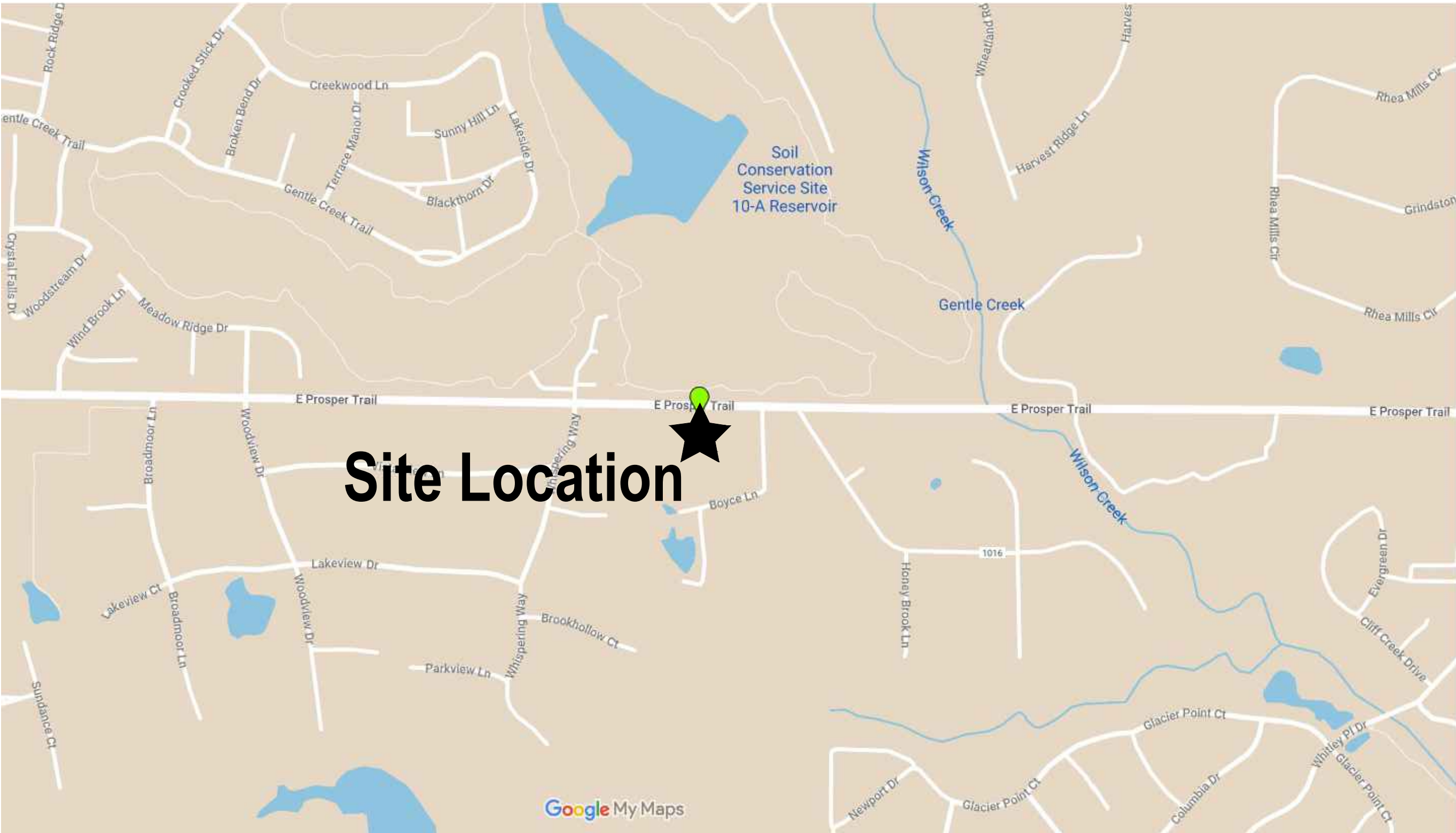




VICINITY MAP



ENLARGED MAP



PROJECT  
105'-0" TOWER  
NEW STEALTH TELECOMMUNICATION STRUCTURE

**verizon**  
SITE NAME: WHISPERING FARMS  
VZW FUZE ID #: 16942148  
VZW SITE ID #: 617290751

SITE ADDRESS  
1010 PRIVATE ROAD 5569  
APN: 2846021  
PROSPER, TX 75078  
COLLIN COUNTY  
33.247500°, -96.752083°

LEGAL DESCRIPTION

WHISPERING FARMS EQUESTRIAN CENTER  
BEING LOT 1, BLOCK A, WHISPERING FARMS EQUESTRIAN CENTER  
ADDITION, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN  
VOLUME 2021 PAGE 626, UNDER FILE NUMBER 20211028010003870  
OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND BEING THE  
26.508-ACRE TRACT OWNED BY  
BOILERMARKER ROCKHILL, LLC AS RECORDED UNDER COLLIN COUNTY  
CLERK'S FILE NUMBER 20210302000400650 OF THE DEED RECORDS  
OF COLLIN COUNTY, TEXAS.

SCOPE OF WORK:  
NEW CELLULAR COMMUNICATIONS SITE  
WITH 105' HIGH STEALTH WATER CELLULAR TOWER

- NEW 50'x50' CELL SITE COMPOUND
- NEW 8' HIGH SCREEN WALL
- NEW ELECTRIC AND FIBER SERVICE TO SITE
- NEW COMMUNITY RACK FOR POWER/TELCO DEMARCS
- NEW 105' HIGH STEALTH WATER TOWER
- NEW VERIZON WIRELESS EQUIPMENT

CAD/CORPORAL

☐ APPROVED ☐ DENIED

STAFF \_\_\_\_\_  
Date Initials

P&Z \_\_\_\_\_  
Date Initials

NEIGHBORHOOD # \_\_\_\_\_

See the Staff Approval Letter or P&Z Result Memo for any conditions associated with the approval of this project.

PROJECT SUMMARY

SITE INFORMATION

JURISDICTION: TOWN OF PROSPER  
OCCUPANCY: UNMANNED  
ZONE: AGRICULTURE  
CONSTRUCTION TYPE: NEW CELL SITE STEALTH TOWER  
COORDINATES: 33.247561°, -96.752081°  
ELEVATION: 703.9' A.M.S.L.

PROPERTY OWNER

BOILERMARKER ROCKHILL, LLC  
1010 PRIVATE ROAD 5569  
PROSPER, TX 75078

APPLICANT

ANTHEMNET, INC.  
5944 LUTHER LANE SUITE 725  
DALLAS, TX 75225  
CONTACT: MAX CUMMINS  
PHONE: 512-539-7151

SURVEYOR

3D DESIGN & ENGINEERING, INC.  
CONTACT: HELENE F. LECANET, PHD, R.P.L.S.  
PHONE: 832-510-9621

ENGINEER CONSULTANT

ALLPRO CONSULTING GROUP, INC.  
9221 LYNDON B. JOHNSON FWY, SUITE 204  
DALLAS, TEXAS 75243  
OFFICE: (972) 231-8893  
FAX: (866) 364-8375  
CONTACT: SHIQIANG ZHANG, P.E.



