
C3-7	SITE SIGNAGE	4
C4-1	ROADWAY AND COMPOUND DETAILS	1
C6-1	COMPOUND FENCE DETAILS	1
C6-2	SCREENING WALL DETAILS	1
E1-1	ELECTRIC, LIGHTING, AND TELCO PLAN	3
E2-1	ELECTRICAL DETAILS	1
E3-1	GROUNDING PLAN	3
E4-1	GROUNDING DETAILS	1
G1-1	GENERAL NOTES	1
G1-2	GENERAL NOTES	1
S1-1	COLLOCATION DRAWINGS	2
S1-8	COLLOCATION DRAWINGS	2



- LEGEND**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - IPF IRON PIN FOUND
  - RS REBAR
  - CRB CAPRED REBAR
  - N/T NOW OR FORMERLY
  - C/L CENTERLINE
  - TIP TYPICAL
  - OU OVERHEAD UTILITY
  - TR TRANSFORMER
  - CP CONCRETE PAD
  - EP EDGE OF PAVEMENT
  - DRK DRIP CURB
  - HH HANDHOLE
  - CD CLEANOUT
  - WV 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



**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 INS 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)(EPOCH2010.0000)

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:

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	01/07/24	ESMT REVISION	CHECKED BY: JKI	7
2	12/17/24	LEASE AREA	APPROVED: D. MILLER	
			DATE: 01/06/2024	
			P2P JOB #: 2416907X	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"=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

