NOTICE AND AGENDA OF REGULAR CALLED MEETING
MOUNT PLEASANT CITY COUNCIL

Tuesday, July, 2025 at 6:00 P.M.
501 North Madison, Mount Pleasant, Texas

PURSUANT TO CHAPTER 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCIL MEMBERS MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC AT THE ADDRESS POSTED ABOVE AS THE LOCATION OF THE MEETING.

Under the Americans with Disabilities Act, an individual with a disability must have equal opportunity for effective communication and participation in public meetings. Upon request, agencies must provide auxiliary aids and services, such as interpreters for the deaf and hearing impaired, readers, large print or Braille documents. In determining the type of auxiliary aid or services, agencies must give primary consideration to the individual's request. Those requesting auxiliary aids or services should notify the contact person listed on the meeting several days before the meeting by mail, telephone, or RELAY Texas. TTY: 7-1-1.

The public may participate by joining YouTube: https://www.youtube.com/@thecityofmountpleasanttexa1157/streams

CALL TO ORDER

PUBLIC COMMENTS

The City Council welcomes citizen participation and comments at all Council meetings. Citizen comments are limited to two minutes out of respect for everyone's time. The Council is not permitted to respond to your comments. The Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meetings. If your comments relate to a topic that is on the agenda, the Council will discuss the topic on the agenda at the time that the topic is discussed and deliberated.

CONSENT AGENDA

ITEMS ON THE CONSENT AGENDA ARE APPROVED THROUGH A SINGLE COUNCIL MOTION, WHICH APPLIES TO ALL ITEMS LISTED. CONSENT AGENDA ITEMS ARE CONSIDERED ROUTINE, NOT LIKELY TO REQUIRE DISCUSSION OR DELIBERATION, AND MAY BE DISCUSSED PRIOR TO MAKING A MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCIL MEMBER REQUESTS AN ITEM BE REMOVED AND CONSIDERED SEPARATELY.

1. Consider Approval of the July 1, 2025 Regular Meeting Minutes.
2. Consider pay request #2 for Drake Paving, LLC, for work performed at the Mount Pleasant Regional Airport Southwest Site Development and Drainage Improvements.
3. Consider Accepting the Quarterly Investment Report for Quarter Ended June 30, 2025.

CONSENT AGENDA MOTION

MOTION TO APPROVE ALL CONSENT AGENDA ITEMS AS PRESENTED

REGULAR AGENDA

4. Consider Approval of Electrical Easement with SWEPCO.
5. Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and consider a declaration of a dilapidated structure at 1103 Earnest St within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 1103 Earnest St, Mt. Pleasant City Block 230 Lot 18 0.2215 AC.
6. Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and consider a declaration of a dilapidated structure at 609 W 7th St within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 609 W 7th St, Caldwell block 7 Lot 4A .1484 AC.

7. Hold a public hearing and Consider Ordinance 2025-13 at the request of owner Ana Castillo, property owner, to approve authorizing a Specific Use Permit (SUP) for a church within a single-family residential district, being a 0.350-acre property, described as Lots 3 & 4, Block 16, Sunrise Addition, and addressed as 1306 E. 8th Street. SUP-2025-02
8. Hold a public hearing and Consider Ordinance 2025-14 a request from William Edward Ahrens, property owner, and Vincent G. Huebinger on behalf of CTG I LLC, to allow for a 100-foot telecommunications tower within a Commercial zoning district, being a 0.731-acre property described as Lot 5, Mount Pleasant City Block 310D, and addressed as 1706 West Ferguson Road. SUP-2025-03
9. Discussion and consider a request from Primacy Builder, LLC for approval of a new final replat for the Tennison Crossing Addition, Zoned PD-1, on a 3.677 acre tract for development of 44 townhome lots on the north side of Tennison Road approximately 375 feet east of Jefferson Avenue. RP-2025-08
10. Consider a request from Vaughn Zimmerman, property owner, for the approval of a Preliminary Plat (PP) for the Pleasant Point apartments, being a 9.04-acre property in the Commercial (C) Zoning District, described as Mount Pleasant City, Blk 330, Lot 1, Tract 1, & Lot 3-B, Block 332, and addressed as 1708 W. 16th Street. PP-2025-01
11. Consider a request to approve a site plan for three apartment buildings and a club house for the Pleasant Pointe Apartments on a 9.04 acre property addressed as 1708 W 16th Street. SP-2025-02
12. City Manager's Report

COUNCIL COMMENTS

Council Comments limited to announcements of upcoming events, recent Council Member activities or requests to add agenda items for an upcoming meeting (2 minutes per Council Member).

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, The City Council will recess into executive session (closed meeting) to discuss the following:

Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074) *related to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: MPEDC update on Executive Director applicant.*

Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074) *related to the appointment or employment of City Manager applicant: Interview and consider applicant for City Manager.*

RECONVENE INTO THE REGULAR SESSION

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into regular session to consider action, if any, on matters discussed in executive session.

The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, (Personnel Matters), §551.076, (Deliberations about Security Devices),§551.087, (economic development negotiations), or any other exception authorized by Chapter 551 of the Texas Government Code.

ADJOURN

I certify the above notice of meeting is a true and correct copy of said notice and that same was posted on the bulletin board of City Hall of the City of Mount Pleasant, Texas, a place readily accessible to the general public at times, by 5:00 pm on the 11th of July 2025 and remained so posted for at least 72 hours preceding the scheduled of said meeting.

Candias Webster

Candias Webster, City Secretary

AGENDA ITEM REPORT

Meeting: City Council - Jul 15 2025
Staff Contact: Candias Webster, City Secretary
Department: Administration

Subject: **Consider Approval of the July 1, 2025 Regular Meeting Minutes.**

Item Summary:

This is a typed copy of the minutes from the July 1, 2025 Regular Meeting

Financial Impact:

N/A.

Recommendation(s):

Motion to approve the July 1, 2025 meeting minutes

Attachments:

2025.07.01 Regular

STATE OF TEXAS

COUNTY OF TITUS

CITY OF MOUNT PLEASANT

The City Council of the City of Mount Pleasant, Texas, after notice posted in the manner, form and contents as required by law, met in Regular Session on July 1, 2025, at 6:00 PM. at the Council Chambers located at 501 North Madison with the following members present:

Wesley Lyon	-	Mayor
Carl Hinton	-	Mayor Pro-Tem
Melanie Knight	-	Council Member
Jonathan Hageman	-	Council Member
Kelly Redfearn	-	Council Member
Debbie Corbell	-	Council Member
Greg Nyhoff	-	City Manager
Candias Webster	-	Assistant City Manager/City Secretary
Lea Ream	-	City Attorney

MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT
No action was taken by the Council

CONSENT AGENDA:
ITEMS ON THE CONSENT AGENDA ARE APPROVED THROUGH A SINGLE COUNCIL MOTION, WHICH APPLIES TO ALL ITEMS LISTED. CONSENT AGENDA ITEMS ARE CONSIDERED ROUTINE, NOT LIKELY TO REQUIRE DISCUSSION OR DELIBERATION, AND MAY BE DISCUSSED PRIOR TO MAKING A MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCIL MEMBER REQUESTS AN ITEM BE REMOVED AND CONSIDERED SEPARATELY.
CONSIDER APPROVAL OF THE JUNE 17, 2025, REGULAR MEETING MINUTES.
CONSIDER PAY REQUEST #1 FOR J2 CONSTRUCTION SERVICES FOR WORK PERFORMED AT INDUSTRIAL LIFT STATION AND FORCE MAIN. $242,203.68
CONSIDER PAY REQUEST #8 FOR WICKER CONSTRUCTION, INC. FOR WORK PERFORMED ON THE WEST LOOP WASTEWATER COLLECTION PROJECT. $475,061.18
CONSIDER PAY REQUEST #25 FROM HERITAGE CONSTRUCTION LLC FOR WORK PERFORMED AT THE SOUTHSIDE WASTEWATER TREATMENT PLANT. $447,468.22
Motion was made by Council Member Hinton and seconded by Council Member Hageman to approve all consent agenda items as presented. Upon a vote, the motion carried unanimously.

REGULAR AGENDA
CONSIDER RESPONSES TO REQUEST FOR BIDS ON STREET WORK #1-2025 AND POSSIBLE ACTION ON CONTRACT AWARD(S).
Motion was made by Council Member Hageman and seconded by Council Member Redfearn to approve Street Work Bid #1-2025. Awarding TexOp Construction, LP items #1-2, consisting of Asphalt Surface Milling and Asphalt Edge Milling, and awarding Texana Land & Asphalt Inc. item #3, consisting of Chip Seal/ Seal Coating. Upon a vote, the motion carried unanimously.

HOLD A PUBLIC HEARING PER THE CITY UNSAFE BUILDING ABATEMENT CODE, FOUND IN CHAPTER 150 OF THE CODE OF ORDINANCES, AND TO CONSIDER A DECLARATION OF A

DILAPIDATED STRUCTURE AT 604 E 8TH ST WITHIN THE CITY OF MOUNT PLEASANT, TEXAS, FIND IT TO BE DILAPIDATED AND/OR DETERIORATED AND DAMAGED SO AS TO REQUIRE REPAIR, REHABILITATION OR DEMOLITION, PROVIDING A TIME WITHIN WHICH THE OWNER SHOULD REHABILITATE, REPAIR OR DEMOLISH SUCH STRUCTURE AND TO CONSIDER ORDERING CITY ABATEMENT AND SUBSEQUENT LIEN OF THE DILAPIDATED STRUCTURE AT 604 E 8TH, MT PLEASANT CITY BLOCK 159 LOT 3A.

The Mayor opened the Public hearing, and no citizens commented, then the Mayor closed the public hearing. Motion was made by Council Member Hageman and seconded by Council Member Hinton to approve Order 25-005 to declare the building at 604 E 8th substandard and order it to be demolished by the owner within 30 days and authorize abatement by the city after that time, according to procedures in city ordinance and state statute. Upon a vote, the motion carried unanimously.

HOLD A PUBLIC HEARING PER THE CITY UNSAFE BUILDING ABATEMENT CODE, FOUND IN CHAPTER 150 OF THE CODE OF ORDINANCES, AND TO CONSIDER A DECLARATION OF A DILAPIDATED STRUCTURE AT 401 E 14TH ST WITHIN THE CITY OF MOUNT PLEASANT, TEXAS, FIND IT TO BE DILAPIDATED AND/OR DETERIORATED AND DAMAGED SO AS TO REQUIRE REPAIR, REHABILITATION OR DEMOLITION, PROVIDING A TIME WITHIN WHICH THE OWNER SHOULD REHABILITATE, REPAIR OR DEMOLISH SUCH STRUCTURE AND TO CONSIDER ORDERING CITY ABATEMENT AND SUBSEQUENT LIEN OF THE DILAPIDATED STRUCTURE AT 401 E 14TH, MT PLEASANT CITY BLOCK 334A LOT 1.

The Mayor opened the Public hearing, and no citizens commented, then the Mayor closed the public hearing. Motion was made by Council Member Hinton and seconded by Council Member Corbell to approve Order 25-004 to declare the building at 401 E 14th substandard and order it to be demolished by the owner within 30 days and authorize abatement by the city after that time, according to procedures in city ordinance and state statute. Upon a vote, the motion carried unanimously.

HOLD A PUBLIC HEARING PER THE CITY UNSAFE BUILDING ABATEMENT CODE, FOUND IN CHAPTER 150 OF THE CODE OF ORDINANCES, AND TO CONSIDER A DECLARATION OF TWO DILAPIDATED STRUCTURE AT 1200 BLK OF RHAMBEAU PARCEL 11654 WITHIN THE CITY OF MOUNT PLEASANT, TEXAS, FIND IT TO BE DILAPIDATED AND/OR DETERIORATED AND DAMAGED TO REQUIRE REPAIR, REHABILITATION OR DEMOLITION, PROVIDING A TIME WITHIN WHICH THE OWNER SHOULD REHABILITATE, REPAIR OR DEMOLISH SUCH STRUCTURE AND TO CONSIDER ORDERING CITY ABATEMENT AND SUBSEQUENT LIEN OF THE DILAPIDATED STRUCTURE AT 1200 BLK OF RHAMBEAU, MT PLEASANT CITY BLOCK 237B LOT 15C.

The Mayor opened the Public hearing, and no citizens commented, then the Mayor closed the public hearing. Motion was made by Council Member Hageman and seconded by Council Member Knight to approve Order 25-003 to declare the building at 1200 Block of Rhambeau substandard and order it to be demolished by the owner within 30 days and authorize abatement by the city after that time, according to procedures in city ordinance and state statute. Upon a vote, the motion carried unanimously.

CONSIDER APPROVING A TEMPORARY CONSTRUCTION ACCESS LICENSE AGREEMENT WITH JON ANDERSON TO ALLOW THE TRANSPORTATION OF CONSTRUCTION FILL MATERIAL ACROSS A VACANT CITY-OWNED TRACT ADJACENT TO THE ANDERSON TOWNE CROSSING MULTI-FAMILY PROJECT.

Motion was made by Council Member Corbell and seconded by Council Member Knight to approve the temporary construction access license agreement with Mr. Anderson for his use of the pathway through the city's property for transport of fill material for construction purposes on his Anderson Towne Crossing property. Upon a vote, the motion carried unanimously

CITY MANAGER'S REPORT

COUNCIL COMMENTS

Council Comments limited to announcement of upcoming events, recent Council Member activities or requests to add agenda items for an upcoming meeting (2 minutes per Council Member).

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, The City Council will recess into executive session (closed meeting) to discuss the following:

Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074) related to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: (1) Discussion of application for City Manager and (2) Municipal Judge

Deliberations Regarding Real Property (Tex. Gov't Code §551.072) to deliberate the purchase, exchange lease, or value of real property; Deliberations Regarding Economic Development Negotiations (Tex. Gov't Code §551.087) and (Tex. Gov't Code §551.072); and Consultation with Attorney (Tex. Gov't Code §551.071) concerning Performance Agreement between the City and the MPEDC relating to the lease agreement for Project Elixir Pro**.**

RECONVENE INTO THE REGULAR SESSION

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into regular session to consider action, if any, on matters discussed in executive session.

No action taken on the first item in executive session on either the City Manager application or the Municipal Court Judge.

Motion was made by Council Member Knight and seconded by Council Member Redfearn to approve the Performance Agreement between the City of Mount Pleasant and the Mount Pleasant EDC for the EDC to pay the City 42.75% of the lease payments under the Commercial Lease Agreement between the MPEDC and the Developer relating to Project Elixir Pro which funds can be used by the City for infrastructure improvements. Upon a vote, the motion carried unanimously.

ADJOURN 8:55 PM

_____

WESLEY LYON, MAYOR

ATTEST:

_____

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY

AGENDA ITEM REPORT

Meeting: City Council - Jul 15 2025
Staff Contact: Paul Henderson, Airport Director
Department: Airport

Subject: **Consider pay request #2 for Drake Paving, LLC, for work performed at the Mount Pleasant Regional Airport Southwest Site Development and Drainage Improvements.**

Item Summary:

Pay Request #2 is for $216,023.33 is for dirt work and topsoil

Financial Impact:

Original Construction $1,367,948.81
The amount of this pay request is $216,023.33
Percentage time complete: 53%
Percent money is 36%

Recommendation(s):

Recommend a motion to pay Pay Request #2 in the amount of $216,023.33

Attachments:

Pay Estimate 02

KSA
a Pape-Dawson company

1111 Hawn Avenue
Shreveport, LA 71107
318.221.7501

July 3, 2025

Mr. Paul Henderson
Airport Manager
Mount Pleasant Regional Airport
501 Mike Hall Parkway
Mount Pleasant, TX 75455

via e-mail

Re: ***Mount Pleasant Regional Airport***
Southwest Site Development and Drainage Improvements
TxDOT CSJ No. 2419MTPLS

Dear Paul:

Attached is Payment Estimate No. 2 to Drake Paving, LLC for the above referenced project. We have reviewed the estimate and recommend payment to the contractor as shown.