TEXAS ONE CALL

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

THESE DRAWINGS ARE SCALED FOR 24"x36" SHEET

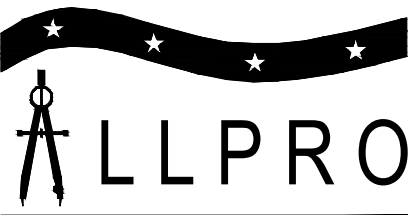


ACG# 23-1237

DRAWN BY: CG

CHECKED BY: SZ

0	9/22/22	ISSUE FOR ZONING REVIEW
1	11/18/22	REVISED PER CITY COMMENTS
2	02/07/23	REVISED PER CITY COMMENTS
3	05/23/23	REVISED PER CITY COMMENTS



CONSULTING GROUP, INC.  
9221 LYNDON B JOHNSON FWY  
Suite 204, Dallas, TX 75243  
Phone: 972-231-8893  
Fax: 866-364-8375  
www.allprocg.com  
registration no. 8242

FOR ZONING  
REVIEW ONLY

EXHIBIT

ZONE-22-0001

'WHISPERING FARMS'

105'-0" TOWER  
NEW STEALTH  
TELECOMMUNICATION  
STRUCTURE

OWNER  
BOILERMARKER ROCKHILL, LLC

LEGAL DESCRIPTION  
WHISPERING FARMS  
EQUESTRIAN CENTER ADDITION  
LOT 1, BLOCK A  
FN 20211028010003870  
(CALLED 26.508 AC)  
ABSTRACT No. 359  
TOWN OF PROSPER  
COLLIN COUNTY, TX

ADDRESS  
1010 PRIVATE ROAD 5569  
PROSPER, TX 75078

SHEET TITLE

COVER PAGE

SHEET NUMBER

T-1





**ANTHEMNET, INC.**  
 5944 LUTHER LANE  
 SUITE 725  
 DALLAS, TX 75225  
 PHONE: 512-539-7151

---

SURVEY PREPARED BY:



**3DD&E**

**3D DESIGN & ENGINEERING INC.**  
**DEPARTMENT OF SURVEYING**  
 21502 E WINTER VIOLET CT  
 CYPRESS, TX. 77433  
 PHONE: 832-510-9621  
 www.3ddne.com  
 INFO@3DDNE.COM  
 TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY
3	2-3-23	LEASE RELOCATION	PM
4	5-20-23	LANDSCAPE BOUNDARY	PM

EXHIBIT A - SITE EXHIBIT AND DESCRIPTION

ANTHEMNET - TEXAS AREA  
 WHISPERING FARMS

3310 E PROSPER TRAIL  
 PROSPER, TX 75078



*Helene F. Lecoanet*

**HELENE F. LECOANET, RPLS**  
**TEXAS REGISTRATION NO. 6567**

DRAWN BY:	PDM
CHECKED BY:	HL
DATE:	5/22/2023

SHEET 1 OF 2

SURVEY NOT VALID  
WITHOUT ALL SHEETS

LESSEE'S PROPOSED 50'X50' PREMISES DESCRIPTION:

BEING A LESSEE'S PROPOSED 50'X50' PREMISES CONTAINING 0.0574 ACRES (2,500.00 SQUARE FEET) OF LAND LOCATED IN THE SPENCER GRAHAM SURVEY, ABSTRACT NO. 359, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF A TRACT OF LAND OWNED BY BOILERMAKER ROCKHILL, LLC AS RECORDED IN FILE NUMBER 20210302000400650 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART WHISPERING FARMS EQUESTRIAN CENTER ADDITION, LOT 1, BLOCK A, AS RECORDED IN VOLUME 2021, PAGE 626 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, SAID 0.0574-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND 1/2" IRON ROD, BEING AN INTERIOR WESTERLY CORNER OF SAID LOT 1, BLOCK A, AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,502,805.57 (E), Y=7,140,976.71 (N);

THENCE NORTH 01 DEGREES 08 MINUTES 29 SECONDS EAST, 285.99 FEET TO THE POINT OF BEGINNING AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,502,803.27 (E), Y=7,141,262.67 (N);

THENCE SOUH 89 DEGREES 49 MINUTES 44 SECONDS EAST, 50.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 27 MINUTES 42 SECONDS EAST, 50.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 49 MINUTES 44 SECONDS WEST, 50.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 27 MINUTES 42 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0574 ACRES (2,500.00 SQUARE FEET) OF LAND.

LESSEE'S PROPOSED 25'X50' ACCESS, UTILITY & FIBER EASEMENT DESCRIPTION:

BEING A LESSEE'S PROPOSED 25'X50' ACCESS, UTILITY & FIBER EASEMENT CONTAINING 0.0287 ACRES (1,250.00 SQUARE FEET) OF LAND LOCATED IN THE SPENCER GRAHAM SURVEY, ABSTRACT NO. 359, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF A TRACT OF LAND OWNED BY BOILERMAKER ROCKHILL, LLC AS RECORDED IN FILE NUMBER 20210302000400650 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART WHISPERING FARMS EQUESTRIAN CENTER ADDITION, LOT 1, BLOCK A, AS RECORDED IN VOLUME 2021, PAGE 626 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, SAID 0.0287-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND 1/2" IRON ROD, BEING AN INTERIOR WESTERLY CORNER OF SAID LOT 1, BLOCK A, AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,502,805.57 (E), Y=7,140,976.71 (N);

THENCE NORTH 01 DEGREES 08 MINUTES 29 SECONDS EAST, 285.99 FEET TO THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,502,803.27 (E), Y=7,141,262.67 (N);

THENCE NORTH 00 DEGREES 27 MINUTES 42 SECONDS WEST, 25.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 49 MINUTES 44 SECONDS EAST, 50.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 27 MINUTES 42 SECONDS EAST, 25.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 49 MINUTES 44 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0287 ACRES (1,250.00 SQUARE FEET) OF LAND.

LESSEE'S PROPOSED LANDSCAPE BOUNDARY DESCRIPTION:

BEING A LESSEE'S PROPOSED LANDSCAPE BOUNDARY CONTAINING 0.0236 ACRES (1,030.00 SQUARE FEET) OF LAND LOCATED IN THE SPENCER GRAHAM SURVEY, ABSTRACT NO. 359, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF A TRACT OF LAND OWNED BY BOILERMAKER ROCKHILL, LLC AS RECORDED IN FILE NUMBER 20210302000400650 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART WHISPERING FARMS EQUESTRIAN CENTER ADDITION, LOT 1, BLOCK A, AS RECORDED IN VOLUME 2021, PAGE 626 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, SAID 0.0236-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND 1/2" IRON ROD, BEING AN INTERIOR WESTERLY CORNER OF SAID LOT 1, BLOCK A, AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,502,805.57 (E), Y=7,140,976.71 (N);

THENCE NORTH 01 DEGREES 08 MINUTES 29 SECONDS EAST, 285.99 FEET TO THE POINT OF BEGINNING AND INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,502,803.27 (E), Y=7,141,262.67 (N);

THENCE SOUTH 00 DEGREES 27 MINUTES 42 SECONDS WEST, 50.00 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT ;

THENCE NORTH 89 DEGREES 49 MINUTES 44 SECONDS EAST, 50.00 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT ;

THENCE NORTH 00 DEGREES 27 MINUTES 42 SECONDS EAST, 50.00 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT ;

THENCE NORTH 89 DEGREES 49 MINUTES 44 SECONDS WEST, 18.00 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT ;

THENCE NORTH 00 DEGREES 27 MINUTES 42 SECONDS EAST, 5.00 FEET TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT ;

THENCE SOUTH 89 DEGREES 49 MINUTES 44 SECONDS EAST, 23.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ;

THENCE SOUTH 00 DEGREES 27 MINUTES 42 SECONDS WEST, 60.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ;

THENCE NORTH 89 DEGREES 49 MINUTES 44 SECONDS WEST, 60.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT ;

THENCE NORTH 00 DEGREES 27 MINUTES 42 SECONDS EAST, 60.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT ;

THENCE SOUTH 89 DEGREES 49 MINUTES 44 SECONDS EAST, 23.00 FEET TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT ;

THENCE SOUTH 00 DEGREES 27 MINUTES 42 SECONDS WEST, 5.00 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT ;

THENCE NORTH 89 DEGREES 49 MINUTES 43 SECONDS WEST, 18.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0236 ACRES (1,030.00 SQUARE FEET) OF LAND.

GENERAL NOTES:

- ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDREDTH OF FOOT.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
- PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2-TDC600, DATE OF SURVEY: 06/17/2022).
- BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.
- THIS SURVEY CONTAINS A DRAWING AND A METES & BOUNDS DESCRIPTION FOR A LESSEE'S PROPOSED 50'X50' PREMISES AND A LESSEE'S PROPOSED 25'X50' ACCESS, UTILITY & FIBER EASEMENT THAT WAS PREPARED FOR THE EXCLUSIVE USE OF ANTHEMNET, INC. AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE PREMISES SHOWN HEREON. THE PREMISES AND ASSOCIATED EASEMENT WILL NOT BE MONUMENTED.
- THIS SURVEY WAS BASED ON INFORMATION FOUND IN THE ABTRACTOR CERTIFICATE ISSUED BY TEXAS ABSTRACT SERVICES, CONTROL NO. 23048, DATED JULY 20, 2022.
- NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.
- ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.

