

**Exhibit A-1**

**(Property Legal Description)**

EXHIBIT "A" 50' X 50' LEASE AREA (AS-SURVEYED)

Being a certain portion of that certain tract of land owned now or formerly by Town of Prosper, having a Collin County Assessor Parcel ID: 2759846, being part of the James Stone Survey, Abstract No. 847, said Collin County, Texas, and being more particularly described as follows: Commencing at a magnail found in concrete near the East side of Coit Road, having Texas North Central State Plane Coordinates of N:7134081.97 E:2498290.56; thence N 57°07'52" E leaving said right-of-way line a distance of 356.75 feet to a 5/8" rebar set and the Point of Beginning; thence N 00°07'46" W a distance of 50.00 feet to a 5/8" rebar set; thence N 89°52'14" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°07'46" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°52'14" W a distance of 50.00 feet to the Point of Beginning. Said above-described Lease Area contains 2,500.0 square feet or 0.06 acres, more or less.



**SURVEYOR'S NOTES**

- This is a Zoning Site survey, made on the ground under the supervision of a Texas Registered Land Surveyor. Date of field survey is November 27, 2023.
- The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
- Bearings are based on Texas North Central State Plane Coordinates NAD 83 by GPS observation.
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- Benchmark used is a GPS Continuously Operating Reference Station, PID DF8982. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
- This survey was conducted for the purpose of a Zoning Site survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
- This Survey was conducted without the benefit of an Abstract Title search.
- Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
- This survey is not valid without the original signature and the original seal of a state licensed surveyor.
- This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

LINE	BEARING	DISTANCE
L1	N 57°07'52" E	356.75'
L2	S 89°52'14" W	50.00'
L3	N 00°07'46" W	50.00'
L4	N 89°52'14" E	50.00'
L5	S 00°07'46" E	50.00'
L6	S 89°52'14" W	25.00'
L7	S 00°06'47" E	22.54'
L8	S 50°55'15" W	319.67'
L9	N 89°46'17" W	66.91'±

**POB (AS-SURVEYED)**  
 50' X 50' LEASE AREA  
 2,500.0 SQ. FT.±  
 0.06 ACRES±  
 5' LANDSCAPE BUFFER  
 3600.0 SQ.FT.±  
 0.08 ACRES±  
 N:7134275.58  
 E:2498590.20

**PARENT TRACT**  
 PARCEL ID:2759846  
 CITY OF PROSPER  
 INST. NO.  
 20170622010003020



**SURVEYOR'S CERTIFICATION**

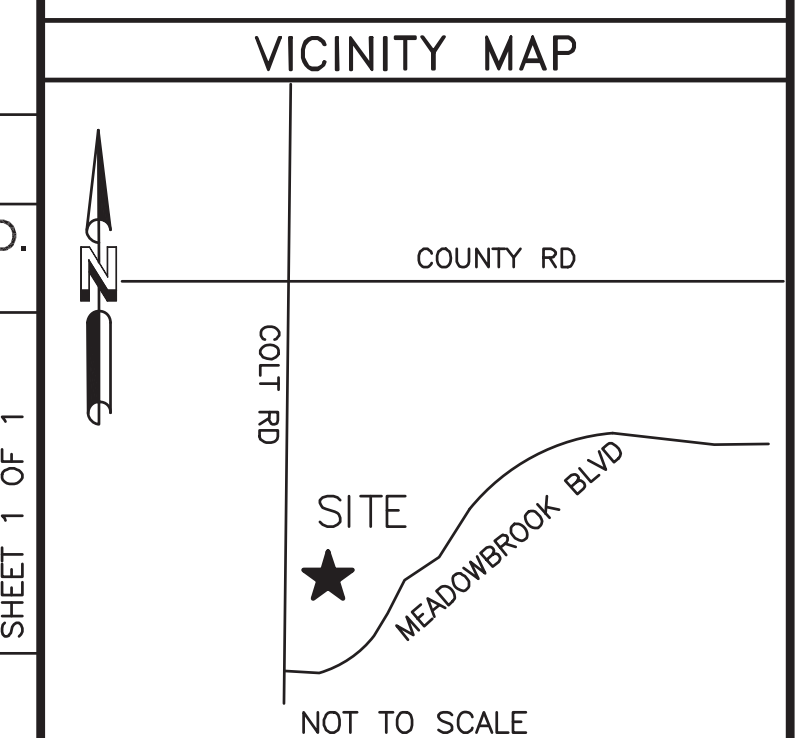
I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge, information, and belief.

William H. Sommerville, III  
 Texas License No. 6094

NO.	REVISION	DATE	BY

PROJECT NO.  
23-10564  
 DRAWN BY: DC  
 CHECKED BY: CS  
 FIELD CREW: Bmc  
 APPROVED BY: MKD  
 DATE: 11/28/23  
 SCALE: AS SHOWN  
 SHEET 1 OF 1

**TOWER INFO**  
 CENTER OF TOWER  
 LATITUDE: 33.228667  
 LONGITUDE: -96.766236  
 (NAD 83)  
 GROUND ELEVATION: 729'  
 ABOVE MEAN SEA LEVEL (NAVD88)  
 SITE ADDRESS:  
 COIT RD  
 PROSPER, TEXAS 75078



**TEXAS NORTH CENTRAL**  
 GRID NORTH  
 CONVERGENCE  
 0°56'44.10650"  
 TRUE NORTH TO MAGNETIC  
 DECLINATION  
 2°41' E  
 COMBINED SCALE FACTOR  
 0.999877377

**LEGEND**

- = 5/8" REBAR SET
- = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⊕ = POWER POLE
- ⊙ = GUY ANCHOR
- ☐ = POWER BOX
- ☐ = TELEPHONE PEDESTAL
- ⊙ = SANITARY SEWER MANHOLE
- ⊙ = TEMPORARY BENCHMARK  
5/8" REBAR SET  
ELEVATION 729.62'

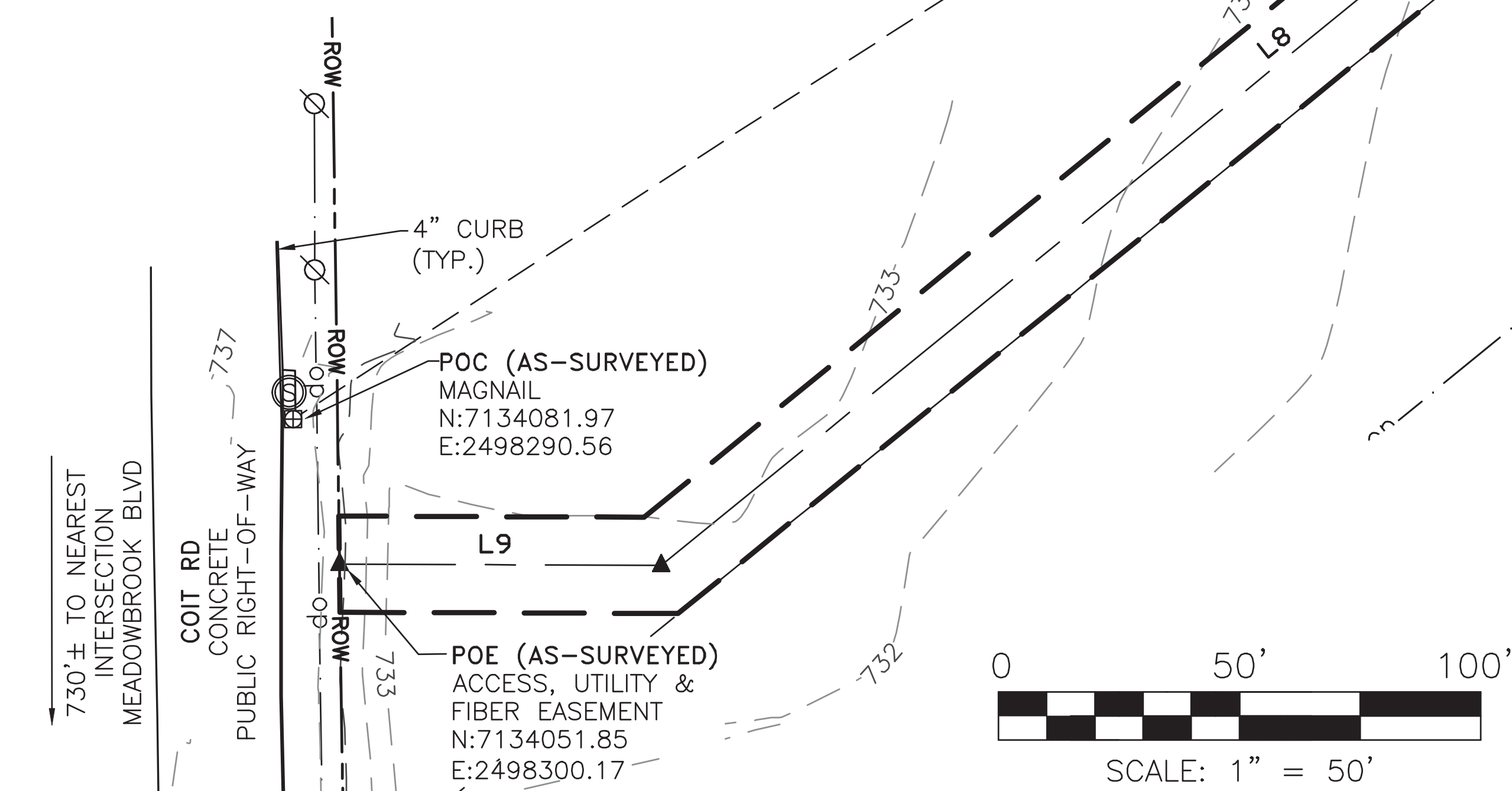
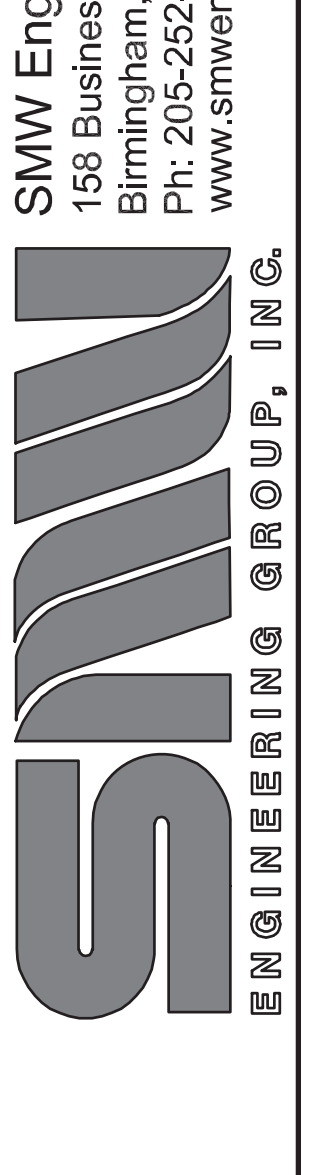
--- ROW --- = RIGHT-OF-WAY  
 - - - - - OP - - - - - = OVERHEAD POWER

