

GENERAL NOTES

1. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTORS SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
2. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
3. UNLESS NOTED OTHERWISE , THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
5. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.
6. THE SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLE AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER’S DESIGNATED LOCATION.
7. THE SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
8. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWING MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
9. ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORK TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

DRIVING DIRECTIONS:

DEPART FROM SAN ANTONIO INTERNATIONAL AIRPORT (9800 AIRPORT BLVD, SAN ANTONIO, TX 78216), HEAD EAST ON DEE HOWARD WAY TOWARD JOHN SAUNDERS RD (0.2 MI), TURN RIGHT ONTO AIRPORT BLVD (0.3 MI), TURN RIGHT ONTO I- 410 ACCESS RD/NE INTERSTATE 410 LOOP (0.3 MI), CONTINUE ON I-410 W TO LEON VALLEY. TAKE EXIT 13B FROM I-410 W (9 MIN, 8.6 MI), MERGE ONTO TX-16 N/BANDERA RD (0.7 MI), USE THE LEFT LANE TO TURN LEFT ONTO GRISSOM RD (0.5 MI), DESTINATION WILL BE ON THE LEFT.

SATELLITE MAP



EXHIBIT "A"

NEW SITE BUILD

VERIZON LOCATION CODE
5000203022

VERIZON SITE NAME
TX-1115 LEON CREEK

SITE ADDRESS
6004 GRISSOM RD
SAN ANTONIO, TX 78238
BEXAR COUNTY

BUILDING CODES

- INTERNATIONAL BUILDING CODE, 2021 EDITION AS ADOPTED BY LOCAL JURISDICTION.
- NATIONAL ELECTRICAL CODE, 2020 EDITION AS ADOPTED BY LOCAL JURISDICTION.
- INTERNATIONA MECHANICAL CODE, 2021 EDITION AS ADOPTED BY LOCAL JURISDICTION.
- INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION AS ADOPTED BY LOCAL JURISDICTION.

VICINITY MAP



APPROVED FOR CONSTRUCTION

PROPERTY OWNER OR REP.	RF
LAND USE PLANNER	NETWORK
T-MOBILE	BACKHAUL
OPERATIONS	CONSTRUCTION MANAGER

SHEET INDEX

- T-1TITLE SHEET (COVER PAGE)
- SURVEY (BY OTHERS)
- Z-1OVERALL ZONING MAP
- Z-1AOVERALL SITE PLAN
- Z-2ENLARGED SITE PLAN
- Z-3COMPOUND SITE PLAN
- Z-4ELEVATION
- C-3AIMPERVIOUS COVER EXHIBIT
- C-3BEXISTING DRAINAGE PLAN
- C-3CPROPOSED / ULTIMATE DRAINAGE PLAN
- C-3DGRADING PLAN

PROJECT SUMMARY:

SITE TYPE

160’ MONOPOLE
WITH UNMANNED COMMUNICATION EQUIPMENT
AT BASE OF TOWER.

SITE INFORMATION

LAT: 29.488°
LONG: -98.622139°
ELEV: 797.23’ AMSL
JURISDICTION: CITY OF LEON VALLEY
OCCUPANCY: UNMANNED
CONSTRUCTION TYPE: MONOPOLE/NEW SITE BUILD

APPLICANT

APC TOWERS IV
8601 SIX FORKS RD., SUITE 250
RALEIGH, NC 27615
(919) 578-8233

LANDLORD

ARREDONDO GROUP LP
6004 GRISSOM RD
SAN ANTONIO, TX 78238-2227

CONTRACTORS:

A&E CONTRACTOR

ALLPRO CONSULTING GROUP, INC.
9221 LYNDON B. JOHNSON FREEWAY,
SUITE 204
DALLAS, TX 75243
CONTACT: CHIYU ZHANG P.E.
OFFICE: 972-231-8893
FAX: 866-364-8375

ENGINEERING FIRM

ALLPRO CONSULTING GROUP, INC.
9221 LYNDON B. JOHNSON FREEWAY,
SUITE 204
DALLAS, TX 75243
CONTACT: CHIYU ZHANG, P.E.
OFFICE: 972-231-8893
FAX: 866-364-8375

TEXAS ONE CALL

CONTRACTOR TO CALL 48
HOURS BEFORE DIGGING!
PHONE: 800-545-6005
INDEPENDENT LOCATORS
TO BE USED ON ALL SITES

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.



DEVELOPMENT PLAN FOR

FOR

(NAME OR DESCRIPTION OF USE)



600 HIDDEN RIDGE
IRVING, TX 75038



8601 SIX FORKS RD.
SUITE 250
RALEIGH, NC 27615

ACGI NO: 25-0729

DRAWN BY: WZ

CHECKED BY: CZ

REVISIONS			
NO	DATE	DESCRIPTION	BY
0	04/14/25	ZONING DRAWING	WZ



9221 LYNDON B JOHNSON FWY
SUITE 204, DALLAS, TX 75243
PHONE: 972-231-8893
FAX: 866-364-8375
WWW.ALLPROCG.COM
FIRM NO. F-8242

