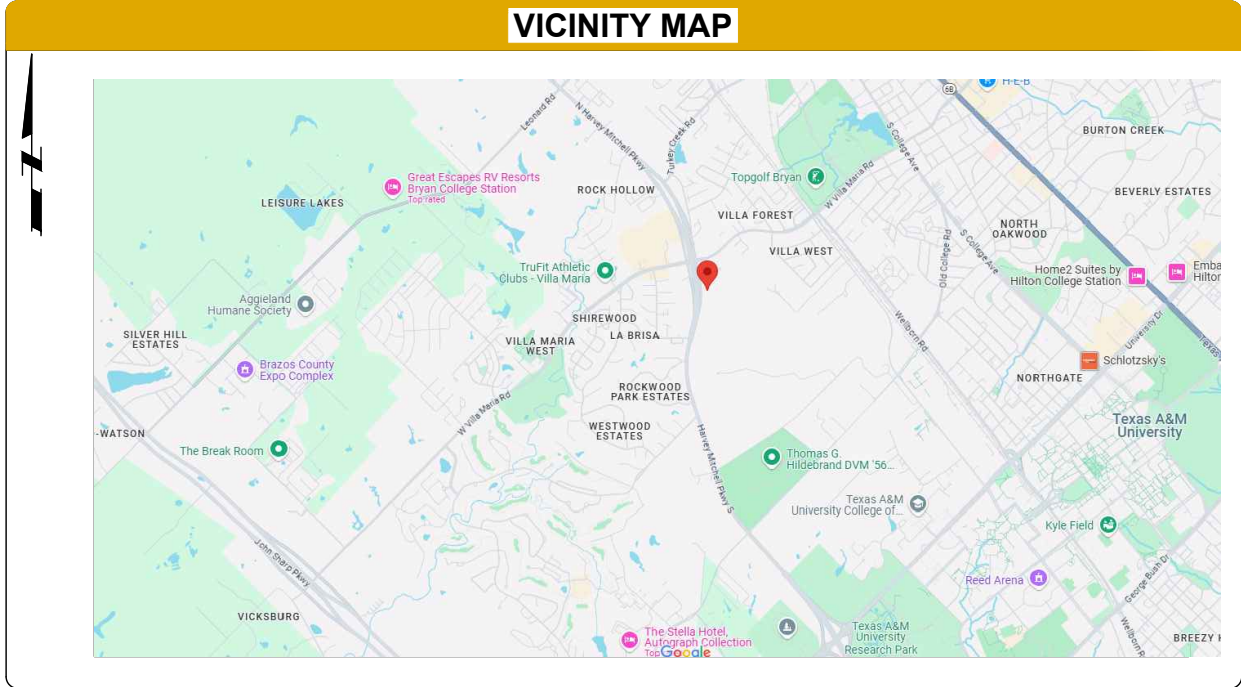


VILLA MARIA

SITE: 1839

125' GALVANIZED MONOPOLE TOWER

FOR MULTIPLE WIRELESS CARRIERS



DIRECTIONS

FROM DALLAS, TEXAS, GET ON I-45 S FROM SOUTH SAINT PAUL ST, CONTINUE ONTO I-45 S, TAKE EXIT 152 FOR TEXAS OSR TOWARD NORMANGEE, TURN LEFT ONTO N FWY SERVICE RD, TURN RIGHT ONTO TX-OSR W/COUNTY LINE RD/OLD SAN ANTONIO RD, TURN LEFT ONTO FM 39 S, TAKE THE TX-21/US-190 RAMP TO MADISONVILLE/BYRAN, TURN RIGHT ONTO TX-21 W/US-190 W/E STATE HWY 21, TURN LEFT ONTO FRONTAGE RD, SLIGHT LEFT ONTO THE FM 2818 S RAMP, MERGE ONTO N HARVEY MITCHELL PKWY, MAKE A U-TURN, SLIGHT RIGHT, DESTINATION WILL BE ON THE RIGHT.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODE ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES:

• 2018 INTERNATIONAL BUILDING CODE

• 2017 NATIONAL ELECTRIC CODE

• 2021 INTERNATIONAL FIRE CODE

PROJECT NOTES

HEMPHILL TOWER SITE DEVELOPMENT SPECIFICATIONS SUPPLEMENT THE CONSTRUCTION DRAWINGS. FACILITY IS NOT STAFFED AND NORMALLY NOT OCCUPIED.


CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME

CONSULTING ENGINEER



SPECIALTY
TELECOMMUNICATIONS
SERVICES, LLC
FIRM NO.: F-16740
13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY, OK 73114
405-753-7167

ENGINEER OF RECORD



ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870

PUBLIC UTILITY DEPARTMENT

BEFORE YOU DIG,
CALL 811 AND
CITY OF BRYAN
PUBLIC UTILITIES
DEPARTMENT
AT 979-209-5900

PROJECT DATA	
SITE NUMBER	1839
SITE NAME	VILLA MARIA
SITE ADDRESS	1429 W VILLA MARIA RD. #WCF
COUNTY	BRYAN, TX 77801
ZONING CLASS	BRAZOS
POWER COMPANY	BTU
CONTACT NAME	
TELEPHONE	979-821-5700
TELCO COMPANY	ALTICE
CONTACT NAME	
TELEPHONE	866-347-4784
PROPERTY OWNER	TP VILLA MARIA ROAD SELF STORAGE, LTD
TELEPHONE	
HEMPHILL CONTACT	MATT KLINE
TELEPHONE	918-884-7756
SURVEY CONTACT	3DD&E
TELEPHONE	832-510-9621
2C COORDINATES	
LAT: 30° 37' 43.65" LONG: -96° 22' 31.78"	
(DEC. DEG.: 30.628792, -96.375494)	
SURVEY AND 2C PROVIDED BY 3DD&E	
AND INCLUDED IN THIS SET OF DRAWINGS FOR REFERENCE ONLY.	

DRAWING INDEX		
SHEET	SHEET TITLE	REV.
TS	TITLE SHEET	0
C1-1	SITE SURVEY	0
C1-2	SITE SURVEY	0
C1-3	SITE SURVEY	0
C1-4	SITE SURVEY	0
C1-5	ZONING MAP	0
C1-6	TREE SURVEY AND LANDSCAPE PLAN	0
C2-1	OVERALL SITE PLAN	0
C2-2	COMPOUND LAYOUT	0
C3-1	TOWER ELEVATION	0
C3-3	GROUND EQUIPMENT DETAILS	0
C3-6	TRENCHING DETAILS	0
C4-1	ROADWAY AND COMPOUND DETAILS	0
C6-1	COMPOUND FENCE DETAILS	0
E1-1	ELECTRIC, LIGHTING, AND TELCO PLAN	0
E2-1	ELECTRICAL DETAILS	0
E3-1	GROUNDING PLAN	0
E4-1	GROUNDING DETAILS	0
G1-1	GENERAL NOTES	0
G1-2	GENERAL NOTES	0



HEMPHILL®

1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200




DRAFTING SERVICES
9 E 4TH ST. SUITE C-4
TULSA, OK 74103
918-215-7575

PROJECT NO:	1839
PROJECT NAME:	VILLA MARIA
911 ADDRESS:	1429 W VILLA MARIA RD. #WCF
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	09/17/25	FOR APPROVAL



ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870

SCALE

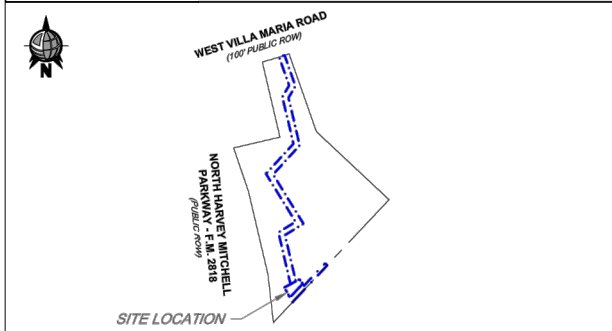
N.T.S.

TITLE SHEET

SHEET NUMBER:	REVISION:
TS	0



VICINITY MAP (N.T.S.)



PROPERTY MAP (N.T.S.)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	1044.81'	1° 05' 49"	N71° 44' 50"E	20.00'

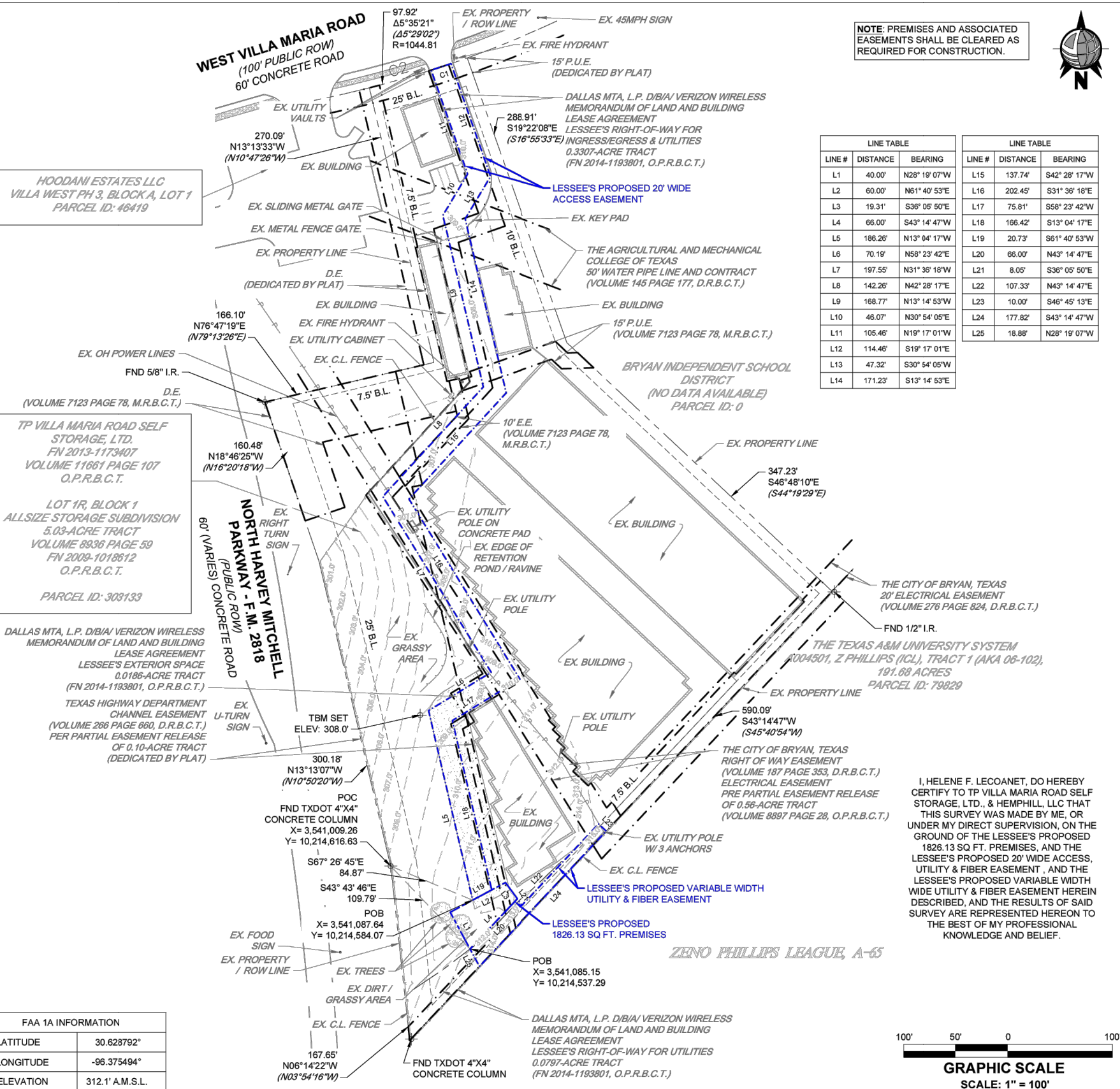
ABBREVIATIONS

A.M.S.L.	AVERAGE MEAN SEA LEVEL
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
B.W.	BARBED WIRE
C.L.	CHAIN LINK
D.E.	DRAINAGE EASEMENT
D.R.B.C.T.	DEED RECORDS OF BRAZOS COUNTY, TEXAS
EX.	EXISTING
E.E.	ELECTRIC EASEMENT
FN	FILE NUMBER
FND	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
M.R.B.C.T.	MAP RECORDS OF BRAZOS COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
OH	OVERHEAD
ROW	RIGHT-OF-WAY
STM.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCHMARK
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. C.L. FENCE	--- EX. OH POWER LINES
--- EX. B.W. FENCE	--- EX. UTILITY POLE
--- EX. WOOD FENCE	--- EX. TELCO PEDESTAL
--- EX. HIGH BANK	--- EX. MANHOLE
--- EX. METAL FENCE	

FAA 1A INFORMATION	
LATITUDE	30.628792°
LONGITUDE	-96.375494°
ELEVATION	312.1' A.M.S.L.



NOTE: PREMISES AND ASSOCIATED EASEMENTS SHALL BE CLEARED AS REQUIRED FOR CONSTRUCTION.

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	40.00'	N28° 19' 07"W
L2	60.00'	N61° 40' 53"E
L3	19.31'	S36° 05' 50"E
L4	66.00'	S43° 14' 47"W
L5	186.26'	N13° 04' 17"W
L6	70.19'	N58° 23' 42"E
L7	197.55'	N31° 36' 18"W
L8	142.26'	N42° 28' 17"E
L9	168.77'	N13° 14' 53"W
L10	46.07'	N30° 54' 05"E
L11	105.46'	N19° 17' 01"W
L12	114.46'	S19° 17' 01"E
L13	47.32'	S30° 54' 05"W
L14	171.23'	S13° 14' 53"E

LINE TABLE		
LINE #	DISTANCE	BEARING
L15	137.74'	S42° 28' 17"W
L16	202.45'	S31° 36' 18"E
L17	75.81'	S58° 23' 42"W
L18	166.42'	S13° 04' 17"E
L19	20.73'	S61° 40' 53"W
L20	66.00'	N43° 14' 47"E
L21	8.05'	S36° 05' 50"E
L22	107.33'	N43° 14' 47"E
L23	10.00'	S46° 45' 13"E
L24	177.82'	S43° 14' 47"W
L25	18.88'	N28° 19' 07"W

SURVEY PREPARED FOR:



HEMPHILL
HEMPHILL, LLC
1305 N LOUISVILLE AVE.
TULSA, OK 74115

SURVEY PREPARED BY:



3DD&E
3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
21502 E WINTER VIOLET CT
CYPRESS, TX. 77433
PHONE: 832-510-9621
www.3ddne.com
INFO@3DDNE.COM

TEXAS REGISTRATION NO. 10194603

REV DATE DESCRIPTION BY



HEMPHILL

1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SURVEY PROVIDED BY:

3DD&E
21502 E WINTER VIOLET
CT, CYPRESS, TX 77433
832-510-9621

PROJECT NO: 1839

PROJECT NAME: VILLA MARIA

911 ADDRESS: 1429 W VILLA MARIA RD. #WCF

DRAWN BY: RS

CHECKED BY: RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	09/17/25	FOR APPROVAL

SCALE

N.T.S.

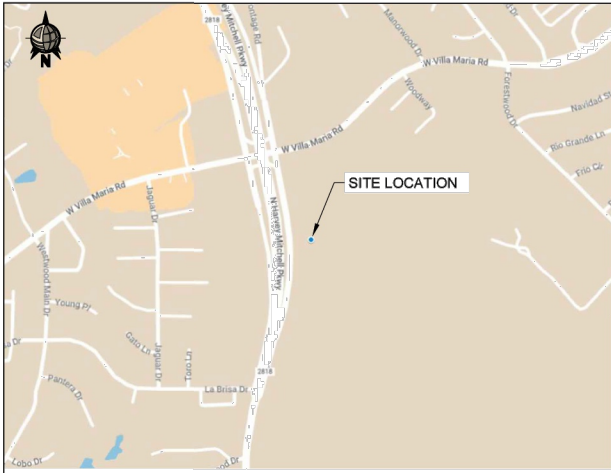
SITE SURVEY

SHEET NUMBER:

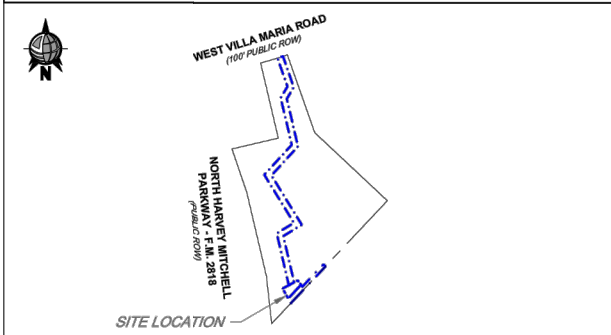
C1-1

REVISION:

0



VICINITY MAP (N.T.S.)



PROPERTY MAP (N.T.S.)

