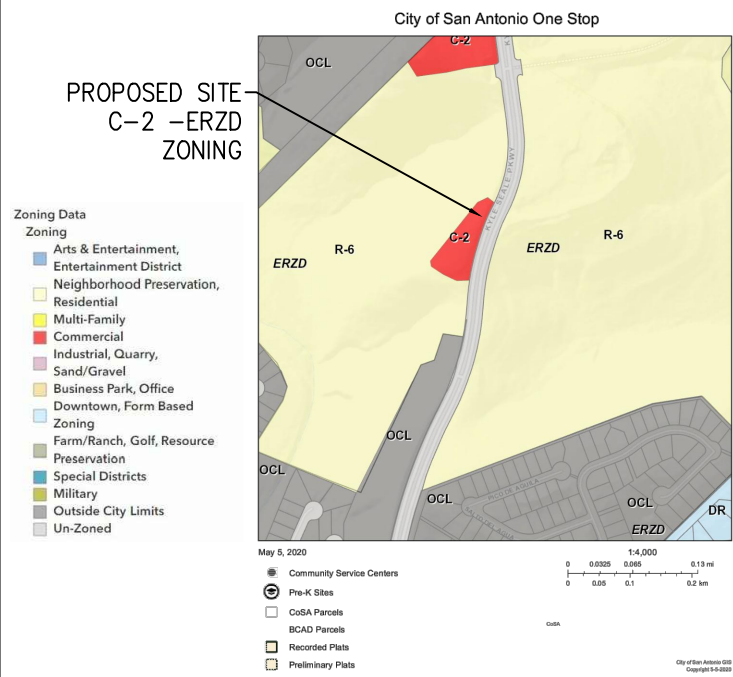


**ZONING DISTRICT MAP**



**ZONING SITE PLAN**

(EXHIBIT - NOT FOR CONSTRUCTION PURPOSES)

**SITE INFORMATION**

JURISDICTION: CITY OF SAN ANTONIO, TEXAS 78023  
 BEXAR COUNTY  
 Latitude N 29° 35' 58.87" N  
 Longitude W 98° 39' 03.64" W  
 ELEVATION: 1233.8'  
 OCCUPANCY: (U - UTILITY)  
 CURRENT LAND USE: UNDEVELOPED  
 LAND USE: TELECOMMUNICATIONS FACILITY  
 ZONING: C-2-ERZD - COMMERCIAL

**PROJECT TYPE**

194' SELF-SUPPORT TOWER SITE  
 (NEW CONSTRUCTION - TOWER)

**DATE**

JULY 20, 2020

**SITE ADDRESS**

16821 KYLE SEALE PARKWAY  
 SAN ANTONIO, TX 78023

**LEGAL DESCRIPTION**

A 0.0367 ACRE TRACT OUT OF THE H.E. & W.T. RAILROAD COMPANY SURVEY  
 NUMBER 1, ABSTRACT NUMBER 933, COUNTY BLOCK 4552,  
 BEING A PORTION OF THAT CERTAIN 1.52 ACRE TRACT,  
 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS  
 GEO ID: 04552-000-0027