- UTILITY EASEMENTS AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 06/17/2022. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY.
- AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 50'X50' PREMISES, THE LESSEE'S PROPOSED 25'X50' ACCESS, UTILITY & FIBER EASEMENT, AND THE LESSEE'S PROPOSED LANDSCAPE BOUNDARY LIED WITHIN AN UNSHADED AREA OF MINIMAL FLOOD HAZARD ZONE X ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48085C0235J, EFFECTIVE 06/02/2009 (TOWN OF PROSPER, TEXAS).
- LESSEE'S PROPOSED PREMISES, LESSEE'S PROPOSED EASEMENT, AND LESSEE'S PROPOSED LANDSCAPE BOUNDARY PLACEMENT ARE PER LAND OWNER, A&E, OR CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.

EASEMENTS:

EASEMENTS HEREON WERE LISTED IN THE ABSTRACTOR CERTIFICATE ISSUED BY TEXAS ABSTRACT SERVICES, CONTROL NO. 23048, DATED JULY 20, 2022:

- ANY AND ALL EASEMENTS AND SET-BACKS AS SHOWN ON THE PLAT OF WHISPERING FARMS EQUESTRIAN CENTER ADDITION, LOT 1, BLOCK A, RECORDED IN VOLUME 2021, PAGE 626 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS. *(ALL EASEMENTS ARE LOCATED WITHIN THE PARENT TRACT, BUT ARE NOT LOCATED WITHIN THE LESSEE'S PROPOSED 50'X50' PREMISES, THE LESSEE'S PROPOSED 25'X50' ACCESS, UTILITY & FIBER EASEMENT, NOR THE LESSEE'S PROPOSED LANDSCAPE BOUNDARY)*
- RIGHT-OF-WAY EASEMENT DATED JANUARY 25, 1946 GRANTED TO DENTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 467, PAGE 388 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. *(THE DEED DOES NOT HAVE SUFFICIENT DATA TO DETERMINE THE EASEMENT LOCATION)*
- FORTY (40) FOOT WIDE PERPETUAL PRIVATE ROAD EASEMENT AND RIGHT-OF-WAY AS SET OUT IN DEED OF EASEMENT WITH COVENANTS DATED APRIL 1, 1981 AS RECORDED IN VOLUME 1374, PAGE 312 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. *(THE EASEMENT IS LOCATED WITHIN THE PARENT TRACT, BUT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 50'X50' PREMISES, THE LESSEE'S PROPOSED 25'X50' ACCESS, UTILITY & FIBER EASEMENT, NOR THE LESSEE'S PROPOSED LANDSCAPE BOUNDARY)*
- ACCESS EASEMENT DATED JANUARY 24, 2006 GRANTED TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN FILE NUMBER 20060324000387290 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. *(THE EASEMENT IS LOCATED WITHIN THE PARENT TRACT, BUT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 50'X50' PREMISES, THE LESSEE'S PROPOSED 25'X50' ACCESS, UTILITY & FIBER EASEMENT, NOR THE LESSEE'S PROPOSED LANDSCAPE BOUNDARY)*
- ACCESS EASEMENT AS SET OUT IN CURRENT OWNERSHIP DEED TO BOILEMAKER ROCKHILL, LLC, DATED MARCH 1, 2021 AS RECORDED IN FILE NUMBER 20210302000499650 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. *(THE EASEMENT IS LOCATED WITHIN THE PARENT TRACT, BUT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 50'X50' PREMISES, THE LESSEE'S PROPOSED 25'X50' ACCESS, UTILITY & FIBER EASEMENT, NOR THE LESSEE'S PROPOSED LANDSCAPE BOUNDARY)*

I HEREBY CERTIFY TO ANTHEMNET THAT THIS SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA, AND ASSOCIATED EASEMENT PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

SURVEY PREPARED FOR:



ANTHEMNET, INC.  
5944 LUTHER LANE  
SUITE 725  
DALLAS, TX 75225  
PHONE: 512-539-7151

SURVEY PREPARED BY:



3D DESIGN & ENGINEERING INC.  
DEPARTMENT OF SURVEYING  
21502 E WINTER VIOLET CT  
CYPRESS, TX. 77433  
PHONE: 832-510-9621  
www.3ddne.com  
INFO@3DDNE.COM  
TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY
3	2-3-23	LEASE RELOCATION	PM
4	5-20-23	LANDSCAPE BOUNDARY	PM

EXHIBIT A - SITE EXHIBIT AND DESCRIPTION

ANTEHMNET - TEXAS AREA  
WHISPERING FARMS  
3310 E PROSPER TRAIL  
PROSPER, TX 75078



HELENE F. LECOANET, RPLS  
TEXAS REGISTRATION NO. 6567

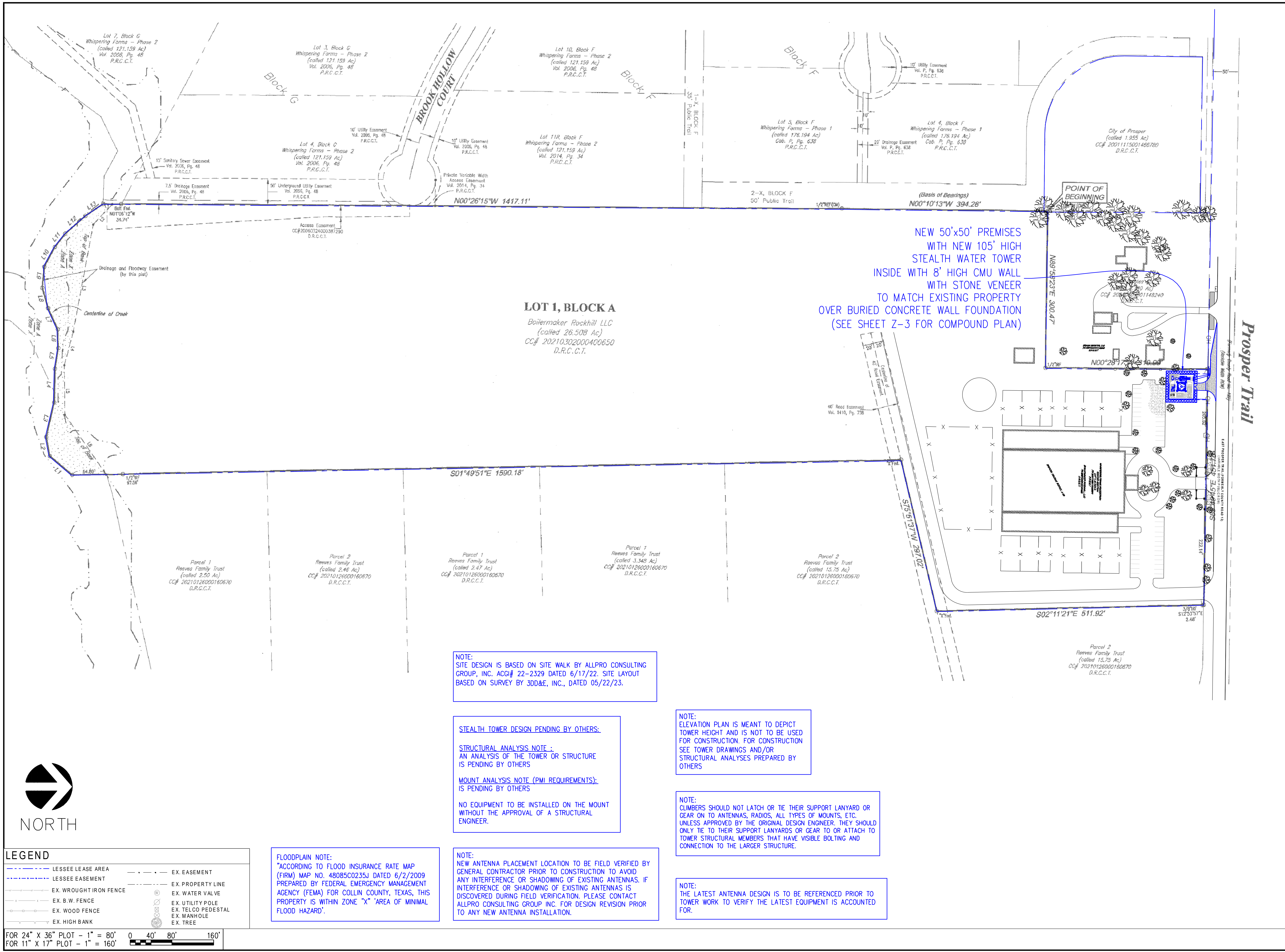
DRAWN BY:	PDM
CHECKED BY:	HL
DATE:	5/22/2023

SHEET 2 OF 2

CASE NUMBER  
ZONE-22-0001

SURVEY NOT VALID  
WITHOUT ALL SHEETS





**LOT 1, BLOCK A**

Boilermaker Rockhill LLC  
(called 26.508 Ac)  
CC# 20210302000400650  
D.R.C.C.T.

