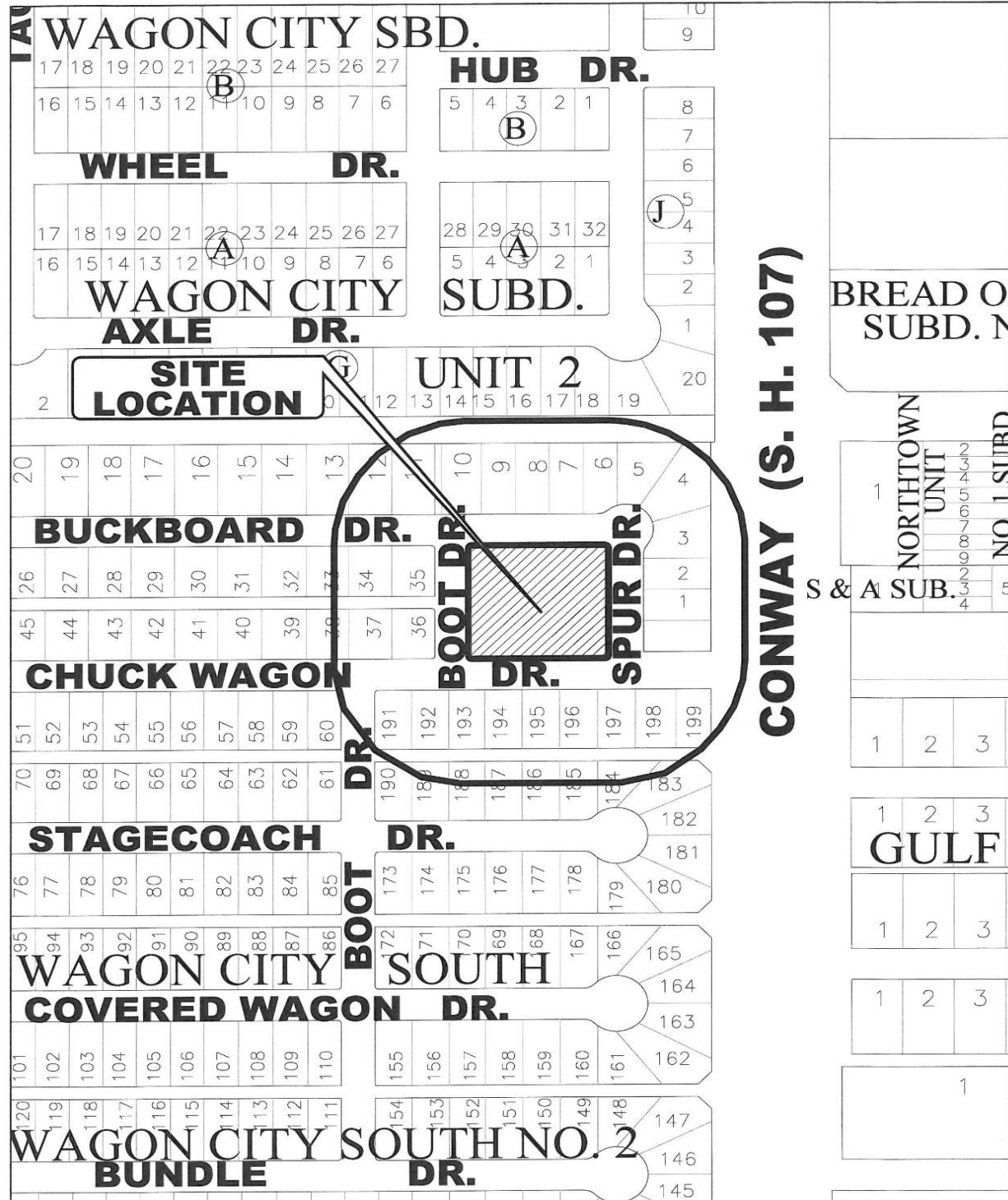


VICINITY MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