Should you have any questions, please do not hesitate to call.

Sincerely,

KSA

Jonathan Farmer, P.E.
Associate Vice President

Enclosure – Pay Estimate 2

pc: Parker Termin – Drake Paving, LLC
Ronnie Higgins - RPR
KSA Project 103086

PAY ESTIMATE FOR DRAKE PAVING, LLC
KSA ENGINEERS, INC.
1111 HAWN AVENUE
SHREVEPORT, LA 71107

Estimate No.: 2
Date: July 3, 2025
Project: Mount Pleasant Regional Airport
Southwest Site Development and Drainage Improvements
Period: From: May 29, 2025 To: June 30, 2025
Contractor: Drake Paving, LLC
Address: 3737 Lamar Avenue, Paris, Texas 75460
Amount of Contract as Awarded: $1,367,948.81

Change Orders/Field Orders:
CO #1 $ ____ # 4 $ ____
#2 $ ____ # 5 $ ____
#3 $ ____ # 6 $ ____

Total Change Orders/Field Orders: $0.00
Total Adjusted Contract: $1,367,948.81

Notice to Proceed Date: April 28, 2025
Contract Time: 120 Days
% Complete (Time): 53%
% Complete ($): 36%
KSA Project No.: 103086
TxDOT CSJ No.: 2419MTPLS

PREVIOUS PAYMENTS AUTHORIZED

# 1	$255,527.10	# 9	
# 2		# 10	
# 3		# 11	
# 4		# 12	
# 5		# 13	
# 6		# 14	
# 7		# 15	
# 8		# 16	

Total Payments Previously Authorized: $255,527.10

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price ($)	Value of Completed Work ($)
1.01	Temporary Seeding, Fertilizing, and Mulching	SY	60,990	0		0	$0.46	0.00
1.02	Installation and Removal of Silt Fence	LF	2,000	115		115	$4.58	526.70
1.03	Rock Construction Exit	EA	1	1		1	$4,004.48	4,004.48
1.04	Storm Water Pollution Prevention Plan (SWPPP)	LS	1	1		1	$572.07	572.07
1.05	Mobilization	LS	1	0.25	0.25	0.50	$77,095.15	38,547.58
1.06	Removal of Pipe and Other Buried Structures	LS	1	0	1	1	$12,225.58	12,225.58
1.07	Unclassified Excavation	CY	74,200	60,098	14,769	74,867	$4.07	304,708.69
1.08	Lime-Treated Subgrade	SY	4,750	0		0	$8.74	0.00
1.09	Lime	TON	200	0		0	$571.95	0.00
1.10	Emulsified Asphalt Prime Coat	GAL	800	0		0	$5.72	0.00
1.11	Emulsified Asphalt Tack Coat	GAL	360	0		0	$4.00	0.00
1.12	Yellow Marking (Reflective)	SF	350	0		0	$6.54	0.00
1.13	Black Marking (Non-Reflective)	SF	100	0		0	$22.88	0.00
1.14	18-inch Storm Drain Pipe	LF	110	0		0	$123.18	0.00
1.15	36-inch Storm Drain Pipe	LF	130	0		0	$237.11	0.00
1.16	42-inch Storm Drain Pipe	LF	600	0	243	243	$275.20	66,873.60
1.17	5' x 5' Junction Box	EA	1	0		0	$8,679.53	0.00
1.18	5' x 5' Junction Box with Grate Inlet	EA	5	0	2	2	$15,448.43	30,896.86
1.19	Furnish and Install Safety End Treatment for 18" Pipe	EA	5	0		0	$2,162.96	0.00
1.20	Furnish and Install Headwall for 42" Pipe	EA	1	0	1	1	$11,041.76	11,041.76
1.21	Seeding	SY	37,100	0		0	$0.80	0.00
1.22	Bonded Fiber Matrix	SY	23,890	0		0	$0.80	0.00
1.23	Topsoil (Furnished from On the Site)	CY	6,780	0	5,085	5,085	$5.30	26,950.50
1.24	5" Type B or C, Dense-Graded Hot-Mix Asphalt Base Course	TON	740	0		0	$162.13	0.00
1.25	4" Type D, Dense-Graded Hot-Mix Asphalt Surface Course	TON	560	0		0	$167.16	0.00
1.26	6" Concrete Pavement	SY	1,790	0		0	$79.05	0.00
1.27	Barricades and Markings for Pavement Closures	LS	1	0		0	$5,720.69	0.00
1.28	Rock Riprap	SY	210	0		0	$26.38	0.00
	Subtotal:							**496,347.82**

*Items Revised Per Change Order or Field Order

In accordance with the Contract Documents, based upon on-site observations and the data comprising the above application, the Engineer represents to the Owner that to the best of the Engineer's knowledge, information and belief, the Work (excluding trench safety) has progressed to the point indicated, the quality of the Work is generally in accordance with the Contract Documents, and the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe Contractor's Work. The Contractor is solely responsible for trench safety and as such, the Engineer makes no representation that this pay item has been performed in a manner consistent with the Contract Documents.

KSA ENGINEERS, INC.
By Jonathan Farmer
Date July 3, 2025

Approved: Mount Pleasant Regional Airport
By ____
Date ____

Total Amount to Date:	$496,347.82
Material on Hand:	$0.00
	$496,347.82
Less 5% Retainage	$24,817.39
Net Total:	$471,530.43
Less Previous Payments:	$255,527.10
Amount Payable to Contractor This Estimate:	**$216,003.33**

AGENDA ITEM REPORT

Meeting: City Council - Jul 15 2025

Staff Contact: Gillian Gatewood, Finance Director

Department: Finance

Subject: **Consider Accepting the Quarterly Investment Report for Quarter Ended June 30, 2025.**

Item Summary:

The Quarterly Investment Report for the City of Mount Pleasant, Texas, for the quarter ended June 30, 2025, is hereby submitted.

The current depository bank for the City of Mount Pleasant is Guaranty Bank. The City maintains nineteen (19) super now accounts and earns a rate determined by the bank (approximately 1.76%) and offsets banking expenses for all accounts based on daily balance requirements.

The City maintains one (1) TexPool Investment Account as a central capital improvement and reserve funds. Those accounts include the General Fund, Utility Fund, IDC Funds and Street Fund.

The City maintains six (6) Logic Investment Accounts primarily consisting of capital improvements, reserve funds and debt funds.

The City maintains two (2) Texas Range Texas DAILY Investment Accounts consisting of reserve funds for the IDC fund and Utility fund.

Financial Impact:

The Guaranty accounts earned a quarterly interest of $39,781.50 and a year-to-date total interest of $118,453.00.

The Texpool account earned a quarterly interest of $26,788.36.

The Logic accounts earned a quarterly interest of $517,323.43.

The Texas Range accounts earned quarterly interest of $30,779.10.

Recommendation(s):

Motion to accept the Quarterly Investment Report for the Quarter ended June 30, 2025.

Attachments:

Quarterly Investment Report June 30, 2025 Signed
Investment Report 06302025

The Quarterly Investment Report for the City of Mount Pleasant, Texas, for the quarter ended June 30, 2025, is hereby submitted.

The current depository bank for the City of Mount Pleasant is Guaranty Bank. The City maintains nineteen (19) super now accounts and earns a rate determined by the bank (approximately 1.76%) and offsets banking expenses for all accounts based on daily balance requirements. Interest bearing checking accounts are considered an investment under the Public Funds investment Act and per 2017 legislative changes. *See PFIA Section 2256.009(a), "clarifying that interest bearing bank accounts insured by FDIC, or the National Credit Union Share Insurance Fund are authorized investments. HB 1003 was modified in June 2017.*

The City maintains one (1) Texpool Investment Account as a central capital improvement and reserve funds. Those accounts include the General Fund, Utility Fund, IDC Funds and Street Fund.

The City maintains six (6) Logic Investment Accounts primarily consisting of capital improvements, reserve funds and debt funds. Those accounts include the General Fund, Capital Improvement Funds and include the 2020 Bonds, 2024 Bonds. There is also a reserve bond fund for revenue bonds as required by the 2020 bond covenant to reserve 1.5 times the bond payment for the following year in reserves.

The City maintains two (2) TexasTerm Investment Accounts consisting of reserve funds for the IDC fund and Utility fund.

The Guaranty accounts earned a quarterly interest of $39,781.50. These depository accounts are partially insured by FDIC insurance and pledged securities maintained at HilltopBancSystems, a division of Hilltop Securities with coverage at 102%.

The TexPool account earned a quarterly interest of $26,788.36. Average monthly TexPool interest rates for the quarter were 4.34%, 4.31% and 4.29% with average weighted maturity at 36, 38 and 41 days. The Logic accounts earned a quarterly interest of $517,323.43. The average monthly interest rates for the quarter were 4.45%, 4.42% and 4.41% with average weighted maturity at 41, 45, and 53 days. Texpool and Logic liquid asset portfolios seek to

maintain a net asset value of $1 per unit invested to preserve the principal of all pool participants.

TexasTerm accounts earned quarterly interest of $30,779.10. Average monthly interest rates for the quarter were 4.34%, 4.31%, and 4.30%. The current yield or current seven-day base period expressed as a percentage of the value of one share at the beginning of the seven-day period. This net change in account is then annualized by multiplying it by 365 and dividing the result by 7. The current yield, sometimes known as the SEC yield, is computed on the same basis as required by the Securities and Exchange Commission for money market funds.

	March 31, 2024		June 30, 2025	
Portfolio	**Book Value**	**Market Value**	**Book Value**	**Market Value**
Cash - Super Now Accounts	$12,401,286.93	$12,401,286.93	$10,893,230.68	$10,893,230.68
Investment Pools	$52,532,714.83	$52,532,714.83	$48,279,061.31	$48,279,061.31
Total Investments and Cash	**$64,934,001.76**	**$64,934,001.76**	**$59,172,291.99**	**$59,172,291.99**
Quarterly Investment Income	**$ 639,474.65**		**$ 614,672.39**	
Fiscal YTD Investment Income	**$ 1,385,293.08**		**$ 1,999,965.47**	

Finance Director, Investment Officer — Date: 7/8/2025

City Secretary/Assistant City Manager, Investment Officer — Date: 7/8/2025

This report complies with the City of Mount Pleasant's Investment Policy and the Public Funds Investment Act (PFIA), Texas Government Code, Section 2256.005(n). This report is intended for Council review only and is not intended for external use. Ending cash balances on bank statements may not match the cash balance in the system of record due to items in transit (e.g. checks).

Cash and Investment by Type			1st Quarter				2nd Quarter				3rd Quarter			
Cash Accounts		Balance 10/1/2024	Deposits	Withdrawals	Interest	Balance	Deposits	Withdrawals	Interest	Balance	Deposits	Withdrawals	Interest	Balance
110- Guaranty-MP Payroll	31	7,072.55	2,585,397.94	(2,244,027.11)	403.41	348,846.79	2,005,951.89	(2,347,322.72)	288.59	7,764.55	4,904,834.18	(4,904,834.18)	787.89	8,552.44
110- Guaranty-MP Online MC Payments	31	5,219.68	53,604.00	(55,000.00)	59.01	3,882.69	72,239.09	(71,000.00)	70.03	5,191.81	44,067.94	(46,000.00)	48.87	3,308.62
300- Guaranty-MP I & S Revenue(WS)	31	258,058.99	1,598,000.00	(1,492,362.07)	1,154.04	364,850.96	1,044,000.00	(800.00)	6,393.74	1,414,444.70	696,000.00	(2,073,651.93)	5,796.18	42,588.95
300- Guaranty-MP Water Meter Deposit	31	299,044.70	1,400.00	(2,000.00)	263.14	298,707.84	4,650.00	-	259.28	303,617.12	-	(1,045.49)	264.42	302,836.05
300- Guaranty-MP TWDB (Debt)	31	212,061.72	282,000.00	-	203.36	494,265.08	846,000.00	(1,307,375.00)	524.82	33,414.90	387,000.00	-	253.24	420,668.14
300- Guaranty-MP Online Utility Payme	31	23,806.20	950,628.68	(958,988.39)	768.51	16,215.00	990,402.88	(984,267.20)	859.41	23,210.09	1,155,647.71	(1,161,876.53)	925.15	17,906.42
413- Guaranty-MP PD Forfeitures(Chap	31	20,326.57	-	(100.88)	17.90	20,243.59	-	(2,465.99)	16.39	17,793.99	-	(8,118.57)	15.11	9,690.53
507- Guaranty-MP PEG Fees	31	171,706.12	5,200.94	-	154.70	177,061.76	4,998.02	-	155.48	182,215.26	4,834.54	-	161.92	187,211.72
520- Guaranty-MP PD Escrow	31	119,722.81	-	-	528.86	120,251.67	-	-	519.64	120,771.31	12,512.53	(12,512.53)	532.49	121,303.80
541- Guaranty-MP Building Security Fe	31	173,847.34	3,369.41	-	155.14	177,371.89	2,837.00	-	154.29	180,363.18	3,739.57	-	159.55	184,262.30
541- Guaranty-MP Technology Fees	31	58,321.33	2,798.77	-	52.90	61,173.00	2,337.65	(1,205.95)	52.83	62,357.53	3,103.89	(1,221.98)	55.89	64,295.33
550- Guaranty-MP PD Donation	31	3,118.58	500.00	-	2.96	3,621.54	-	-	3.11	3,624.65	-	-	3.16	3,627.81
553- Guaranty-MP Shop With A Cop	31	20,718.28	18,341.89	(16,693.39)	23.66	22,390.44	-	-	19.33	22,409.77	-	-	19.56	22,429.33
680- Guaranty-MP Community Project	31	28,702.72	-	-	25.33	28,728.05	-	-	24.80	28,752.85	-	-	25.10	28,777.95
750- Guaranty-MP IDC	31	3,515,934.49	11,969.29	(1,469.29)	3,106.78	3,529,541.27	35,500.00	(1,229,595.44)	2,964.11	2,338,409.94	483,834.00	(750,000.00)	1,803.92	2,074,047.86
755- Guaranty-MP Revolving Loan Func	31	69,696.46	9,651.08	-	66.66	79,414.20	12,589.66	-	75.07	92,078.93	9,651.08	-	85.33	101,815.34
851- Guaranty-MP I & S Debt(GF)	31	888,415.34	244,355.45	(839,519.02)	3,814.14	297,065.91	924,138.03	(400.00)	6,615.05	1,227,418.99	73,004.61	(932,789.10)	5,914.74	373,549.24
xxx-: Guaranty-MP Central CheckingOL	31	4,128.55	1,197,896.18	(1,195,000.00)	184.18	7,208.91	1,356,540.13	(1,350,000.00)	511.95	14,260.99	1,358,079.32	(1,355,000.00)	510.02	17,850.33
xxx-: Guaranty-MP Central CheckingNE	31	7,125,612.39	13,093,105.35	(15,192,571.96)	24,272.68	5,050,418.46	18,007,183.02	(16,758,321.33)	23,906.22	6,323,186.37	16,122,654.33	(15,559,751.14)	22,418.96	6,908,508.52
		13,005,514.82	**20,058,218.98**	**(21,997,732.11)**	**35,257.36**	**11,101,259.05**	**25,309,367.37**	**(24,052,753.63)**	**43,414.14**	**12,401,286.93**	**25,258,963.70**	**(26,806,801.45)**	**39,781.50**	**10,893,230.68**
Pools														
605- Logic-2020 Bonds	1	23,297,785.32	-	(2,994,212.29)	268,667.73	20,572,240.76	-	(4,556,447.15)	195,388.36	16,211,181.97	-	(4,556,447.15)	173,937.35	11,828,672.17
606- Logic-2024 General Bonds	1	8,183,159.97	-	-	100,185.94	8,283,345.91	-	-	92,259.75	8,375,605.66	-	-	92,766.08	8,468,371.74
607- Logic-2024 Utility Bonds	1	21,086,192.24	-	(611,686.71)	256,290.01	20,730,795.54	-	(272,097.26)	230,163.97	20,688,862.25	-	(272,097.26)	229,300.20	20,646,065.19
300- Logic-Bond Payments	1	1,557,471.43	-	-	19,067.99	1,576,539.42	-	-	17,559.43	1,594,098.85	-	-	17,662.45	1,611,761.30
300/5 Logic-Central Account	1	255,865.70	-	-	3,132.54	258,998.24	-	-	2,884.66	261,882.90	-	-	2,901.64	264,784.54
680- Logic-Park Construction	1	66,636.00	-	-	815.83	67,451.83	-	-	751.28	68,203.11	-	-	755.71	68,958.82
750- Texas Range-IDC Reserve	1	2,779,581.64	-	-	33,239.33	2,812,820.97	-	-	30,474.04	2,843,295.01	-	-	30,698.85	2,873,993.86
300- Texas Range-Utility Reserve	1	7,266.02	-	-	86.89	7,352.91	-	-	79.66	7,432.57	-	-	80.25	7,512.82
100/ TexPool-Central Account	1	2,426,578.34	-	-	29,074.81	2,455,653.15	-	-	26,499.36	2,482,152.51	-	-	26,788.36	2,508,940.87
		59,660,536.66	**-**	**(3,605,899.00)**	**710,561.07**	**56,765,198.73**	**-**	**(4,828,544.41)**	**596,060.51**	**52,532,714.83**	**-**	**(4,828,544.41)**	**574,890.89**	**48,279,061.31**
		72,666,051.48	**20,058,218.98**	**(25,603,631.11)**	**745,818.43**	**67,866,457.78**	**25,309,367.37**	**(28,881,298.04)**	**639,474.65**	**64,934,001.76**	25,258,963.70	(31,635,345.86)	**614,672.39**	**59,172,291.99**