**CONTACT INFORMATION**

VINCENT GERARD & ASSOCIATES  
 1715 S. CAPITAL OF TEXAS HWY  
 AUSTIN, TEXAS 78746  
 PHONE: (512) 328-2693

**CONTACT VINCE HUEBINGER**

**SITE NAME:**

VERIZON WIRELESS - KYLE SEALE NORTH  
 - SITE LOCATED IN 'C-2-ERZD' ZONING

**DEVELOPER:**

VERIZON WIRELESS  
 6696 TRICOUNTY PKWY, SUITE 100  
 SCHERTZ, TEXAS 75154  
 PHONE: (210) 657-8300

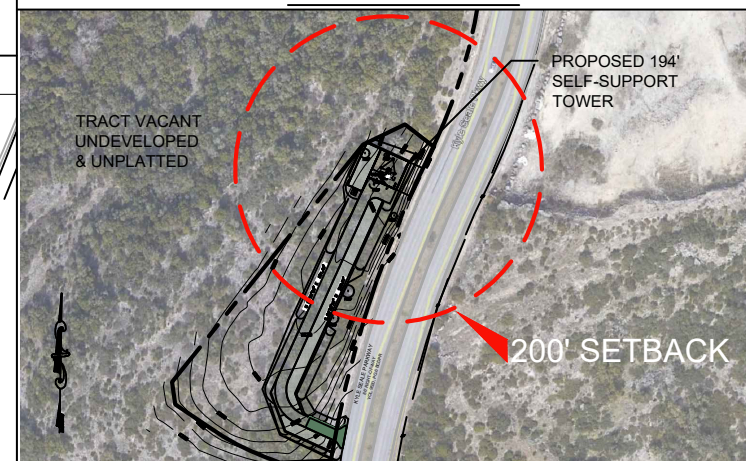
**LAND OWNER:**

STRATA TRUST C/O FBO  
 GARY C MORCHOWER IRA  
 #201632791

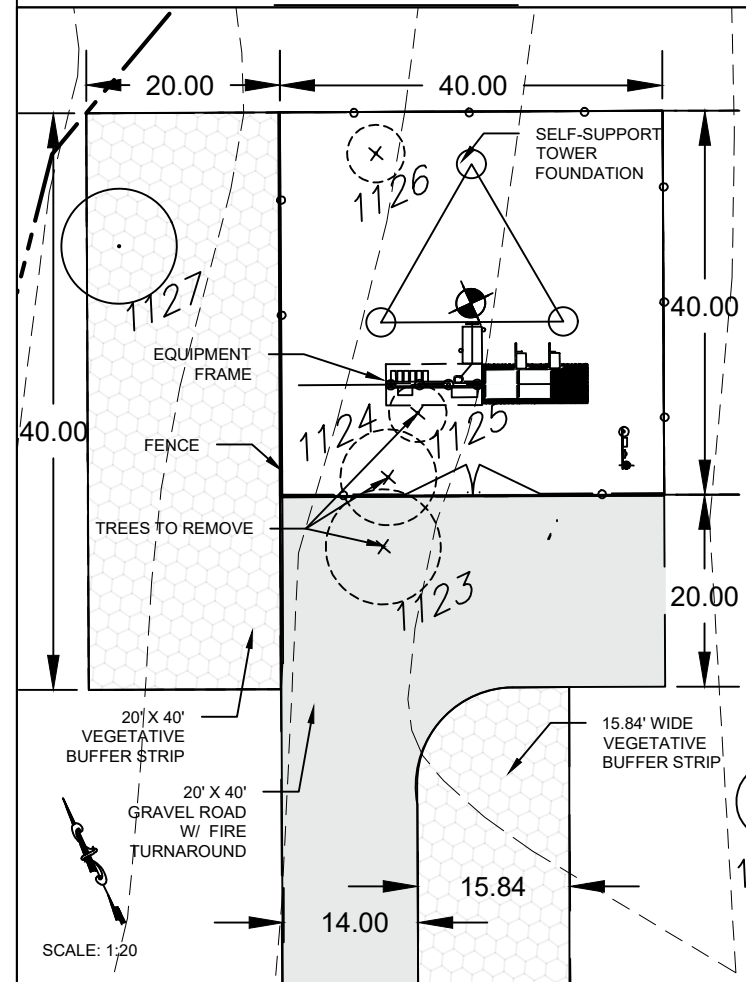
**VICINITY MAP**



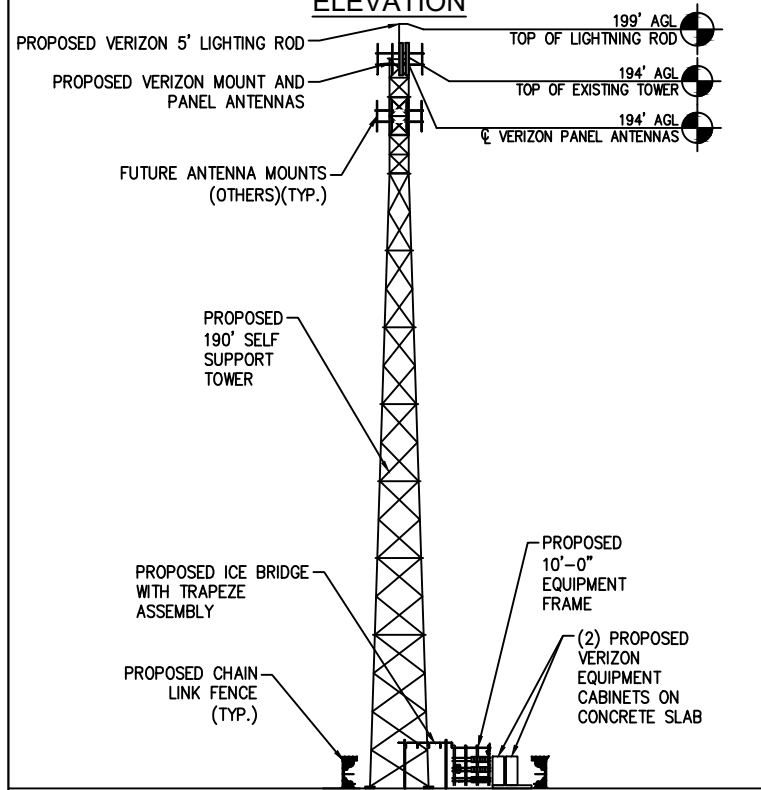
**AERIAL IMAGERY**



**DETAIL SITE PLAN**



**MONOPOLE TOWER ELEVATION**



NOTE: TYPICAL LEASE AREA, ACTUAL EQUIPMENT LOCATIONS MAY VARY.

THIS SITE COMPLIES THE CITY OF SAN ANTONIO TELECOMMUNICATION TOWERS.

ADVERTISING IS PROHIBITED ANYWHERE ON A WTF, WITH THE EXCEPTION OF THE MINIMUM SIGNAGE AS REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS OR NECESSARY FOR THE OPERATIONS OF A WTF.

AN IDENTIFICATION SIGN FOR EACH SERVICE PROVIDER RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF A WTF AT THE SITE, NOT LARGER THAN TWO SQUARE FEET, SHALL BE POSTED AT A LOCATION FROM WHICH IT CAN BE EASILY READ FROM OUTSIDE THE PERIMETER OF THE WTF, AND SHALL PROVIDE THE NAME, ADDRESS, AND EMERGENCY NUMBER OF THE RESPONSIBLE SERVICE PROVIDER.