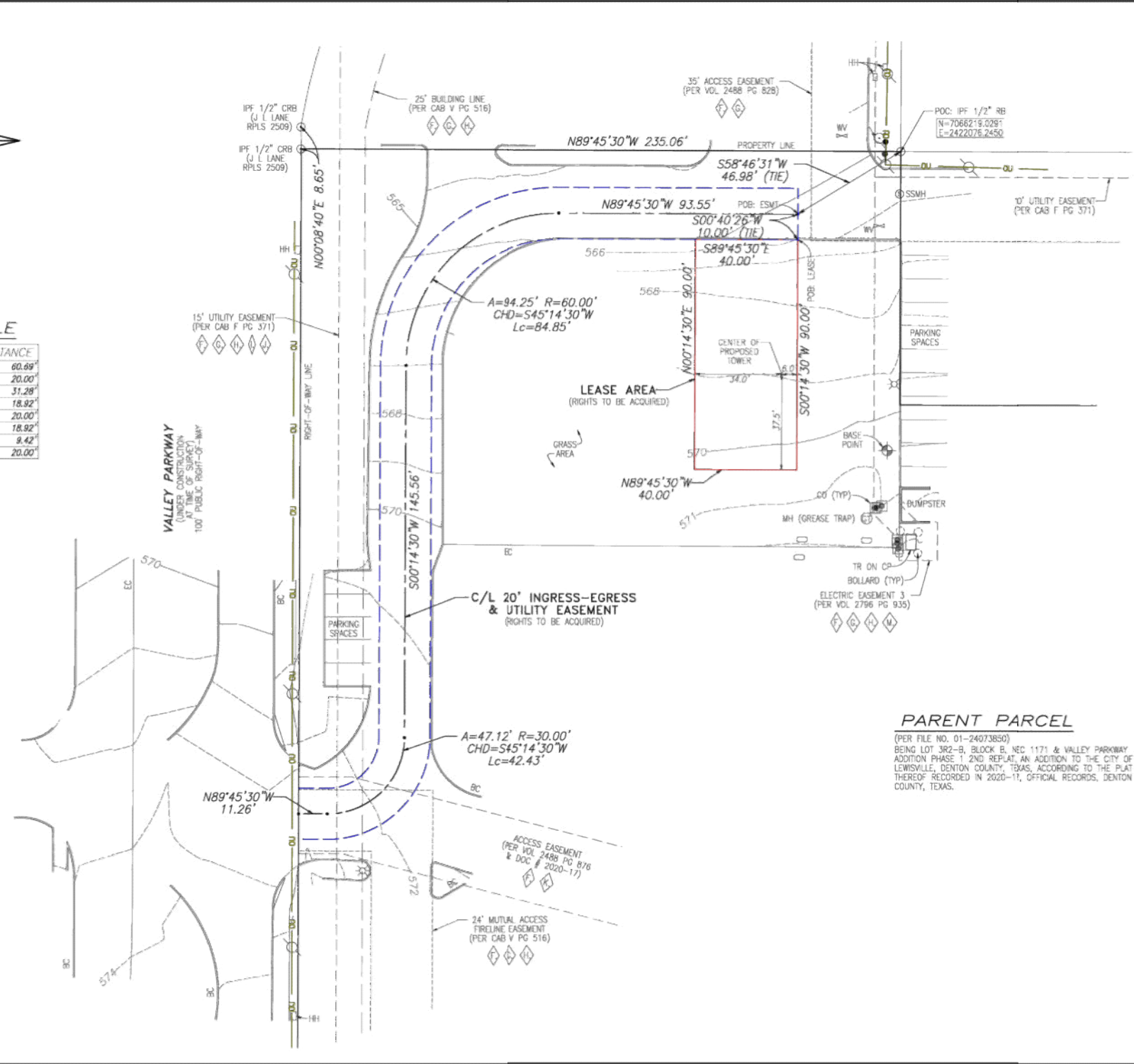


**LINE TABLE**

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/F NEW OR FORMERLY
- C/L CENTERLINE
- TRC TRUCK
- OU OVERHEAD UTILITY
- TR TRAFFIC
- CP CONCRETE PAD
- EP EDGE OF PAVEMENT
- BC BACK OF CURB
- HT HATCHOLE
- CD CLEANOUT
- WV WATER VALVE
- MH MANHOLE
- FM FIRE HYDRANT
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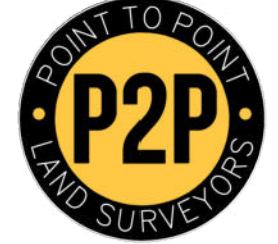


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DATE: 01/07/2024  
 JUSTIN KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

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\* SPECIFIC PURPOSE SURVEY PREPARED BY:



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

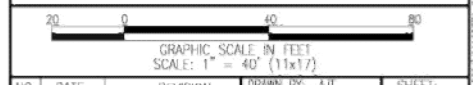
SPECIFIC PURPOSE SURVEY PREPARED FOR:



**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	JML	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

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 02°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 02°04'26" WEST, 10.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 02°14'30" WEST, 80.00 FEET TO A POINT;

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

THENCE, NORTH 02°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:



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

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.

Blank area for notes or additional information.

