PARENT TRACT LEGAL DESCRIPTION:

(A 22.840-ACRE TRACT AS RECORDED IN FILE NUMBER 20170622010003020 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A OF LAKEWOOD PRESERVE AS RECORDED IN CABINET 2017, PAGE 482 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS) BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID 117.004

ACRE TRACT, BEING IN THE EAST LINE OF COIT ROAD (VARIABLE R.O.W.), AS DESCRIBED IN DOC. NO.

20110407000363170, IN SAID DEED RECORDS, SOME BEING THE SOUTHWEST CORNER OF O 18.028 ACRE TRACT, AS DESCRIBED DOC, NO. 20070423000545410, IN SAID DEED RECORDS: THENCE, SOUTH 89° 38'35" EAST, ALONG THE NORTH LINE OF SAID 117.004 ACRE TRACT AND THE SOUTH LINE OF SAID 18.028 ACRE TRACT, AT 919.49 FEET, PASSING THE SOUTHEAST CORNER OF SAID 18.028 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 969.49 FEET, TO A 1/2 INCH IRON ROD FOUND AT A NORTHEAST

CORNER OF SAID 117.004 ACRE TRACT: THENCE, SOUTH 00°18'44" WEST, ALONG AN EAST LINE OF SAID 117.004 ACRE TRACT, FOR A DISTANCE OF 444.50 FEET. TO A 1/2 INCH IRON ROD FOUND:

THENCE, SOUTH 38°14'51" EAST, CONTINUING ALONG SAID EAST LINE, FOR A DISTANCE OF 148.84 FEET, TO A 1/2 INCH IRON ROD FOUND, BEING AN INTERIOR ELL CORNER OF SAID 117.004 ACRE TRACT AND BEING IN THE SOUTH LINE OF A 170' TP S. L EASEMENT, AS DESCRIBED IN VOL. 810, PG, 693, IN SAID DEED RECORDS THENCE, SOUTH 51°46'30" WEST, ALONG THE SOUTH LINE OF SAID 170' TP & L EASEMENT, FOR A DISTANCE OF

1350.80 FEET, TO A 1/2 IINCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.", IN THE WEST LINE OF SAID 117.004 ACRE TRACT AND THE EAST LINE OF SAID COIT ROAD THENCE, NORTH 00" 04'52" EAST, ALONG THE WEST LINE OF SAID 117.004 ACRE TRACT AND THE EAST LINE OF

SAID COIT ROAD, FOR O DISTANCE OF 1403.24 FEET, TO THE POINT OF BEGINNING AND CONTAINING 22.840 ACRES OF LAND.

LESSEE'S PROPOSED 50'X50' PREMISES DESCRIPTION

BEING A LESSEE'S PROPOSED 50'X50' PREMISES CONTAINING 0.0574 ACRES (2500.00 SQUARE FEET) OF LAND LOCATED IN THE JAMES STONE SURVEY, ABSTRACT NO. 847, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LAKEWOOD PRESERVE BLOCK A. LOT 1 AS RECORDED IN CABINET 2017 PAGE 482 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, CONVEYED TO THE CITY OF PROSPER AS RECORDED IN FILE NUMBER. 20170622010003020 OF THE OFFICIAL PUBLIC 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 1/2" IRON ROD STAMPED "CORWIN ENGR. INC." BEING THE SOUTH CORNER OF SAID BLOCK A. LOT 1. LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF COIT ROAD, AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,498,303.55 (E), Y=7,133,762.65 (N);

THENCE NORTH 06 DEGREES 49 MINUTES 26 SECONDS EAST, 357.53 FEET TO THE POINT OF BEGINNING AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,498,346.03 (E), Y=7,134,117.65 (N);

THENCE NORTH 88 DEGREES 52 MINUTES 59 SECONDS EAST, 50.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE SOUTH 01 DEGREES 07 MINUTES 01 SECONDS EAST, 50.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE SOUTH 88 DEGREES 52 MINUTES 59 SECONDS WEST, 50.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 07 MINUTES 01 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.0574 ACRES (2,500.00 SQUARE FEET) OF LAND.

LESSEE'S PROPOSED VARIABLE WIDTH ACCESS, UTILITY AND FIBER EASEMENT DESCRIPTION:

BEING A LESSEE'S PROPOSED VARIABLE WIDTH ACCESS, UTILITY AND FIBER EASEMENT CONTAINING 0.0741 ACRES (3,227.03 SQUARE FEET) OF LAND LOCATED IN THE JAMES STONE SURVEY, ABSTRACT NO. 847, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LAKEWOOD PRESERVE BLOCK A, LOT 1 AS RECORDED IN CABINET 2017 PAGE 482 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, CONVEYED TO THE CITY OF PROSPER AS RECORDED IN FILE NUMBER 20170622010003020 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 0.0741-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 1/2" IRON ROD STAMPED "CORWIN ENGR. INC." BEING THE SOUTH CORNER OF SAID BLOCK A. LOT 1. LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF COIT ROAD, AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,498,303.55 (E), Y=7,133,762.65 (N);

THENCE NORTH 06 DEGREES 49 MINUTES 26 SECONDS EAST, 357.53 FEET TO THE POINT OF BEGINNING AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,498,346.03 (E), Y=7,134,117.65 (N);

THENCE SOUTH 01 DEGREES 07 MINUTES 01 SECONDS EAST, 98.45 FEET TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT

THENCE SOUTH 50 DEGREES 34 MINUTES 37 SECONDS WEST, 7.86 FEET TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 52 MINUTES 59 SECONDS WEST, 43.23 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN SAID EASTERLY RIGHT-OF-WAY LINE OF COIT ROAD COMMON WITH THE WESTERLY LINE OF SAID BLOCK A, LOT 1;

THENCE NORTH 01 DEGREES 07 MINUTES 01 SECONDS WEST, 40.00 FEET ALONG SAID COMMON LINE TO A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 88 DEGREES 52 MINUTES 59 SECONDS EAST, 29.39 FEET TO AN INTERIOR WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 01 DEGREES 07 MINUTES 01 SECONDS WEST, 63.32 FEET TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 52 MINUTES 59 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.0741 ACRES (3.227.03 SQUARE FEET) OF LAND.

LESSEE'S PROPOSED 10' WIDE UTILITY AND FIBER EASEMENT DESCRIPTION:

BEING A LESSEE'S PROPOSED 10' WIDE UTILITY AND FIBER EASEMENT CONTAINING 0.0228 ACRES (993.93 SQUARE FEET) OF LAND LOCATED IN THE JAMES STONE SURVEY, ABSTRACT NO. 847, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LAKEWOOD PRESERVE BLOCK A, LOT 1 AS RECORDED IN CABINET 2017 PAGE 482 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, CONVEYED TO THE CITY OF PROSPER AS RECORDED IN FILE NUMBER 20170622010003020 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY. TEXAS. SAID 0.0228-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 1/2" IRON ROD STAMPED "CORWIN ENGR. INC." BEING THE SOUTH CORNER OF SAID BLOCK A. LOT 1. LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF COIT ROAD, AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,498,303.55 (E), Y=7,133,762.65 (N);

THENCE NORTH 01 DEGREES 07 MINUTES 01 SECONDS WEST, 351.10 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COIT ROAD COMMON WITH THE WESTERLY LINE OF SAID BLOCK A, LOT 1, TO THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,498,296.70 (E), Y=7,134,113.75 (N);

THENCE NORTH 01 DEGREES 07 MINUTES 01 SECONDS WEST, 10.00 FEET ALONG SAID COMMON LINE TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE NORTH 88 DEGREES 52 MINUTES 59 SECONDS EAST, 99.39 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE SOUTH 01 DEGREES 07 MINUTES 01 SECONDS EAST, 10.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 52 MINUTES 59 SECONDS WEST, 99.39 FEET TO THE POINT OF BEGINNING CONTAINING 0.0228 ACRES (993.93 SQUARE FEET) OF LAND.