NEW 50'x50' PREMISES  
WITH NEW 105' HIGH  
STEALTH WATER TOWER  
INSIDE WITH 8' HIGH CMU WALL  
WITH STONE VENEER  
TO MATCH EXISTING PROPERTY  
OVER BURIED CONCRETE WALL FOUNDATION  
(SEE SHEET Z-3 FOR COMPOUND PLAN)

NOTE:  
SITE DESIGN IS BASED ON SITE WALK BY ALLPRO CONSULTING GROUP, INC. ACG# 22-2329 DATED 6/17/22. SITE LAYOUT BASED ON SURVEY BY 3DD&E, INC., DATED 05/22/23.

STEALTH TOWER DESIGN 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.

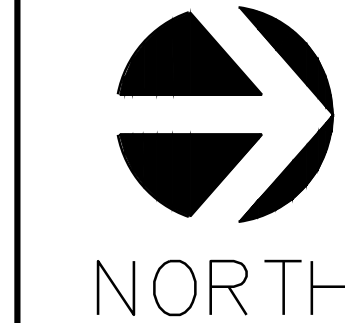
NOTE:  
ELEVATION PLAN IS MEANT TO DEPICT TOWER HEIGHT AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE TOWER DRAWINGS AND/OR STRUCTURAL ANALYSES PREPARED BY OTHERS

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:  
NEW 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.

FLOODPLAIN NOTE:  
"ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0235J DATED 6/2/2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD".



**LEGEND**

--- LESSEE LEASE AREA	- - - EX. EASEMENT
--- LESSEE EASEMENT	- - - EX. PROPERTY LINE
--- EX. WROUGHT IRON FENCE	⊙ EX. WATER VALVE
--- EX. B.W. FENCE	⊙ EX. UTILITY POLE
--- EX. WOOD FENCE	⊙ EX. TELCO PEDESTAL
--- EX. HIGH BANK	⊙ EX. MANHOLE
	⊙ EX. TREE

FOR 24" X 36" PLOT - 1" = 80'  
FOR 11" X 17" PLOT - 1" = 160'

0 40' 80' 160'

ACG# 23-1237

DRAWN BY: CG

CHECKED BY: SZ

0	9/22/22	ISSUE FOR ZONING REVIEW
1	11/18/22	REVISED PER CITY COMMENTS
2	02/07/23	REVISED PER CITY COMMENTS
3	05/23/23	REVISED PER CITY COMMENTS

CONSULTING GROUP, INC.  
9221 Lyndon B Johnson Fwy  
Suite 204, Dallas, TX 75243  
Phone: 972-231-8893  
Fax: 866-364-6375  
www.allprocg.com  
registration no. 8242

FOR ZONING REVIEW ONLY

**EXHIBIT B**

ZONE-22-0001

'WHISPERING FARMS'

105'-0" TOWER  
NEW STEALTH  
TELECOMMUNICATION  
STRUCTURE

OWNER  
BOILERMAKER ROCKHILL, LLC

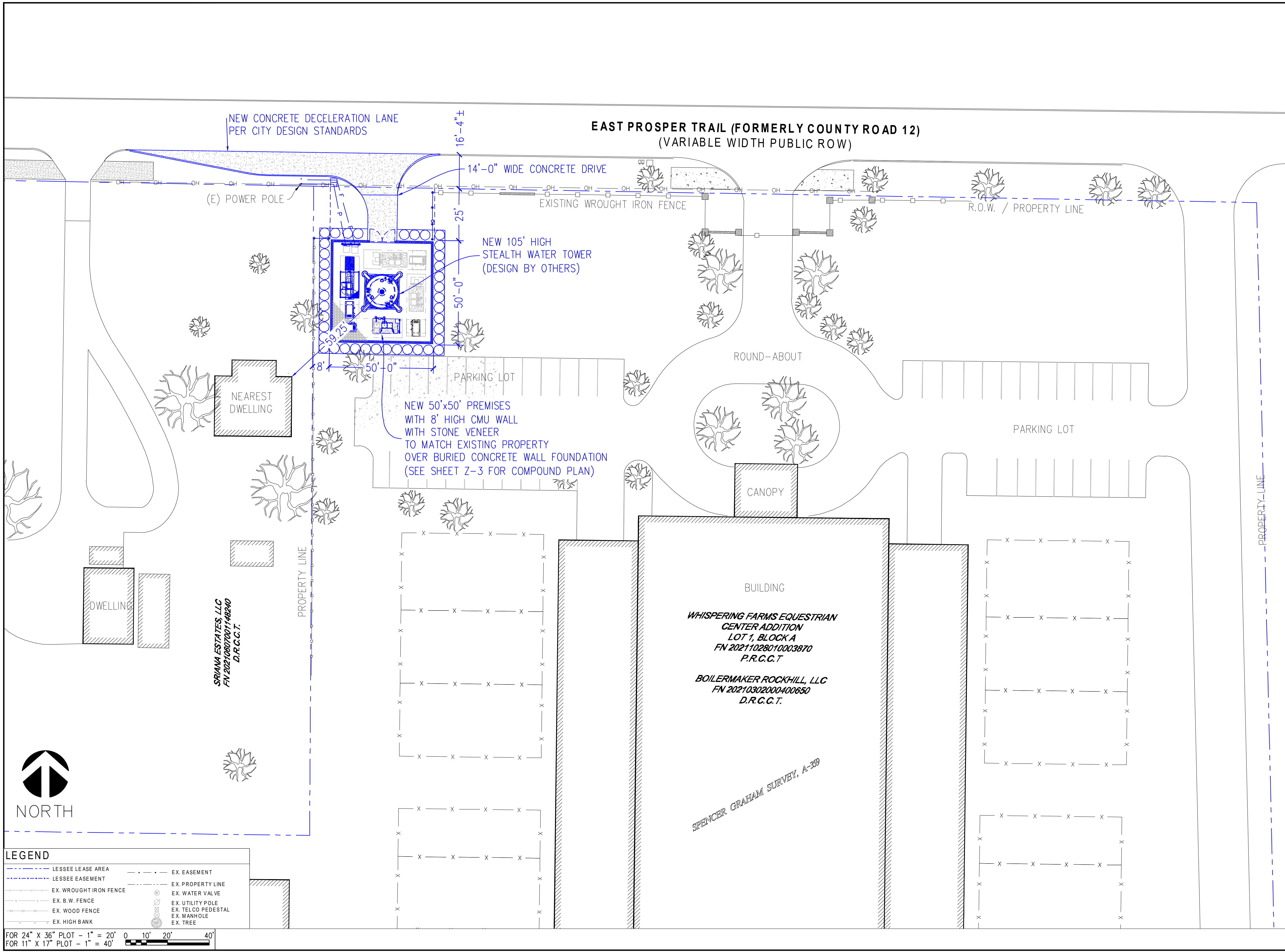
LEGAL DESCRIPTION  
WHISPERING FARMS  
EQUESTRIAN CENTER ADDITION  
LOT 1, BLOCK A  
FN 20211028010003870  
(CALLED 26.508 AC)  
ABSTRACT No. 359  
TOWN OF PROSPER  
COLLIN COUNTY, TX