PROJECT NO.  
23-10564  
 DRAWN BY: DC  
 CHECKED BY: CS  
 FIELD CREW: Bmc  
 APPROVED BY: MKD  
 DATE: 11/28/23  
 SCALE: AS SHOWN  
 SHEET 1 OF 1

RAWLAND TOWER SURVEY  
 5944 Luther Lane  
 Suite 725  
 Dallas, TX, 75225



FOR:  
 SMW Engineering Group, Inc.  
 158 Business Center Drive  
 Birmingham, Alabama 35244  
 Ph: 205-252-6985  
 www.smweng.com



**50' X 50' LEASE AREA (AS-SURVEYED)**

Being a certain portion of that certain tract of land owned now or formerly by City of Prosper, having a Collin County Assessor Parcel ID: 2759846, being part of the James Stone Survey, Abstract No. 847, said Collin County, Texas, and being more particularly described as follows: Commencing at a magnail found in concrete near the East side of Coit Road, having Texas North Central State Plane Coordinates of N:7134081.97 E:2498290.56; thence N 57°07'52" E leaving said right-of-way line a distance of 356.75 feet to a 5/8" rebar set and the Point of Beginning; thence N 00°07'46" W a distance of 50.00 feet to a 5/8" rebar set; thence N 89°52'14" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°07'46" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°52'14" W a distance of 50.00 feet to the Point of Beginning. Said above-described Lease Area contains 2,500.0 square feet or 0.06 acres, more or less.

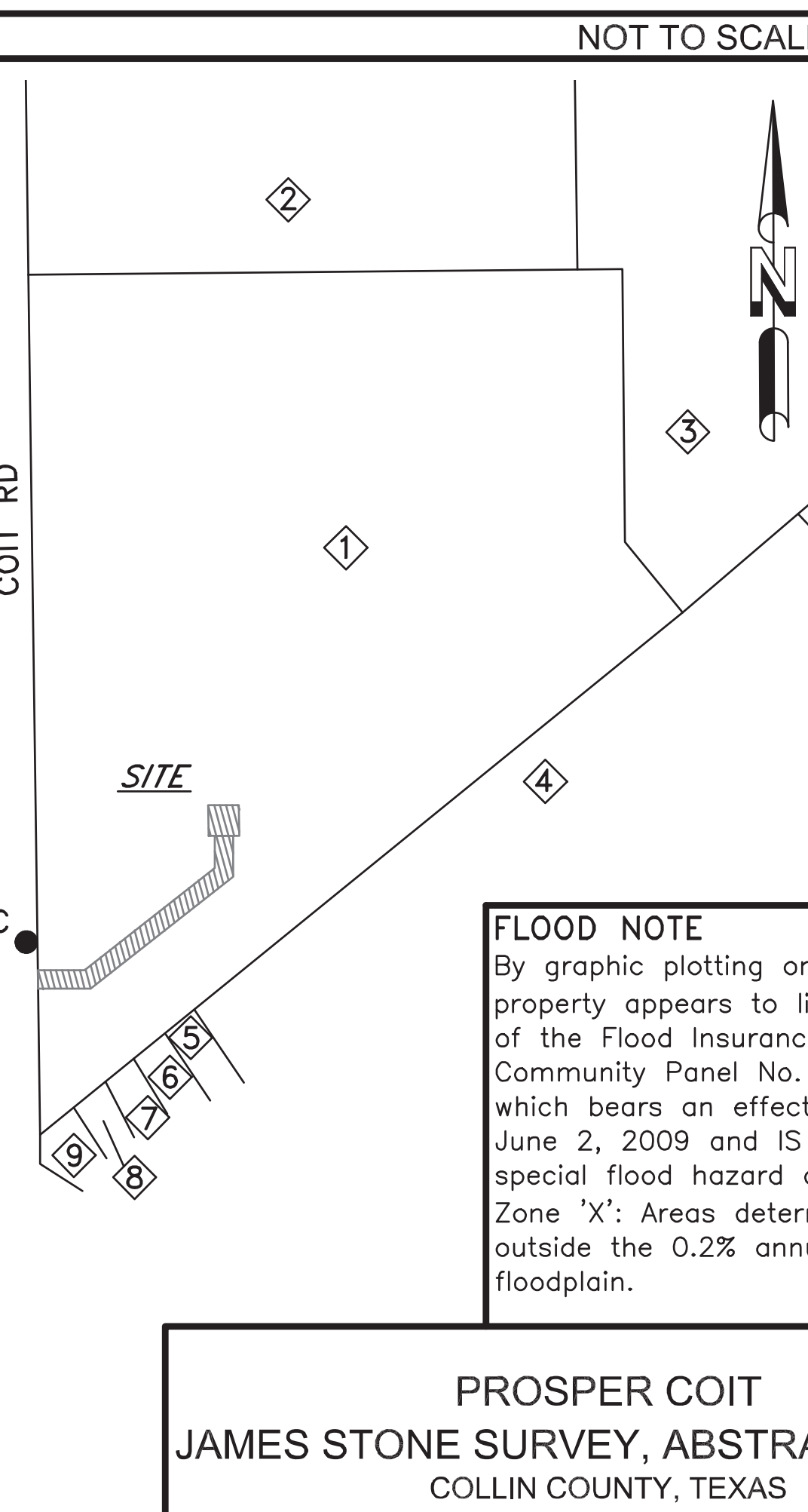
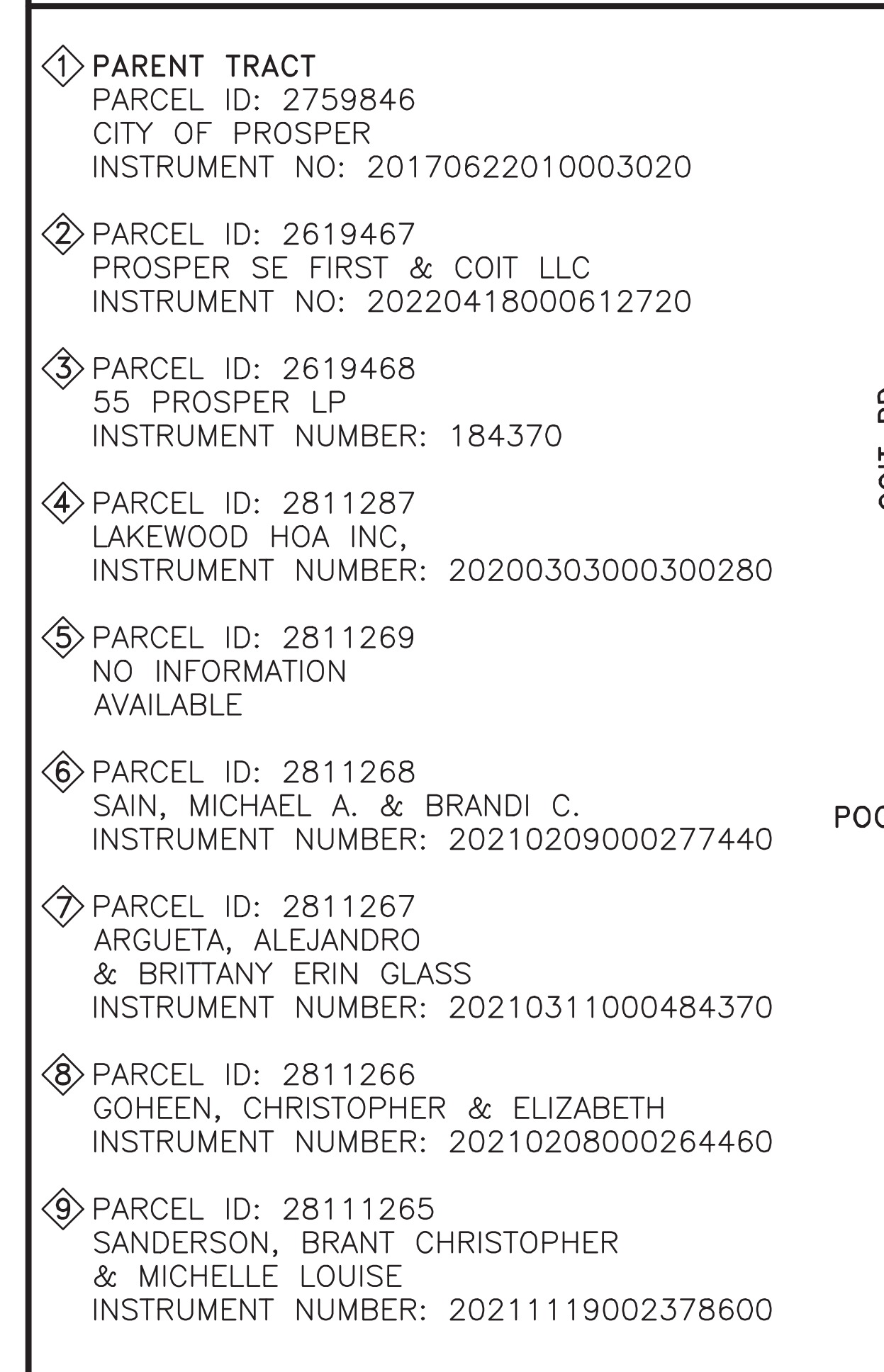
**5' LANDSCAPE BUFFER (AS-SURVEYED)**