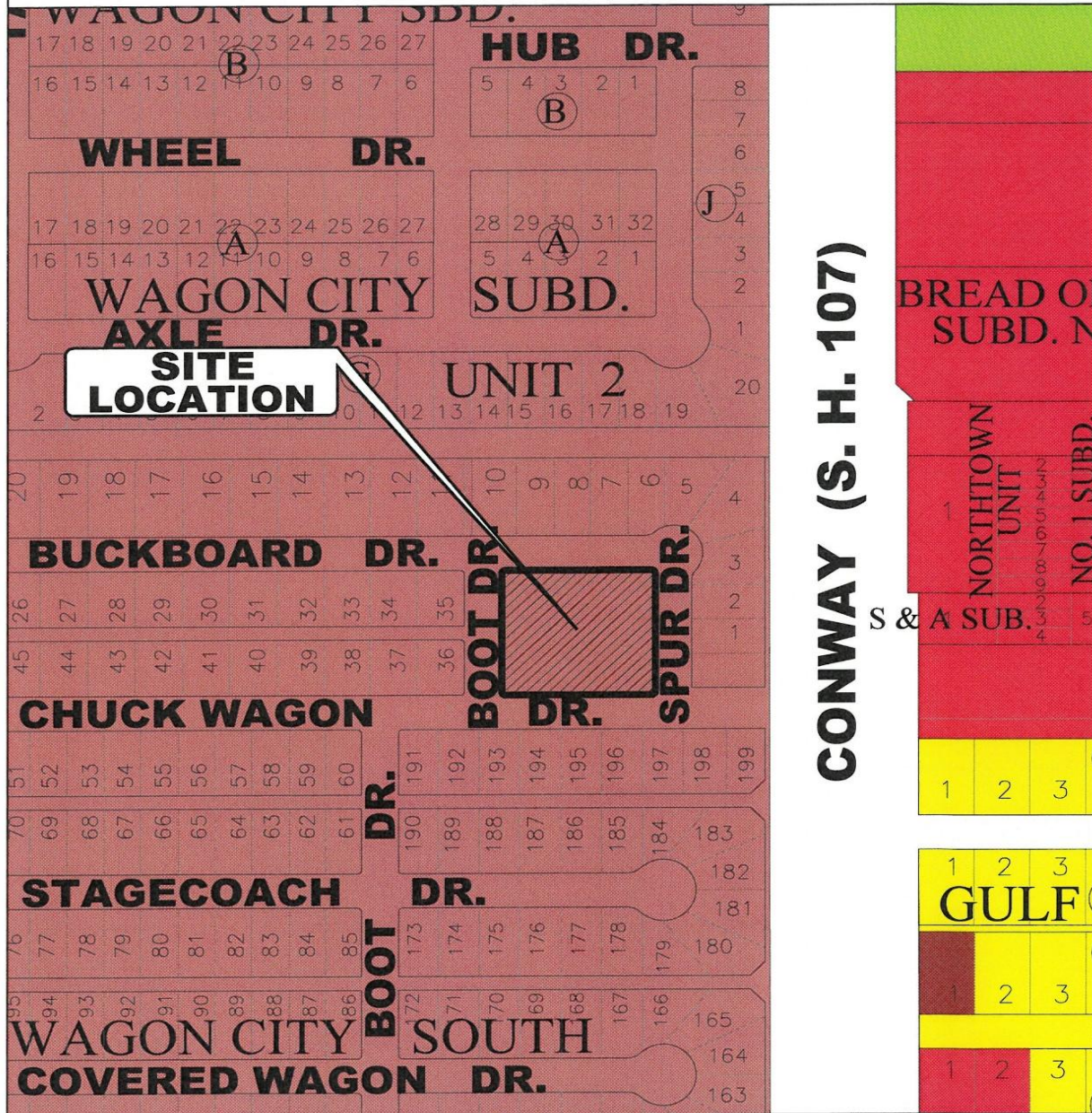
PH: (956) 580-8672
FAX: (956) 580-8680

No.

