

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..."

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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.

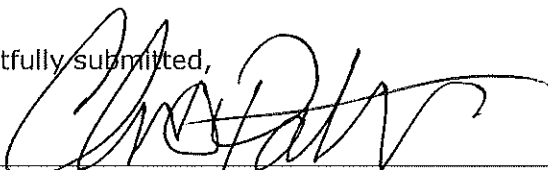
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At the height proposed, no lighting of the pole is required by the FAA so this will be a dark site at night.

Respectfully submitted,

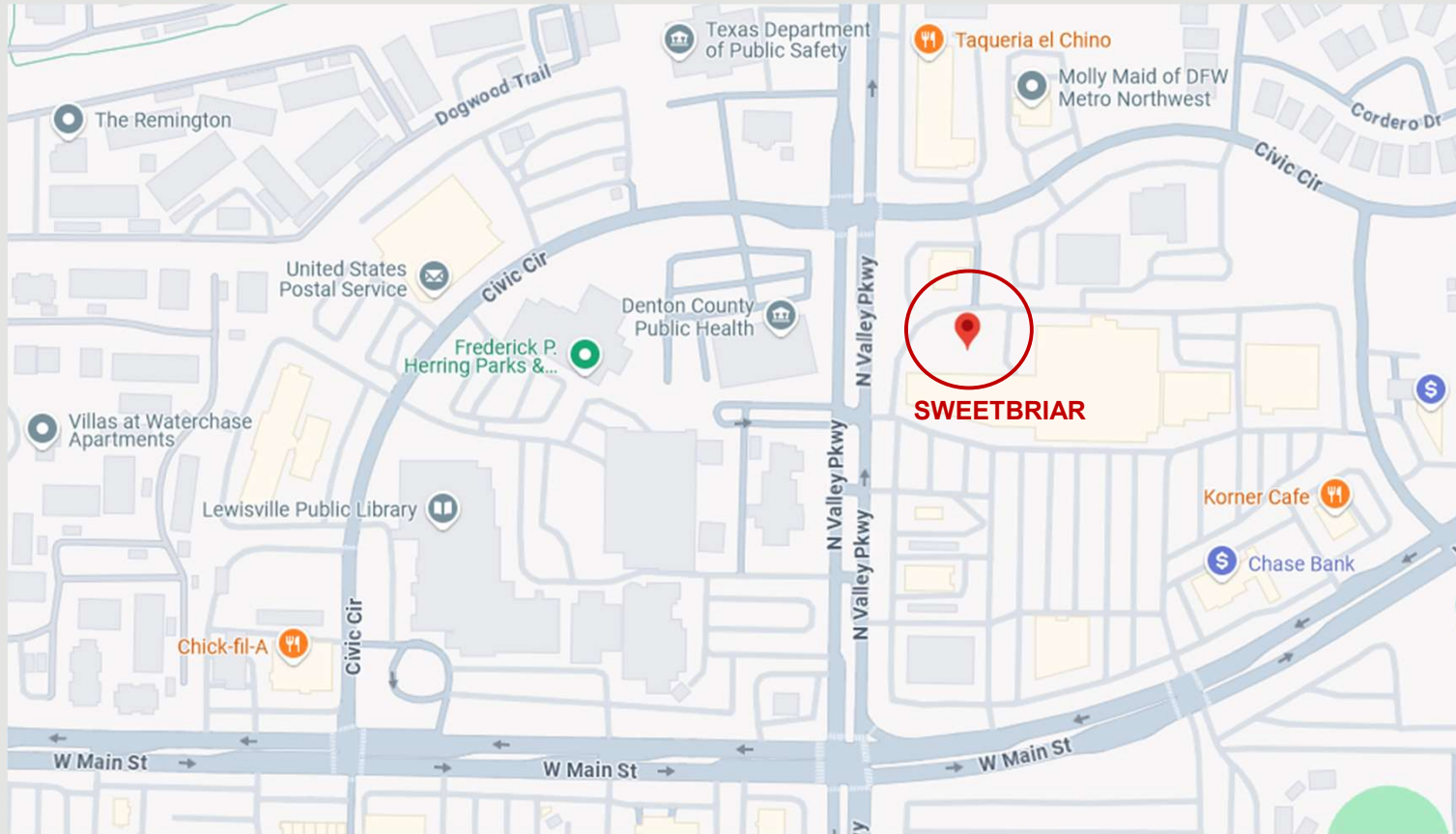


Date: 3/31/26

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

30th April, 2025



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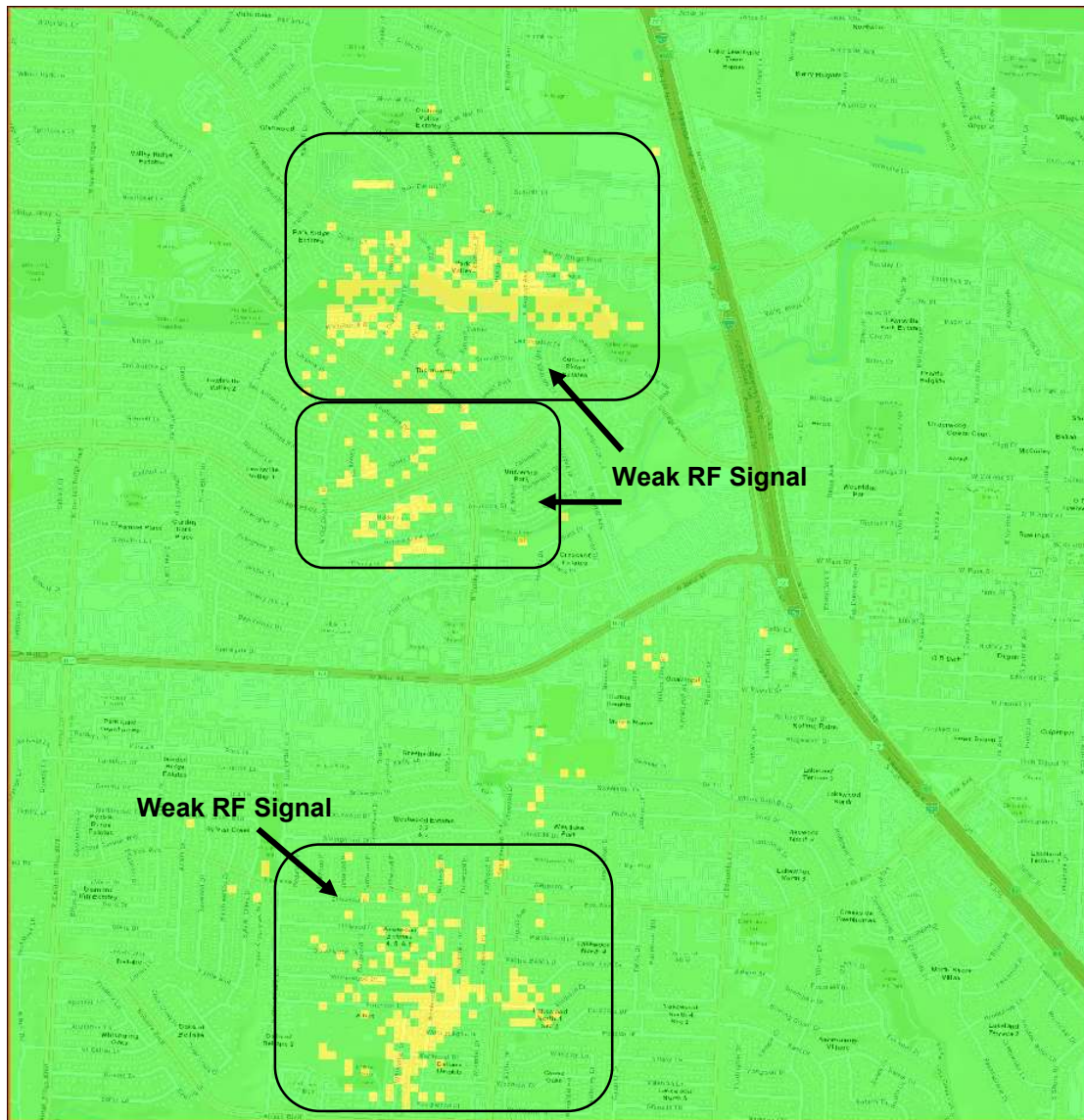
Objectives

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.