LESSEE'S PROPOSED 5' WIDE LANDSCAPING BUFFER AREA DESCRIPTION

BEING A LESSEE'S PROPOSED 5' WIDE LANDSCAPING BUFFER AREA CONTAINING 0.0275 ACRES (1200.00 SQUARE FEET) OF LAND LOCATED IN THE JAMES STONE SURVEY, ABSTRACT NO. 847, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LAKEWOOD PRESERVE BLOCK A. LOT 1 AS RECORDED IN CABINET 2017 PAGE 482 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, CONVEYED TO THE TOWN OF PROSPER AS RECORDED IN FILE NUMBER 20170622010003020 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 0.0275-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 1/2" IRON ROD STAMPED "CORWIN ENGR. INC." BEING THE SOUTH CORNER OF SAID BLOCK A, LOT 1, LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF COIT ROAD, AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,498,303.55 (E), Y=7,133,762.65 (N);

THENCE NORTH 3 DEGREES 32 MINUTES 43 SECONDS EAST, 300.10 FEET TO THE POINT OF BEGINNING AND SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2.498.322.11 (E), Y=7.134.062.17 (N);

THENCE NORTH 01 DEGREES 07 MINUTES 01 SECONDS WEST, 60.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 52 MINUTES 59 SECONDS EAST, 80.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 07 MINUTES 01 SECONDS EAST, 60.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE SOUTH 88 DEGREES 52 MINUTES 59 SECONDS WEST, 55.00 FEET TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 01 DEGREES 07 MINUTES 01 SECONDS WEST, 5.00 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 88 DEGREES 52 MINUTES 59 SECONDS EAST, 50.00 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 07 MINUTES 01 SECONDS WEST, 50.00 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE SOUTH 88 DEGREES 52 MINUTES 59 SECONDS WEST, 70.00 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT

THENCE SOUTH 01 DEGREES 07 MINUTES 01 SECONDS EAST, 55.00 FEET TO A SOUTHERLY CORNER OF THE

THENCE SOUTH 88 DEGREES 52 MINUTES 48 SECONDS WEST, 5.00 FEET TO THE POINT OF BEGINNING

CONTAINING 0.0275 ACRES (1,200.00 SQUARE FEET) OF LAND.

GENERAL NOTES

HEREIN DESCRIBED TRACT;

- 1. 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
- 2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
- 3. PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2-TDC600, DATE OF SURVEY: 03/07/2023).
- 4. BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- 5. BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- 6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED
- 7. THIS SURVEY CONTAINS A DRAWING AND METES & BOUNDS DESCRIPTIONS FOR A LESSEE'S PROPOSED 50'X50' PREMISES, A LESSEE'S PROPOSED VARIABLE WIDTH ACCESS, UTILITY, AND FIBER EASEMENT, A LESSEE'S PROPOSED 10' WIDE UTILITY AND FIBER EASEMENT, AND A LESSEE'S PROPOSED 5' WIDE LANDSCAPING BUFFER FASEMENT THAT WERE PREPARED FOR THE EXCLUSIVE USE OF ANTHEMNET INC. AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE PREMISES SHOWN HEREON. THE PREMISES AND THE EASEMENTS WILL NOT BE MONUMENTED.
- 8. THIS SURVEY WAS BASED ON INFORMATION FOUND IN THE ABSTRACTOR CERTIFICATE ISSUED BY TEXAS ABSTRACT SERVICES, CONTROL NO. 23070, DATED AUGUST 03, 2022.

9. NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.

10. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.

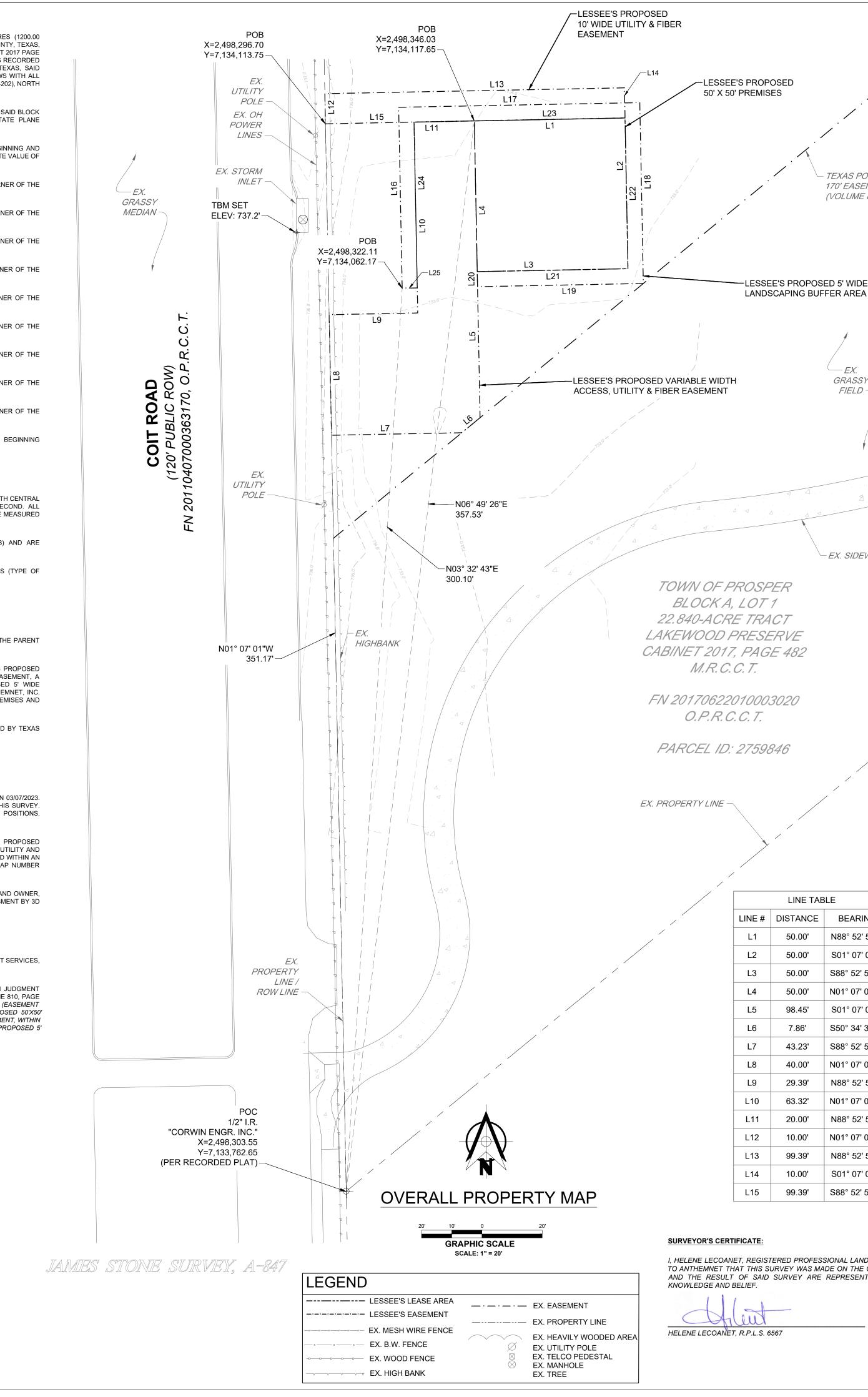
- 11. UTILITY EASEMENTS AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 03/07/2023. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY. SURVEYOR DOES NOT GUARANTEE UTILITIES SHOWN ON THE SURVEY ARE IN EXACT POSITIONS. CONTRACTOR MUST ALWAYS CALL 811 BEFORE DIGGING.
- 12. AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 50'X50' PREMISES, THE LESSEE'S PROPOSED VARIABLE WIDTH ACCESS UTILITY AND FIBER FASEMENT THE LESSEE'S PROPOSED 10' WIDE UTILITY AND FIBER EASEMENT, AND THE LESSEE'S PROPOSED 5' WIDE LANDSCAPING BUFFER EASEMENT 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, COLLIN COUNTY, TEXAS).
- 13. LESSEE'S PROPOSED PREMISES AND LESSEE'S PROPOSED EASEMENT 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 LISTED HEREON WERE IN THE ABSTRACTOR CERTIFICATE ISSUED BY TEXAS ABSTRACT SERVICES, CONTROL NO. 23070, DATED AUGUST 03, 2022:

ONE HUNDRED AND SEVENTY FOOT WIDE EASEMENT FOR ELECTRIC POWER LINES SET OUT IN JUDGMENT DATED FEBRUARY 16, 1972, GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 810, PAGE 693. OF THE COLLIN COUNTY DEED RECORDS (LOCATED ALONG THE SOUTHEAST PROPERTY LINE). (EASEMENT IS LOCATED WITHIN THE PARENT TRACT, BUT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 50'X50' PREMISES, WITHIN THE LESSEE'S PROPOSED VARIABLE WIDTH ACCESS, UTILITY, AND FIBER EASEMENT, WITHIN THE LESSEE'S PROPOSED 10' WIDE UTILITY AND FIBER EASEMENT, NOR WITHIN THE LESSEE'S PROPOSED 5' WIDE LANDSCAPING BUFFER EASEMENT)

ABBREVIATIONS





I, HELENE LECOANET, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO HEREBY CERTIFY TO ANTHEMNET THAT THIS SURVEY WAS MADE ON THE GROUND BY ME, OR UNDER MY DIRECT SUPERVISION, AND THE RESULT OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL

LINE #	DISTANCE	BEARING	LINE #	DISTA
L1	50.00'	N88° 52' 59"E	L16	60.0
L2	50.00'	S01° 07' 01"E	L17	80.0
L3	50.00'	S88° 52' 59"W	L18	60.0
L4	50.00'	N01° 07' 01"W	L19	55.0
L5	98.45'	S01° 07' 01"E	L20	5.0
L6	7.86'	S50° 34' 37"W	L21	50.0
L7	43.23'	S88° 52' 59"W	L22	50.0
L8	40.00'	N01° 07' 01"W	L23	70.0
L9	29.39'	N88° 52' 59"E	L24	55.0
L10	63.32'	N01° 07' 01"W	L25	5.0
L11	20.00'	N88° 52' 59"E		
L12	10.00'	N01° 07' 01"W		
L13	99.39'	N88° 52' 59"E		
L14	10.00'	S01° 07' 01"E		
L15	99.39'	S88° 52' 59"W		

3	LINE #	DISTANCE	BEARING
)"E	L16	60.00'	N01° 07' 01"W
"Е	L17	80.00'	N88° 52' 59"E
"W	L18	60.00'	S01° 07' 01"E
"W	L19	55.00'	S88° 52' 59"W
"Е	L20	5.00'	N01° 07' 01"W
"W	L21	50.00'	N88° 52' 59"E
"W	L22	50.00'	N01° 07' 01"W
"W	L23	70.00'	S88° 52' 59"W
)"E	L24	55.00'	S01° 07' 01"E
"W	L25	5.00'	S88° 52' 48"W
)"E			

FAA 1A INFORMATION

33.228058°

-96.767044°

733.4' AMSL

LATITUDE

LONGITUDE

ELEVATION

TEXAS POWER & LIGHT COMPANY

-EX.

GRASSY

FIELD -

- EX. SIDEWALK

(VOLUME 810 PAGE 693, O.P.R.C.C.T.)

170' EASEMENT FOR ELECTRIC POWER LINES

	LINE TAB	ILE		LINE TAE	BLE
Ξ#	DISTANCE	BEARING	LINE #	DISTANCE	BEA
1	50.00'	N88° 52' 59"E	L16	60.00'	N01° 0
2	50.00'	S01° 07' 01"E	L17	80.00'	N88° 5
3	50.00'	S88° 52' 59"W	L18	60.00'	S01° (
ŀ	50.00'	N01° 07' 01"W	L19	55.00'	S88° 5
5	98.45'	S01° 07' 01"E	L20	5.00'	N01° 0
6	7.86'	S50° 34' 37"W	L21	50.00'	N88° 5

NTHEMNE ANTHEMNET, INC. 5944 LUTHER LANE SUITE 725 DALLAS, TX 75225 PHONE: 512-539-7151 verizon 600 HIDDEN RIDGE IRVING TX 75038 PHONE: (678) 339-4247 FAX: (972) 718-1967 DATE OF CREATION: 8-31-2023 **REV DESCRIPTION:** REV DATE: REV NO: 10-24-23 1 ZONING REVISIONS 11-03-23 2 ZONING REVISIONS FXHIRIT A COUNTY RE NOCONA DR -SITF LOCATION T PALO DURC VICINITY MAP (N.T.S.) -SITE LOCATION PARENT TRACT BOUNDARY BOUNDARY MAP (N.T.S.) FOR ZONING

SHEET S.1

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

PLAN TYPE: NEW 105' MONOPOLE TOWER **PROPERTY OWNER:** TOWN OF PROSPER

SITE LOCATION INFORMATION:

ROJECT NAME & SHEET DESCRIPTION EXHIBIT A ZONE-23-0021 SURVEY



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



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.

NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY.

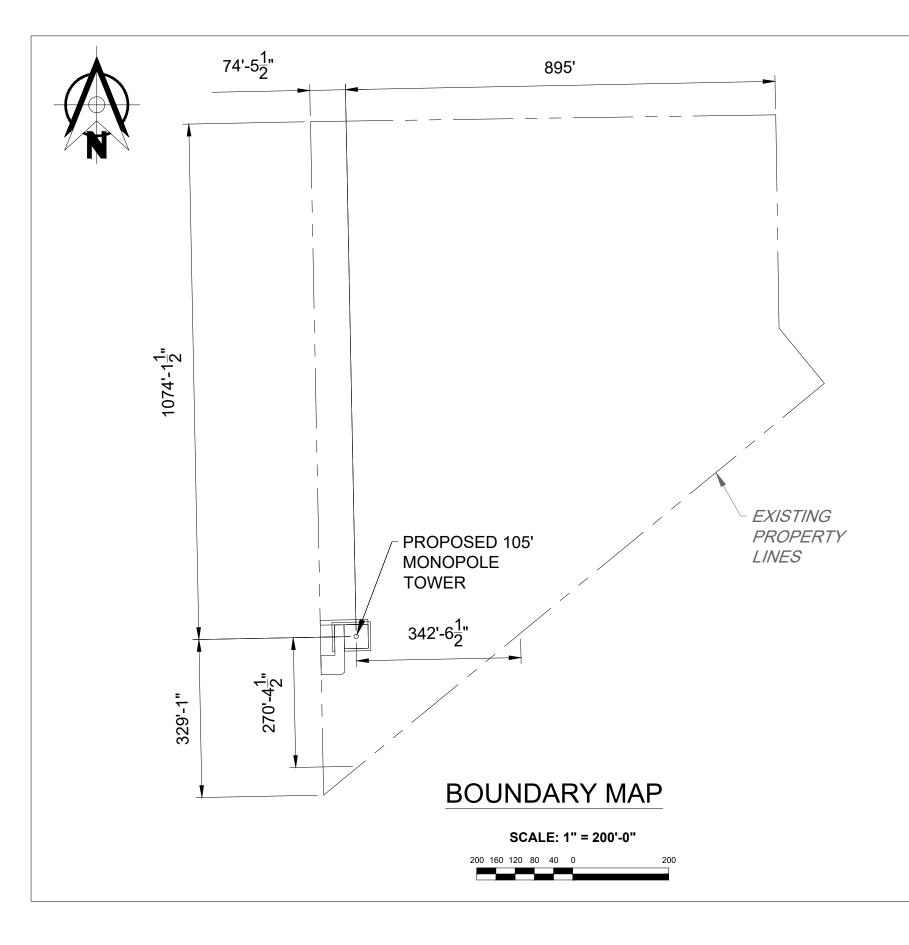
PLAN BASED ON SURVEY BY: 3D DESIGN & ENGINEERING, INC.