AERIAL MAP



ZONING MAP



CONWAY (S. H. 107)

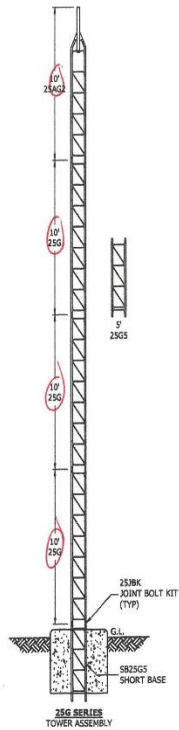
ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

ATTACHMENTS (PICTURES)



ATTACHMENTS



40' - 25SS040 BILL OF MATERIALS			
ITEM	QTY	P/N	DESCRIPTION
1	1	25AG2	SECTION 9.75' TOP
2	3	25G	SECTION 10' STD TOWER
3	1	SB25G5	SHORT BASE ASSY 5'

35' - 25SS035 BILL OF MATERIALS			
ITEM	QTY	P/N	DESCRIPTION
1	1	25AG2	SECTION 9.75' TOP
2	1	25G5	SECTION 4.92' 25G KIT
3	2	25G	SECTION 10' STD TOWER
4	1	S825G5	SHORT BASE ASSY 5'

30' - 258030 BILL OF MATERIALS			
ITEM	QTY	P/N	DESCRIPTION
1	1	23AG2	SECTION 9.75' TOP
2	2	25G	SECTION 10' STD TOWER
3	1	SB25G5	SHORT BASE ASSY 5'

20' - 255G020 BILL OF MATERIALS			
ITEM	QTY	P/N	DESCRIPTION
1	1	25AG2	SECTION 9.75' TOP
2	1	25G	SECTION 10' STD TOWER
3	1	SB25G5	SHORT BASE ASSY 5'

10' - 25SS010 BILL OF MATERIALS			
ITEM	QTY	P/N	DESCRIPTION
1	1	25AG2	SECTION 9.75' TOP
2	1	S825G5	SHORT BASE ASSY 5'