ZONING
PRELIMINARY

5000203022
TX-1115 LEON CREEK

6004 GRISSOM RD
SAN ANTONIO, TX 78238
BEXAR COUNTY

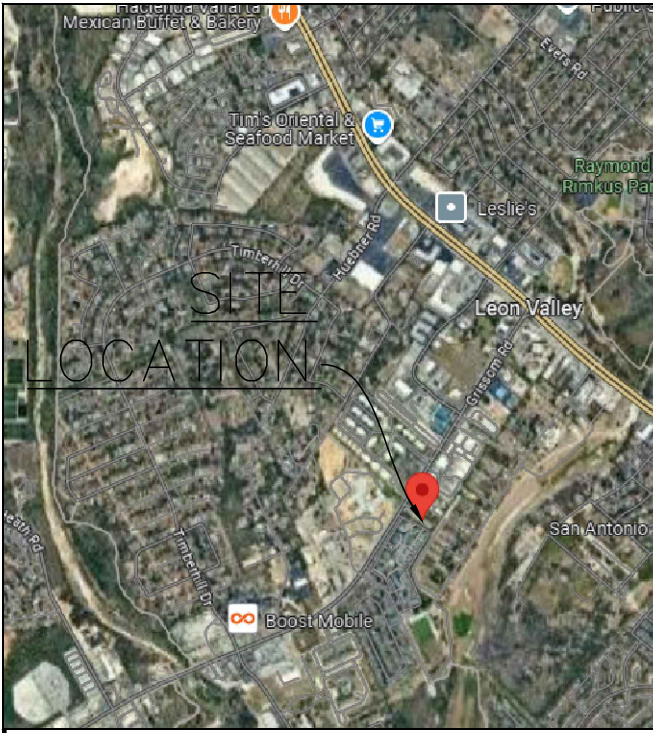
29.488°, -98.622139°

SHEET TITLE

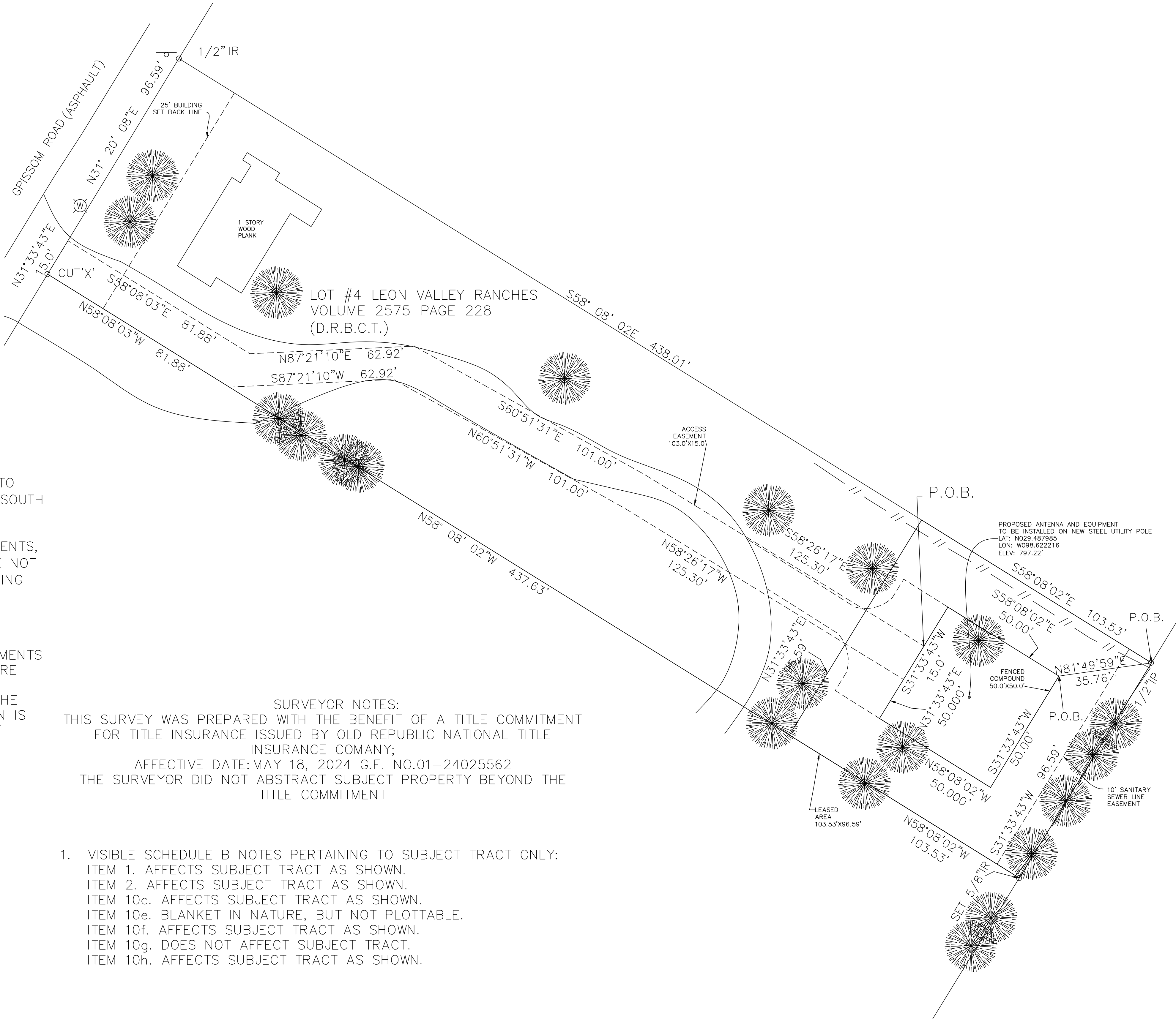
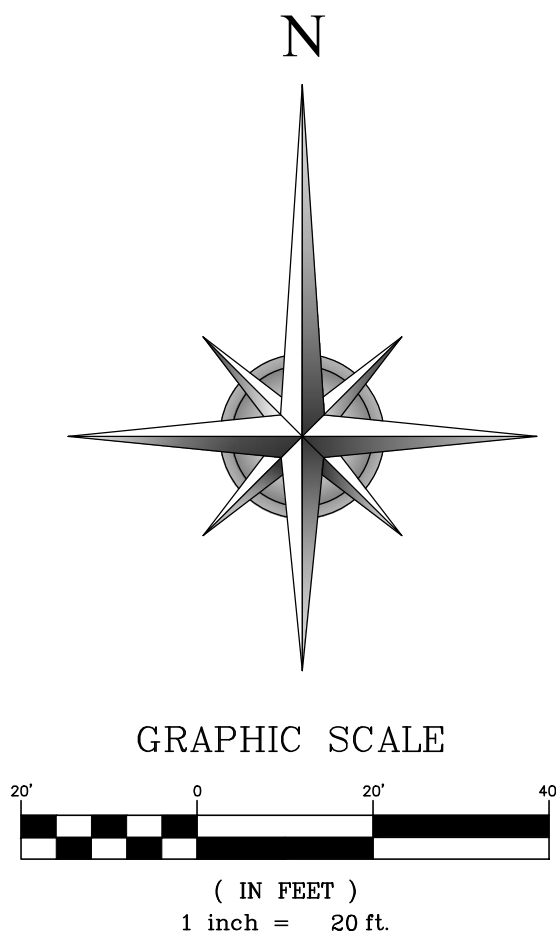
TITLE SHEET

SHEET NUMBER

T-1



LOCATION MAP
NOT TO SCALE



SURVEYOR NOTES:

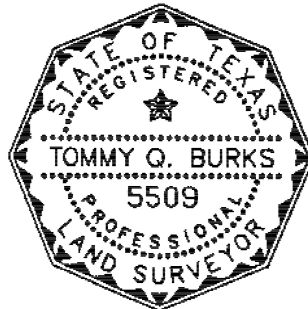
1. ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY CIVIL CORE SURVEY.
2. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY. PLEASE CALL '811' BEFORE PROCEEDING WITH ANY TYPE DIGGING.
3. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
4. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
5. SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYOR'S CERTIFICATE

I, TOMMY Q. BURKS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON XXX, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

Tommy Q. Burks

TOMMY Q. BURKS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5509



DATE SIGNED

APRIL 05, 2025

SURVEYOR NOTES:
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMANY;
AFFECTIVE DATE: MAY 18, 2024 G.F. NO.01-24025562
THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT

1. VISIBLE SCHEDULE B NOTES PERTAINING TO SUBJECT TRACT ONLY:
ITEM 1. AFFECTS SUBJECT TRACT AS SHOWN.
ITEM 2. AFFECTS SUBJECT TRACT AS SHOWN.
ITEM 10c. AFFECTS SUBJECT TRACT AS SHOWN.
ITEM 10e. BLANKET IN NATURE, BUT NOT PLOTTABLE.
ITEM 10f. AFFECTS SUBJECT TRACT AS SHOWN.
ITEM 10g. DOES NOT AFFECT SUBJECT TRACT.
ITEM 10h. AFFECTS SUBJECT TRACT AS SHOWN.

WT GROUP

Surveying & Engineering with Precision, Pace and Passion.

10210 Grogans Mill Road, Suite 130
San Antonio, Texas 78257-7286
T: 224.629.1208
wengineering.com
TBP&S REG NO. 5509

WT Group

Surveying • Engineering

PROJECT LOCATION:

6000 GRISSOM RD.
SAN ANTONIO, TEXAS

BOUNDARY / TOPOGRAPHIC SURVEY
LOT 17 BLOCK 58 LIVE OAK VILLAGE UNIT
17-B BEARX COUNTY, TEXAS

ISSUE

TO _____ DATE _____
CLIENT 05/05/25

LAND SURVEY \ CIVIL

CHECK: MC
DRAWN: LW
JOB: U25-00034

SUR-1

SHEET 1 OF 1

N:\2025\U25-00034_6000 GRISSOM RD, SAN ANTONIO, TX 78238 (LEON CREEKS)\DWG\N2025U25-00034_6000 GRISSOM RD_SAN ANTONIO\TX 78238_LEON CREEKS-CONTOURS.DWG

METES AND BOUNDS DESCRIBED HERE AS FOLLOWS:

TRACT ONE (LEASED COMPOUND)

BEING 0.230 ACRES TRACT OUT OF LOT #4, LEON VALLEY RANCHES, IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS,
ACCORDING TO PLAT THEREOF RECORDED IN VOL. 2575, PAGE(S) 228, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAVE AND EXCEPT THAT
PORTION CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 3629, PAGE 147, DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.T.).

BEGINNING AT A FOUND 1/2" IRON PIPE BEING THE EAST CORNER OF THE HEREIN DESCRIBED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
THENCE S31°33'43"W A DISTANCE OF 96.59' TO A SET 5/8" IR BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N58°08'02"W A DISTANCE OF 103.53' TO A POINT BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N31°33'43"E A DISTANCE OF 96.59' TO A POINT BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S58°08'02"W A DISTANCE OF 103.53' TO THE POINT OF BEGINNING, AND BEING 0.230 ACRES MORE OR LESS.

TRACT TWO (FENCED AREA)

BEING 0.057 ACRES TRACT OUT OF LOT #4, LEON VALLEY RANCHES, IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS,
ACCORDING TO PLAT THEREOF RECORDED IN VOL. 2575, PAGE(S) 228, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAVE AND EXCEPT THAT
PORTION CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 3629, PAGE 147, DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.T.).

BEGINNING AT A POINT BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A FOUND 1/2" IRON PIPE
BEARS N81°49'59"E AND A DISTANCE OF 35.76' AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
THENCE S31°33'43"W A DISTANCE OF 50.0' AND BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N58°08'02"W A DISTANCE OF 50.0' TO A POINT BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N31°33'43"E A DISTANCE OF 50.0' TO A POINT BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S58°08'02"W A DISTANCE OF 50.0' TO THE POINT OF BEGINNING, AND BEING 0.057 ACRES MORE OR LESS.

TRACT THREE (ACCESS EASEMENT)

BEING 0.124 ACRES TRACT OUT OF LOT #4, LEON VALLEY RANCHES, IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS,
ACCORDING TO PLAT THEREOF RECORDED IN VOL. 2575, PAGE(S) 228, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAVE AND EXCEPT THAT
PORTION CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 3629, PAGE 147, DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.T.).