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:**

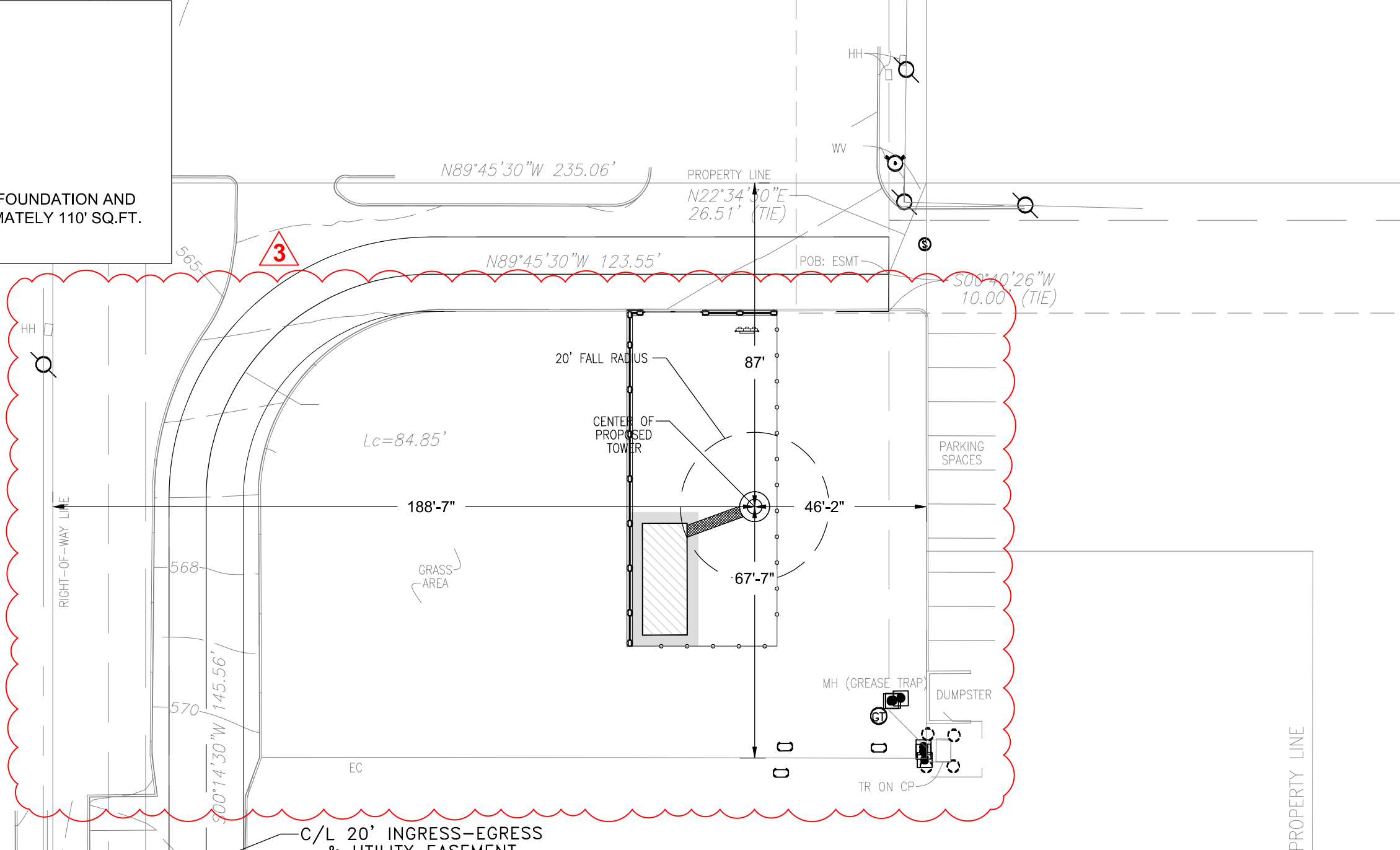
125' HEIGHT MONOPOLE TOWER

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



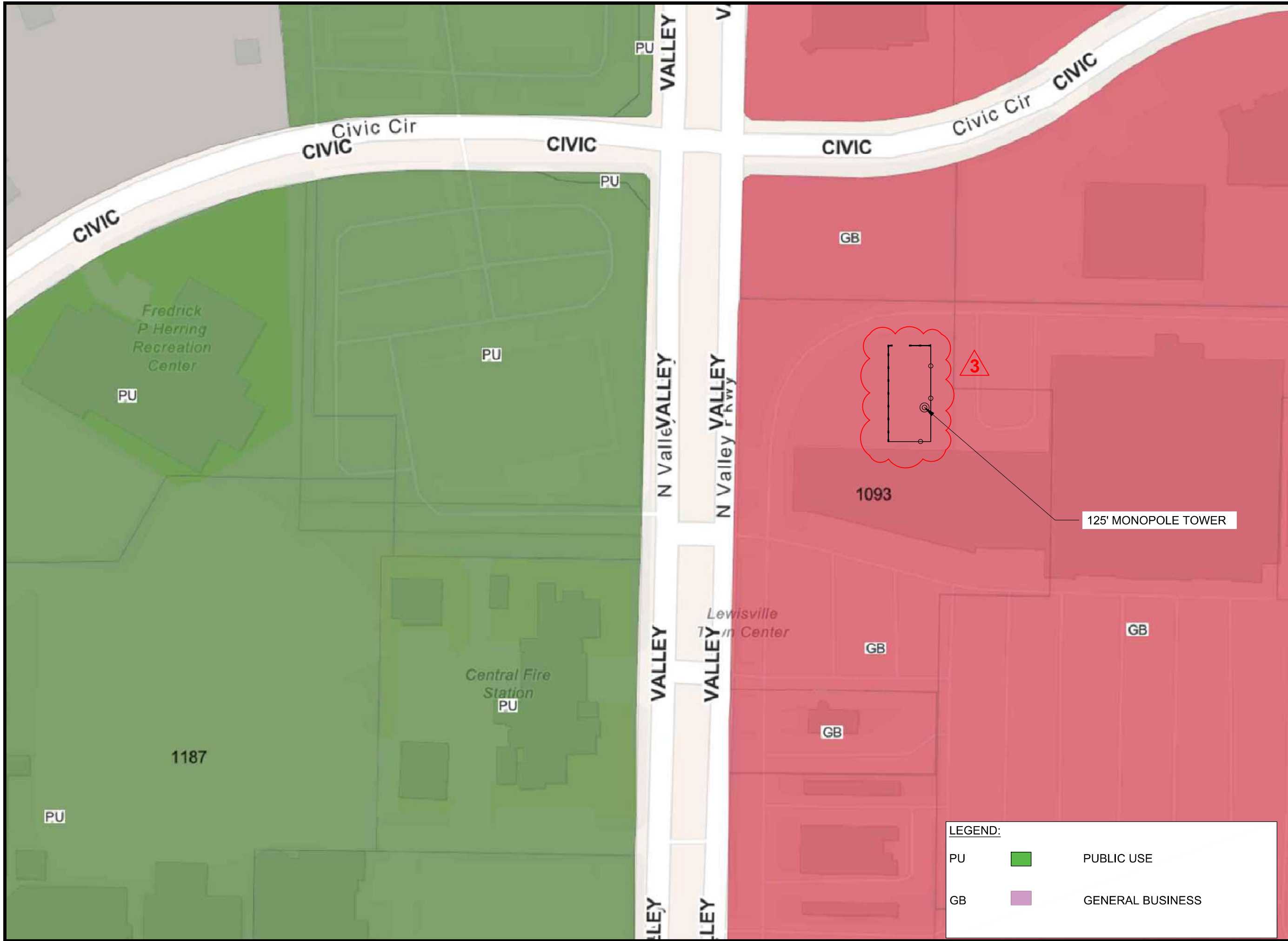
ETHAN T. VAN METER  
PROFESSIONAL ENGINEER - TEXAS  
REGISTRATION NO.: 149870  
FIRM NO.: F-16740

**SCALE**  
1"=16'

**ZONING PLAN**

SHEET NUMBER:	REVISION:
<b>C1-4</b>	<b>3</b>

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	<span style="color: green;">■</span>	PUBLIC USE
GB	<span style="color: red;">■</span>	GENERAL BUSINESS



