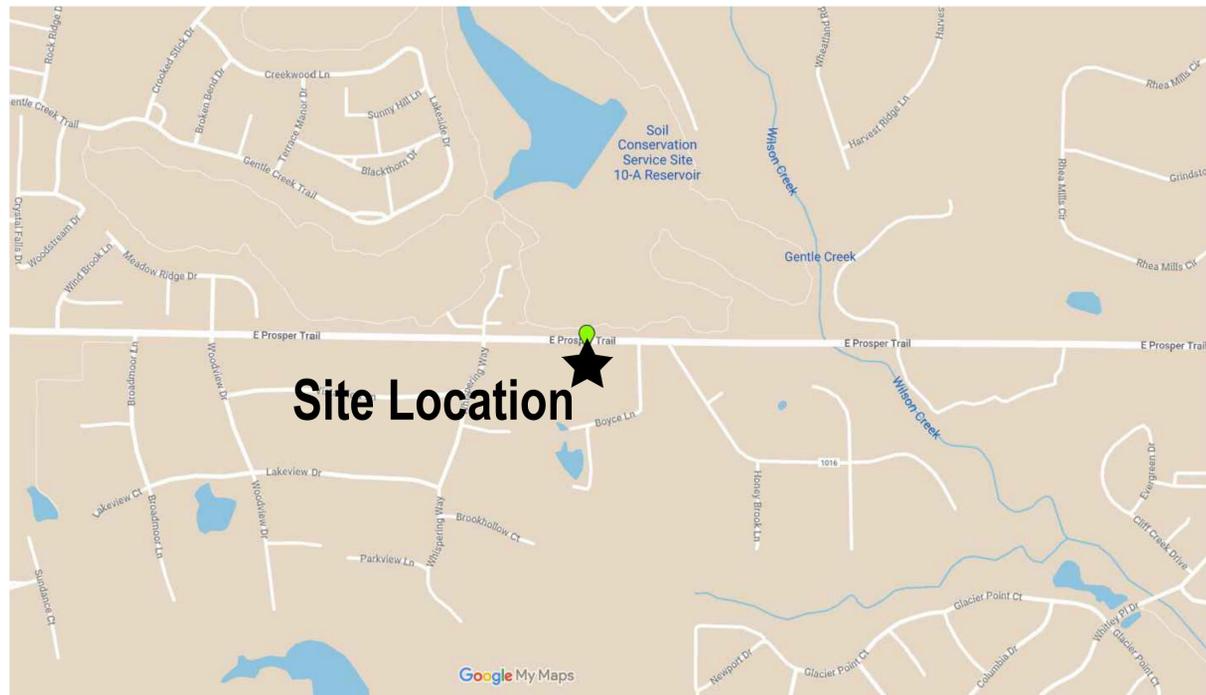




# VICINITY MAP



Site Location



# ENLARGED MAP



Site Location



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  
BOILERMAKER 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/CORRECTION APPROVAL**

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

BOILERMAKER 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.

### SHEET INDEX

T-1	EXHIBIT - TITLE PAGE
SURVEY	EXHIBIT A - (BY OTHERS)
	SHEET 1 of 2
	SHEET 2 of 2
Z-1	EXHIBIT B - OVERALL SITE PLAN
Z-2	EXHIBIT B - ENLARGED SITE PLAN
Z-3	EXHIBIT B - COMPOUND SITE PLAN
LS-1	EXHIBIT C - LANDSCAPE PLAN
Z-4	EXHIBIT D - ELEVATION & ANTENNA PLAN
C-1	EXHIBIT D - FACADE ELEVATION NORTH/SOUTH
C-2	EXHIBIT D - FACADE ELEVATION EAST/WEST



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



ALLPRO 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



## EXHIBIT

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

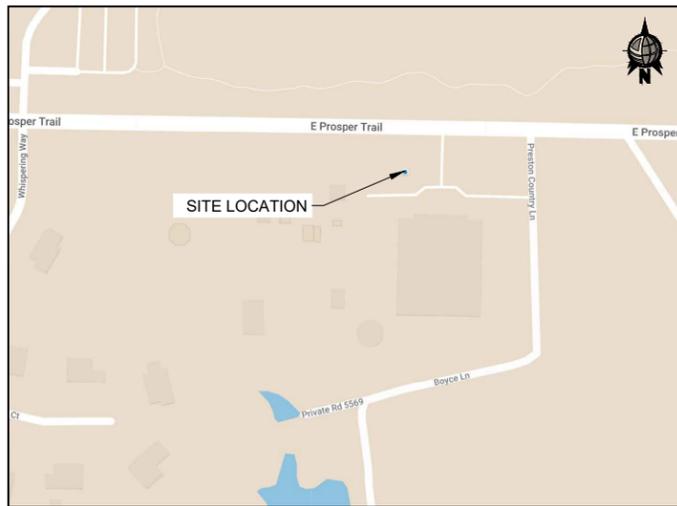
ADDRESS  
1010 PRIVATE ROAD 5569  
PROSPER, TX 75078

SHEET TITLE

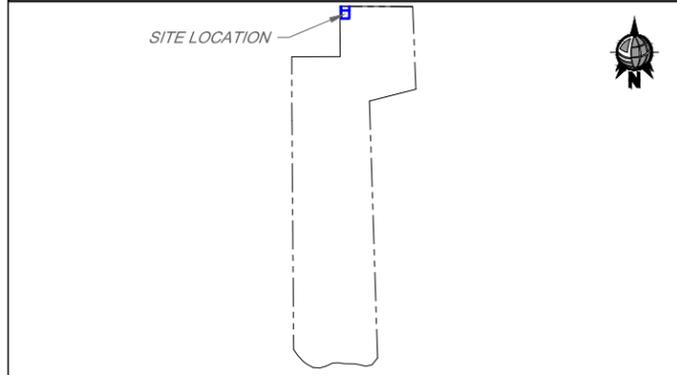
COVER PAGE

SHEET NUMBER

T-1



VICINITY MAP (N.T.S.)