BEGINNING AT A POINT BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
THENCE S31°33'43"W A DISTANCE OF 15.0' AND BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N58°26'17"W A DISTANCE OF 125.3' TO A POINT BEING AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N60°51'31"W A DISTANCE OF 101.0' TO A POINT BEING AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S87°21'10"W A DISTANCE OF 62.92' TO A POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N58°08'03"W A DISTANCE OF 81.88' TO A POINT BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N31°33'43"E A DISTANCE OF 15.0' TO A POINT BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N58°08'03"W A DISTANCE OF 81.88' TO A POINT BEING AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S87°21'10"W A DISTANCE OF 62.92' TO A POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N60°51'31"W A DISTANCE OF 101.0' TO A POINT BEING AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S58°26'17"W A DISTANCE OF 125.3' TO THE POINT OF BEGINNING, AND BEING 0.124 ACRES MORE OR LESS.

ABBREVIATIONS &
SYMBOLS LEGEND

LONGITUDE	LONG	FOUND AS DESCRIBED	O
DOCUMENT	DOC	IRON PIPE	IP
POINT OF BEGINNING	POB	IRON ROD	IR
PAGE	PG	OFFICIAL PUBLIC RECORDS	OPRBC
VOLUME	VOL	BEXAR COUNTY, TEXAS	
LATITUDE	LAT	ELEVATION	ELEV
TREE		BARBED WIRE FENCE	
		WATER METER	
		SIGN	

BEING LOT #4, LEON VALLEY RANCHES, IN THE CITY OF LEON VALLEY,
BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN
VOL. 2575, PAGE(S) 228, DEED AND PLAT RECORDS OF BEXAR COUNTY,
TEXAS; SAVE AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF
TEXAS AS RECORDED IN VOLUME 3629, PAGE 147, DEED RECORDS OF
BEXAR COUNTY, TEXAS (D.R.B.C.T.).

TITLE SURVEY OF:

6000 GRISSOM
ROAD

SAN ANTONIO,
TEXAS

BEXAR COUNTY

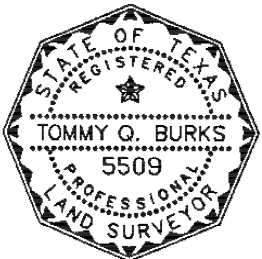
LAND SURVEYING TBPLS REG NO. 5509
10210 GROGANS MILL ROAD, SUITE 130
THE WOODLANDS, TX 77380
T: 224.928.1208
WTENGINEERING.COM

SURVEYOR'S CERTIFICATE

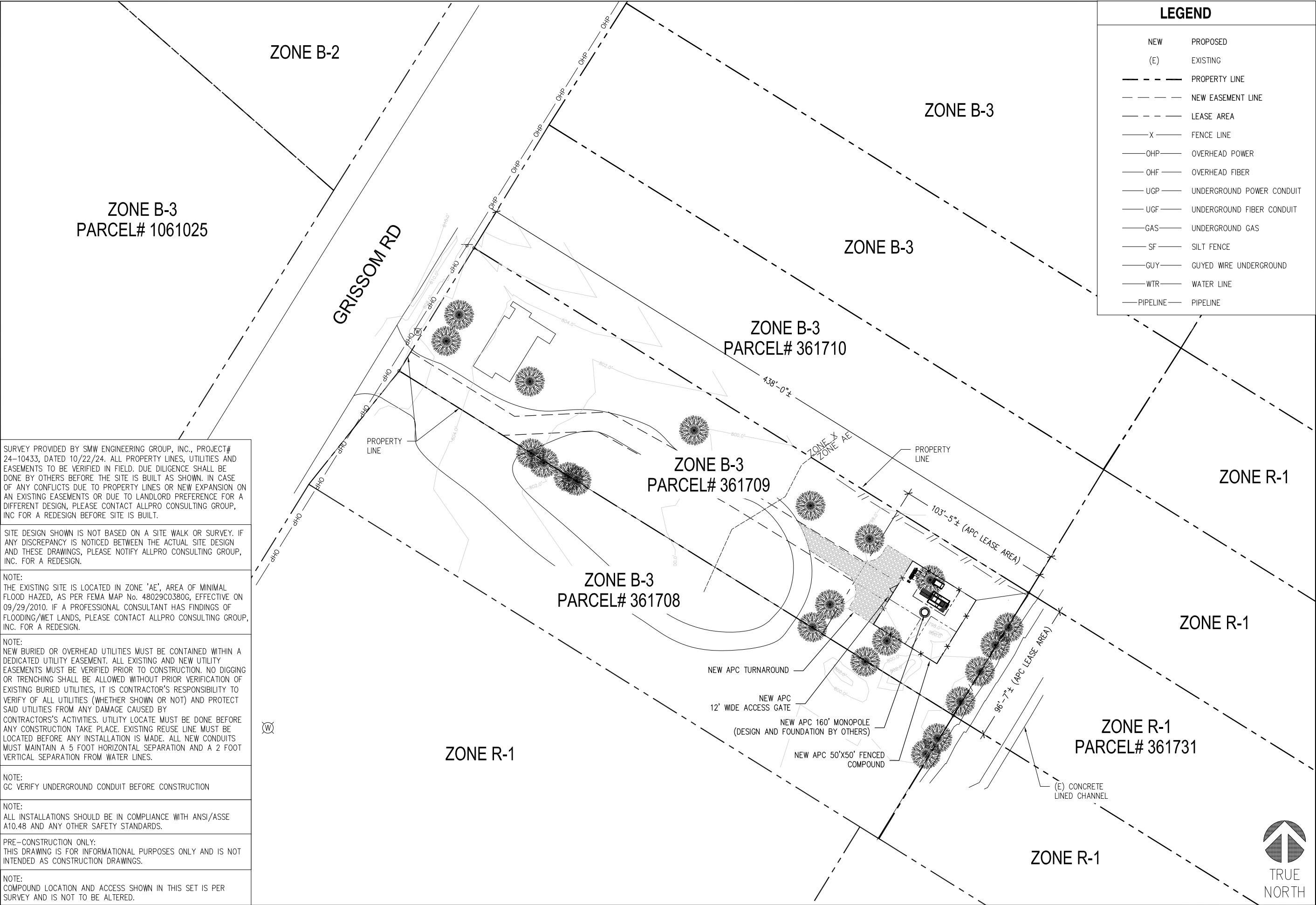
I, TOMMY Q. BURKS, A REGISTERED
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CERTIFY THAT THIS PLAT REPRESENTS AN
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UNDER MY DIRECT SUPERVISION ON XXX,
AND SUBSTANTIALLY COMPLIES WITH THE
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Tommy Q. Burks
TOMMY Q. BURKS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5509

DATE SIGNED APRIL 24, 2025



N:\2025\U25-00034_6000 GRISSOM RD, SAN ANTONIO, TX 78238 (LEON CREEKS)\DWG\N2025U25-00034_6000 GRISSOM RD_SAN ANTONIO\TX 78238_LEON CREEKS-CONTOURS.DWG



SURVEY PROVIDED BY SMW ENGINEERING GROUP, INC., PROJECT# 24-10433, DATED 10/22/24. ALL PROPERTY LINES, UTILITIES AND EASEMENTS TO BE VERIFIED IN FIELD. DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE THE SITE IS BUILT AS SHOWN. IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES OR NEW EXPANSION ON AN EXISTING EASEMENTS OR DUE TO LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.

SITE DESIGN SHOWN IS NOT BASED ON A SITE WALK OR SURVEY. IF ANY DISCREPANCY IS NOTICED BETWEEN THE ACTUAL SITE DESIGN AND THESE DRAWINGS, PLEASE NOTIFY ALLPRO CONSULTING GROUP, INC. FOR A REDESIGN.

NOTE:
THE EXISTING SITE IS LOCATED IN ZONE 'AE', AREA OF MINIMAL FLOOD HAZED, AS PER FEMA MAP No. 48029C0380G, EFFECTIVE ON 09/29/2010. IF A PROFESSIONAL CONSULTANT HAS FINDINGS OF FLOODING/WET LANDS, PLEASE CONTACT ALLPRO CONSULTING GROUP, INC. FOR A REDESIGN.