Being a certain portion of that certain tract of land owned now or formerly by City of Prosper, having a Collin County Assessor Parcel ID: 2759846, being part of the James Stone Survey, Abstract No. 847, said Collin County, Texas, and being more particularly described as follows: Commencing at a magnail found in concrete near the East side of Coit Road, having Texas North Central State Plane Coordinates of N:7134081.97 E:2498290.56; thence N 57°07'52" E leaving said right-of-way line a distance of 356.75 feet to a 5/8" rebar set and the Point of Beginning of a Landscape Buffer being 5 feet in width and being bounded by a line 5 feet left of and parallel to the following described bounding line; thence N 00°07'46" W a distance of 50.00 feet to a 5/8" rebar set; thence N 89°52'14" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°07'46" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°52'14" W a distance of 50.00 feet to the Point of Beginning. Said above-described Landscape Buffer contains 3,600.0 square feet or 0.08 acres, more or less.

**ACCESS, UTILITY & FIBER EASEMENT (AS-SURVEYED)**

Being a certain portion of that certain tract of land owned now or formerly by City of Prosper, having a Collin County Assessor Parcel ID: 2759846, being part of the James Stone Survey, Abstract No. 847, said Collin County, Texas, and being more particularly described as follows: Commencing at a magnail found in concrete near the East side of Coit Road, having Texas North Central State Plane Coordinates of N:7134081.97 E:2498290.56; thence N 55°09'04" E leaving said right-of-way line a distance of 365.08 feet to a 5/8" rebar set; thence N 00°07'46" W a distance of 50.00 feet to a 5/8" rebar set; thence N 89°52'14" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°07'46" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°52'14" W a distance of 25.00 feet to the Point of Beginning of an Access, Utility & Fiber Easement being 20 feet in width lying 10 feet each side of the following described centerline; thence S 00°06'47" E a distance of 22.54 feet to a point; thence S 50°55'15" W a distance of 319.67 feet to a point; thence N 89°46'17" W a distance of 66.91 feet, more or less, to a point on the east right-of-way line of said Coit Road and the Point of Ending. Said above-described Easement contains 8,182.5 square feet or 0.19 acres, more or less.

**PARENT TRACT OVERVIEW**



**FLOOD NOTE**

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 48085C0235J, which bears an effective date of June 2, 2009 and IS NOT in a special flood hazard area. Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

PROSPER COIT  
 JAMES STONE SURVEY, ABSTRACT NO. 847  
 COLLIN COUNTY, TEXAS

PROJECT NAME & SHEET DESCRIPTION:  
**EXHIBIT A-2**  
**ZONE-23-0036**  
 SURVEY

SITE LOCATION INFORMATION:  
 PLAN TYPE: NEW 105' MONOPOLE TOWER  
 PROPERTY OWNER: TOWN OF PROSPER  
 LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1.  
 GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE TOWER ADDITION)  
 SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847

SHEET S.1



**ZONING NOTE:**  
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

**FLOOD NOTE:**  
 ACCORDING TO MAP NO. 48085C0235J, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2, 2009 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADED ZONE "X"; DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD;

**NOTE:** THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY. PLAN BASED ON SURVEY BY: SMW ENGINEERING GROUP, INC.

**EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN.** CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

**SITE LOCATION IS A GRASSY FIELD.** CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

**TOWER MATERIAL NOTE:**  
 TOWER SHALL COMPLY WITH APPROVED FACADE & DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

**EXISTING TREES NOTE:**  
 NO EXISTING TREES WILL BE REMOVED FOR THE CONSTRUCTION OF THIS PROJECT

**PROPOSED 6' HIGH PRECAST MASONRY SCREENING WALL.**  
 NOTE: DIMENSION AND EXACT MATERIALS TO BE IN SIMILAR LIKENESS TO EXISTING PARK STRUCTURES IN TYPE AND COLOR; DESIGN TO BE FINALIZED IN CDS.

**PROPOSED LANDSCAPE SCREENING WITHIN A 5' WIDE LANDSCAPE BUFFER AREA**  
**50'X50' LEASED PREMISES (FOR TENANT'S EXCLUSIVE USE)**

**PROPOSED 105' MONOPOLE TOWER**  
 EXISTING PROTECTED TREE LINE (PLASTIC SAFETY FENCE) (TO BE REMOVED AS NEEDED FOR CONSTRUCTION)  
**PROPOSED 40' TO 50' LIVE OAK TREES (AT MATURITY)**

**PARENT TRACT**  
 PARCEL ID: 2759846  
 CITY OF PROSPER  
 INST. NO:  
 20170622010003020

**PROPOSED (4) 2" FIBER CONDUITS FROM ANTHEMNET RACK TO MMPB ABUTTING ROW (450'±)**  
**PROPOSED (1) 3" ANTHEMNET U.G. POWER CONDUIT FROM PEDESTAL TO ANTHEMNET RACK (450'±)**

**20' WIDE ACCESS/UTILITY AND FIRE FASFWENT LESSEE'S PROPOSED GRAVEL ACCESS DRIVE (8,182.5± SQ FT.)**

EXISTING UTILITY POLE (POWER SOURCE)  
**PROPOSED FIBER HANDHOLE (MMPB)**  
**PROPOSED PEDESTAL (BY COSERV)**  
 EXISTING CURB (TO BE CUT AND REMOVED)

**PROPOSED PRIVET DRIVE (NOT FOR PUBLIC USE) SIGN**

EXISTING TRANSMISSION LINES (TYP.)  
 EXISTING SIDE WALK

15'R TYP.

EXISTING UTILITY POLE (TO BE RELOCATED BY COSERV)

**PROPOSED 11' DECEL LANE**

EXISTING OVERHEAD POWER LINE (TYP.)

