PROJECT SUMMARY

FIELD SURVEY DATE: 05/01/2024

SITE ADDRESS: 1005 INTERSTATE HWY 20, HUTCHINS, TX 75141

PARCEL INFORMATION
OWNER: DIANN TESSMAN A/K/A DIANN TESSMAN SLATON AND PATTI TESSMAN REA LUTTRELL A/K/A PATTI TESSMAN REA
ADDRESS: 9727 STONE RIVER CIR, DALLAS, TX 75231
APN: 651518030100101 00

TOTAL AREAS:
PARENT PARCEL: 83.3690 ACRES ± (PER TAX ASSESSOR)
ATC AREA: 0.1291 ACRES ±

GEOGRAPHIC COORDINATES OF PROPOSED TOWER:
LATITUDE: 32°40'20.27" N (32.672297)
LONGITUDE: 96°42'11.35" W (-96.703153)
VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
HORIZONTAL DATUM: NAD83
GROUND ELEVATION: 402.6'
*BEARINGS ARE BASED ON GRID NORTH (TX N CENTRAL ZONE)

FLOODPLAIN:
PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AREAS DESIGNATED AS ZONE X (SHADED) & ZONE AE (BFE=401'). COMMUNITY PANEL NO. : 48113C0512L DATED: 07/07/2014

*THIS SPECIFIC PURPOSE RAWLAND SURVEY IS FOR THE ATC AREA AND EASEMENTS ONLY AND WAS PREPARED FOR THE EXCLUSIVE USE OF AMERICAN TOWER CORPORATION AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE ATC AREA AND THE RIGHTS OF EASEMENT SHOWN HEREON. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED. THIS SURVEY IS NOT INTENDED TO BE USED OR RELIED UPON BY ANY PARTY OTHER THAN AMERICAN TOWER CORPORATION AND CANNOT BE USED BY ANY PARTY FOR ANY OTHER PURPOSE, INCLUDING RECORDING.

SURVEYOR'S NOTES

1. THERE IS ACCESS TO THE PARENT PARCEL VIA LANGDON ROAD, A PUBLIC RIGHT OF WAY.

2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.

3. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE PARENT PARCEL BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7. EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRX7 BASE AND ROVER. SEE GNSS NOTES FOR GNSS EQUIPMENT.

8. NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

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

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

ZONING INFORMATION

ZONE: HC (HIGHWAY COMMERCIAL)

*ALL SITE RESTRICTIONS SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

LEGAL DESCRIPTION

ATC AREA - AS SURVEYED:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE ULRICH WUTHRICH SURVEY, ABSTRACT NO. 1518, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF THE LANDS OF DIANN TESSMAN A/K/A DIANN TESSMAN SLATON AND PATTI TESSMAN REA LUTTRELL A/K/A PATTI TESSMAN REA, AS RECORDED IN INSTRUMENT NO. 200900178397, DALLAS COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY NO. 20, HAVING A TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE VALUE OF N: 6932306.1665 E: 2521080.7634; THENCE RUNNING ALONG A TIE LINE, SOUTH 80°41'35" EAST, 234.19 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE, NORTH 59°26'10" EAST, 75.00 FEET TO A POINT;

THENCE, SOUTH 30°33'50" EAST, 75.00 FEET TO A POINT;

THENCE, SOUTH 59°26'10" WEST, 75.00 FEET TO A POINT;

THENCE, NORTH 30°33'50" WEST, 75.00 FEET TO A POINT AND THE POINT OF BEGINNING.

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

SAID TRACT CONTAINS 0.1291 ACRES (5,625 SQUARE FEET), MORE OR LESS.