Investment	Quarter	YTD
Guaranty	**$ 39,781.50**	**$ 118,453.00**
Logic	**517,323.43**	**1,704,490.92**
Texas Range	**30,779.10**	**94,659.02**
Texpool	**26,788.36**	**82,362.53**
TOTALS	**614,672.39**	**1,999,965.47**

Fund/Acct #	Investment/Fund Name		Yield to Maturity	Purchase Date	Maturity Date	Days to Maturity	Book Value 03/31/2025	Market Value 03/31/2025	Deposits/ Purchases	Withdrawals/ Maturities	Interest for this quarter	Book Value 06/30/2025	Market Value 06/30/2025
General Fund													
110-11300-000	Guaranty-MP Payroll	1225	1.76%	3/31/2025	3/31/2025	31	7,764.55	7,764.55	4,904,834.18	(4,904,834.18)	787.89	8,552.44	8,552.44
110-11560-000	Guaranty-MP Online MC Payı	1209	1.76%	3/31/2025	3/31/2025	31	5,191.81	5,191.81	44,067.94	(46,000.00)	48.87	3,308.62	3,308.62
							12,956.36	**12,956.36**	**4,948,902.12**	**(4,950,834.18)**	**836.76**	**11,861.06**	**11,861.06**
Utility Fund													
300-11060-000	Guaranty-MP I & S Revenue(\	5657	1.76%	3/31/2025	3/31/2025	31	1,414,444.70	1,414,444.70	696,000.00	(2,073,651.93)	5,796.18	42,588.95	42,588.95
300-11070-000	Guaranty-MP Water Meter De	1241	1.76%	3/31/2025	3/31/2025	31	303,617.12	303,617.12	-	(1,045.49)	264.42	302,836.05	302,836.05
300-11080-000	Guaranty-MP TWDB (Debt)	1401	1.76%	3/31/2025	3/31/2025	31	33,414.90	33,414.90	387,000.00	-	253.24	420,668.14	420,668.14
300-11560-000	Guaranty-MP Online Utility P	1217	1.76%	3/31/2025	3/31/2025	31	23,210.09	23,210.09	1,155,647.71	(1,161,876.53)	925.15	17,906.42	17,906.42
300-12030-000	Texas Range-Utility Reserve	1306-03		3/31/2025	3/31/2025	53	7,432.57	7,352.91	-	-	80.25	7,433.16	7,433.16
							1,782,119.38	**1,782,039.72**	**2,238,647.71**	**(3,236,573.95)**	**7,319.24**	**791,432.72**	**791,432.72**
Restricted													
413-11040-000	Guaranty-MP PD Forfeitures(	1297	1.76%	3/31/2025	3/31/2025	31	17,793.99	17,793.99	-	(8,118.57)	15.11	9,690.53	9,690.53
507-11040-000	Guaranty-MP PEG Fees	1281	1.76%	3/31/2025	3/31/2025	31	182,215.26	182,215.26	4,834.54	-	161.92	187,211.72	187,211.72
520-11010-000	Guaranty-MP PD Escrow	1249	1.76%	3/31/2025	3/31/2025	31	120,771.31	120,771.31	12,512.53	(12,512.53)	532.49	121,303.80	121,303.80
541-11600-000	Guaranty-MP Building Securi	1257	1.76%	3/31/2025	3/31/2025	31	180,363.18	180,363.18	3,739.57	-	159.55	184,262.30	184,262.30
541-11610-000	Guaranty-MP Technology Fee	1289	1.76%	3/31/2025	3/31/2025	31	62,357.53	62,357.53	3,103.89	(1,221.98)	55.89	64,295.33	64,295.33
550-11040-000	Guaranty-MP PD Donation	1313	1.76%	3/31/2025	3/31/2025	31	3,624.65	3,624.65	-	-	3.16	3,627.81	3,627.81
553-11040-000	Guaranty-MP Shop With A Cc	1417	1.76%	3/31/2025	3/31/2025	31	22,409.77	22,409.77	-	-	19.56	22,429.33	22,429.33
851-11010-000	Guaranty-MP I & S Debt(GF)	5649	1.76%	3/31/2025	3/31/2025	31	1,227,418.99	1,227,418.99	73,004.61	(932,789.10)	5,914.74	373,549.24	373,549.24
							1,816,954.68	**1,816,954.68**	**97,195.14**	**(954,642.18)**	**6,862.42**	**966,370.06**	**966,370.06**
Capital Project Funds													
605-12040-000	Logic-2020 Bonds	7080		3/31/2025	3/31/2025	53	16,211,181.97	16,211,181.97	-	(4,556,447.15)	173,937.35	11,828,672.17	11,828,672.17
606-12040-000	Logic-2024 General Bonds			3/31/2025	3/31/2025		8,375,605.66	8,375,605.66	-	-	92,766.08	8,468,371.74	8,468,371.74
300-12200-000	Logic-Bond Payments	7050		3/31/2025	3/31/2025	53	1,594,098.85	1,594,098.85	-	-	17,662.45	1,611,761.30	1,611,761.30
680-12040-000	Logic-Park Construction	7085		3/31/2025	3/31/2025	53	68,203.11	68,203.11	-	-	755.71	68,958.82	68,958.82
680-11040-000	Guaranty-MP Community Prc	1337	1.76%	3/31/2025	3/31/2025	31	28,752.85	28,752.85	-	-	25.10	28,777.95	28,777.95
607-12200-000	Logic-2024 Utility Bonds			3/31/2025	3/31/2025	53	20,688,862.25	20,688,862.25	-	(272,097.26)	229,300.20	20,646,065.19	20,646,065.19
							46,966,704.69	**46,966,704.69**	**-**	**(4,828,544.41)**	**514,446.89**	**42,652,607.17**	**42,652,607.17**
Pool Accounts													
Multi accts	TexPool-Central Account	00001		3/31/2025	3/31/2025		2,482,152.51	2,482,152.51	-	-	26,788.36	2,508,940.87	2,508,940.87
Multi accts	Guaranty-MP Central Checki	1233	1.76%	3/31/2025	3/31/2025	1	6,323,186.37	6,323,186.37	16,122,654.33	(15,559,751.14)	22,418.96	6,908,508.52	6,908,508.52
Multi accts	Guaranty-MP Central Checki	1269	1.76%	3/31/2025	3/31/2025	1	14,260.99	14,260.99	1,358,079.32	(1,355,000.00)	510.02	17,850.33	17,850.33
Multi accts	Logic-Central Account	7010		3/31/2025	3/31/2025	1	261,882.90	261,882.90	-	-	2,901.64	264,784.54	264,784.54
							9,081,482.77	**9,081,482.77**	**17,480,733.65**	**(16,914,751.14)**	**52,618.98**	**9,700,084.26**	**9,700,084.26**
Industrial Development Corporation													
750-12030-000	Texas Range-IDC Reserve	1306-05		3/31/2025	3/31/2025	1	2,812,820.97	2,812,820.97	-	-	30,698.85	2,843,519.82	2,843,519.82
750-11040-000	Guaranty-MP IDC	1305	1.76%	3/31/2025	3/31/2025	1	3,529,541.27	3,529,541.27	483,834.00	(750,000.00)	1,803.92	3,265,179.19	3,265,179.19
755-11040-123	Guaranty-MP Revolving Loan	1457	1.76%	3/31/2025	3/31/2025	1	79,414.20	79,414.20	9,651.08	-	85.33	89,150.61	89,150.61
							6,421,776.44	**6,421,776.44**	**493,485.08**	**(750,000.00)**	**32,588.10**	**6,197,849.62**	**6,197,849.62**
							$ 66,081,994.32	**$ 66,081,914.66**	**$ 25,258,963.70**	**$ (31,635,345.86)**	**$ 614,672.39**	**$ 60,320,204.89**	**$ 60,320,204.89**

AGENDA ITEM REPORT

Meeting: City Council - Jul 15 2025
Staff Contact: Paul Henderson, Airport Director
Department: Airport

Subject: **Consider approval of electrical easement with SWEPCO**

Item Summary:

This easement is for the electrical service going to Mr. Baker's new hangar, West Hangar Tract-Lot 3, at 600C Mike Hall Parkway.

Recommendation(s):

Motion to approve electrical easement with SWEPCO and authorize the City Manager to sign the document.

Attachments:

City of Mt. Pleasant Easement (Airport Hanger)

T25-065
TX250720

RIGHT OF WAY AND EASEMENT

STATE OF TEXAS

COUNTY OF TITUS

GRANTOR City of Mt. Pleasant, Texas, a Texas municipal corporation, 501 N Madison, Mount Pleasant, Titus County, TX 75455 in consideration of one dollar, paid, and other good and valuable considerations, receipt of which is acknowledged, have and by these presents do grant and convey unto GRANTEE, Southwestern Electric Power Company (hereinafter referred to as "Grantee") a Delaware corporation, whose address is 428 Travis Street, P.O. Box 21106, Shreveport, LA 71156, its associated and allied companies and their respective successors and assigns, herein referred to as GRANTEE, a perpetual right of way and easement 10 feet in width over and through a part of the following described property:

All that certain tract or parcel of land situated in the Robert W. Nabors Headright Survey, Abstract No. 407, Titus County, Texas being more particularly described in a Special Warranty Deed dated 6/12/2003 from MIVI Real Estate Partners to City of Mt. Pleasant, Texas, a Texas municipal corporation and recorded in Volume 1511, page 29, in the Deed Records of Titus County, Texas.

Said right of way and easement is described in Exhibit "A" attached hereto and made a part hereof.

With the right to construct, reconstruct, repair, replace, change the size and capacity of, modify, operate, maintain, inspect, remove, a line or lines of underground and/or overhead facilities, including, but not limited to, poles, structures, wires, cables, conduits, guys, anchors, and other fixtures and equipment as the GRANTEE may from time to time require for the distribution of electric current, and other forms of energy, and for the transmission or communication of data, audio and video information. Together with the right of ingress and egress to said right of way and easement at all times with equipment and personnel across GRANTOR'S lands for the purpose of constructing, operating and maintaining said lines and related facilities and making all necessary repairs, alterations or removal of any of its property placed thereon, provided that GRANTEE shall repair, replace, or pay for actual damages which may be the result of construction, maintenance and operation of its facilities. GRANTOR shall not construct nor permit to be constructed, any structure or building of any type or nature, including swimming pools, on or adjacent to said easement right of way that would prevent the use or endanger the said facilities or that would cause a violation of the National Electric Safety Code. In addition, the GRANTEE may trim, treat, cut down, or remove any trees, growth and vegetation without incurring damages (within the right of way or which could grow into the right of way) which may interfere with GRANTEE'S lines and other facilities.

To have and hold the above described easement and rights unto the GRANTEE, its successors and assigns, forever or until said right of way and easement is finally abandoned.

SIGNED AND DATED, this _____ day of _____, _____.