**PROPOSED RELOCATED UTILITY POLE (BY COSERV)**

EXISTING DRIVEWAY

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

EXISTING POND

809' TO NORTHERN DRIVEWAY

199' TO SOUTHERN DRIVEWAY

730'± TO NEAREST INTERSECTION MEADOWBROOK BLVD

GRASSY MEDIAN

40' STORAGE AREA

100' TRANSITION

COIT RD CONCRETE PUBLIC RIGHT-OF-WAY

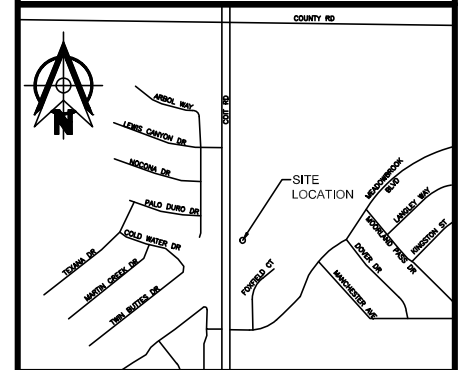
PREPARED FOR:



DATE OF CREATION: 12/04/2023

REV. NO:	REV. DESCRIPTION:	DATE:
A	ZONING DRAWINGS	12.04.23
B	ZONING DRAWINGS	12.19.23
C	ZONING DRAWINGS	12.29.23

**EXHIBIT B**



DATE VICINITY MAP (N.T.S.)

FOR ZONING REVIEW ONLY

ENGINEER:  
  
**PRELIMINARY DRAWING**  
 (NOT VALID UNLESS STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:  
**EXHIBIT B**  
 ZONE-23-0036  
 OVERALL SITE PLAN - PAGE 1 OF 2

SITE LOCATION INFORMATION:  
 PLAN TYPE: NEW 105' MONOPOLE TOWER  
 PROPERTY OWNER: TOWN OF PROSPER  
 LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1.  
 GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE TOWER ADDITION)  
 SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847

**SHEET Z.1**

**OVERALL SITE PLAN**

1

SCALE: 1"=5' (22X34)  
 1"=10' (11X17)

**ZONING NOTE:**  
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

SITE LOCATION IS A GRASSY FIELD. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

**TOWER MATERIAL NOTE:**  
 TOWER SHALL COMPLY WITH APPROVED FACADE & DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

**EXISTING TREES NOTE:**  
 NO EXISTING TREES WILL BE REMOVED FOR THE CONSTRUCTION OF THIS PROJECT

**FLOOD NOTE:**  
 ACCORDING TO MAP NO. 48085C0235J, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2, 2009 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADED ZONE "X"; DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD;

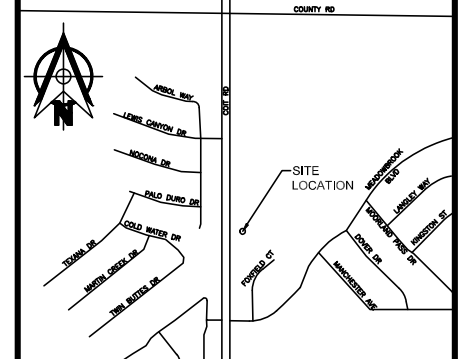
NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY. PLAN BASED ON SURVEY BY: SMW ENGINEERING GROUP, INC.



DATE OF CREATION: 12/04/2023

REV. NO:	REV. DESCRIPTION:	DATE:
A	ZONING DRAWINGS	12.04.23
B	ZONING DRAWINGS	12.19.23
C	ZONING DRAWINGS	12.29.23

**EXHIBIT B**



DATE VICINITY MAP (N.T.S.)

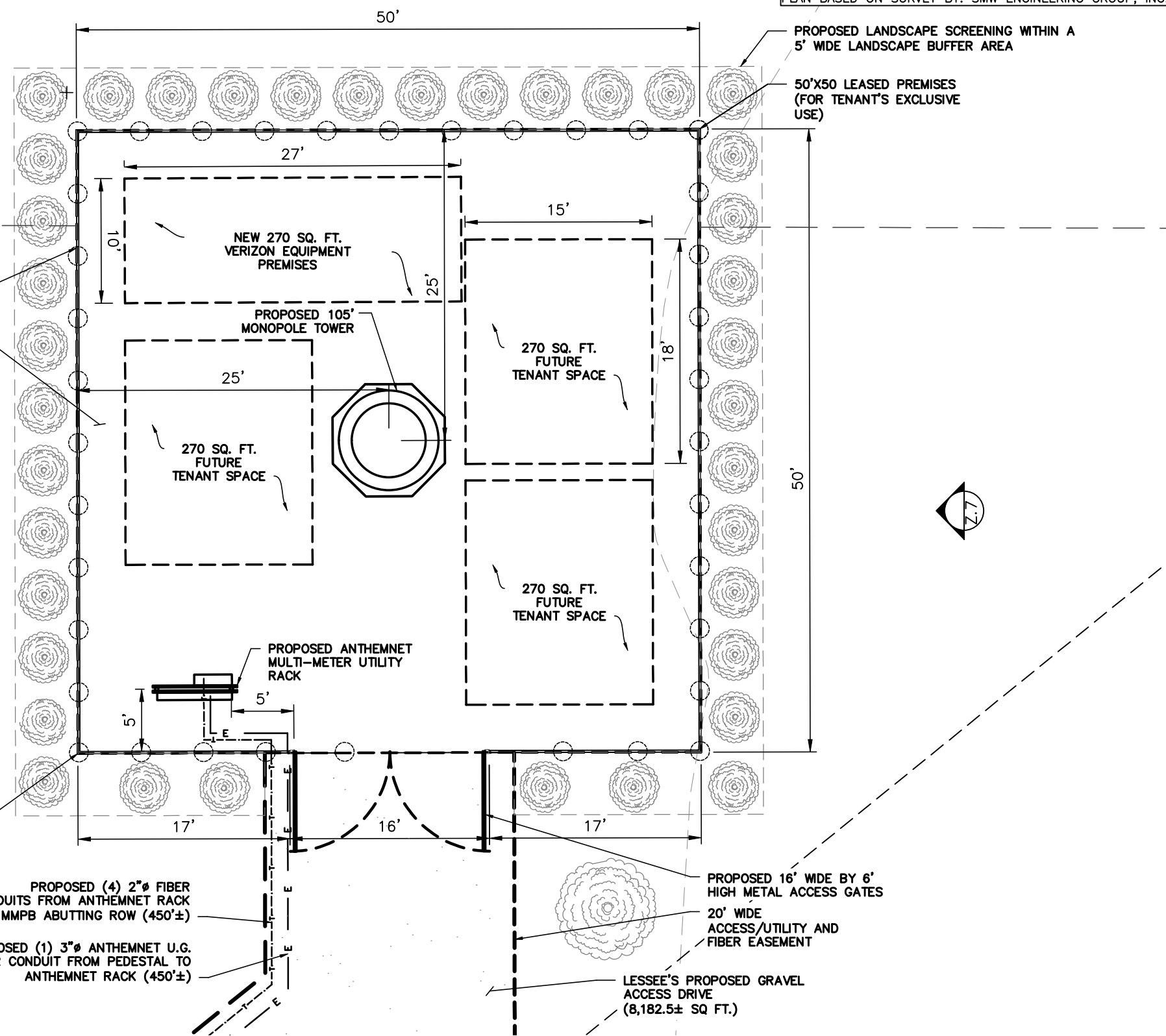
FOR ZONING REVIEW ONLY

ENGINEER:

**PRELIMINARY DRAWING**  
 (NOT VALID UNLESS STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:  
**EXHIBIT B**  
 ZONE-23-0036  
 ENLARGED SITE PLAN - PAGE 2 OF 2

SITE LOCATION INFORMATION:  
 PLAN TYPE: NEW 105' MONOPOLE TOWER  
 PROPERTY OWNER: TOWN OF PROSPER  
 LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1.  
 GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE TOWER ADDITION)  
 SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847



EXISTING PROTECTED TREE LINE (PLASTIC SAFETY FENCE) (TO BE REMOVED AS NEEDED FOR CONSTRUCTION)

EXISTING TREE CANOPY (TO BE TRIMMED AS NEEDED FOR CONSTRUCTION)

LESSEE'S COMPOUND WITH CRUSHED LIMESTONE TO 95% PROCTOR (2,500± SQ. FT.)

PROPOSED 40' TO 50' LIVE OAK TREES (AT MATURITY) (TYPx3)

PROPOSED 6' HIGH PRECAST MASONRY SCREENING WALL  
 NOTE: DIMENSION AND EXACT MATERIALS TO BE IN SIMILAR LIKENESS TO EXISTING PARK STRUCTURES IN TYPE AND COLOR; DESIGN TO BE FINALIZED IN CDS.

