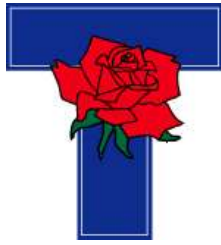


CITY OF TYLER



ZONING APPLICATION

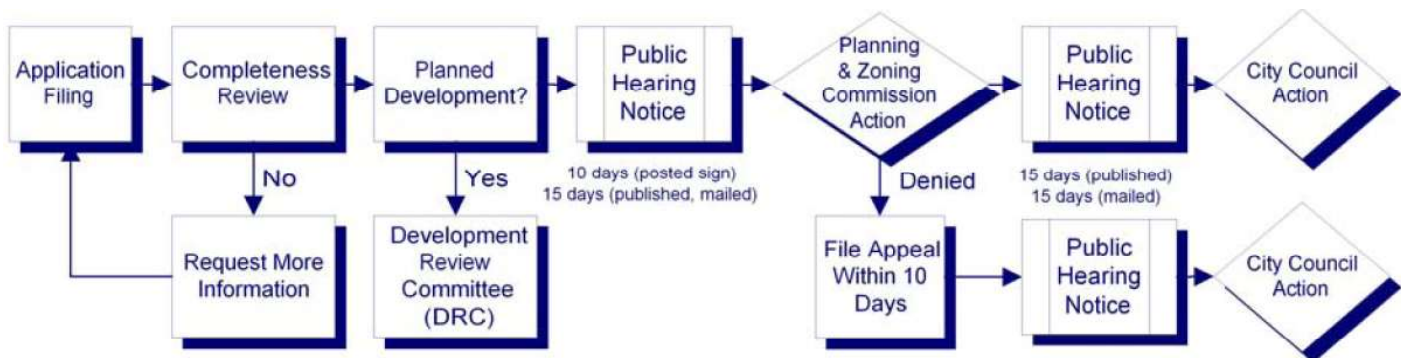
Print Form

City of Tyler
Planning Department
423 W. Ferguson
Tyler, TX 75702
(903) 531-1175
(903) 531-1170 fax

PROCESS

Reference Section 10-610
Unified Development Code

- A. All zoning is by ordinance and only the City Council has the authority to adopt or to change an ordinance. The Council has assigned the study of zoning to the City Planning and Zoning Commission, which will make recommendations to the Council. If the Commission recommends a request for rezoning, it will not be effective until it is passed by the City Council. The rezoning process normally requires a period of sixty (60) days.
- B. All requests must be filed in the Planning Department located at 423 West Ferguson, Tyler, TX. A filing fee must be received with the completed application form. (See Fee Schedule and Deadline Dates.) **The applicant must also post a zoning notification sign provided by the Planning Department along with a \$20 refundable deposit upon return of the sign.** The sign must be placed in the front yard of the subject property no later than seven days after the application has been submitted. **If the sign is not posted in the required time frame, the application process will cease and the applicant will be required to reapply.**
- C. Please have a representative present at all public hearings. The applicant has the duty to produce evidence before the Planning and Zoning Commission and City Council to justify the proposed zoning change. This generally requires a showing that conditions affecting the property have substantially changed since the last zoning classification decision of the City.



OFFICE USE ONLY

Filing Fee for Zoning Application

Receipt No.: _____ Amount: _____

Sign Deposit Fee

Receipt No.: _____ Amount: _____

Signed By: _____

APPLICATION

A. Requesting: (One Check per Application)

- ☐ General Zoning Change
☒ Special Use Permit (SUP) * Include fully dimensioned site plan
☐ SUP Renewal
☐ On-Site Zoning Inspection

B. Description & Location of Property:

1. Lot, Block and Addition (required): H-17.4A TYLER INDUSTRIAL PK BLOCK₄
2. Property Address of Location (required): 1202 S Bennett Ave Tyler TX 75701

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>M-1</u>	CLASSIFICATION <u>M-1</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) <u>1.7</u>	AREA (ACREAGE) <u>0.042</u>
	DWELLING UNITS/ ACRE (if applicable) _____

C. Reason(s) for Request (please be specific):

Requesting a SUP for a wireless communications facility built by CTG I LLC primarily for AT&T Mobility

D. Statement Regarding Restrictive Covenants/Deed Restrictions

I have searched all applicable records and, to my best knowledge and belief, there are no restrictive covenants that apply to the property as described in Part I(B) which would be in conflict with this rezoning request.

☒ None

☐ Copy Attached

AUTHORIZATION OF AGENT

- A. I (we), the undersigned, being owner(s) of the real property described above, do hereby authorize *(please print name)* CTGI LLC and agent Vincent Gerard & Assoc. Inc to act as our agent in the matter of this request. The term agent shall be construed to mean any lessee, developer, option holder, or authorized individual who is legally authorized to act in behalf of the owner(s) of said property. (Application must be signed by all owners of the subject property).