City of Mt. Pleasant, Texas,
a Texas municipal corporation:

_____
Authorized Signer (Print)

_____
Authorized Signature

_____
Title

Work Order No.DST0127493

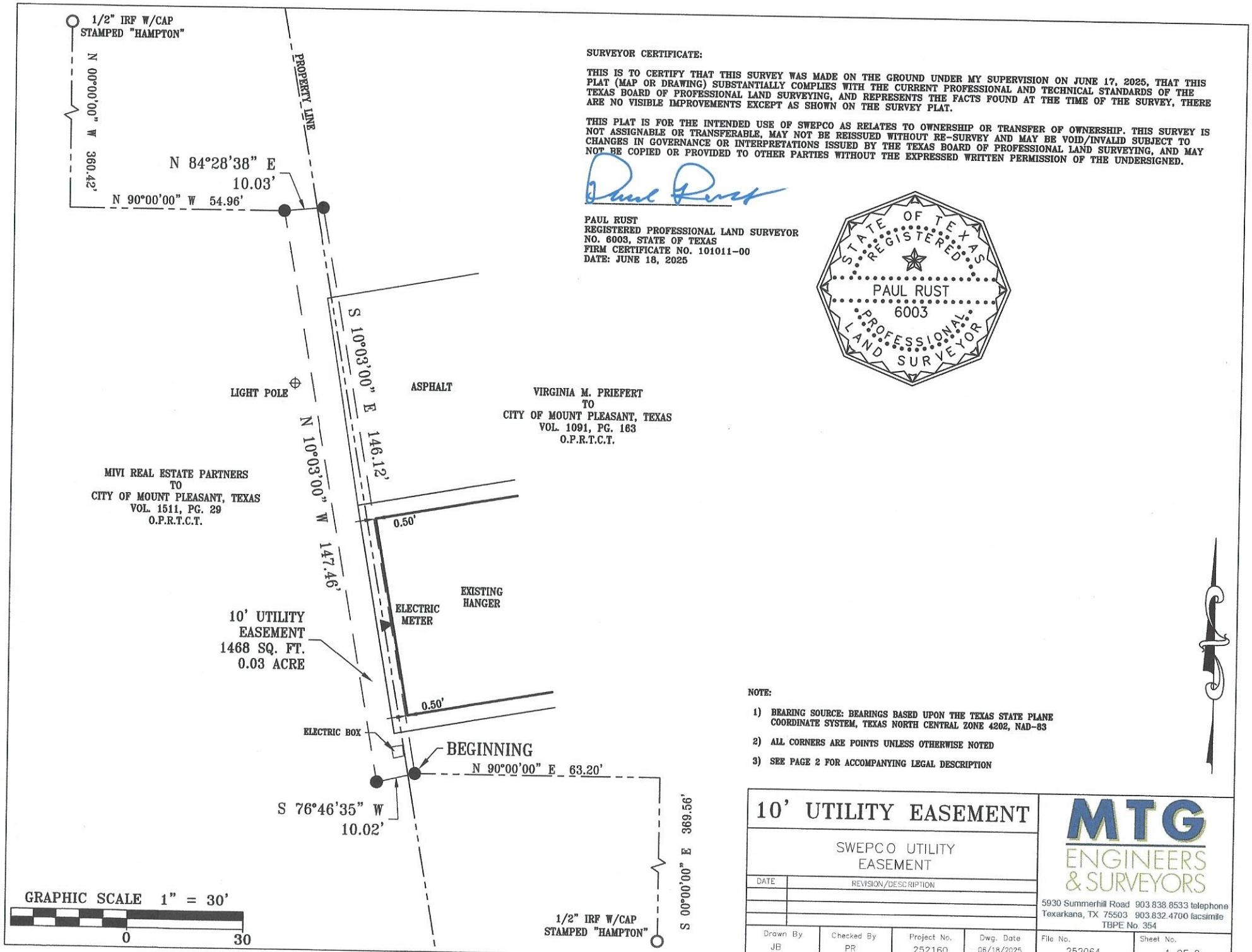
ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the ____ day of _____, 20____ A.D., by _____

_____
NOTARY PUBLIC STATE OF TEXAS
Notary's Printed Name: _____
Comm. Expires: _____

Return to:
J.W. Porter & Associates, LLC
3708 W. 7th
Texarkana, TX 75501



SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON JUNE 17, 2025, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF SWEPCO AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

PAUL RUST
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6003, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: JUNE 18, 2025

STATE OF TEXAS
REGISTERED
PAUL RUST
6003
PROFESSIONAL
LAND SURVEYOR

NOTE:

1) BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
2) ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED
3) SEE PAGE 2 FOR ACCOMPANYING LEGAL DESCRIPTION

10' UTILITY EASEMENT

SWEPCO UTILITY
EASEMENT

DATE	REVISION/DESCRIPTION

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
JB	PR	252160	06/18/2025	252064	1 OF 2

MTG ENGINEERS & SURVEYORS
5930 Summerhill Road 903.838.8533 telephone
Texarkana, TX 75503 903.832.4700 facsimile
TBPE No. 354

10' UTILITY EASEMENT
1468 SQ. FT.
0.03 ACRE
TITUS COUNTY

All that certain lot, tract or parcel of land situated in the Robert. W. Nabers Headright Survey, Abstract No. 407, being a part of that certain tract of land described in the deed from Virginia M. Priefert to City of Mount Pleasant, Texas, as recorded in Volume 1091, Page. 163 of the Official Public Records of Titus County, Texas (hereinafter called Subject Tract One), being a part of that certain tract of land described in the deed from MIVI Real Estate partners to City of Mount Pleasant, Texas, as recorded in Volume. 1511, Page. 29 of the Official Public Records of Titus County, Texas (hereinafter called Subject Tract Two) and being more particularly described by metes and bounds as follows:

BEGINNING at a point for a corner, said corner bears N. 90 deg. 00 min. 00 sec. E.a distance of 63.20 feet, thence S. 00 deg. 00 min. 00 sec. E. a distance of 369.56 feet to a 1/2" iron rod with cap stamped "HAMPTON" found for the Southwest corner of the said Subject Tract One and the Southeast corner of the said Subject Tract Two;

THENCE S. 76 deg. 46 min. 35 sec. W. a distance of 10.02 feet across and through the said Subject Tract One and continuing across the said Subject Tract Two to a point for a corner;

THENCE N. 10 deg. 03 min. 00 sec. W. a distance of 147.46 feet across the said Subject Tract Two to a point for a corner;

THENCE N. 84 deg. 28 min. 38 sec. E. a distance of 10.03 feet across and through the said Subject Tract Two and continuing across the said Subject Tract One to a point for a corner;

THENCE S. 10 deg. 03 min. 00 sec. E. a distance of 146.12 feet across the said Subject Tract One to the POINT OF BEGINNING and containing 1468 square feet, 0.03 acre of land.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON JUNE 17, 2025, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF SWEPCO AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

PAUL RUST
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6003, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: JUNE 18, 2025



NOTE:

1) BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
2) ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED
3) SEE PAGE 2 FOR ACCOMPANYING LEGAL DESCRIPTION

10' UTILITY EASEMENT					
SWEPCO UTILITY EASEMENT					
DATE	REVISION/DESCRIPTION				
Drawn By: JB	Checked By: PR	Project No.: 252160	Dwg. Date: 06/18/2025	File No.: 252160	Sheet No.: 2 OF 2

MTG ENGINEERS & SURVEYORS
5930 Summerhill Road 903.838.8533 telephone
Texarkana, TX 75503 903.832.4700 facsimile
TBPE No. 354

AGENDA ITEM REPORT

Meeting: City Council - Jul 15 2025

Staff Contact: John Ankrum, Director Building Official

Department: Building Official

Subject: **Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and consider a declaration of a dilapidated structure at 1103 Earnest St within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 1103 Earnest St, Mt. Pleasant City Block 230 Lot 18 0.2215 AC.**

Item Summary:

A Structure at 1103 Earnest had a tree fall on it. A code case was opened by staff in May of 2025. The owner Geraldine Haley was properly notified by the city through written notice sent 5-28-2025 that immediate action was required and has subsequently taken no actions. The building has been determined by the Building Official John Ankrum to be in violation of the city of Mount Pleasant code 150.018 Minimum Standards for Buildings and the IPMC 150.001 section 304.

Financial Impact:

The cost for the city to demolish the structure ($5500) would be recovered through a lien on the property. No transfer on the property would be allowed until the lien is expunged.

Recommendation(s):

Motion to approve Order 25-006 and declare the accessory structure at 1103 Earnest substandard and order it to be demolished by the owner within 30 days and to authorize abatement by the city after that time, according to procedures in city ordinance and state statute.

Attachments:

1103 Earnest Attachments Council Packet

CITY OF MOUNT PLEASANT

CITY COUNCIL MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT

TO:	Mayor and City Council
CC:	Greg Nyhoff City Manager
FROM:	John Ankrum, Building Official Lynn Barrett, Director
DATE:	July 15, 2025
SUBJECT:	Unsafe Building Declaration of 1103 Earnest

AGENDA ITEM: City Council to hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of a dilapidated structure at 1103 Earnest within the City of Mount Pleasant, Texas, to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time with which to rehabilitate, repair or demolish such structure and providing for the rehabilitation or demolition and removal and to consider ordering abatement at 1103 Earnest, Mt Pleasant City Blocks Blk 230 Lot 8 and take any action necessary.

The following is a synopsis of the case:

The structure located at 1103 Earnest has partially collapsed. A tree had fallen on the accessory structure and danged it beyond repair. The property owner Geraldine Haley believes it should be removed and has signed the consent to demo form. Based on its current condition its staff opinion the home should be demolished.

The building is deficient in a number of categories including (D) that the structural integrity is less than a minimum standard; (F) it is unsanitary or unsafe; (H) finding it has not been properly maintained in violation of city codes which require buildings to be secured against entry, weather and vermin; (I) that it is in a condition to constitute a public nuisance and (J) that it constitutes a "hazard to safety or health from inadequate maintenance, dilapidation."

City Code Section 150.019 states that once the Building Official has determined the building to be unsafe, that a public hearing be conducted by the City Council and notice given to the owner a minimum of 14 days prior to the hearing date, its date and time which has been set for the second meeting in July, accompanied by a detailed report documenting the conditions and a requirement for the owner to submit at the hearing a response for proof of scope of work required to comply and a timeline to perform that work. This notice was certified mailed by Mr. Ankrum to Geraldine Haley and mailed on May 28, 2025.

City Code Section 150.020 also requires that the notice be filed with the County Clerk, which the Building Official has also sent to her along with the hearing date and time.

City Staff recommends that in the absence of findings of an actionable plan and timetable by the owner of 1103 Earnest, that City Council order the structure to be demolished after expiration of the 30 day waiting period and notice required by law; and that the cost of such demolition, if incurred by the city, be secured by a lien of the property.

Attachments:

Photos
Emails
Applicable Code Sections

NOTICE OF PUBLIC HEARING

HALEY GERALDINE
1103 Earnest St
MOUNT PLEASANT, TX 75455-5455

RE: City of Mount Pleasant, MT PLEASANT CITY BLOCKS BLK 230 LOT 18 0.2215 AC located at 1103 Earnest St, Mount Pleasant, TX. Titus CAD Property ID # 11514

Per city ordinance 150.015 Dangerous Structure. The structure located at **1103 Earnest St** Mount Pleasant TX has been declared a dangerous structure. A public hearing will be held by the City of Mount Pleasant on **July 15, 2025 at 6:00pm** in the City Council chambers, located at 501 N Madison Mount Pleasant, TX 75455 to allow the City of Mount Pleasant to hear and possibly issue an order deeming the structure to be a dangerous structure and order action to be taken.

Based on observations from the exterior of the structure, an inspection was completed at the above address on May 28, 2025. It was determined by the Building Official that the structure has considerable damage due to a tree falling on the stucture. The structure has collapsed in on itself and needs to be demolished. Based on city ordinance 150.018 (G), if the building, structure, or portion thereof as a result of decay, deterioration or dilapidation is unsalvageable, it shall be deemed a dangerous structure.

If the owners, lienholder, or mortgagee wish to repair or demo the structure they shall at the hearing provide proof of the scope of any work that may be required to comply with this subchapter and the time it will take to reasonably perform the work. All work, repairs, or demos must be completed within 30 days unless it is established at the hearing work cannot reasonably be performed within 30 days. The cost of demolishing the structure will be at the owner's expense. If you do not pay the fees incurred through the City's necessitated action, a lien will be filed against the property for the amount of the demolition plus administrative fees.

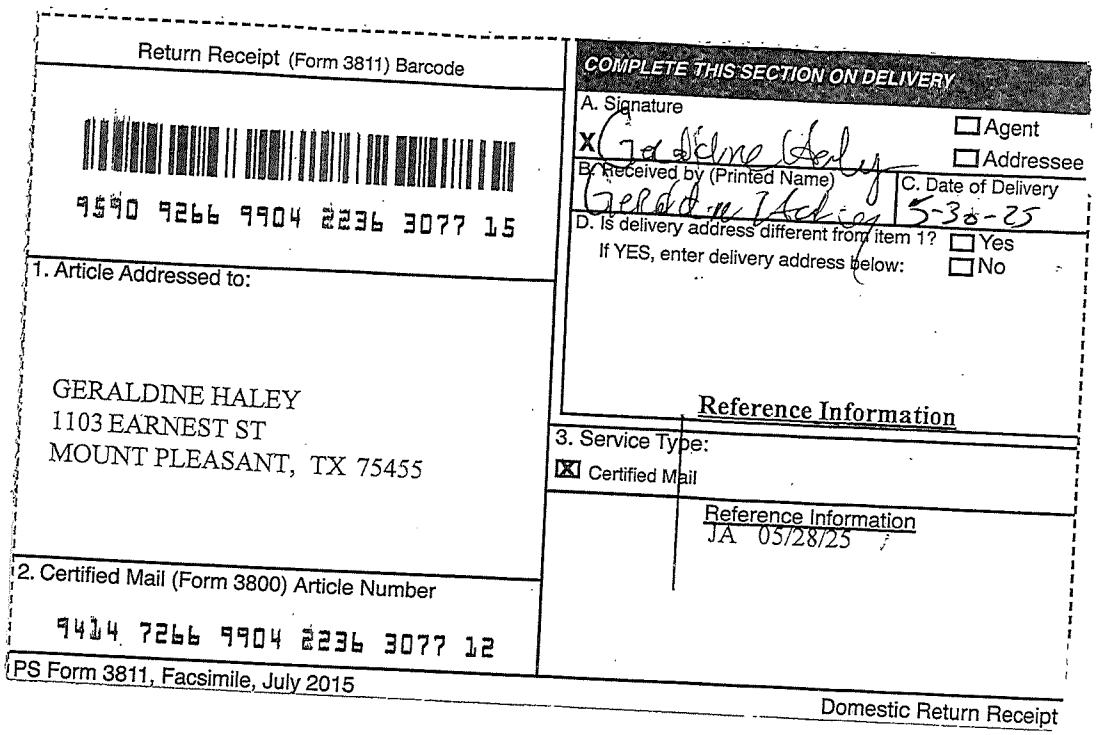
John Ankrum
Building Official
903-575-4102
jankrum@mpcity.org


WARNING NOTICE
SUBSTANDARD BUILDING
DO NOT ENTER
This is a nonconforming structure and is unsafe due to inadequate maintenance, dilapidation, obsolescence, or abandonment, which constitutes a fire hazard and unsafe or unsanitary condition, dangerous to humane life and property. Its uses or occupancy has been prohibited by the City of Mount Pleasant TX Ordinance 150.15
It shall be unlawful for any physical work or removal to be performed on this structure until the proper permit has been secured.
This notice shall remain where posted and its removal shall be by written permission on the building department. Entry to this structure shall be by authorized persons only, for the purpose of making the required structural repairs or demolishing as per code compliance.
PENALTY FOR VIOLATION OF THE BUILDING CODE AND RELATED ORDINANCES
Any persons, firm, corporation, agent, or tenants who shall violate any provisions of these codes and related ordinances there of or fail to comply therewith, or who shall erect, construct, demolish, or move any structure, or has erected, constructed, altered, repaired, moved, or demolished any building, structure dwelling unit within the City of Mount Pleasant TX will be in violation. Each such person shall be deemed guilty of a separate offense for each day or portion thereof during which violations are committed or continued, and upon conviction by a Municipal court or competent jurisdiction shall be punished guilty of a misdemeanor, and shall be punished by a fine not to exceed $200.00 per day
5-28-25
Date Posted
Official









Return Receipt (Form 3811) Barcode

9590 9266 9904 2236 3077 15

1. Article Addressed to:

GERALDINE HALEY
1103 EARNEST ST
MOUNT PLEASANT, TX 75455

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2236 3077 12

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Geraldine Haley

☐ Agent
☐ Addressee

B. Received by (Printed Name)

Geraldine Haley

C. Date of Delivery

5-30-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Reference Information

3. Service Type:

☒ Certified Mail

Reference Information
JA 05/28/25

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

John Ankrum

From: John Ankrum
Sent: Tuesday, June 17, 2025 3:22 PM
To: Leslie Brosnan
Subject: Public Hearing 7-15-25
Attachments: 609 W 7th CC.pdf; 1103 Earnest CC.pdf

Leslie, per our ordinance 150.20 I am required to notify you that a public hearing will be held 7/15/2025 at 501 N Madison in the council chambers at 6pm. The properties located at

1103 Earnest owned by Geraldine Haley Legal Description: MT PLEASANT CITY BLOCKS BLK 230 LOT 18 0.2215 AC, Titus CAD Property ID # 11514

609 W 7th St owned by WATSON JASON HOWARD & LYNETTE WATSON TABOR, Legal Description: MT PLEASANT CITY BLOCKS BLK 334A LOT 1 .5714 AC, Titus CAD Property ID# 12297.

