



VINCENT GERARD & ASSOCIATES, INC.

November 13, 2025

Planning & Development
New Braunfels, Texas

Summary Letter for Vertical Bridge Verizon Mobility Wireless Communications Site. 2212U Alyssa Way New Braunfels, TX 78132

After a request from Verizon Mobility and a search of all properties within a 1/4-mile search ring study, we believe we have found an excellent location and solution for a wireless site in the western corridor of New Braunfels Texas for best coverage in this immediate area. This site will provide necessary coverage to the homes, businesses, and commuters for wireless customers in and around the area along Hwy 46 and FM 1863 near the Oak Run Community and middle school. This site will accommodate all the major carriers at 150'. Verizon radio frequency engineers are having difficulty with "In Building Coverage" issues in the immediate area of this fire station. Their customers are also having "Capacity" issues on their surrounding sites in New Braunfels. The combination of a major traffic corridor along Highway 46 and Loop 337 for local communications that now include larger attachments, videos, pictures and general applications have slowed down the RF power for existing sites. These sites are discussed below and need to offload this RF and data traffic to this current site. Their goal is to have 5G quick speed data and continue their best in building coverage throughout New Braunfels. If this capacity issue is not alleviated, customers will start receiving long wait times in the queue and will eventually start dropping calls due to capacity overload on their existing infrastructure. No other vertical options were available for co-locations.

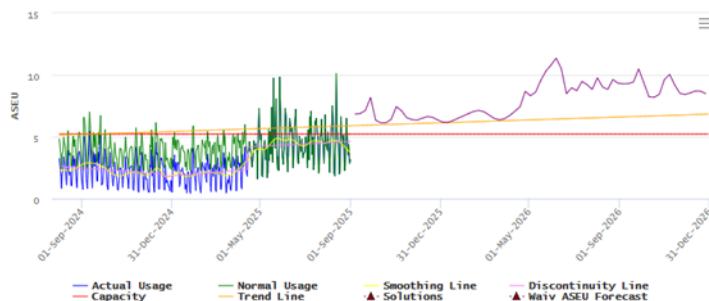
Master Inventory of existing sites with Verizon Equipment within 5 miles

- 1) Tower #1 – South of the proposed site approximately 5,600' (over 1 mile away) is an SBA tower that would not work for the RF engineers due to its proximity to another SBA tower where Verizon is already co-located and located outside the search ring. The coverage would overlap on that existing 150' monopole would not meet the target area for Verizon customers with improved coverage needs. This site is located close to the intersections of Loop 337 and State Hwy 46. (see aerial exhibit Map)
- 2) Tower # 2 – East of the proposed site is a faux flagpole at New Braunfels High School that holds only 3 antennas and is at capacity. It serves predominately the east part of New Braunfels along with the high school and thousands of homesites near the high school. It also serves the commercial and business along Loop 337.
- 3) Tower #3- East of the city and along Loop 337 and N Walnut Ave is the other new mono pine tower Verizon is co-located on at the apartments across from HEB. It is too close to the flagpole to fix the coverage gap and also does not work. This completes the Verizon Mobility infrastructure for the immediate area.

It is important that the new site can cover as much area and customers as possible to optimize their customers' coverage and their "FirstNet" equipment. Verizon made requested a 150' monopole height, which will allow Vertical Bridge to market to the other two big carriers, T-Mobile and AT&T wireless. A monopole design is the least obtrusive structure in our industry. By code Section 10-69, wireless use is

only allowed by Specific Use Permit (SUP), therefore we are respectfully requesting a Specific Use Permit for this land use from the Planning and Zoning commission and City Council.

Capacity Explained



Capacity issues are becoming a difficult situation with the increased use of Smart phones and multiple applications and alerts customers are using. The carrier will add additional antenna to the existing structure until the antenna array is completely full. These modifications occur over the course of years of operations. The exhibit above shows an antenna sector operating above the normal capacity of that site shown in a red line. Once the situation looks like this antenna sector for Verizon, the RF engineering team issues a search ring for the area of concern to download the major increase of activity and data on that site.

Fall Zone

Monopoles at 150' in height typically have a fall zone designed by the manufacturer in case of catastrophe. The monopole will not fall like a tree, rather implode onto itself in about 4 designated weak points on the pole. Typical fall zones for 150' monopoles are 32' from the base of the structure. This allows surrounding land use and property owners the benefit of full use of their property in case of a major ice storm and wind damage the structure.

Residential Setbacks & Inspection trips.

