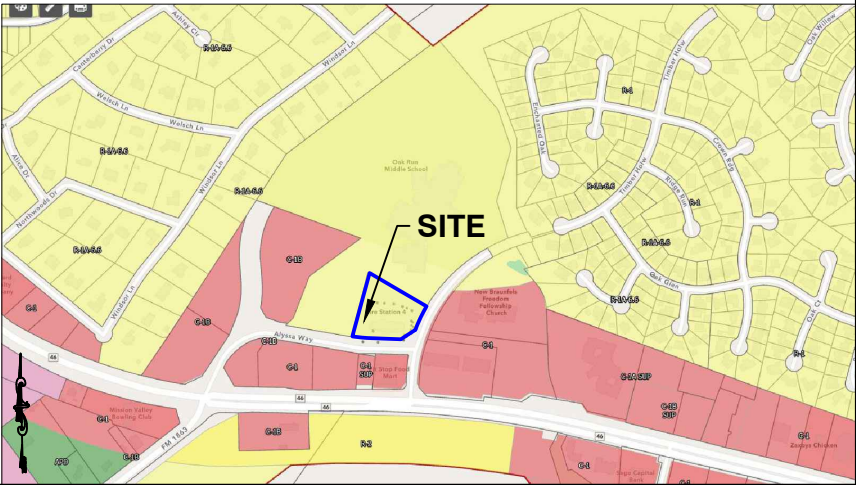


VICINITY MAP:

ZONING MAP:



SPECIAL USE PLAN

PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY WITH 120' MONOPOLE AND EQUIPMENT

PROJECT INFORMATION:

**TOWER OWNER**  
VERTICAL BRIDGE  
750 PARK OF COMMERCE DRIVE,  
BOCA RATON, FL 33487

**APPLICANT**  
VINCENT GERARD & ASSOCIATES  
5524 BEE CAVES ROAD #K4,  
AUSTIN, TX 78746  
CONTACT: VINCE HUEBINGER  
PHONE: 512.328.2693

**ZONING**  
R-1 SINGLE FAMILY DISTRICT

**SITE LOCATION**  
LAT. 29° 43' 20.7" N  
LONG. 98° 10' 31.3" W

**PROJECT TYPE**  
NEW 150' MONOPOLE  
UNMANNED TELECOMMUNICATION  
FACILITY, CONSISTING OF FUTURE  
EQUIPMENT PLATFORMS, SHELTERS,  
DIRECTIONAL AND GPS ANTENNAS

**UTILITIES**  
ELECTRIC PROVIDER

**PERMITTING**  
COUNTY: COMAL COUNTY  
JURISDICTION: CITY OF NEW BRAUNFELS  
BUILDING CODE: 2021 IBC  
EXISTING USE: FIRE STATION  
PROPOSED USE: TELECOMMUNICATIONS FACILITY