PROPERTY MAP (N.T.S.)

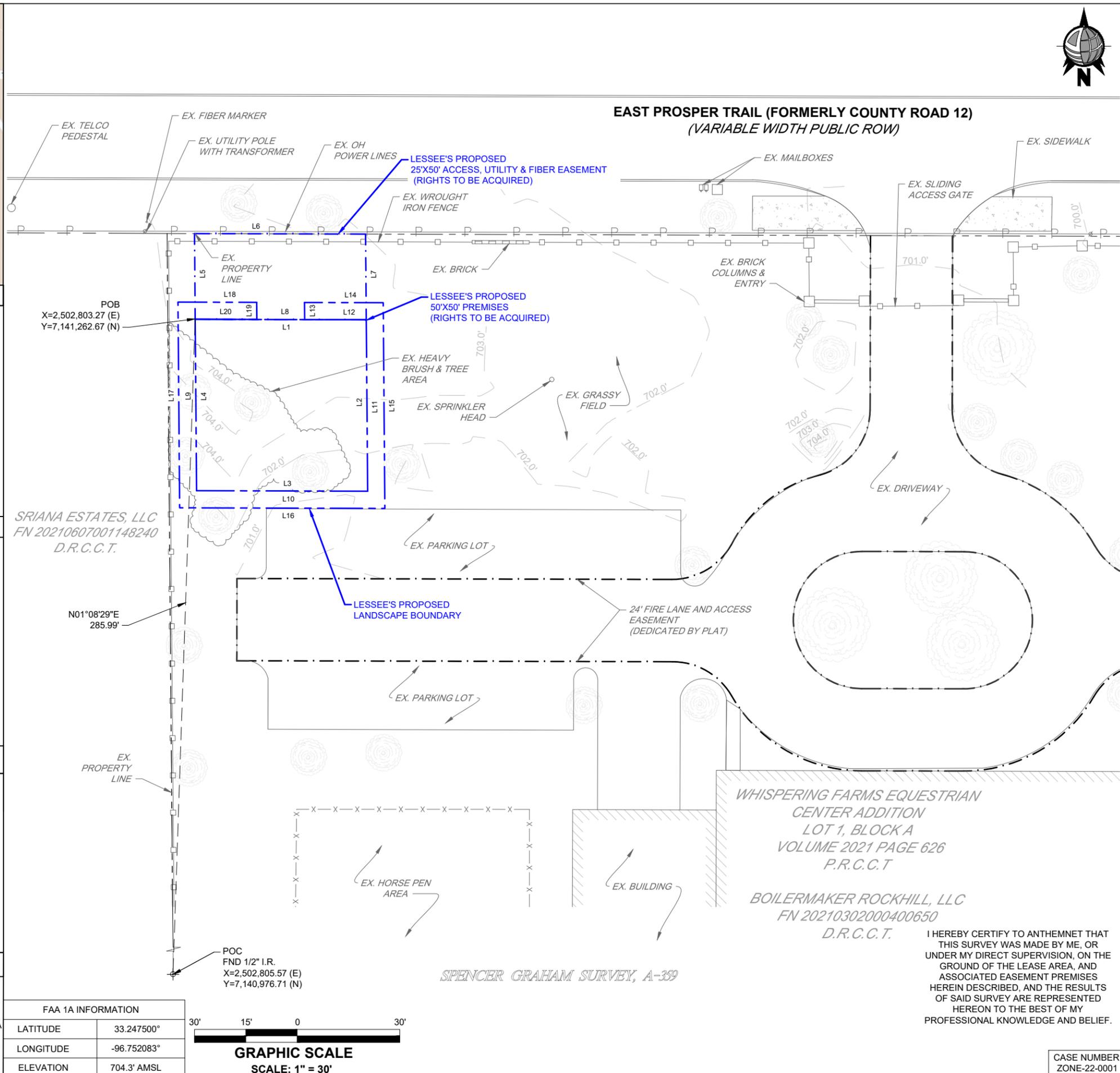
LINE TABLE			LINE TABLE		
LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING
L1	50.00'	S89° 49' 44"E	L11	50.00'	N00° 27' 42"E
L2	50.00'	S00° 27' 42"W	L12	18.00'	N89° 49' 44"W
L3	50.00'	N89° 49' 44"W	L13	5.00'	N00° 27' 42"E
L4	50.00'	N00° 27' 42"E	L14	23.00'	S89° 49' 44"E
L5	25.00'	N00° 27' 42"E	L15	60.00'	S00° 27' 42"W
L6	50.00'	S89° 49' 44"E	L16	60.00'	N89° 49' 44"W
L7	25.00'	S00° 27' 42"W	L17	60.00'	N00° 27' 42"E
L8	50.00'	N89° 49' 44"W	L18	23.00'	S89° 49' 44"E
L9	50.00'	S00° 27' 42"W	L19	5.00'	S00° 27' 42"W
L10	50.00'	N89° 49' 44"E	L20	18.00'	N89° 49' 44"W

ABBREVIATIONS

AMSL	AVERAGE MEAN SEA LEVEL
B.L.	BUILDING LINE
B.W.	BARBED WIRE
C.L.	CHAINLINK
D.E.	DRAINAGE EASEMENT
D.R.D.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
EX.	EXISTING
FN	FILE NUMBER
I.P.	IRON PIPE
I.R.	IRON ROD
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.H.	OVERHEAD
STM.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TYP	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

LEGEND

	LESSEE'S PREMISES		EX. EASEMENT
	LESSEE'S EASEMENT		EX. PROPERTY LINE
	EX. CHAINLINK FENCE		EX. HEAVILY WOODED AREA
	EX. PIPE FENCE		EX. UTILITY POLE
	EX. WROUGHT IRON FENCE		EX. TELCO PEDESTAL
	EX. HIGH BANK		EX. MANHOLE
			EX. TREE

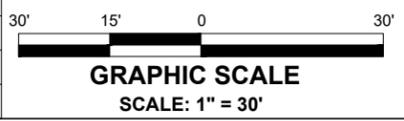


SRIANA ESTATES, LLC  
FN 20210607001148240  
D.R.C.C.T.