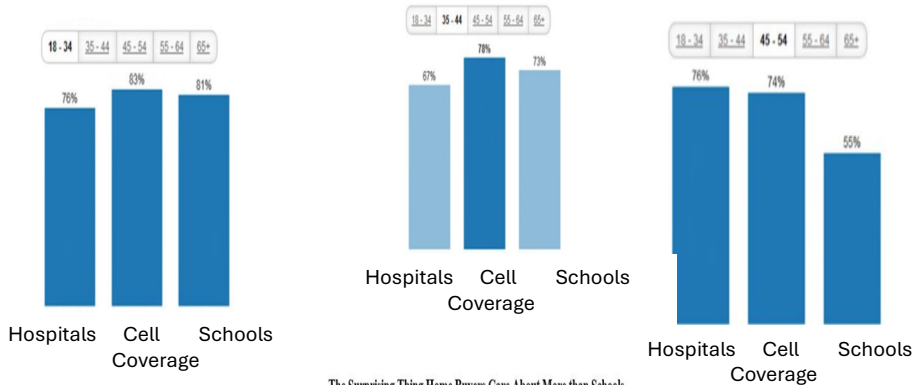
The closest residential lots are 680' to the south along State Hwy 46. The unmanned site will be accessed 1x per month by maintenance workers by pickup truck or SUV for inspections. If a waiver is necessary for any landscaping, consider this summary for that specific purpose. The current tract of land is being used as an industrial facility and has numerous weekly truck drop offs.

Value of Surrounding Property, Use and enjoyment of surrounding landowners.

There has not been any substantial evidence on decreased values use and enjoyment of adjoining properties. Recent studies show an actual preference of home buyers for great or good coverages over schools and hospitals nearby. Root Metrics and Morning Consult has prepared a study based on surveys of homebuyers on what were the most important items in their purchase of a specific property. Age difference varies, and among the older folks the hospitals increase in concern. Below are the bar graphs from Root Metrics studies and Morning Consult. We have also included a value study from an MAI Appraiser in Tennessee for backup information which concludes no decreased values on adjoining properties around wireless communication Tower sites.

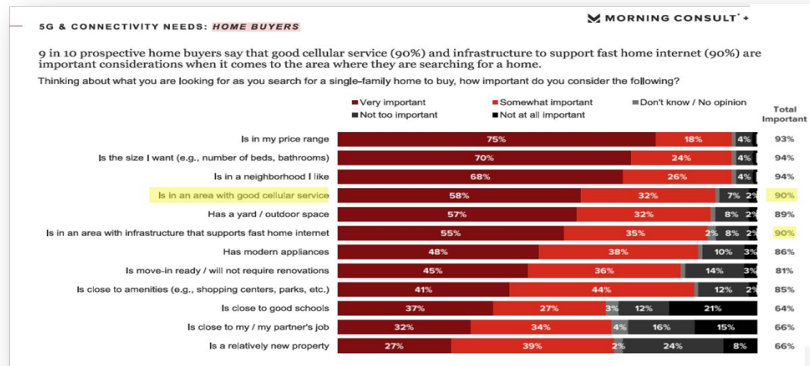
The Surprising Thing Home Buyers Care About More than Schools

(RootMetrics/Money, June 2, 2015)



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Necessity of the Specific Use Permit for Public Safety & Welfare.

The carrier's data shows that over 90% of 911 calls come from mobile phones. This site will increase the capacity for 911, adding reliable speed and connection to the 911 dispatchers. AT&T also employs FirstNet equipment and antenna on every new tower site for access to first responders.



Nature of the site, Available Vertical Infrastructure, Zoning and Candidate Options

The tower owner Vertical Bridge and Primary carrier Verizon Mobility, have explored every available option for existing infrastructure such as the existing towers, water tanks and rooftops. No other options were available for co-locations. This leads us to a new site build. It will be a standard monopole and the equipment will be outdoor cabinets, backup battery and backup generators for emergency power loss only. The monopole and equipment are shown on the zoning drawings and site plan filed with this SUP application.

Tower Owner Responsibilities

Vertical Bridge will maintain the site in good condition and actively pursue additional carriers on this site. They have provided a letter in this application.