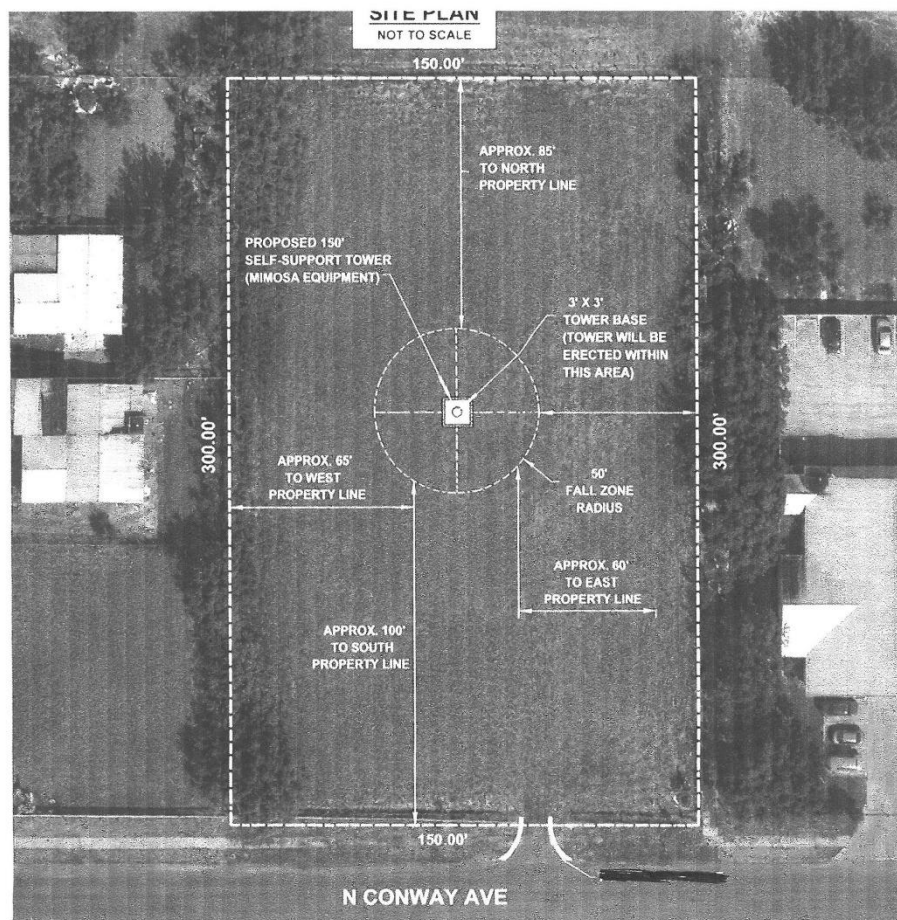
GENERAL NOTES

- THE SUITABILITY OF THE TABULATED TOWER DESIGN CRITERIA FOR A SPECIFIC APPLICATION MUST BE VERIFIED PRIOR TO INSTALLATION AS THE FOLLOWING INFORMATION DOES NOT SPECIFIC DATA AND THE INTENDED USE OF THE STRUCTURE.
- ALL USERS ARE SOLELY RESPONSIBLE FOR THE INSTALLATION, USE, MAINTENANCE, INSPECTION, REPAIR, REPLACEMENT ASSESSMENTS AND OTHER WORK TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE INDUSTRY, LOCAL, STATE AND FEDERAL REQUIREMENTS.
- THE FOLLOWING MATERIAL SPECIFICATIONS APPLY TO THE TOWER DESIGN:
- LEG SIZE: 3" x 1/4" x 156# 50 KSI MINIMUM YIELD STRENGTH
TUBES: 3" x 1/4" x 156# 50 KSI MINIMUM YIELD STRENGTH
STRUCTURAL STEEL: 50 KSI MINIMUM YIELD STRENGTH
FASTENERS: 120 KSI MINIMUM TENSILE STRENGTH
GALVANIZED WITH A1Z15
4. TOWER FABRICATION SHALL BE BY KOHN PRODUCTS, LLC, CERTIFIED ASSE FABRICATOR.
5. THE TOWER DESIGN ASSUMES INSTALLATION ON A PROPERLY DRAINED LEVEL SITE. THE TOWER DESIGN MAY REQUIRE MODIFICATIONS FOR INSTALLATIONS ON SITES WITH A SLOPING GRADE OR FOR TOWERS SUPPORTED ON NON-LEVEL SURFACES. THE TOWER INSTALLATION ON NON-LEVEL SURFACES MUST BE DETERMINED AND PERFORMED BY THE PURCHASER BASED ON THE LOCATION AND USE OF THE STRUCTURE.
6. MAINTENANCE AND INSPECTION REQUIREMENTS FOR THE STRUCTURE FOR CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH ANSI/ASSE 10.1 CRITERIA FOR CONSTRUCTION AND MAINTENANCE OF TOWER STRUCTURES, MODIFICATION AND MAINTENANCE OF COMMUNICATION STRUCTURES AND ALL APPLICABLE INDUSTRY, LOCAL, STATE AND FEDERAL REQUIREMENTS.
7. ALL RIGGING, SAFETY EQUIPMENT AND TEMPORARY SUPPORTS REQUIRED FOR CONSTRUCTION AND MAINTENANCE SHALL BE PROVIDED BY THE PURCHASER. THE TOWER SHALL BE ERECTED, RIGGED, UNRIGGED, MAINTAINED, MODIFIED BASED ON THE MEANS AND METHODS CHOSEN BY THE CONTRACTOR.
8. ALL CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER.
9. FIELD CONNECTIONS SHALL BE BOLTED, NO FIELD WELDING SHALL BE ALLOWED.
10. ALL OTHERWISE SPECIFIED BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION WITH A NUT-LOCKING DEVICE WITH NO MINIMUM INSTALLED BOLT TENSION OR TORQUE VALUES REQUIRED. ALL BOLTS SHALL BE INSPECTED TO SUPPORT THE CONDITIONS INCLUDING SAFETY CLIMB SYSTEMS, SHALL BE INSPECTED PRIOR TO EACH USE.
11. PURCHASER SHALL VERIFY THAT THE INSTALLATION IS IN COMPLIANCE WITH ALL APPLICABLE INDUSTRY, LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR GROUNDING AND OBSTRUCTION MARKING.
12. MAINTENANCE AND CONDITION ASSESSMENTS SHALL BE PERFORMED AFTER THE LIFE OF THE STRUCTURE.
13. ACTIONS MUST BE DESIGNED TO SUPPORT THE CONDITIONS EXISTING AT THE SITE.