CIVIL PLAN DESIGN BY 3D DESIGN & ENGINEERING, INC. LESSEE'S PROPOSED PREMISES AND LESSEE'S PROPOSED EASEMENT PLACEMENT ARE PER LAND OWNER & TOWER OWNER DIRECTION/AGREEMENT AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.

TOWER MATERIAL NOTE:

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

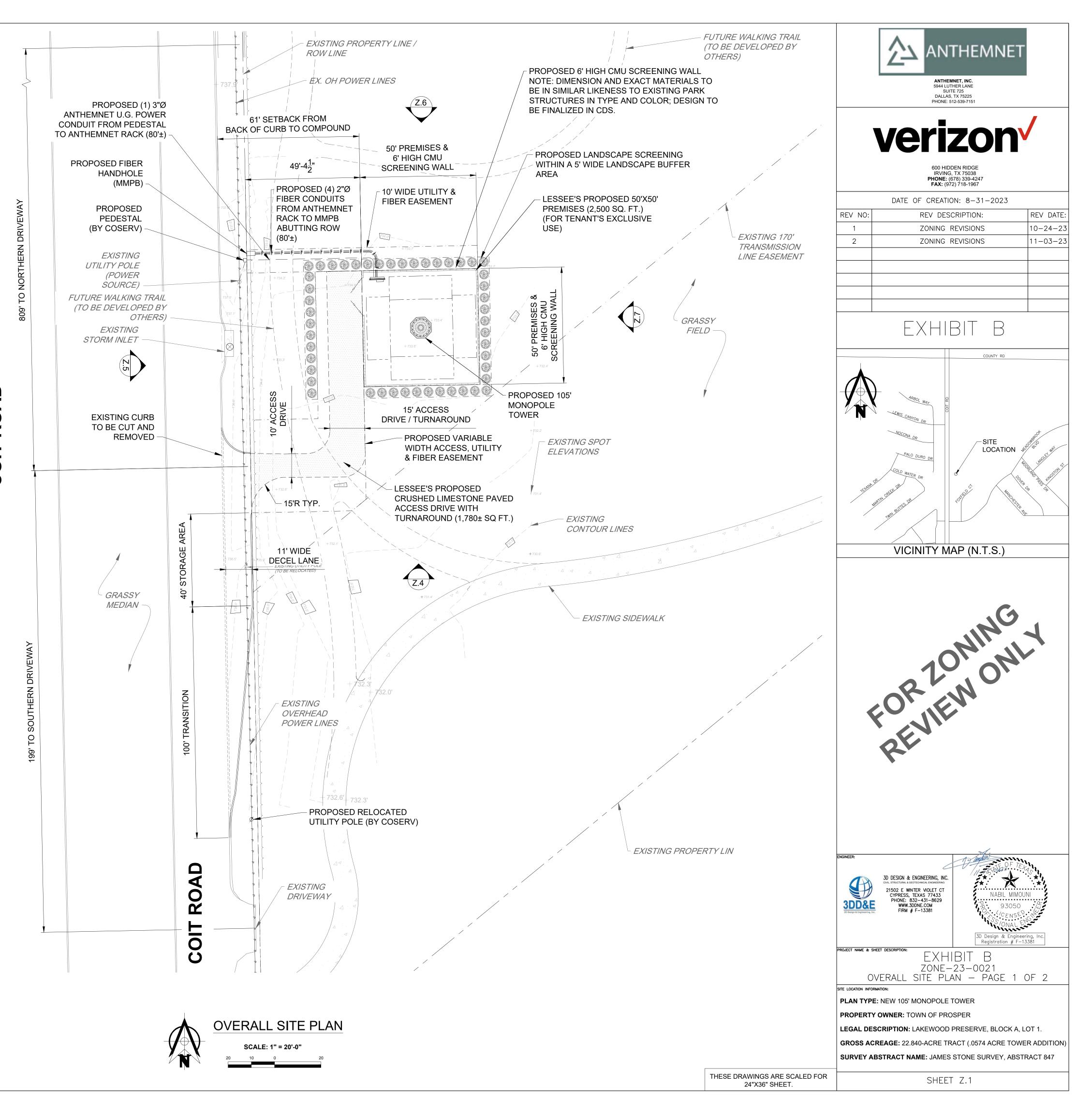
EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.



LEGEND

LLGLINL	,		
	LESSEE LEASE LINE LESSEE FENCE LESSEE EASEMENT LESSEE FIN. GRADE	00 	EX. WOOD FENCE EX. EASEMENT EX. PROPERTY LINE
	LESSEE PAVING	Ø	Ex. UTILITY POLE
Ŵ	LESSEE UTILITY POLE		EX. C.L. FENCE
	LESSEE PAVEMENT	x x	EX. B.W. FENCE
—F —F —F —F —F —F —	LESSEE U.G. TELCO	+ 227.10	EX. ELEVATION
	LESSEE U.G. POWER	· ·	EX. O.H. UTILITY
P	- LESSEE O.H. UTILITY	V	EX. HIGH BANK

THESE DRAWINGS ARE SCALED FOR 24"X36" SHEET. DO NOT SCALE.



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.



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.

NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY.

PLAN BASED ON SURVEY BY: 3D DESIGN & ENGINEERING, INC.

CIVIL PLAN DESIGN BY 3D DESIGN & ENGINEERING, INC. LESSEE'S PROPOSED PREMISES AND LESSEE'S PROPOSED EASEMENT PLACEMENT ARE PER LAND **OWNER & TOWER OWNER** DIRECTION/AGREEMENT AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.

TOWER MATERIAL NOTE:

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

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



FUTURE WALKING TRAIL (TO BE DEVELOPED BY OTHERS) -

2.9

LEGEND)		
	LESSEE LEASE LINE LESSEE FENCE LESSEE EASEMENT		EX. WOOD FENCE EX. EASEMENT
227.10	LESSEE FIN. GRADE	~ ~	EX. PROPERTY LIN
	LESSEE UTILITY POLE	Ø	EX. UTILITY POLE
	LESSEE PAVEMENT LESSEE U.G. TELCO		EX. B.W. FENCE EX. ELEVATION EX. O.H. UTILITY
P	- LESSEE U.G. POWER - LESSEE O.H. UTILITY	v	EX. HIGH BANK

& FIBER EASEMENT (1,780 SQ. FT.)

15' WIDE DRIVE & VEHICLE TURNAROUND AREA

HIGH METAL ACCESS GATES

10' WIDE UTILITY &

FIBER EASEMENT

O Ī

· - F - - F

PROPOSED (1) 3"Ø

(Q)