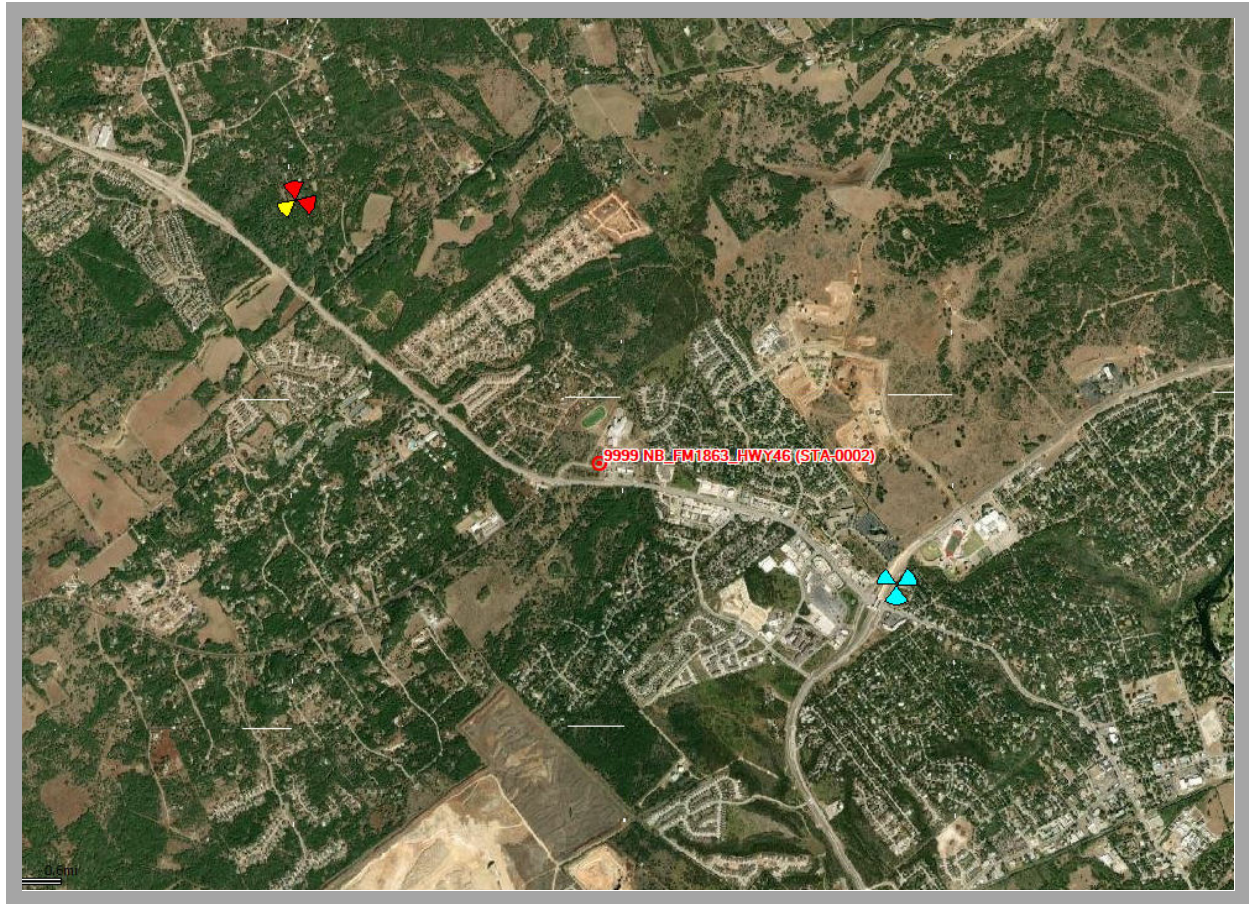
If there are any questions concerning the summary, zoning site plan and supplemental information please contact us or Jody Kriloff, Vertical Bridge.

Sincerely

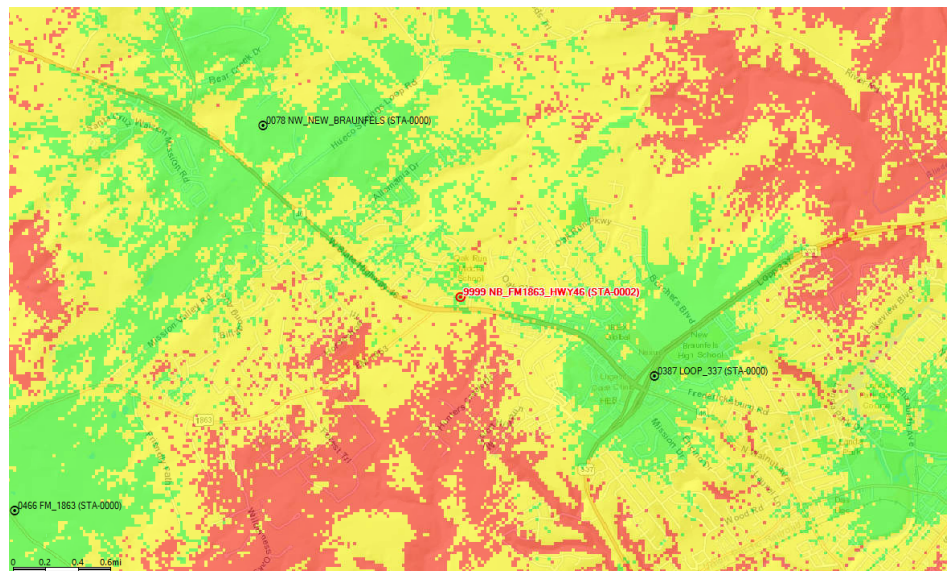
Vincent G. Huebinger

Aerial Exhibit – Closest Tower





Coverage without the NB FM 1863 HWY 46 Site



Coverage with the NB 1863 HWY 46 Site