NOTE:
NEW BURIED OR OVERHEAD UTILITIES MUST BE CONTAINED WITHIN A DEDICATED UTILITY EASEMENT. ALL EXISTING AND NEW UTILITY EASEMENTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. NO DIGGING OR TRENCHING SHALL BE ALLOWED WITHOUT PRIOR VERIFICATION OF EXISTING BURIED UTILITIES, IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES. UTILITY LOCATE MUST BE DONE BEFORE ANY CONSTRUCTION TAKE PLACE. EXISTING REUSE LINE MUST BE LOCATED BEFORE ANY INSTALLATION IS MADE. ALL NEW CONDUITS MUST MAINTAIN A 5 FOOT HORIZONTAL SEPARATION AND A 2 FOOT VERTICAL SEPARATION FROM WATER LINES.

NOTE:
GC VERIFY UNDERGROUND CONDUIT BEFORE CONSTRUCTION

NOTE:
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.

PRE-CONSTRUCTION ONLY:
THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS CONSTRUCTION DRAWINGS.

NOTE:
COMPOUND LOCATION AND ACCESS SHOWN IN THIS SET IS PER SURVEY AND IS NOT TO BE ALTERED.

LEGEND	
NEW	PROPOSED
(E)	EXISTING
---	PROPERTY LINE
- - -	NEW EASEMENT LINE
- - -	LEASE AREA
-X-	FENCE LINE
-OHP-	OVERHEAD POWER
-OHF-	OVERHEAD FIBER
-UGP-	UNDERGROUND POWER CONDUIT
-UGF-	UNDERGROUND FIBER CONDUIT
-GAS-	UNDERGROUND GAS
-SF-	SILT FENCE
-GUY-	GUYED WIRE UNDERGROUND
-WTR-	WATER LINE
-PIPELINE-	PIPELINE

600 HIDDEN RIDGE
IRVING, TX 75038

8601 SIX FORKS RD.
SUITE 250
RALEIGH, NC 27615

ACGI NO: 25-0729

DRAWN BY: WZ

CHECKED BY: CZ

REVISIONS			
NO	DATE	DESCRIPTION	BY
0	04/14/25	ZONING DRAWING	WZ

9221 LYNDON B JOHNSON FWY
SUITE 204, DALLAS, TX 75243
PHONE: 972-231-8893
FAX: 866-364-8375
WWW.ALLPROCGI.COM
FIRM NO. F-8242

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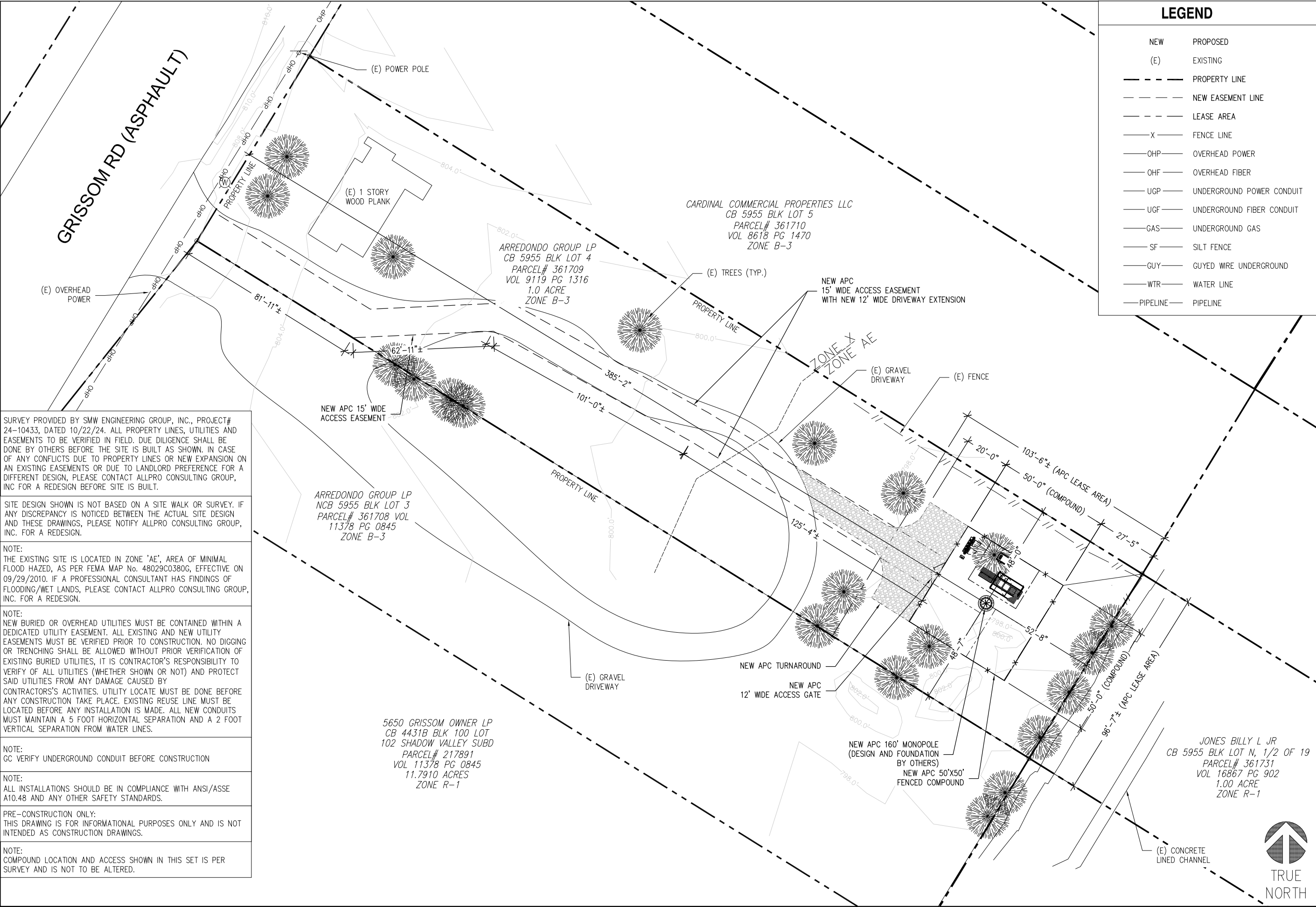
6004 GRISSOM RD
SAN ANTONIO, TX 78238
BEXAR COUNTY

29.488°, -98.622139°

SHEET TITLE
OVERALL
ZONING MAP

SHEET NUMBER
Z-1

OVERALL SITE PLAN



SURVEY PROVIDED BY SMW ENGINEERING GROUP, INC., PROJECT# 24-10433, DATED 10/22/24. ALL PROPERTY LINES, UTILITIES AND EASEMENTS TO BE VERIFIED IN FIELD. DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE THE SITE IS BUILT AS SHOWN. IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES OR NEW EXPANSION ON AN EXISTING EASEMENTS OR DUE TO LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.

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OVERALL SITE PLAN

LEGEND	
NEW	PROPOSED
(E)	EXISTING
---	PROPERTY LINE
---	NEW EASEMENT LINE
---	LEASE AREA
—X—	FENCE LINE
—OHP—	OVERHEAD POWER
—OHF—	OVERHEAD FIBER
—UGP—	UNDERGROUND POWER CONDUIT
—UGF—	UNDERGROUND FIBER CONDUIT
—GAS—	UNDERGROUND GAS
—SF—	SILT FENCE
—GUY—	GUYED WIRE UNDERGROUND
—WTR—	WATER LINE
—PIPELINE—	PIPELINE

600 HIDDEN RIDGE
IRVING, TX 75038

8601 SIX FORKS RD.
SUITE 250
RALEIGH, NC 27615

ACGI NO: 25-0729

DRAWN BY: WZ

CHECKED BY: CZ

REVISIONS			
NO	DATE	DESCRIPTION	BY
0	04/14/25	ZONING DRAWING	WZ

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6004 GRISSOM RD
SAN ANTONIO, TX 78238
BEXAR COUNTY
29.488°, -98.622139°

SHEET TITLE
OVERALL
SITE PLAN

SHEET NUMBER
Z-1A

LEGEND	
NEW	PROPOSED
(E)	EXISTING
— — — — —	PROPERTY LINE
— — — — —	NEW EASEMENT LINE
— — — — —	LEASE AREA
— X —	FENCE LINE
— OHP —	OVERHEAD POWER
— OHF —	OVERHEAD FIBER
— UGP —	UNDERGROUND POWER CONDUIT
— UGF —	UNDERGROUND FIBER CONDUIT
— GAS —	UNDERGROUND GAS
— SF —	SILT FENCE
— GUY —	GUYED WIRE UNDERGROUND
— WTR —	WATER LINE
— PIPELINE —	PIPELINE

(E) EXISTING

— — — NEW EASEMENT LINE

— — — LEASE AREA

—X— FENCE LINE

—OHP— OVERHEAD POWER

- OHF ——— OVERHEAD FIBER

- UGP ——— UNDERGROUND POWER CONDUIT

- UGF ——— UNDERGROUND FIBER CONDUIT

-GAS—— UNDERGROUND GAS

— SF ——— SILT FENCE

-GUY—— GUYED WIRE UNDERGROUND

-WTR- WATER LINE

PIPELINE — PIPELINE

NEW APC 12' WIDE GRAVEL
ACCESS DRIVEWAY

SURVEY PROVIDED BY SMW ENGINEERING GROUP, INC., PROJECT# 24-10433, DATED 10/22/24. ALL PROPERTY LINES, UTILITIES AND EASEMENTS TO BE VERIFIED IN FIELD. DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE THE SITE IS BUILT AS SHOWN. IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES OR NEW EXPANSION ON AN EXISTING EASEMENTS OR DUE TO LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.