FILE NO.				
REVISONS				
REV	DESCRIPTION	DWN	CHK	APP
1	ADDED BILL OF MATERIALS	JMY	JEM	ST
DATE: 10/04/2023				

			
PO BOX 5999 PEORIA, IL 61651-5999 TOLL FREE 800-727-ROCK			
THIS DRAWING IS THE PROPERTY OF ROCK. IT IS NOT TO BE REPRODUCED, COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT OUR WRITTEN CONSENT.			
25G SERIES TOWER ASSEMBLY 10'-77"			
DWN:	JHY	CHKD:	JDM
DATE:		01/09/2013	
ENGR:	HA	SHEET #:	1 OF 1
PRL ENGR:	JPK	PRL MNGR:	
DRAWING NO:		REV:	
25GSS		1	

ATTACHMENTS



LEGEND	
	PROPERTY LINE
	PROPOSED TOWER LOCATION
	SETBACK DIMENSION

SITE INFORMATION

ADDRESS: 2707
N Conway Ave, Mission, TX 78572

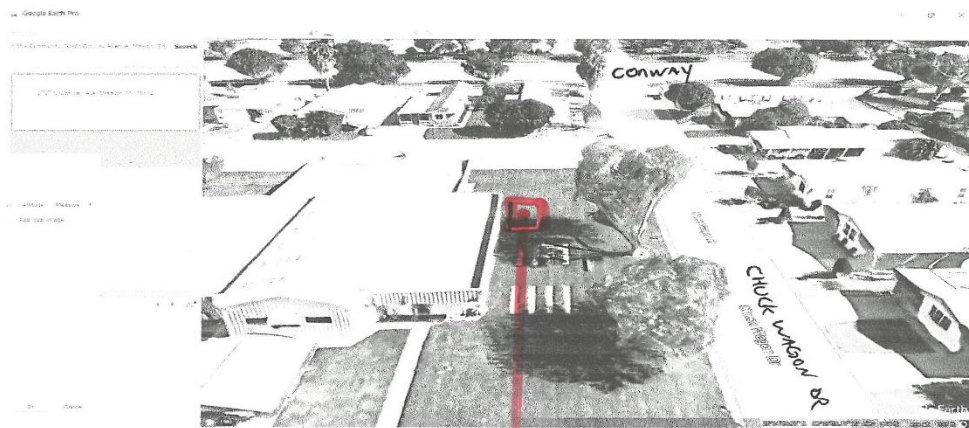
PARCEL ID:
320050-0000-0000

LOT SIZE:
150' x 300' (0.99 Acres)

ZONING:
(VERIFY WITH CITY OF MISSION)

PROPOSED USE:
Wireless Communications Tower and Broadband Internet Service

- NOTES**
1. Tower to be self-support structure with Mimosa wireless equipment.
 2. Final tower design and height subject to engineering and FAA approval.
 3. All setbacks and fall zone to comply with City of Mission requirements.