PROPOSED (4) 2"Ø FIBER CONDUITS FROM ANTHEMNET RACK TO MMPB ABUTTING ROW (450'±)

PROPOSED (1) 3"Ø ANTHEMNET U.G. POWER CONDUIT FROM PEDESTAL TO ANTHEMNET RACK (450'±)

PROPOSED 16' WIDE BY 6' HIGH METAL ACCESS GATES

20' WIDE ACCESS/UTILITY AND FIBER EASEMENT

LESSEE'S PROPOSED GRAVEL ACCESS DRIVE (8,182.5± SQ. FT.)

**ENLARGED SITE PLAN**

SCALE: 1"=5' (22X34)  
 1"=10' (11X17)

Z.6

Z.4



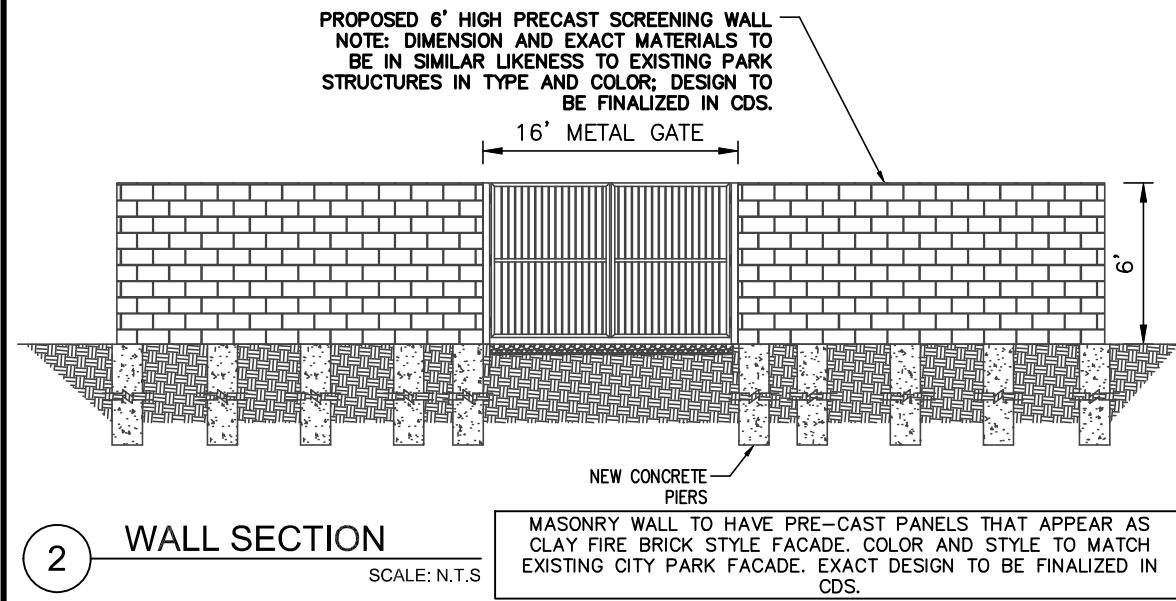
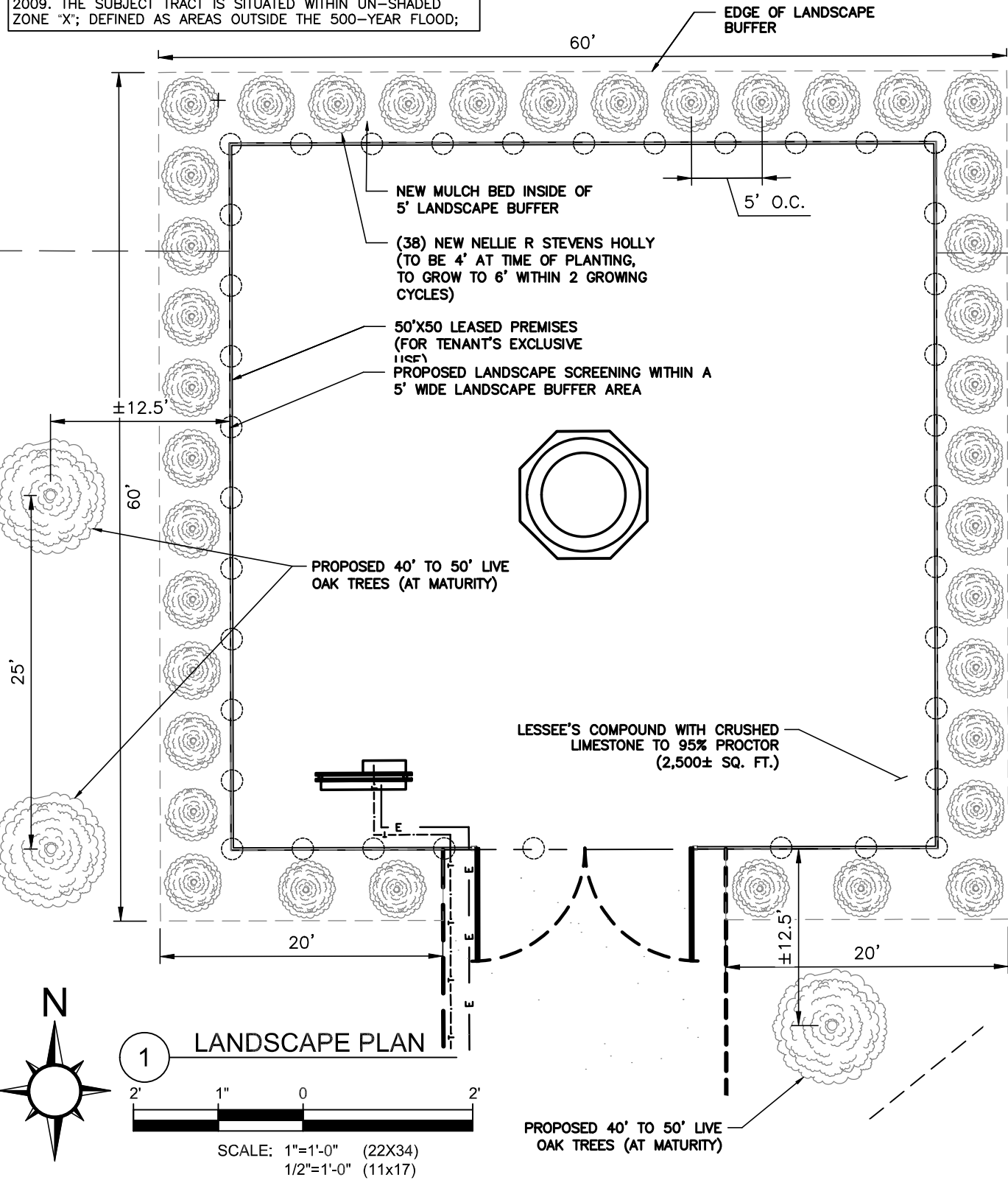
**ZONING NOTE:**  
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

**FLOOD NOTE:**  
 ACCORDING TO MAP NO. 48085C0235J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2, 2009. THE SUBJECT TRACT IS SITUATED WITHIN UN-SHADED ZONE "X"; DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD;

SITE LOCATION IS A GRASSY FIELD. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

**TOWER MATERIAL NOTE:**  
 TOWER SHALL COMPLY WITH APPROVED FACADE & DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

**EXISTING TREES NOTE:**  
 NO EXISTING TREES WILL BE REMOVED FOR THE CONSTRUCTION OF THIS PROJECT



**LANDSCAPING NOTES**

**PRIMARY SCREENING:**  
 ALL PLANTS TO BE 5 GALLON SIZE AND PLACED 5± SPACING. ONLY DROUGHT TOLERANT NATIVE SPECIES TO BE USED. SHRUBBERY SHALL BE A MINIMUM OF FOUR FEET (4') IN HEIGHT AT TIME OF PLANTING, PLANTED EVERY FIVE FEET (5') OR LESS ON CENTER.