Both properties have been declared a public nuisance and unsafe structure. I have attached pictures and the official letter that was mailed to the owner. Please contact me if you have any questions. Thanks

John Ankrum
Building Official
City of Mt. Pleasant
Office 903-575-4102
500 N Madison Ave.
Starting May 1, 2025 Office Hours Mon-Thur 7:30am to 5:30pm Fri 8am-12pm

City of MOUNT PLEASANT

CONFIDENTIALITY NOTICE: This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing, or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from your computer.

CONSENT TO DEMOLISH AND RELEASE

THE STATE OF TEXAS §

COUNTY OF TITUS §

BEFORE ME, the undersigned authority, on this day personally appeared known to me HALEY GERALDINE to be the persons whose name is subscribed hereto and who, after being by me duly sworn, upon his oath deposed and stated:

My name is HALEY GERALDINE and I reside at 1103 Earnest Mount Pleasant TX 75455. I am the owner of 1103 Earnest Mount Pleasant TX 75455; also known as MT PLEASANT CITY BLOCKS BLK 230 LOT 18 0.2215 AC, Mount Pleasant, Texas 75455.

"I HALEY GERALDINE have requested that the City of Mt. Pleasant demo my Shed located at 1103 Earnest Mount Pleasant TX 75455. In order for that demolition to be accomplished, I give my consent to the City of Mount Pleasant to demolish, by bull dozing or other means, the said structure. "I hereby release the City of Mount Pleasant from any claim for loss resulting from such demolition." I also understand that a lien will be placed on my property for the contracted fee for demolition. I understand the fee for demolishing will be $5500.00.

DATED this the 4TH day of JUNE, 2025.

Geraldine Haley
signature

SUBSCRIBED AND SWORN TO before me on this the 4TH day of JUNE, 2025, by JOHN ANKRUM.
Name of Notary

John Ankrum
Notary Public, State of Texas

JOHN ANKRUM
My Notary ID # 129251557
Expires December 31, 2028

John Ankrum

From: cameronauto@suddenlinkmail.com
Sent: Tuesday, June 3, 2025 2:13 PM
To: John Ankrum
Subject: Re: Demos

CAUTION: [EXTERNAL EMAIL]

Good afternoon ,

The quote for this address is 5500. If you have any questions please feel free to call Dennis.

Thank you,

Janell Cameron

ORDER NO. **25-006**

AN ORDER OF THE CITY COUNCIL FOR THE CITY OF MOUNT PLEASANT REGARDING ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **1103 Earnest, Mount Pleasant TX 75455, ("SUBJECT PROPERTY"), LEGAL DESCRIPTION BEING: MT PLEASANT CITY BLOCKS BLK 230 LOT 18 0.2215 AC, Parcel 11514**

The City Council for the City of Mount Pleasant conducted a public hearing on **July 15, 2025**, in accordance with § 150.021 of the City's Code of Ordinances and Chapter 214, Texas Local Government Code, regarding the structure located at the Subject Property, at which time all owners and/or other parties with interest in the Subject Property were afforded an opportunity to appear, and after hearing arguments and presentation of evidence, the City Council determined that the Subject Property includes an unsafe/dangerous building containing dilapidated and substandard conditions that pose a threat or potential threat to life, health, property, or human safety, and is in violation of applicable City ordinances.

The City Council specifically finds that all proper notices have been sent consistent with City Ordinances; and based upon the evidence presented, the City Council finds that the Subject Property remains in violation of the ordinances relative to substandard structures, to wit: § 150.018 of the City's Code of Ordinances; and finds that the exterior and or interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property. The City Council, having considered all evidence presented at hearing, including the issuance of notices, now incorporates the same into the body of this Order for all purposes, and now finds that the Subject Property remains in violation of the ordinance because the primary structure thereon is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property; and

THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL OF CITY OF MOUNT PLEASANT THAT:

1. No person or entity may occupy the structure until such time as a final inspection is conducted to determine whether all terms and conditions of this Order have been satisfied;
2. The owner, lien holder, and/or mortgagee is hereby required to DEMOLISH AND REMOVE the substandard structure located upon the Subject Property, and such work shall be completed within 30 days of the date on which this Order was issued.
3. If the required work is not completed within the time period specified herein, the City Council may order the City to perform the required work at the owner's expense. If owner fails to reimburse City for its actual expenses, the City through its City Attorney may file a lien against the Subject Property to recover actual costs incurred by the City plus attorney's fees and interest, as applicable.

Within 10 days of the date of this order: (1) a copy of this order shall be filed with the City Secretary; (2) notice of the order shall be published in a newspaper of general circulation that includes the street address/legal description of the Subject Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order may be reviewed and/or obtained during regular business hours in the office of the City Secretary; and (3) notice of this order shall be mailed to each owner, lienholder or mortgagee by certified mail, return receipt requested.

ORDERED THIS 15th DAY OF July, 20 25

_____

NAME
Mayor, on behalf of City Council

AGENDA ITEM REPORT

Meeting: City Council - Jul 15 2025

Staff Contact: John Ankrum, Director Building Official

Department: Building Official

Subject: **Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and consider a declaration of a dilapidated structure at 609 W 7th St within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 609 W 7th St, Caldwell block 7 Lot 4A .1484 AC.**

Item Summary:

A residence at 609 w 7th is vacant. A code case was opened by staff in January of 2025. The owner Jason Watson was properly notified by the city through written notice sent 1-29-2025 that immediate action was required and has subsequently taken no actions. The building has been determined by the Building Official John Ankrum to be in violation of the city of Mount Pleasant code 150.018 Minimum Standards for Buildings and the IPMC 150.001 section 304.

Financial Impact:

The cost for the city to demolish the structure ($5500) would be recovered through a lien on the property. No transfer on the property would be allowed until the lien is expunged.

Recommendation(s):

Motion to approve Order 25-007 and declare the building at 609 W 7th substandard and order it to be demolished by the owner within 30 days and to authorize abatement by the city after that time, according to procedures in city ordinance and state statute.

Attachments:

609 W 7th Attachments Council Packet

CITY OF MOUNT PLEASANT

CITY COUNCIL MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT

TO:	Mayor and City Council
CC:	Greg Nyhoff City Manager
FROM:	John Ankrum, Building Official Lynn Barrett, Director
DATE:	July 15, 2025
SUBJECT:	Unsafe Building Declaration of 609 W 7th St

AGENDA ITEM: City Council to hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of a dilapidated structure at 609 W 7th St within the City of Mount Pleasant, Texas, to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time with which to rehabilitate, repair or demolish such structure and providing for the rehabilitation or demolition and removal and to consider ordering abatement at 609 W 7th St, Caldwell Blk 7 Lot 4A and take any action necessary.

The following is a synopsis of the case:

The structure located at 609 W 7th has become neglected and deteriorated. A code case was opened January 2025. After the property owner was notified, he asks the city to move forward with the demolition. The property owner Jason Watson believes it should be demolished. Based on its current condition its staff opinion the home should be demolished.

The building is deficient in a number of categories including (F) it is unsanitary or unsafe; (H) finding it has not been properly maintained in violation of city codes which require buildings to be secured against entry, weather and vermin; (I) that it is in a condition to constitute a public nuisance and (J) that it constitutes a "hazard to safety or health from inadequate maintenance, dilapidation."

City Code Section 150.019 states that once the Building Official has determined the building to be unsafe, that a public hearing be conducted by the City Council and notice given to the owner a minimum of 14 days prior to the hearing date, its date and time which has been set for the second meeting in July, accompanied by a detailed report documenting the conditions and a requirement for the owner to submit at the hearing a response for proof of scope of work required to comply and a timeline to perform that work. This notice was certified mailed by Mr. Ankrum to Jason Watson and mailed on May 28, 2025.

City Code Section 150.020 also requires that the notice be filed with the County Clerk, which the Building Official has also sent to her along with the hearing date and time.

City Staff recommends that in the absence of findings of an actionable plan and timetable by the owner of 609 w 7th St, that City Council order the structure to be demolished after expiration of the 30 day waiting period and notice required by law; and that the cost of such demolition, if incurred by the city, be secured by a lien of the property.

Attachments:

Photos
Emails
Applicable Code Sections

NOTICE OF PUBLIC HEARING

WATSON JASON HOWARD & LYNETTE WATSON TABOR
13701 RONALD W REAGAN BLVD UNIT 35
CEDAR PARK, TX 78613

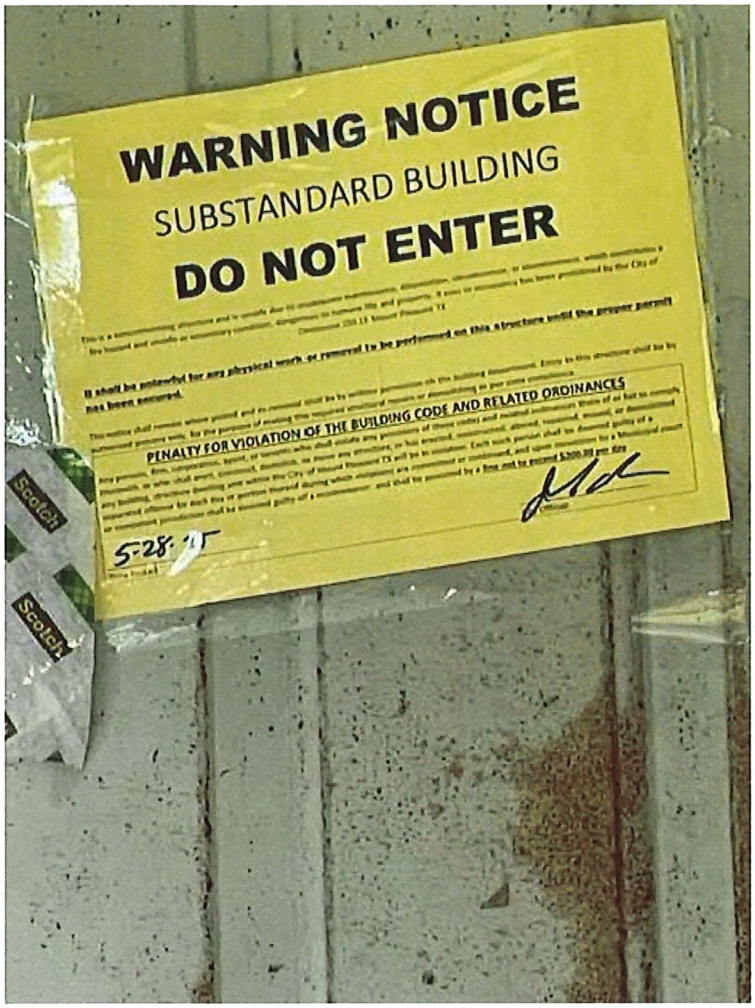
RE: City of Mount Pleasant, CALDWELL BLK 7 LOT 4A .1484 AC located at 609 W 7th, Mount Pleasant, TX. Titus CAD Property ID # 12756

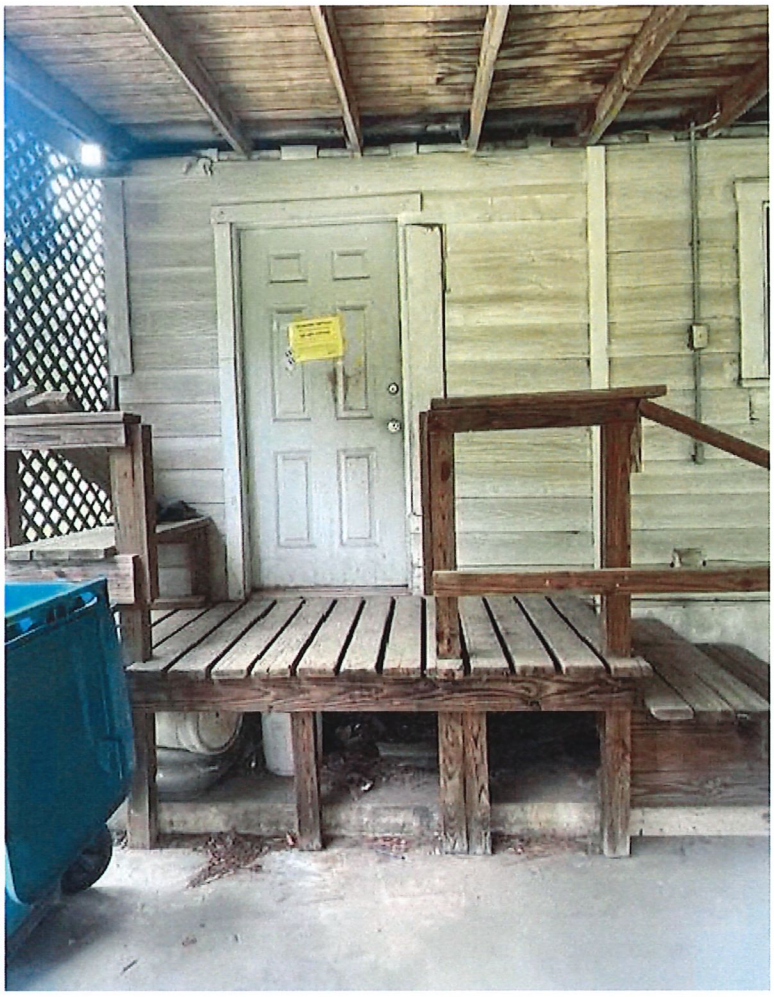
Per city ordinance 150.015 Dangerous Structure. The structure located at **609 W 7th** Mount Pleasant TX has been declared a dangerous structure. A public hearing will be held by the City of Mount Pleasant on **July 15, 2025 at 6:00pm** in the City Council chambers, located at 501 N Madison Mount Pleasant, TX 75455 to allow the City of Mount Pleasant to hear and possibly issue an order deeming the structure to be a dangerous structure and order action to be taken.

Based on observations from the exterior of the structure, an inspection was completed at the above address on May 28, 2025. It was determined by the Building Official that the structure has become dilapidated due to neglect the structure has deteriorated and become a blight for the neighborhood. Based on city ordinance 150.018 (G), if the building, structure, or portion thereof as a result of decay, deterioration or dilapidation is unsalvageable, it shall be deemed a dangerous structure.