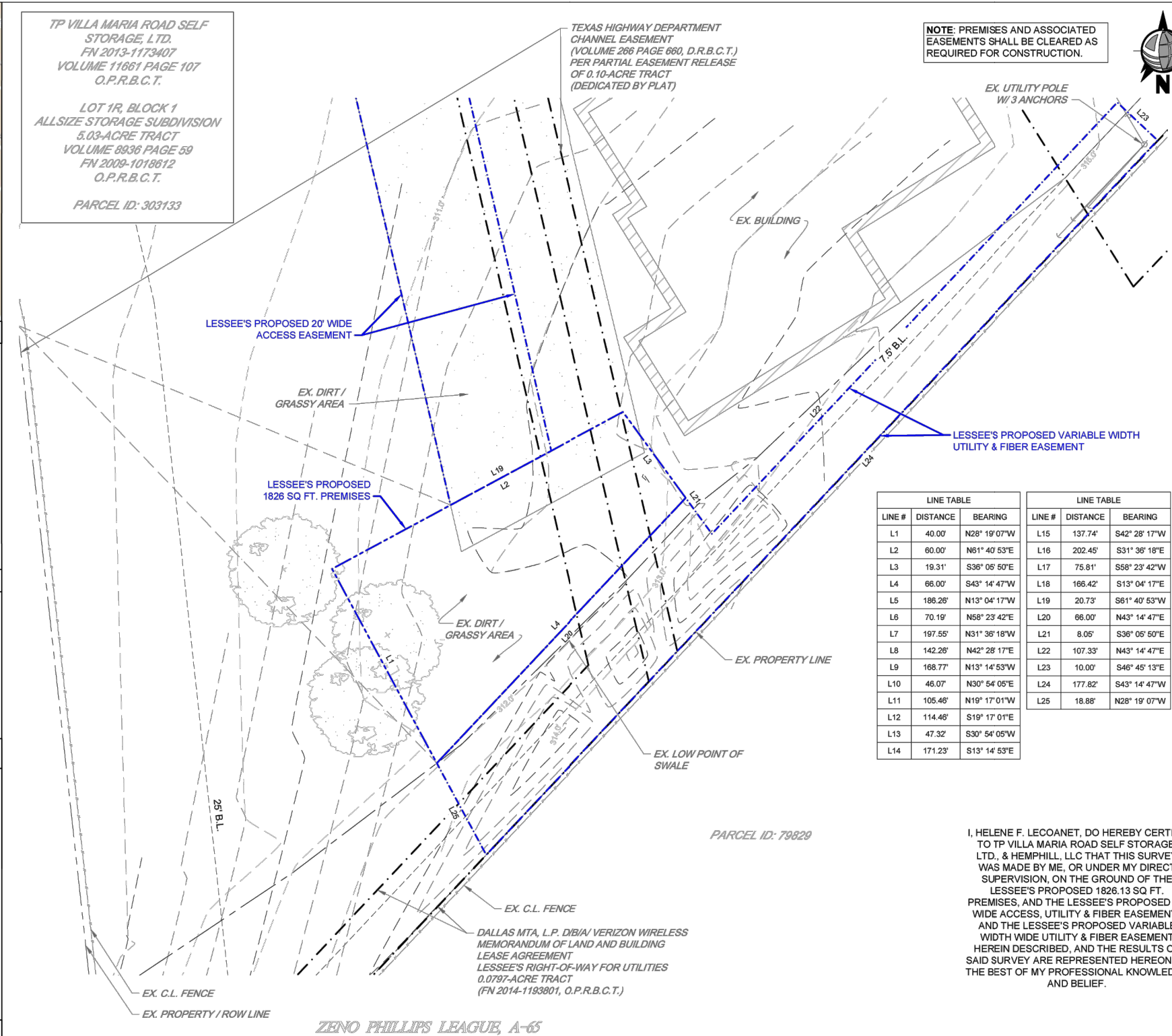
CURVE TABLE					
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C1	20.00'	1044.81'	1° 05' 49"	N71° 44' 50"E	20.00'

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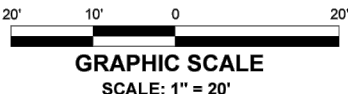
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LEGEND

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--- EX. METAL FENCE	



FAA 1A INFORMATION	
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LONGITUDE	-96.375494°
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www.3ddne.com
INFO@3DDNE.COM
TEXAS REGISTRATION NO. 10194603

REV DATE DESCRIPTION BY

SITE EXHIBIT AND DESCRIPTION

VERIZON WIRELESS - TEXAS AREA
VILLA MARIA
WEST VILLA MARIA ROAD
BRYAN, TX 77801
PSLC: 260668

HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567

DRAWN BY: MAV

CHECKED BY: HL

DATE: 6/22/2025

SHEET 2 OF 4

SURVEY NOT VALID WITHOUT ALL SHEETS



HEMPHILL®

1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SURVEY PROVIDED BY:

3DD&E
21502 E WINTER VIOLET
CT, CYPRESS, TX 77433
832-510-9621

PROJECT NO: 1839

PROJECT NAME: VILLA MARIA

911 ADDRESS: 1429 W VILLA MARIA RD. #WCF

DRAWN BY: RS

CHECKED BY: RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	09/17/25	FOR APPROVAL

SCALE

N.T.S.

SITE SURVEY

SHEET NUMBER: C1-2

REVISION: 0

PARENT TRACT LEGAL DESCRIPTION:

FROM THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 23, 2025, G.F. NO. OR FILE NO. 01-23036392, COMMITMENT NO. 01-23036392-01T ISSUED: MARCH 4, 2025:

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, A-85, BRYAN, BRAZOS COUNTY, TEXAS AND BEING ALL OF LOT ONE R (1R), BLOCK ONE (1), ALLSIZE STORAGE SUBDIVISION, A SUBDIVISION IN BRYAN, TEXAS, ACCORDING TO THE REPLAT RECORDED IN VOLUME 8936, PAGE 59, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A 1/2" IRON ROD FOUND AT THE MOST SOUTHERLY COMMON CORNER OF SAID ALLSIZE STORAGE SUBDIVISION AND LOT 1, BLOCK 1 OF THE LAWRENCE HODGES SUBDIVISION (5956/164), SAME BEING IN THE NORTHWEST LINE OF THE TEXAS A&M UNIVERSITY 191 68 ACRE TRACT (46/254);

THENCE: S 45° 40' 54" W - 590.09 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID TEXAS A&M UNIVERSITY TRACT TO A TXDOT MONUMENT FOUND AT THE MOST WESTERLY COMMON CORNER OF SAID TRACTS, SAME BEING IN THE EAST RIGHT-OF-WAY LINE OF NORTH HARVEY MITCHELL PARKWAY;

THENCE: N 03° 54' 16" W - 167.65 FEET, N 10° 50' 20" W - 300.18 FEET, AND N 16° 20' 18" W - 160.48 FEET ALONG SAID PARKWAY LINE TO A 5/8" IRON ROD WITH CAP (2972), FOUND FOR CORNER IN THE SOUTH LINE OF LOT 1, BLOCK A, VILLA WEST III SUBDIVISION (2706/283);

THENCE: N 79° 13' 26" E - 166.10 FEET AND N 10° 47' 26" W - 270.09 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID VILLA WEST III TO AN "X" IN CONCRETE FOUND AT THE MOST NORTHERLY COMMON CORNER OF SAID TRACTS, SAME BEING IN THE SOUTH RIGHT-OF-WAY LINE OF WEST VILLA MARIA ROAD;

THENCE: 97.92 FEET ALONG SAID WEST VILLA MARIA ROAD LINE AROUND A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 5° 29' 02" LEFT, A RADIUS OF 1044.81 FEET AND WHOSE CHORD BEARS N 75° 33' 25" E - 97.88 FEET TO A 5/8" IRON ROD FOUND AT THE MOST NORTHERLY COMMON CORNER OF THIS TRACT AND SAID LAWRENCE HODGES SUBDIVISION;

THENCE: S 16° 55' 33" E - 288.91 FEET AND S 44° 19' 29" E - 347.23 FEET ALONG THE COMMON LINE BETWEEN SAID TRACTS TO THE PLACE OF BEGINNING; AND CONTAINING 5.04 ACRES OF LAND, MORE OR LESS, ACCORDING TO A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF DONALD GARRETT, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2972 ON JULY 25, 2013.

RECORD TITLE TO THE LAND ON THE EFFECTIVE DATE APPEARS TO BE VESTED IN: TP VILLA MARIA ROAD SELF STORAGE, LTD., A TEXAS LIMITED PARTNERSHIP.

LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES DESCRIPTION:

BEING A LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES CONTAINING 0.0419 ACRES (1,826.13 SQUARE FEET) OF LAND LOCATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 65, BRAZOS COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 5.03-ACRE TRACT CONVEYED TO TP VILLA MARIA ROAD SELF STORAGE, LTD. AS RECORDED IN FILE NUMBER 2013-1173407 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.0419-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND TXDOT 4"x4" CONCRETE COLUMN BEING A WESTERLY CORNER OF SAID 5.03-ACRE TRACT, LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF NORTH HARVEY MITCHELL PARKWAY - F.M. 2818, AND HAVING A STATE PLANE COORDINATE VALUE OF X=3,541,009.26 (E), Y=10,214,616.63 (N);

THENCE SOUTH 43 DEGREES 43 MINUTES 46 SECONDS EAST, 109.79 FEET TO THE POINT OF BEGINNING AND SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X= 3,541,085.15 (E), Y= 10,214,537.29 (N);

THENCE NORTH 28 DEGREES 19 MINUTES 07 SECONDS WEST, 40.00 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 61 DEGREES 40 MINUTES 53 SECONDS EAST, 60.00 FEET TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 36 DEGREES 05 MINUTES 50 SECONDS EAST, 19.31 FEET TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 43 DEGREES 14 MINUTES 47 SECONDS WEST, 66.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0419 ACRES (1,826.13 SQUARE FEET) OF LAND.

LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT DESCRIPTION:

BEING A LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT CONTAINING 0.4206 ACRES (18,319.18 SQUARE FEET) OF LAND LOCATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 65, BRAZOS COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 5.03-ACRE TRACT CONVEYED TO TP VILLA MARIA ROAD SELF STORAGE, LTD. AS RECORDED IN FILE NUMBER 2013-1173407 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.4206-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND TXDOT 4"x4" CONCRETE COLUMN BEING A WESTERLY CORNER OF SAID 5.03-ACRE TRACT, LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF NORTH HARVEY MITCHELL PARKWAY - F.M. 2818, AND HAVING A STATE PLANE COORDINATE VALUE OF X=3,541,009.26 (E), Y=10,214,616.63 (N);

THENCE SOUTH 67 DEGREES 28 MINUTES 45 SECONDS EAST, 84.87 FEET TO THE POINT OF BEGINNING AND SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=3,541,087.6415 (E), Y=10,214,584.07 (N);

THENCE NORTH 13 DEGREES 04 MINUTES 17 SECONDS WEST, 186.26 FEET TO A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 58 DEGREES 23 MINUTES 42 SECONDS EAST, 70.19 FEET TO AN INTERIOR WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 31 DEGREES 36 MINUTES 18 SECONDS WEST, 197.55 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 42 DEGREES 28 MINUTES 17 SECONDS EAST, 142.26 FEET TO AN INTERIOR WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 13 DEGREES 14 MINUTES 53 SECONDS WEST, 168.77 FEET TO A INTERIOR WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 30 DEGREES 54 MINUTES 05 SECONDS EAST, 46.07 FEET TO AN INTERIOR WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 19 DEGREES 17 MINUTES 01 SECONDS WEST, 105.46 FEET TO A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST VILLA MARIA ROAD COMMON WITH THE NORTHERLY PROPERTY LINE OF SAID 5.03-ACRE TRACT;

THENCE EASTERLY ALONG A CURVE TO THE LEFT AND SAID COMMON LINE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 05 MINUTES 49 SECONDS, TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID CURVE HAVING A RADIUS OF 1044.81 FEET, AN ARC LENGTH OF 20.00 FEET AND A LONG CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 44 MINUTES 50 SECONDS EAST, 20.00 FEET;

THENCE SOUTH 19 DEGREES 17 MINUTES 01 SECONDS EAST, 114.46 FEET TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 30 DEGREES 54 MINUTES 05 SECONDS WEST, 47.32 FEET TO AN INTERIOR EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 13 DEGREES 14 MINUTES 53 SECONDS EAST, 171.23 FEET TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 42 DEGREES 28 MINUTES 17 SECONDS WEST, 137.74 FEET TO AN INTERIOR EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 31 DEGREES 36 MINUTES 18 SECONDS EAST, 202.45 FEET TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 58 DEGREES 23 MINUTES 42 SECONDS WEST, 75.81 FEET TO AN INTERIOR EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 13 DEGREES 04 MINUTES 17 SECONDS EAST, 166.42 FEET TO A SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 61 DEGREES 40 MINUTES 53 SECONDS WEST, 20.73 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4206 ACRES (18,319.18 SQUARE FEET) OF LAND.

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

BEING A LESSEE'S PROPOSED VARIABLE WIDTH UTILITY AND FIBER EASEMENT CONTAINING 0.0525 ACRES (2,288.19 SQUARE FEET) OF LAND LOCATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 65, BRAZOS COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 5.03-ACRE TRACT CONVEYED TO TP VILLA MARIA ROAD SELF STORAGE, LTD. AS RECORDED IN FILE NUMBER 2013-1173407 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.0525-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND TXDOT 4"x4" CONCRETE COLUMN BEING A WESTERLY CORNER OF SAID 5.03-ACRE TRACT, LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF NORTH HARVEY MITCHELL PARKWAY - F.M. 2818, AND HAVING A STATE PLANE COORDINATE VALUE OF X=3,541,009.26 (E), Y=10,214,616.63 (N);

THENCE SOUTH 43 DEGREES 43 MINUTES 46 SECONDS EAST, 109.79 FEET TO THE POINT OF BEGINNING AND WEST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X= 3,541,085.15 (E), Y= 10,214,537.29 (N);

THENCE NORTH 43 DEGREES 14 MINUTES 47 SECONDS EAST, 60.00 FEET TO A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 36 DEGREES 05 MINUTES 50 SECONDS EAST, 8.05 FEET TO AN INTERIOR NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 43 DEGREES 14 MINUTES 47 SECONDS EAST, 107.33 FEET TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 46 DEGREES 45 MINUTES 13 SECONDS EAST, 10.00 FEET TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN THE SOUTHEASTERLY PROPERTY LINE OF SAID 5.03-ACRE TRACT;

THENCE SOUTH 43 DEGREES 14 MINUTES 47 SECONDS WEST, 177.82 FEET ALONG SAID SOUTHEASTERLY PROPERTY LINE OF THE 5.03-ACRE TRACT TO THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 28 DEGREES 19 MINUTES 07 SECONDS WEST 18.88 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0525 ACRES (2,288.19 SQUARE FEET) OF LAND.

GENERAL NOTES:

- ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDREDTH OF FOOT.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
- PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2-TDC600, DATE OF SURVEY: 06/06/2024).
- BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.
- THIS SURVEY CONTAINS A DRAWING AND METES & BOUNDS DESCRIPTIONS FOR A LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES, A LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT, AND A LESSEE'S PROPOSED VARIABLE WIDTH UTILITY AND FIBER EASEMENT THAT WERE PREPARED FOR THE EXCLUSIVE USE OF HEMPHILL, LLC AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE'S PREMISES AND EASEMENTS SHOWN HEREON. THE PREMISES AND ASSOCIATED EASEMENTS WILL NOT BE MONUMENTED.
- A TEMPORARY BENCHMARK HAS BEEN SET UP FOR CONSTRUCTION PURPOSES.
- THIS SURVEY WAS BASED ON INFORMATION PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 23, 2025, G.F. NO. OR FILE NO. 01-23036392, COMMITMENT NO. 01-23036392-01T ISSUED: MARCH 4, 2025.
- NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.
- ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.
- UTILITIES AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 06/06/2024. 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 PRIOR TO DIGGING.
- AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES, THE LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT, AND THE LESSEE'S PROPOSED VARIABLE WIDTH UTILITY AND FIBER EASEMENT LIED WITHIN AN UNSHADED AREA OF MINIMAL FLOOD HAZARD ZONE X ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48041C0195E, EFFECTIVE 05/16/2012 (BRAZOS COUNTY, TEXAS).
- LESSEE'S PROPOSED PREMISES AND LESSEE'S PROPOSED EASEMENTS PLACEMENT IS PER LAND OWNER, A&E, OR CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.

I, HELENE F. LECOANET, DO HEREBY CERTIFY TO TP VILLA MARIA ROAD SELF STORAGE, LTD., & HEMPHILL, LLC THAT THIS SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LESSEE'S PROPOSED 1826.13 SQ FT. PREMISES, AND THE LESSEE'S PROPOSED 20' WIDE ACCESS, UTILITY & FIBER EASEMENT , AND THE LESSEE'S PROPOSED VARIABLE WIDTH WIDE UTILITY & FIBER EASEMENT HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

SURVEY PREPARED FOR:



HEMPHILL
HEMPHILL, LLC
1305 N LOUISVILLE AVE.
TULSA, OK 74115

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

SITE EXHIBIT AND DESCRIPTION

VERIZON WIRELESS - TEXAS AREA
VILLA MARIA
WEST VILLA MARIA ROAD
BRYAN, TX 77801
PSLC: 260668



HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567

DRAWN BY:	MAV
CHECKED BY:	HL
DATE:	6/22/2025
SHEET 3 OF 4	
SURVEY NOT VALID WITHOUT ALL SHEETS	



HEMPHILL®

1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SURVEY PROVIDED BY:

3DD&E
21502 E WINTER VIOLET
CT, CYPRESS, TX 77433
832-510-9621

PROJECT NO:	1839
PROJECT NAME:	VILLA MARIA
911 ADDRESS:	1429 W VILLA MARIA RD. #WCF
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	09/17/25	FOR APPROVAL

SCALE
N.T.S.