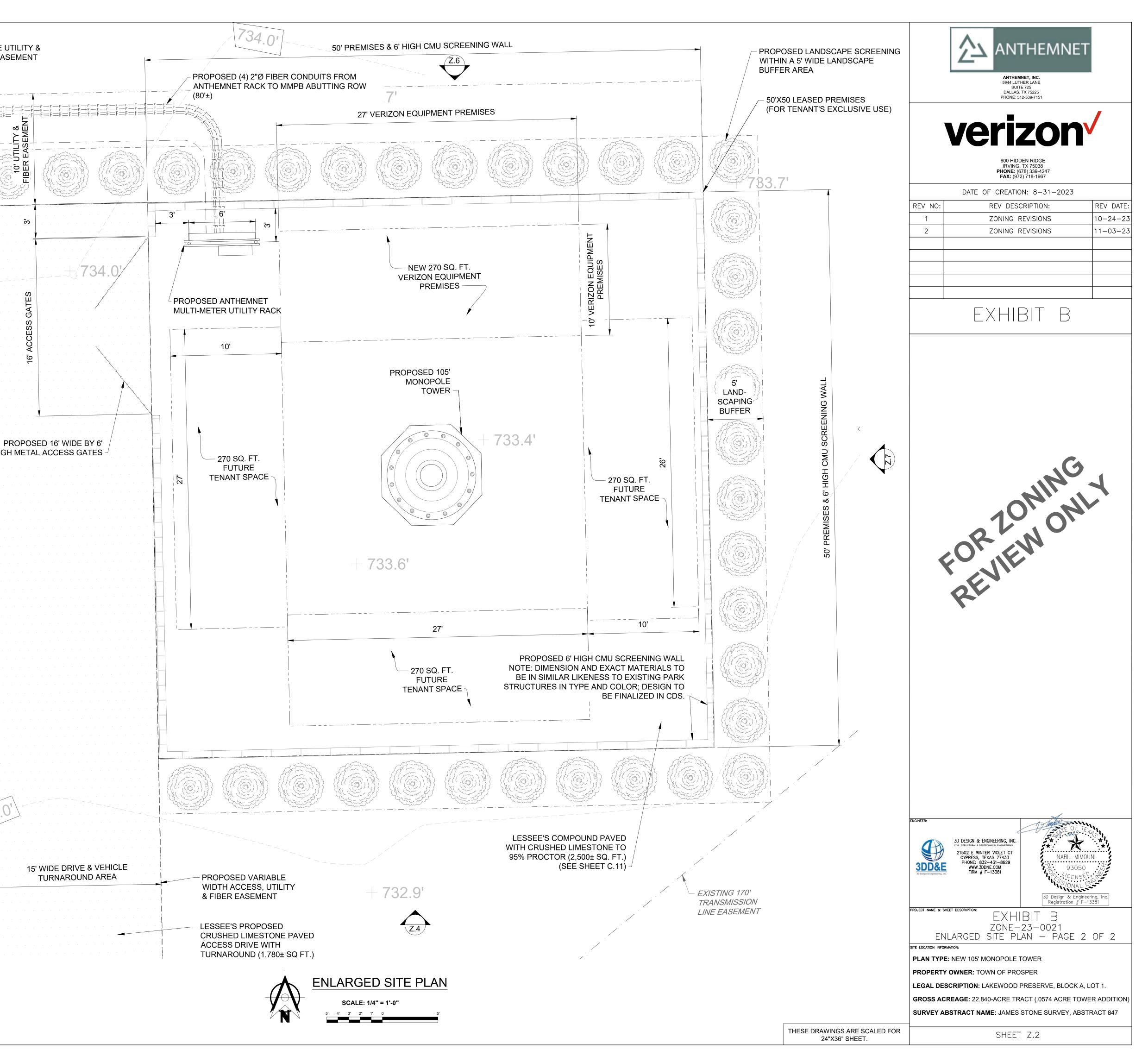
ANTHEMNET U.G. POWER

CONDUIT FROM PEDESTAL

TO ANTHEMNET RACK (80'±)

N.5

WIDTH ACCESS, UTILITY

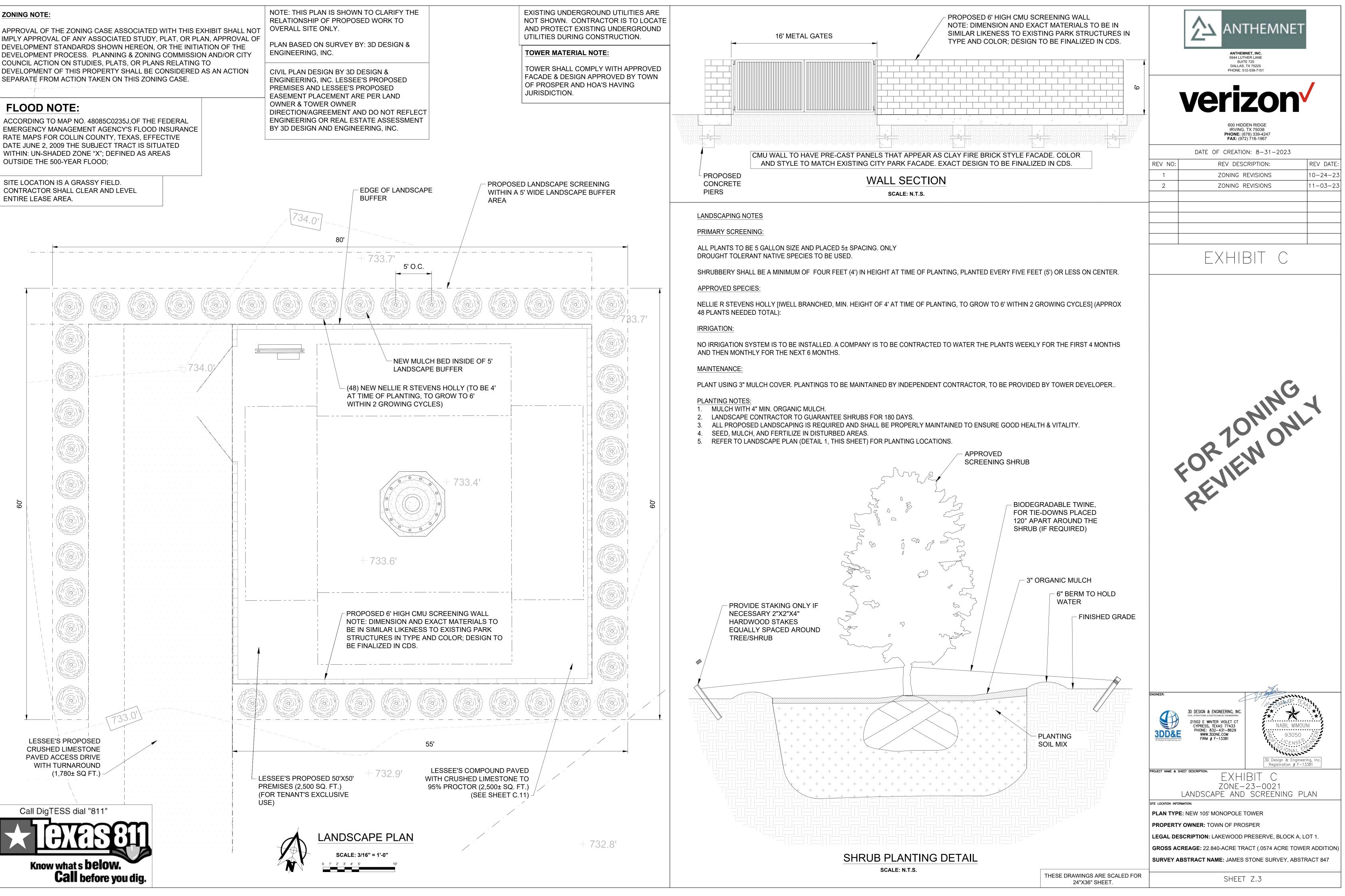


IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2, 2009 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADED ZONE "X"; DEFINED AS AREAS

CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

ENGINEERING, INC.



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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.

NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY.

PLAN BASED ON SURVEY BY: 3D DESIGN & ENGINEERING, INC.

CIVIL PLAN DESIGN BY 3D DESIGN & ENGINEERING, INC. LESSEE'S PROPOSED PREMISES AND LESSEE'S PROPOSED EASEMENT PLACEMENT ARE PER LAND **OWNER & TOWER OWNER** DIRECTION/AGREEMENT AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.