Existing 700 LTE Coverage in the Area



Legend: RSRP levels(dbm)

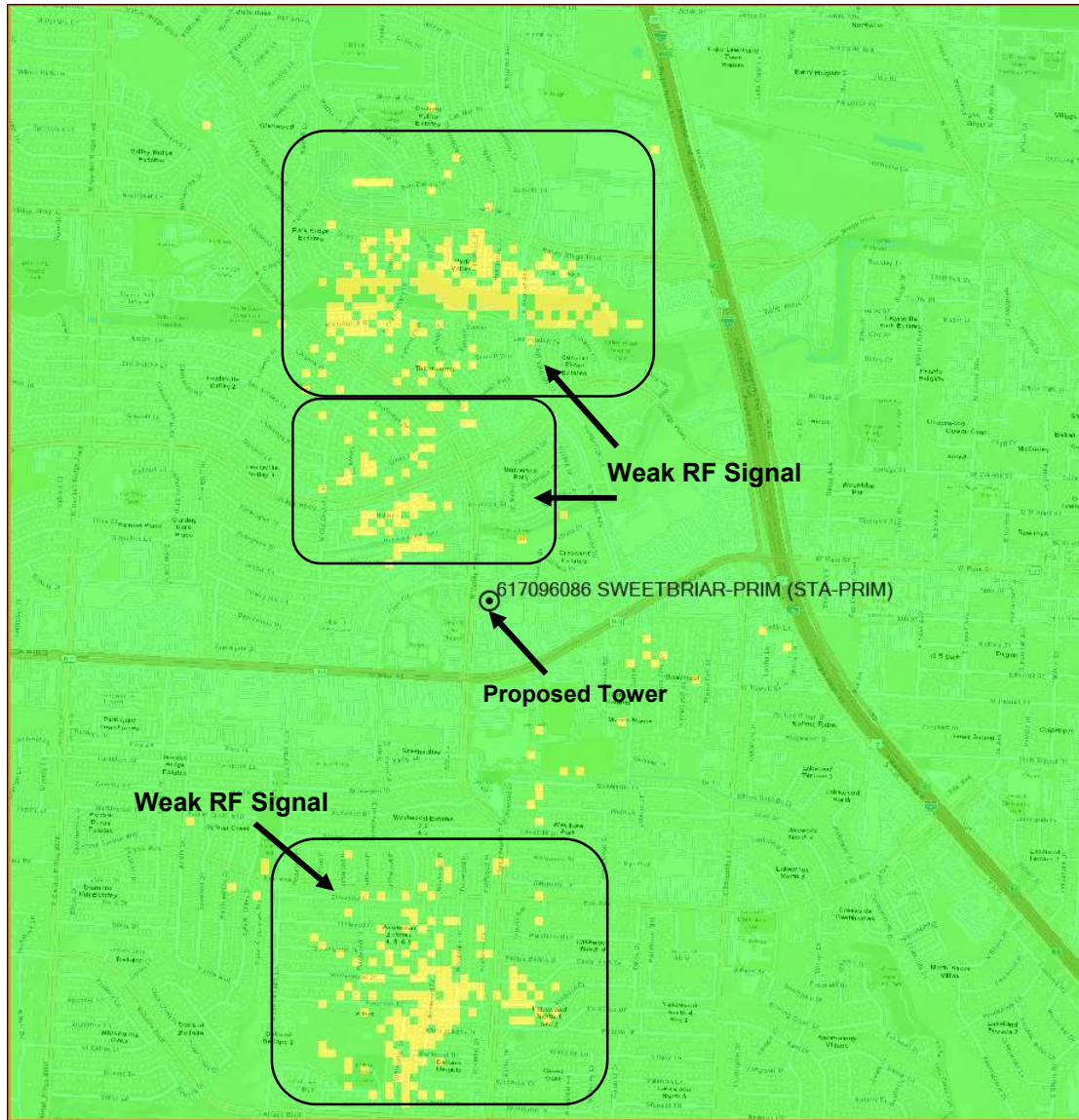
-  (-85 dbm)
-  (-110 dbm)
-  (-120 dbm)

700MHz Service

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



Existing 700 LTE Coverage in the Area



Legend: RSRP levels(dbm)

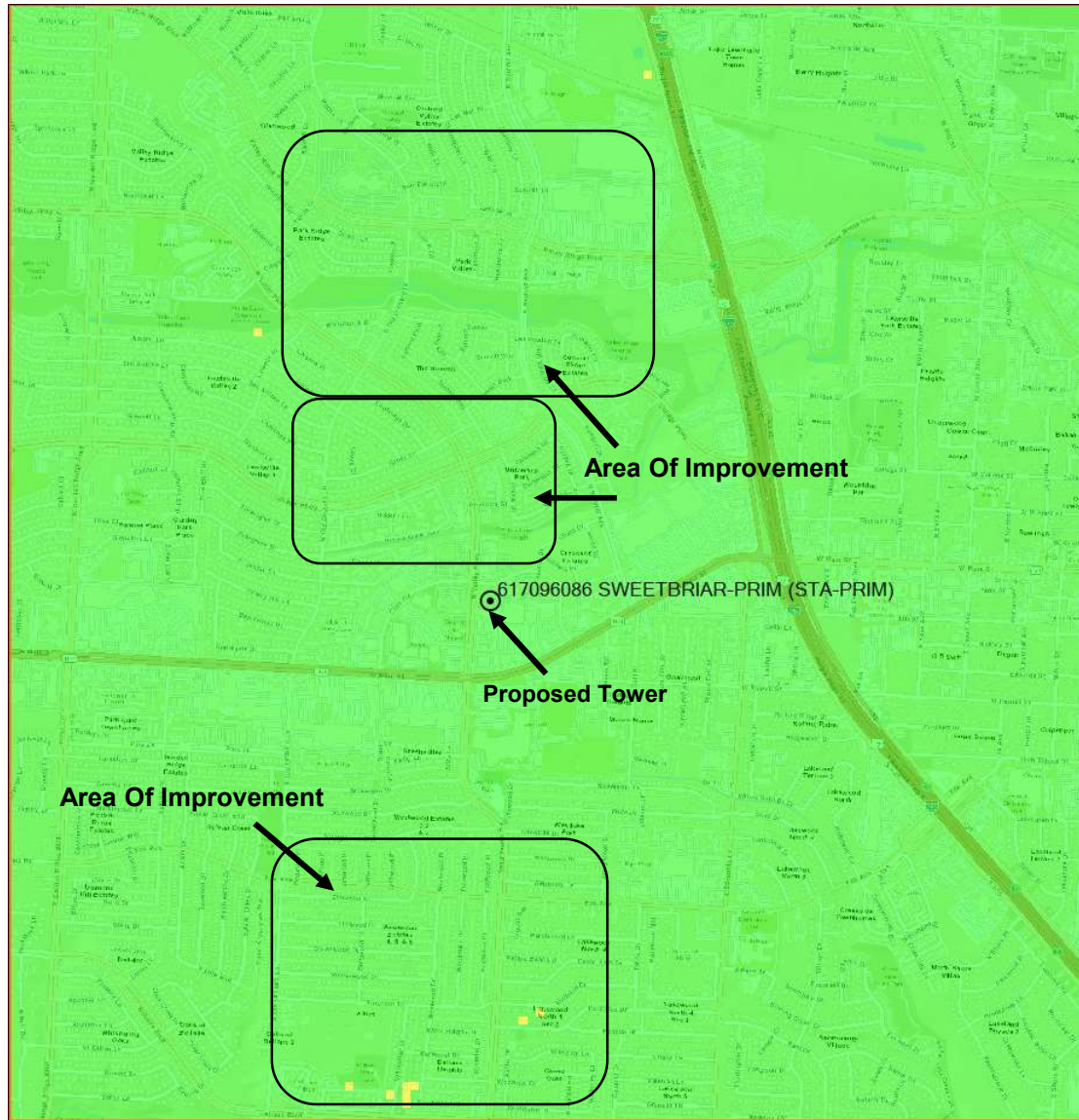
- (-85 dbm)
- (-110 dbm)
- (-120 dbm)

700MHz Service

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



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



Legend: RSRP levels(dbm)