**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



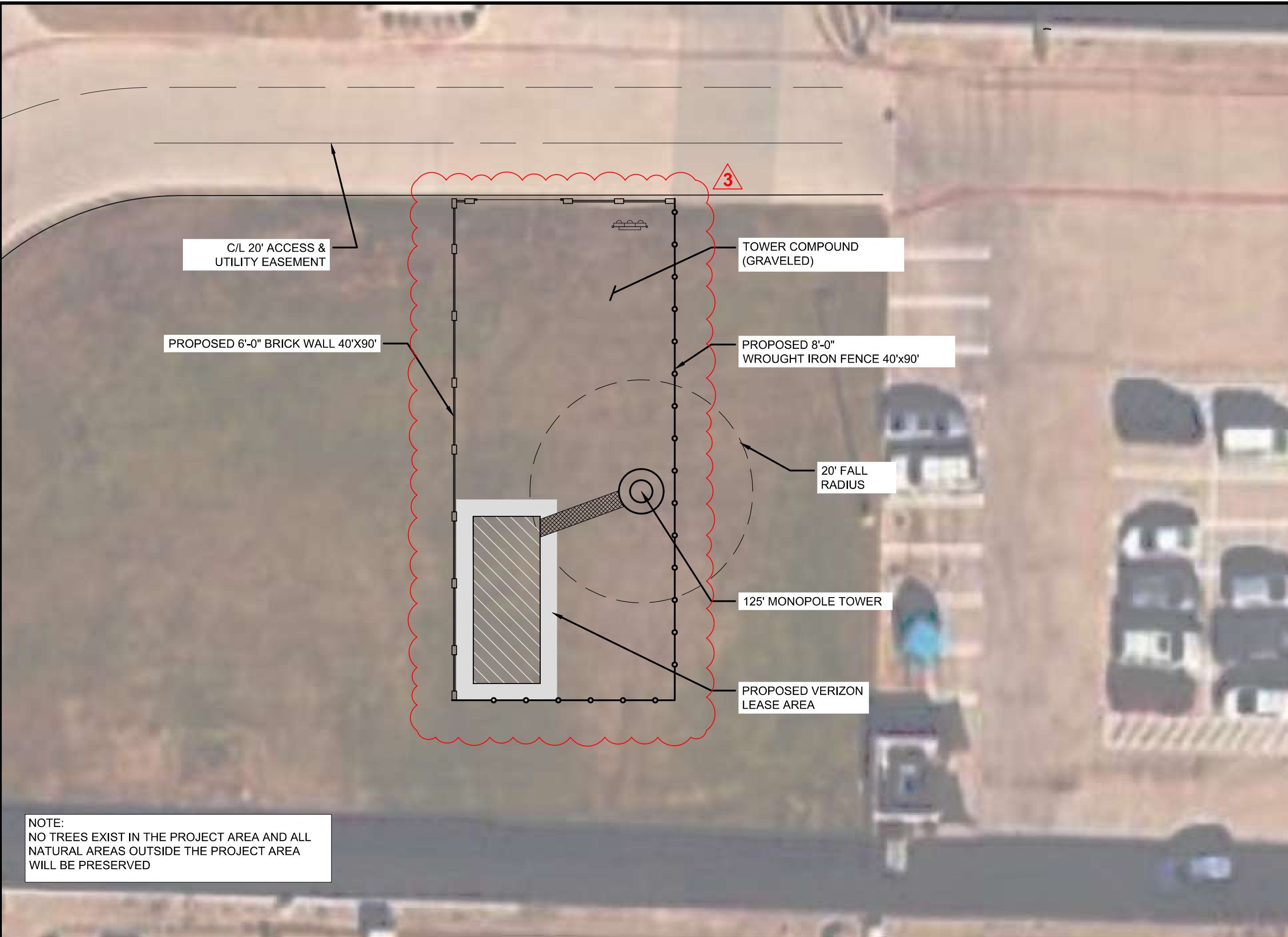
**ETHAN T. VAN METER**  
 PROFESSIONAL ENGINEER - TEXAS  
 REGISTRATION NO.: 149870  
 FIRM NO.: F-16740