(Please print all but signature)

Owner(s) Name: Drake Candy Park, LLC
by: Matthew Marshall, Member

Owner(s) Name: _____

Address: 11621 CR 166


Address: _____

City, State, Zip: Tyler, TX 75703

City, State, Zip: _____

Phone: (903)581-3737

Phone: _____

Signature: 
Matthew K. Marshall (May 21, 2025 17:50 CDT)

Signature: _____

Email: Matthew@DrakeTexas.com

Email: _____

Authorized Agent's Name: Vincent Huebinger

Signature: _____

Address: 5524 Bee Cave Rd Unit K4

City, State, Zip: Austin, TX 78746

Phone: 512-328-2693

Email: vinceh@vincentgerard.com

SUPPORTING INFORMATION

- A. **PLEASE PROVIDE A MAP OF THE LOCATION TO BE REZONED**



COMMUNICATIONS
TOWER GROUP I LLC
15720 BRIXHAM HILL AVENUE
SUITE 300 CHARLOTTE,
NORTH CAROLINA 28277



P. MARSHALL & ASSOCIATES
3545 WHITEHALL PARK DRIVE
SUITE 450 CHARLOTTE,
NORTH CAROLINA 28273

SITE NAME:
TYLER ROBERTSON
32.334809, -95.335624

SITE NUMBER:
CTGI-TX 0015263

ADDRESS:
1210 BENNETT AVE
TYLER, TX 75701

SITE TYPE:
150'-0" MONOPOLE TOWER
@ 505.4' AMSL

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	1/28/25	MD	LEASE EXHIBIT	MD
B	4/15/2025	MD	LEASE EXHIBIT	MD

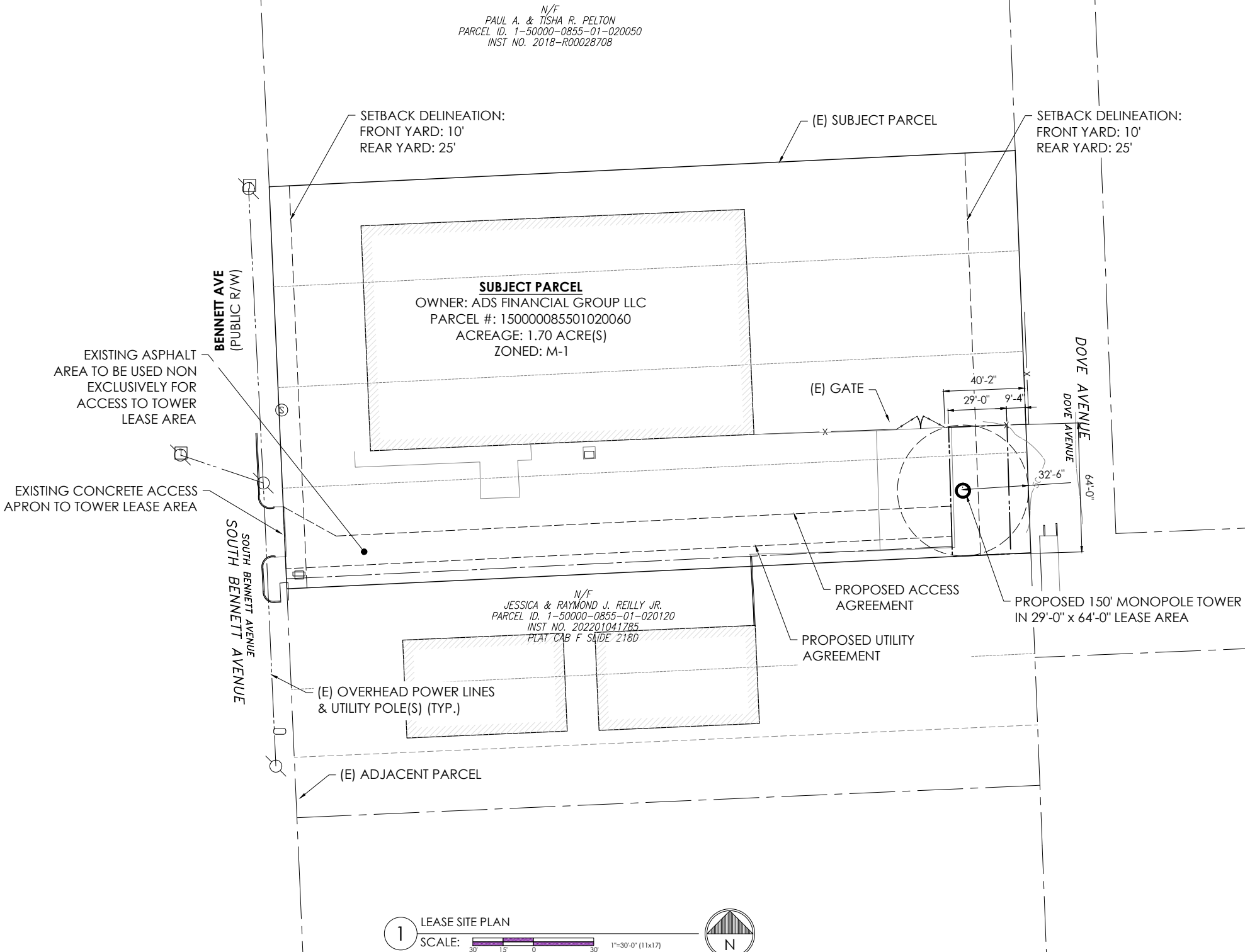
**ISSUED
FOR
REVIEW**

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

PMA PROJECT #: 24CTGIOTXN-028

SHEET NUMBER:

LE-1A





GENERAL NOTES

- 1. SITE PLAN SHOWN WAS REPRODUCED FROM INFORMATION PROVIDED BY SMITH COUNTY GIS & ONLINE MAPPING SOFTWARE. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
- 2. EXISTING CONDITIONS INDICATED & SHOWN ON SITE PLAN WERE PROVIDED BY COUNTY GIS. PM&A DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR.
- 3. ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES BY TX STATE CODE.
- 4. PROPOSED ROUTES ARE SCHEMATIC IN NATURE.
- 5. THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA OR FUTURE CONDITIONS FLOOD HAZARD AREA, AS SHOWN ON: FIRM PANEL(S): 48423C0355D EFFECTIVE DATE(S): 04/16/2014
- 6. WETLANDS DO NOT EXIST ON-SITE; CONSTRUCTION AREA DOES NOT FALL WITHIN NATIONAL SURVEY DELINEATION.
- 7. UTILITY COORDINATION HAS NOT BEEN COMPLETED FOR THIS SITE. COORDINATE WITH LOCAL UTILITY CO. TO FINALIZE POWER DESIGN.

ZONING SETBACKS:

ZONE: M-1

FRONT: 10'
SIDE: 0'
REAR: 25'

ctg
COMMUNICATIONS
TOWER GROUP I LLC
15720 BRIXHAM HILL AVENUE
SUITE 300 CHARLOTTE,
NORTH CAROLINA 28277

PM&A
P. MARSHALL & ASSOCIATES
3545 WHITEHALL PARK DRIVE
SUITE 450 CHARLOTTE,
NORTH CAROLINA 28273

SITE NAME:
TYLER ROBERTSON
32.334809, -95.335624

SITE NUMBER:
CTGI-TX 0015263

ADDRESS:
1210 BENNETT AVE
TYLER, TX 75701

SITE TYPE:
150'-0" MONOPOLE TOWER
@ 505.4' AMSL

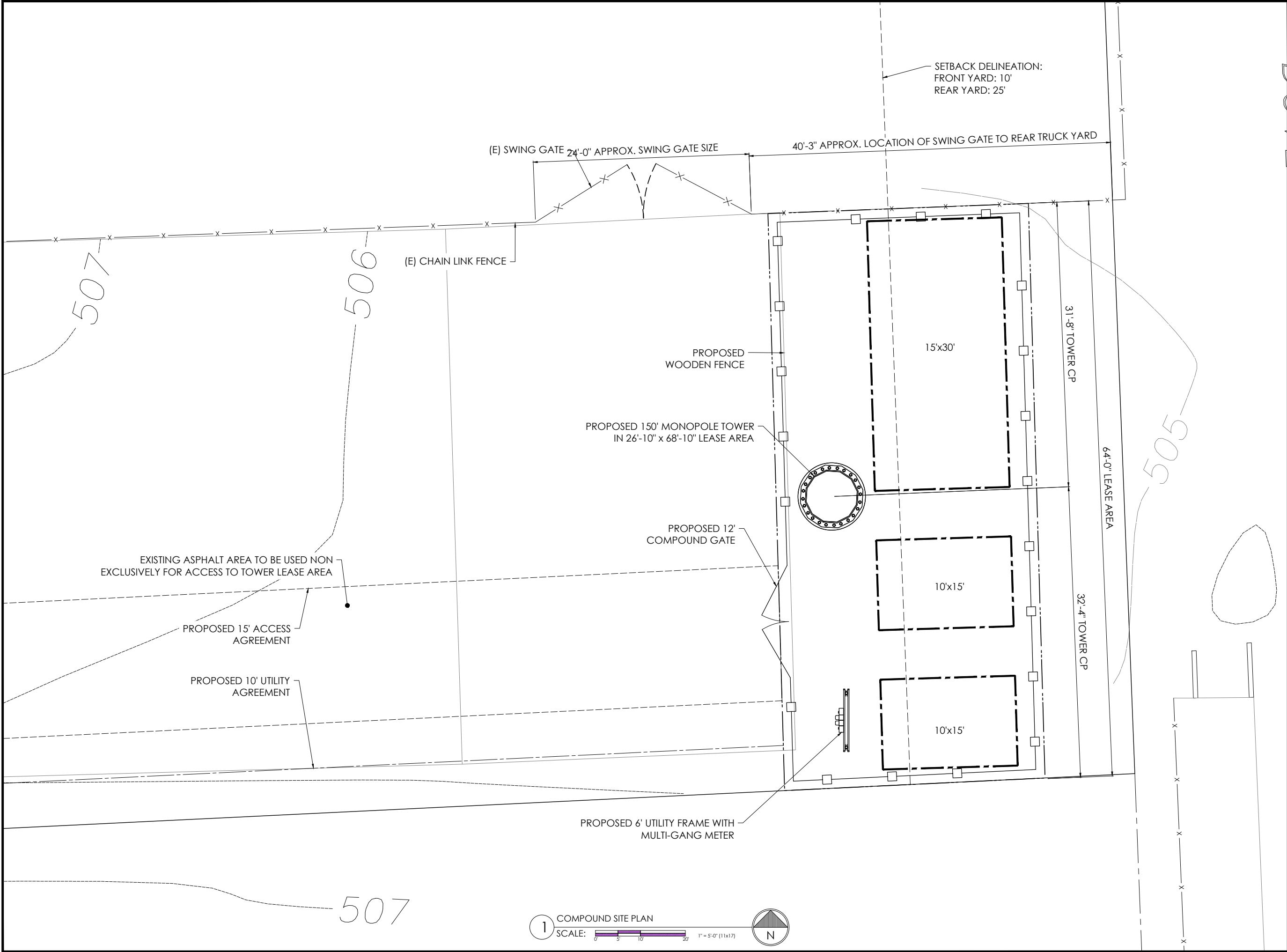
REV	DATE	DRWN	DESCRIPTION	DES./QA
A	1/28/25	MD	LEASE EXHIBIT	MD
B	4/15/2025	MD	LEASE EXHIBIT	MD