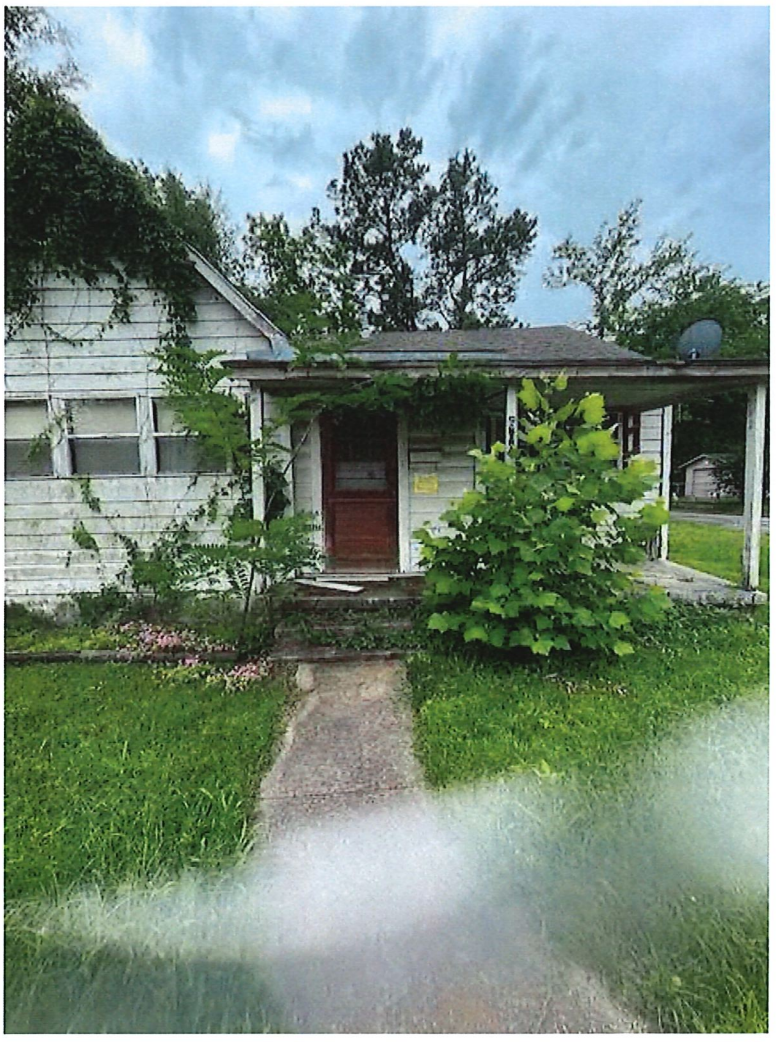
If the owners, lienholder, or mortgagee wish to repair or demo the structure they shall at the hearing provide proof of the scope of any work that may be required to comply with this subchapter and the time it will take to reasonably perform the work. All work, repairs, or demos must be completed within 30 days unless it is established at the hearing work cannot reasonably be performed within 30 days. The cost of demolishing the structure will be at the owner's expense. If you do not pay the fees incurred through the City's necessitated action, a lien will be filed against the property for the amount of the demolition plus administrative fees.

John Ankrum
Building Official
903-575-4102
jankrum@mpcity.org


WARNING NOTICE
SUBSTANDARD BUILDING
DO NOT ENTER
It shall be unlawful for any physical work or removal to be performed on this structure until the proper permit has been secured.
PENALTY FOR VIOLATION OF THE BUILDING CODE AND RELATED ORDINANCES
5:28:25
Scotch
Scotch




WARNING NOTICE
SUBSTANDARD BUILDING
DO NOT ENTER
It shall be unlawful for any physical work or removal to be performed on this structure until the proper permit has been secured.
PENALTY FOR VIOLATION OF THE BUILDING CODE AND RELATED ORDINANCES
5:28:25











John Ankrum

From: John Ankrum
Sent: Tuesday, June 17, 2025 3:22 PM
To: Leslie Brosnan
Subject: Public Hearing 7-15-25
Attachments: 609 W 7th CC.pdf; 1103 Earnest CC.pdf

Leslie, per our ordinance 150.20 I am required to notify you that a public hearing will be held 7/15/2025 at 501 N Madison in the council chambers at 6pm. The properties located at

1103 Earnest owned by Geraldine Haley Legal Description: MT PLEASANT CITY BLOCKS BLK 230 LOT 18 0.2215 AC, Titus CAD Property ID # 11514

609 W 7th St owned by WATSON JASON HOWARD & LYNETTE WATSON TABOR, Legal Description: MT PLEASANT CITY BLOCKS BLK 334A LOT 1 .5714 AC, Titus CAD Property ID# 12297.

Both properties have been declared a public nuisance and unsafe structure. I have attached pictures and the official letter that was mailed to the owner. Please contact me if you have any questions. Thanks

John Ankrum
Building Official
City of Mt. Pleasant
Office 903-575-4102
500 N Madison Ave.
Starting May 1, 2025 Office Hours Mon-Thur 7:30am to 5:30pm Fri 8am-12pm

City of MOUNT PLEASANT

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John Ankrum

From: Jason Watson <jason.h.watson@gmail.com>
Sent: Monday, June 2, 2025 1:49 PM
To: John Ankrum
Subject: Re: consent to demo 3.docx

CAUTION: [EXTERNAL EMAIL]

Good afternoon, John.

Thanks for sending this through. I'll get it signed, notarized, and returned.

Jason

> On May 28, 2025, at 1:31 PM, John Ankrum <jankrum@mpcity.org> wrote:
>
> Jason, can you fill out the form and return it? Thanks
> <consent to demo 3.docx>

John Ankrum

From: Regina Reynolds
Sent: Thursday, May 8, 2025 1:29 PM
To: John Ankrum
Subject: FW: RE: FW: 609 W 7th

Thank you,
Regina Reynolds
Administrative Assistant
Building, Code, Planning, & Zoning
903-575-4149
500 N Madison Ave

Starting May 1, 2025 our office hours will be as follows.
Monday – Thursday 7:30 am to 5:30 pm
Friday 8 am to 12:00 pm

From: cameronauto@suddenlinkmail.com <cameronauto@suddenlinkmail.com>
Sent: Thursday, May 8, 2025 12:13 PM
To: Regina Reynolds <rreynolds@mpcity.org>
Subject: Re: RE: FW: 609 W 7th

CAUTION: [EXTERNAL EMAIL]

Good afternoon Regina,

JASON. H. WATSON @ GMAIL.COM

$5500 quote for this property.

JASON - 817-683-4556

Thank you,

Janell Cameron

ORDER NO. **25-007**

AN ORDER OF THE CITY COUNCIL FOR THE CITY OF MOUNT PLEASANT REGARDING ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **609 W 7th St, Mount Pleasant TX 75455, ("SUBJECT PROPERTY"), LEGAL DESCRIPTION BEING: CALDWELL BLK 7 LOT 4A .1484 AC, Parcel 12756**

The City Council for the City of Mount Pleasant conducted a public hearing on **July 15, 2025**, in accordance with § 150.021 of the City's Code of Ordinances and Chapter 214, Texas Local Government Code, regarding the structure located at the Subject Property, at which time all owners and/or other parties with interest in the Subject Property were afforded an opportunity to appear, and after hearing arguments and presentation of evidence, the City Council determined that the Subject Property includes an unsafe/dangerous building containing dilapidated and substandard conditions that pose a threat or potential threat to life, health, property, or human safety, and is in violation of applicable City ordinances.

The City Council specifically finds that all proper notices have been sent consistent with City Ordinances; and based upon the evidence presented, the City Council finds that the Subject Property remains in violation of the ordinances relative to substandard structures, to wit: § 150.018 of the City's Code of Ordinances; and finds that the exterior and or interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property. The City Council, having considered all evidence presented at hearing, including the issuance of notices, now incorporates the same into the body of this Order for all purposes, and now finds that the Subject Property remains in violation of the ordinance because the primary structure thereon is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property; and

THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL OF CITY OF MOUNT PLEASANT THAT:

1. No person or entity may occupy the structure until such time as a final inspection is conducted to determine whether all terms and conditions of this Order have been satisfied;
2. The owner, lien holder, and/or mortgagee is hereby required to DEMOLISH AND REMOVE the substandard structure located upon the Subject Property, and such work shall be completed within 30 days of the date on which this Order was issued.
3. If the required work is not completed within the time period specified herein, the City Council may order the City to perform the required work at the owner's expense. If owner fails to reimburse City for its actual expenses, the City through its City Attorney may file a lien against the Subject Property to recover actual costs incurred by the City plus attorney's fees and interest, as applicable.

Within 10 days of the date of this order: (1) a copy of this order shall be filed with the City Secretary; (2) notice of the order shall be published in a newspaper of general circulation that

includes the street address/legal description of the Subject Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order may be reviewed and/or obtained during regular business hours in the office of the City Secretary; and (3) notice of this order shall be mailed to each owner, lienholder or mortgagee by certified mail, return receipt requested.

ORDERED THIS 15th DAY OF July, 20 25

_____

NAME
Mayor, on behalf of City Council

AGENDA ITEM REPORT

Meeting: City Council - Jul 15 2025

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: **Hold a public hearing and Consider Ordinance 2025-13 at the request of owner Ana Castillo, property owner, to approve authorizing a Specific Use Permit (SUP) for a church within a single-family residential district, being a 0.350-acre property, described as Lots 3 & 4, Block 16, Sunrise Addition, and addressed as 1306 E. 8th Street. SUP-2025-02**

Item Summary:

This case is a Specific Use Permit for a church to replace the former structure burned in September 2023 at this location, which was voted down by City Council in April 2024 due to neighbor concerns. It has since been revised in size and additional conditions agreed to by the congregants for this new application.

Recommendation(s):

Motion to approve SUP with the following conditions:

1. The property to be developed according to the accompanying site plan
2. The structure will have increased soundproofing insulation to minimize noise
3. No service will extend past the hours of 9 pm with regular services only on Wednesday evenings and Sunday mornings with a Thursday discipleship class and one monthly evening worship service
4. Parking is allowed only in the church's parking lot; with one space for each 4 seats in the main auditorium per code Section 155.45 Specific Use Regulations. Any overflow parking will be in the nearby city park parking lot to minimize neighborhood congestion.
5. Any food preparation use will require a properly sized grease trap and suppression hood to be installed in the kitchen
6. No residential or shelter use on the property is allowed
7. A building permit is required prior to any construction

Attachments:

Staff Memo CCSUP CHURCH 07152025
Code Standards for Considering Specific Use Permits
Buffer map
Ordinance 2025-13 SUP Church

CITY OF MOUNT PLEASANT

CITY COUNCIL MEMORANDUM

PLANNING DEPARTMENT

TO:	City Council
CC:	Greg Nyhoff, Interim *City Manager* Candias Webster, Assistant City Manager
FROM:	Lynn Barrett, *Director of Development Services*
DATE:	July 15, 2025
SUBJECT:	Specific Use Permit (SUP) for a Church within a Residential District

The applicant, Ana Castillo, of Church Oasis of Blessings, is requesting approval of a Specific Use Permit (SUP) to allow for the construction of a church within the SF-2 (Single-Family Residential District). The property is adjacent to R.L. Journey Park and is addressed as 1306 E. 8th Street. Case number is SUP-2025-02

According to the Titus County Central Appraisal District, the structure that had been on the property was classified as a Church (Commercial). The request to rebuild their church after it was destroyed by fire in December 2023 was first initiated last year, and a 2024 Specific Use Permit case was brought forward.

The April 2024 SUP case was voted down by both P & Z and City Council due to the objections of the neighbors. Following a yearlong waiting period, the owners have resubmitted their application to rebuild the church at a smaller footprint and have modified the parking lot and interior details. Additionally, they have agreed to the following conditions to help mitigate the neighborhood complaints.

1) The property to be developed according to the accompanying site plan
2) The structure will have increased soundproofing insulation to minimize noise
3) No service will extend past the hours of 9 pm with regular services only on Wednesday evenings and Sunday mornings with a Thursday discipleship class and one monthly evening worship service
4) Parking is allowed only in the church's parking lot; with one space for each 4 seats in the main auditorium per code Section 155.45 Specific Use Regulations. Any overflow parking will be in the nearby city park parking lot to minimize neighborhood congestion.
5) Any food preparation use will require a properly sized grease trap and suppression hood to be installed in the kitchen
6) No residential or shelter use on the property is allowed
7) A building permit is required prior to any construction

On June 18, 2025, staff mailed ten (10) public notices to property owners within 200 feet of the subject property. Additionally, the notice was published in the Mount Pleasant Tribune and posted on the City's website as required by state statute. As of July 9, 2025, staff has received five (5) notices back regarding the applicant's request, all in disagreement.

P & Z **voted to deny approval** at its July 8, 2025 meeting on a unanimous vote of 4-0 based on its detrimental effect on the neighborhood. Also cited were the incompatibility of noise, traffic and congestion to the quiet neighborhood and street. When more than 20% by area adjacent noticed property owners are in disagreement, a supermajority vote requirement of 4 out of 5 members is

triggered for City Council affirmative votes required to approve the case. The percentage of area of disagreement is 21% of the total noticed area.

Code Standards for Considering Specific Use Permits:

City Ordinance Sec. 155.64(C)(4)(a):

(a) No specific use shall be approved, unless the City Council shall find that:

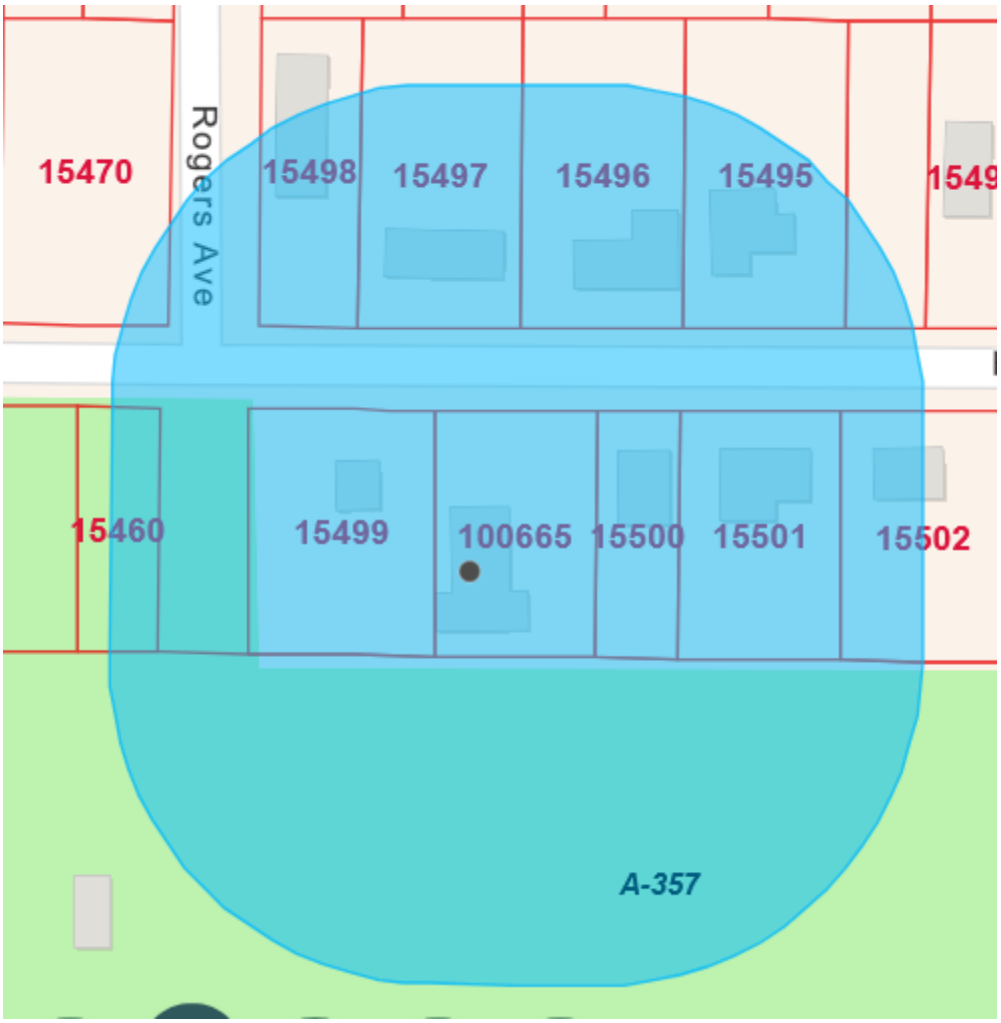
1. The specific use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity;