**SCALE**  
 N.T.S.

**ZONING MAP**

SHEET NUMBER:	REVISION:
<b>C1-5</b>	<b>3</b>

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



**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'

TREE  
EXHIBIT

SHEET NUMBER:	REVISION:
C1-6	3

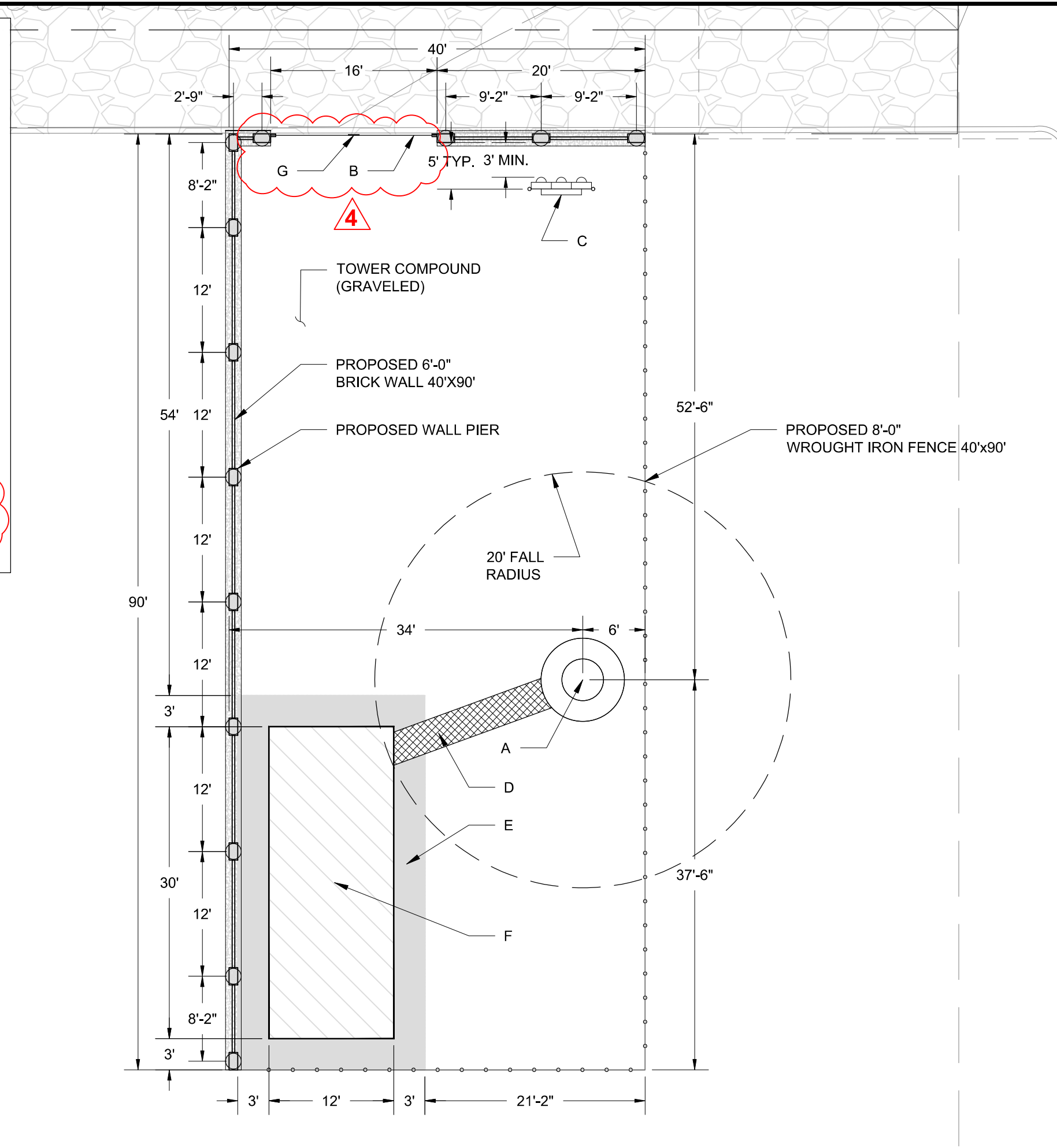
PROJECT NAME: 1876 SWEETBRIAR  
ADDITION NAME: NEC 1171 & VALLEY PARK  
LOT: 3R2-B, BLOCK: B, PHASE: 1, 2ND REPLAT  
TOTAL ACERAGE: 2.80  
ZONING DISTRICT: GB - GENERAL BUSINESS  
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE

**CALLOUT NOTES:**

- 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
- 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



PARKING SPACES

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

**sfs**  
 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
4	03/30/26	ADD SITE SIGNAGE

*Ethan T. Van Meter*  
 ETHAN T. VAN METER  
 PROFESSIONAL ENGINEER - TEXAS  
 REGISTRATION NO.: 149870  
 FIRM NO.: F-16740  
 5/04/26