**LEGAL DESCRIPTION**  
OAK RUN SCHOOL 2, BLOCK 1, LOT 2B

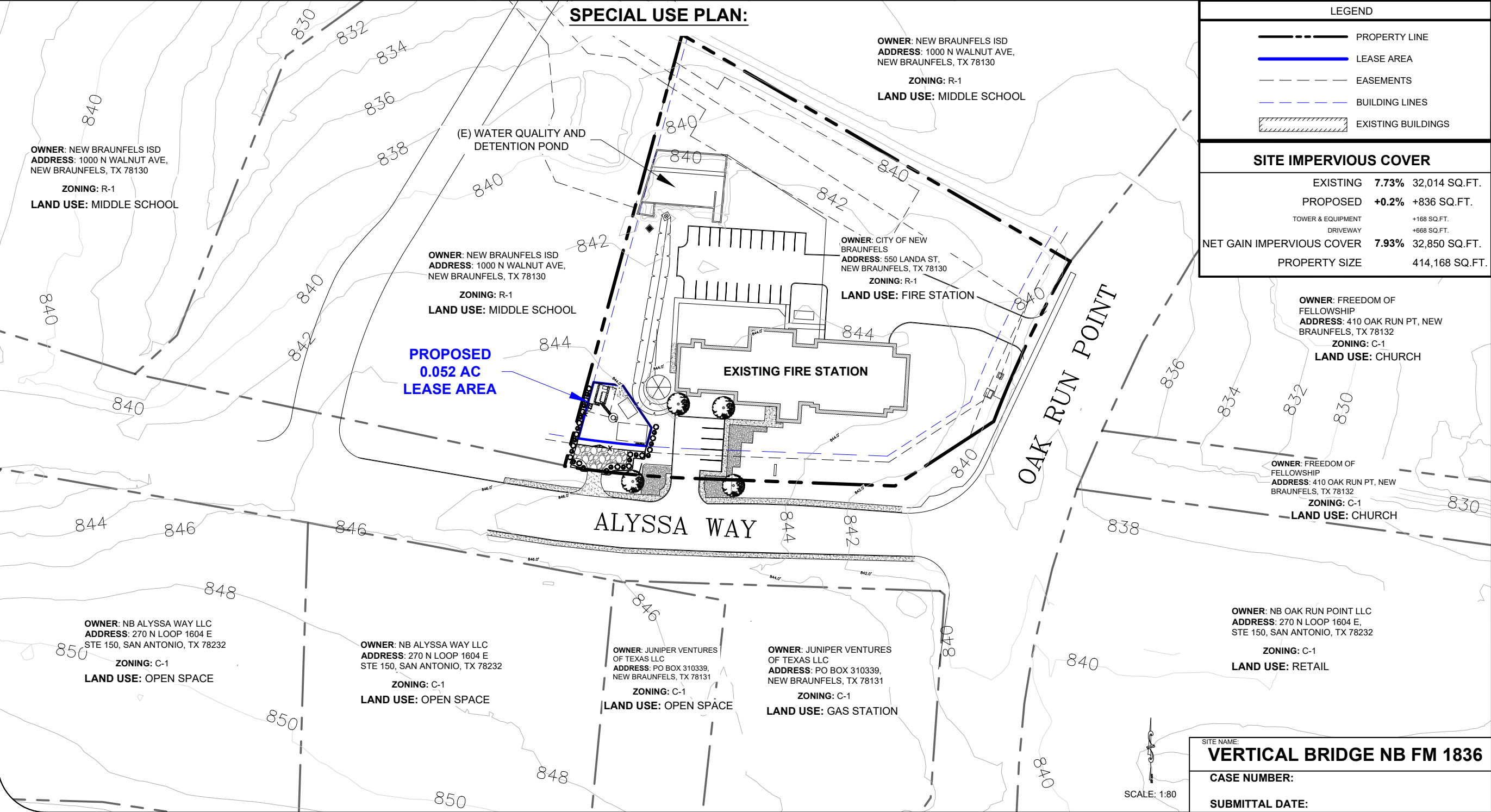
**ONE-CALL TEXAS**  
CONTRACTOR TO CALL BEFORE DIGGING  
PHONE: 811 OR 1.800.545.6000

**LANDOWNER**  
CITY OF NEW BRAUNFELS  
550 LANDA ST, NEW BRAUNFELS, TX 78130

**ADDRESS**  
2210 ALYSSA WAY, NEW BRAUNFELS,  
TX 78132  
(PENDING 911 ADDRESS)

THIS SITE COMPLIES WITH SECTION 144-5.7 OF NEW BRAUNFELS CODE HOWEVER  
REQUIRES A SUP DUE TO THE RESIDENTIAL ZONING ON THE FIRE STATION TRACT.

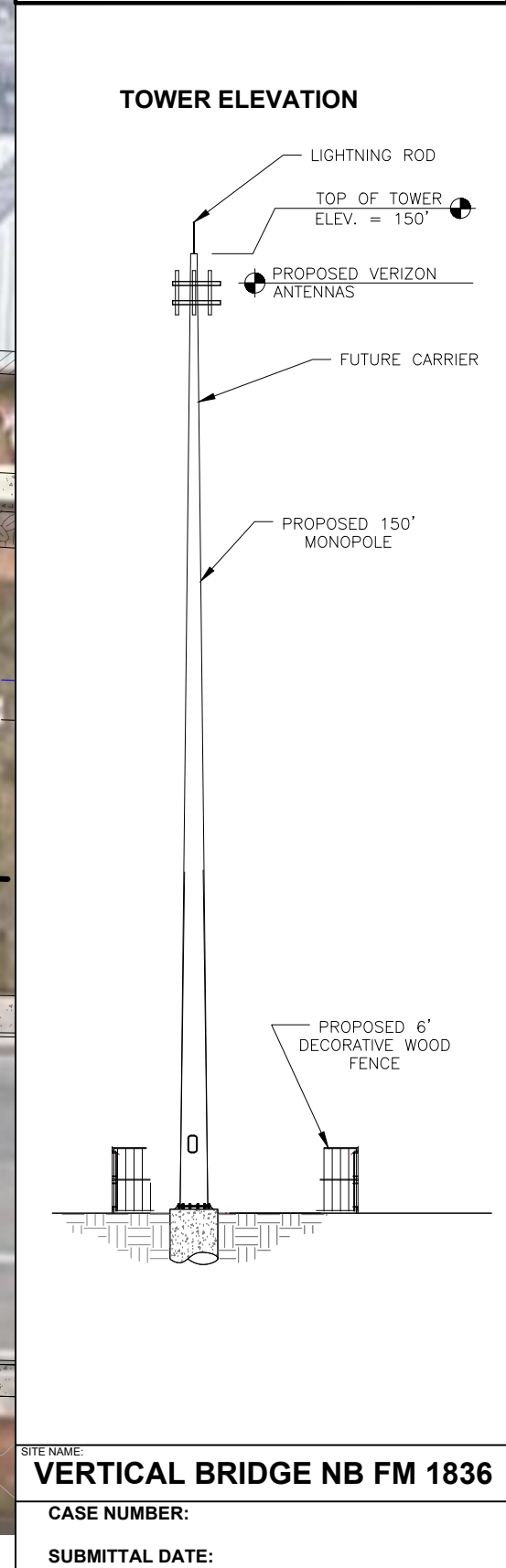
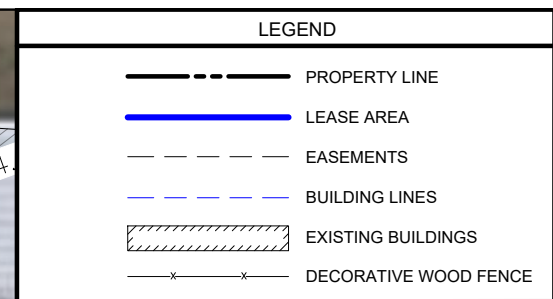
SPECIAL USE PLAN:





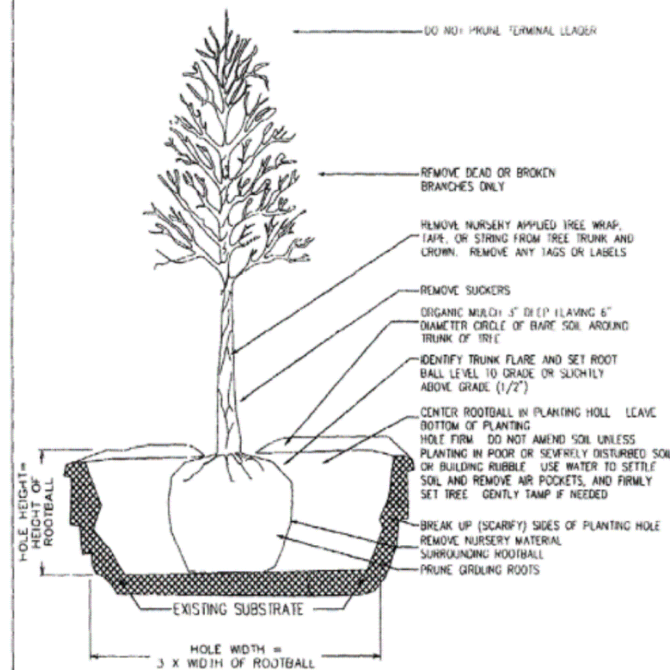
**NOTES:**

1. THIS SITE AND STRUCTURE WILL BE FILED IN ACCORDANCE WITH ALL NEW BRAUNFELS CURRENT BUILDING CODES
2. THIS STRUCTURE WILL BE CONSTRUCTED FOR UP TO 3 CARRIERS ON THE TOWER.
3. LANDSCAPING WILL BE INSTALLED ALONG WITH A TREATED WOOD FENCE FOR SCREENING. XERISCAPE DROUGHT-TOLERANT PLANTS TO BE UTILIZED. NO WATER IS NEEDED FOR THIS LAND USE. SEE LANDSCAPE PLAN SHEET 3.
4. VERTICAL BRIDGE WILL ACTIVELY MARKET FOR OTHER CARRIERS ON THIS FACILITY.