SITE SURVEY

SHEET NUMBER: REVISION:

C1-3

0

EXCEPTIONS:

EXCEPTIONS HEREON WERE LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 23, 2025, G.F. NO. OR FILE NO. 01-23036392, COMMITMENT NO. 01-23036392-01T ISSUED: MARCH 4, 2025, WITH THE FOLLOWING NUMBERING:

E. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN VOL 8936 PAGE 59, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS:

15 FOOT PUBLIC UTILITY EASEMENT ALONG THE NORTHERN PROPERTY LINE(S). *(EXCEPTION IS LOCATED WITHIN THE CURRENT PARENT TRACT AND WITHIN THE LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT, BUT IT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES, NOR WITHIN THE LESSEE'S PROPOSED VARIABLE WIDTH UTILITY AND FIBER EASEMENT)*

8 FOOT DRAINAGE EASEMENT EXPANDING TO 10 FEET ALONG THE WESTERN PORTION OF THE NORTHERN MOST PART OF THE PROPERTY. *(EXCEPTION IS PARTIALLY LOCATED WITHIN THE CURRENT PARENT TRACT, BUT IT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES, WITHIN THE LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT, NOR WITHIN THE LESSEE'S PROPOSED VARIABLE WIDTH UTILITY AND FIBER EASEMENT)*

WATER LINE EASEMENT RUNNING THROUGH A PORTION OF THE NORTHERN PART PROPERTY. *(EXCEPTION IS LOCATED WITHIN THE CURRENT PARENT TRACT AND WITHIN THE LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT, BUT IT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES, NOR WITHIN THE LESSEE'S PROPOSED VARIABLE WIDTH UTILITY AND FIBER EASEMENT)*

10 FOOT ELECTRIC EASEMENT RUNNING THROUGH A PORTION OF THE NORTHERN PART OF THE PROPERTY. *(EXCEPTION IS LOCATED WITHIN THE CURRENT PARENT TRACT AND WITHIN THE LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT, BUT IT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES, NOR WITHIN THE LESSEE'S PROPOSED VARIABLE WIDTH UTILITY AND FIBER EASEMENT)*

DRAINAGE EASEMENT ALONG A PORTION OF THE NORTHWESTERN PROPERTY LINE(S). *(EXCEPTION IS LOCATED PARTIALLY WITHIN THE CURRENT PARENT TRACT, BUT IT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES, WITHIN THE LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT, NOR WITHIN THE LESSEE'S PROPOSED VARIABLE WIDTH UTILITY AND FIBER EASEMENT)*

15 FOOT PUBLIC UTILITY EASEMENT RUNNING THROUGH A PORTION OF THE NORTHEASTERN PART OF THE PROPERTY. *(EXCEPTION IS LOCATED WITHIN THE CURRENT PARENT TRACT AND WITHIN THE LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT, BUT IT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES, NOR WITHIN THE LESSEE'S PROPOSED VARIABLE WIDTH UTILITY AND FIBER EASEMENT)*

CHANNEL EASEMENT ALONG A MAJORITY OF THE WESTERN PROPERTY LINE(S). *(EXCEPTION IS LOCATED WITHIN THE CURRENT PARENT TRACT, WITHIN THE LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES, WITHIN THE LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT, AND WITHIN THE LESSEE'S PROPOSED VARIABLE WIDTH UTILITY AND FIBER EASEMENT)*

ELECTRICAL EASEMENT RUNNING NORTH TO SOUTH THROUGH THE PROPERTY AND ALONG A PORTION OF THE SOUTHERN PROPERTY LINE(S). *(EXCEPTION IS LOCATED WITHIN THE CURRENT PARENT TRACT, WITHIN THE LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT AND WITHIN THE LESSEE'S PROPOSED VARIABLE WIDTH UTILITY AND FIBER EASEMENT, BUT IT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES)*

F. RIGHT-OF-WAY FROM MARY BECKWITH AND C.S. BECKWITH, HER HUSBAND TO SINCLAIR REFINING COMPANY, DATED APRIL 26, 1947, FILED AUGUST 6, 1947, RECORDED IN VOLUME 132, PAGE 35, DEED RECORDS OF BRAZOS COUNTY, TEXAS. *(EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS EXACT LOCATION)*

G. RIGHT OF WAY EASEMENT FROM C. S. BECKWITH AND MARY KNOWLES BECKWITH TO THE CITY OF BRYAN, TEXAS, DATED JANUARY 17, 1950, FILED FEBRUARY 4, 1950, RECORDED IN VOLUME 141, PAGE 493, DEED RECORDS OF BRAZOS COUNTY, TEXAS. *(EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS EXACT LOCATION)*

H. WATER PIPE LINE EASEMENT AND CONTRACT FROM MARY KNOWLES BECKWITH, JOINED BY HER HUSBAND, C. S. BECKWITH TO AGRICULTURAL AND MECHANICAL COLLEGE OF TEXAS, DATED MAY 14, 1949, FILED JULY 11, 1950 AND RECORDED IN VOLUME 145, PAGE 177, DEED RECORDS OF BRAZOS COUNTY, TEXAS. *(EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS EXACT LOCATION)*

I. RIGHT-OF-WAY EASEMENT FROM MARY KNOWLES BECKWITH, A WIDOW, TO THE CITY OF BRYAN, TEXAS, DATED APRIL 24, 1957, FILED FEBRUARY 24, 1958, RECORDED IN VOLUME 187, PAGE 353, DEED RECORDS OF BRAZOS COUNTY, TEXAS. *(EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS EXACT LOCATION)*

J. EASEMENT FOR GUYS AND ANCHORS FOR ELECTRIC TRANSMISSION, AS SHOWN IN INSTRUMENT FROM MARY KNOWLES BECKWITH TO THE CITY OF BRYAN, TEXAS, DATED MAY 21, 1963, FILED JULY 15, 1963, RECORDED IN VOLUME 229, PAGE 71, DEED RECORDS OF BRAZOS COUNTY, TEXAS. *(EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS EXACT LOCATION)*

K. EASEMENT FROM MARY KNOWLES BECKWITH TO SOUTHWESTERN BELL TELEPHONE COMPANY, DATED AUGUST 17, 1964, FILED AUGUST 24, 1964, RECORDED IN VOLUME 239, PAGE 498, DEED RECORDS OF BRAZOS COUNTY, TEXAS. *(EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS EXACT LOCATION)*

L. OIL, GAS AND MINERAL LEASE GRANTED TO GEORGE K. ARNOLD BY MARY K. BECKWITH IN INSTRUMENT DATED SEPTEMBER 25, 1964, FILED JANUARY 14, 1965, AND RECORDED IN VOLUME 19, PAGE 191 OF THE OIL, GAS AND MINERAL LEASE RECORDS OF BRAZOS COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. *(EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)*

M. EASEMENT FOR HIGHWAY PURPOSES GRANTED FROM FORD D. ALBRITTON, JR., TO STATE OF TEXAS AS SET OUT IN INSTRUMENT DATED JANUARY 3, 1968, FILED JANUARY 3, 1968, RECORDED IN VOLUME 266, PAGE 660 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. *(EXCEPTION IS LOCATED WITHIN THE CURRENT PARENT TRACT, WITHIN THE LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES, WITHIN THE LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT, AND WITHIN THE LESSEE'S PROPOSED VARIABLE WIDTH UTILITY AND FIBER EASEMENT)*

N. EASEMENT FOR ELECTRIC TRANSMISSION, AS SHOWN IN INSTRUMENT FROM FORD D. ALBRITTON, JR. TO THE CITY OF BRYAN, TEXAS, DATED JANUARY 17, 1968, FILED MARCH 14, 1969, RECORDED IN VOLUME 276, PAGE 824, DEED RECORDS OF BRAZOS COUNTY, TEXAS. *(EXCEPTION IS LOCATED PARTIALLY WITHIN THE CURRENT PARENT TRACT, BUT IT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES, WITHIN THE LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT, NOR WITHIN THE LESSEE'S PROPOSED VARIABLE WIDTH UTILITY AND FIBER EASEMENT)*

O. OIL, GAS AND MINERAL LEASE FROM GALCO ENGINEERING, LTD., A BAHAMIAN CORPORATION TO GETTY OIL COMPANY, DATED OCTOBER 21, 1977, FILED NOVEMBER 16, 1977, RECORDED IN VOLUME 28, PAGE 744, OIL AND GAS RECORDS OF BRAZOS COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. *(EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)*

P. ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN DEED FROM THE BRAVER CORPORATION, A TEXAS CORPORATION TO A. B. SYPTAK, JR., TRUSTEE, DATED SEPTEMBER 14, 1978, FILED OCTOBER 3, 1978, RECORDED IN VOLUME 408, PAGE 793, DEED RECORDS OF BRAZOS COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. *(EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)*

Q. MINERAL INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN DEED FROM THE BRAVER CORPORATION, A TEXAS CORPORATION TO W. TYLER MOORE, JR., TRUSTEE, DATED NOVEMBER 3, 1980, FILED DECEMBER 4, 1980, RECORDED IN VOLUME 486, PAGE 467, DEED RECORDS OF BRAZOS COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. *(EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)*

R. SURFACE USE AGREEMENT AND EASEMENT EXECUTED BY CHAPARRAL MINERALS, INC., DATED AUGUST 30, 1983, FILED AUGUST 31, 1983, RECORDED IN VOLUME 598, PAGE 788, DEED RECORDS OF BRAZOS COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. *(EXCEPTION IS NOT LOCATED WITHIN THE CURRENT PARENT TRACT)*

S. RIGHT-OF-WAY EASEMENT FROM M.J. SCARMARDO, PRESIDENT; DONALD V. JENSEN, TRUSTEE; MICHAEL K. DAVIS, SECRETARY, TO THE CITY OF BRYAN, TEXAS, DATED DECEMBER 21, 1983, FILED FEBRUARY 23, 1984, RECORDED IN VOLUME 654, PAGE 318, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. *(EXCEPTION IS NOT LOCATED WITHIN THE CURRENT PARENT TRACT)*

T. SURFACE USE AGREEMENT AND EASEMENT EXECUTED BY KA EPLISON DELTA HOUSING CORPORATION, A TEXAS NON-PROFIT CORPORATION (GRANTOR) AND TORCH ENERGY ADVISORS INCORPORATED, A DELAWARE CORPORATION (GRANTEE), DATED JUNE 11, 1996, FILED JULY 2, 1996, RECORDED IN VOLUME 2631, PAGE 262, DEED RECORDS OF BRAZOS COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. *(EXCEPTION IS NOT LOCATED WITHIN THE CURRENT PARENT TRACT)*

U. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AN UNRECORDED LAND AND LEASE AGREEMENT BY AND BETWEEN TP VILLA MARIA ROAD SELF STORAGE, LTD., A TEXAS LIMITED PARTNERSHIP (LESSOR), AND DALLAS MTA, L.P. D/B/A VERIZON WIRELESS (LESSEE), DATED MAY 9, 2014. *(EXCEPTION IS LOCATED WITHIN THE CURRENT PARENT TRACT, WITHIN THE LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES, WITHIN THE LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT, AND WITHIN THE LESSEE'S PROPOSED VARIABLE WIDTH UTILITY AND FIBER EASEMENT)*

TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN MEMORANDUM OF LAND AND BUILDING LEASE AGREEMENT BY AND BETWEEN TP VILLA MARIA ROAD SELF STORAGE, LTD., A TEXAS LIMITED PARTNERSHIP (LESSOR), AND DALLAS MTA, L.P. D/B/A VERIZON WIRELESS (LESSEE), DATED MAY 9, 2014, FILED MAY 14, 2014, RECORDED IN/UNDER INSTRUMENT NO. 01193801 OF THE REAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS. *(EXCEPTION IS LOCATED WITHIN THE CURRENT PARENT TRACT, WITHIN THE LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES, WITHIN THE LESSEE'S PROPOSED 20' WIDE ACCESS EASEMENT, AND WITHIN THE LESSEE'S PROPOSED VARIABLE WIDTH UTILITY AND FIBER EASEMENT)*

SURVEY PREPARED FOR:



HEMPHILL
HEMPHILL, LLC
1305 N LOUISVILLE AVE.
TULSA, OK 74115

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

SITE EXHIBIT AND DESCRIPTION

VERIZON WIRELESS - TEXAS AREA
VILLA MARIA
WEST VILLA MARIA ROAD
BRYAN, TX 77801
PSLC: 260668



HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567

DRAWN BY: MAV

CHECKED BY: HL

DATE: 6/22/2025

SHEET 4 OF 4

SURVEY NOT VALID
WITHOUT ALL SHEETS

I, HELENE F. LECOANET, DO HEREBY CERTIFY TO TP VILLA MARIA ROAD SELF STORAGE, LTD., & HEMPILL, LLC THAT THIS SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LESSEE'S PROPOSED 1826.13 SQ. FT. PREMISES, AND THE LESSEE'S PROPOSED 20' WIDE ACCESS, UTILITY & FIBER EASEMENT , AND THE LESSEE'S PROPOSED VARIABLE WIDTH WIDE UTILITY & FIBER EASEMENT HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



HEMPHILL®

1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SURVEY PROVIDED BY:

3DD&E
21502 E WINTER VIOLET
CT, CYPRESS, TX 77433
832-510-9621

PROJECT NO: 1839

PROJECT NAME: VILLA MARIA

911 ADDRESS: 1429 W VILLA MARIA RD. #WCF

DRAWN BY: RS

CHECKED BY: RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	09/17/25	FOR APPROVAL

SCALE

N.T.S.

SITE SURVEY

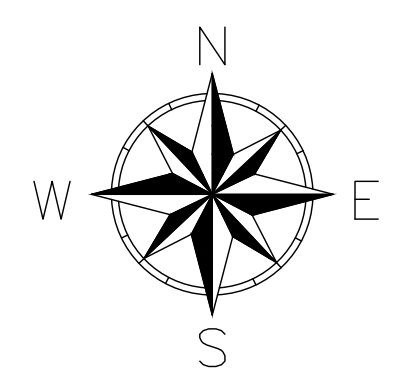
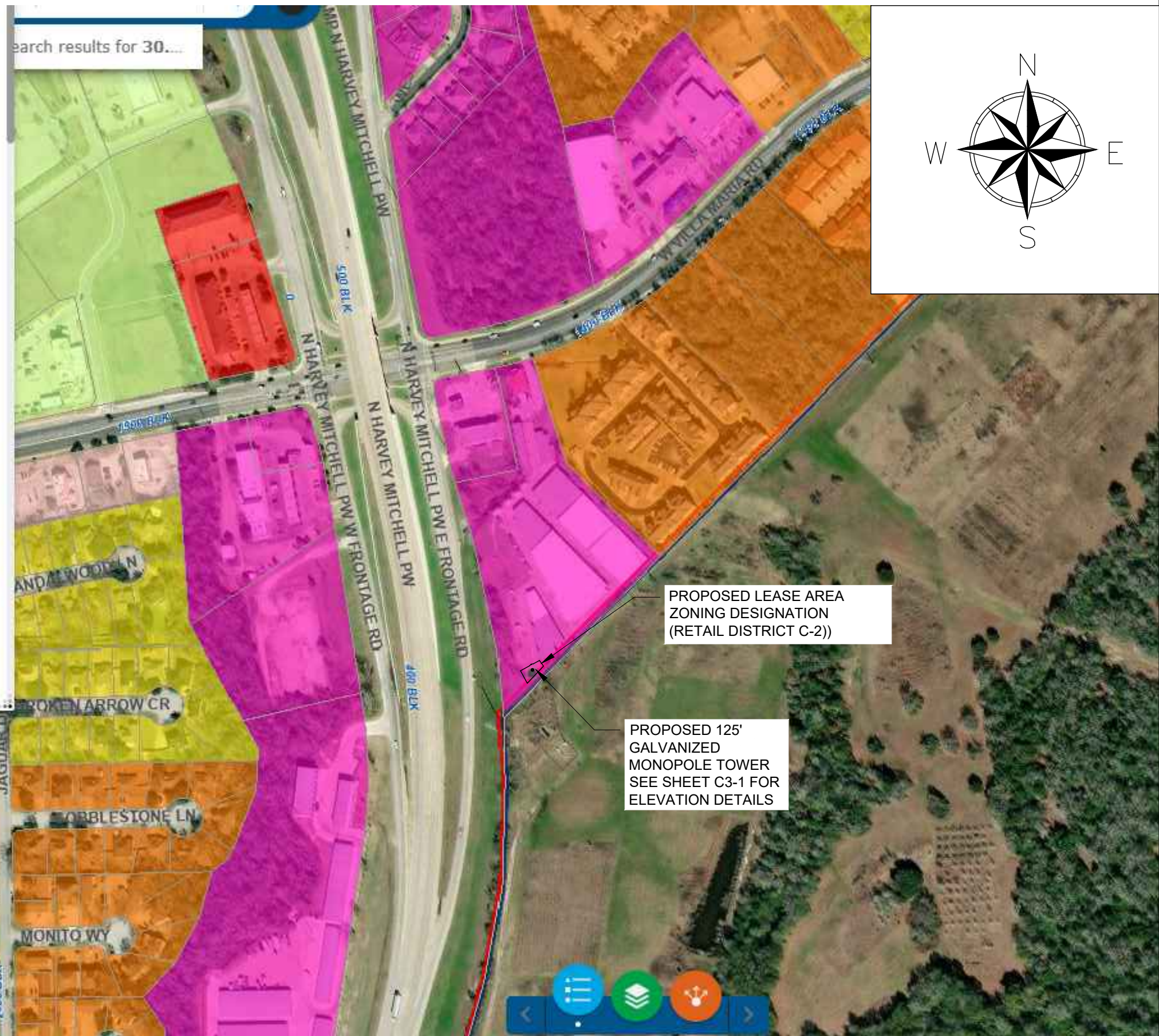
SHEET NUMBER:

C1-4

REVISION:

0

- C)
- DOWNTOWN NORTH DISTRICT (DT-N)
- DOWNTOWN SOUTH DISTRICT (DT-S)
- INDUSTRIAL DISTRICT (I)
- MIDTOWN CORRIDOR DISTRICT (MT-C)
- MIDTOWN HIGH DENSITY DISTRICT (MT-HD)
- MIXED USE GENERAL DISTRICT (MU-2)
- MULTI FAMILY DISTRICT (MF)
- OFFICE DISTRICT (C-1)
- PLANNED DEVELOPMENT DISTRICT (PD)
- RESIDENTIAL 5000 DISTRICT (RD-5)
- RESIDENTIAL 7000 DISTRICT RD-7)
- RESIDENTIAL NEIGHBORHOOD CONSERVATION DISTRICT (R-NC)
- RETAIL DISTRICT (C-2)
- SOUTH COLLEGE BUSINESS DISTRICT (SC-B)
- SOUTH COLLEGE RESIDENTIAL DISTRICT (SC-R)
- INNOVATION CORRIDOR - RETAIL SERVICES - (IC-RS)
- INNOVATION CORRIDOR - RESEARCH AND DEVELOPMENT (IC-RD)



TOWER OWNER

HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SPECIALTY TELECOMMUNICATIONS SERVICES, LLC
13431 BROADWAY EXT., SUITE 120, OKLAHOMA CITY, OK 73114
405-753-7167

PROJECT NO:	1839
PROJECT NAME:	VILLA MARIA
911 ADDRESS:	1429 W VILLA MARIA RD. #WCF
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	09/17/25	FOR APPROVAL

STATE OF TEXAS

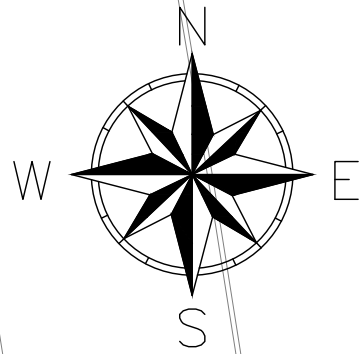
ETHAN T. VAN METER
149870
LICENSED PROFESSIONAL ENGINEER

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870

SCALE
N.T.S.

ZONING MAP

SHEET NUMBER:	REVISION:
C1-5	0



LEGEND

EXISTING OAK (DIAMETER AT BREAST HEIGHT)

10

EXISTING MEXICAN OAK (DIAMETER AT BREAST HEIGHT)

9

EXISTING PINOAK (DIAMETER AT BREAST HEIGHT)

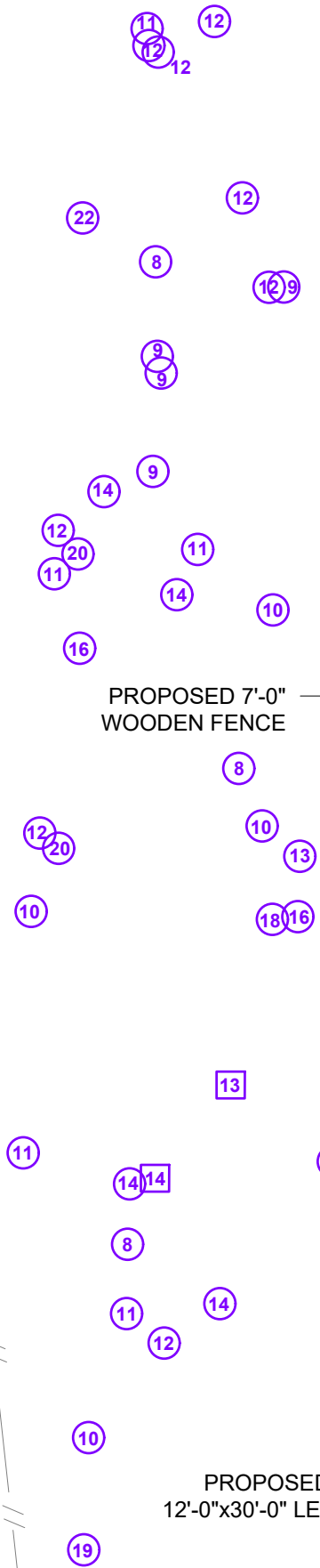
10

EXISTING DEAD PINOAK (DIAMETER AT BREAST HEIGHT)

10

EXISTING FENCE

—//—



NOTES:
1. LANDSCAPING WILL BE COMPLIANT WITH
BRYAN CODE OF ORDINANCES, CHAPTER 62,
ARTICLE VII.

TOWER OWNER

HEMPHILL®

1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

**SPECIALTY
TELECOMMUNICATIONS
SERVICES, LLC**

13431 BROADWAY EXT., SUITE
120. OKLAHOMA CITY, OK 73114
405-753-7167

PROJECT NO:	1839
PROJECT NAME:	VILLA MARIA
911 ADDRESS:	1429 W VILLA MARIA RD. #WCF
DRAWN BY:	RS
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	09/17/25	FOR APPROVAL

ETHAN T. VAN METER
149870
LICENSED
PROFESSIONAL ENGINEER

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870

SCALE

1" = 20'

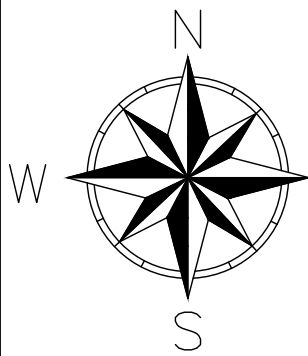
TREE SURVEY AND
LANDSCAPE PLAN

SHEET NUMBER:

C1-6

REVISION:

0



HOODANI ESTATES LLC
VILLA WEST PH 3, BLOCK A, LOT 1
PARCEL ID: 46419

NOTES:

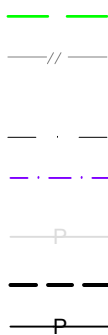
1. SEE SHEETS C1-1 AND C1-2 FOR BOUNDARY LINES, SITE ACREAGE, EXISTING UTILITIES, AND EXISTING EASEMENT.
2. SEE SHEET C1-6 FOR TREE SURVEY
3. SEE SHEETS E1-1 & E3-1 FOR ELECTRICAL AND GROUNDING INFORMATION AND DETAILS.
4. ALL TOWER SITE COMPONENTS SHOWN ARE NEW CONSTRUCTION.
5. PLACEMENT OF VERIZON LEASE AREA, AND H-FRAME(S) WITHIN THE COMPOUND IS APPROXIMATE AND MAY VARY DEPENDING ON SITE CONDITIONS AT TIME OF CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF APPROPRIATE EROSION CONTROL MEASURES, INCLUDING SILT FENCES, ON THE DOWN SLOPE SIDES OF ALL SOIL DISTURBING ACTIVITIES. SEE SHEET C4-1 DETAIL 3.
7. PROPERTY ZONING - RETAIL DISTRICT (C-2).
8. REFER TO SURVEY SHEETS FOR ADDITIONAL INFORMATION.

LINE TABLE			LINE TABLE		
LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING
L1	40.00'	N28° 19' 07"W	L15	137.74'	S42° 28' 17"W
L2	60.00'	N61° 40' 53"E	L16	202.45'	S31° 36' 18"E
L3	19.31'	S36° 05' 50"E	L17	75.81'	S58° 23' 42"W
L4	66.00'	S43° 14' 47"W	L18	166.42'	S13° 04' 17"E
L5	186.26'	N13° 04' 17"W	L19	20.73'	S61° 40' 53"W
L6	70.19'	N58° 23' 42"E	L20	66.00'	N43° 14' 47"E
L7	197.55'	N31° 36' 18"W	L21	8.05'	S36° 05' 50"E
L8	142.26'	N42° 28' 17"E	L22	107.33'	N43° 14' 47"E
L9	168.77'	N13° 14' 53"W	L23	10.00'	S46° 45' 13"E
L10	46.07'	N30° 54' 05"E	L24	177.82'	S43° 14' 47"W
L11	105.46'	N19° 17' 01"W	L25	18.88'	N28° 19' 07"W
L12	114.46'	S19° 17' 01"E			
L13	47.32'	S30° 54' 05"W			
L14	171.23'	S13° 14' 53"E			

EXISTING TEXAS HIGHWAY
DEPARTMENT CHANNEL EASEMENT
(VOLUME 226 PAGE 660)

LEGEND

PROPERTY LINE
EXISTING FENCE
EXISTING EASEMENT
PROPOSED UTILITY AND ACCESS EASEMENT
EXISTING OVERHEAD POWER LINES
SETBACK LINES
PROPOSED POWER LINE



NORTH HARVEY MITCHELL PARKWAY - F.M. 2818, 60' (VARIOUS) CONCRETE ROAD

EXISTING VAULTS
EXISTING SLIDING METAL GATE
EXISTING DRAINAGE EASEMENT (VOLUME 7123 PAGE 78)
PROPERTY LINE
SETBACK LINE
DESIGNATED TEMPORARY SPOILS AND WASHOUT AREA
EXISTING FENCE
PROPOSED 4' LANDSCAPE SCREENING BUFFER

VILLA MARIA RD
100' ROW
CONCRETE ROAD

EXISTING 15' PUBLIC UTILITY EASEMENT (DEDICATED BY PLAT)
EXISTING 1 STORY BUILDING

EXISTING UTILITY CABINET
EXISTING FIRE HYDRANT

10' ELECTRICAL EASEMENT (VOLUME 7123, PAGE 78)

EXISTING UTILITY POLE ON CONCRETE PAD

EXISTING CONCRETE ACCESS ROAD
EXISTING ROW EASEMENT (VOLUME 187 PAGE 353),
ELECTRICAL EASEMENT (VOLUME 8897 PAGE 28)
20' PROPOSED ACCESS EASEMENT

EXISTING UTILITY POLE

EXISTING GRAVELED ACCESS ROAD. TO BE IMPROVED AS NEEDED
EXISTING 1 STORY BUILDING

THE TEXAS A&M UNIVERSITY SYSTEM
A004501, Z PHILLIPS (ICL),
TRACT 1 (AKA 06-102),
191.68 ACRES
PARCEL ID: 79829

BRYAN INDEPENDENT SCHOOL DISTRICT
(NO DATA AVAILABLE)
PARCEL ID:

PROPOSED LEASE AREA AND COMPOUND (1826 SQ. FT.)
PROPOSED 125' GALVANIZED MONOPOLE TOWER (SEE SHEET C3-1 FOR DETAILS)

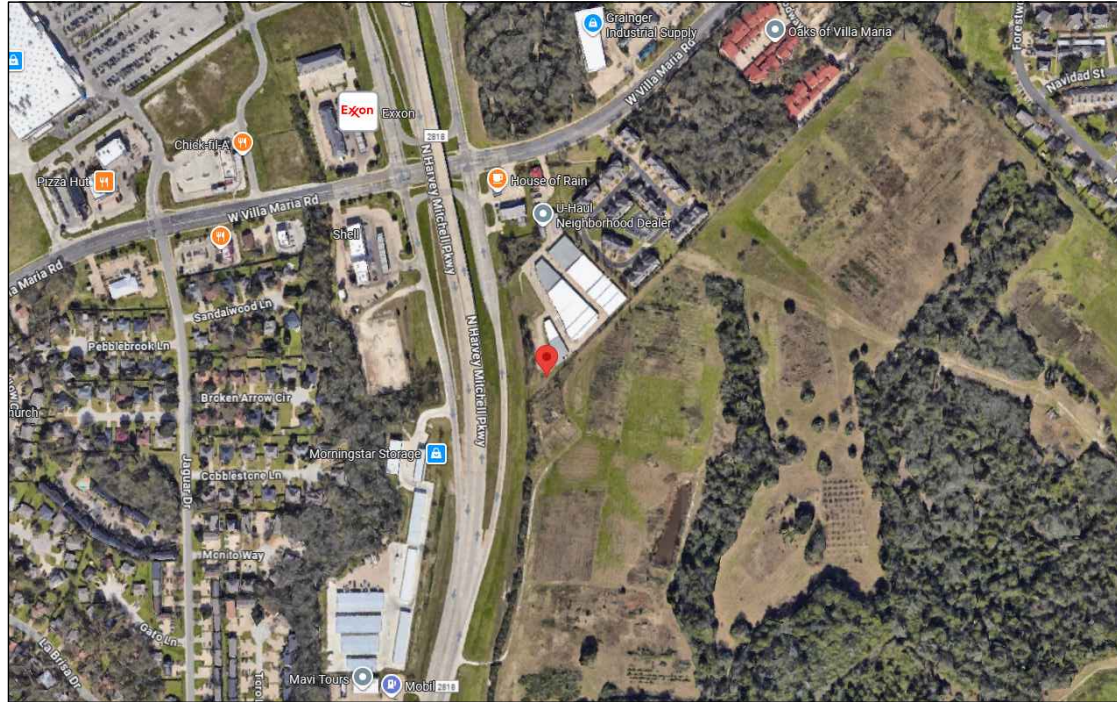
PROPOSED 10' UTILITY AND FIBER EASEMENT

EXISTING UTILITY POLE
PROPOSED POWER CONDUIT ±131' SEE SHEET C3-6 FOR DETAILS

811 LOCATE UTILITY PROVIDERS

ALT
TEX
COW
TPR
WTA
ALTICE
CITY OF BRYAN WATER-WASTEWATER UTILITIES
TEXAS COMMUNITY PROPANE LTD
BRAZOS COUNTY PUBLIC UTILITY AGENCY

VICINITY MAP



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	1044.81'	1° 05' 49"	N71° 44' 50"E	20.00'

SQUARE FOOTAGE CALCULATIONS

	SQ. FT. (AC.)	PERCENT
TOTAL AREA	218470 (5.01)	100%
COMPOUND (GRAVEL)	1826 (0.04)	8.5%
BUILDING AREA	360	0.16%
GROSS FLOOR AREA	0	0%
FLOOR AREA RATIO	0	
INGRESS-EGRESS & UTILITY EASEMENT	18319 (0.42)	13.36%
IMPERVIOUS AREA	119582	54.74%
ACCESS ROAD	18319	8.38%
UTILITY EASEMENT	2451	1.12%

TOWER OWNER



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PROPERTY LEGAL DESCRIPTION

TP VILLA MARIA ROAD SELF STORAGE LTF.
FM 2013-1173407
VOLUME 11661 PAGE 107
O.P.R.B.C.T.
LOT 1R, BLOCK 1
ALL SIZE STORAGE SUBDIVISION
5.03-ACRE TRACT
VOLUME 8936 PAGE 59
FM 2009-1018612
O.P.R.B.C.T.
PARCEL ID: 303133

PROJECT NO: 1839
PROJECT NAME: VILLA MARIA
911 ADDRESS: 1429 W VILLA MARIA RD. #WCF
DRAWN BY: RS
CHECKED BY: RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	09/17/25	FOR APPROVAL



ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870

SCALE

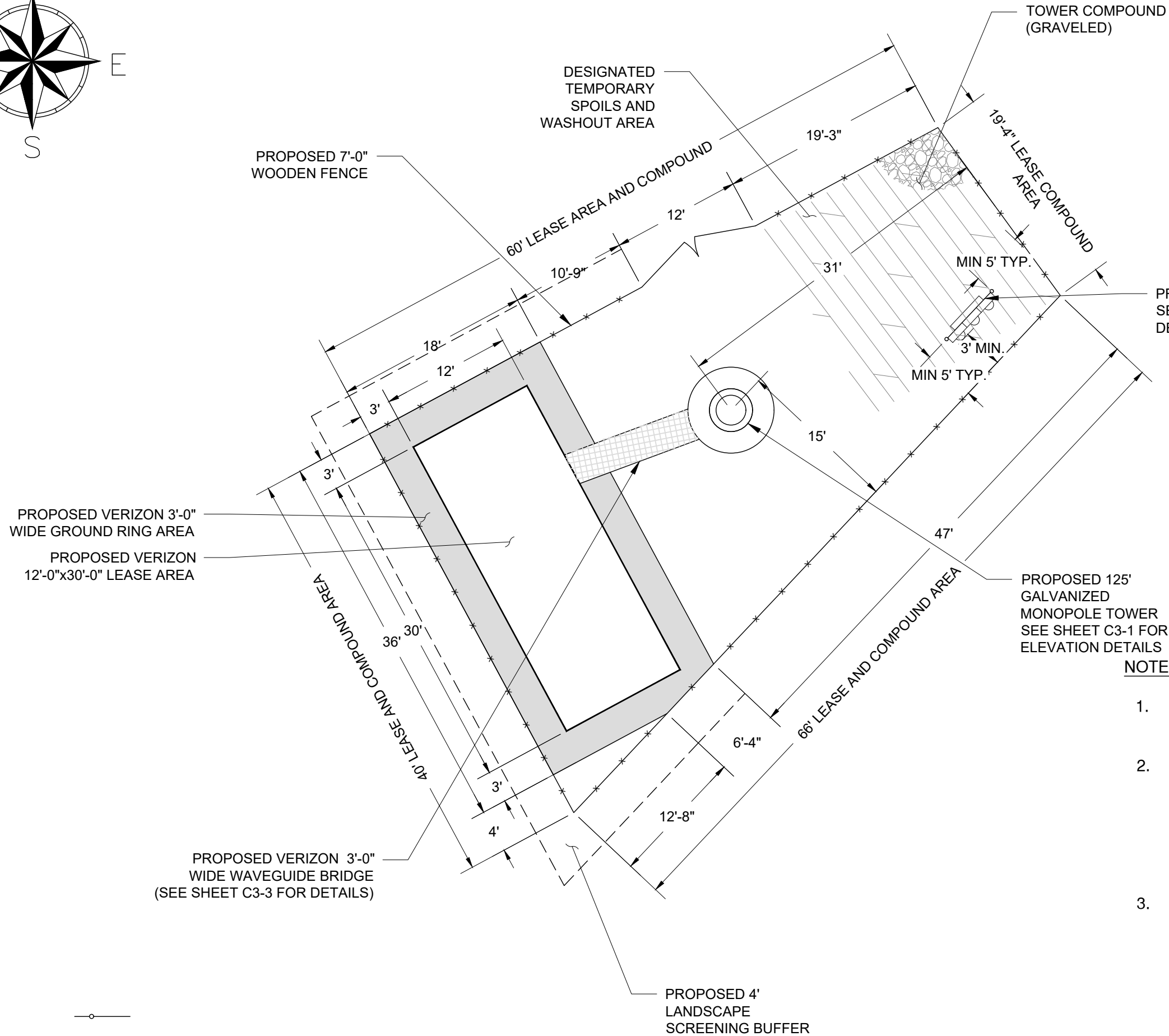
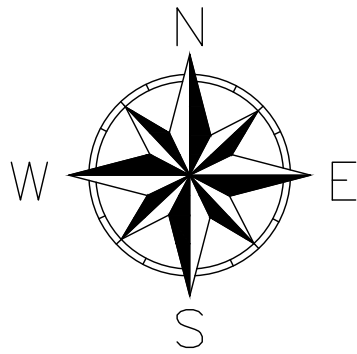
1" = 100'

OVERALL SITE
PLAN

SHEET NUMBER: REVISION:

C2-1

0



PROPOSED H-FRAME
SEE SHEET E2-1
DETAILS 1 & 2

PROPOSED 125'
GALVANIZED
MONOPOLE TOWER
SEE SHEET C3-1 FOR
ELEVATION DETAILS

NOTES:

1. ALL COMPONENTS SHOWN ARE NEW CONSTRUCTION
2. PLACEMENT OF VERIZON LEASE AREA, AND HEMPILL H-FRAME, WITHIN THE COMPOUND IS APPROXIMATE AND MAY VARY DEPENDING ON SITE CONDITIONS AT TIME OF CONSTRUCTION
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF APPROPRIATE EROSION CONTROL MEASURES, INCLUDING SILT FENCES, ON THE DOWN SLOPE SIDES OF ALL SOIL DISTURBING ACTIVITIES. SEE SHEET C4-1 DETAIL 3



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SCALE

1"=10'

**COMPOUND
LAYOUT**

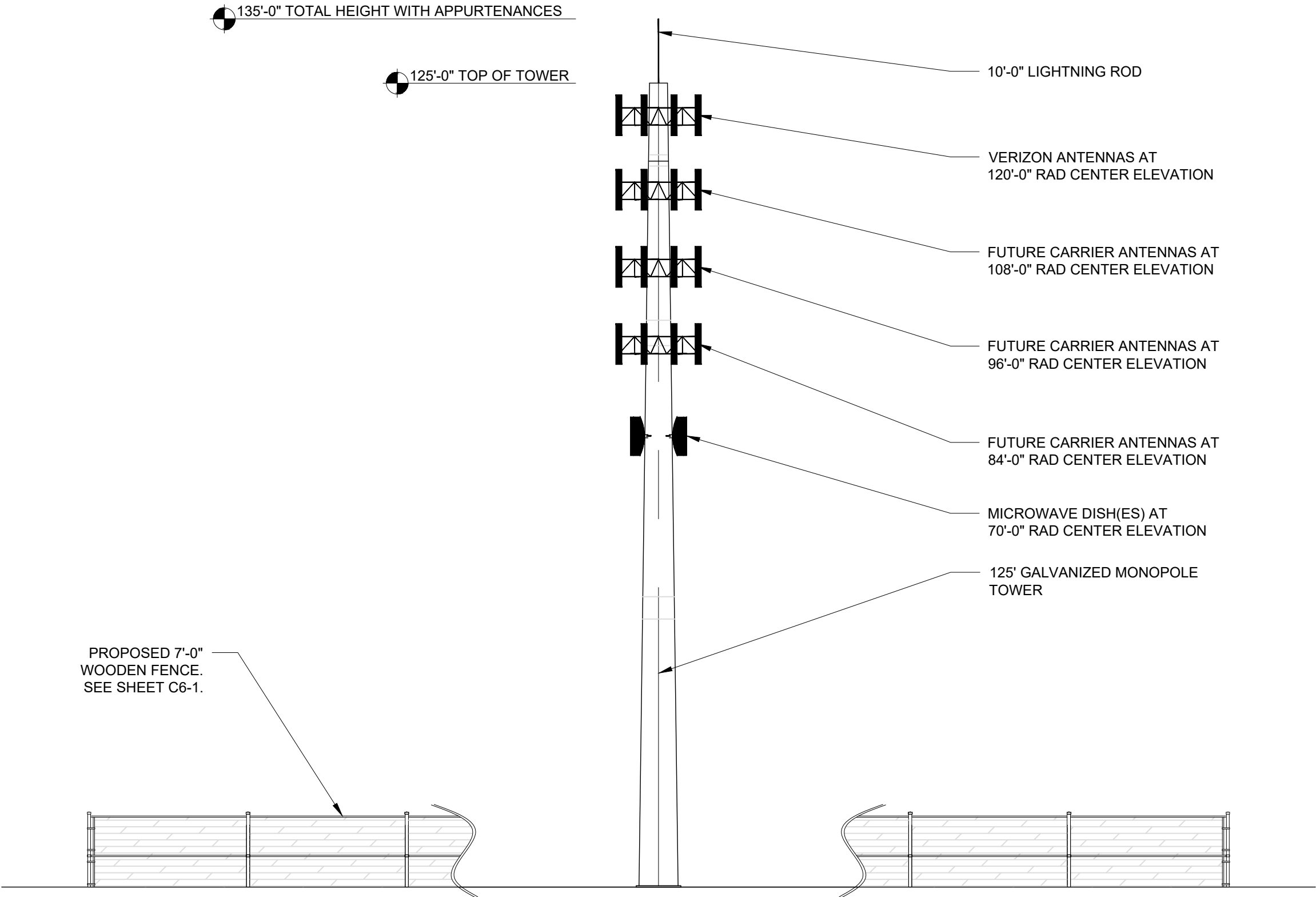
SHEET NUMBER: REVISION:

C2-2

0

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.

- NOTES:
- 1. TOWER WILL BE GALVANIZED
 - 2. TOWER SECTOR FRAMES AND ANTENNA MOUNTS WILL BE GALVANIZED.
 - 3. ANTENNAS AND RADIOS TO BE WHITE IN COLOR.
 - 4. ALL CABLING TO BLACK IN COLOR, AND CONCEALED INSIDE THE TOWER STRUCTURE.
 - 5. THIS TOWER IS NOT REQUIRED TO BE LIT.



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SCALE

N.T.S.

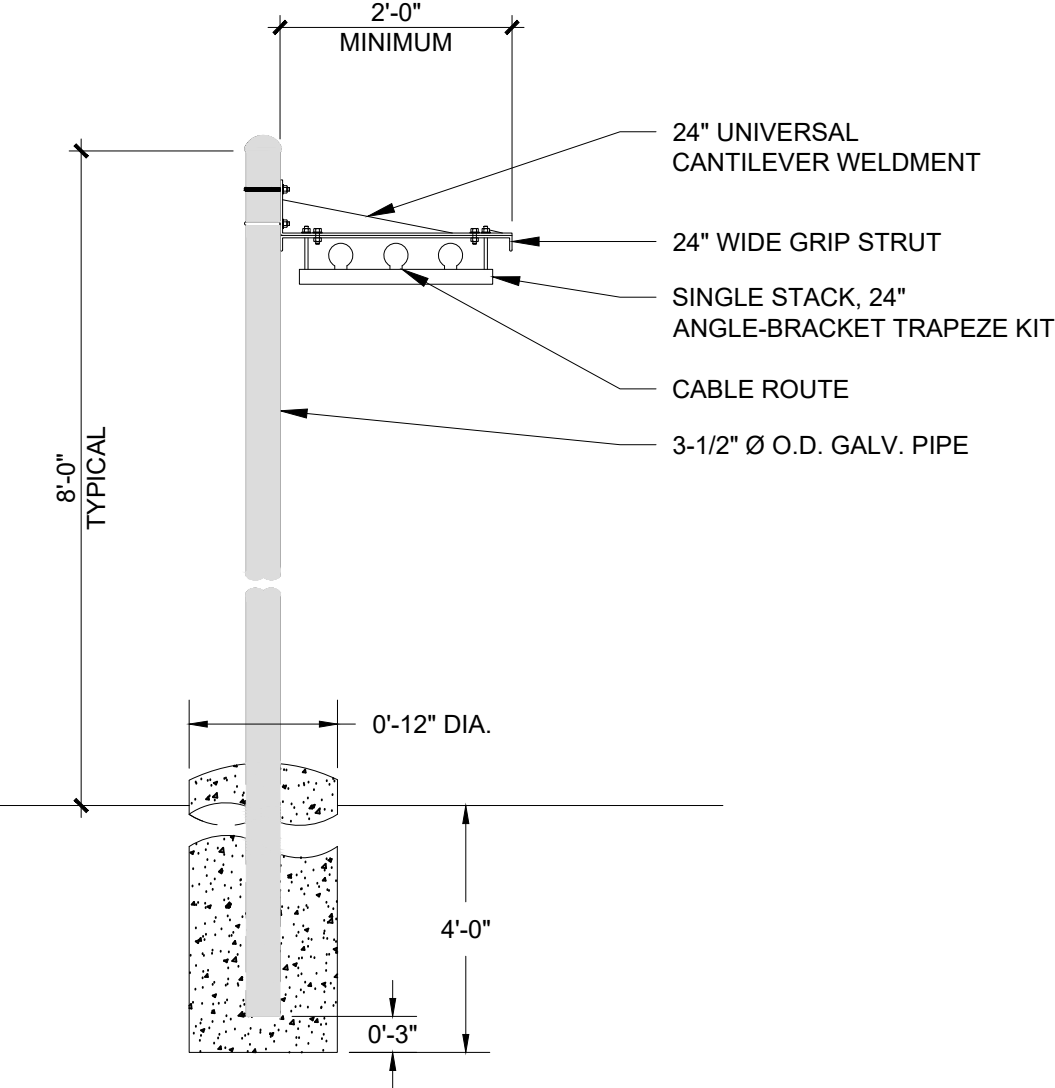
TOWER
ELEVATION

SHEET NUMBER: REVISION:

C3-1

0

POSTS TO BE SPACED MINIMUM 4'-0" O.C. AND MAXIMUM 10'-0" O.C.



WAVEGUIDE BRIDGE DETAIL

SCALE: N.T.S.



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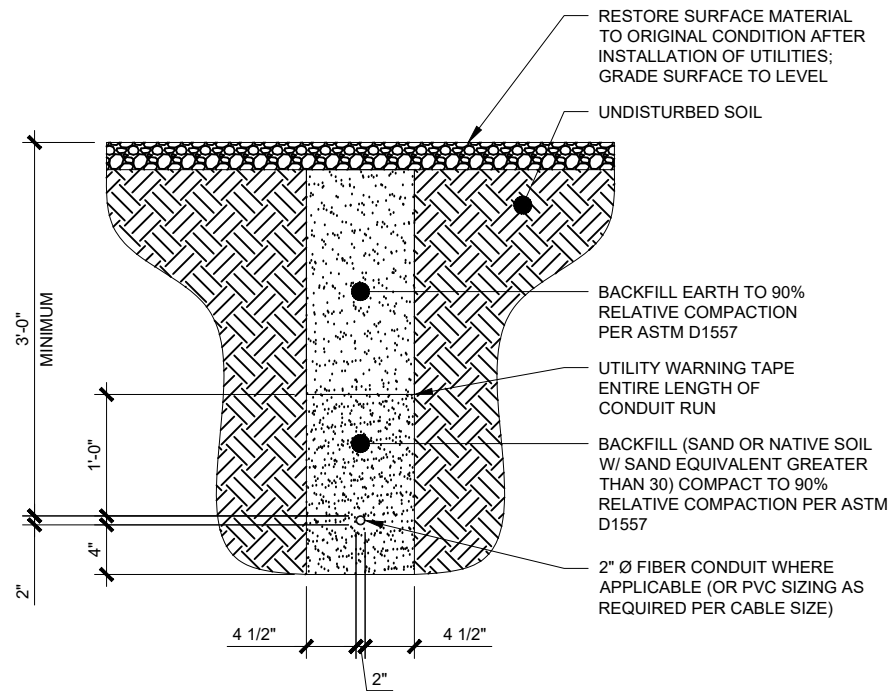
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REGISTRATION NO.: 149870

SCALE

N.T.S.

GROUND
EQUIPMENT DETAILS

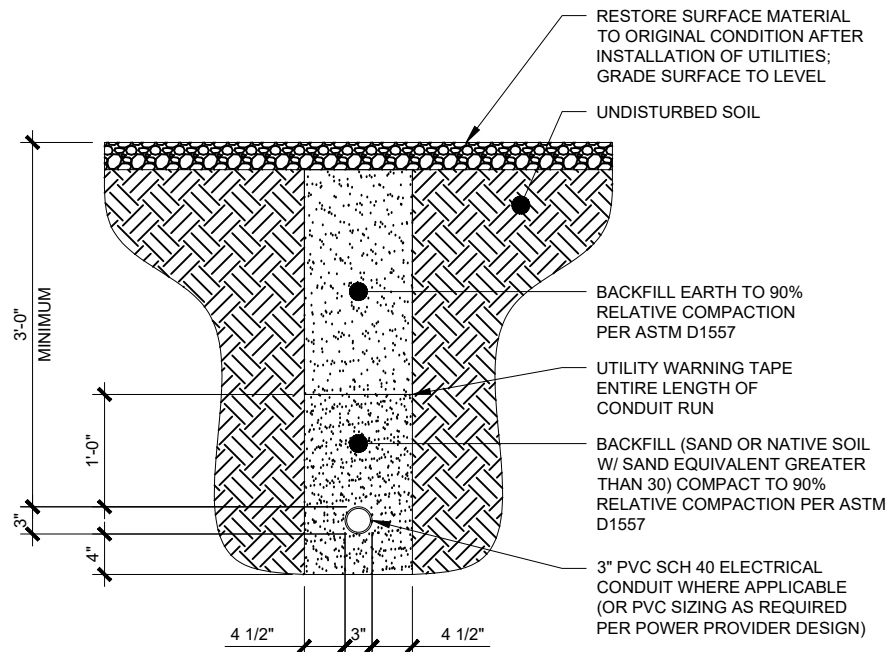
SHEET NUMBER:	REVISION:
C3-3	0



FIBER TRENCH DETAIL

SCALE: N.T.S.

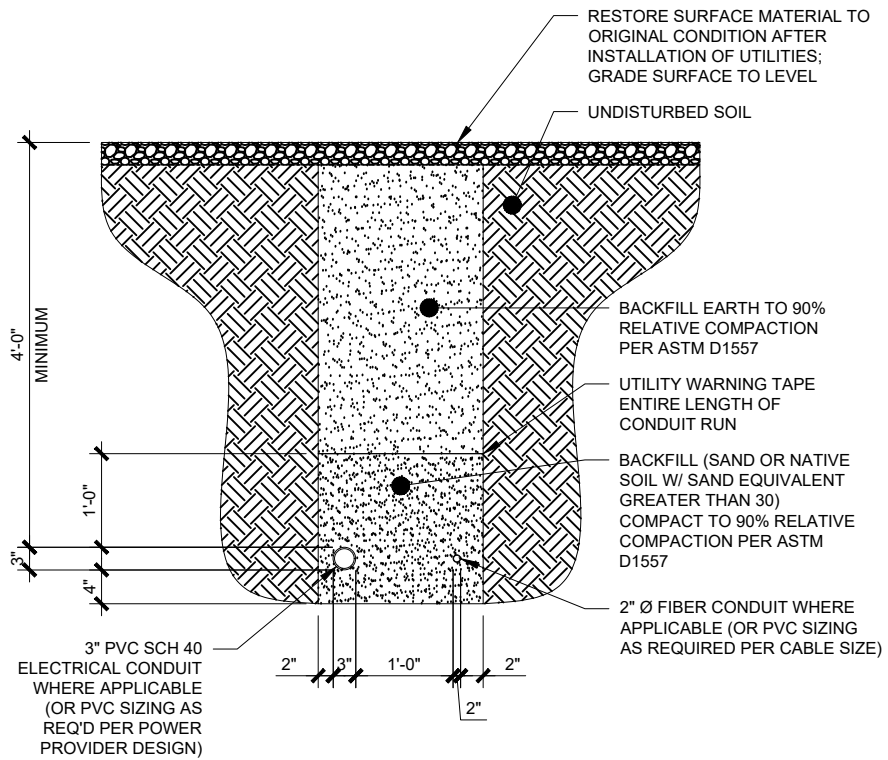
1
C3-6



ELECTRICAL TRENCH DETAIL

SCALE: N.T.S.