ADDRESS  
1010 PRIVATE ROAD 5569  
PROSPER, TX 75078

SHEET TITLE  
OVERALL SITE PLAN

SHEET NUMBER  
**Z-1**





ACG# 23-1237

DRAWN BY: CG

CHECKED BY: SZ

0	9/22/22	ISSUE FOR ZONING REVIEW
1	11/18/22	REVISED PER CITY COMMENTS
2	02/07/23	REVISED PER CITY COMMENTS
3	05/23/23	REVISED PER CITY COMMENTS



**ALLPRO**  
CONSULTING GROUP, INC.  
9221 Lyndon B Johnson Fwy  
Suite 204, Dallas, TX 75243  
Phone: 972-231-8893  
Fax: 866-364-6375  
www.allprocg.com  
registration no. 8242

FOR ZONING  
REVIEW ONLY

## EXHIBIT B

ZONE-22-0001

'WHISPERING FARMS'

105'-0" TOWER  
NEW STEALTH  
TELECOMMUNICATION  
STRUCTURE

OWNER  
BOILERMAKER ROCKHILL, LLC

LEGAL DESCRIPTION  
WHISPERING FARMS  
EQUESTRIAN CENTER ADDITION  
LOT 1, BLOCK A  
FN 20211028010003870  
(CALLED 26.508 AC)  
ABSTRACT No. 359  
TOWN OF PROSPER  
COLLIN COUNTY, TX

ADDRESS  
1010 PRIVATE ROAD 5569  
PROSPER, TX 75078

SHEET TITLE

ENLARGED SITE PLAN

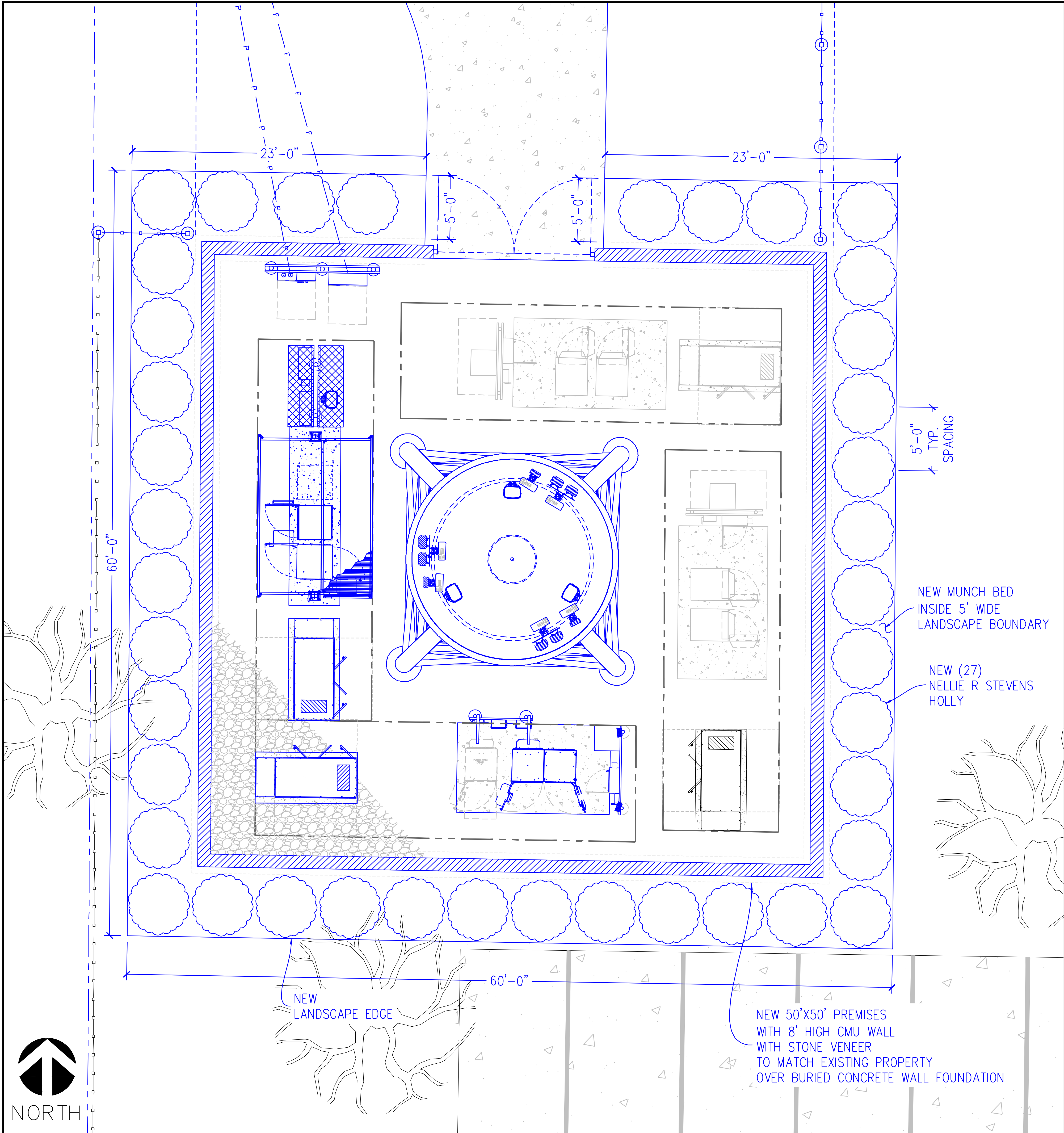
SHEET NUMBER

**Z-2**







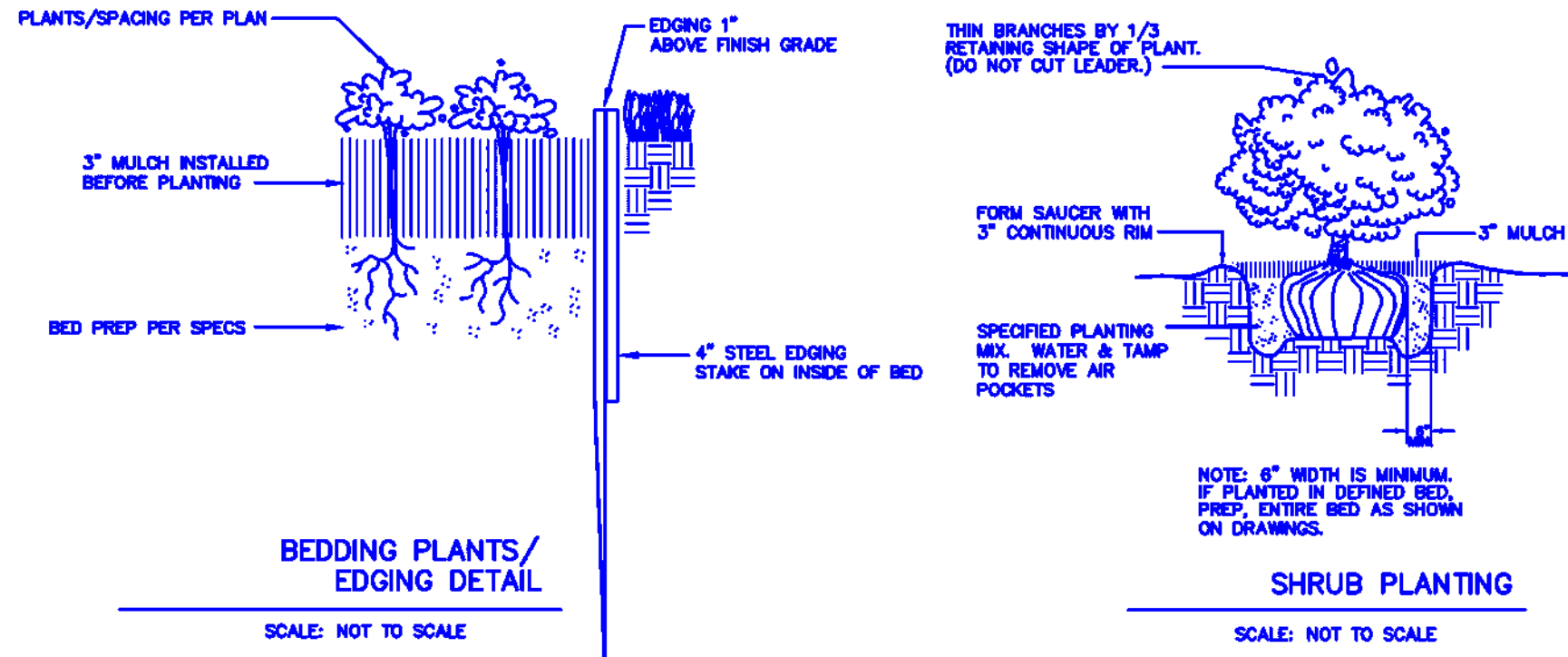


NOTES:

1. ALL DISTURBED SOIL OUTSIDE OF PROPERTY LINES WILL BE GRADED, TURF ESTABLISHED (HYDROSEED OR SOD), AND TEMPORARY OR PERMANENT IRRIGATION.
2. INSTALL 5' WIDTH LANDSCAPE BED, LINED WITH STEEL EDGING OR OTHER APPROVED LINE OF DEMARCATION.
3. INSTALL LARGE EVERGREEN UPRIGHT SHRUBS (FULL TO GROUND) W/ GROWTH POTENTIAL TO EXCEED 5' OUTSIDE OF THE PERIMETER MASONRY WALL.
  - MINIMUM 4' HEIGHT AT PLANTING
  - 5'-0" O.C. SPACING
  - MINIMUM 3" MULCH
4. WATER DAILY FOR THE FIRST WEEK AFTER PLANTING, THEN TWICE A WEEK AFTERWARD UNTIL THEY ARE ESTABLISHED.

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
40	Nellie R Stevens Holly	Ilex x 'Nellie R.	WELL BRANCHED, MIN. HEIGHT OF 4'-0" AT TIME OF PLANTING.



GENERAL PLANTING NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTINGAREA AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE REPRESENTATIVE.
10. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE, THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
12. THE CONTRACTOR REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
13. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY CONTRACTOR WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
15. ALL TREES PROTECTION MEASURES SHALL BE INSTALLED PRIOR GRADING.



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FOR ZONING  
REVIEW ONLY

EXHIBIT C

ZONE-22-0001

'WHISPERING FARMS'

105'-0" TOWER  
NEW STEALTH  
TELECOMMUNICATION  
STRUCTURE

OWNER  
BOILERMAKER ROCKHILL, LLC

LEGAL DESCRIPTION  
WHISPERING FARMS  
EQUESTRIAN CENTER ADDITION  
LOT 1, BLOCK A  
FN 20211028010003870  
(CALLED 26.508 AC)  
ABSTRACT No. 359  
TOWN OF PROSPER  
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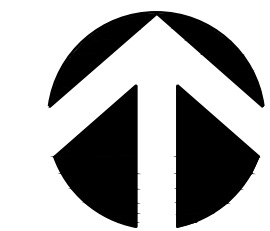
ADDRESS  
1010 PRIVATE ROAD 5569  
PROSPER, TX 75078

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

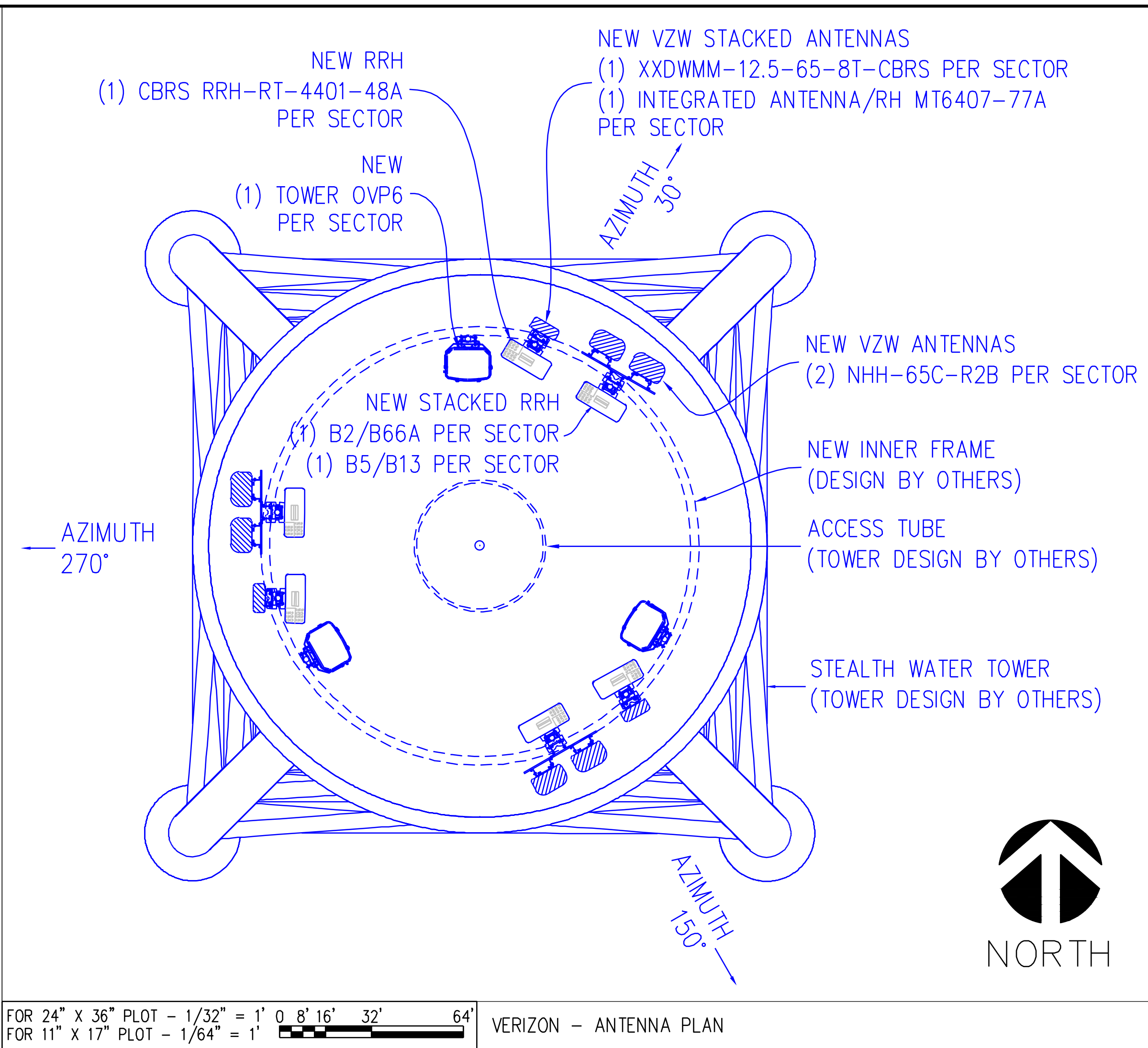
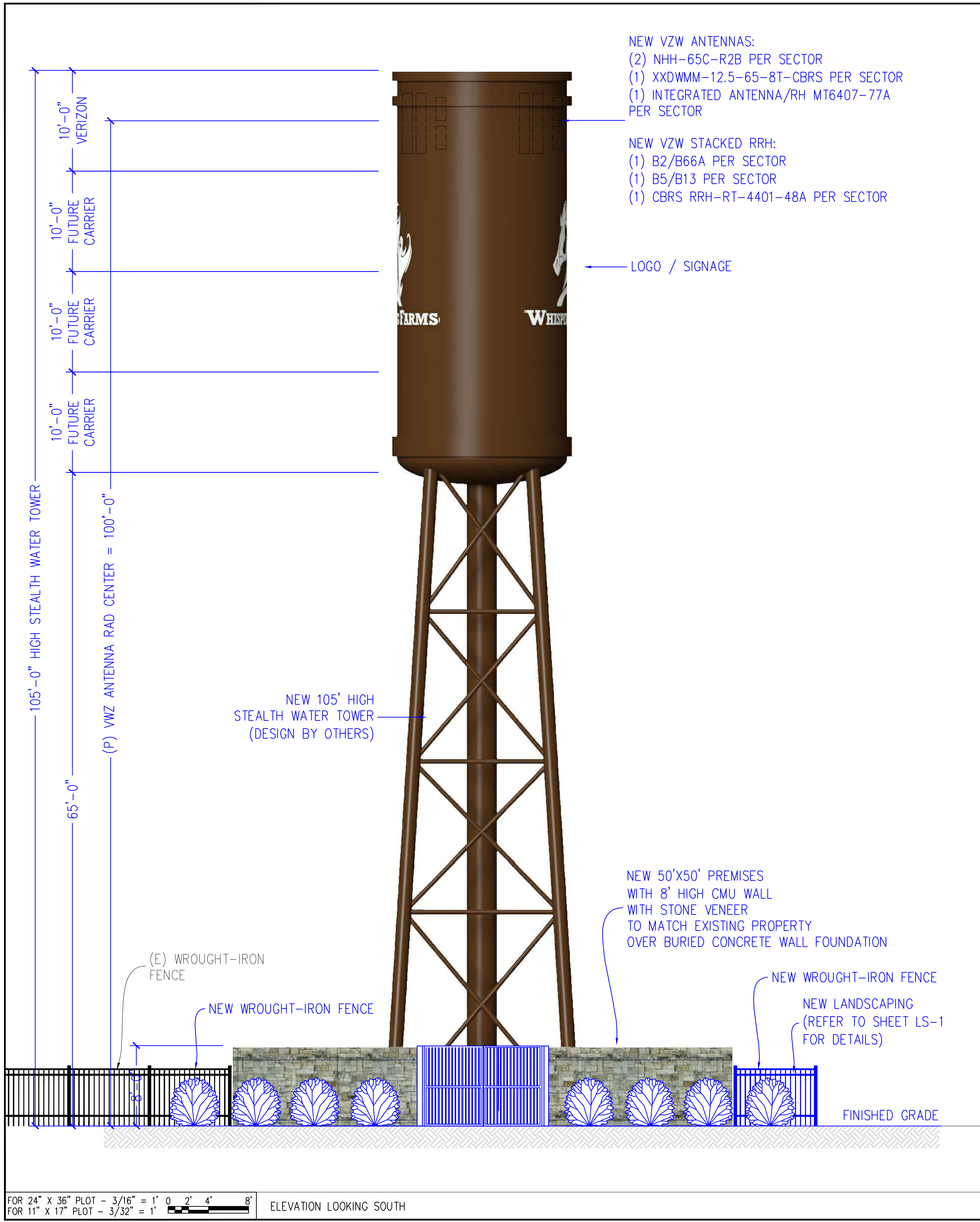
LS-1