WHISPERING FARMS EQUESTRIAN  
CENTER ADDITION  
LOT 1, BLOCK A  
VOLUME 2021 PAGE 626  
P.R.C.C.T.  
  
BOILERMAKER ROCKHILL, LLC  
FN 20210302000400650  
D.R.C.C.T.

SPENCER GRAHAM SURVEY, A-359

FAA 1A INFORMATION	
LATITUDE	33.247500°
LONGITUDE	-96.752083°
ELEVATION	704.3' AMSL



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

**ANTHEMNET - 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

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.

CASE NUMBER  
ZONE-22-0001

**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:**

- 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 HUNDRETH 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: 06/17/2022).
- 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 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.
- 8. THIS SURVEY WAS BASED ON INFORMATION FOUND IN THE ABSTRACTOR CERTIFICATE ISSUED BY TEXAS ABSTRACT SERVICES, CONTROL NO. 23048, DATED JULY 20, 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 06/17/2022. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY.
- 12. 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).
- 13. 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:

- 1. 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)
- 2. 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)
- 3. 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)
- 4. 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)
- 5. ACCESS EASEMENT AS SET OUT IN CURRENT OWNERSHIP DEED TO BOILERMAKER 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

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



HELENE F. LECOANET, RPLS  
TEXAS REGISTRATION NO. 6567

DRAWN BY: PDM

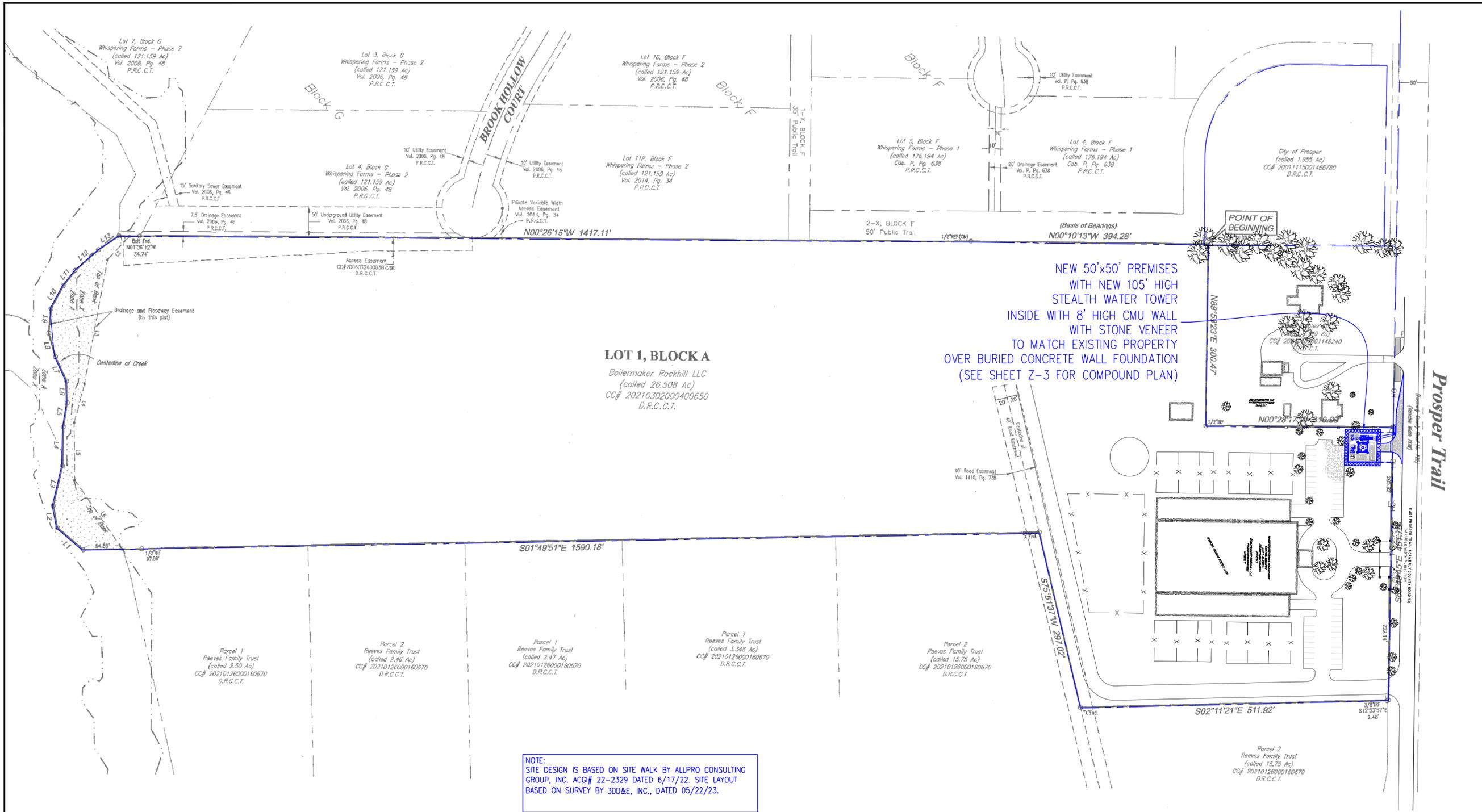
CHECKED BY: HL

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.

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.

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.