## TREE PLANTING DETAIL:

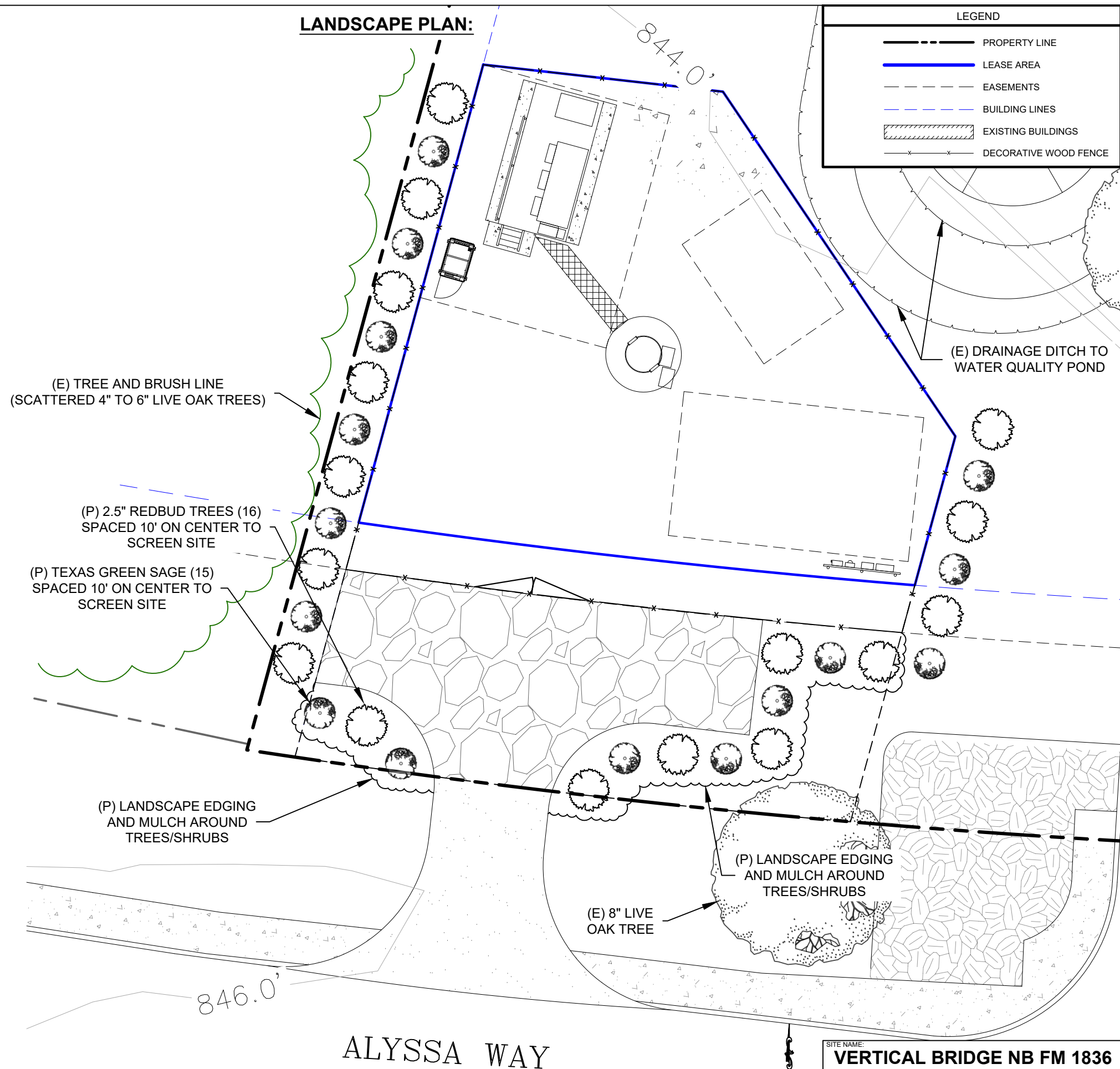
FIGURE 3-14 TREE PLANTING DETAIL



\* ALTERNATIVE DETAILS CAN BE REVIEWED BY THE CITY ARBORISTS  
 \* STAKING MAY BE USED AT THE DISCRETION OF THE APPLICANT. POSTS AND TIES ARE TO BE ESTABLISHED WITHOUT HARMING THE TREE (E.G. NON-BINDING STRAPS, POSTS ESTABLISHED OUTSIDE OF ROOTBALL) BUT ENSURE THAT ALL STAKING MATERIAL IS REMOVED AFTER ONE YEAR.  
 \* SEE ANSI A300 (PART 1) FOR ADDITIONAL INFORMATION REGARDING PRUNING STANDARDS  
 \* SEE ANSI Z60.1 FOR NURSERY STOCK STANDARDS

**NOTE:**  
 REFERENCE LANDSCAPE DRAWINGS FOR EXISTING PLANT AND TREE MATERIALS ON SHEET 6.

## LANDSCAPE PLAN:



### LEGEND

- PROPERTY LINE
- LEASE AREA
- - - EASEMENTS
- - - BUILDING LINES
- EXISTING BUILDINGS
- DECORATIVE WOOD FENCE

verticalbridge

VINCENT GERARD & ASSOCIATES  
 LAND PLANNING & ZONING CONSULTANTS  
 1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207  
 (512) 528-2093 • FAX: (512) 528-4011 • vgerard@vga.net

SITE INFORMATION  
 2210 ALYSSA WAY, NEW  
 BRAUNFELS, TX 78132  
 (PENDING 911 ADDRESS)

PROPERTY OWNER  
 CITY OF NEW BRAUNFELS  
 550 LANDA ST. NEW  
 BRAUNFELS, TX 78130

TOWER OWNER  
 VERTICAL BRIDGE  
 750 PARK OF  
 COMMERCE DRIVE,  
 BOCA RATON, FL 33487

SITE NAME:  
**VERTICAL BRIDGE NB FM 1836**  
 CASE NUMBER:  
 SUBMITTAL DATE:

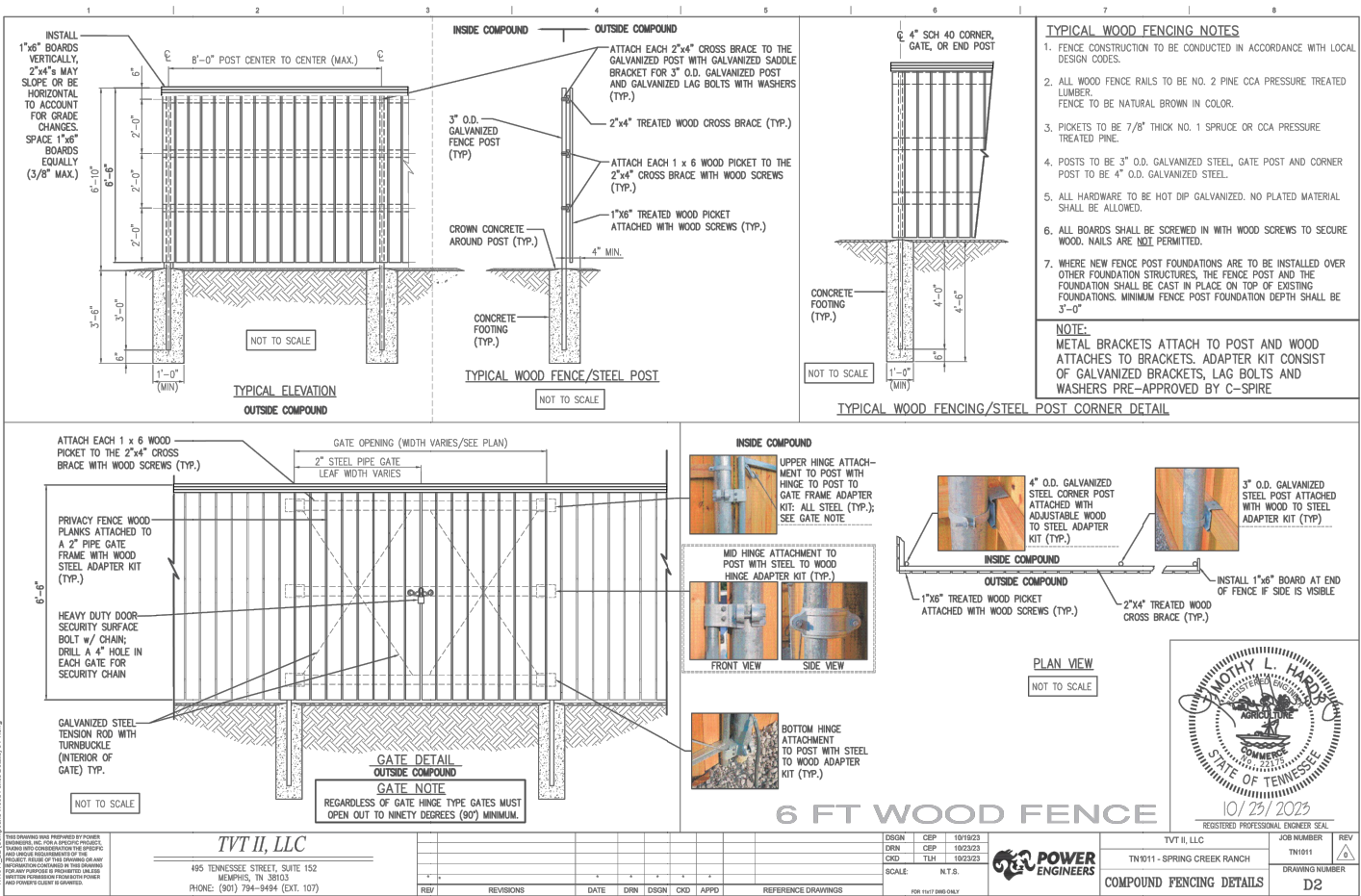
SCALE: 1:10

WOOD FENCE DETAIL:

DECORATIVE WOOD FENCE DETAIL:

FENCE NOTES:

1. ALL WOOD MATERIALS SHALL BE PRESSURE TREATED NO. 2 SOUTHERN YELLOW PINE OR BETTER STRUCTURAL GRADE. FENCE SLAT BOARDS SHALL BE 8'-0" WITH CHAMFERED EDGE.
2. ALL STRUCTURAL FRAMING SHALL BE ATTACHED WITH 16D GALVANIZED RIBBED SHANK NAILS OR 3" GALVANIZED FRAMING SCREWS - 2 MINIMUM PER CONNECTION.
3. ALL FENCE SLAT BOARDS SHALL BE ATTACHED TO SUPPORTING STRUCTURAL MEMBERS WITH N8, N10, OR 8D GALVABIZED RIBBED SHANKS NAILS - 2 MINIMUM PER CONNECTION.
4. LINE POSTS SHALL BE SPACED EQUIDISTANT, BUT NOT MORE THAN 8'-0" ON CENTER.
5. FOUNDATIONS ARE DESIGNED TO EMBED INTO TYPICAL SOILS INCLUDING COMPACTED COARSE SAND, MEDIUM STIFF CLAY, OR HARD DENSE CLAY. THE SOIL TYPE SHALL BE VERIFIED PRIOR TO CONSTRUCTION. IF UNUSUAL CONDITIONS ARE FOUND TO EXIST, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
6. INSTALLER TO PROVIDE A LOCKABLE GATE LATCH WITH COMBINATION LOCK ON THE ACTIVE DOOR. COORDINATE WITH THE CONSTRUCTION MANAGER FOR LOCK COMBINATION.
7. ALL GATE HARDWARE SHALL BE PRESSED STEEL OR MALLEABLE CASTING PER ASTM A153 AND TREATED TO RESIST CORROSION. HARDWARE VISIBLE FROM OUTSIDE THE FENCE SHALL BE PAINTED BLACK.
8. REFER TO SITE PLAN FOR FENCE PAINTING INSTRUCTIONS.
9. REFER TO SITE PLAN FOR GATE LOCATION.
10. FENCE DETAILS SHOWN ABOVE ARE TYPICAL AND SHALL APPLY TO SIMILAR CONSTRUCTION APPLICATIONS WHETHER SPECIFICALLY STATED OR NOT ON THE SITE PLAN.
11. SITE SPECIFIC CONDITIONS MAY REQUIRE SLIGHT ADJUSTMENTS TO THE DETAILS SHOWN. CONSULT THE ENGINEER IF UNUSUAL CONDITION ARE FOUND TO EXIST.



DECORATIVE WOOD FENCE EXAMPLE:

SITE NAME:  
**VERTICAL BRIDGE NB FM 1836**

CASE NUMBER:

SUBMITTAL DATE:



VINCENT GERARD & ASSOCIATES  
LAND PLANNING & ZONING CONSULTANTS  
1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207  
(630) 258-2698 • FAX: (630) 258-4011 • vgerard@vga.net

SITE INFORMATION  
2210 ALYSSA WAY, NEW  
BRAUNFELS, TX 78132  
(PENDING 911 ADDRESS)

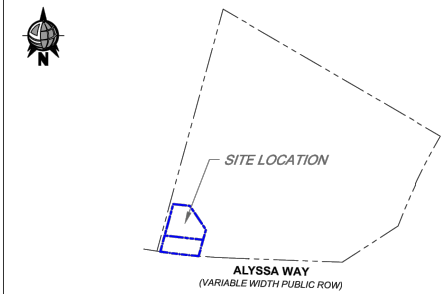
PROPERTY OWNER  
CITY OF NEW BRAUNFELS  
550 LANDA ST. NEW  
BRAUNFELS, TX 78130

TOWER OWNER  
VERTICAL BRIDGE  
750 PARK OF  
COMMERCE DRIVE,  
BOCA RATON, FL 33487

REFERENCE DRAWING - SURVEY:



VICINITY MAP (N.T.S.)



PROPERTY MAP (N.T.S.)

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	49.19'	N15° 12' 53"E
L2	25.00'	S83° 33' 43"E
L3	43.07'	S34° 00' 02"E
L4	16.00'	S15° 12' 53"W
L5	58.00'	N83° 34' 37"W
L6	58.00'	S83° 34' 37"E
L7	25.40'	S15° 12' 53"W
L8	25.18'	N15° 12' 53"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	57.98'	957.00'	03° 28' 16"	N83° 21' 41"W 57.97'