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NOTE:
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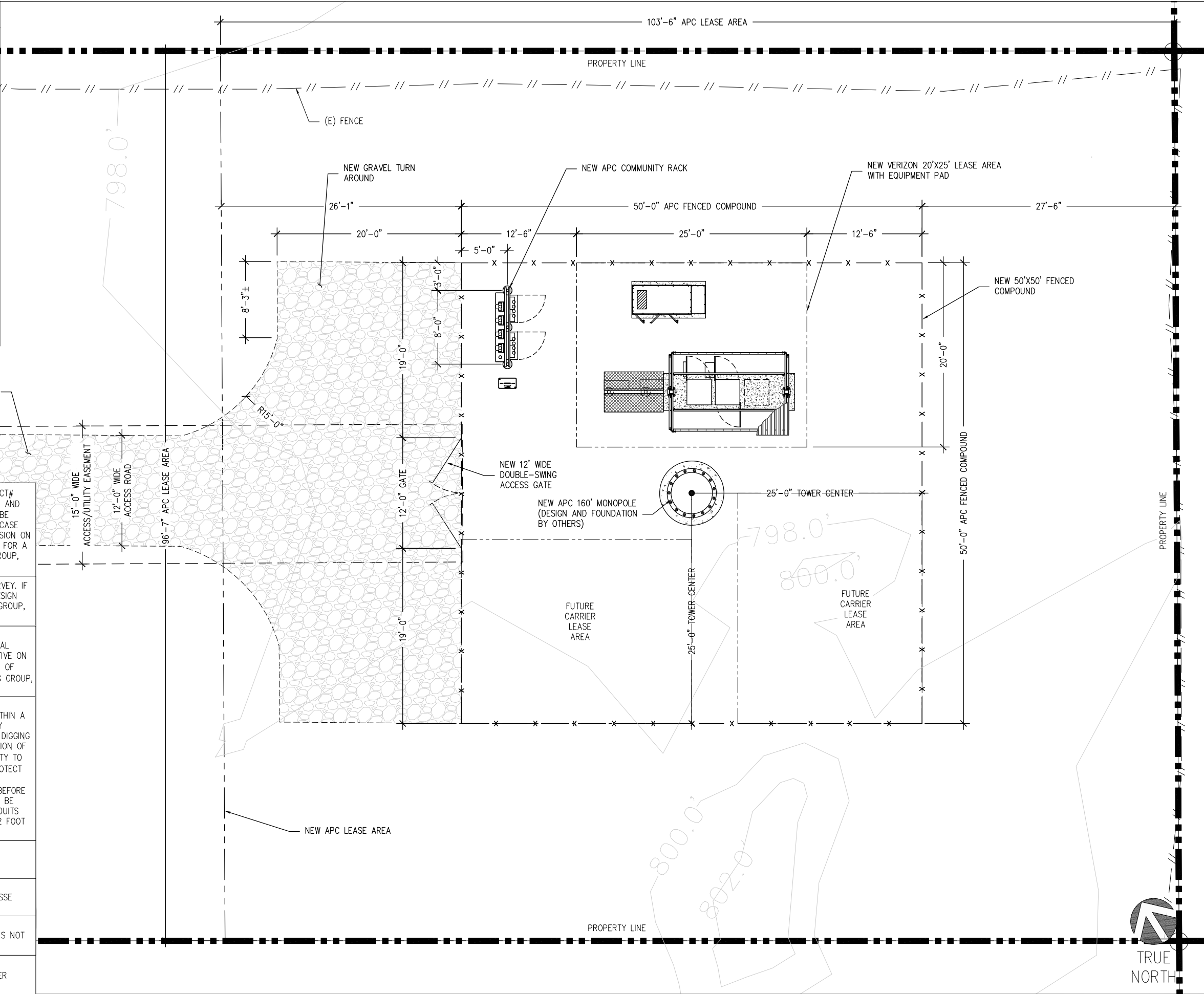
NOTE:
GC VERIFY UNDERGROUND CONDUIT BEFORE CONSTRUCTION

NOTE:
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE
A10.48 AND ANY OTHER SAFETY STANDARDS.

PRE-CONSTRUCTION ONLY:
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NOTE:
COMPOUND LOCATION AND ACCESS SHOWN IN THIS SET IS PER
SURVEY AND IS NOT TO BE ALTERED.

COMPOUND PLAN



600 HIDDEN RIDGE
IRVING, TX 75038

8601 SIX FORKS RD
SUITE 250
RALEIGH, NC 27615

ACGI NO: 25-0729

DRAWN BY: WZ

CHECKED BY: CZ

REVISIONS			
NO	DATE	DESCRIPTION	BY
0	04/14/25	ZONING DRAWING	WZ

9221 LYNDON B JOHNSON FWY
SUITE 204, DALLAS, TX 75243
PHONE: 972-231-8893
FAX: 866-364-8375
WWW.ALLPROCGI.COM
FIRM NO. F-8242

ZONING
PRELIMINARY

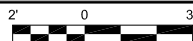
5000203022
TX-1115 LEON CREEK

6004 GRISSOM RD
SAN ANTONIO, TX 78238
BEXAR COUNTY

SHEET TITLE
ENLARGED
SITE PLAN

SHEET NUMBER

Z-2



SCALE: $3/8" = 1'-0"$ (24x36)
(OR) $3/16" = 1'-0"$ (11x17)

TOWER DESIGN
IS PENDING BY OTHERS

STRUCTURAL ANALYSIS NOTE:
AN ANALYSIS OF THE TOWER OR STRUCTURE
IS PENDING BY OTHERS

MOUNT ANALYSIS NOTE (PMI REQUIREMENTS):
IS PENDING BY OTHERS

NO EQUIPMENT TO BE INSTALLED ON THE MOUNT WITHOUT
THE APPROVAL OF A STRUCTURAL ENGINEER.

NOTE:
PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD
VERIFIED BY GENERAL CONTRACTOR PRIOR TO
CONSTRUCTION TO AVOID ANY INTERFERENCE OR
SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR
SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING
FIELD VERIFICATION. PLEASE CONTACT ALLPRO CONSULTING
GROUP INC. FOR DESIGN REVISION PRIOR TO ANY NEW
ANTENNA INSTALLATION.

NOTE:
ELEVATION PLAN IS MEANT TO DEPICT TOWER HEIGHT AND
IS NOT TO BE USED FOR CONSTRUCTION. FOR
CONSTRUCTION SEE TOWER DRAWINGS AND/OR STRUCTURAL
ANALYSES PREPARED BY OTHERS

NOTE:
CLIMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD
OR GEAR ON TO ANTENNAS, RADIOS, ALL TYPES OF MOUNTS,
ETC. UNLESS APPROVED BY THE ORIGINAL DESIGN ENGINEER.
THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR
TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE
VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.

NOTE:
THE LATEST ANTENNA DESIGN IS TO BE REFERENCED
PRIOR TO TOWER WORK TO VERIFY THE LATEST EQUIPMENT
IS ACCOUNTED FOR.