30' ACCESS & UTILITY EASEMENT - AS SURVEYED:

TOGETHER WITH A 30-FOOT WIDE EASEMENT, MEASURING 15 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN THE ULRICH WUTHRICH SURVEY, ABSTRACT NO. 1518, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF THE LANDS OF DIANN TESSMAN A/K/A DIANN TESSMAN SLATON AND PATTI TESSMAN REA LUTTRELL A/K/A PATTI TESSMAN REA, AS RECORDED IN INSTRUMENT NO. 200900178397, DALLAS COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY NO. 20, HAVING A TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE VALUE OF N: 6932306.1665 E: 2521080.7634; THENCE RUNNING ALONG A TIE LINE, SOUTH 80°41'35" EAST, 234.19 FEET TO A POINT ON THE ATC AREA; THENCE RUNNING ALONG SAID ATC AREA, NORTH 59°26'10" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 30°33'50" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 59°26'10" WEST, 37.50 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID ATC AREA AND RUNNING, SOUTH 30°33'50" EAST, 17.50 FEET TO A POINT;

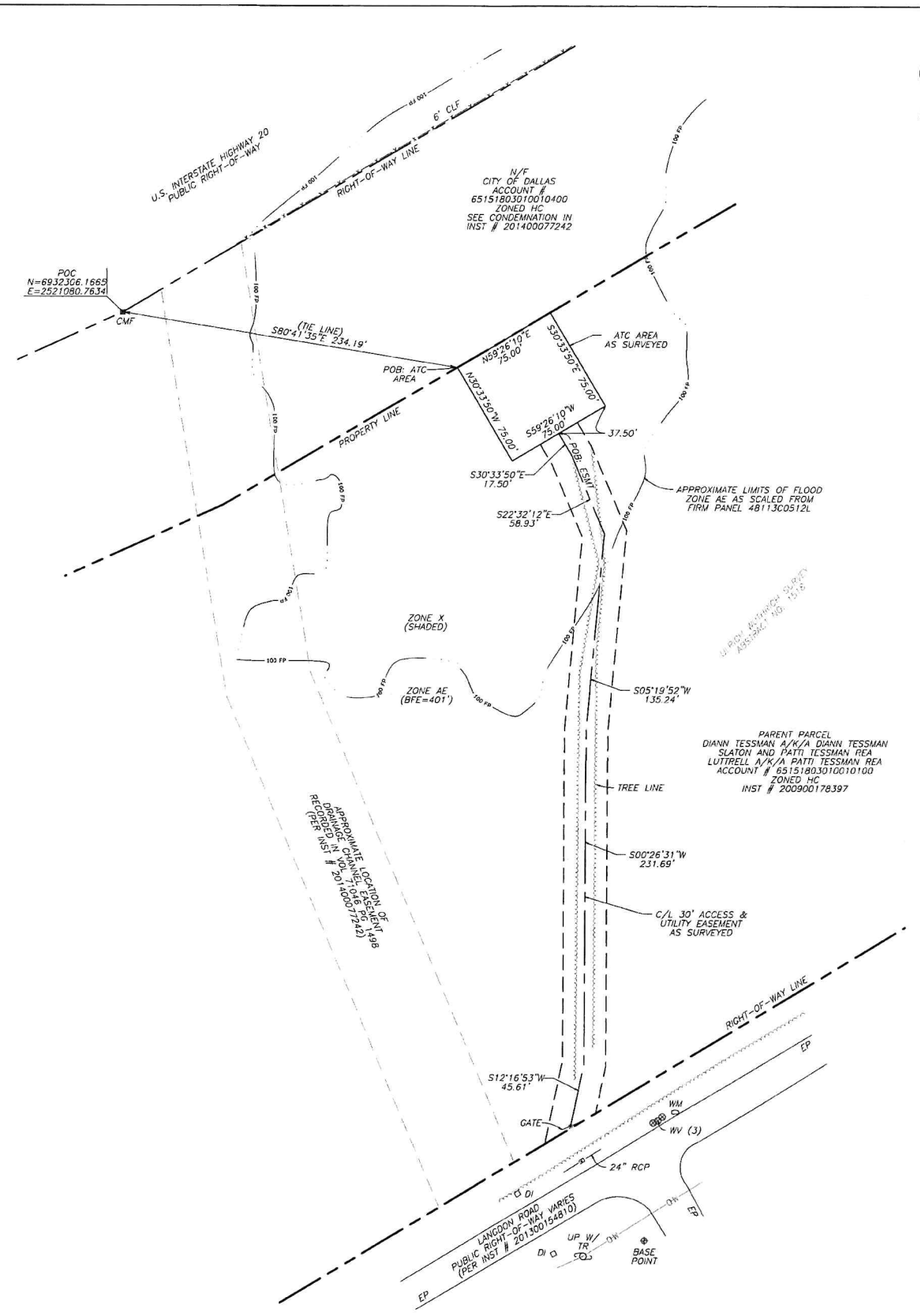
THENCE, SOUTH 22°32'12" EAST, 58.93 FEET TO A POINT;

THENCE, SOUTH 05°19'52" WEST, 135.24 FEET TO A POINT;

THENCE, SOUTH 00°26'31" WEST, 231.69 FEET TO A POINT;

THENCE, SOUTH 12°16'53" WEST, 45.61 FEET TO THE ENDING AT A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF LANGDON ROAD.