TOWER MATERIAL NOTE:

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

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



TOP OF TOWER

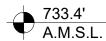


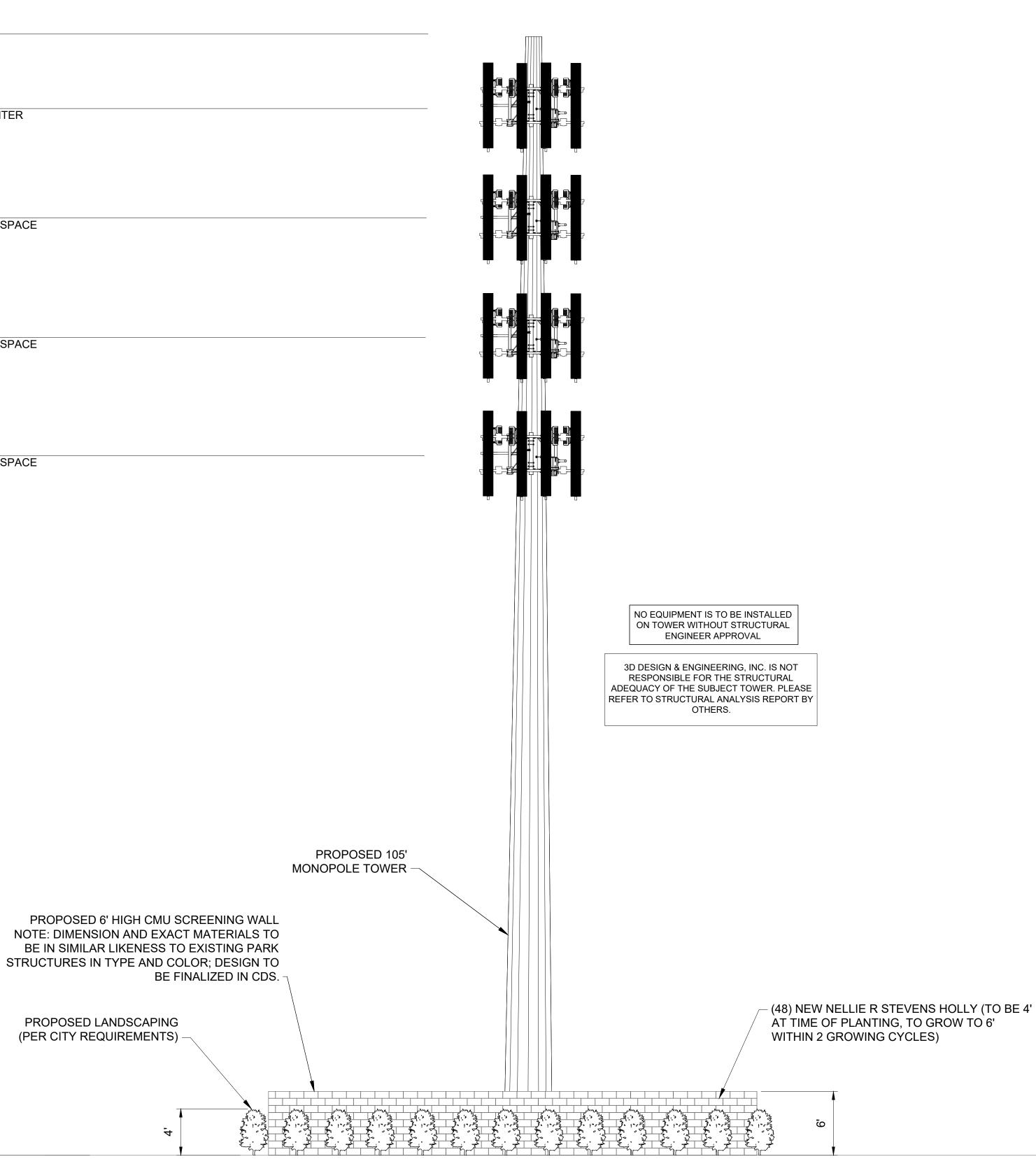
90' A.G.L. FUTURE CARRIER SPACE



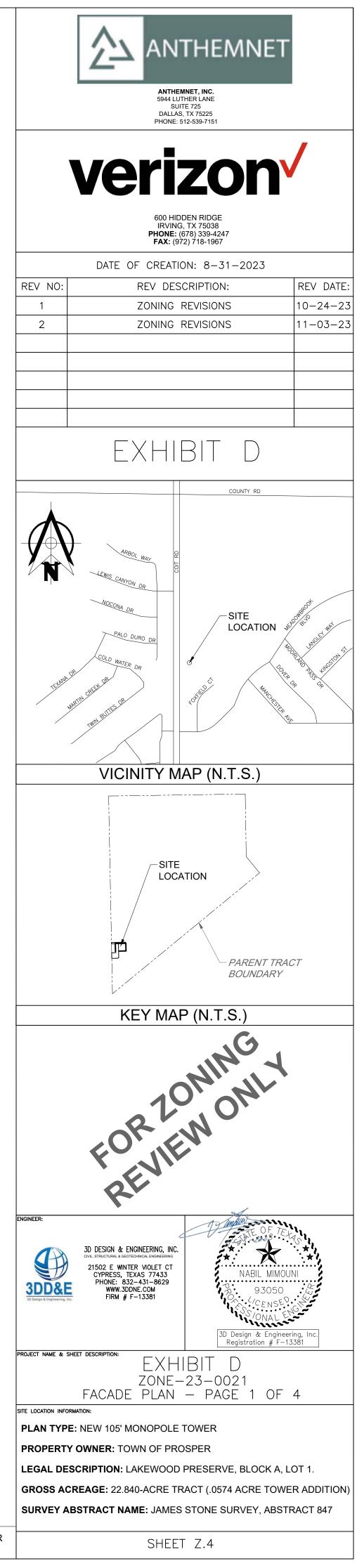


PROPOSED LANDSCAPING (PER CITY REQUIREMENTS) -









ZONING NOTE:		
APPROVAL OF THE ZONING CASE ASSOCIATED W IMPLY APPROVAL OF ANY ASSOCIATED STUDY, P DEVELOPMENT STANDARDS SHOWN HEREON, OF DEVELOPMENT PROCESS. PLANNING & ZONING COUNCIL ACTION ON STUDIES, PLATS, OR PLANS DEVELOPMENT OF THIS PROPERTY SHALL BE CO SEPARATE FROM ACTION TAKEN ON THIS ZONING	LAT, OR PLAN, APPROVAL OF R THE INITIATION OF THE COMMISSION AND/OR CITY RELATING TO INSIDERED AS AN ACTION	
FLOOD NOTE:		TOP OF TOWER
ACCORDING TO MAP NO. 48085C0235J,OF THE FE EMERGENCY MANAGEMENT AGENCY'S FLOOD IN RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFEC DATE JUNE 2, 2009 THE SUBJECT TRACT IS SITUA WITHIN: UN-SHADED ZONE "X"; DEFINED AS AREA OUTSIDE THE 500-YEAR FLOOD;	ISURANCE CTIVE ATED	100' A.G.L. VERIZON RAD CENTER
SITE LOCATION IS A GRASSY FIELD. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.		90' A.G.L.
NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY.		FUTURE CARRIER SPAC
PLAN BASED ON SURVEY BY: 3D DESIGN & ENGINEERING, INC.		
CIVIL PLAN DESIGN BY 3D DESIGN & ENGINEERING, INC. LESSEE'S PROPOSED PREMISES AND LESSEE'S PROPOSED EASEMENT PLACEMENT ARE PER LAND OWNER & TOWER OWNER DIRECTION/AGREEMENT AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.		80' A.G.L. FUTURE CARRIER SPACE
		70' A.G.L. FUTURE CARRIER SPAC

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FACADE & DESIGN APPROVED BY TOWN