ISSUED
FOR
REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

PMA PROJECT #: 24CTGIOTXN-028

SHEET NUMBER:
LE-1



SITE NAME:
TYLER ROBERTSON
32.334809, -95.335624

SITE NUMBER:
CTGI-TX 0015263

ADDRESS:
1210 BENNETT AVE
TYLER, TX 75701

SITE TYPE:
150'-0" MONOPOLE TOWER
@ 505.4' AMSL

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	1/28/25	MD	LEASE EXHIBIT	MD
B	4/15/2025	MD	LEASE EXHIBIT	MD

**ISSUED
FOR
REVIEW**

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

PMA PROJECT #: 24CTGIOTXN-028

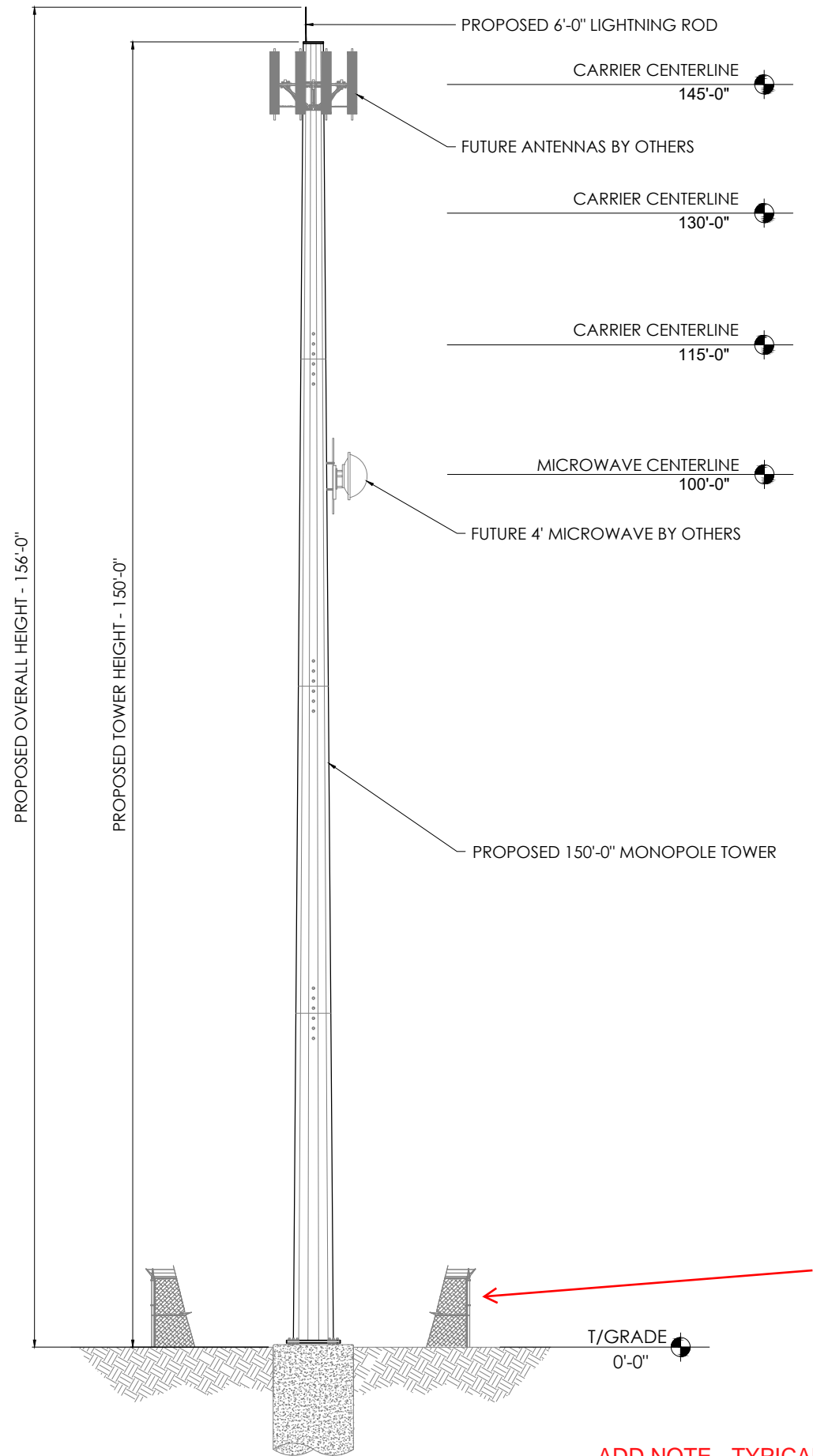
SHEET NUMBER:

LE-2

ANY AND ALL TOWER MOUNTED EQUIPMENT MUST NOT TRAP OR INTERFERE WITH SAFETY CLIMB

PROPOSED LOADING TO BE CONFIRMED AND INSTALL PER CARRIER COORDINATION.