**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'



ACG# 23-1237

DRAWN BY: CG

CHECKED BY: SZ

0	9/22/22	ISSUE FOR ZONING REVIEW
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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: 866-364-8375  
 www.allproci.com  
 registration no. 8242

FOR ZONING REVIEW ONLY

**EXHIBIT B**

ZONE-22-0001

'WHISPERING FARMS'

105'-0" TOWER  
 NEW STEALTH  
 TELECOMMUNICATION  
 STRUCTURE

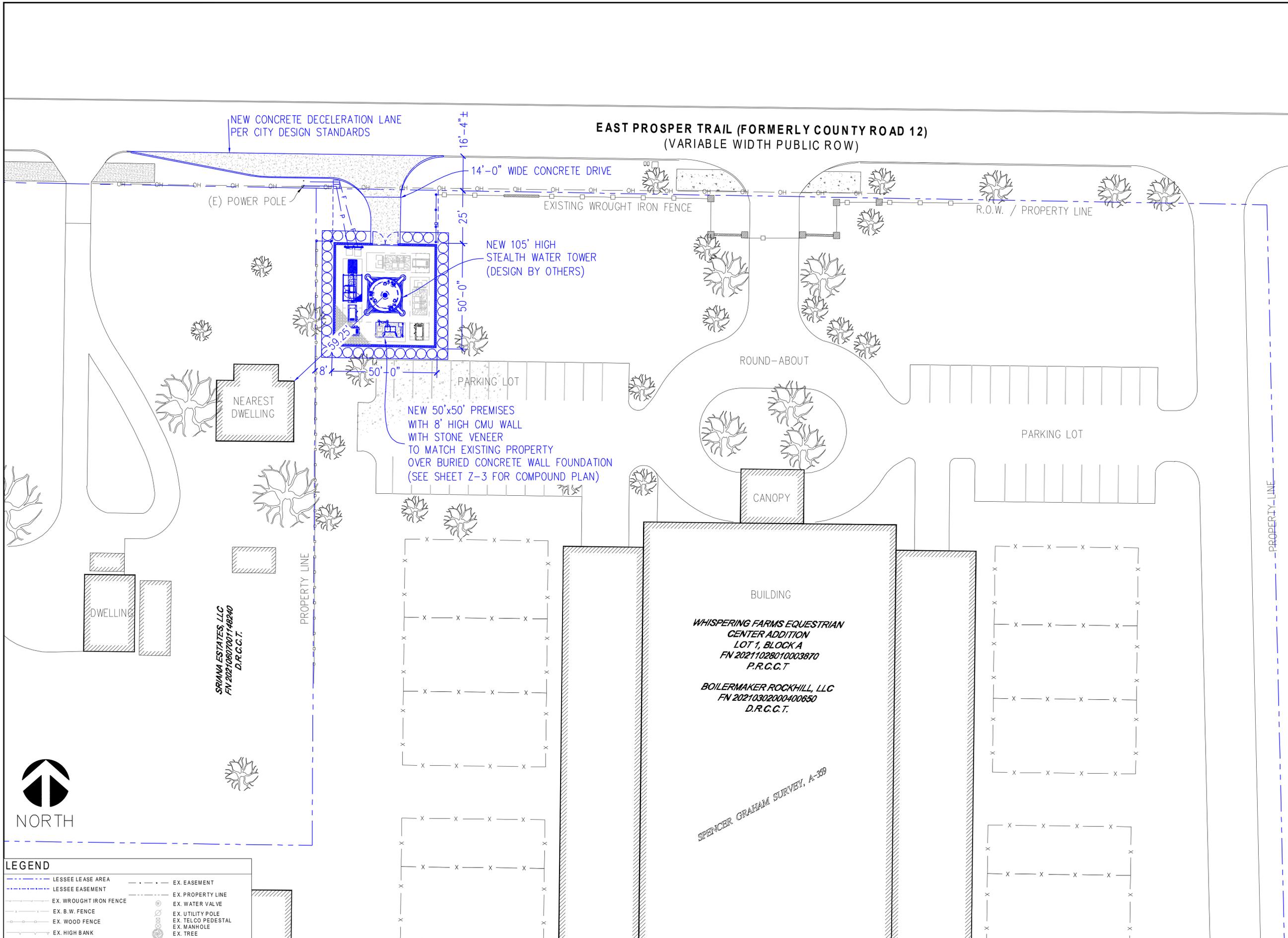
OWNER  
 BOILERMAKER ROCKHILL, LLC

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**



**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" = 20'  
FOR 11" X 17" PLOT - 1" = 40'



ACG# 23-1237

DRAWN BY: CG

CHECKED BY: SZ

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**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  
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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**



NEW CONCRETE DECELERATION LANE  
PER CITY DESIGN STANDARDS

150'-6" ± 11' WIDE DECELERATION LANE

COSERV TO INSTALL A SPLICE PEDESTAL 3 TO 5  
FT OFF POWER POLE. GC TO SUPPLY AND  
INSTALL CONDUIT AND CONDUCTORS FROM THE  
PEDESTAL TO THE SHARED POWER RACK

FUTURE BURIED FIBER LINE  
INSTALL NEW MMPB FOR FIBER

(E) FIBER MARKER

(E) OVERHEAD POWER

(E) COSERV  
POWER POLE

(E) WROUGHT-IRON  
FENCE

PROPERTY LINE / ROW

EXISTING  
GRASS  
LAWN

NEW 25'x50' ACCESS, UTILITY & FIBER EASEMENT PER SURVEY

NEW BURIED CONDUIT FOR POWER & FIBER  
TO NEW COMMUNITY RACK

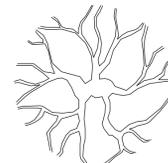
NEW COMMUNITY RACK WITH METER CENTER AND  
TELCO BOX MOUNTED TO CMU WALL

NEW WROUGHT-IRON FENCE SECTION

BURIED CONCRETE WALL FOUNDATION (DESIGN PENDING)

NEW VERIZON WIRELESS 270 SQ. FT.  
EQUIPMENT AREA WITH OUTDOOR EQUIPMENT

NEW LANDSCAPING (REFER TO SHEET LS-1 FOR DETAILS)



NEW 105' HIGH  
STEALTH WATER TOWER  
(DESIGN BY OTHERS)

NEW CRUSHED ROCK BASE  
INSIDE COMPOUND

NEW 50'x50' PREMISES PER SURVEY  
WITH 8' HIGH CMU WALL  
WITH STONE VENEER  
TO MATCH EXISTING PROPERTY  
OVER BURIED CONCRETE WALL FOUNDATION

NOTED: EXISTING WROUGHT IRON FENCE  
PORTION ALONG ROW TO BE REMOVED

NOTED:  
EXISTING BUSH TREES  
TO BE REMOVED AS NEEDED

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

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WITHOUT THE APPROVAL OF A STRUCTURAL  
ENGINEER.