3ft x 3ft concrete slab
for 40ft Tower

ATTACHMENTS



Wagon City South
2707 N Conway Ave,
Mission, TX 78574

Wagon City South RV Park, represented by Juan Cantu current park President, is requesting approval of a Conditional Use Permit to allow the installation of a wireless communications tower and broadband internet facility on the property located 2707 N Conway Ave, Mission, TX 78574

The purpose of the proposed facility is to improve broadband internet access, communications reliability, and wireless service coverage for all residents at Wagon City South Rv Park. The proposed tower and related equipment will support expanded internet infrastructure and help provide reliable connectivity for the RV park community.

The proposed use is compatible with the property and is intended to enhance available technology and communications services within the area while complying with applicable city regulations, engineering standards, and FCC/FAA requirements.

Respectfully,

Wagon City South Rv Park

Park President 956-250-9437

Juan Cantu

SUBDIVISION PLAT

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NO.	DATA	RAISE	TANGENT	LENGTH
1	WAGON	1.00	1.00	1.41
2	WAGON	1.00	1.00	1.41
3	WAGON	1.00	1.00	1.41
4	WAGON	1.00	1.00	1.41
5	WAGON	1.00	1.00	1.41
6	WAGON	1.00	1.00	1.41
7	WAGON	1.00	1.00	1.41
8	WAGON	1.00	1.00	1.41
9	WAGON	1.00	1.00	1.41
10	WAGON	1.00	1.00	1.41

NOTE: Minimum clear opening for the restricted width sign is 10' above ground level.

MAP OF PHASE 1 & PHASE 2 WAGON CITY SOUTH MISSION, TEXAS

THIS IS A SUBDIVISION OF THE WEST 1/4 OF THE

SECTION 10, T1N 10S, R10E, S10E, DEED 100,000

MISSION COUNTY, TEXAS

PREPARED BY: J. L. WATSON, Surveyor, at Mission, Texas

PLATTED WITH EXCEPTION OF LOTS 102 THROUGH 104, RESERVE.

PLATTED BY: J. L. WATSON, Surveyor, at Mission, Texas

DATE: 10-10-50

APPROVED
FOR RECORD
BY THE
COUNTY CLERK
OF MISSION COUNTY, TEXAS
DATE: 10-10-50

NOTED
10-10-50

APPROVED FOR RECORD

DATE: 10-10-50

BY: J. L. WATSON, Surveyor, at Mission, Texas

DATE: 10-10-50

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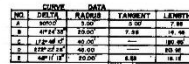
BY: J. L. WATSON, Surveyor, at Mission, Texas

DATE: 10-10-50

BY: J. L. WATSON, Surveyor, at Mission, Texas

DATE: 10-10-50

VOL. 21 PAGE 131



APPROVED
FOR RELEASE BY
NATIONAL SECURITY AGENCY
DATE 10-28-80

APPROVED FOR RECORDING
COMMISSIONERS
THE BOARD OF OCT 30
SANTOS MARIANA, C. J. CHS
Phong

This plan is hereby approved by the Biddeford County Water Council and Improvement District No. 14, subject to the condition that no investigation from said district is desired in the individual town or said investigation provisions shall be made for appropriate measures for non installation of necessary facilities to meet let from the closest water district to Council necessary facilities.