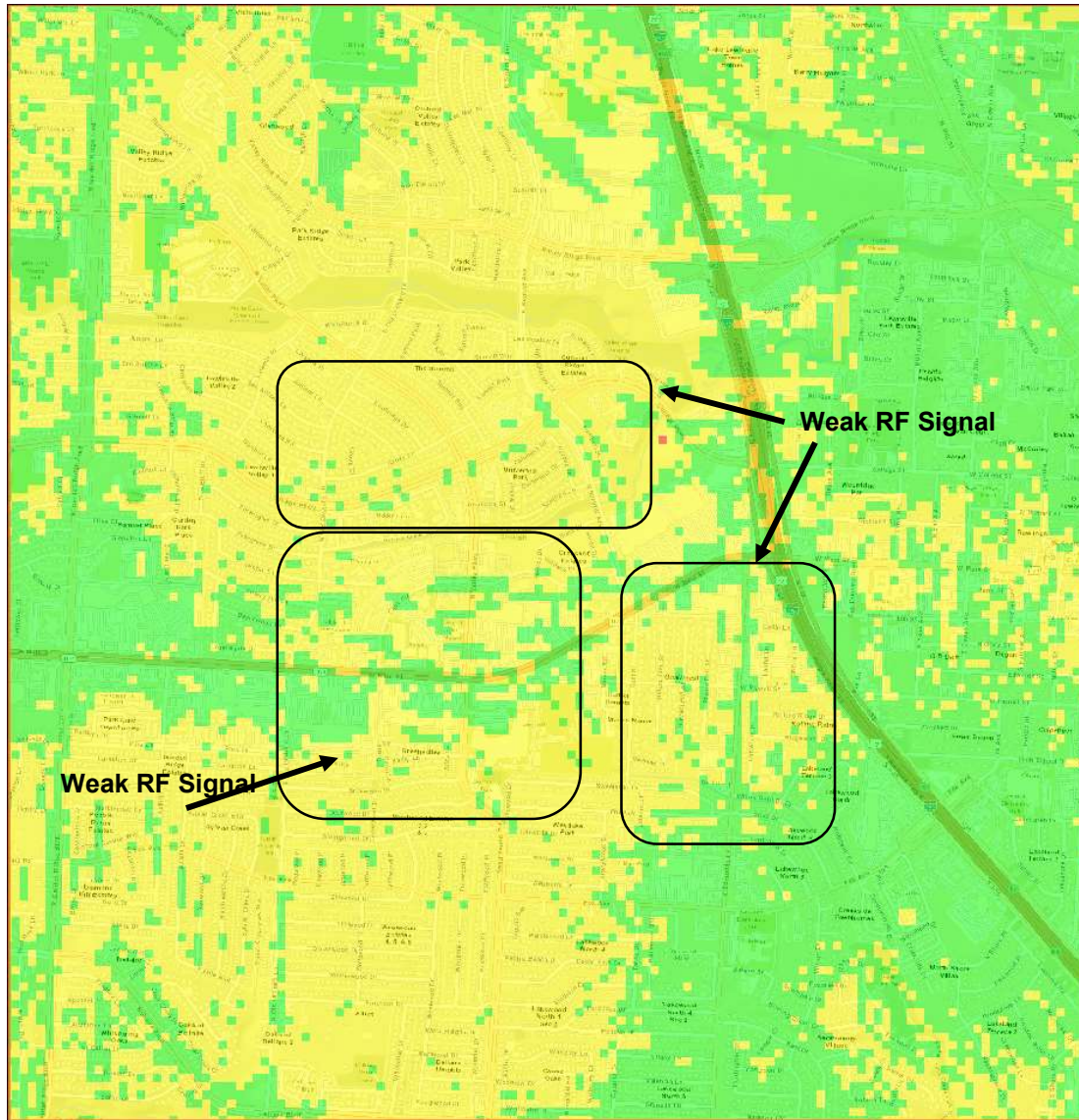
- (-85 dbm)
- (-110 dbm)
- (-120 dbm)

700MHz Service




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



Existing AWS Coverage in the Area



Legend: RSRP levels(dbm)

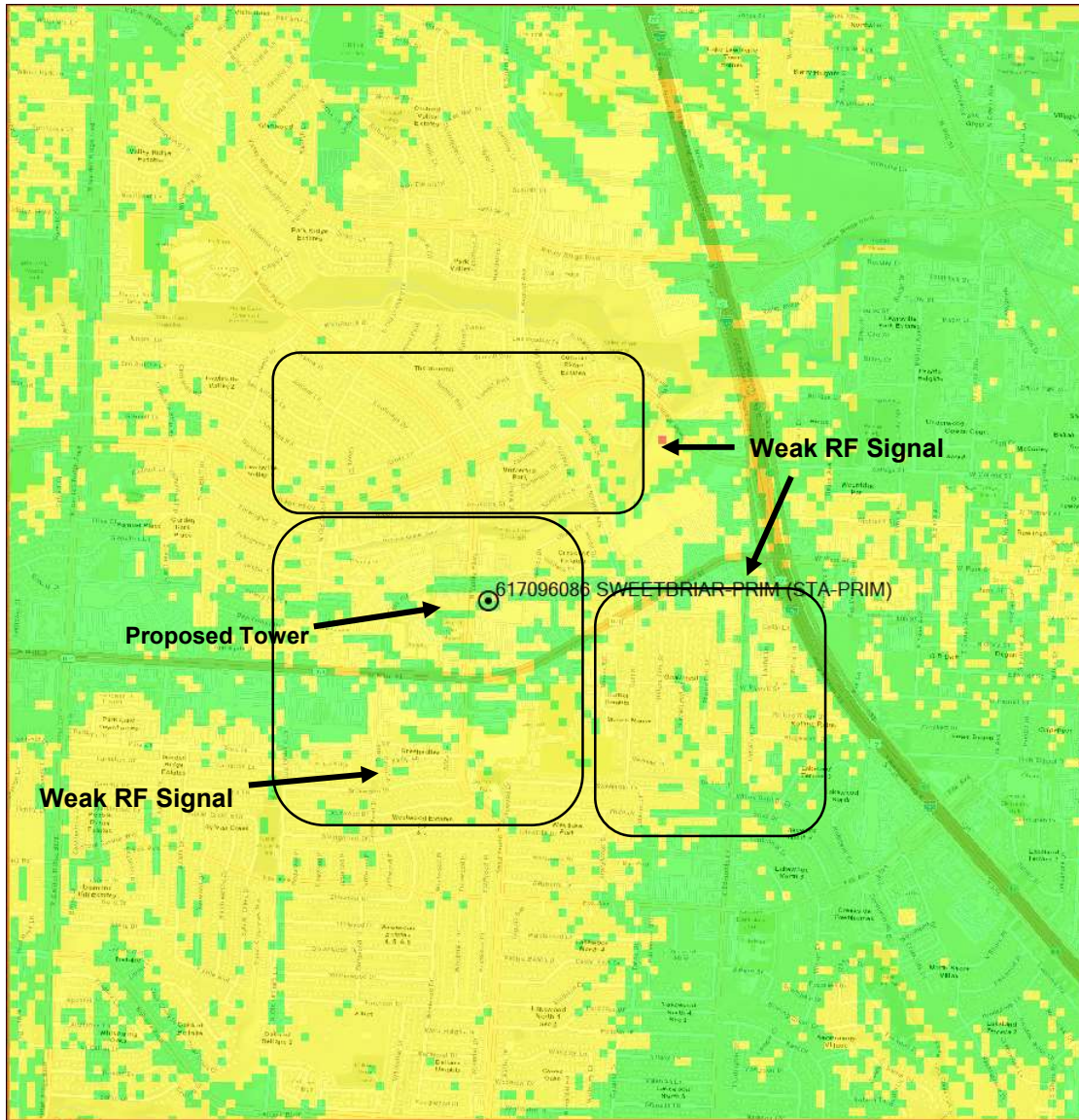
-  (-85 dbm)
-  (-110 dbm)
-  (-120 dbm)

AWS Service

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



Existing AWS Coverage in the Area



Legend: RSRP levels(dbm)