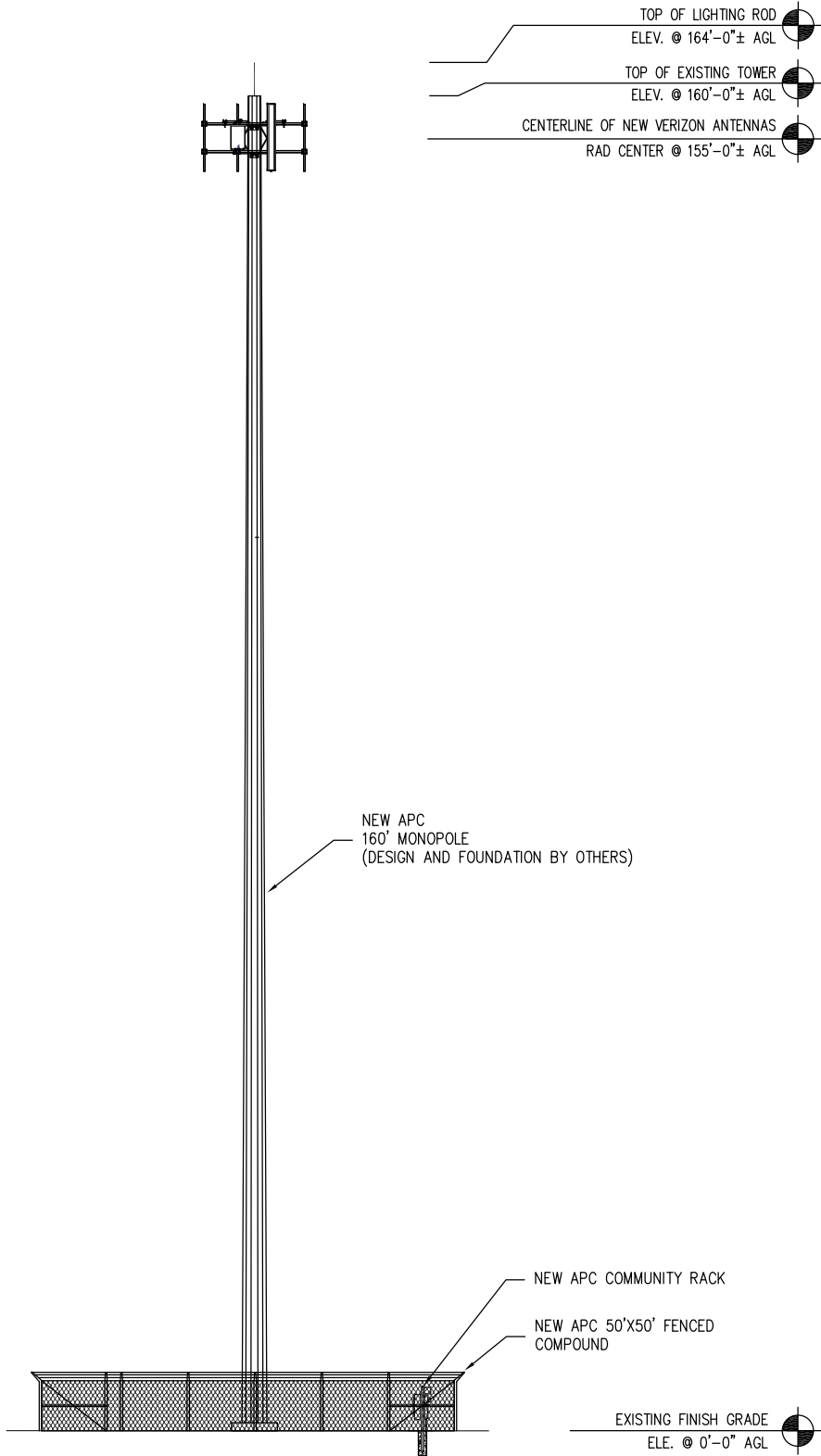
NOTE:
PLATFORM/ MOUNT DRAWING FOR REFERENCE ONLY.
MOUNT ANALYSIS BY OTHERS. NO NEW ANTENNAS OR
EQUIPMENT LOADS TO BE INSTALLED ON THE MOUNT
WITHOUT THE APPROVAL OF STRUCTURAL ENGINEER.

NOTE:
PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS,
TOWER AND TOWER FOUNDATION MUST BE ANALYZED BY A
LICENSED STRUCTURAL ENGINEER TO VERIFY TOWER IS
CAPABLE OF SUPPORTING THE NEW LOADS. REFER TO
STRUCTURAL ANALYSIS BY OTHERS.

NOTE:
MOUNT TO BE PROVIDED BY TOWER MANUFACTURER CM TO
VERIFY

NOTES:
1. VERIFY AZIMUTHS WITH RFDS
2. 2' ANTENNA SEPARATION REQUIRED.
3. CONTRACTOR TO MOVE (E) ANTENNAS TO ENDS OF
PLATFORM AS REQUIRED, WHEN APPLICABLE.
4. ROTATE SECTOR MOUNTS TO MATCH ANTENNA AZIMUTHS AS
NECESSARY

NOTE:
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH
ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.



ELEVATION - LOOKING NORTH

SCALE:
NTS

1

verizon

600 HIDDEN RIDGE
IRVING, TX 75038

APC
Towers

8601 SIX FORKS RD.
SUITE 250
RALEIGH, NC 27615

ACGI NO: 25-0729

DRAWN BY: WZ

CHECKED BY: CZ

REVISIONS			
NO	DATE	DESCRIPTION	BY
0	04/14/25	ZONING DRAWING	WZ

ALLPRO
CONSULTING GROUP, INC.

9221 LYNDON B JOHNSON FWY
SUITE 204, DALLAS, TX 75243
PHONE: 972-231-8893
FAX: 866-364-8375
WWW.ALLPROCGI.COM
FIRM NO. F-8242

ZONING
PRELIMINARY

5000203022
TX-1115 LEON CREEK

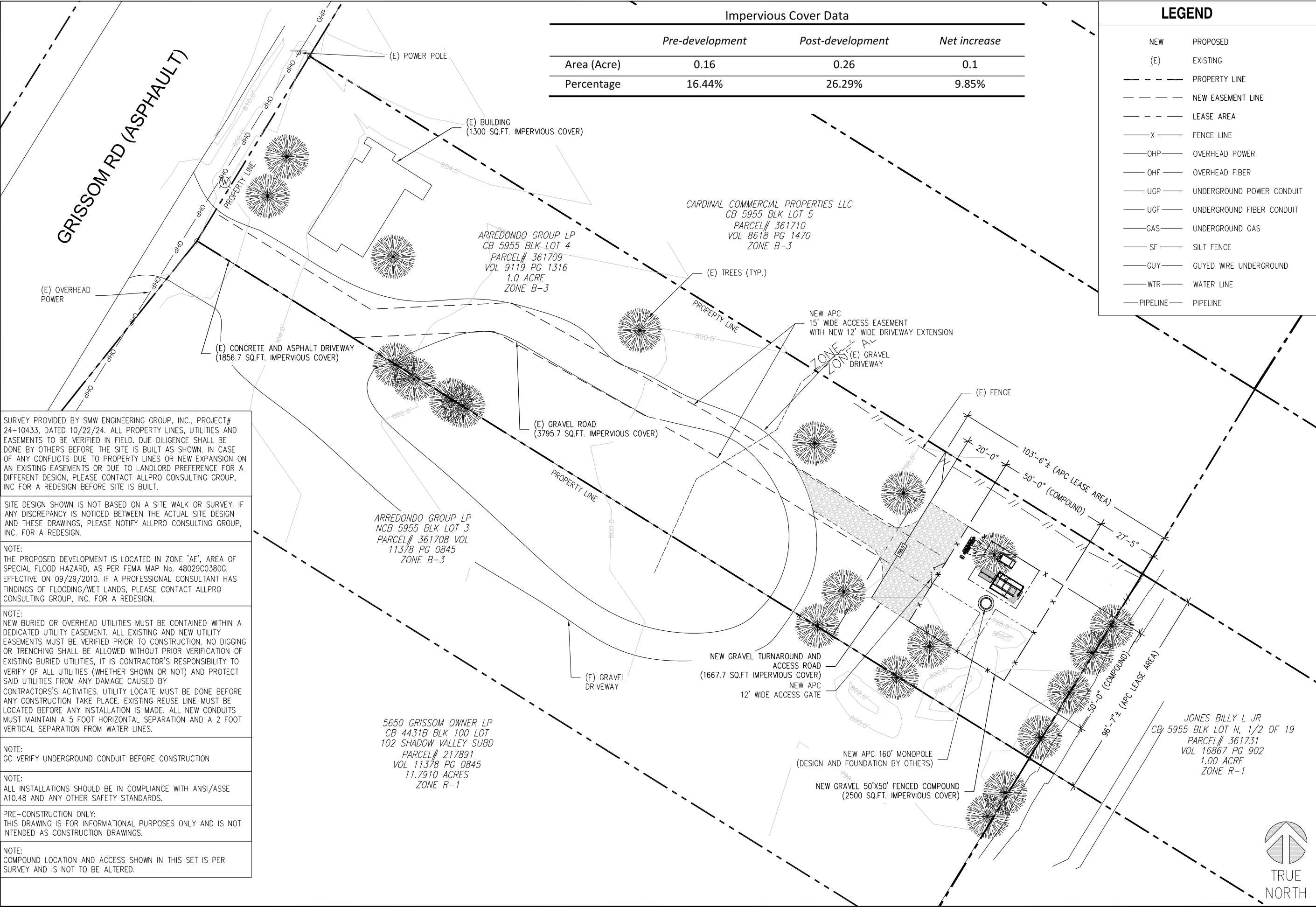
6004 GRISSOM RD
SAN ANTONIO, TX 78238
BEXAR COUNTY
29.488°, -98.622139°