2
C3-6



DUAL TRENCH DETAIL

SCALE: N.T.S.

3
C3-6



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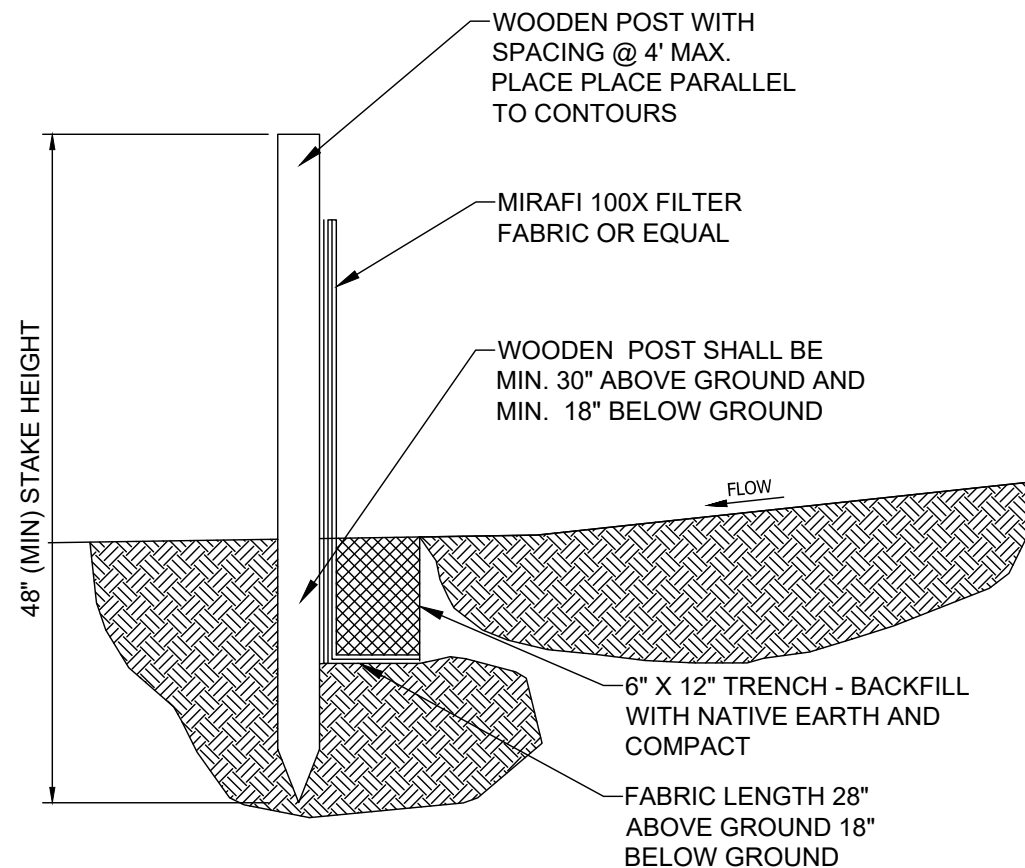


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REGISTRATION NO.: 149870

SCALE
N.T.S.

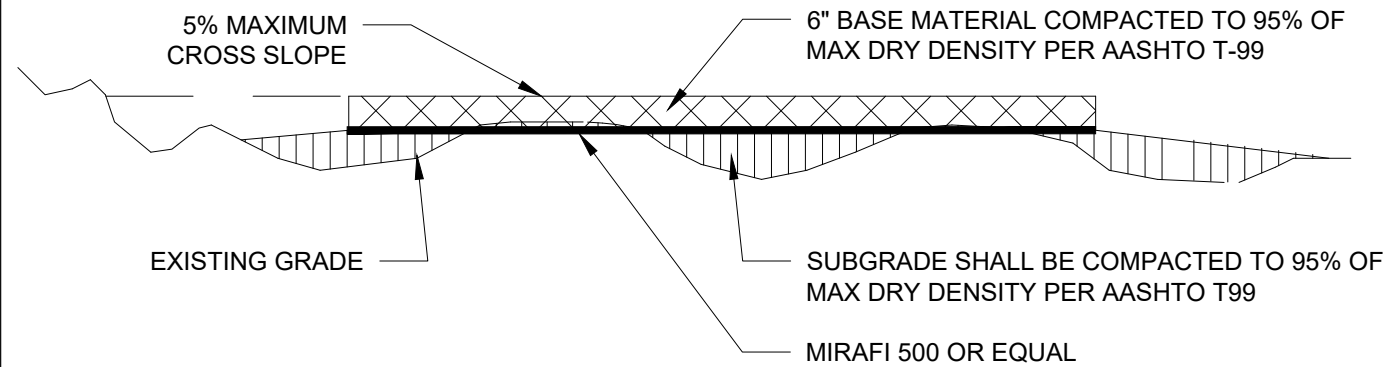
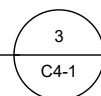
**TRENCHING
DETAILS**

SHEET NUMBER: C3-6
REVISION: 0



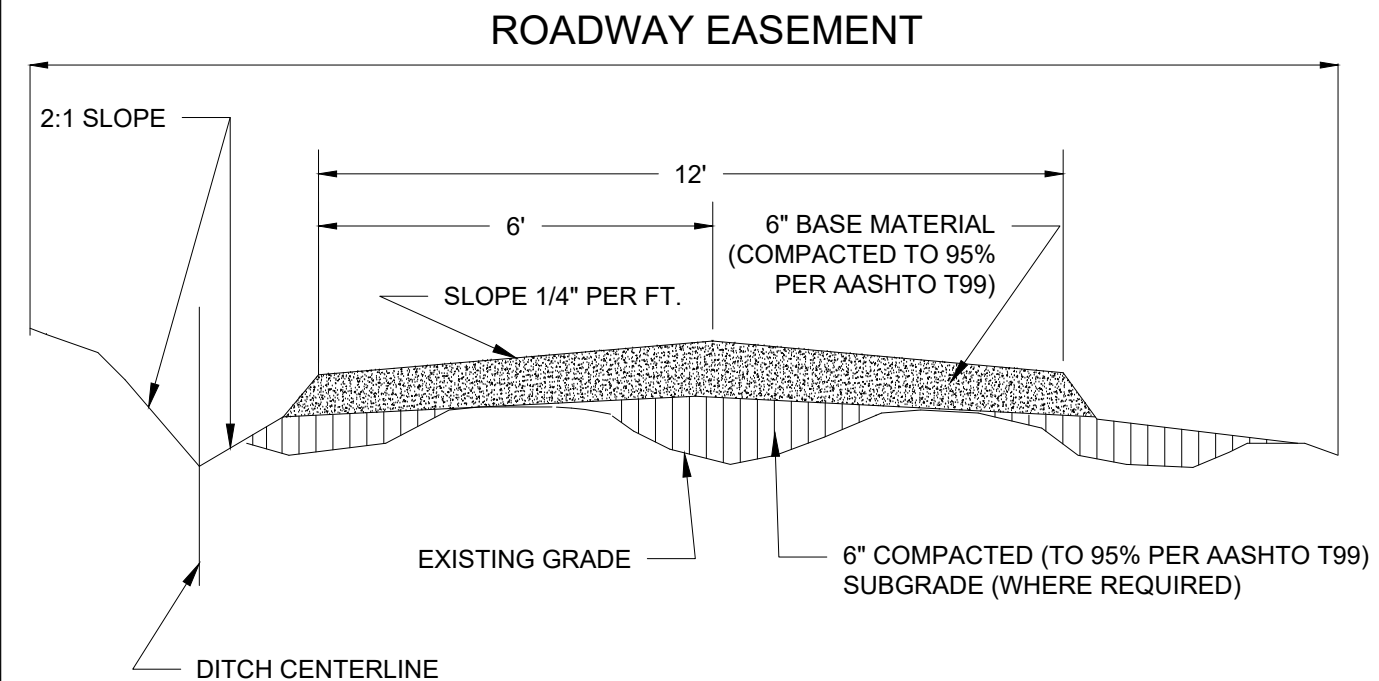
SILT FENCE DETAIL

SCALE: N.T.S.



COMPOUND DETAIL

SCALE: N.T.S.



ROADWAY DETAIL

SCALE: N.T.S.



CONSTRUCTION SEQUENCE

- 1- INSTALLATION OF SILT FENCE - PRIOR TO ANY EARTH MOVING OPERATIONS, AS REQUIRED.
- 2- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE.
- 3- STRIPPING AND STOCK PILING OF TOPSOIL AND ROUGH GRADING. TEMPORARY STABILIZATION WITHIN 15 DAYS.
- 4- CONSTRUCTION OF UNDERGROUND IMPROVEMENTS.



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REGISTRATION NO.: 149870

SCALE

N.T.S.

**ROADWAY AND
COMPOUND DETAILS**

SHEET NUMBER: REVISION:

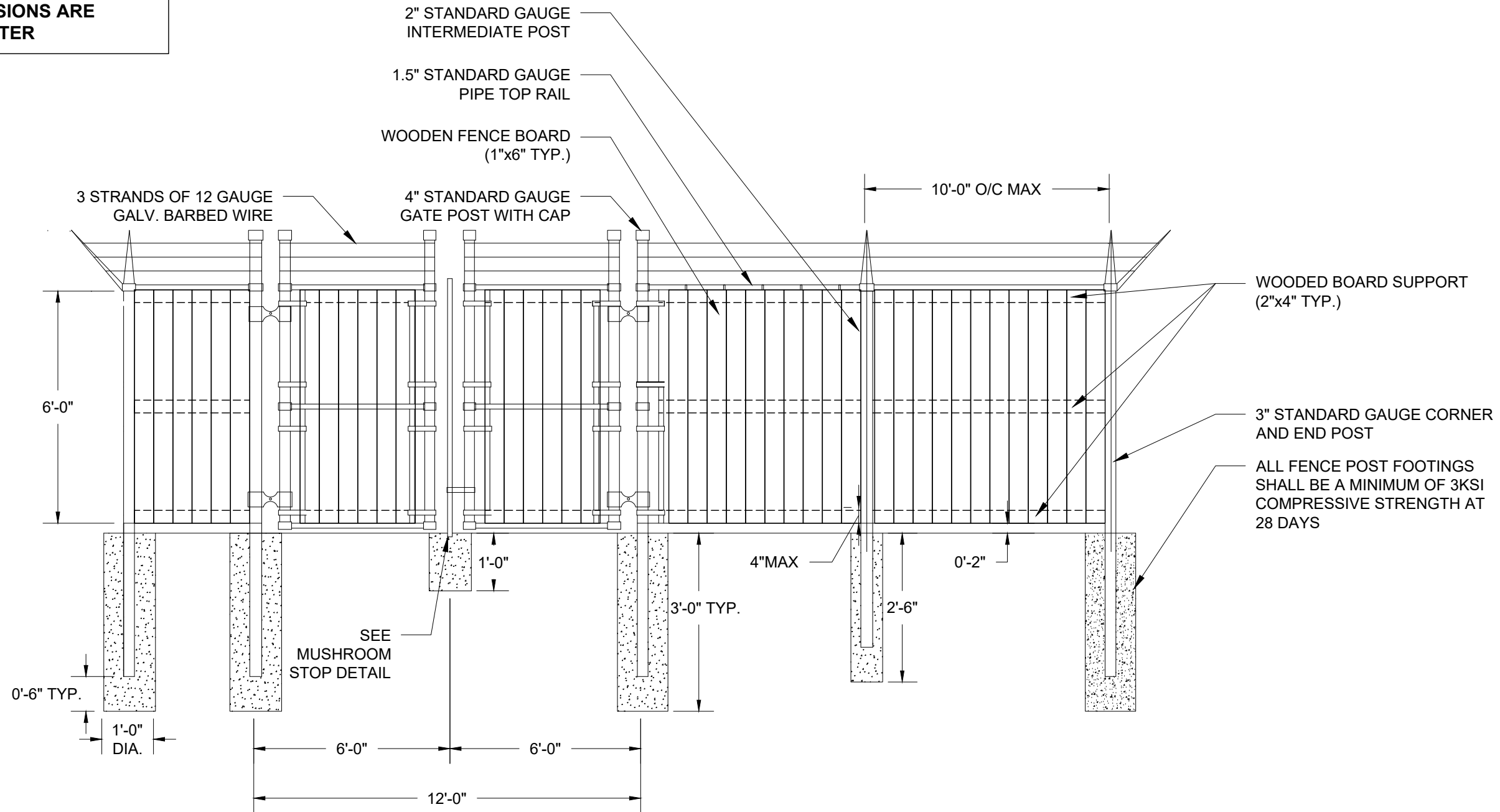
C4-1

0

NOTES:

- 1. REFER TO SHEETS G1-1 AND G1-2 FOR ADDITIONAL INFORMATION**
- 2. ALL PIPE DIMENSIONS ARE INTERIOR DIAMETER**

- NOTES:**
- 1. REFER TO SHEETS G1-1 AND G1-2 FOR ADDITIONAL INFORMATION**
 - 2. ALL PIPE DIMENSIONS ARE INTERIOR DIAMETER**



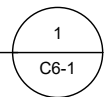
ELEVATION VIEW

SCALE: N.T.S.

1

C6-1

SCALE: N.T.S. C6-1



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SCALE

N.T.S.

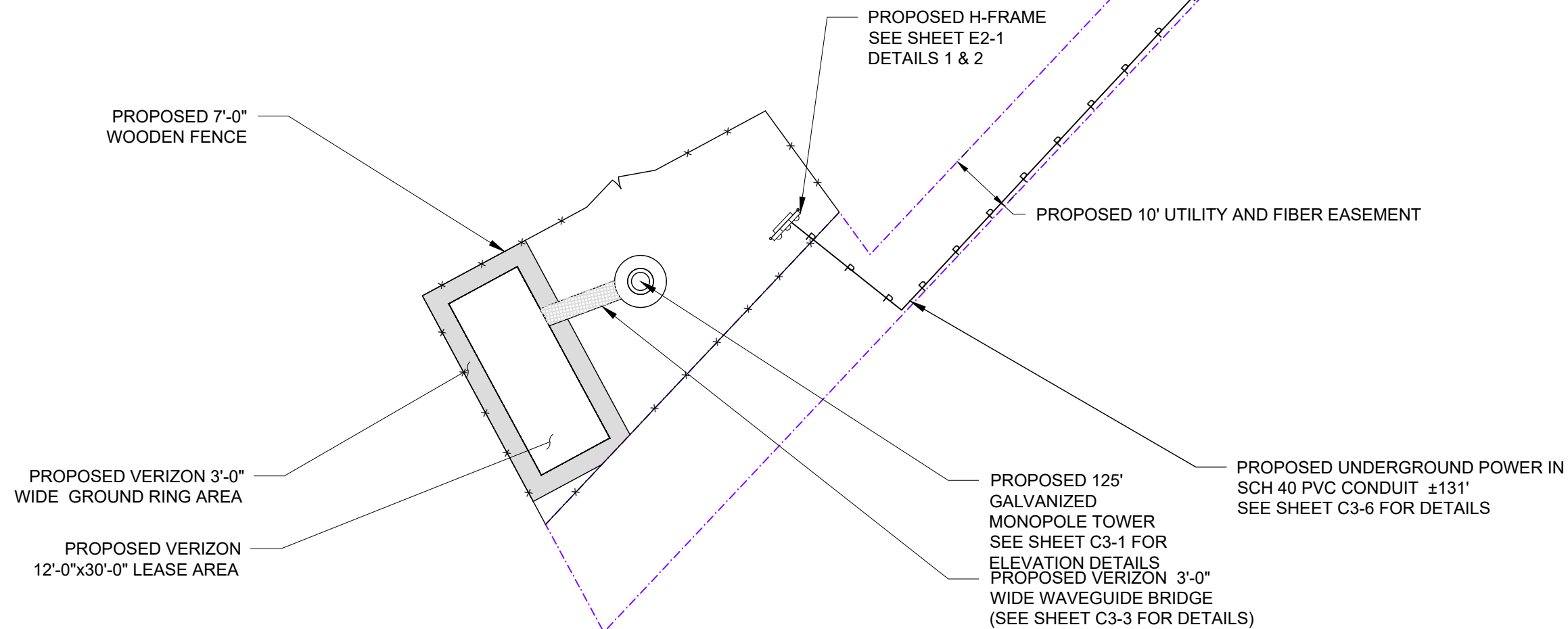
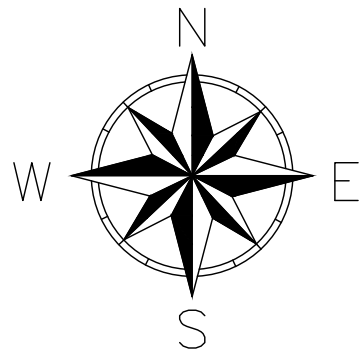
COMPOUND FENCE DETAILS