PROPOSED TOWER SHALL BE ENGINEERED BY OTHERS TO FALL WITHIN PROPERTY LIMITS AS SEEN ON CONSTRUCTION PLANS.



1 TOWER ELEVATION
SCALE: NOT TO SCALE

ADD NOTE - TYPICAL MONOPOLES TO BE DESIGNED TO ACCOMODATE UP TO 3 CARRIERS

GENERAL NOTES

- REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED ANTENNA CABLE LOADING DETAILS
- TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS ONLY INTENDED FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.
- ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS PRIOR TO COMMENCING CONSTRCTION. NOTIFY TH EENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED.
- ALL HARDWARE ASSEMBLE MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
- ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BU THE OWNER AND ENGINEER PRIOR TO INSTALLATION. CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENC AS TO THE KIND OF QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.

FINISH NOTES:

- TOWER - GALVANIZED
- TOWER MOUNTS - GALVANIZED
- ANTENNA - NEUTRAL (MANUFACTURER FINISH)
- FOUNDATIONS - UNPAINTED
- ICE BRIDGE - GALVANIZED
- CABLES- BLACK
- BASE CABINETS/EQUIPMENT - NEUTRAL (MANUFACTURER FINISH)



SITE NAME:
TYLER ROBERTSON
32.334809, -95.335624

SITE NUMBER:
CTGI-TX 0015263

ADDRESS:
1210 BENNETT AVE
TYLER, TX 75701

SITE TYPE:
150'-0" MONOPOLE TOWER
@ 505.4' AMSL

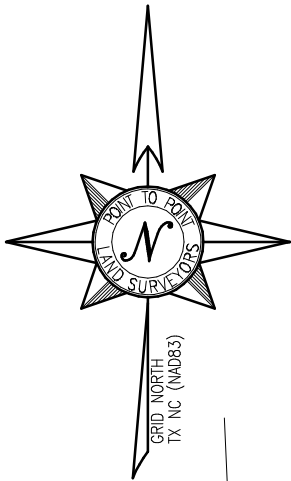
REV	DATE	DRWN	DESCRIPTION	DES./QA
A	1/28/25	MD	LEASE EXHIBIT	MD
B	4/15/2025	MD	LEASE EXHIBIT	MD

**ISSUED
FOR
REVIEW**

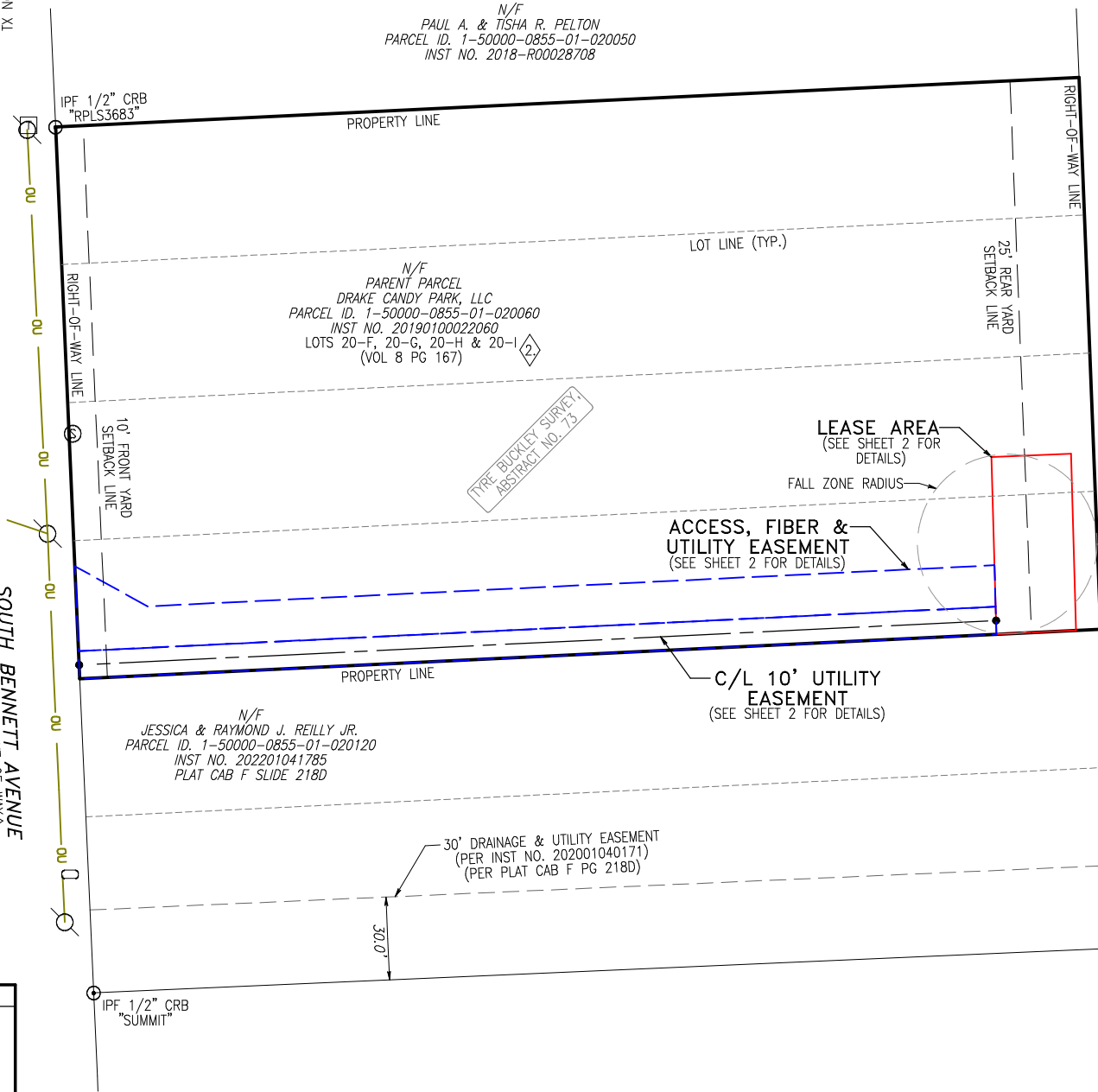
IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