NORTH

FOR 24" X 36" PLOT - 1/4" = 1' 0' 1' 2' 4' 8'  
FOR 11" X 17" PLOT - 1/8" = 1'





STEALTH TOWER DESIGN 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:  
NEW 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:  
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.



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## EXHIBIT D

ZONE-22-0001

'WHISPERING FARMS'

105'-0" TOWER  
NEW STEALTH  
TELECOMMUNICATION  
STRUCTURE

OWNER  
BOILERMAKER ROCKHILL, LLC

LEGAL DESCRIPTION  
WHISPERING FARMS  
EQUESTRIAN CENTER ADDITION  
LOT 1, BLOCK A  
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(CALLED 26.508 AC)  
ABSTRACT No. 359  
TOWN OF PROSPER  
COLLIN COUNTY, TX

ADDRESS  
1010 PRIVATE ROAD 5569  
PROSPER, TX 75078

SHEET TITLE  
ELEVATION  
& ANTENNA PLAN

SHEET NUMBER  
**Z-4**



MATERIALS / COLORS OF NEW STRUCTURES:

NEW 105'-0" STEALTH WATER TOWER WIRELESS COMMUNICATIONS  
COLOR: BROWN  
MATERIAL: STEEL LATTICE STRUCTURE

NEW 105'-0" STEALTH WATER TOWER WIRELESS COMMUNICATIONS  
SUPPORT STRUCTURE BETWEEN 61'-0" TO 101'-0" AGL  
COLOR: BROWN  
MATERIAL: (FRP) FIBER REINFORCED PRODUCT  
RADIO FREQUENCY COMPLIANT MATERIAL

NEW 100% MASONRY SCREENING WALL  
COLOR: LIGHT GRAY MATERIAL: STONE CMU BRICK

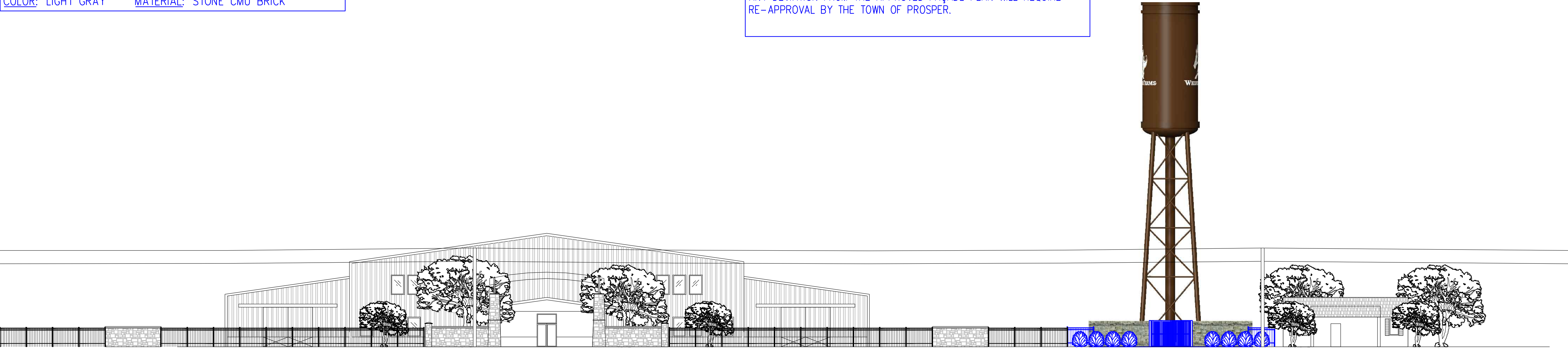
SURFACE AREA OF NEW STRUCTURES:

NEW 105'-0" STEALTH WATER TOWER WIRELESS COMMUNICATIONS  
SUPPORT STRUCTURE BETWEEN 0'-0" TO 61'-0" AGL  
SURFACE AREA: APPROX. 767.75 SQUARE FT

NEW 105'-0" STEALTH WATER TOWER WIRELESS COMMUNICATIONS  
SUPPORT STRUCTURE BETWEEN 61'-0" TO 101'-0" AGL  
SURFACE AREA: APPROX. 694.25 SQUARE FT

NEW 100% MASONRY SCREENING WALL  
SURFACE AREA: 384.0 SQUARED FT

NOTE:  
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WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.  
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FOR 24" X 36" PLOT - 1/16" = 1' 0' 4' 8' 16' 32'  
FOR 11" X 17" PLOT - 3/64" = 1'

NORTH FAÇADE ELEVATION

MATERIALS / COLORS OF NEW STRUCTURES:

NEW 105'-0" STEALTH WATER TOWER WIRELESS COMMUNICATIONS  
COLOR: BROWN  
MATERIAL: STEEL LATTICE STRUCTURE

NEW 105'-0" STEALTH WATER TOWER WIRELESS COMMUNICATIONS  
SUPPORT STRUCTURE BETWEEN 61'-0" TO 101'-0" AGL  
COLOR: BROWN  
MATERIAL: (FRP) FIBER REINFORCED PRODUCT  
RADIO FREQUENCY COMPLIANT MATERIAL