SHEET TITLE

ELEVATION

SHEET NUMBER

Z-4



Impervious Cover Data			
	Pre-development	Post-development	Net increase
Area (Acre)	0.16	0.26	0.1
Percentage	16.44%	26.29%	9.85%

LEGEND	
NEW	PROPOSED
(E)	EXISTING
---	PROPERTY LINE
---	NEW EASEMENT LINE
---	LEASE AREA
X	FENCE LINE
OHP	OVERHEAD POWER
OHF	OVERHEAD FIBER
UGP	UNDERGROUND POWER CONDUIT
UGF	UNDERGROUND FIBER CONDUIT
GAS	UNDERGROUND GAS
SF	SILT FENCE
GUY	GUYED WIRE UNDERGROUND
WTR	WATER LINE
PIPELINE	PIPELINE

SURVEY PROVIDED BY SMW ENGINEERING GROUP, INC., PROJECT# 24-10433, DATED 10/22/24. ALL PROPERTY LINES, UTILITIES AND EASEMENTS TO BE VERIFIED IN FIELD. DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE THE SITE IS BUILT AS SHOWN. IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES OR NEW EXPANSION ON AN EXISTING EASEMENTS OR DUE TO LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.

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600 HIDDEN RIDGE
IRVING, TX 75038

8601 SIX FORKS RD.
SUITE 250
RALEIGH, NC 27615

ACGI NO: 25-2385

DRAWN BY: YZ

CHECKED BY: CZ

REVISIONS			
NO	DATE	DESCRIPTION	BY
0	04/30/25	DRAINAGE EXHIBIT	YZ

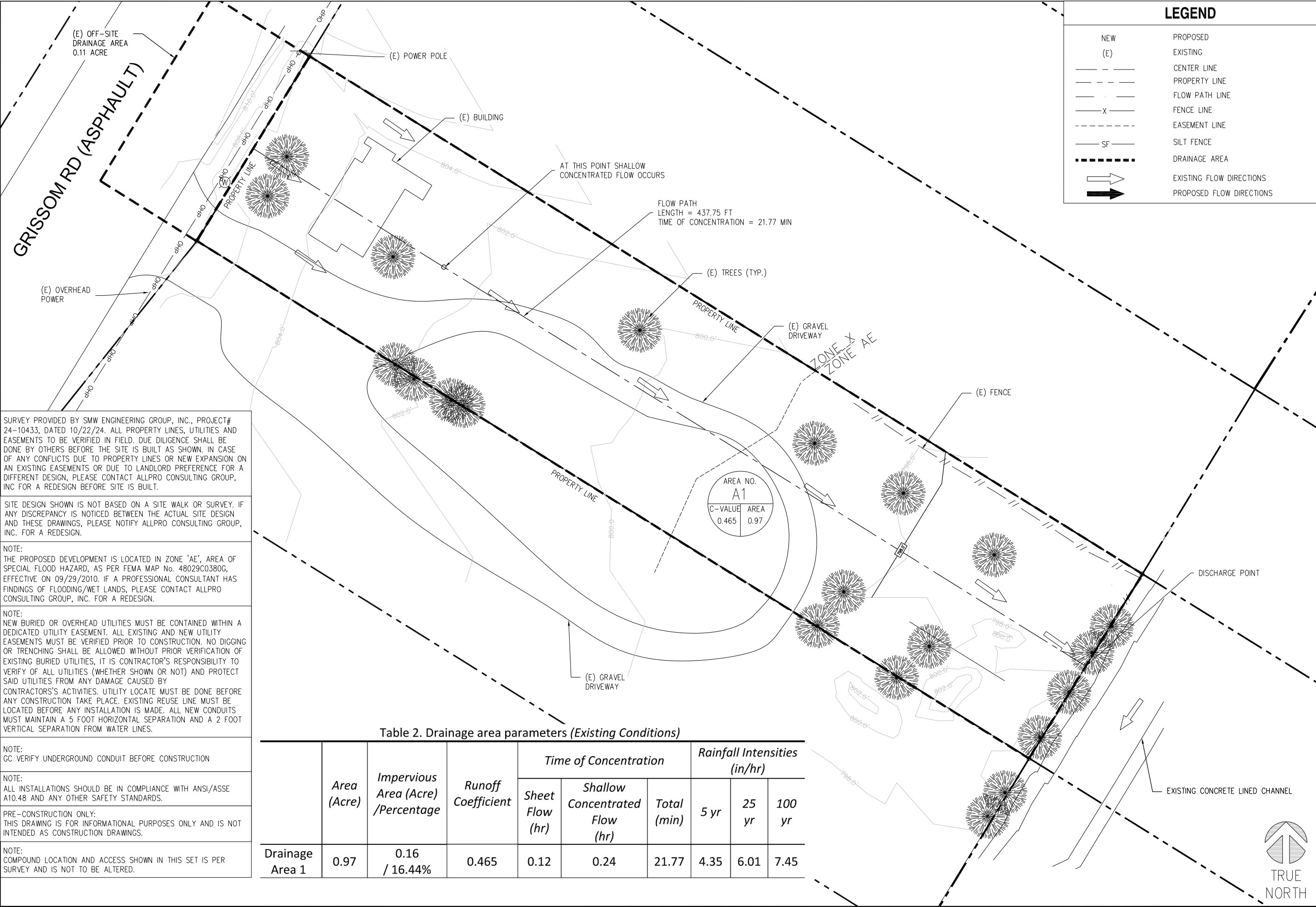
9221 LYNDON B JOHNSON FWY
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PHONE: 972-231-8893
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WWW.ALLPROCG.COM
FIRM NO. F-8242

5000203022
TX-1115 LEON CREEK

6000 GRISSOM RD
SAN ANTONIO, TX 78238
BEXAR COUNTY
29.488°, -98.622139°

SHEET TITLE
IMPERVIOUS COVER
EXHIBIT

SHEET NUMBER
C-3A



600 HIDDEN RIDGE
IRVING, TX 75038

8601 SIX FORKS RD.
SUITE 250
RALEIGH, NC 27615

ACGI NO: 25-2385

DRAWN BY: YZ

CHECKED BY: CZ

REVISIONS			
NO	DATE	DESCRIPTION	BY
0	04/30/25	DRAINAGE EXHIBIT	YZ

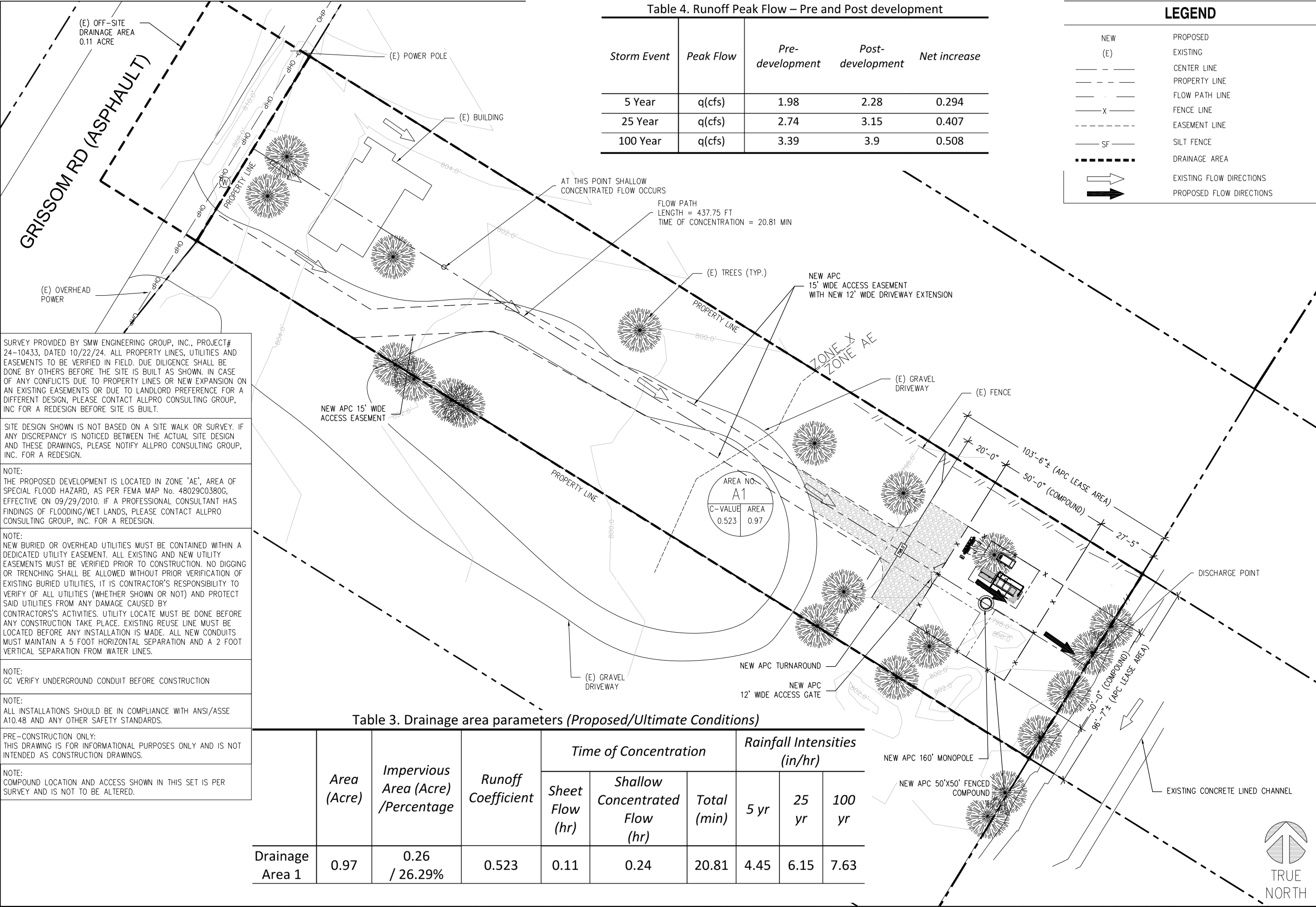
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5000203022
TX-1115 LEON CREEK