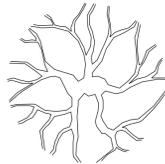
NOTE:  
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FLOODPLAIN NOTE:  
"ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO.  
48085C0235J DATED 6/2/2009 PREPARED BY FEDERAL  
EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN  
COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE "X" 'AREA  
OF MINIMAL FLOOD 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 - 3/16" = 1' 0 2' 4' 8'  
FOR 11" X 17" PLOT - 3/32" = 1'



ACG# 23-1237

DRAWN BY: CG

CHECKED BY: SZ

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REVIEW ONLY

### EXHIBIT B

ZONE-22-0001

'WHISPERING FARMS'

105'-0" TOWER  
NEW STEALTH  
TELECOMMUNICATION  
STRUCTURE

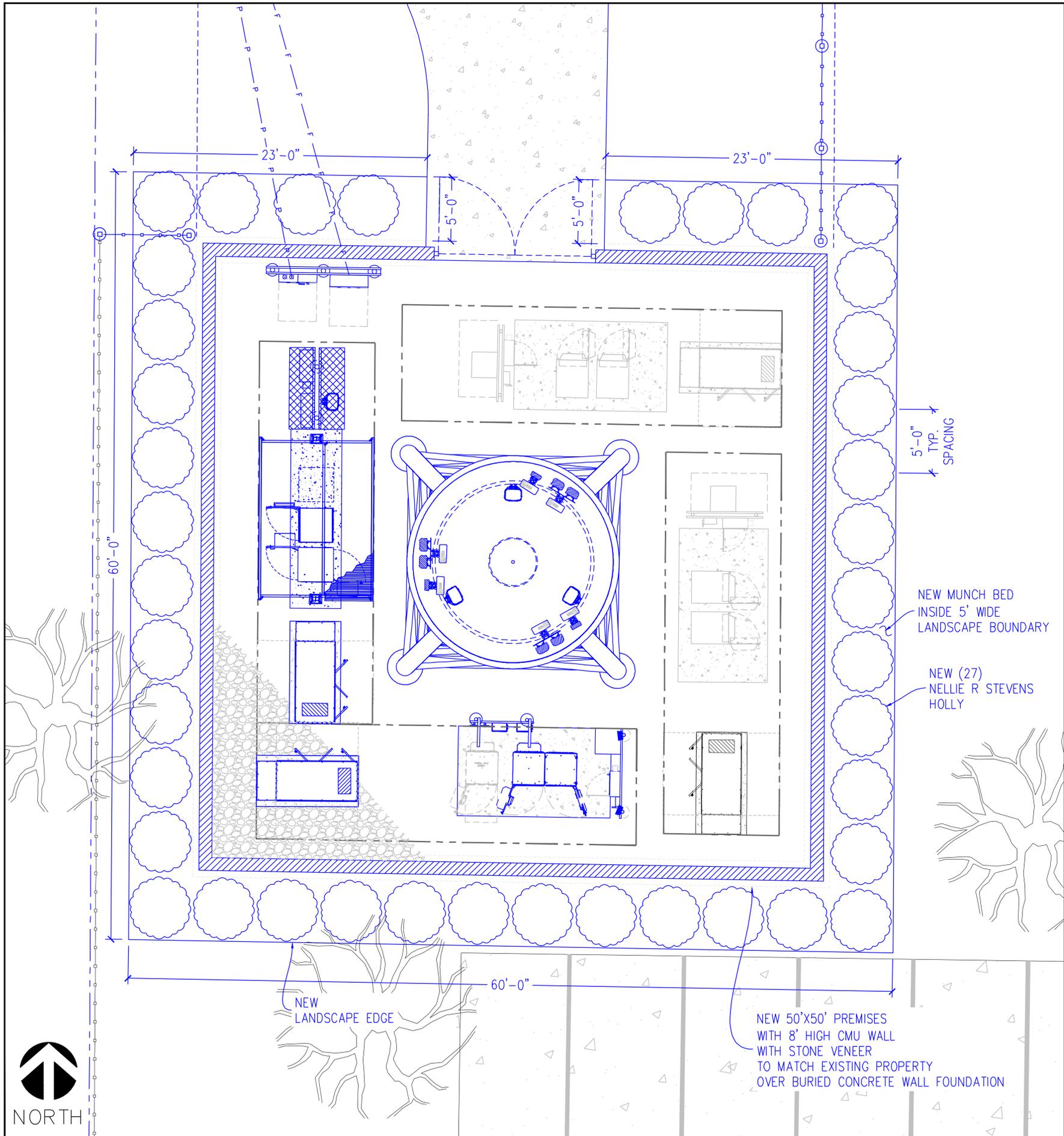
OWNER  
BOILERMAKER ROCKHILL, LLC

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  
COMPOUND  
SITE PLAN

SHEET NUMBER  
**Z-3**

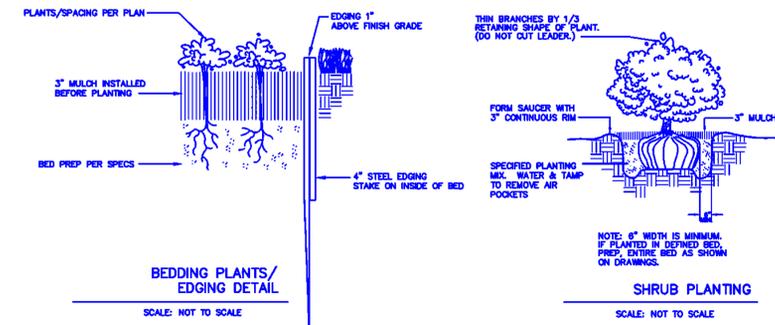


NOTES:

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 PLANTING AREA 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.