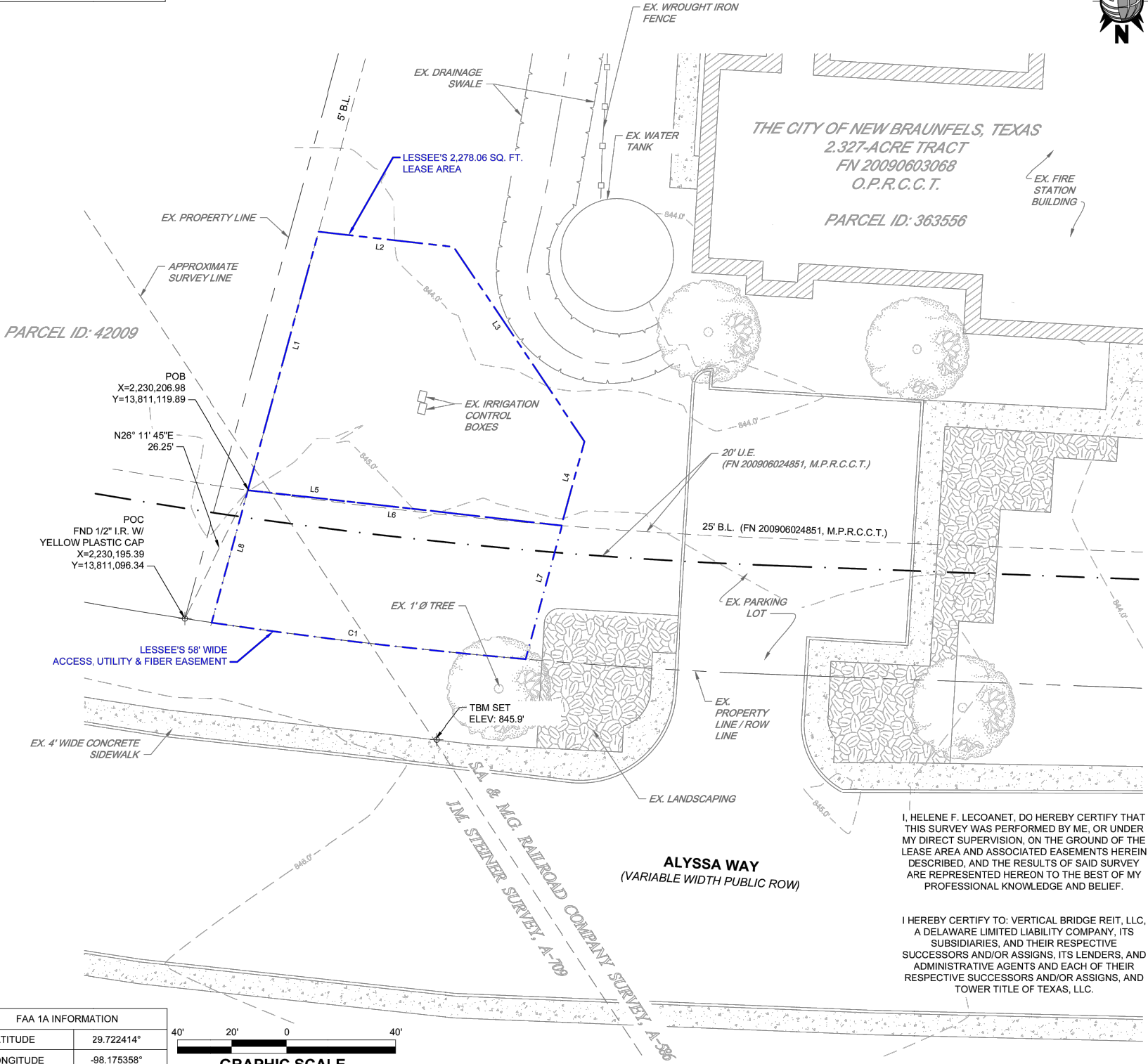
ABBREVIATIONS

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
EX.	EXISTING
FN	FILE NUMBER
FND	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
M.P.R.C.T.	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
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

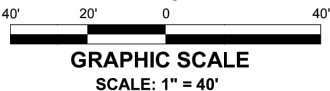
LEGEND

LESSEE'S LEASE AREA	EX. EASEMENT
LESSEE'S EASEMENT	EX. PROPERTY LINE
EX. C.L. FENCE	EX. OH POWER LINES
EX. B.W. FENCE	EX. UTILITY POLE
EX. WROUGHT IRON FENCE	EX. TELCO PEDESTAL
EX. HIGH BANK	EX. MANHOLE
EX. WIRE FENCE	

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



FAA 1A INFORMATION	
LATITUDE	29.722414°
LONGITUDE	-98.175358°
ELEVATION	844.9' A.M.S.L.



SURVEY PREPARED FOR:

**verticalbridge**

THE TOWERS, LLC  
750 PARK OF COMMERCE DR.  
SUITE 200  
BOCA RATON, FL 33487  
PHONE: (561) 948-6367

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

SITE EXHIBIT AND DESCRIPTION

**VERTICAL BRIDGE - TEXAS AREA**  
**NB\_FM1863\_HWY46**

2212U ALYSSA WAY  
NEW BRAUNFELS, TX 78132  
SITE ID: US-TX-6441 / NB\_FM1863\_HWY46

I, HELENE F. LECOANET, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA AND ASSOCIATED EASEMENTS HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, ITS LENDERS, AND ADMINISTRATIVE AGENTS AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND TOWER TITLE OF TEXAS, LLC.