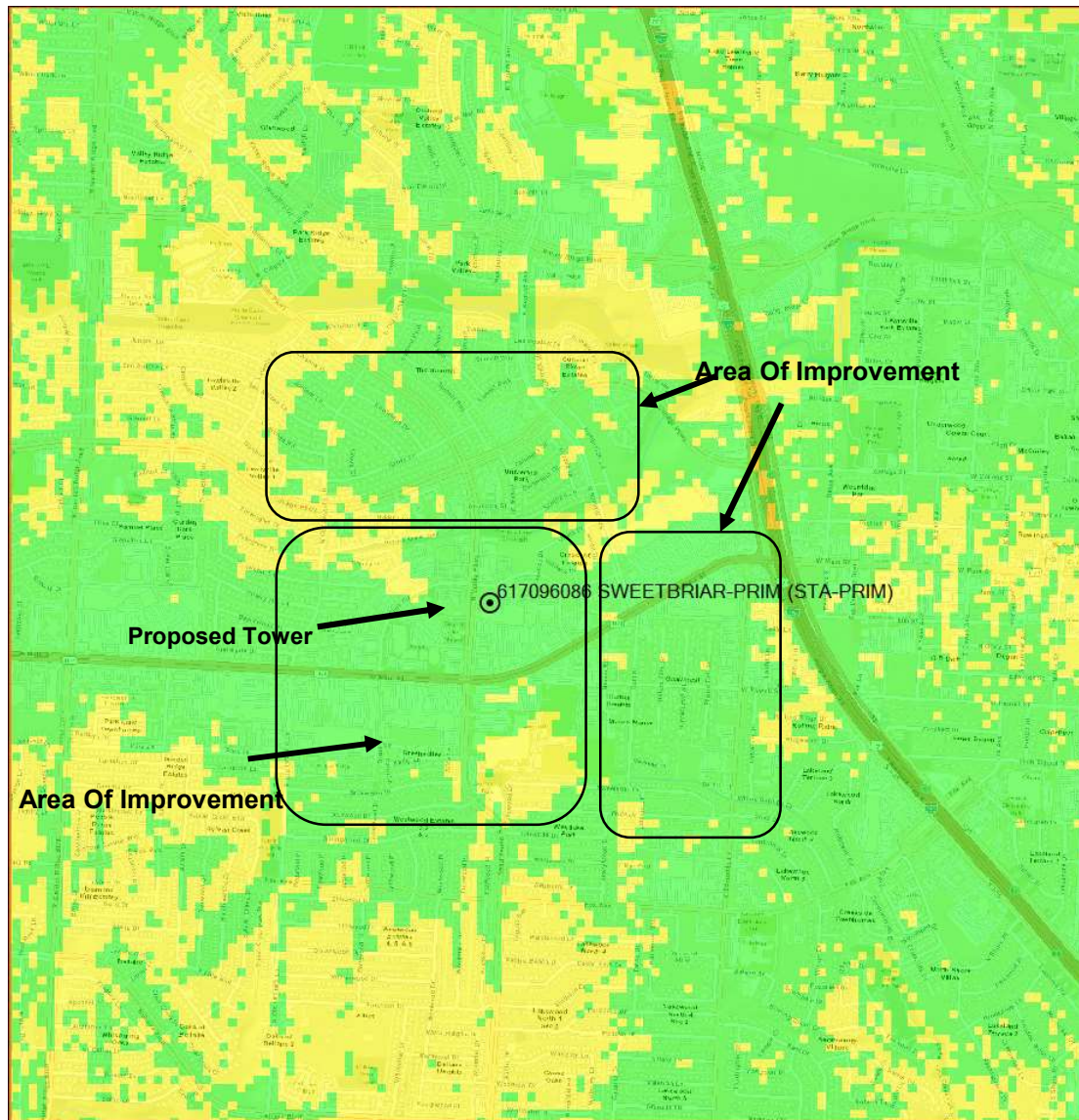
- (-85 dbm)
- (-110 dbm)
- (-120 dbm)

AWS Service




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



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



Legend: RSRP levels(dbm)

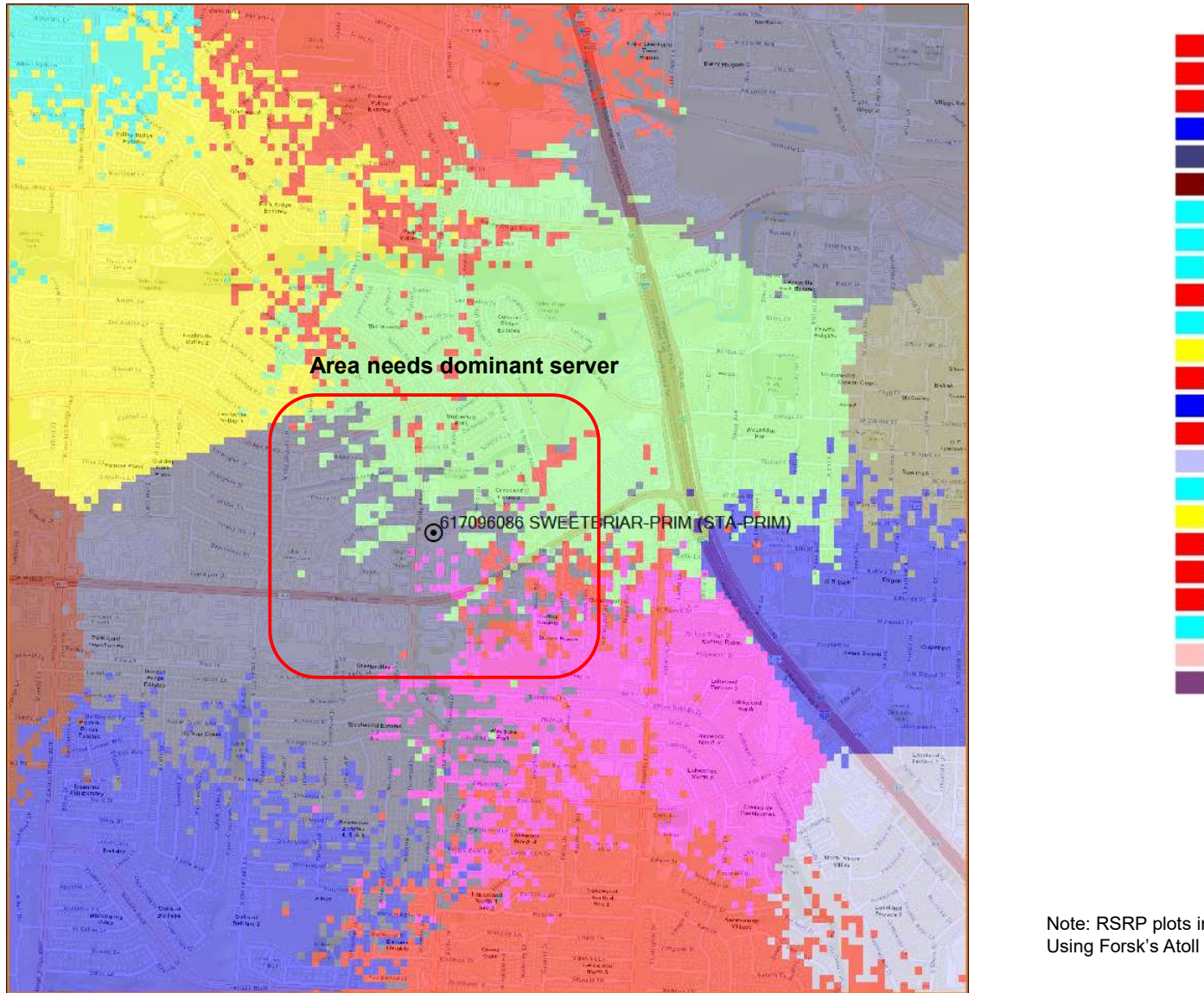
-  (-85 dbm)
-  (-110 dbm)
-  (-120 dbm)

AWS Service

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



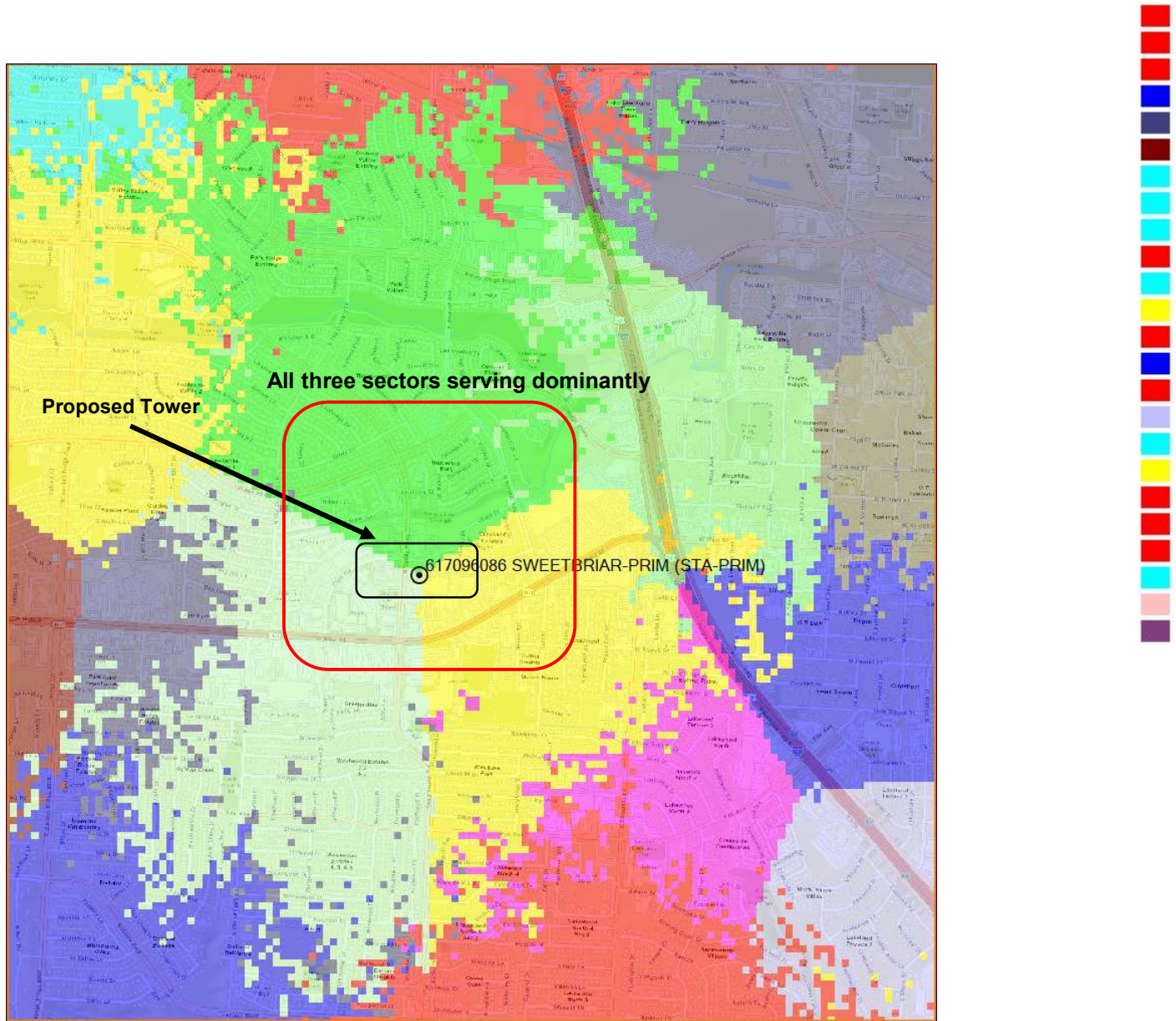
Serving Sector Maps: Before without Proposed site