NEW 100% MASONRY SCREENING WALL  
COLOR: LIGHT GRAY MATERIAL: STONE CMU BRICK

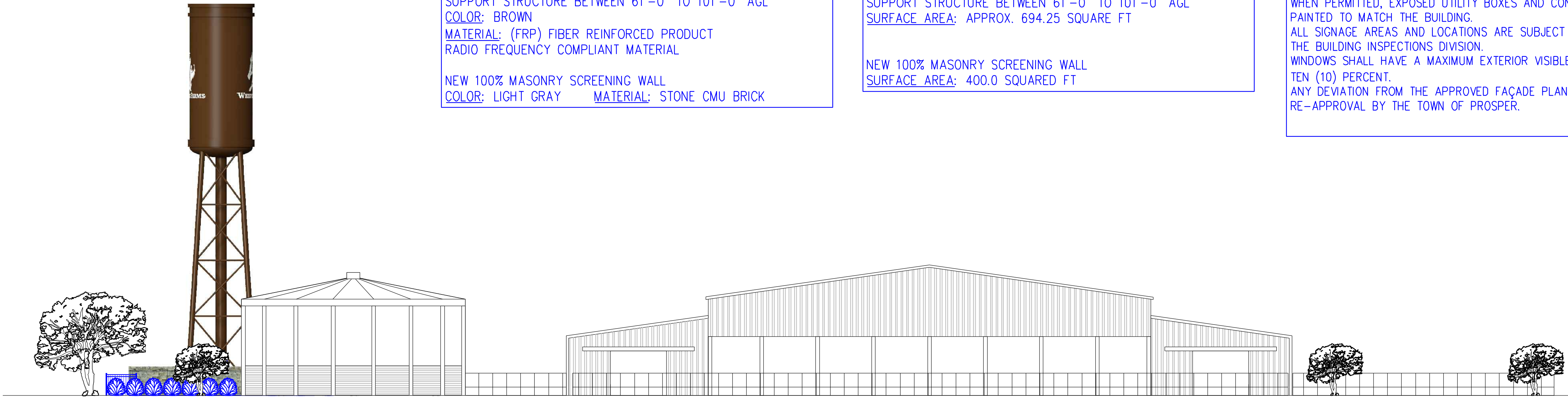
SURFACE AREA OF NEW STRUCTURES:

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SUPPORT STRUCTURE BETWEEN 0'-0" TO 61'-0" AGL  
SURFACE AREA: APPROX. 767.75 SQUARE FT

NEW 105'-0" STEALTH WATER TOWER WIRELESS COMMUNICATIONS  
SUPPORT STRUCTURE BETWEEN 61'-0" TO 101'-0" AGL  
SURFACE AREA: APPROX. 694.25 SQUARE FT

NEW 100% MASONRY SCREENING WALL  
SURFACE AREA: 400.0 SQUARED FT

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SOUTH FAÇADE ELEVATION

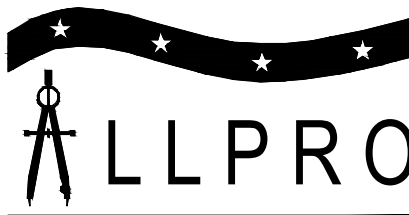


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CHECKED BY: SZ

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registration no. 8242

FOR ZONING  
REVIEW ONLY

EXHIBIT D

ZONE-22-0001

'WHISPERING FARMS'

105'-0" TOWER  
NEW STEALTH  
TELECOMMUNICATION  
STRUCTURE

OWNER  
BOILERMAKER ROCKHILL, LLC

LEGAL DESCRIPTION  
WHISPERING FARMS  
EQUESTRIAN CENTER ADDITION  
LOT 1, BLOCK A  
FN 20211028010003870  
(CALLED 26.508 AC)  
ABSTRACT No. 359  
TOWN OF PROSPER  
COLLIN COUNTY, TX

ADDRESS  
1010 PRIVATE ROAD 5569  
PROSPER, TX 75078

SHEET TITLE  
FAÇADE ELEVATIONS  
NORTH & SOUTH

SHEET NUMBER

C-1



MATERIALS / COLORS OF NEW STRUCTURES:

NEW 105'-0" STEALTH WATER TOWER WIRELESS COMMUNICATIONS  
COLOR: BROWN  
MATERIAL: STEEL LATTICE STRUCTURE

NEW 105'-0" STEALTH WATER TOWER WIRELESS COMMUNICATIONS  
SUPPORT STRUCTURE BETWEEN 61'-0" TO 101'-0" AGL  
COLOR: BROWN  
MATERIAL: (FRP) FIBER REINFORCED PRODUCT  
RADIO FREQUENCY COMPLIANT MATERIAL

NEW 100% MASONRY SCREENING WALL  
COLOR: LIGHT GRAY MATERIAL: STONE CMU BRICK

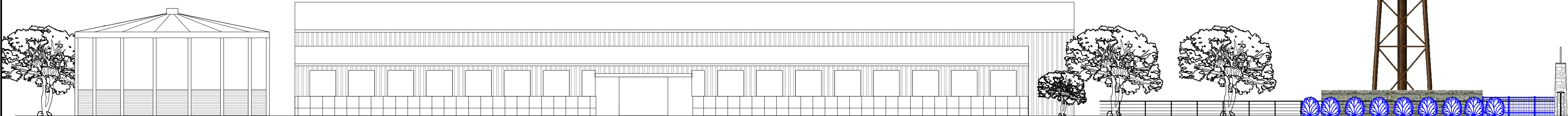
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SUPPORT STRUCTURE BETWEEN 0'-0" TO 61'-0" AGL  
SURFACE AREA: APPROX. 767.75 SQUARE FT

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SUPPORT STRUCTURE BETWEEN 61'-0" TO 101'-0" AGL  
SURFACE AREA: APPROX. 694.25 SQUARE FT

NEW 100% MASONRY SCREENING WALL  
SURFACE AREA: 384.0 SQUARED FT

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FOR 11" X 17" PLOT - 3/64" = 1' EAST FACADE ELEVATION

MATERIALS / COLORS OF NEW STRUCTURES:

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COLOR: BROWN  
MATERIAL: STEEL LATTICE STRUCTURE

NEW 105'-0" STEALTH WATER TOWER WIRELESS COMMUNICATIONS  
SUPPORT STRUCTURE BETWEEN 61'-0" TO 101'-0" AGL  
COLOR: BROWN  
MATERIAL: (FRP) FIBER REINFORCED PRODUCT  
RADIO FREQUENCY COMPLIANT MATERIAL

NEW 100% MASONRY SCREENING WALL  
COLOR: LIGHT GRAY MATERIAL: STONE CMU BRICK

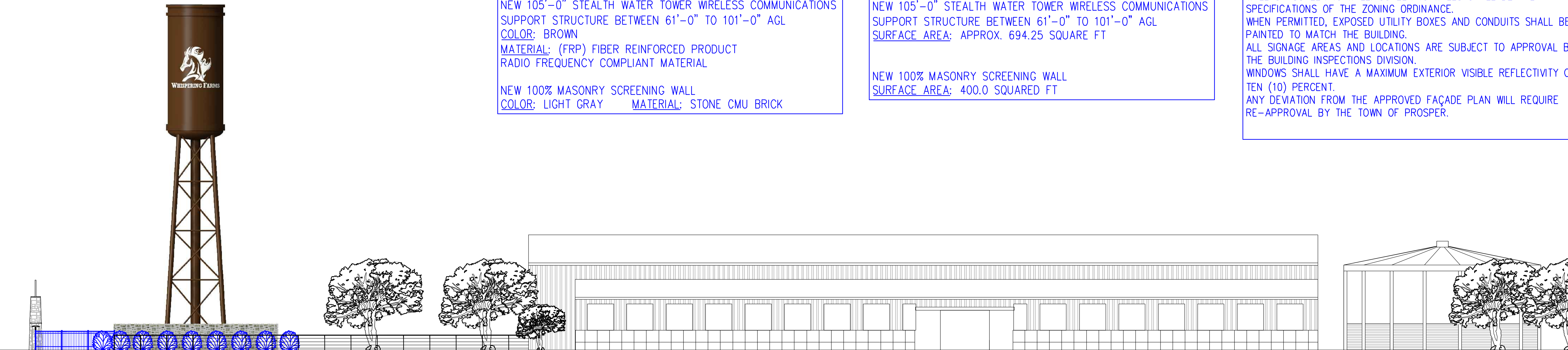
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SURFACE AREA: 400.0 SQUARED FT

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FOR 11" X 17" PLOT - 3/64" = 1' WEST FACADE ELEVATION



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## EXHIBIT D

ZONE-22-0001

'WHISPERING FARMS'

105'-0" TOWER  
NEW STEALTH  
TELECOMMUNICATION  
STRUCTURE

OWNER  
BOILERMAKER ROCKHILL, LLC

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SHEET TITLE  
FACADE ELEVATIONS  
EAST & WEST

SHEET NUMBER

C-2