SHEET NUMBER:

REVISION:

C6-1

0



NOTES:

1. FOR ADDITIONAL INFORMATION
REFERENCE C2-1
2. COMPLETION OF ELECTRICAL SERVICE
SHALL BE PERFORMED BY LICENSED
ELECTRICAL CONTRACTOR
3. REFER TO SURVEY SHEET C1-1 FOR
EXISTING UTILITY EASEMENT(S)
INFORMATION



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ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
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SCALE

1"=20'

**ELECTRIC, LIGHTING
AND TELCO PLAN**

SHEET NUMBER:

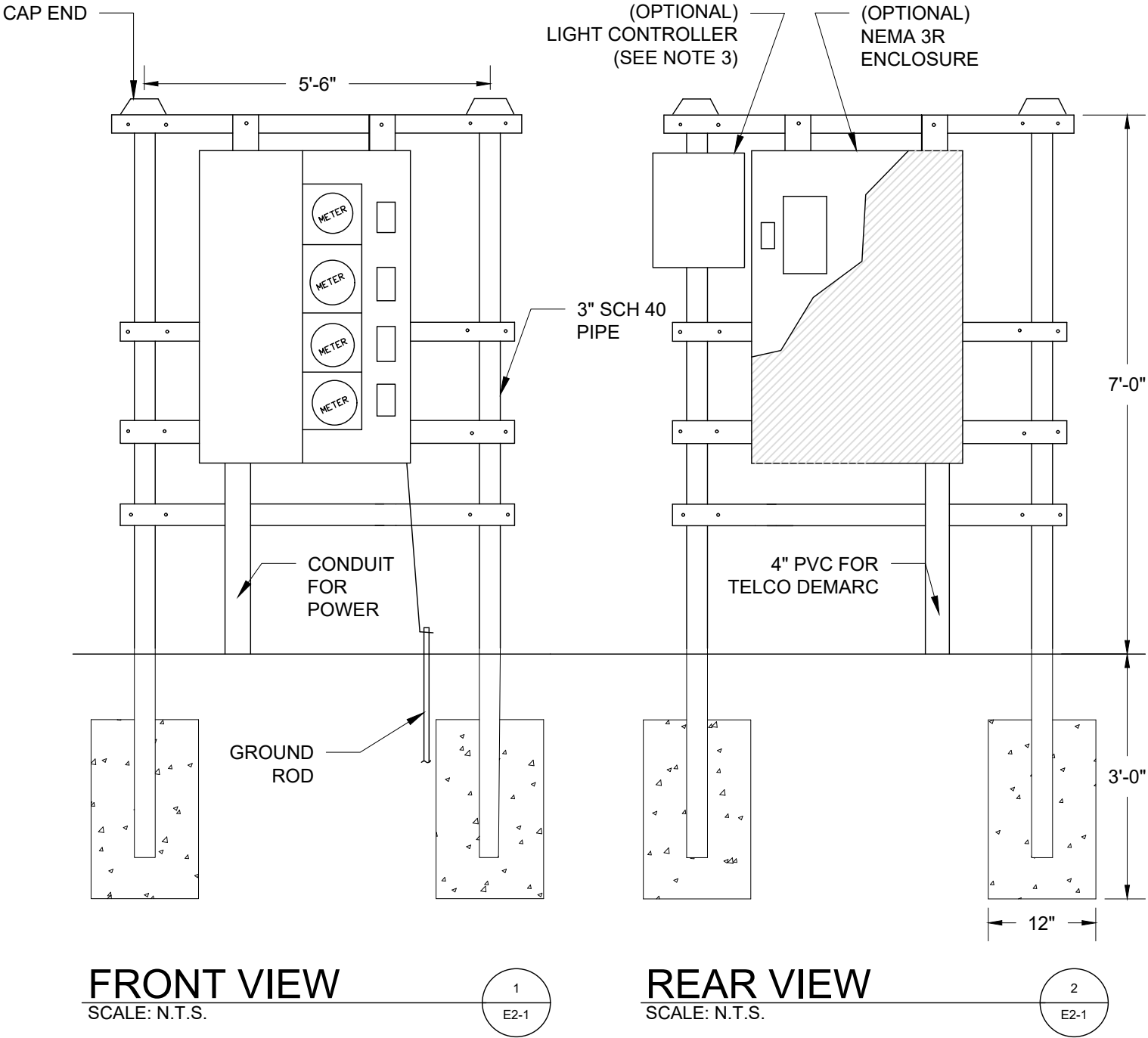
E1-1

REVISION:

0

NOTES:

- 1 CONTRACTOR SHALL PROVIDE AND INSTALL MODULAR METERING MAIN, 120/240V, 400A, NEMA 3R WITH FOUR METER SOCKETS. METER CENTER SHALL BE FURNISHED WITH 200A METER AND 200A CIRCUIT BREAKER. CIRCUIT BREAKERS SHALL BE COVERED WITH LEXAN METER COVER.
- 2 SHOULD CLIENT REQUEST A TELCO DEMARCATION BOX, CONTRACTOR SHALL PROVIDE AND INSTALL TELCO DEMARCATION BOX TO INCLUDE 48" X 48" X 12" NEMA 3R ENCLOSURE WITH BACKPLATE AND GFI RECEPTACLE (120V, 5A).
- 3 TOWER LIGHTING SHALL BE REQUIRED ON ALL TOWERS EXCEEDING 200' IN HEIGHT OR AS OTHERWISE REQUIRED BY FAA.
- 4 DIMENSIONS SHOWN ARE APPROXIMATE AND MAY BE ALTERED IN THE FIELD TO BETTER SUIT ACTUAL CONDITIONS OR EQUIPMENT RECEIVED.
- 5 ALL CONDUIT SHALL BE SCH. 40 PVC UNDERGROUND.
- 6 ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND BY THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING ENTITIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS AS ESTABLISHED BY ANSI, NEMA, NSFU, AND "UL" LISTED.
- 7 ALL CONDUIT SHALL HAVE A PULL STRING.
- 8 THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY IBC, NEC, AND APPLICABLE CODES.
- 9 UNDERGROUND AND/OR OVERHEAD LINES SHALL BE OF THE SIZE AND MATERIAL NECESSARY TO MEET THE LOCAL CODE REQUIREMENTS.
- 10 ALL FRAME MEMBERS TO BE 1-5/8" X 1-5/8" P1000 UNISTRUT (EXCEPT FOR LEGS). CONNECT TO LEGS WITH U BOLTS



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SCALE

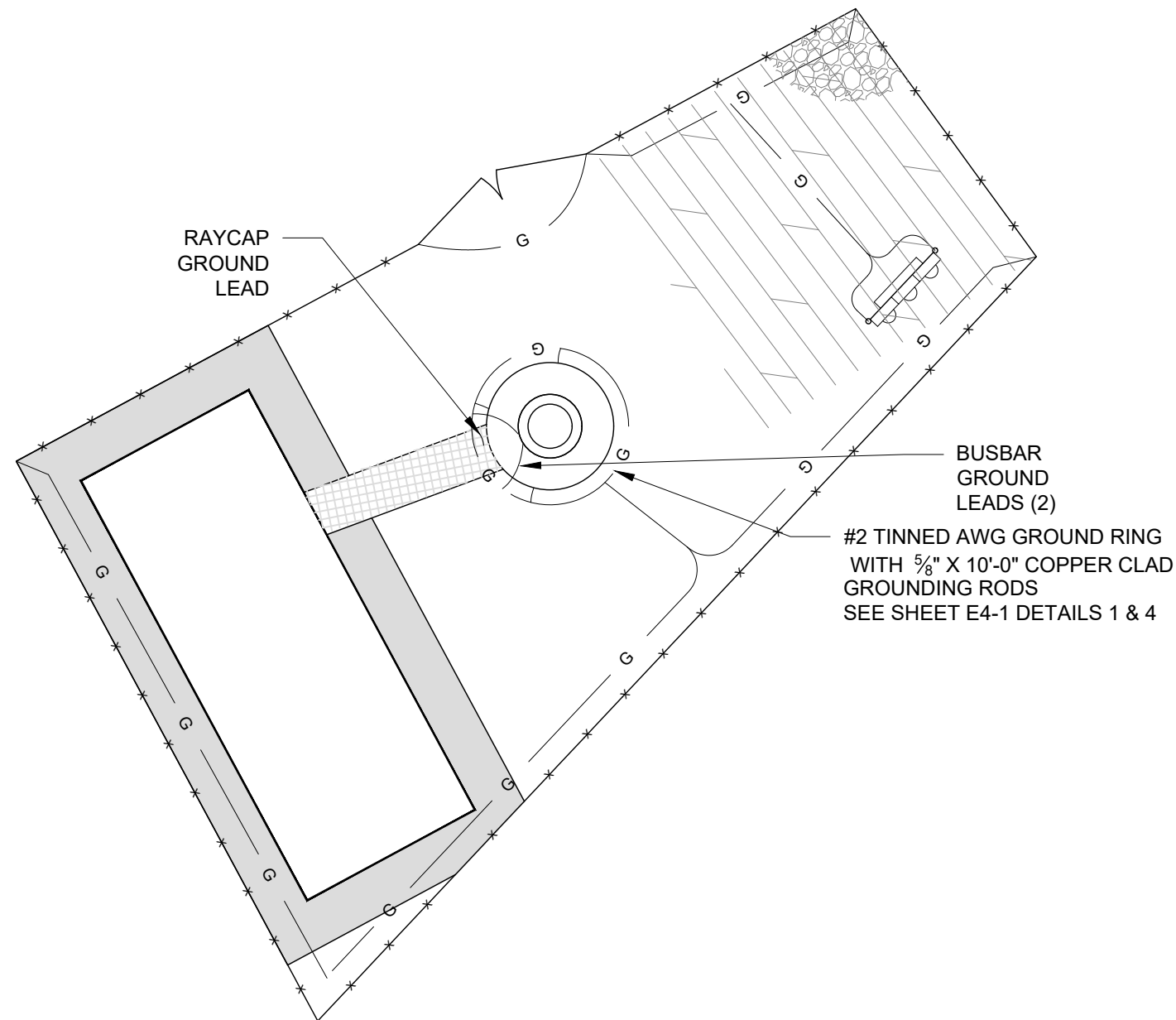
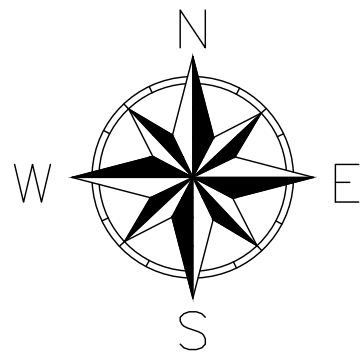
N.T.S.

**ELECTRICAL
DETAILS**

SHEET NUMBER: REVISION:

E2-1

0



NOTES:

1. INFORMATION SHOWN IS FOR INFORMATION PURPOSES ONLY. DESIGN AND FINAL CONFIGURATION OF GROUNDING SYSTEM MAY VARY DEPENDING ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION.
2. GROUND RODS SHOULD BE NO CLOSER THAN 2FT TO TOWER FOUNDATION
3. TOWER GROUND RODS SHALL BE PLACED 20FT APART AT MINIMUM FOR TOWER GROUND RING, AND 8FT APART AT MINIMUM FOR ALL OTHER GROUND LEADS
4. REFERENCE SHEET C2-1 FOR ADDITIONAL INFORMATION



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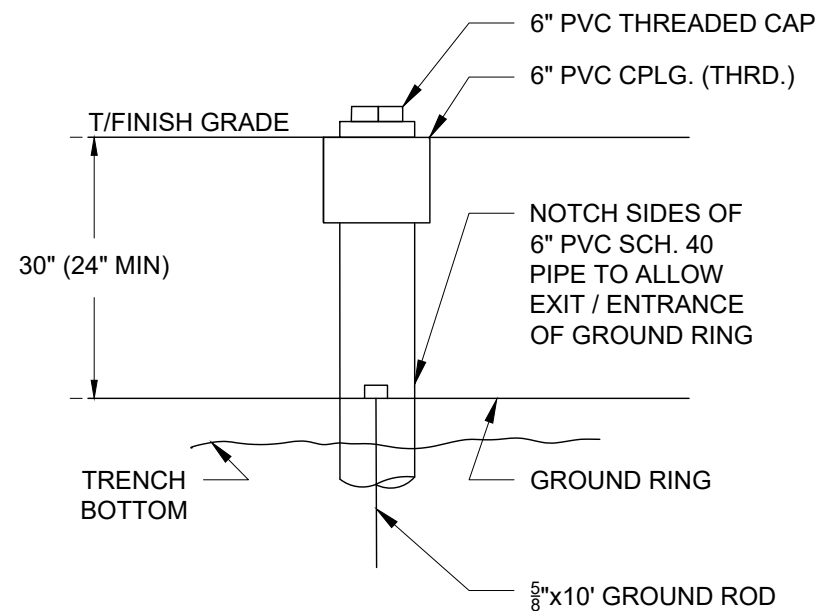
1"=10'

GROUNDING PLAN

SHEET NUMBER: REVISION:

E3-1

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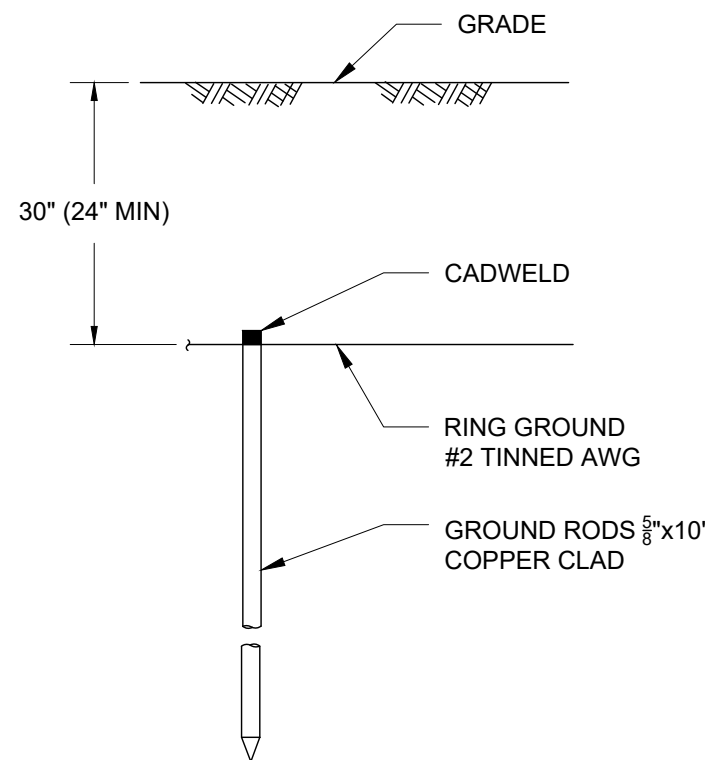


GROUNDING WELL

SCALE: N.T.S.

1

E4-1

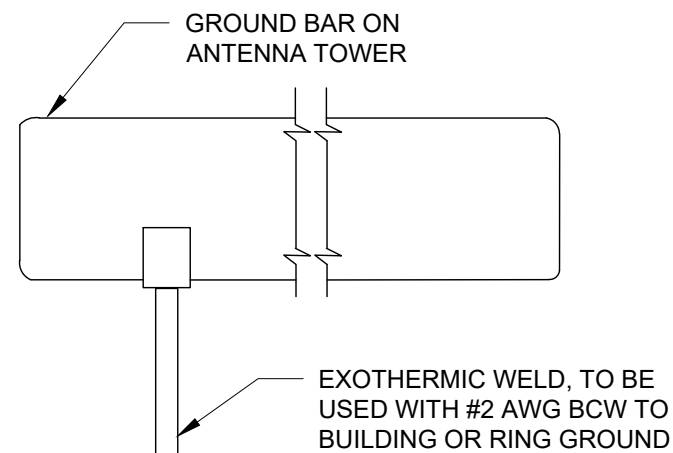


ROD AND RING GROUNDING

SCALE: N.T.S.

4

E4-1

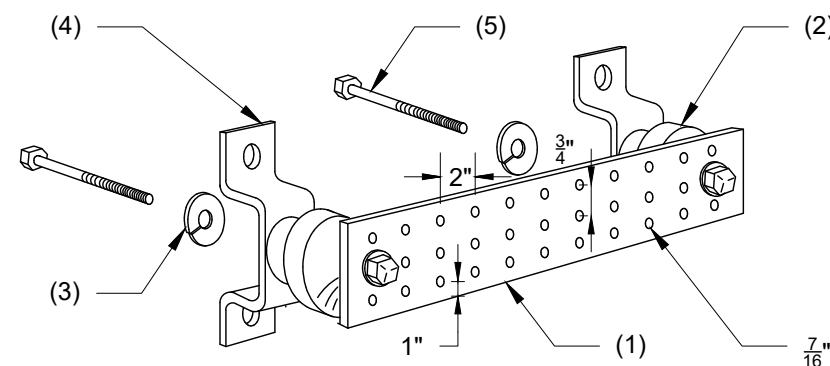


INSTALLATION OF GROUND WIRE TO GROUND BAR

SCALE: N.T.S.