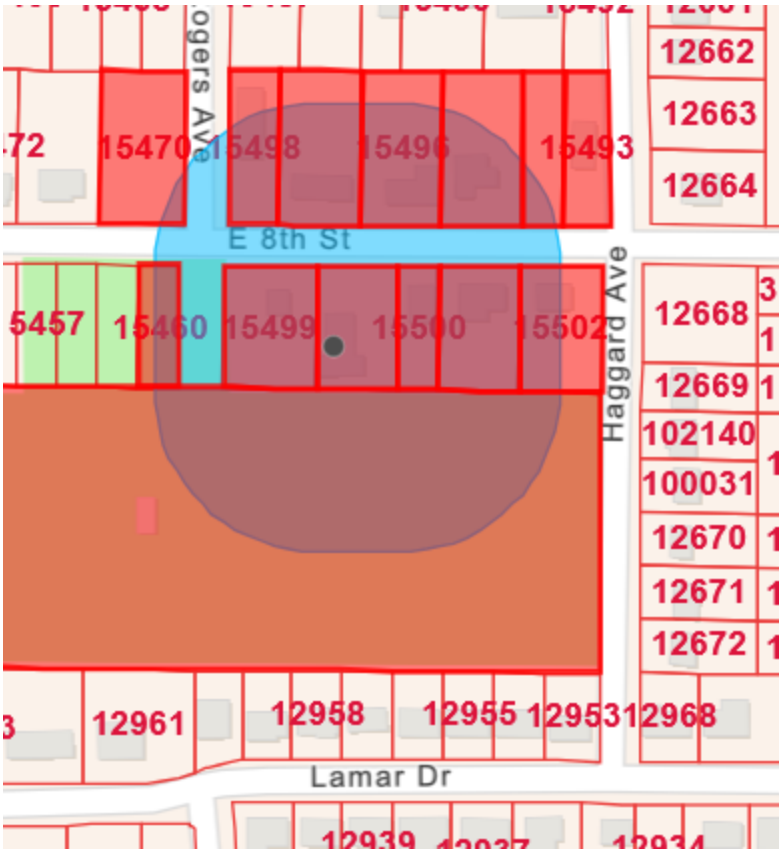
2. The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in area;

3. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed use;

5. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.


15470
Rogers Ave
15498
15497
15496
15495
1549
15460
15499
100665
15500
15501
15502
A-357


ogers Ave
15470
15498
15496
15493
12662
12663
12664
E 8th St
5457
15460
15499
15500
15502
Haggard Ave
12668
12669
102140
100031
12670
12671
12672
12961
12958
12955
12953
12968
Lamar Dr

ORDINANCE 2025-13

SPECIFIC USE PERMIT NO. 2025-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS, AMENDING THE CODE OF ORDINANCES CHAPTER 155 ZONING CODE OF THE CITY OF MOUNT PLEASANT, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) UNDER SECTIOIN 155.45, TO ALLOW FOR A CHURCH LAND USE WITHIN THE SF-2 (SINGLE-FAMILY RESIDENTIAL DISTRICT), AND BEING A 0.350-ACRE PARCELS OF LAND SITUATED IN THE DANIEL McCALL SURVEY, ABSTRACT NO. 357, CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS, AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND AS DEPICTED IN *EXHIBIT 'B' CONCEPT PLAN* OF THIS ORDINANCE*;* PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ana Castillo, property owner, for approval of an Specific Use Permit (SUP), Section 155.45, to allow for a Church land use within a SF-2 (*Single-Family Residential District*), addressed as 1306 E. 8th Street, being a 0.350-acre parcels of land described as all of Lots 3 & 4, Block 16, Sunrise Addition (unrecorded plat), City of Mount Pleasant, Titus County, Texas, and being more fully described in *Exhibit 'A',* and as depicted in *Exhibit 'B' Site Plan* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Mount Pleasant and the governing body of the City of Mount Pleasant in compliance with the laws of the State of Texas and the ordinances of the City of Mount Pleasant have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the *Subject Property's* zoning should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS:

SECTION 1. That the Code of Ordinances Chapter 155 Zoning Code, Section 155.45 Specific Use Permit Regulations of the City of Mount Pleasant, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a Church land use on the *Subject Property*;

SECTION 2. That the Subject Property shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as stipulated by the Code of Ordinances, Chapter 155

Zoning Code, and *Subsection 155.45, Specific Use Regulations* as heretofore amended, as amended herein by granting of this Specific Use Permit (SUP), and as may be amended in the future and shall be subject to the following additional conditions and compliance standards:

2.1 Operational Conditions

The following conditions pertain to the land use as a Church on the *Subject Property* as depicted in *Exhibit 'B'* (*Concept Plan*) of this ordinance, and conformance to these conditions are required to maintain compliance with this Specific Use Permit (SUP):

a) That the development of the Church generally be situated on the *Subject property* as depicted in *Exhibit 'B'* (*Concept Plan*) of this ordinance; and,
b) That the development of the Church provide a minimum of 12 parking spaces as generally depicted in *Exhibit 'B'* of this ordinance; and,
c) That the use of the Church will meet the off-street parking and loading standards of *Subsection 155.45*, *Specific Use Regulations*, which require one (1) parking space for each four (4) seats in the main auditorium with any overflow parking to be in the nearby city park parking lot to minimize neighborhood congestion; and,
d) That the use of a Church on the *Subject property* shall not allow for the overnight occupancy or housing of any individual(s); and,
e) That the structure will have increased soundproofing insulation to minimize noise; and,
f) That no service will extend past the hours of 9 pm with regular services only on Wednesday evenings and Sunday mornings with a Thursday discipleship class and one monthly evening worship service; and,
g) That any food preparation use will require a properly sized grease trap and suppression hood to be installed in the kitchen; and
h) That a building permit is required prior to any construction.

SECTION 3. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Hundred Dollars* ($200.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Code of Ordinances and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 6. That all ordinances of the City of Mount Pleasant in conflict with the provisions of this ordinance be, and the same hereby repealed to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED BY AN AFFIRMATIVE VOTE OF THE CITY COUNCIL, THE GOVERNING BODY OF THE CITY OF MOUNT PLEASANT, TEXAS, THIS 15TH DAY OF JULY 2025.

APPROVED:

_____
WESLEY LYON II, MAYOR

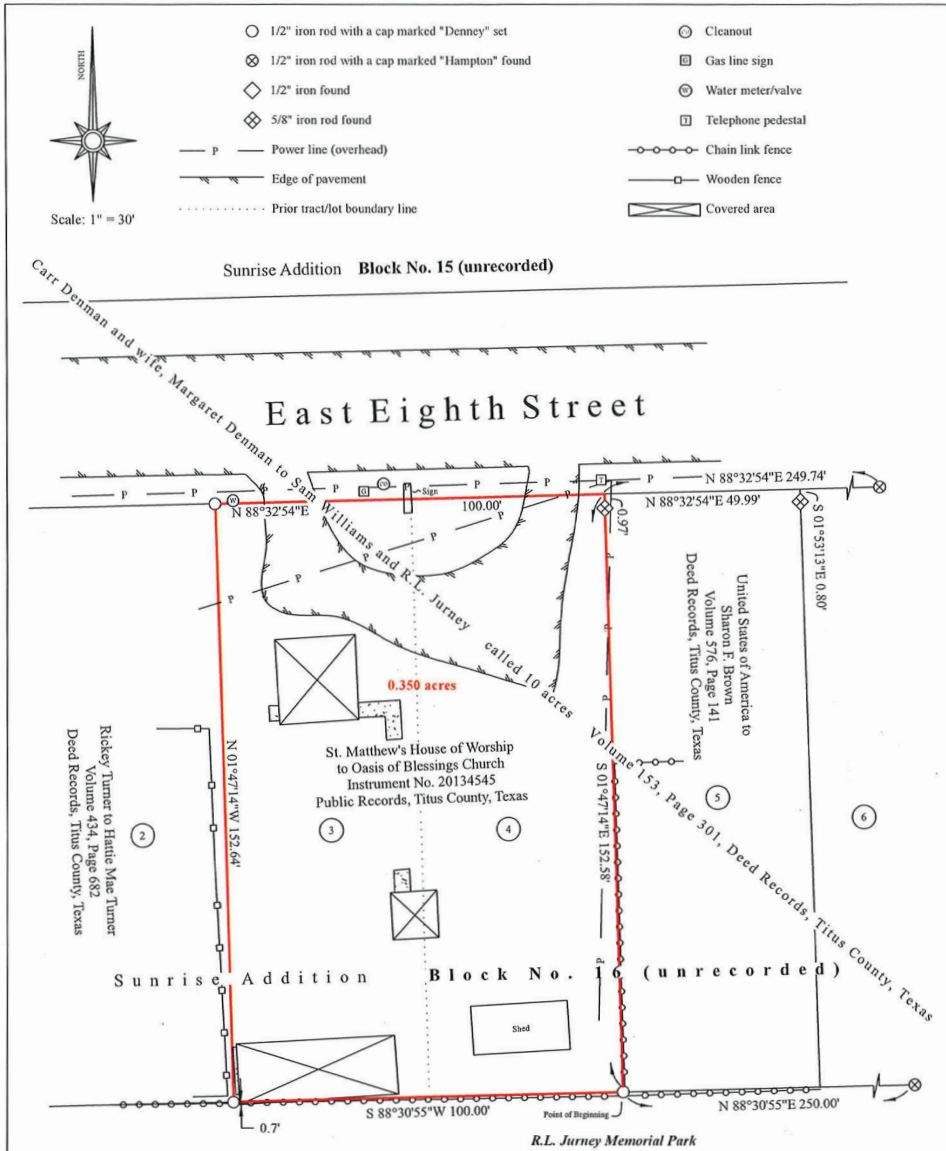
ATTEST:

_____
CANDIAS WEBSTER, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

_____
LEA REAM, CITY ATTORNEY

Exhibit 'A'



STATE OF TEXAS

COUNTY OF TITUS

Denney Land Surveying, LLC does hereby certify that the following plat and description were prepared from an actual survey made on the ground during the months of January, A.D. 2021 and January, A.D. 2024.

DESCRIPTION OF PROPERTY

Being a tract of land located in the Daniel McCall Survey, Abstract No. 357, Titus County, Texas, and in the City of Mount Pleasant, and being all of Lot Nos. 3 and 4 in Block No. 16 in Sunrise Addition (as shown on an unrecorded plat in the possession of the undersigned as well as Homeland Title Company, with Block Nos. 14, 15 and 16 of Sunrise Addition being all of a called 10 acre tract conveyed to Sam Williams and R.L. Jurney in a Deed found in Volume 153, Page 301 of the Deed Records of Titus County, Texas), with said Lot Nos. 3 and 4 conveyed to Oasis of Blessings Church in a Deed known as Instrument No. 20134545 of the Public Records of Titus County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a cap marked "Denney" set at the southeast corner of Lot No. 4 and the southwest corner of Lot No. 5 as conveyed to Sharon F. Brown in a Deed found in Volume 576, Page 141 of the Deed Records of Titus County, Texas, the same lying in the south line of said 10 acre tract and the north line of a called 22.444 acre tract conveyed to The City of Mt. Pleasant, Texas in a Deed found in Volume 579, Page 111 of the Deed Records of Titus County, Texas, from which a 1/2" iron rod with a cap marked "Hampton" found at the northeast corner of said 22.444 acre tract and the southeast corner of a called 0.350 acre tract conveyed to Jose Luis Castro Avila and Madahi Moreno in a Deed known as Instrument No. 20202533 of the Public Records of Titus County, Texas bears North 88°30'55" East 250.00 feet;

Thence South 88°30'55" West along the south line of Lot Nos. 4 and 3, the south line of said 10 acre tract and the north line of said 22.444 acre tract for a distance of 100.00 feet to a 1/2" iron rod with a cap marked "Denney" set at the southwest corner of Lot No. 3 and the southeast corner of Lot No. 2 as conveyed to Hattie Mae Turner in a Deed found in Volume 434, Page 682 of the Deed Records of Titus County, Texas;

Thence North 01°47'14" West along the west line of Lot No. 3 and the east line of Lot No. 2 for a distance of 152.64 feet to a 1/2" iron rod with a cap marked "Denney" set at the northwest corner of Lot No. 3 and the northeast corner of Lot No. 2, the same lying in the southern right-of-way line of East Eighth Street (as shown on said unrecorded plat);

Thence North 88°32'54" East along the southern right-of-way line of East Eighth Street and the north line of Lot Nos. 3 and 4 for a distance of 100.00 feet to a point at the northeast corner of Lot No. 4 and northwest corner of Lot No. 5, from which a 1/2" iron rod with a cap marked "Hampton" found at the northeast corner of said 0.350 acre tract bears North 88°32'54" East 249.74 feet, and a 5/8" iron rod found in or near the east line of Lot No. 5 bears North 88°32'54" East 49.99 feet and South 01°53'13" East 0.80 feet;

Thence South 01°47'14" East along the east line of Lot No. 4 and west line of Lot No. 5, and at a distance of 0.97 feet passing a 5/8" iron rod found, then continuing on for a total distance of 152.58 feet to the place of beginning, and containing 0.350 acres of land.

John W. Denney
Registered Professional Land Surveyor No. 6516
Licensed State Land Surveyor
Denney Land Surveying, LLC
Firm Registration No. 10194010
PO Box 451
Mount Pleasant, TX 75456
Office: 903-577-0424
Fax: 903-577-0425
Email: john@denneylandsurveying.com
Job No. 2024-D013
CRD: 2020-D126
Date of plat: January 29, 2024

STATE OF TEXAS REGISTERED JOHN W. DENNEY 6516 PROFESSIONAL LAND SURVEYOR

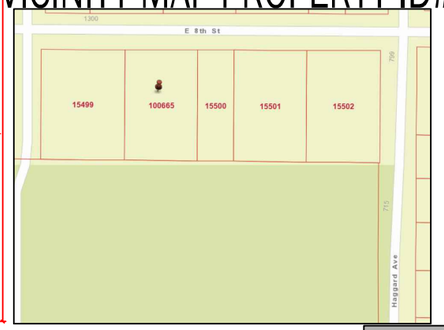
Texas 811 Know what's below. Call before you dig.