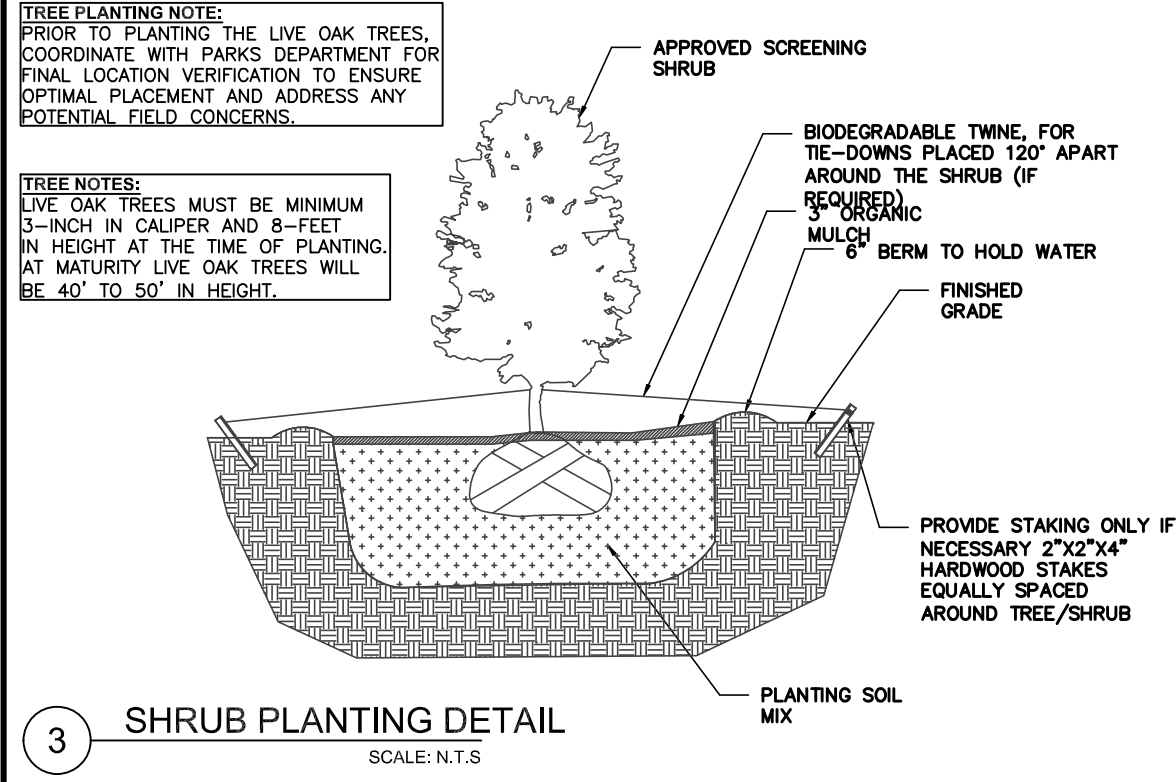
**APPROVED SPECIES:**  
 NELLIE R STEVENS HOLLY [WELL BRANCHED, MIN. HEIGHT OF 4' AT TIME OF PLANTING, TO GROW TO 6' WITHIN 2 GROWING CYCLES] (APPROX 38 PLANTS NEEDED TOTAL):

**IRRIGATION:**  
 NO IRRIGATION SYSTEM IS TO BE INSTALLED. A COMPANY IS TO BE CONTRACTED TO WATER THE PLANTS WEEKLY FOR THE FIRST 4 MONTHS AND THEN MONTHLY FOR THE NEXT 6 MONTHS.

**MAINTENANCE:**  
 PLANT USING 3" MULCH COVER. PLANTINGS TO BE MAINTAINED BY INDEPENDENT CONTRACTOR, TO BE PROVIDED BY TOWER DEVELOPER.

**PLANTING NOTES:**

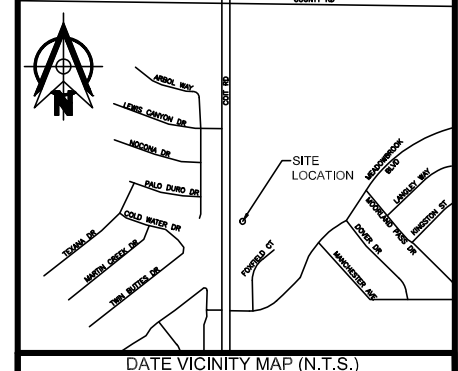
- MULCH WITH 4" MIN. ORGANIC MULCH.
- LANDSCAPE CONTRACTOR TO GUARANTEE SHRUBS FOR 180 DAYS.
- ALL PROPOSED LANDSCAPING IS REQUIRED AND SHALL BE PROPERLY MAINTAINED TO ENSURE GOOD HEALTH & VITALITY.
- SEED, MULCH, AND FERTILIZE IN DISTURBED AREAS.
- REFER TO LANDSCAPE PLAN (DETAIL 1, THIS SHEET) FOR PLANTING LOCATIONS.



DATE OF CREATION: 12/04/2023

REV NO:	REV. DESCRIPTION:	DATE:
A	ZONING DRAWINGS	12.04.23
B	ZONING DRAWINGS	12.19.23
C	ZONING DRAWINGS	12.29.23

**EXHIBIT C**



**FOR ZONING REVIEW ONLY**

ENGINEER:

**PRELIMINARY DRAWING**  
 (NOT VALID UNLESS STAMPED AND SIGNED)

**PROJECT NAME & SHEET DESCRIPTION:**

**EXHIBIT C**  
 ZONE-23-0036  
 LANDSCAPE AND SCREENING PLAN

**SITE LOCATION INFORMATION:**  
 PLAN TYPE: NEW 105' MONOPOLE TOWER  
 PROPERTY OWNER: TOWN OF PROSPER  
 LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1.  
 GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE TOWER ADDITION)  
 SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847

**ZONING NOTE:**  
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

**FLOOD NOTE:**  
 ACCORDING TO MAP NO. 48085C0235J, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2, 2009 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADED ZONE "X"; DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD;

**NOTE:** THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY. PLAN BASED ON SURVEY BY: SMW ENGINEERING GROUP, INC.

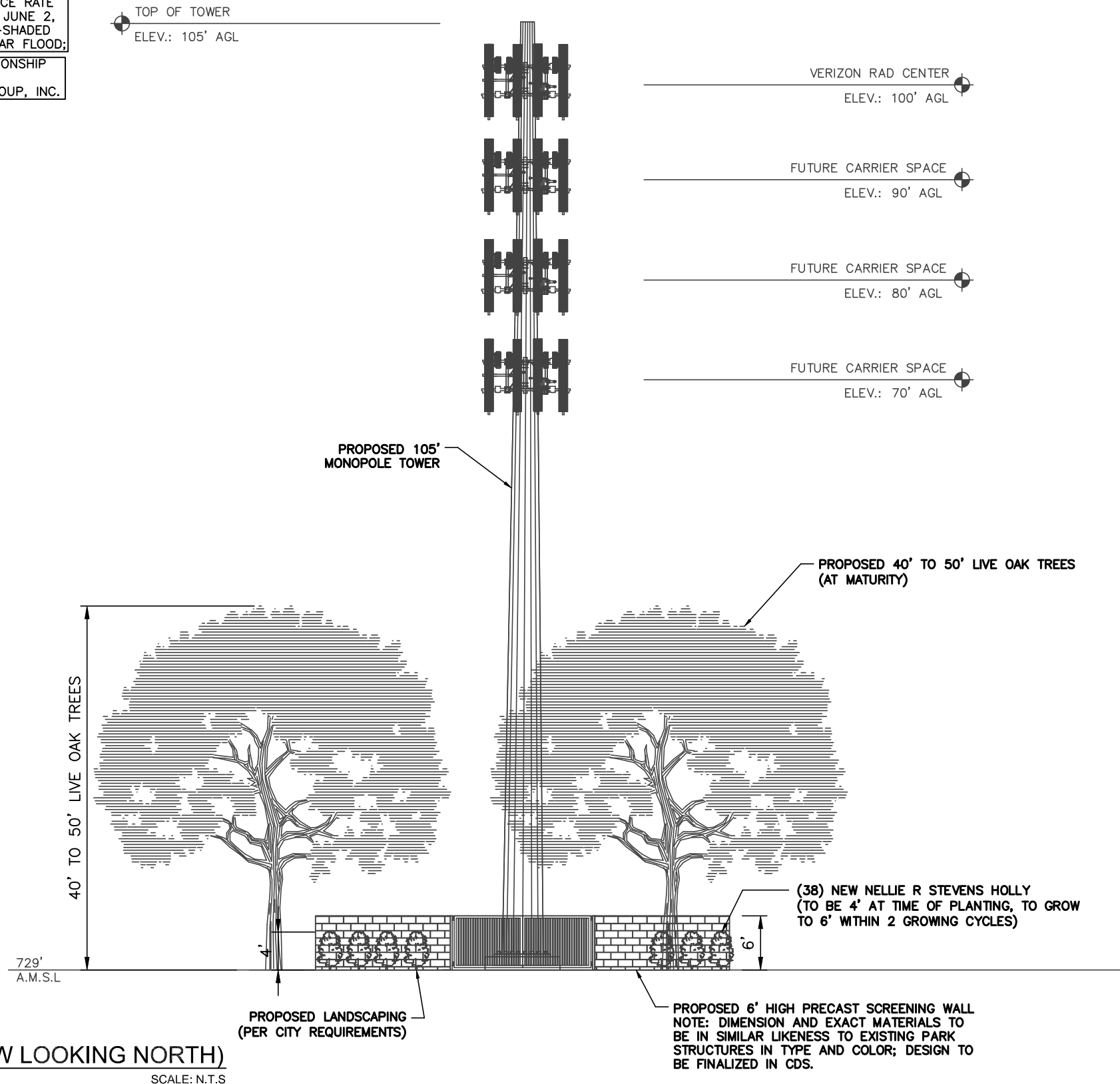
EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