OF PROSPER AND HOA'S HAVING

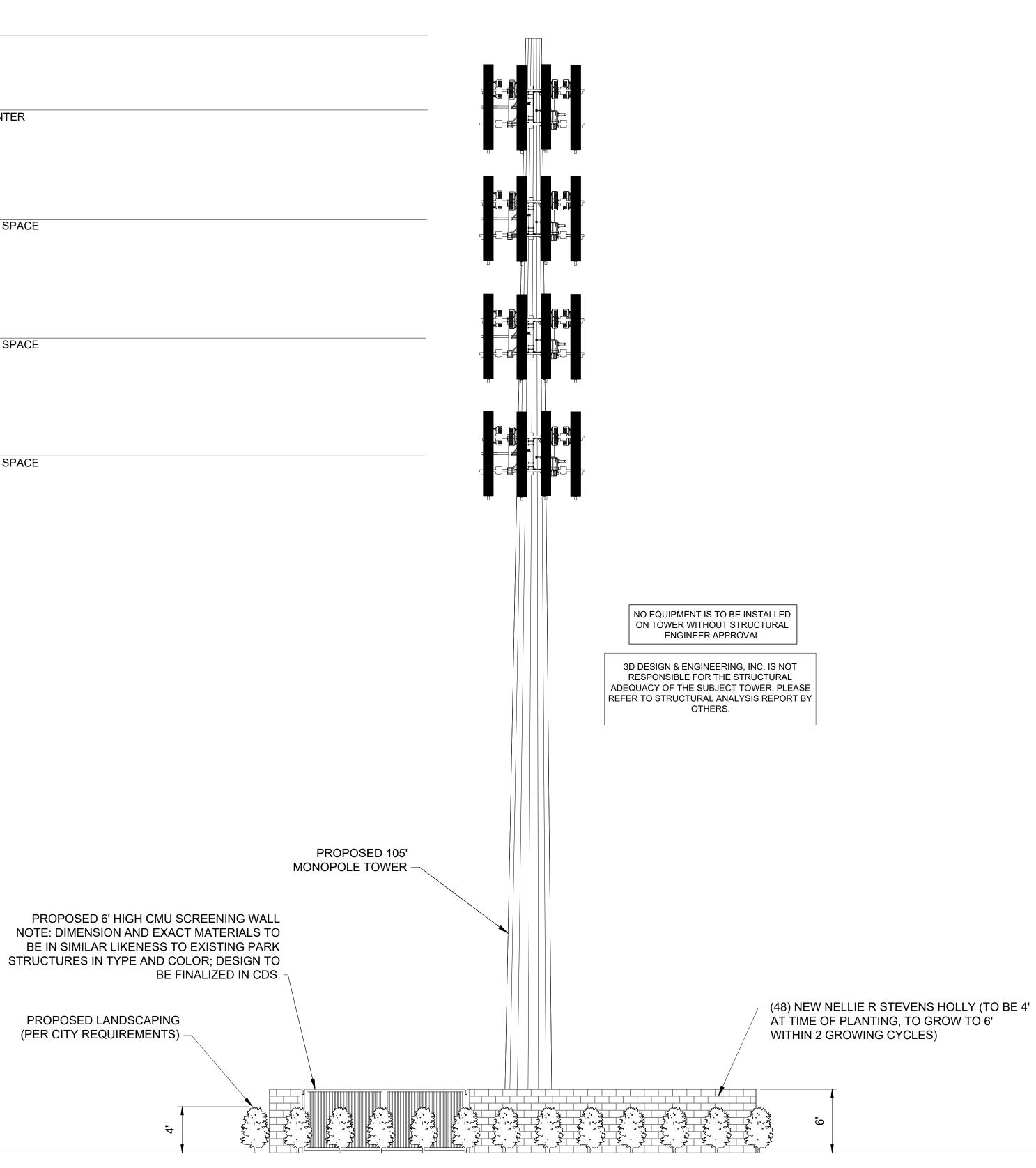
JURISDICTION.

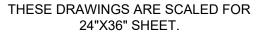


PROPOSED LANDSCAPING (PER CITY REQUIREMENTS) -

733.4' A.M.S.L.





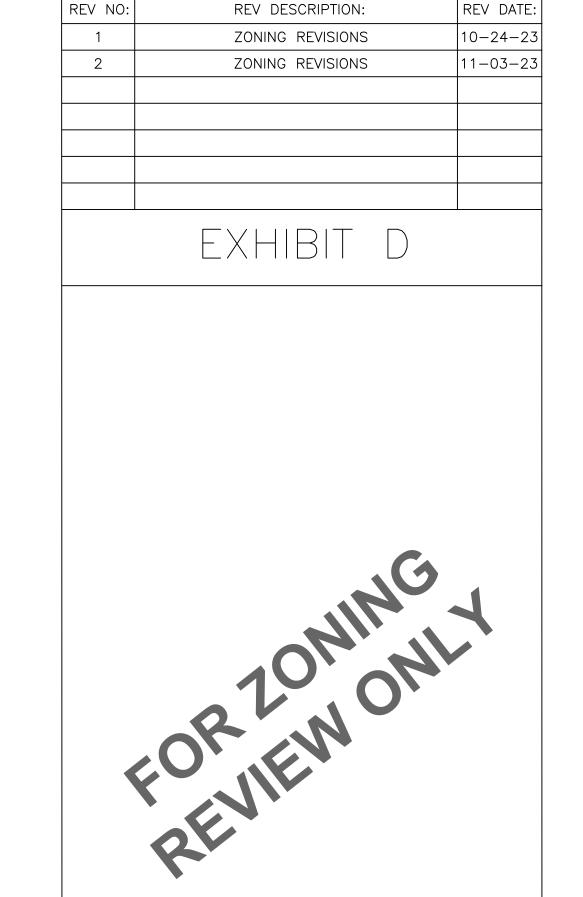


SHEET Z.5

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

5-22221 3D DESIGN & ENGINEERING, INC × 3DD&E Do Design & Engineering, Inc 21502 E WINTER VIOLET CT CYPRESS, TEXAS 77433 PHONE: 832-431-8629 WWW.3DDNE.COM FIRM # F-13381 NABIL MIMOUNI 93050 3D Design & Engineering, Inc. Registration # F-13381 PROJECT NAME & SHEET DESCRIPTION: EXHIBIT D ZONE-23-0021 FACADE PLAN - PAGE 2 OF 4

SITE LOCATION INFORMATION:



公 ANTHEMNET ANTHEMNET, INC.

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

verizon

600 HIDDEN RIDGE IRVING, TX 75038 **PHONE:** (678) 339-4247 **FAX:** (972) 718-1967

DATE OF CREATION: 8-31-2023

REV NO:

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TOP OF TOWER

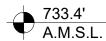


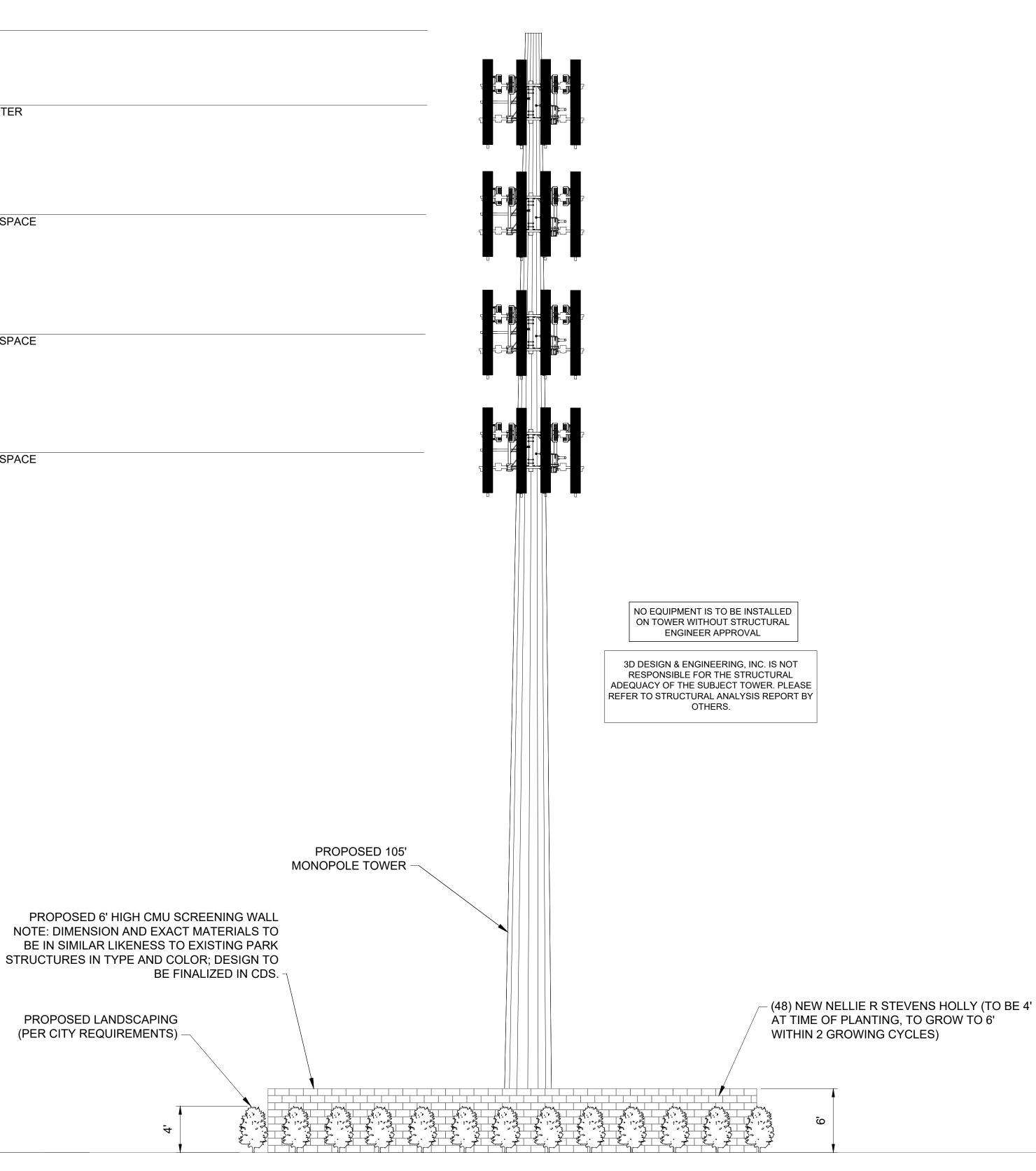
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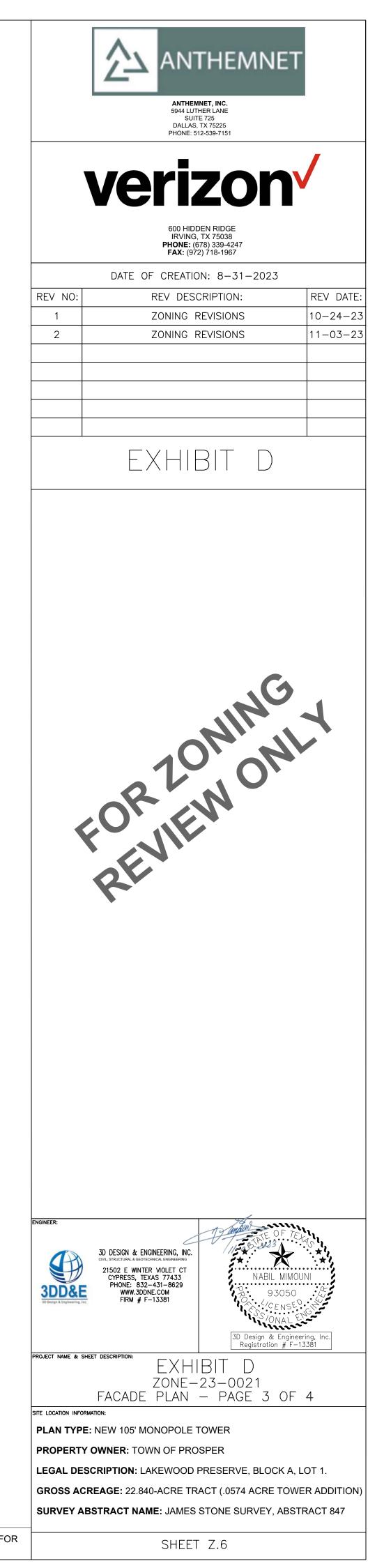


PROPOSED LANDSCAPING (PER CITY REQUIREMENTS) -









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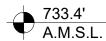


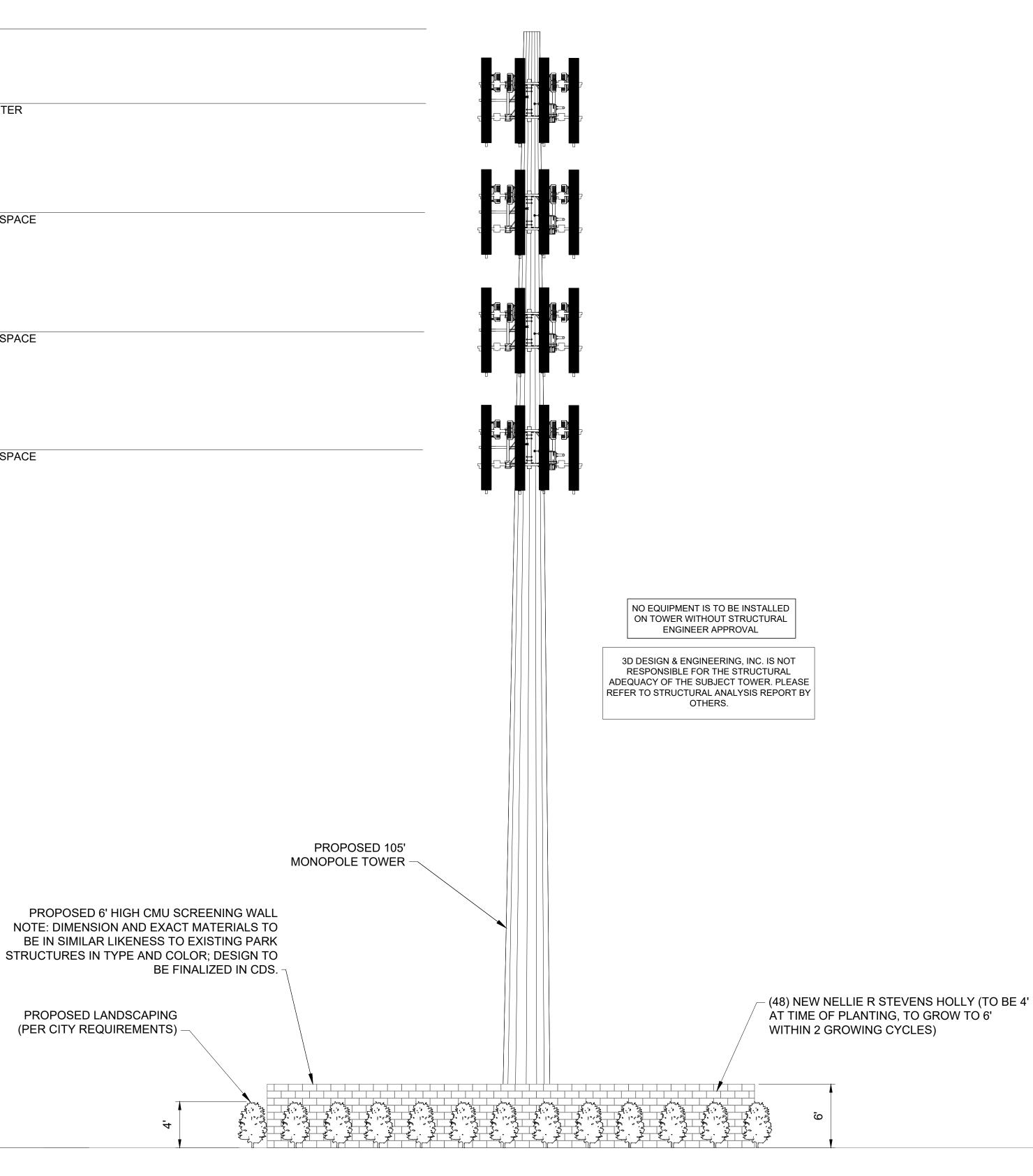
90' A.G.L. FUTURE CARRIER SPACE





PROPOSED LANDSCAPING (PER CITY REQUIREMENTS) -







SCALE: N.T.S.