6000 GRISSOM RD
SAN ANTONIO, TX 78238
BEXAR COUNTY
29.488°, -98.622139°

SHEET TITLE
EXISTING DRAINAGE
PLAN

SHEET NUMBER
C-3B



SURVEY PROVIDED BY SMW ENGINEERING GROUP, INC., PROJECT# 24-10433, DATED 10/22/24. ALL PROPERTY LINES, UTILITIES AND EASEMENTS TO BE VERIFIED IN FIELD. DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE THE SITE IS BUILT AS SHOWN. IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES OR NEW EXPANSION ON AN EXISTING EASEMENTS OR DUE TO LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.

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600 HIDDEN RIDGE
IRVING, TX 75038

8601 SIX FORKS RD.
SUITE 250
RALEIGH, NC 27615

ACGI NO: 25-2385

DRAWN BY: YZ

CHECKED BY: CZ

REVISIONS			
NO	DATE	DESCRIPTION	BY
0	04/30/25	DRAINAGE EXHIBIT	YZ

9221 LYNDON B JOHNSON FWY
SUITE 204, DALLAS, TX 75243
PHONE: 972-231-8893
FAX: 866-364-8375
WWW.ALLPROCGI.COM
FIRM NO. F-8242

5000203022
TX-1115 LEON CREEK

6000 GRISSOM RD
SAN ANTONIO, TX 78238
BEXAR COUNTY
29.488°, -98.622139°

SHEET TITLE
PROPOSED/ULTIMATE
DRAINAGE PLAN

SHEET NUMBER
C-3C

LEGEND	
NEW	PROPOSED
(E)	EXISTING
— — — — —	PROPERTY LINE
— — — — —	NEW EASEMENT LINE
— — — — —	LEASE AREA
— X —	FENCE LINE
— OHP —	OVERHEAD POWER
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— PIPELINE —	PIPELINE

(E) EXISTING

— — — PROPERTY LINE

— — — NEW EASEMENT LINE

— — — LEASE AREA

—X—— FENCE LINE

-OHP—— OVERHEAD POWER

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ACCESS DRIVEWAY

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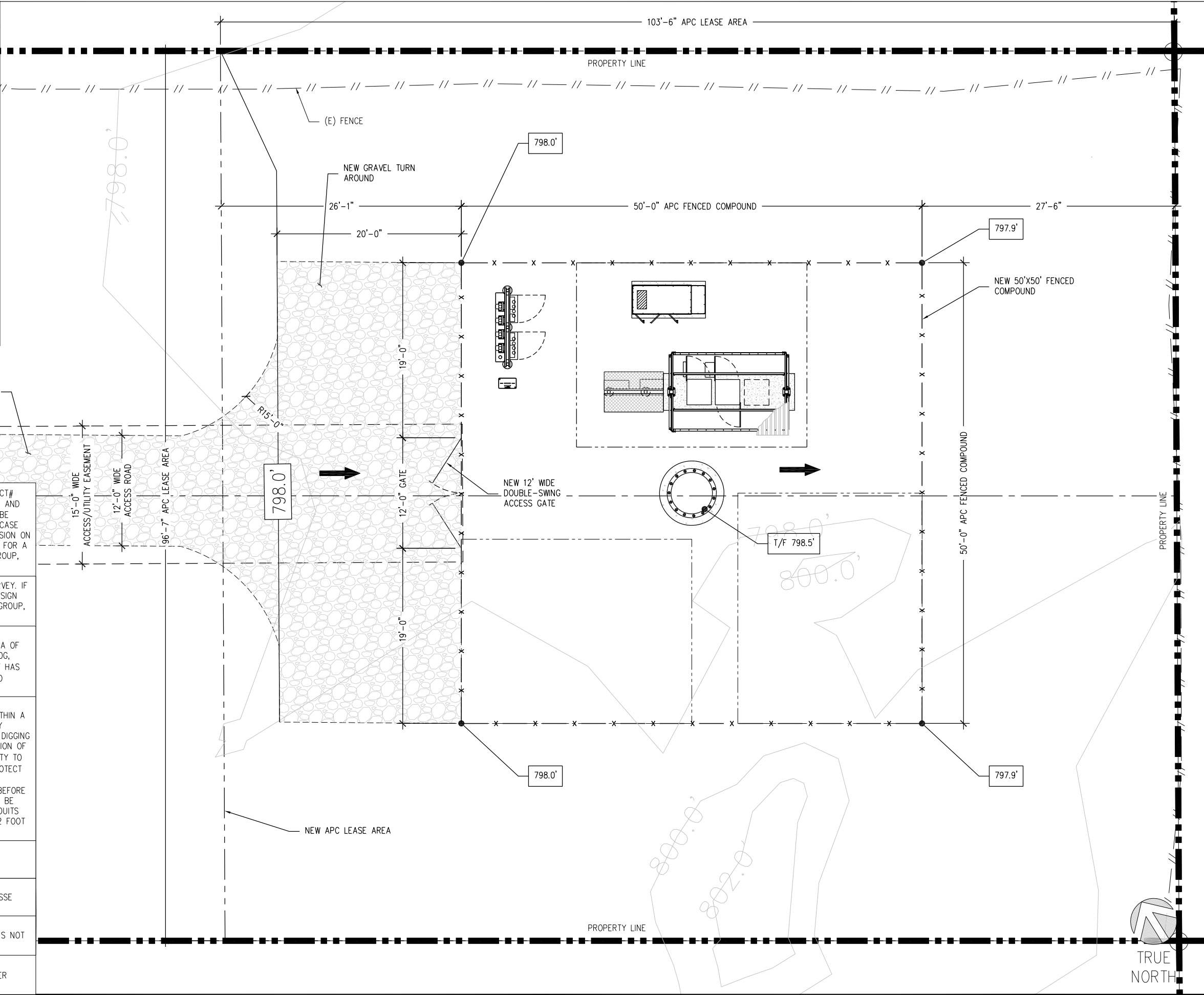
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GRADING PLAN



SCALE: $\frac{3}{8}'' = 1'-0''$ (24x36)
(OR) $\frac{3}{16}'' = 1'-0''$ (11x17)

1



600 HIDDEN RIDGE
IRVING, TX 75038



8601 SIX FORKS RD.
SUITE 250
RALEIGH, NC 27615

ACGI NO: 25-2385

DRAWN BY: YZ

CHECKED BY: CZ

REVISIONS

NO	DATE	DESCRIPTION	BY
0	04/30/25	DRAINAGE EXHIBIT	YZ



ALLPRO
CONSULTING GROUP, INC.

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5000203022
TX-1115 LEON CREEK

6000 GRISSOM RD
SAN ANTONIO, TX 78238
BEXAR COUNTY

SHEET TITLE

GRADING PLAN

SHEET NUMBER

C-3D