SITE LOCATION IS A GRASSY FIELD. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

**TOWER MATERIAL NOTE:**  
 TOWER SHALL COMPLY WITH APPROVED FACADE & DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

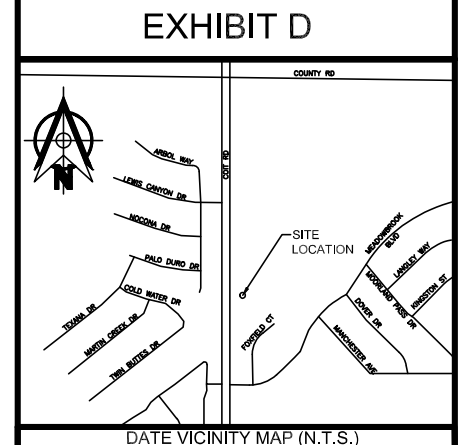
**TOWER NOTES:**  
 1. SMW HAS NOT PERFORMED A STRUCTURAL ANALYSIS OF THE PROPOSED TOWER OR PROPOSED ANTENNA MOUNT. REFER TO STRUCTURAL ANALYSIS BY OTHERS FOR ADDITIONAL INFORMATION.  
 2. REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED CABLE ROUTING AND ATTACHMENT DETAILS.  
 3. TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS INTENDED ONLY FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.

STRUCTURE SHOWN IS SCHEMATIC IN NATURE ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER FOR FINAL STRUCTURE DESIGN AND SPECIFICATIONS.



DATE OF CREATION: 12/04/2023

REV NO:	REV. DESCRIPTION:	DATE:
A	ZONING DRAWINGS	12.04.23
B	ZONING DRAWINGS	12.19.23
C	ZONING DRAWINGS	12.29.23



FOR ZONING REVIEW ONLY

ENGINEER:

**PRELIMINARY DRAWING**  
 (NOT VALID UNLESS STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:  
**EXHIBIT D**  
 ZONE-23-0036  
 FACADE PLAN - PAGE 1 OF 4

SITE LOCATION INFORMATION:  
 PLAN TYPE: NEW 105' MONOPOLE TOWER  
 PROPERTY OWNER: TOWN OF PROSPER  
 LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1.  
 GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE TOWER ADDITION)  
 SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847

**ZONING NOTE:**  
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

**FLOOD NOTE:**  
 ACCORDING TO MAP NO. 48085C0235J, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2, 2009 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADED ZONE "X"; DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD;

**NOTE:** THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY.  
 PLAN BASED ON SURVEY BY: SMW ENGINEERING GROUP, INC.

EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

SITE LOCATION IS A GRASSY FIELD. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

**TOWER MATERIAL NOTE:**  
 TOWER SHALL COMPLY WITH APPROVED FACADE & DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

**TOWER NOTES:**  
 1. SMW HAS NOT PERFORMED A STRUCTURAL ANALYSIS OF THE PROPOSED TOWER OR PROPOSED ANTENNA MOUNT. REFER TO STRUCTURAL ANALYSIS BY OTHERS FOR ADDITIONAL INFORMATION.  
 2. REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED CABLE ROUTING AND ATTACHMENT DETAILS.  
 3. TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS INTENDED ONLY FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.

STRUCTURE SHOWN IS SCHEMATIC IN NATURE ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER FOR FINAL STRUCTURE DESIGN AND SPECIFICATIONS.

TOP OF TOWER  
 ELEV.: 105' AGL

VERIZON RAD CENTER  
 ELEV.: 100' AGL

FUTURE CARRIER SPACE  
 ELEV.: 90' AGL

FUTURE CARRIER SPACE  
 ELEV.: 80' AGL

FUTURE CARRIER SPACE  
 ELEV.: 70' AGL

PROPOSED 105' MONOPOLE TOWER

PROPOSED 40' TO 50' LIVE OAK TREES (AT MATURITY)

PROPOSED 6' HIGH PRECAST SCREENING WALL  
 NOTE: DIMENSION AND EXACT MATERIALS TO BE IN SIMILAR LIKENESS TO EXISTING PARK STRUCTURES IN TYPE AND COLOR; DESIGN TO BE FINALIZED IN CDS.

PROPOSED LANDSCAPING (PER CITY REQUIREMENTS)

40' TO 50' LIVE OAK TREES

729'  
 A.M.S.L.

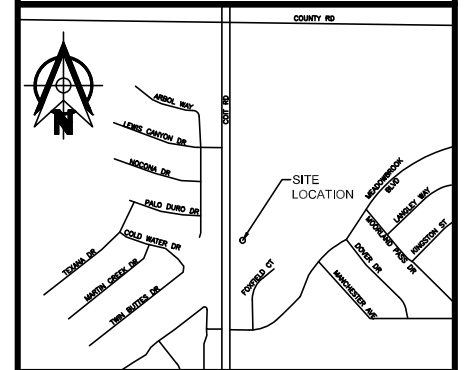
(38) NEW NELLIE R STEVENS HOLLY (TO BE 4' AT TIME OF PLANTING, TO GROW TO 6' WITHIN 2 GROWING CYCLES)

PREPARED FOR:



DATE OF CREATION: 12/04/2023		
REV. NO.	REV. DESCRIPTION	DATE
A	ZONING DRAWINGS	12.04.23
B	ZONING DRAWINGS	12.19.23
C	ZONING DRAWINGS	12.29.23

EXHIBIT D



DATE VICINITY MAP (N.T.S.)

FOR ZONING REVIEW ONLY

ENGINEER:

**PRELIMINARY DRAWING**  
 (NOT VALID UNLESS STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:  
**EXHIBIT D**  
 ZONE-23-0036  
 FACADE PLAN - PAGE 2 OF 4

SITE LOCATION INFORMATION:  
 PLAN TYPE: NEW 105' MONOPOLE TOWER  
 PROPERTY OWNER: TOWN OF PROSPER  
 LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1.  
 GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE TOWER ADDITION)  
 SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847

1 WEST ELEVATION (VIEW LOOKING EAST)

SCALE: N.T.S.



**ZONING NOTE:**  
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

**FLOOD NOTE:**  
 ACCORDING TO MAP NO. 48085C0235J, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2, 2009 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADED ZONE "X"; DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD;

**NOTE:** THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY.  
 PLAN BASED ON SURVEY BY: SMW ENGINEERING GROUP, INC.

EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

SITE LOCATION IS A GRASSY FIELD. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

**TOWER MATERIAL NOTE:**  
 TOWER SHALL COMPLY WITH APPROVED FACADE & DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

**TOWER NOTES:**  
 1. SMW HAS NOT PERFORMED A STRUCTURAL ANALYSIS OF THE PROPOSED TOWER OR PROPOSED ANTENNA MOUNT. REFER TO STRUCTURAL ANALYSIS BY OTHERS FOR ADDITIONAL INFORMATION.  
 2. REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED CABLE ROUTING AND ATTACHMENT DETAILS.  
 3. TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS INTENDED ONLY FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.

STRUCTURE SHOWN IS SCHEMATIC IN NATURE ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER FOR FINAL STRUCTURE DESIGN AND SPECIFICATIONS.

TOP OF TOWER  
 ELEV.: 105' AGL

VERIZON RAD CENTER  
 ELEV.: 100' AGL

FUTURE CARRIER SPACE  
 ELEV.: 90' AGL

FUTURE CARRIER SPACE  
 ELEV.: 80' AGL

FUTURE CARRIER SPACE  
 ELEV.: 70' AGL

PROPOSED 105' MONOPOLE TOWER

PROPOSED 40' TO 50' LIVE OAK TREES (AT MATURITY)

40' TO 50' LIVE OAK TREES

729' A.M.S.L.

PROPOSED LANDSCAPING (PER CITY REQUIREMENTS)

PROPOSED 6' HIGH PRECAST SCREENING WALL  
 NOTE: DIMENSION AND EXACT MATERIALS TO BE IN SIMILAR LIKENESS TO EXISTING PARK STRUCTURES IN TYPE AND COLOR; DESIGN TO BE FINALIZED IN CDS.