PMA PROJECT #: 24CTGIOTXN-028

SHEET NUMBER:
LE-3



N/F
PAUL A. & TISHA R. PELTON
PARCEL ID. 1-50000-0855-01-020050
INST NO. 2018-R00028708



LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
EP	EDGE OF PAVEMENT
EC	EDGE OF CONCRETE
BC	BACK OF CURB
OU	OVERHEAD UTILITY
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
CP	CONCRETE PAD
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
□	SIGN
⊕	WATER VALVE
⊙	WATER METER
⊗	SANITARY SEWER MANHOLE
⊠	TELCO PEDESTAL
⊕	UTILITY POLE
⊙	BENCHMARK



CALL BEFORE YOU DIG



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF COMMUNICATIONS TOWER GROUP I, LLC T601 AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

BASIS OF BEARING: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

BASIS OF ELEVATION: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRx7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 03/27/2025]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON TEXAS GRID NORTH (NAD 83) NORTH CENTRAL ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 48423C0355D DATED: 04/16/2014

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

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

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

TEXAS REGISTRATION NO. 10194197

GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.01 FEET (HORZ) 0.26 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRx7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 03/27/2025
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99993022
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 1.72570278"
BENCHMARKS USED: DG5394, DN4510, D08865

PRELIMINARY

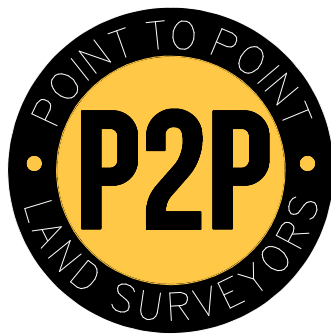
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT. I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