ACG# 23-1237

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**EXHIBIT C**

ZONE-22-0001

'WHISPERING FARMS'

105'-0" TOWER  
NEW STEALTH  
TELECOMMUNICATION  
STRUCTURE

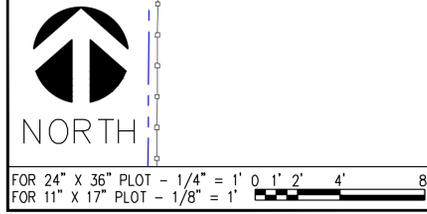
OWNER  
BOILERMAKER ROCKHILL, LLC

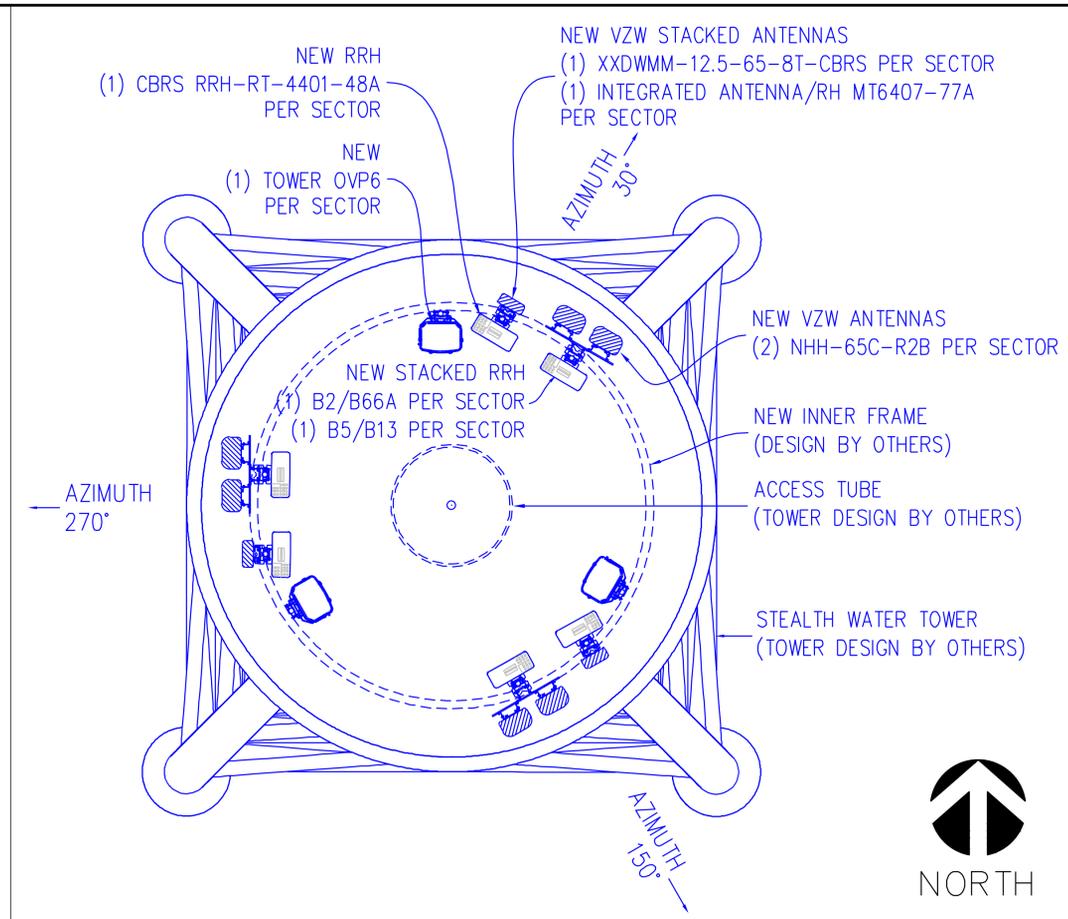
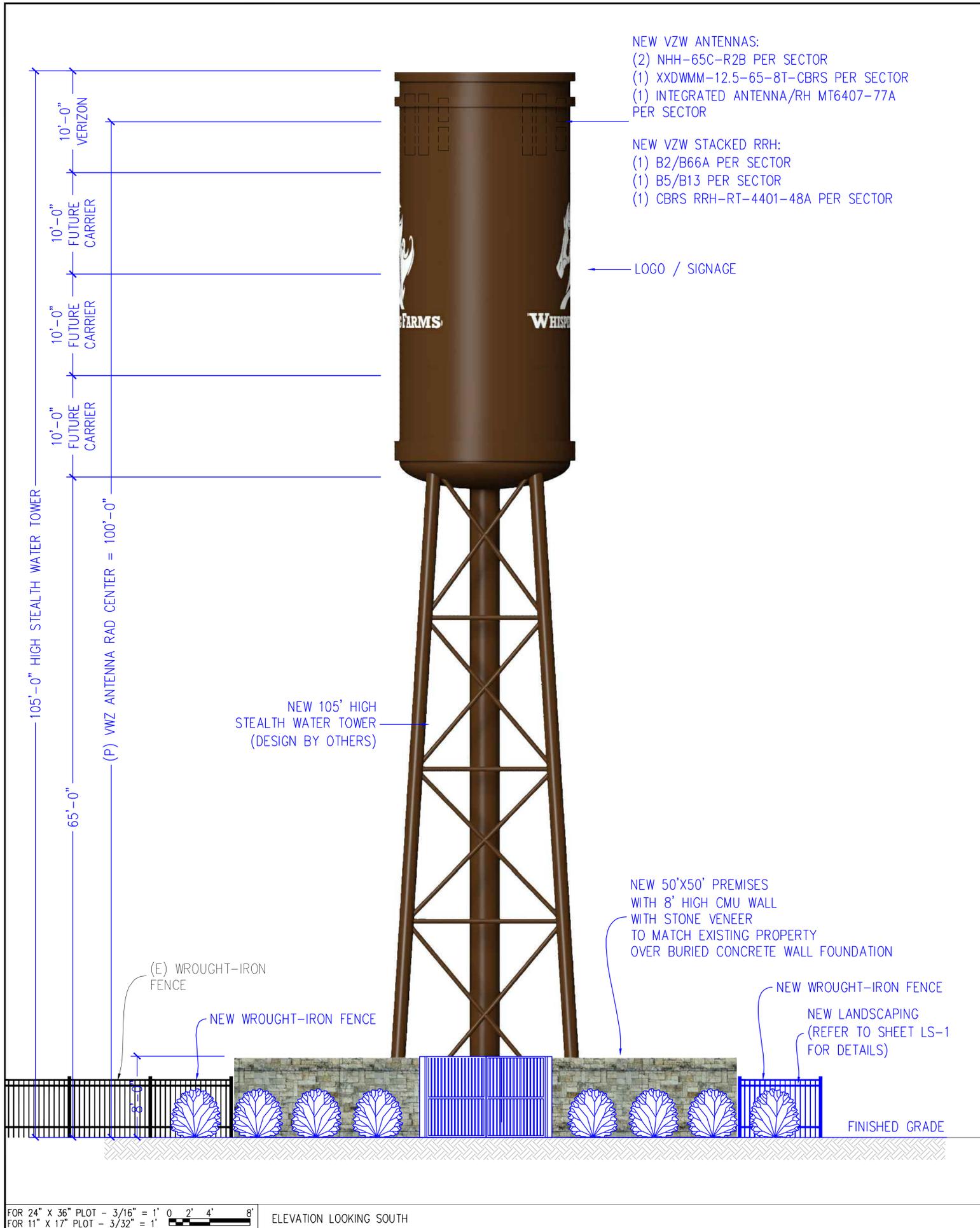
LEGAL DESCRIPTION  
WHISPERING FARMS  
EQUESTRIAN CENTER ADDITION  
LOT 1, BLOCK A  
FN 20211028010003870  
(CALLED 26.508 AC)  
ABSTRACT No. 359  
TOWN OF PROSPER  
COLLIN COUNTY, TX