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



Serving Sector Maps: Best Server with Proposed site



Thank You



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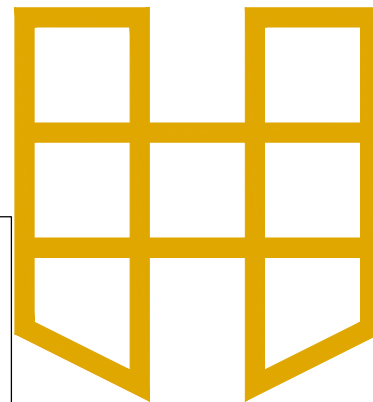
SWEETBRIAR

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

ENGINEER OF RECORD



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

ONE CALL SYSTEM



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

DRAWING INDEX

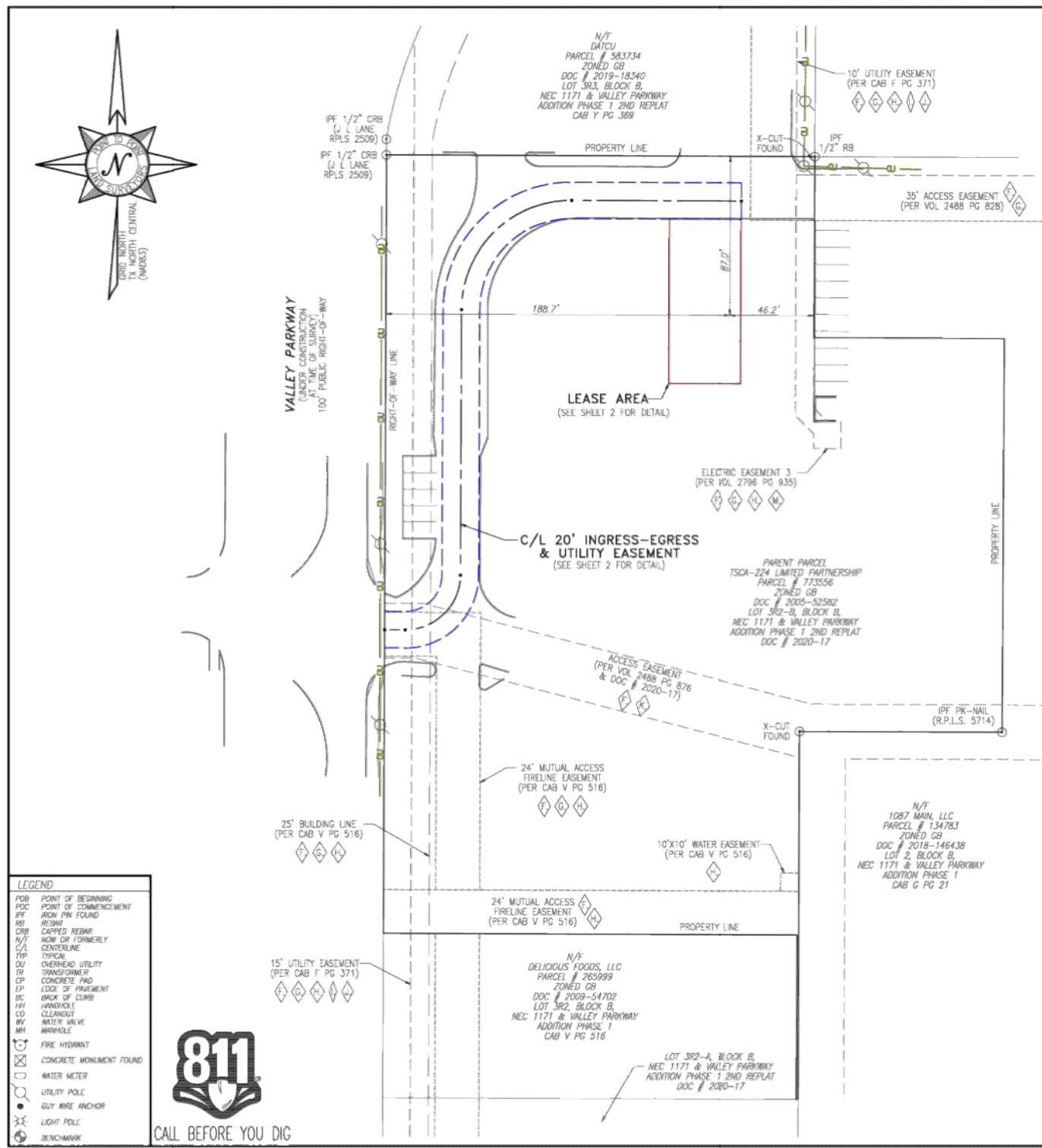
SHEET	SHEET TITLE	REV.
TS	TITLE SHEET	4
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C1-2	SITE SURVEY	3
C1-3	SITE SURVEY	3
C1-4	ZONING PLAN	3
C1-5	ZONING MAP	3
C1-6	TREE EXHIBIT	3
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CODE COMPLIANCE

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

3



LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
RS	REBAR
CRB	CAPPED REBAR
N/F	NOW OR FORMERLY
C/L	CENTERLINE
TIP	TYPICAL
OU	OVERHEAD UTILITY
TR	TRANSFORMER
CP	CONCRETE PAD
EP	EDGE OF PAVEMENT
BC	BREAK OF CURB
HH	HANDHOLE
GL	GLENNVILLE
CV	CONCRETE 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)(EPOCH=2010.0000)

PUBLISHED / FIXED CONTROL USE: N/A

GEOID MODEL: 18

COMBINED GRID FACTOR(S): 0.99984958

CENTERED ON THE BASE POINT AS SHOWN HEREON.

CONVERGENCE ANGLE: 0.80735558°

BENCHMARKS USED: DF4385, DF6988, DF7176



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

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

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

* SPECIFIC PURPOSE SURVEY PREPARED BY:



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

SPECIFIC PURPOSE SURVEY PREPARED FOR:

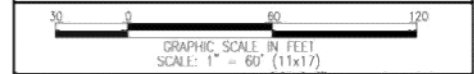


1305 N. LOUISVILLE AVENUE
 TULSA, OK 74115

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

PARENT PARCEL

OWNER: TSCA-224 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
 SITE ADDRESS: 1093 W MAIN ST, LEWISVILLE, TX 75067
 PARCEL ID: 773556
 AREA: 2.80 ACRES (PER TAX ASSESSOR)
 ZONED: GB - GENERAL BUSINESS
 REFERENCE: DOCUMENT NO. 2005-52582; DOCUMENT NO. 2020-17



NO.	DATE	REVISION	DRAWN BY:	SHEET:
1	01/07/24	ESMT REVISION	AJT	7
2	01/07/24	LEASE AREA	JKI	
			CHECKED BY: JKI	
			APPROVED: D. MILLER	
			DATE: 01/06/2024	
			P2P JOB #: 2416901X	
			SURVEY NOT VALID WITHOUT ALL SHEETS	