"I, Vincent Gerard, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY ALL CITY-ADOPTED CODES AT THIS TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."

VGA - agent for the property owner

**TREE TABLE**

| POINT NO. | CAL (IN.) | Common Name    | Status |
|-----------|-----------|----------------|--------|
| 1123      | 6         | Live Oak       | Remove |
| 1124      | 5         | Live Oak       | Remove |
| 1125      | 3         | Live Oak       | Remove |
| 1126      | 3         | Live Oak       | Remove |
| 1127      | 6         | Live Oak       | Keep   |
| 1128      | 4         | Live Oak       | Keep   |
| 1129      | 8         | Live Oak       | Keep   |
| 1130      | 7         | Live Oak       | Keep   |
| Total     | 42        | Tree Cal. Inch |        |
| Remove    | 17        |                |        |

CALLED 46.29 ACRES  
 MCALISTER OPPORTUNITY FUND 2012 LP  
 VOL.16747, PG.949 BCRPR

ZONED R-6  
 VACANT/UNDEVELOPED/UNPLATTED

CALLED 1.52 ACRES - "TRACT 2"  
 STRATA TRUST COMPANY  
 DOC# 20180175550 BCRPR

VEGETATIVE BUFFER STRIP

KYLE SEALE PARKWAY  
 86' RIGHT-OF-WAY  
 VOL.9520, PG.6 BCDPR

ZONED R-6  
 VACANT/UNDEVELOPED/UNPLATTED

SCALE: 1:60



ZONING SITE PLAN  
 KYLE SEALE NORTH  
 VERIZON  
 16821 KYLE SEALE PARKWAY  
 SAN ANTONIO, TEXAS 78023



VINCENT GERARD & ASSOCIATES  
 LAND PLANNING & ZONING CONSULTANTS  
 1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207  
 AUSTIN, TEXAS 78746  
 (512)328-2693 - vince@vincengerard.com