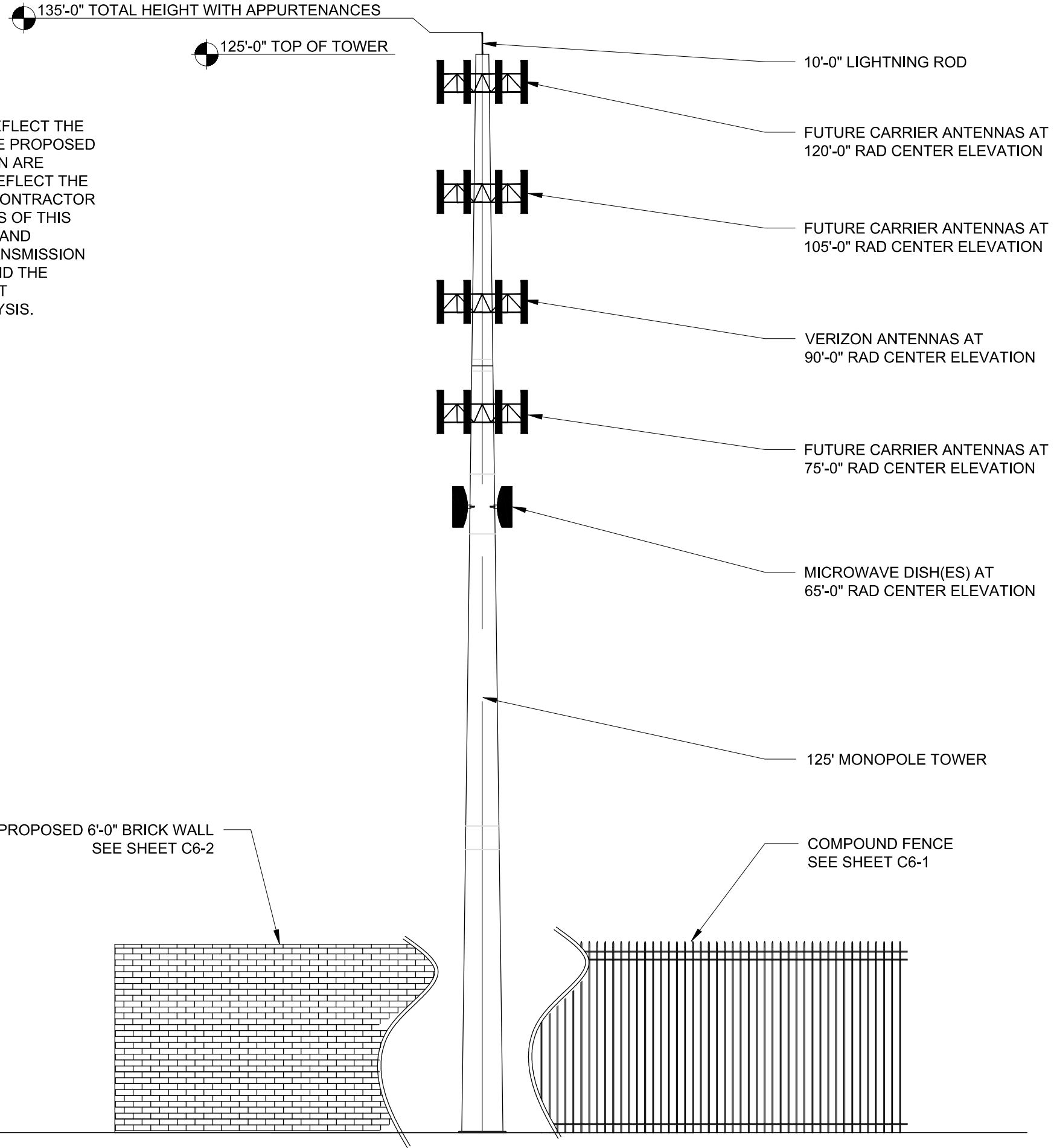
**SCALE**  
 1"=5'

**COMPOUND LAYOUT**

SHEET NUMBER:	REVISION:
<b>C2-1</b>	<b>4</b>

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.




**HEMPHILL**  
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 FIRM NO.: F-16740  
 13431 BROADWAY EXT., SUITE 120.  
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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:
<b>C3-1</b>	<b>1</b>

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