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

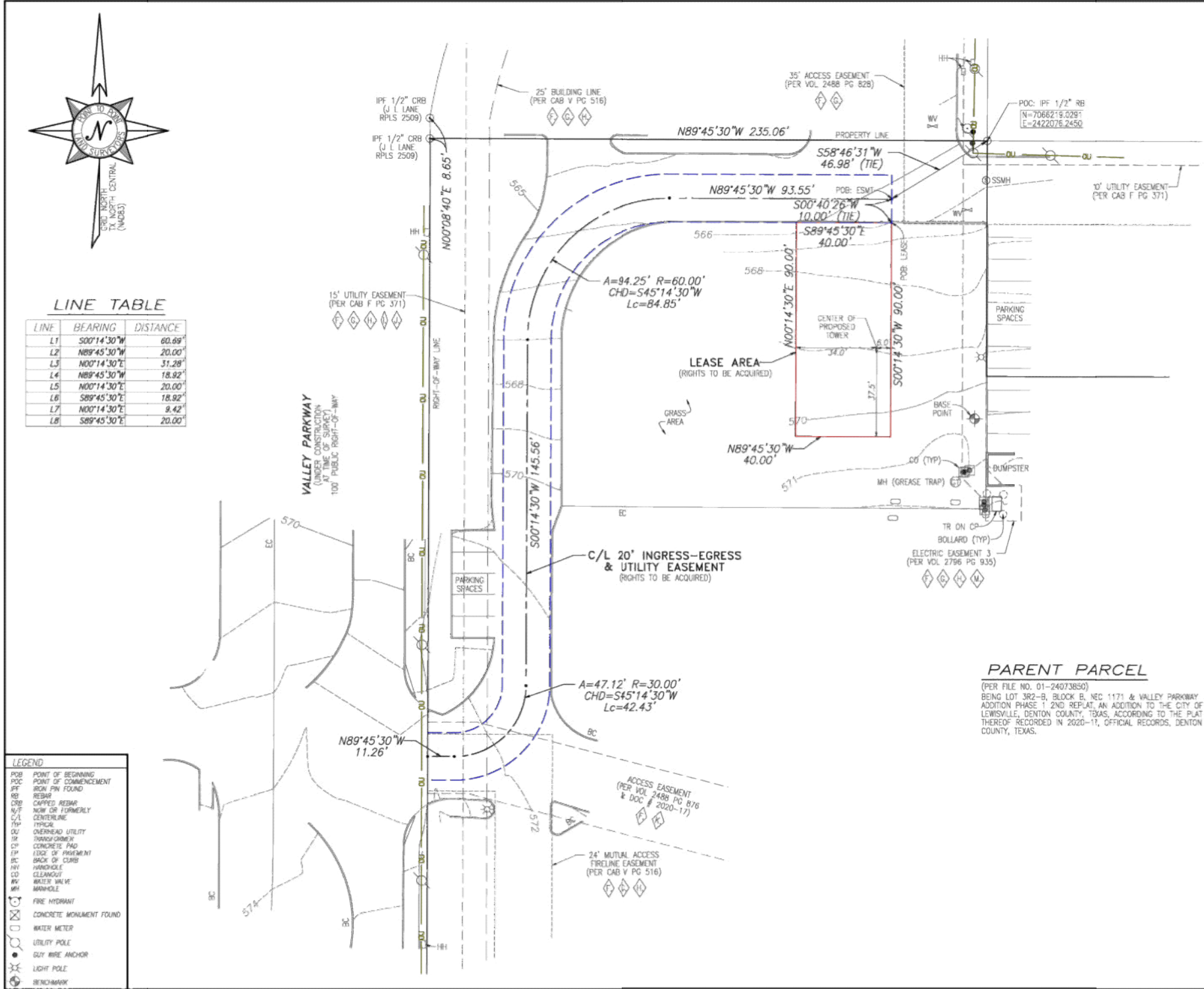
1"=60'

SITE SURVEY

SHEET NUMBER:	REVISION:
C1-1	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

3



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/OF NEW OR FORMERLY
- C/L CENTERLINE
- TRC TRUCK
- OU OVERHEAD UTILITY
- TR TRAILER
- CP CONCRETE PAD
- EP EDGE OF PAVEMENT
- BC BACK OF CURB
- HT HATCH
- CD CLEANOUT
- WV WATER VALVE
- MH MANHOLE
- FM FIRE HYDRANT
- CM CONCRETE MONUMENT FOUND
- WM WATER METER
- UP UTILITY POLE
- GA GUY WIRE ANCHOR
- LP LIGHT POLE
- BM BENCHMARK

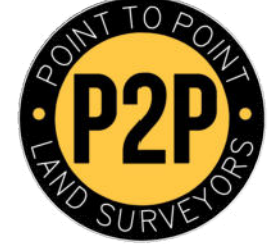


I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE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

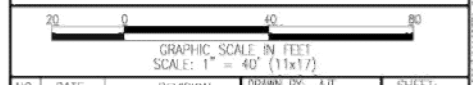


100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

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

SITE INFORMATION
LEASE AREA = 3,800 SQUARE FEET (0.0826 ACRES)
AT CENTER OF PROPOSED TOWER:
LATITUDE: 33°02'40.20" (NAD 83) (33.044500°)
LONGITUDE: -97°01'11.34" (NAD 83) (-97.019816°)
ELEVATION = 569.0' A.M.S.L.
VERTICAL DATUM: NAVD 1988 (COMPUTED USING GED018)
HORIZONTAL DATUM: NAD83
BEARINGS ARE BASED ON TEXAS GRID NORTH (NORTH CENTRAL ZONE)



NO.	DATE	REVISION	DRAWN BY:	SHEET:
1	01/07/25	ESMT REVISION	JAL	2
2	3/4/26	LEASE AREA	JAL	
			CHECKED BY: JKL	
			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

3

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

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

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

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

LEASE AREA

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

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

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

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

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

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

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

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

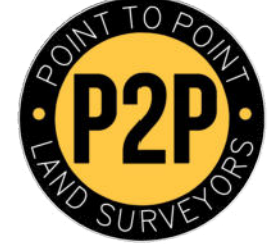


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DATE: 01/07/2024
JUSTIN KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

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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:



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**

NO.	DATE	REVISION	DRAWN BY:	SHEET:
1	01/07/25	ESMT REVISION	JUL	3
2	3/4/26	LEASE AREA	JKL	
			CHECKED BY: JKL	
			APPROVED: D. MILLER	
			DATE: 01/06/2024	
			P2P 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
N.T.S

SITE SURVEY

SHEET NUMBER:	REVISION:
C1-3	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:

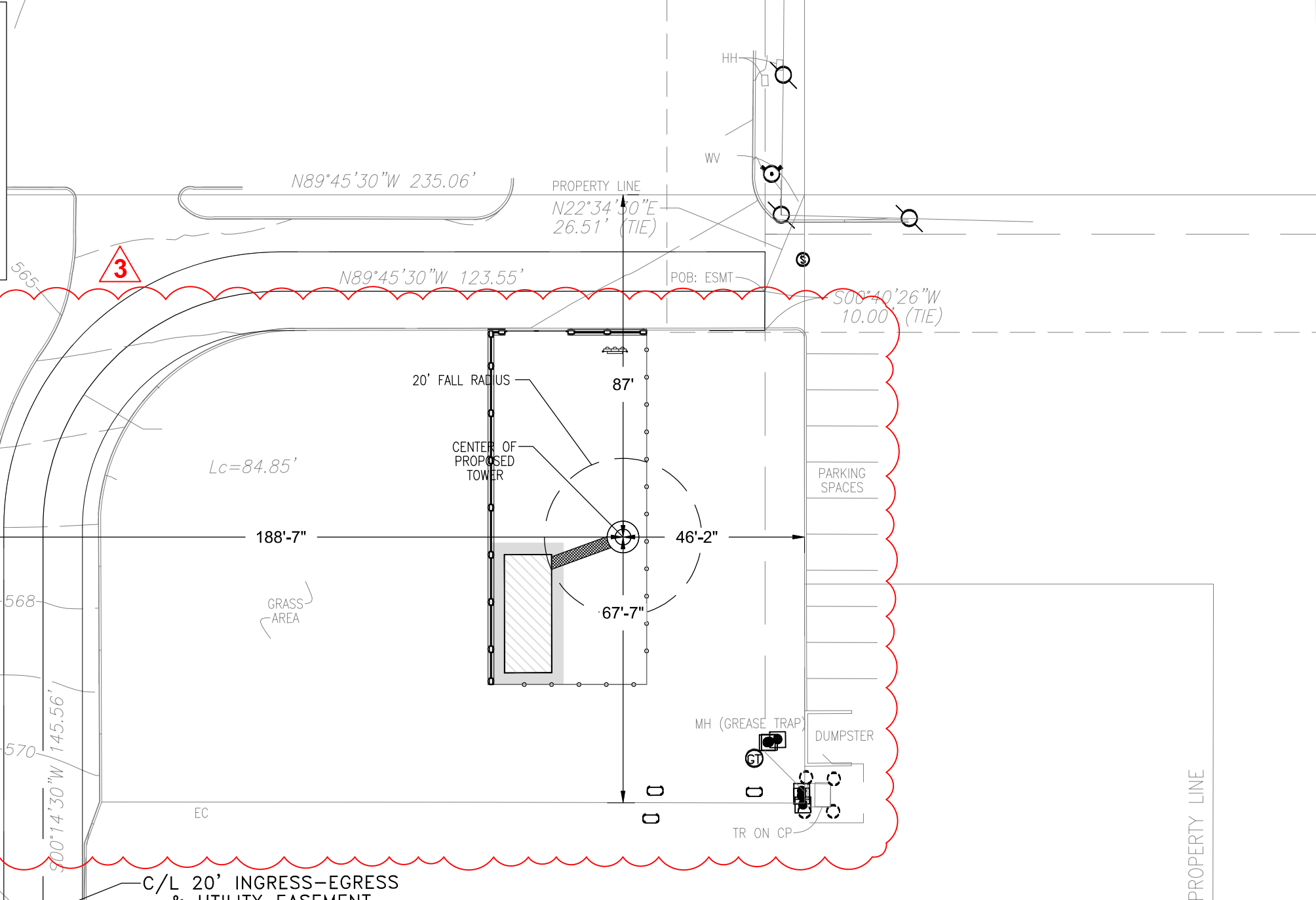
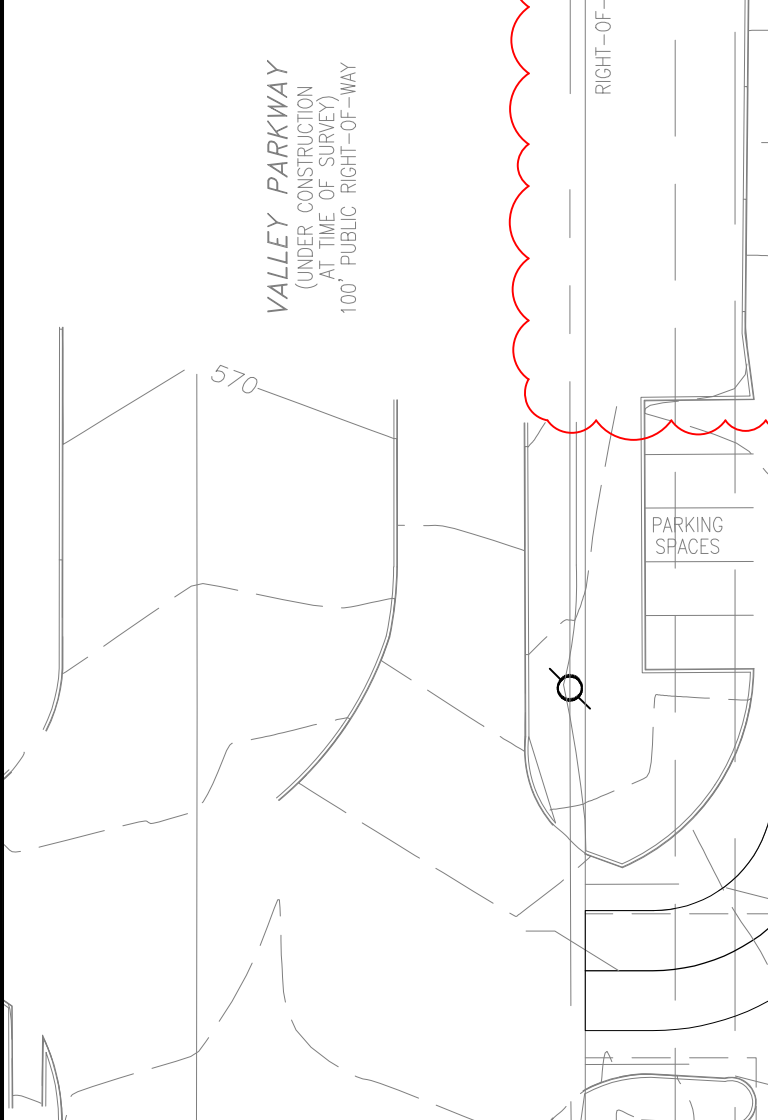
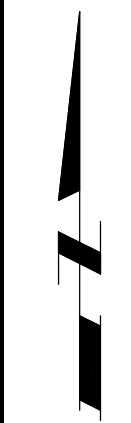
125' HEIGHT MONOPOLE TOWER

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.



C/L 20' INGRESS-EGRESS & UTILITY EASEMENT (RIGHTS TO BE ACQUIRED)

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: C1-4	REVISION: 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




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
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1	11/07/25	ADD 911 ADDRESS
3	03/23/26	RELOC. COMPOUND



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



SCALE
 N.T.S.

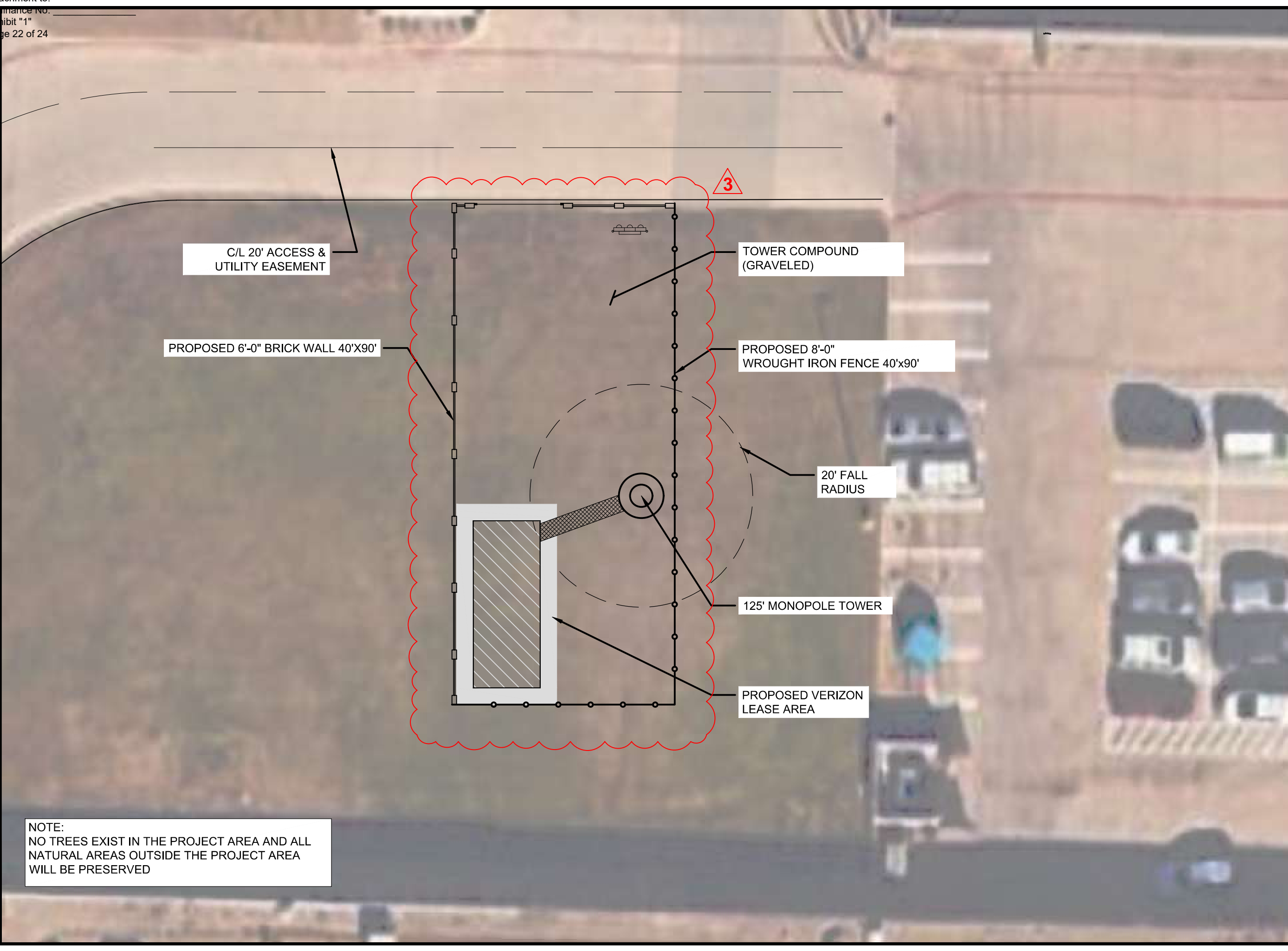
ZONING MAP

SHEET NUMBER:	REVISION:
C1-5	3

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

LEGEND:

PU		PUBLIC USE
GB		GENERAL BUSINESS



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.
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PROJECT NO:	1876
PROJECT NAME:	SWEETBRIAR
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REV	DATE	DESCRIPTION
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1	11/07/25	ADD 911 ADDRESS
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5/04/26
 ETHAN T. VAN METER
 PROFESSIONAL ENGINEER - TEXAS
 REGISTRATION NO.: 149870
 FIRM NO.: F-16740

SCALE
 1"=16'

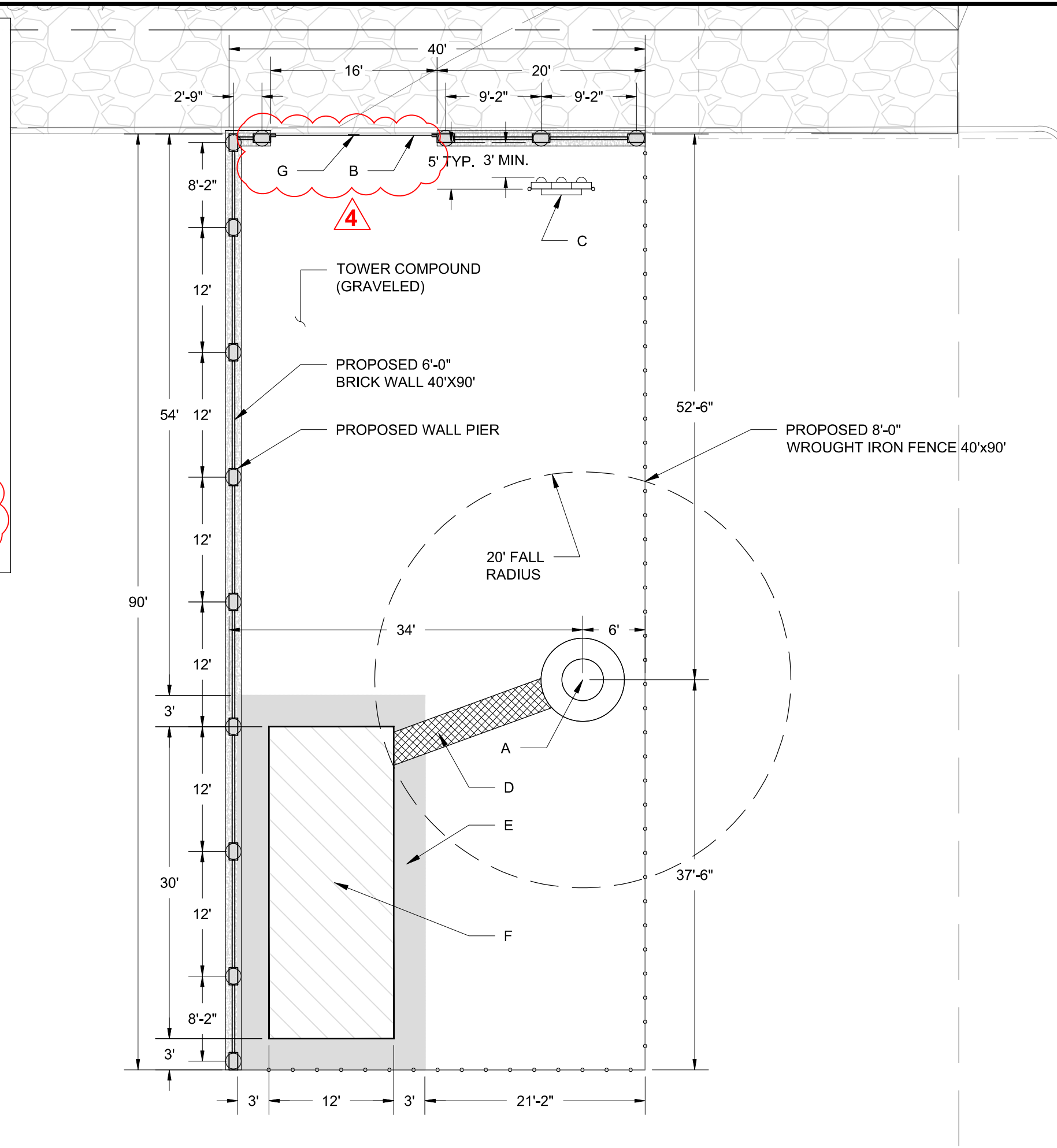
TREE
 EXHIBIT

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



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 (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
4	03/30/26	ADD SITE SIGNAGE

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

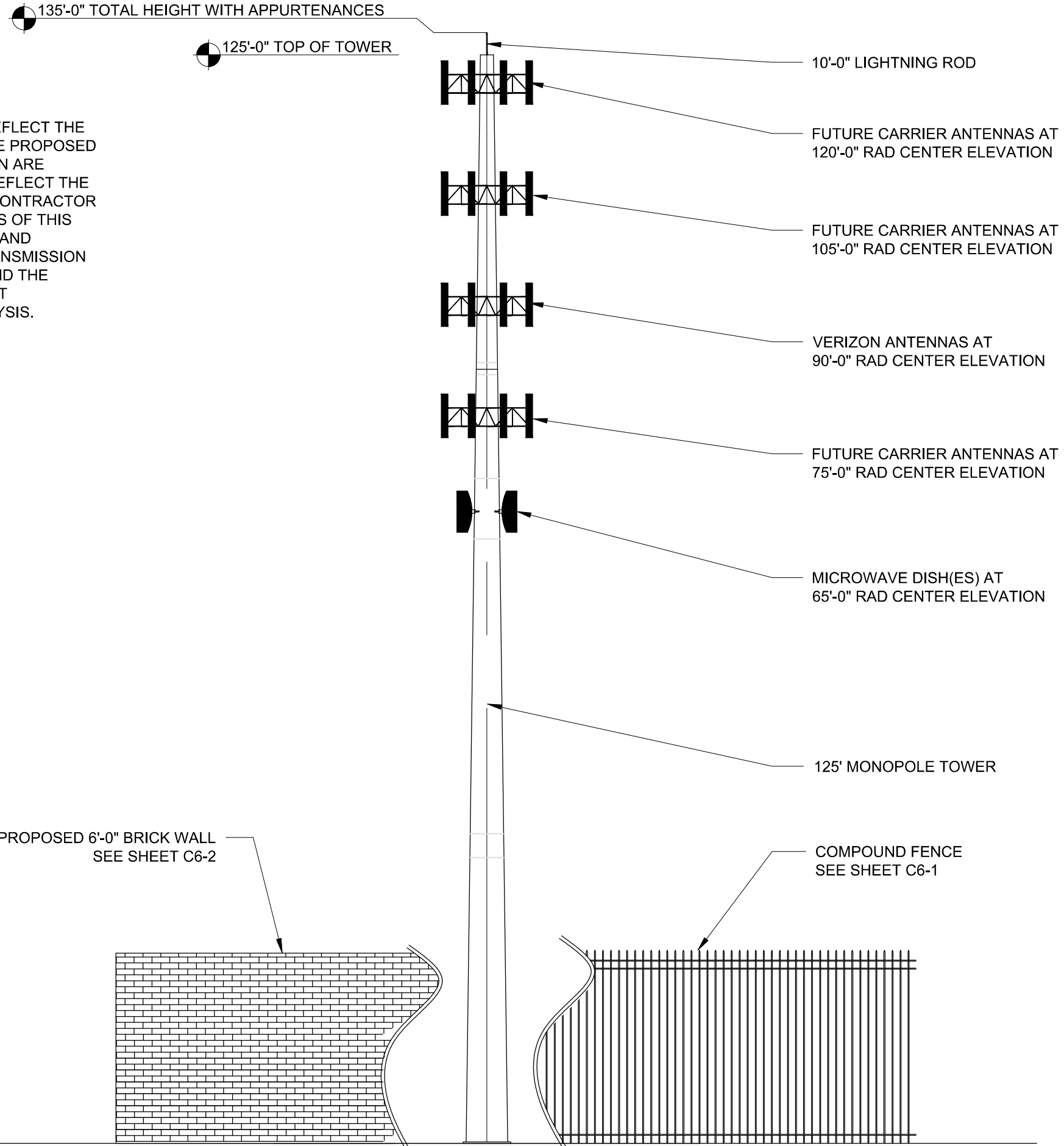
SCALE
 1"=5'

COMPOUND LAYOUT

SHEET NUMBER:	REVISION:
C2-1	4

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

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




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




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SCALE
 N.T.S.

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C3-1	1

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