JUSTIN KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



COMMUNICATIONS TOWER GROUP I, LLC T601
15720 BRIXHAM HILL AVE, SUITE 300,
CHARLOTTE, NC 28277

TYLER ROBERTSON
SITE NO. CTGI-TX 0015263
TYRE BUCKLEY SURVEY, ABSTRACT NO. 73,
CITY OF TYLER, SMITH COUNTY, TEXAS

PARENT PARCEL

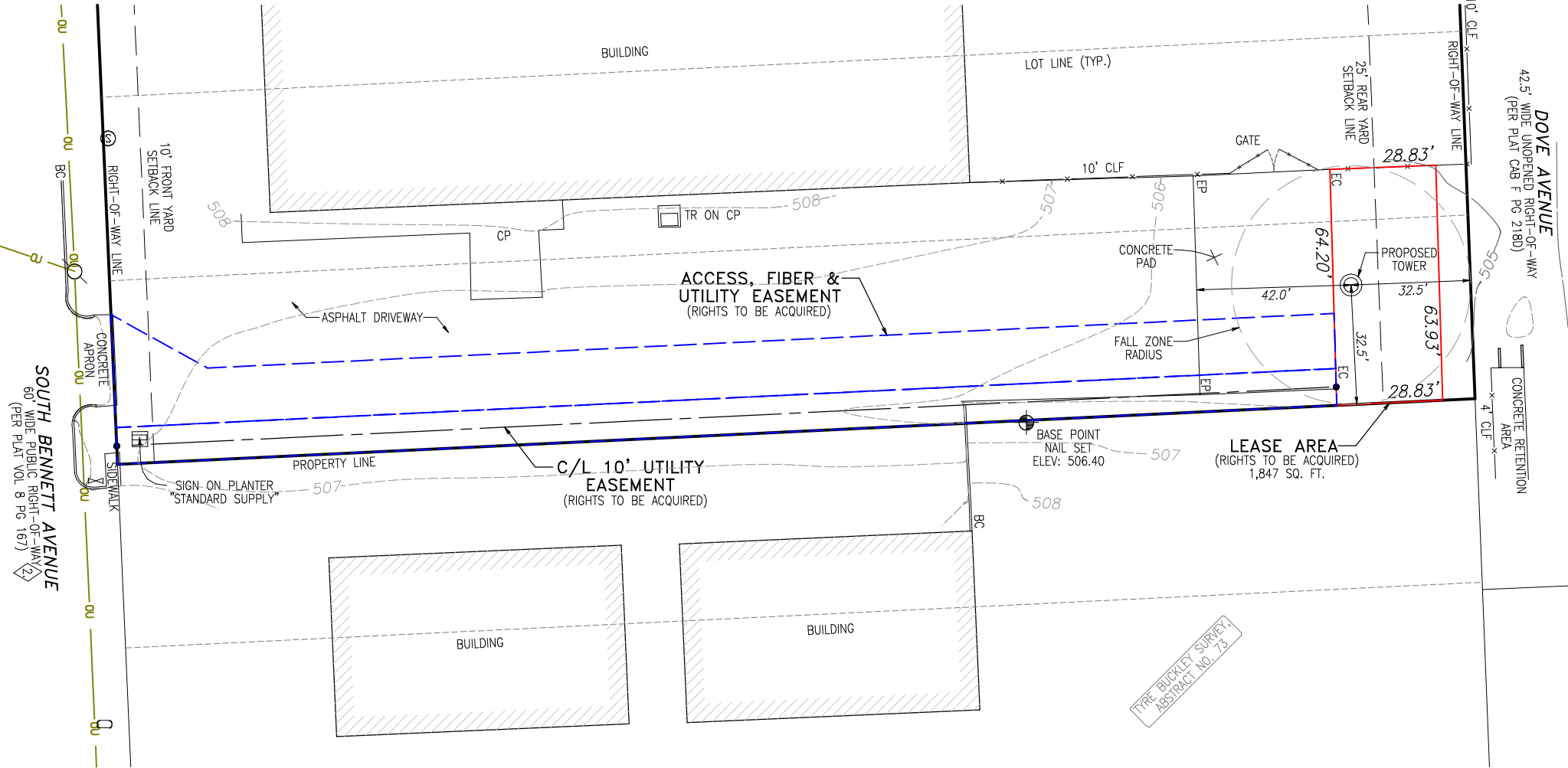
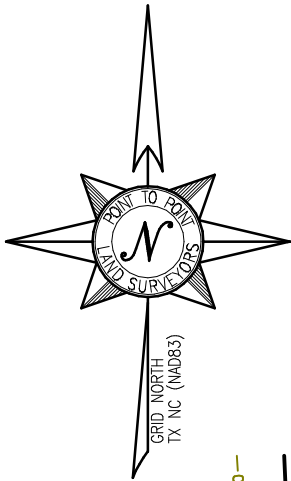
OWNER: DRAKE CANDY PARK, LLC
SITE ADDRESS: 1210 BENNETT AVENUE, TYLER, TX 75701
PARCEL ID: 1-50000-0855-01-020060
AREA: 1.7000 ACRES (PER TAX ASSESSOR)
ZONED: M-1 (LIGHT INDUSTRIAL)
REFERENCES: 1. INSTRUMENT NUMBER 20190100022060
2. PLAT VOLUME 8, PAGE 167



GRAPHIC SCALE IN FEET
SCALE: 1" = 60' (11x17)

NO.	DATE	REVISION	DRAWN BY: REE	SHEET:
			CHECKED BY: JKL	1
			APPROVED: D. MILLER	
			DATE: PRELIMINARY	
			P2P JOB #: 250371TX	OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS



LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
EP	EDGE OF PAVEMENT
EC	EDGE OF CONCRETE
BC	BACK OF CURB
OU	OVERHEAD UTILITY
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
CP	CONCRETE PAD
N/W	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
□	SIGN
⊗	WATER VALVE
⊙	WATER METER
⊕	SANITARY SEWER MANHOLE
⊔	TELCO PEDESTAL
⊕	UTILITY POLE
⊙	BENCHMARK

PRELIMINARY

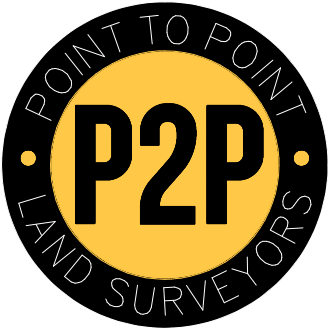
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT. I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

JUSTIN KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



COMMUNICATIONS TOWER GROUP I, LLC T601
15720 BRIXHAM HILL AVE, SUITE 300,
CHARLOTTE, NC 28277

TYLER ROBERTSON
SITE NO. CTGI-TX 0015263
TYRE BUCKLEY SURVEY, ABSTRACT NO. 73,
CITY OF TYLER, SMITH COUNTY, TEXAS

SITE INFORMATION

LEASE AREA = 1,847 SQUARE FEET (0.0424 ACRES)

AT CENTER OF PROPOSED TOWER:
LATITUDE: 32°20'05.26" (NAD 83) (32.334794°)
LONGITUDE: -95°20'08.06" (NAD 83) (-95.335572°)
ELEVATION = 505.4' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON TEXAS GRID NORTH (NORTH CENTRAL ZONE)



GRAPHIC SCALE IN FEET
SCALE: 1" = 40' (11x17)

NO.	DATE	REVISION	DRAWN BY: REE	SHEET:
			CHECKED BY: JKL	2
			APPROVED: D. MILLER	
			DATE: PRELIMINARY	
			P2P JOB #: 250371TX	
				OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS

PARENT PARCEL

(PER TITLE REPORT NO. 01-25004357-01S)

BEING ALL OF LOTS 20-F, 20-G, 20-H AND 20-I, N.C.B. 855-A, TYLER INDUSTRIAL PARK, AS EVIDENCED BY A FINAL PLAT THEREOF RECORDED IN VOLUME 8, PAGE 167 (CABINET B, SLIDE 101-C) OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS.