ATTEST: R.C. Morris

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
320059	ROSALES ROSENDO & GLORIA M	PO BOX 1421	MISSION	TX	78573-0024
320247	GONZALEZ MINERVA	2707 N CONWAY AVE UT 698	MISSION	TX	78574
320239	RAZO ARMANDO & GUADALUPE	2707 N CONWAY AVE UNIT 690	MISSION	TX	78572
320087	NOREUIL STEPHEN A & PATRICIA A	23128 BROADWAY RD	MORTON	IL	61550-9634
320238	HAYES GLORIA Y	2707 N CONWAY AVE	MISSION	TX	78574-2100
320083	SOLIS GUADALUPE & SAN JUANA	2707 N CONWAY AVE UNIT 534	MISSION	TX	78574
320061	CULLEN JAMES A & PAMELA F	202 YODER BLVD	AVON LAKE	OH	44012
320064	WADE MARILYN & DANNIE	2707 N CONWAY AVE UNIT 513	MISSION	TX	78574-2135
320234	GARZA RICARDO & OFIRA N	2707 N CONWAY AVE UNIT 685	MISSION	TX	78574-2142
320244	SOLIZ ARTURO & MARIA ELENA SOLIS	2707 N CONWAY AVE UNIT 695	MISSION	TX	78574-2142
320245	GONZALEZ-GARZA OTILIA	2707 N CONWAY AVE BOX 696	MISSION	TX	78574-2142
320109	CANTU LEOVIGILDO C	2707 N CONWAY AVE NO 560	MISSION	TX	78574-2137
320242	NOBERT RICHARD & DOROTHY	3008 W 45TH ST	MISSION	TX	78574
320085	SILLER JOSE EDILIO & LUZ MARIE	2707 N CONWAY UNIT 536	MISSION	TX	78574-2136
320233	PENA JUDITH ANN & MARIA NELLY SOTO TELLES	104 STAGE COACH DR	MISSION	TX	78574
320086	EDSALL MARK & RUTH EDSALL	2707 N CONWAY UNIT 537	MISSION	TX	78574-2136
320240	ESPARZA JUANITA L	2707 NORTH CONWAY AVE UT 691	MISSION	TX	78574
320084	WILLIAMS DONALD J	2707 N CONWAY AVE UNIT 535	MISSION	TX	78574-2136
320053	REYES OTONIEL & SANDY	2707 N CONWAY AVE NO 502	MISSION	TX	78572
320055	GORDON DONALD C & MARILYN B	2707 N CONWAY AVE UNIT 504	MISSION	TX	78574-2135
320237	MILLS DONALD & GLORIA	2707 N CONWAY UNIT 688	MISSION	TX	78574-2142
320051	BARRERA RICARDO	1802 MARIGOLD ST	MISSION	TX	78572-3153
320052	NETHERTON SHIRLEY ANN & LESLIE MARGARET	2701 N CONWAY AVE LOT 501	MISSION	TX	78574
320054	MENA FEDERICO VASQUEZ	2808 SPUR DR	MISSION	TX	78574
320082	SMITH DEAN R & DEBRA GILBERTSON	2707 N CONWAY AVE UNIT 533	MISSION	TX	78574
320060	WHITZEL DALE J	2707 N CONWAY AVE UNIT 509	MISSION	TX	78574-2135
320246	KUPFERER JOHN & BETH	2707 N CONWAY AVE BOX 697	MISSION	TX	78574
320231	5508 GULF LLC	101 W WHITEWING AVE	MCALLEN	TX	78501
320248	PALOMO JULIA	4801 N MINNESOTA	MISSION	TX	78574-1304
320241	LOPEZ NOE & BRENDA	2707 N CONWAY AVE 692	MISSION	TX	78574-2142
320236	KLEIN MICHAEL J	2707 N CONWAY AVE #687	MISSION	TX	78574
320235	RAYMER RONALD D & ARRENA M	2707 N CONWAY AVE UNIT 686	MISSION	TX	78574-2142
320243	STOY GEORGE T & MARY A	2707 N CONWAY AVE UNIT 694	MISSION	TX	78574-2142
320063	GONZALEZ MIRELLA & JORGE	2707 N CONWAY AVE UT 512	MISSION	TX	78574
320062	CHRISTOPHERSON LYNN B	PO BOX 152	HOWARD	SD	57349-0152
0					
320058	GARZA OLIVIA	2707 N CONWAY AVE UNIT 507	MISSION	TX	78574-2135
320056	WHITZEL DALE J	2707 N CONWAY AVE UNIT 509	MISSION	TX	78574-2135
320057	WILLEMS GORDON L & CONNIE F	2707 N CONWAY NO 506	MISSION	TX	78574-2135
320050	WAGON CITY SOUTH INC	2707 N CONWAY AVE UNIT 647	MISSION	TX	78574-2140