2

E4-1



LEGEND

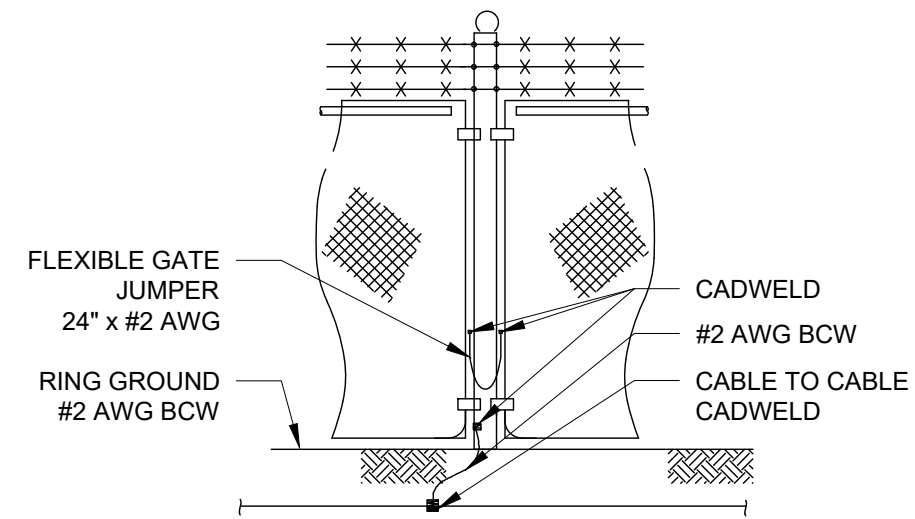
- (1) COPPER GROUND BAR, 1/4"x4"x20". HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
- (2) INSULATORS
- (3) 5/8" LOCKWASHERS
- (4) WALL MOUNTING BRACKET
- (5) 5/8"-11x1" H.H.C.S. BOLTS

GROUND BAR DETAIL

SCALE: N.T.S.

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E4-1



1. THE #2 AWG, BCW, FROM THE RING GROUND SHALL BE CADWELDED TO THE POST, ABOVE GRADE
2. VERTICAL POST SHALL BE BONDED TO THE RING AT EACH CORNER AND AT EACH GATE POST. AS A MINIMUM, ONE VERTICAL POST SHALL BE BONDED TO THE GROUND RING IN EVERY 100 FEET
3. INSTALLATION OF FLEXIBLE GATE JUMPERS IS REQUIRED FOR ALL COMPOUND ACCESS GATES

FENCE GROUNDING

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3

E4-1



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APPROVAL

REV	DATE	DESCRIPTION
0	09/17/25	FOR APPROVAL



ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870

SCALE

N.T.S.

**GROUNDING
DETAILS**

SHEET NUMBER: REVISION:

E4-1

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CONSTRUCTION

GENERAL

General construction, electrical, tower and foundation drawings are interrelated. In performance of the work each contractor must refer to all drawings. Coordination is the responsibility of the general contractor.

SITE WORK

PART 1 - GENERAL

1. Work included: See Site Plan
2. Access road, turnaround areas and sites are constructed to provide a well-drained, easily maintained, even surface for material and equipment deliveries and maintenance personnel access.

3. SEQUENCING

- A. Confirm survey stakes and set elevation stakes prior to any construction.
- B. Grub the complete road (if applicable) and site area prior to foundation construction or placement of backfill or subbase materials.
- C. Construct temporary construction zone along access drive.
- D. Bring the site area to subbase course elevation and bring the access road to base course elevation prior to forming foundation.
- E. Soil stabilizer shall be Mirafi - 500X or equal.
- F. Grade, seed, fertilize and mulch disturbed areas immediately after bringing site and access road to base course elevation.
- G. Remove gravel from temporary construction zone to an authorized area or as directed by the owner's representative.

4. SUBMITTALS

- A. Before construction:

i. If landscaping is applicable to contract, submit two copies of the landscape plan under nursery letterhead. If a landscape allowance was included in the contract, provide an itemized listing of proposed costs on nursery letterhead (refer to plans for landscaping requirements).

5. WARRANTY

- A. In addition to the warranty on all construction covered in the contract documents, the contractor shall repair all damage and restore area as close to original condition as possible at site and surroundings.
- B. Disturbed area will reflect growth of new grass cover prior to final inspection.

PART 2 - PRODUCTS

1. MATERIALS

- A. Road and site materials shall conform to DOT specifications fill material - acceptable select fill shall be in accordance with State Department of Highway and Transportation standard specifications and approved by the owner's representative.
- B. Soil stabilizer shall be Mirafi - 500X or equal.

PART 3 - EXECUTION

1. INSPECTIONS

Local building inspectors shall be notified no less than 24 hours in advance of concrete pours, unless otherwise specified by jurisdiction.

2. PREPARATION

- A. Clear trees, brush and debris from site area and access road right-of-way.
- B. Prior to other excavation and construction, grub organic material to a minimum of six (6) inches below grade.
- C. Prior to placement of fill or base materials, roll the soil.
- D. Where unstable soil conditions are encountered, line the areas with stabilizer mat prior to placement of fill or base material.

3. INSTALLATION

- A. The site and turnaround areas shall be at the subbase course elevation prior to forming foundation. Grade or fill the site and access road as required in order that upon distribution of spoils resulting from foundation excavations, the resulting grade will correspond with said subbase course, elevations are to be calculated from finished grades or slopes indicated.
- B. Clear excess spoils, if any, from job site and do not spread beyond the limits of project area unless authorized by the owner's representative and agreed to by landowner.
- C. Bring the access road to base course elevations prior to use to permit construction and observation during construction of the site.
- D. Avoid creating depressions where water may pond.
- E. The contract shall include grading, banking and ditching, unless otherwise indicated.
- F. When improving an existing access road, grade the existing road to remove any organic matter and smooth the surface before placing fill or stone.
- G. Place fill or stone in six inch maximum lifts and compact before placing next lift.
- H. The top surface course shall extend a minimum of six inches beyond the site fence and shall cover the area as indicated.
- I. Apply riprap gravel to the slopes of all fenced areas and parking areas and all other slopes greater than 2:1.
- J. Apply seed, fertilizer and straw cover to all other disturbed areas, ditches, drainage and swales not otherwise ripped.
- K. Apply seed and fertilizer to surface conditions which will encourage rooting. Rake areas to be seeded to even the surface and loosen the soil.
- L. Sow seed in two directions to twice the quantity recommended by the seed producer.

4. PROTECTION

- A. Protect seeded areas from erosion by spreading straw to a uniform loose depth of 1 - 2 inches, stake and tie down as required. Use of erosion control mesh or mulch net will be an acceptable alternate.
- B. Protect all exposed areas against washouts and soil erosion, place straw bales at the inlet approaches to all new or existing culverts. Where the site or road areas have been elevated immediately adjacent to the rail line, stake erosion control fabric full length in the swale to prevent contamination of the rail ballast.

5. The required structural fill operation to the grades indicated for PCS equipment shelters shall be performed as follows:

A. The structural fill material shall be placed in lifts not exceeding six inches in loose thickness.

B. Each layer of structural fill material placed shall be compacted to a minimum of 95° of maximum density obtainable by ASTM compaction test designation D-337-66T for cohesive fill or 75% relative as determined by ASTM D-2049-64T for cohesionless fill, whichever is greater.

C. The final grade of structural fill for all footings shall be capable of supporting the design soil bearing pressure load of 3,000 lbs. per square foot minimum.

FENCING AND GATE(S)

PART 1 - GENERAL

1. Work included: See plan for location of fence and gate(s).

2. QUALITY ASSURANCE

All steel materials utilized in conjunction with this specification will be galvanized or stainless steel. Weight of zinc coating of the fabric shall not be less than 12 ounces per square foot of material covered. Posts shall be hot-dipped galvanized.

3. SEQUENCING

If the site has been brought up to surface course elevation prior to the fence construction, fence post excavation spoils must be controlled to preclude contamination of said surface course.

4. SUBMITTALS

- A. Manufacturer's descriptive literature.
- B. Certificate or statement of compliance with the specifications.

PART 2 - PRODUCTS

1. FENCE MATERIAL

- A. All fabric wire, rails, hardware and other steel materials shall be hot-dipped galvanized.
- B. Fabric shall be six-foot height two-inch chain link mesh of No. 9 gauge wire. The fabric shall have a knuckled finish for the top selvages. Fabric shall conform to the specifications of ASTM A-392 Class 1.
- C. Barbed wire shall be double-strand, 12-1/2 gauge twisted wire strand with 14-gauge, 4-point round barbs spaced on five-inch centers, conforming to ASTM A121 Design # 12-4-5-14R Type 2.
- D. All posts shall be mechanical service pipe and shall be Type 1 ASTM F1083, High Strength (50 Ksi) Schedule 40 pipe, ASTM F1043 Group 1A, and of the following diameter (I.D. per fence industry standards).

Line2 inches

Corner3 inches

Gate4 inches
- E. Gate posts shall be extended 12 inches, including dome cap, to provide for attachment of barbed wire.
- F. All top and brace rails shall be 1-1/2" diameter mechanical service pipe. Frames shall have welded corners.
- G. Gate frame and braces shall be 1-5/8" diameter Schedule 40 mechanical service pipe. Frames shall have welded corners.
- H. Gate frame shall have a full height vertical brace and a full width horizontal brace, secured in place by use of gate brace clamps.
- I. Gate hinges shall be Merchants Metal Model 6-4386-hinge adapter with Model 6-409, 188 degree attachment.
- J. The guide (latch assembly) shall be heavy industrial gate latch. Master Halco #17221.
- K. Latches and stops shall be provided for all gates.
- L. All stops shall have keepers capable of holding the gate leaf in the open position.
- M. A No. 7 gauge zinc coated tension wire shall be used at the bottom of the fabric terminated with bank clips at corner and gateposts, conforming to ASTM A824 Type II.
- N. A six-inch by 1/2-inch diameter eyebolt to hold tension wire shall be placed at the line posts.
- O. Stretcher bars shall be 3/16-inch by 3/4-inch or have equivalent cross-sectional area, and conform to ASTM F626, having a minimum zinc coating of 1.2oz/sq-ft.
- P. All corner gate and panels shall have a 3/8-inch truss rod with turnbuckles.
- Q. All posts except gateposts shall have a combination cap and barbed wire supporting arm. Gateposts shall have a dome cap.
- R. Other hardware includes but may not be limited to the clips, band clips and tension band clips.
- S. Barbed wire gate guards shall be fitted with dome caps.
- T. Barbed wire support arms shall be cast iron with set bolt and lock wire in the arm.
- U. All caps shall be cast steel.
- V. Where the use of concertina has been specified, 24-inch diameter coil barbed tape, stainless steel, cyclone fence model gap to Type III shall be furnished. It shall be supported above the top rail by use of six wire barbed wire arms positioned atop each line/corner post.



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PART 3 - EXECUTION

1. INSPECTION

To confirm proper depth and diameter of post hole excavations, all post holes will be excavated as per construction documents.

2. INSTALLATION

- A. Foundations shall have a minimum six-inch concrete cover under post.
- B. All fence posts shall be vertically plumb plus/minus one-quarter inch.
- C. At corner posts, gateposts and sides of gate frame, fabric shall be attached with stretcher and tension band-clips at fifteen inch intervals.
- D. At line posts, fabric shall be attached with band-clips at fifteen inch intervals.
- E. Fabric shall be attached to brace rails, tension wire and truss rods with tie clips at two foot intervals.
- F. A maximum gap of two inches will be permitted between the chain link fabric and the final grade.
- G. Gate shall be installed so locks are accessible from both sides.
- H. Gate hinge bolts shall have their threads peened or welded to prevent unauthorized removal.
- I. Concrete to be a minimum of 3,000 psi.

3. PROTECTION

Upon completion of erection, inspect fence material and paint field cuts or galvanizing breaks with zinc-based paint, color to match the galvanized metal.

- Applicable Standards:
- ASTM-A120 Specification for pipe, steel black and hot-dipped, zinc coated (galvanized) welded and seamless.
 - ASTM-A123 Zinc (hot-dipped galvanized) coated steel chain link fence fabric.
 - ASTM-A153 Specification for zinc coating (hot-dip) on iron and steel hardware.
 - ASTM-A392 Specification for zinc-coated steel chain link fence fabric.
 - ASTM-A431 Specification for aluminum-coated steel chain link fence fabric.
 - ASTM-A525 Standard specification for steel sheet zinc coated (galvanized) by the hot-dipped process.
 - ASTM-A535 Specification for aluminum coated steel barbed wire.
 - ASTM-A570 Specification for hot-rolled carbon steel sheet and strip, structural quality.
 - Federal Specification RR-F-191 Fencing Wire and Post Metal (and Gates, Chain Link Fence Fabric and Accessories)

ELECTRICAL

1. Contractor shall review the contract documents prior to the ordering of the electrical equipment and starting the actual construction. Contractor shall issue a written notice of all findings to the architect listing any discrepancies or conflicting information.

2. Verify exact locations and mounting heights of electrical equipment with owner prior to installation.

3. All materials and equipment shall be new and in good working condition when installed and shall be of the best grade and of the same manufacturer throughout for each class or group of equipment. Materials shall be listed "J" where applicable. Materials shall meet with approval of all governing bodies having jurisdiction. Materials shall be manufactured in accordance with applicable standards established by ANSI, NEMA, NSFU and "UL" listed.

4. All conduit shall have a pull string.

5. Provide Project Manager with one set of complete electrical "As Installed" drawings at the completion of the job showing actual dimensions, routing and circuits.

6. The entire electrical installation shall be grounded as required by IBC, NEC and all applicable codes.

7. Patch, repair and paint any area that has been damaged in the course of the electrical work.

8. Wire and cable conductors shall be copper 600 amp, type THHN or THWN with a minimum size of #2 AWG color-coded. All rectifier drops shall be stranded to accept crimp connectors.

9. All chemical ground rods shall be "UL" approved.

10. Meter socket amperes, voltage, number of phases shall be as noted on the drawings, manufactured by Milbank or approved equal and shall be utility company approved.

11. CONDUIT

- A. Electrical metallic tubing shall have UL label; fitting shall be gland ring compression type.
- B. Flexible metallic conduit shall have UL listed label and may be used where permitted by code. Fittings shall be "Jake" or "Squeeze" type. All flexible conduits shall have full length ground wire.
- C. All underground conduit shall be PVC Schedule 40 with UV protection (unless noted otherwise) at a minimum depth of 24" below grade.

12. Contractor to coordinate with utility company for connection of temporary and permanent power to the site. The temporary power and all hookup costs are to be paid by the contractor.

13. All electrical equipment shall be labeled with permanent engraved plastic labels with white on blue background lettering (minimum letter height shall be 1/4"). Nameplates shall be fastened with stainless steel screws, not adhesive.

14. GROUNDING ELECTRODE SYSTEM

A. PREPARATION

- i. Surface Preparation:
All connections shall be made to bare metal. All painted surfaces shall be field inspected and modified to ensure proper contact. No washers are allowed between the items being grounded. All connections are to have a non-oxidizing agent applied prior to installation.
- ii. Ground Bar Preparation:
All copper ground bars shall be cleaned, polished and a non-oxidizing agent applied. No fingerprints or discolored copper will be permitted.
- iii. All grounding conductors shall run through seal tight wherever conductors run through walls, floors or ceilings. If conductors must run through EMT, both ends of conduit shall be grounded. Seal both ends of conduit with silicone caulk.

B. GROUND BARS

- i. All ground bars shall be 1/4" thick copper and of size indicated on drawings.

C. EXTERNAL CONNECTIONS

- i. All grounding connections shall be made by the exothermic weld process. Connections shall include all cable, splices, tee's, x's, etc. All cable to ground rods, ground rod splices and lightning protection systems are to be as indicated. All materials used (molds, welding metal, tools, etc.) shall be cadweld and installed per manufacturer's recommended procedures.

D. GROUND RODS

- i. All ground rods shall be 5/8" diameter by 10'-0" long "copperweld" or approved equal of the number and locations indicated.
Ground rods shall be driven full length vertically in undisturbed earth.

E. GROUND CONDUCTORS

- i. All ground conductors shall be standard tinned, solid bare copper, annealed and size indicated on drawings.

F. GROUND RING

- i. The external ground ring encircling the tower (if applicable) and future carrier shall be minimum size of No. 2 AWG solid tinned, bare copper conductor in direct contact with the earth at a depth specified on plan sheets and details. Conductor bends shall have a minimum bending radius of eight inches.
- ii. All external ground rings are to be joined together and all connections must be cadwelded. No lugs or clamps will be accepted.

G. FENCE / GATE

- i. Ground each gatepost, corner post and gate as indicated on drawing. Ground connections to fence posts and all other connections for the ground grid system shall be made by exothermic weld process and installed per manufacturer's recommendations and procedures and sprayed and cold-galvanized paint.



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