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



SURVEY LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
N/F	NOW OR FORMERLY
C/L	CENTERLINE
UP	UTILITY POLE
OHW	OVERHEAD WIRES
TR	TRANSFORMER
DI	DROP INLET
EP	EDGE OF PAVEMENT
WM	WATER METER
WV	WATER VALVE
RCP	REINFORCED CONCRETE PIPE
E	INVERT ELEVATION
CLF	CHAIN LINK FENCE
	UTILITY POLE
	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING EASEMENT
	EXISTING CHAIN LINK FENCE
	EXISTING BARB WIRE FENCE
	EXISTING STORM DRAIN LINE
	EXISTING OVERHEAD WIRE
	EXISTING GROUND SPACE

SURVEYOR'S CERTIFICATE

TO AMERICAN TOWER CORPORATION AND TOWER TITLE OF TEXAS, LLC COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 8, 9, AND 13 TABLE A THEREOF.

05/07/2024

JUSTIN KYLE LAWRENCE, NO. 6589

SURVEY PLAN

0 100' 200'

SCALE: 1"=100' (11X17)
1"=50' (22X34)

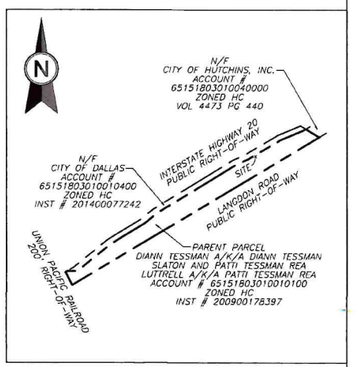
GNSS NOTES

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

POSITIONAL ACCURACY: 0.02 FEET (HORZ) 0.23 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRX7 BASE AND ROVER, DUAL FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATES OF SURVEY: 05/01/2024
DATUM / EPOCH: NAD_83(2011)(EPOCH: 2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99987955 (CENTERED ON THE GNSS BASE POINT AS SHOWN HEREON)
CONVERGENCE ANGLE: 0.9801083S
BENCHMARKS USED: DH7149, DF4385, DF8988

Know what's below. Call before you dig.

VICINITY MAP



PARENT PARCEL

0 4000' 8000'

SCALE: 1"=4000' (11X17)
1"=2000' (22X34)

AMERICAN TOWER ®
ATC TOWER SERVICES, INC.
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
FAX: (919) 466-5415

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REV.	DESCRIPTION	BY	DATE
0	INITIAL RELEASE	AJT	05/07/24

ATC SITE NUMBER:
211934

ATC SITE NAME:
STRELO CTDR-C0186C-TX

ULRICH WUTHRICH SURVEY, ABSTRACT NO. 1518
SITE ADDRESS: 1005 INTERSTATE HIGHWAY 20
HUTCHINS, DALLAS COUNTY, TX 75141

STATE OF TEXAS REGISTERED JUSTIN KYLE LAWRENCE 6589 PROFESSIONAL LAND SURVEYOR

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.

TEXAS REGISTRATION NO. 10194197

SURVEY BY:
POINT TO POINT
LAND SURVEYORS
100 GOVERNORS TRACE, STE. 103
PEACHTREE CITY, GA 30269
(p) (678) 565-4440
(F) (678) 565-4497
(w) pointtopointsurvey.com

P2P JOB NO: 240615TX

DRAWN BY:	AJT
APPROVED BY:	JKL
DATE DRAWN:	05/07/2024
ATC JOB NO:	211934

*RAWLAND
ALTA SURVEY

SHEET NUMBER:	REVISION:
V-101	0
SHEET 1 OF 3	

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