TAX ID NO: 150000085501020060

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO DRAKE CANDY PARK, LLC, GRANTEE, FROM ADS FINANCIAL GROUP, L.L.C., GRANTOR RECORDED 07/09/2019, AS BOOK-PAGE/INSTRUMENT NO: -2019-22060 OF COUNTY RECORDS.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SEARCH DATE BEING FROM 02/07/1985 TO 02/07/2025, BEING TITLE REPORT NO. 01-25004357-01S, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

MORTGAGE/DEED OF TRUST AND JUDGMENT/LIEN INFORMATION

(1) A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF:

AMOUNT: \$736,000.00 TRUSTOR: DRAKE CANDY PARK, LLC
TRUSTEE: WES WHITE
BENEFICIARY: TEXAS NATIONAL BANK OF JACKSONVILLE
DATED: 07/08/2019
RECORDED: 07/09/2019
DOC#: 2019-22061

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL HOWEVER IS NOT A SURVEY RELATED MATTER.]

OTHER ITEMS OF RECORD

(2) PLAT NO. 29069, AS RECORDED ON 12/13/1977 IN VOLUME 8, PAGE 167 OF SMITH COUNTY RECORDS.

[THIS ITEM DESCRIBES THE PARENT PARCEL AND ADJOINERS TO THE NORTH AND SOUTH. PLOTTABLE ITEMS ARE SHOWN HEREON.]

(3) ASSIGNMENT OF LEASE BY AND BETWEEN BANK ONE, TEXAS, NATIONAL ASSOCIATION, TRUSTEE, SUCCESSOR TO STATE NATIONAL BANK AND JRC PARTNERS, LTD, RECORDED 12/29/1989 AS BOOK 2971, PAGE 412 OF SMITH COUNTY RECORDS.

NOTE: AFFIDAVIT REGARDING LEASE, RECORDED 09/30/2010, AS INSTRUMENT NO. 2010- 46147 OF SMITH COUNTY RECORDS.

NOTE: AFFIDAVIT REGARDING LEASE, RECORDED 07/09/2019, AS INSTRUMENT NO. 2019- 22062 OF SMITH COUNTY RECORDS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL HOWEVER IS BLANKET IN NATURE AND THEREFORE NOT SHOWN HEREON.]

(4) AGREEMENT BETWEEN AMISTAD ENTERTAINMENT INC., AND SCOTT CRENSHAW, RECORDED 10/07/2010 AS INSTRUMENT NO. 2010-R00047306 OF SMITH COUNTY RECORDS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL HOWEVER IS BLANKET IN NATURE AND THEREFORE NOT SHOWN HEREON.]

PRELIMINARY

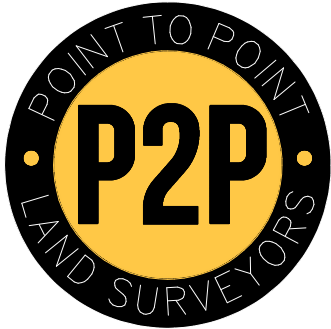
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT. I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

JUSTIN KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



COMMUNICATIONS TOWER GROUP I, LLC T601
15720 BRIXHAM HILL AVE, SUITE 300,
CHARLOTTE, NC 28277

TYLER ROBERTSON
SITE NO. CTGI-TX 0015263

TYRE BUCKLEY SURVEY, ABSTRACT NO. 73,
CITY OF TYLER, SMITH COUNTY, TEXAS

LEGAL DESCRIPTION &
TITLE REVIEW SHEET

NO.	DATE	REVISION	DRAWN BY: REE CHECKED BY: JKL APPROVED: D. MILLER DATE: PRELIMINARY P2P JOB #: 250371TX	SHEET: 3 OF 3







Zoning Change App - 1210 Bennett

Final Audit Report

2025-05-21

Created:	2025-05-21
By:	Drake Real Estate & Investments (operations@draketexas.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5APClyMFvs-pZqsTbR3Ai-Z3h0y6Tae8

"Zoning Change App - 1210 Bennett" History

-  Document created by Drake Real Estate & Investments (operations@draketexas.com)
2025-05-21 - 9:56:09 PM GMT
-  Document emailed to matthew@draketexas.com for signature
2025-05-21 - 9:56:42 PM GMT
-  Email viewed by matthew@draketexas.com
2025-05-21 - 10:02:17 PM GMT
-  Signer matthew@draketexas.com entered name at signing as Matthew K. Marshall
2025-05-21 - 10:50:08 PM GMT
-  Document e-signed by Matthew K. Marshall (matthew@draketexas.com)
Signature Date: 2025-05-21 - 10:50:10 PM GMT - Time Source: server
-  Agreement completed.
2025-05-21 - 10:50:10 PM GMT