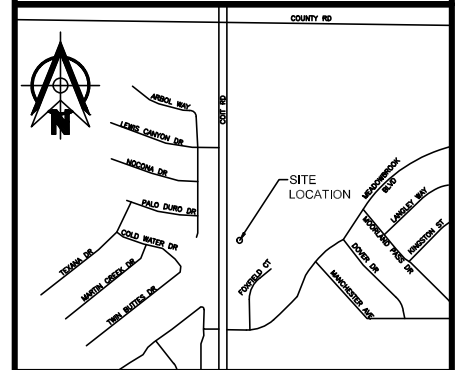
(38) NEW NELLIE R STEVENS HOLLY (TO BE 4' AT TIME OF PLANTING, TO GROW TO 6' WITHIN 2 GROWING CYCLES)

PREPARED FOR:



DATE OF CREATION: 12/04/2023		
REV. NO.	REV. DESCRIPTION:	DATE:
A	ZONING DRAWINGS	12.04.23
B	ZONING DRAWINGS	12.19.23
C	ZONING DRAWINGS	12.29.23

**EXHIBIT D**



DATE VICINITY MAP (N.T.S.)

FOR ZONING REVIEW ONLY

ENGINEER:  
  
 700 EAST PARK BLVD, SUITE 204  
 PLANO, TX 75074  
 TEL: 205-399-6781 WWW.SMWENG.COM

**PRELIMINARY DRAWING**  
 (NOT VALID UNLESS STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:  
**EXHIBIT D**  
 ZONE-23-0036  
 FACADE PLAN - PAGE 3 OF 4

SITE LOCATION INFORMATION:  
 PLAN TYPE: NEW 105' MONOPOLE TOWER  
 PROPERTY OWNER: TOWN OF PROSPER  
 LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1.  
 GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE TOWER ADDITION)  
 SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847



**ZONING NOTE:**  
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

**FLOOD NOTE:**  
 ACCORDING TO MAP NO. 48085C0235J, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2, 2009 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADED ZONE "X"; DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD;

**NOTE:** THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY.  
 PLAN BASED ON SURVEY BY: SMW ENGINEERING GROUP, INC.

EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

SITE LOCATION IS A GRASSY FIELD. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

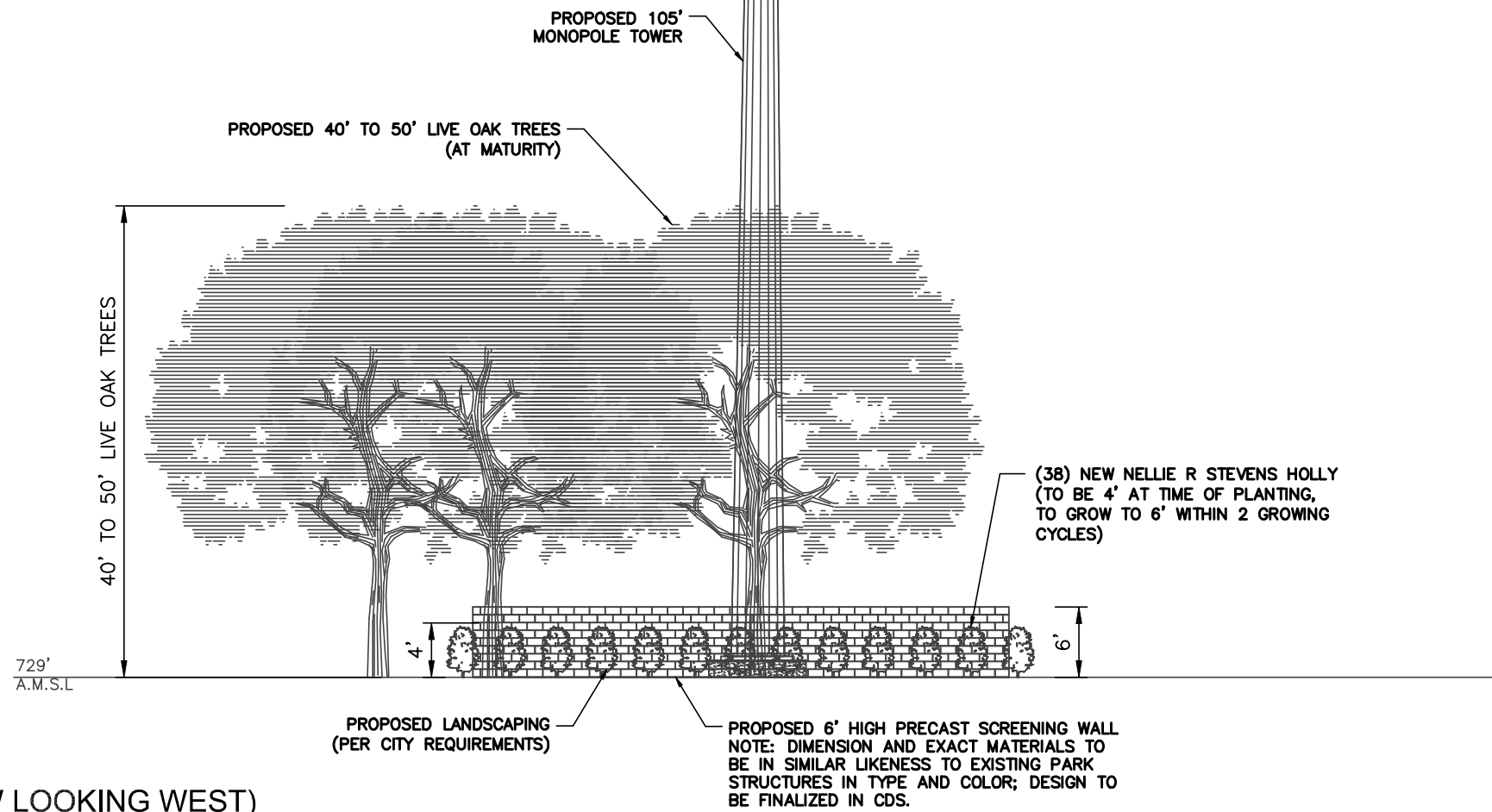
**TOWER MATERIAL NOTE:**  
 TOWER SHALL COMPLY WITH APPROVED FACADE & DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

- TOWER NOTES:**
1. SMW HAS NOT PERFORMED A STRUCTURAL ANALYSIS OF THE PROPOSED TOWER OR PROPOSED ANTENNA MOUNT. REFER TO STRUCTURAL ANALYSIS BY OTHERS FOR ADDITIONAL INFORMATION.
  2. REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED CABLE ROUTING AND ATTACHMENT DETAILS.
  3. TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS INTENDED ONLY FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.

STRUCTURE SHOWN IS SCHEMATIC IN NATURE ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER FOR FINAL STRUCTURE DESIGN AND SPECIFICATIONS.

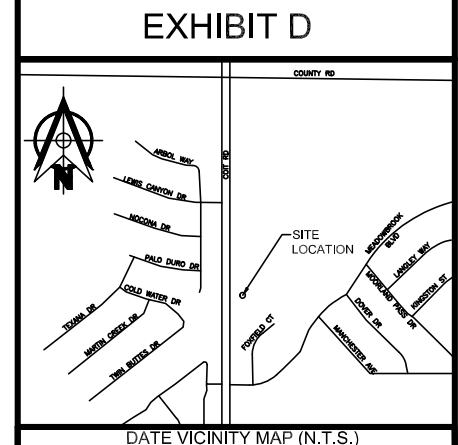
TOP OF TOWER  
 ELEV.: 105' AGL

- VERIZON RAD CENTER  
 ELEV.: 100' AGL
- FUTURE CARRIER SPACE  
 ELEV.: 90' AGL
- FUTURE CARRIER SPACE  
 ELEV.: 80' AGL
- FUTURE CARRIER SPACE  
 ELEV.: 70' AGL



DATE OF CREATION: 12/04/2023

REV NO:	REV. DESCRIPTION:	DATE:
A	ZONING DRAWINGS	12.04.23
B	ZONING DRAWINGS	12.19.23
C	ZONING DRAWINGS	12.29.23



FOR ZONING REVIEW ONLY

ENGINEER:

**PRELIMINARY DRAWING**  
 (NOT VALID UNLESS STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:  
**EXHIBIT D**  
 ZONE-23-0036  
 FACADE PLAN - PAGE 4 OF 4

**SITE LOCATION INFORMATION:**  
 PLAN TYPE: NEW 105' MONOPOLE TOWER  
 PROPERTY OWNER: TOWN OF PROSPER  
 LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1.  
 GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE TOWER ADDITION)  
 SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847

**1 EAST ELEVATION (VIEW LOOKING WEST)**  
 SCALE: N.T.S