ADDRESS  
1010 PRIVATE ROAD 5569  
PROSPER, TX 75078

SHEET TITLE  
LANDSCAPE PLAN

SHEET NUMBER  
**LS-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):  
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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.

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**ANTHEMNET**

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**EXHIBIT D**

ZONE-22-0001

'WHISPERING FARMS'

105'-0" TOWER  
 NEW STEALTH  
 TELECOMMUNICATION  
 STRUCTURE

OWNER  
 BOILERMAKER ROCKHILL, LLC

LEGAL DESCRIPTION  
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 EQUESTRIAN CENTER ADDITION  
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ADDRESS  
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 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

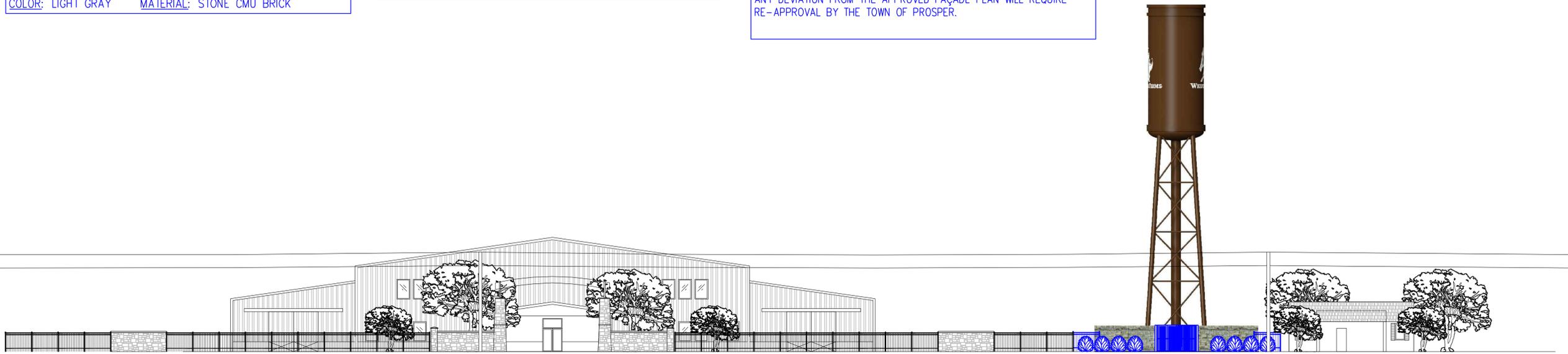
**SURFACE AREA OF NEW STRUCTURES:**

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:**  
 THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.  
 ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.  
 WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.  
 ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.  
 WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.  
 ANY DEVIATION FROM THE APPROVED FAÇADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.



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  
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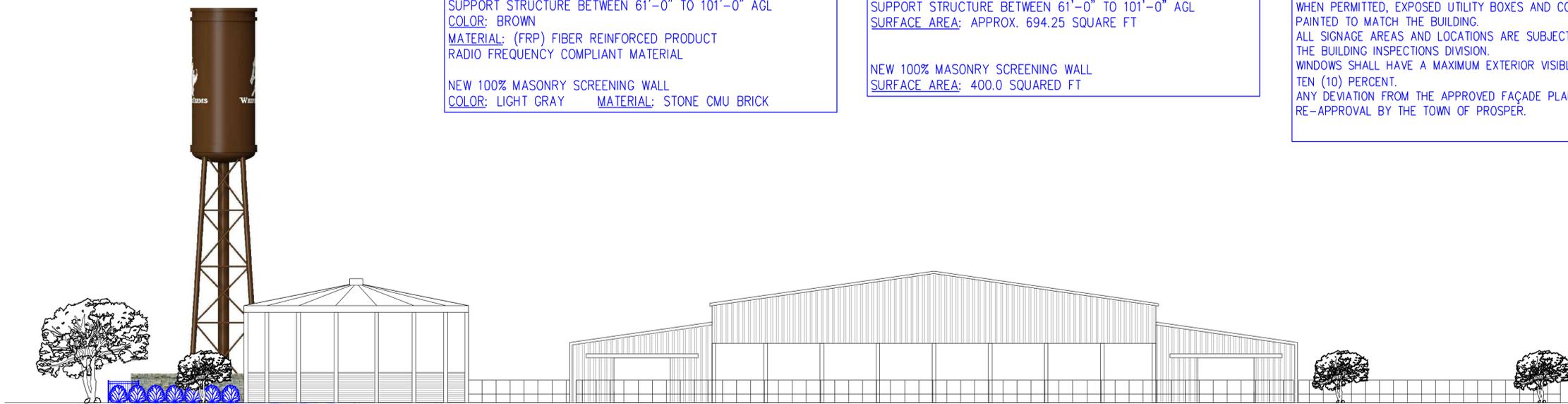
**SURFACE AREA OF NEW STRUCTURES:**