HELENE F. LECOANET, RPLS  
TEXAS REGISTRATION NO. 6567

DRAWN BY: PDM  
CHECKED BY: HL  
DATE: 10/3/2025

SHEET 1 OF 2

SURVEY NOT VALID WITHOUT ALL SHEETS

SITE NAME: **VERTICAL BRIDGE NB FM 1836**

CASE NUMBER:

SUBMITTAL DATE:



SITE INFORMATION

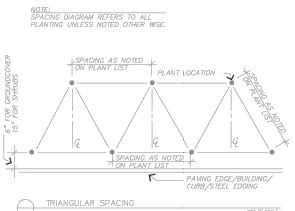
2210 ALYSSA WAY, NEW  
BRAUNFELS, TX 78132  
(PENDING 911 ADDRESS)

PROPERTY OWNER

CITY OF NEW BRAUNFELS  
550 LANDA ST. NEW  
BRAUNFELS, TX 78130

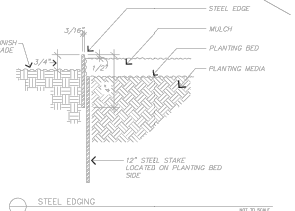
TOWER OWNER

VERTICAL BRIDGE  
750 PARK OF  
COMMERCE DRIVE,  
BOCA RATON, FL 33487

[illegible]

### PLANTING NOTES

- 1) CONTRACTOR SHALL ADHERE TO CITY OF NEW BRUNSWICK CONSTRUCTION REQUIREMENTS INCLUDING BUT NOT LIMITED TO PERMITS, INSPECTIONS, AND METHODS OF MATERIAL INSTALLATION.
- 2) CONTRACTOR SHALL ADHERE TO ALL AGENCY REQUIREMENTS MEANS AND METHODS OF CONSTRUCTION
- 3) CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS AND SPECIFICATION FOR THIS PROJECT PRIOR TO INSTALLATION.
- 4) CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND ADJUST THE LOCATION OF THE TRENCH FROM CONSTRUCTION EQUIPMENT. NO MATERIALS SHALL BE STORED WITHIN THE ROOF BALL AREA.
- 5) CONTRACTOR SHALL TAKE CARE TO LOCATE LOCATION OF ALL TREES FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- 6) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS
- 7) STEEL EDGING SHALL BE LOCATED AND INSTALLED AS NOTED ON THE PLANS AND SHALL BE PROVIDED BY THE CONTRACTOR
- 8) FINE GRADING SHALL BE SHOWN BY THE CONTRACTOR WITHIN THE CONSTRUCTION PROJECT LIMIT LINE.
- 9) TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEARANCE AS REQUIRED BY THE CITY. TREES SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION. BUT NOT BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DISEASED, OR REMOVED PRIOR TO FINAL ACCEPTANCE OF LANDSCAPE.
- 10) ALL NEW LANDSCAPE SHALL HAVE A PERMANENT UNDERGROUND IRRIGATION SYSTEM WITH THE EXCEPTION OF AREAS NOTED AS TEMPORARY PLANTING.



# 6



**VIEW 1 (ALYSSA WAY) - EXISTING**



**VIEW 1 (ALYSSA WAY) - PROPOSED**

**SHEET 1 OF 2**



**3D DESIGN & ENGINEERING, INC.**  
 email: info@3ddne.com  
 Tel: 832-510-9621  
 www.3ddne.com

**SITE INFORMATION**  
 NB\_FM1863\_HWY46  
 US-TX-6441  
 29.722414, -98.175358

**E911 ADDRESS**  
 2212U ALYSSA WAY  
 NEW BRAUNFELS, TX 78132

**PHOTO SIMULATION**  
 150' MONOPOLE  
 TOWER



**THE TOWERS, LLC**  
 750 PARK OF COMMERCE DR, SUITE 200  
 BOCA RATON, FL 33487  
 PHONE: (561) 948-6367





**VIEW 2 (INTERSECTION OF ALYSSA WAY AND OAK RUN POINT) - EXISTING**



**VIEW 2 (INTERSECTION OF ALYSSA WAY AND OAK RUN POINT) - PROPOSED**

**SHEET 2 OF 2**

 <b>3D DESIGN &amp; ENGINEERING, INC.</b> email: info@3ddne.com Tel: 832-510-9621 www.3ddne.com	<b>SITE INFORMATION</b> NB_FM1863_HWY46 US-TX-6441 29.722414, -98.175358	<b>E911 ADDRESS</b> 2212U ALYSSA WAY NEW BRAUNFELS, TX 78132	<b>PHOTO SIMULATION</b> 150' MONOPOLE TOWER	 <b>THE TOWERS, LLC</b> 750 PARK OF COMMERCE DR, SUITE 200 BOCA RATON, FL 33487 PHONE: (561) 948-6367
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