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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

**NOTE:**  
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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' SOUTH FAÇADE ELEVATION



ACG# 23-1237

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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  
 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

SURFACE AREA OF NEW STRUCTURES:

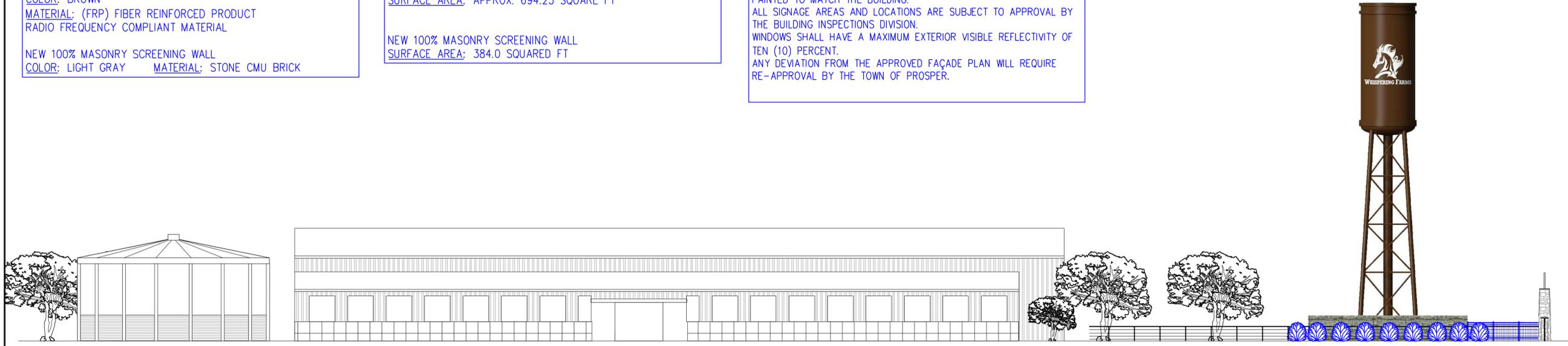
NEW 105'-0" STEALTH WATER TOWER WIRELESS COMMUNICATIONS  
 SUPPORT STRUCTURE BETWEEN 0'-0" TO 61'-0" AGL  
SURFACE AREA: APPROX. 767.75 SQUARE FT

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:

THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.  
 ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.  
 WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.  
 ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.  
 WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.  
 ANY DEVIATION FROM THE APPROVED FAÇADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.



FOR 24" X 36" PLOT - 1/16" = 1' 0 4' 8" 16' 32'  
 FOR 11" X 17" PLOT - 3/64" = 1'

EAST 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:

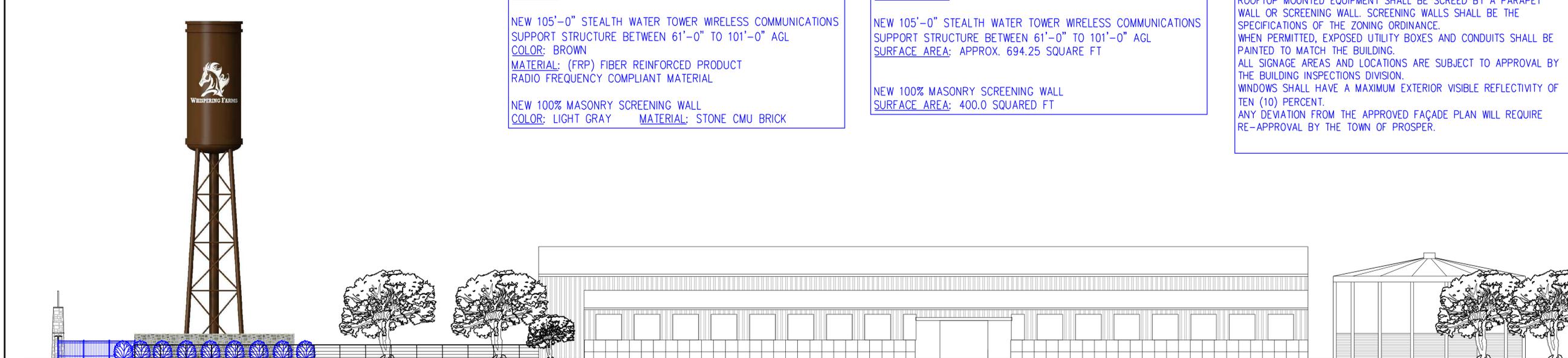
NEW 105'-0" STEALTH WATER TOWER WIRELESS COMMUNICATIONS  
 SUPPORT STRUCTURE BETWEEN 0'-0" TO 61'-0" AGL  
SURFACE AREA: APPROX. 767.75 SQUARE FT

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: 400.0 SQUARED FT

NOTE:

THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.  
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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'

WEST FAÇADE ELEVATION



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



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 Fax: 866-364-8375  
 www.allprocg.com  
 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  
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 COLLIN COUNTY, TX

ADDRESS  
 1010 PRIVATE ROAD 5569  
 PROSPER, TX 75078

SHEET TITLE  
 FAÇADE ELEVATIONS  
 EAST & WEST

SHEET NUMBER  
**C-2**