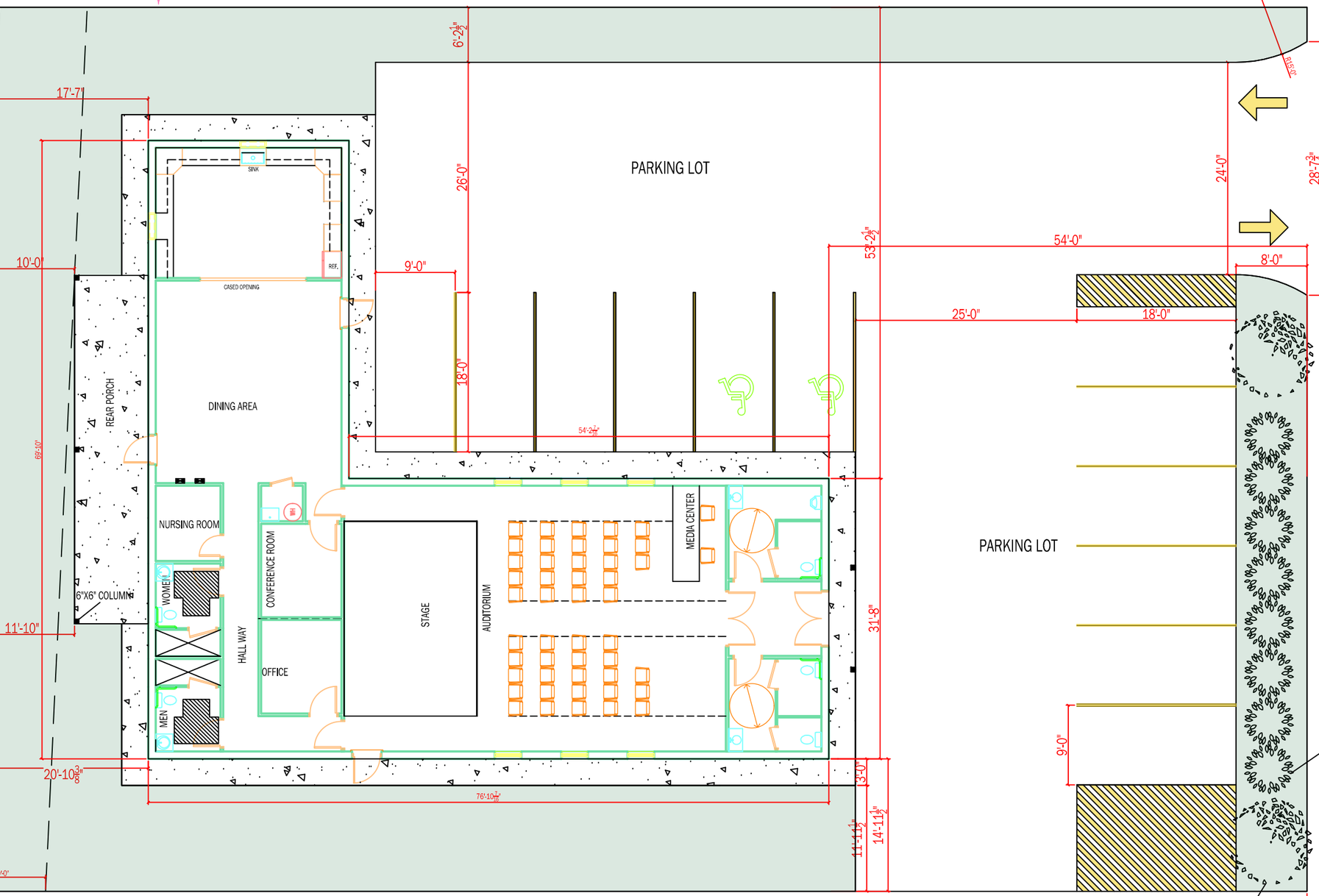
Notes:
(1) No underground utilities shown. No easement research performed and no easements are shown. No flood information researched.
(2) Bearings are based on grid north in NAD83(2011), Texas Coordinate System, North Central Zone (No. 4202), as observed by GNSS.
(3) The property shown was surveyed based on a provided deed and/or legal description. It is possible one or more tracts have been severed from the subject, and this survey does not intend to describe ownership of all or any part of the subject. This survey was made without the benefit of a title commitment or policy, and there may exist un-considered documents affecting the subject.
(4) Controlling monuments are the 1/2" iron rods with a cap marked "Hampton" shown as found at the northeast and southeast corners of a called 0.350 acre tract described in Instrument No. 20202533 of the Public Records of Titus County, Texas.
(5) Street is shown as found on the noted (unrecorded) plat.

PRELIMINARY DESIGN
NOT READY FOR CONSTRUCTION

my DESIGN
Ph.(832)474-4055
EMAIL:
MARCO.MYDESIGN@GMAIL.COM

VICINITY MAP PROPERTY ID# 100665





MARIO & JUDITH CASTILLO
CHURCH: OASIS OF BLESSINGS
ADDRESS: 1306 E 8TH MOUNT PLEASANT, TX 75455

SQ. FT. SUMMARY

HEATED AND COOLED:	3,300 SQ. FT.
REAR COVERED PATIO:	328 SQ. FT.
TOTAL U.R. SQ. FT.:	3,628 SQ. FT.
SCALE:NTS	DATE: 06/12/25
DESCRIPTION: PRELIMINARY SITE PLAN	

Texas 811 Know what's below. Call before you dig.

AGENDA ITEM REPORT

Meeting: City Council - Jul 15 2025

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: **Hold a public hearing and Consider Ordinance 2025-14 a request from William Edward Ahrens, property owner, and Vincent G. Huebinger on behalf of CTG I LLC, to allow for a 100-foot telecommunications tower within a Commercial zoning district, being a 0.731-acre property described as Lot 5, Mount Pleasant City Block 310D, and addressed as 1706 West Ferguson Road. SUP-2025-03**

Item Summary:

A telecommunications company is proposing to construct a 100-foot cell tower on the rear corner of property at the subject address which they will lease and develop for that purpose. The development is according to the conditions in the city's Zoning Ordinance, having determined the tower is necessary for enhanced communication in that portion of the city.

Recommendation(s):

Motion to approve the SUP subject to the following conditions:

1. To be constructed according to the accompanying site plan with all driveways and parking surfaces to be concrete
2. The screening fence will have a landscaped buffer facing the street frontage
3. Building permits are required prior to any construction

Attachments:

Staff Memo CC SUP TOWER 07152025
Tower
Ordinance 2025-14 SUP Cell tower

CITY OF MOUNT PLEASANT

CITY COUNCIL COMMISSION MEMORANDUM

PLANNING DEPARTMENT

TO:	City Council
CC:	Greg Nyhoff, Interim *City Manager* Candias Webster, Assistant City Manager
FROM:	Lynn Barrett, *Director of Development Services*
DATE:	July 15, 2025
SUBJECT:	Specific Use Permit (SUP) for a Tower on a Commercially Zoned Property

The applicants, owner William Ahrens and Vincent Huebinger representing CCTG I LLC are requesting approval of a Specific Use Permit (SUP) to allow for the construction of a 100-foot telecommunications tower on a property at 1706 West Ferguson which is zoned Commercial.

The City's Zoning Code in Chapter 155.50 details how Telecommunications Towers are to be treated with evaluation through the Specific Use Permit process to evaluate safety, aesthetics, their necessity, suitability to the area, and applicants are requested to submit site details.

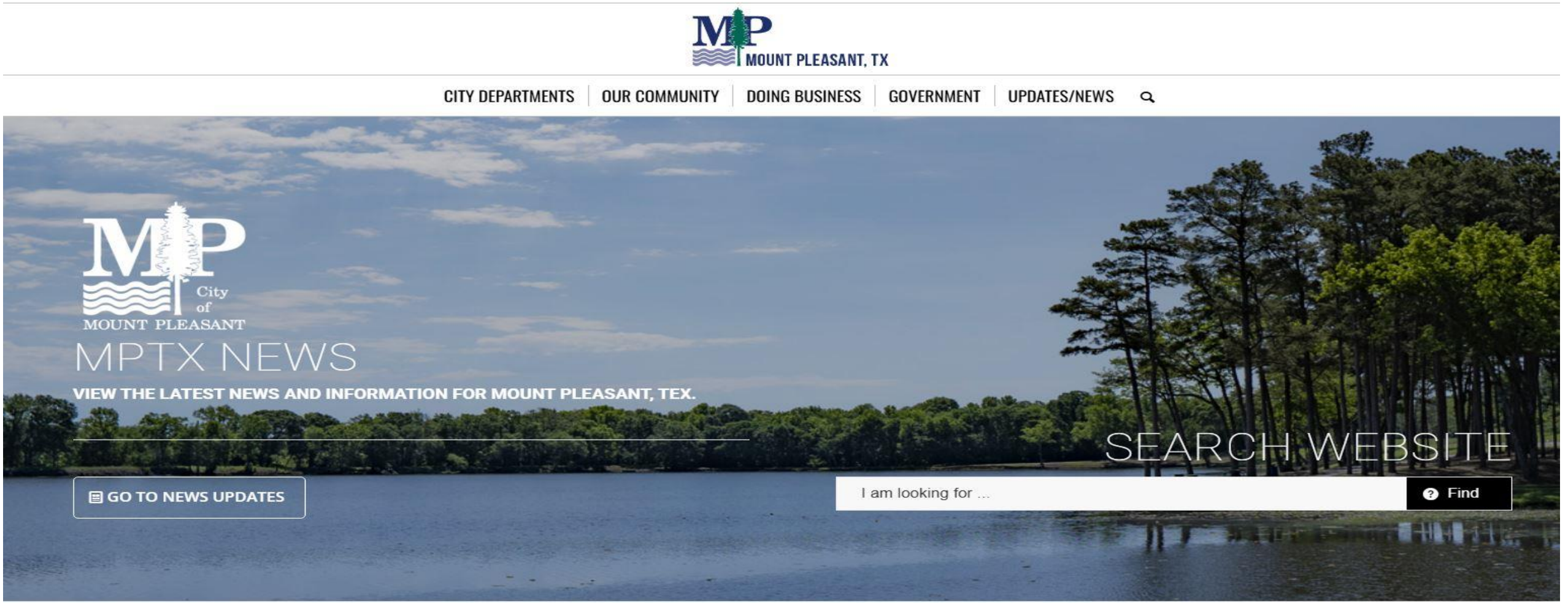
The subject property is in a Commercial zoning district in an underserved area of the city for such towers. It will be set back away from the roadway and is not adjacent to any residential properties. Towers are limited to no greater than 100 feet in height. Staff is recommending approval with the following conditions:

1) To be constructed according to the accompanying site plan with all driveways and parking surfaces to be concrete
2) The screening fence will have a landscaped buffer facing the street frontage
3) Building permits are required prior to any construction

On June 18, 2025, staff mailed twelve (12) public notices to all property owners within 200 feet of the subject property. Additionally, the notice was published in the Mount Pleasant Tribune and posted on the City's website as required by state statute. As of July 9, 2025, staff has not received any notices regarding the applicant's request. The approval of a Specific Use Permit (SUP) is a discretionary act and requires approval of a simple majority vote of the City Council pending a recommendation from the Planning and Zoning Commission.

P & Z voted unanimously to recommend approval at its July 8, 2025 meeting on a vote of 4 to 0.

Communication Towers Group I, LLC/ Mount Pleasant



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

at&t Mobility

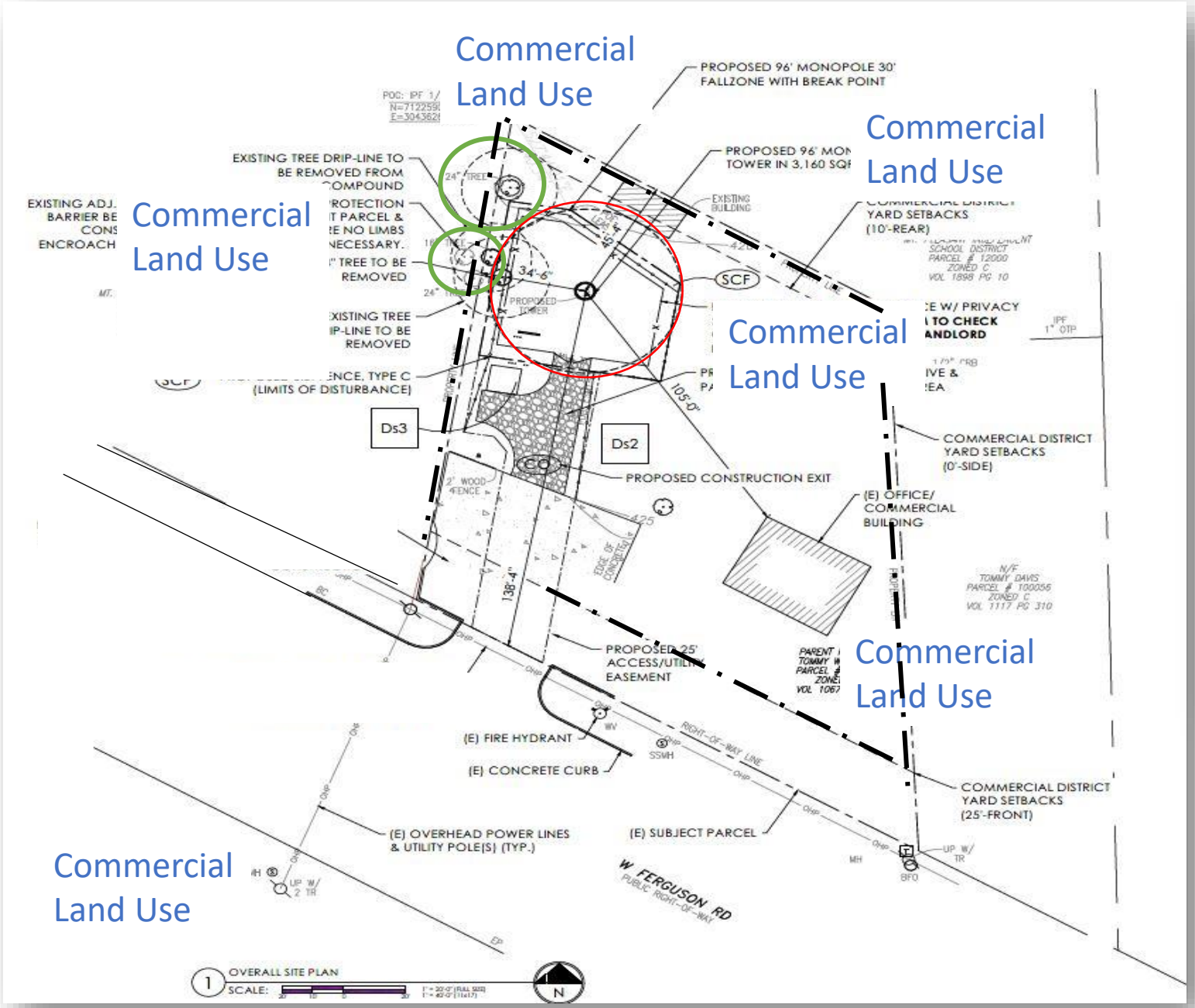
Vincent Gerard & Associates, Inc.
Land Planning, Development & Zoning Consultants
Vincentgerard.com I (512) 328-2693


Sprunt Honda-Kawasaki
Mt. Pleasant Tire and Brake
W Ferguson Rd
1706 W Ferguson Rd
Mount Pleasant Independent School...
N Gibson Ave
Early Head Start
RPM Staffing Professionals, Inc
Jason Reid - State Farm Insurance Agent
49
Delek Marketing
N Gibson Ave
W Ferguson Rd
Image © 2025 Airbus

All Surrounding Tracts are Retail And Commercial Land Uses,

Site will utilize existing
tree cover for Screening,

Fencing proposed As heavy chain link With Vinyl Slats for Screening.

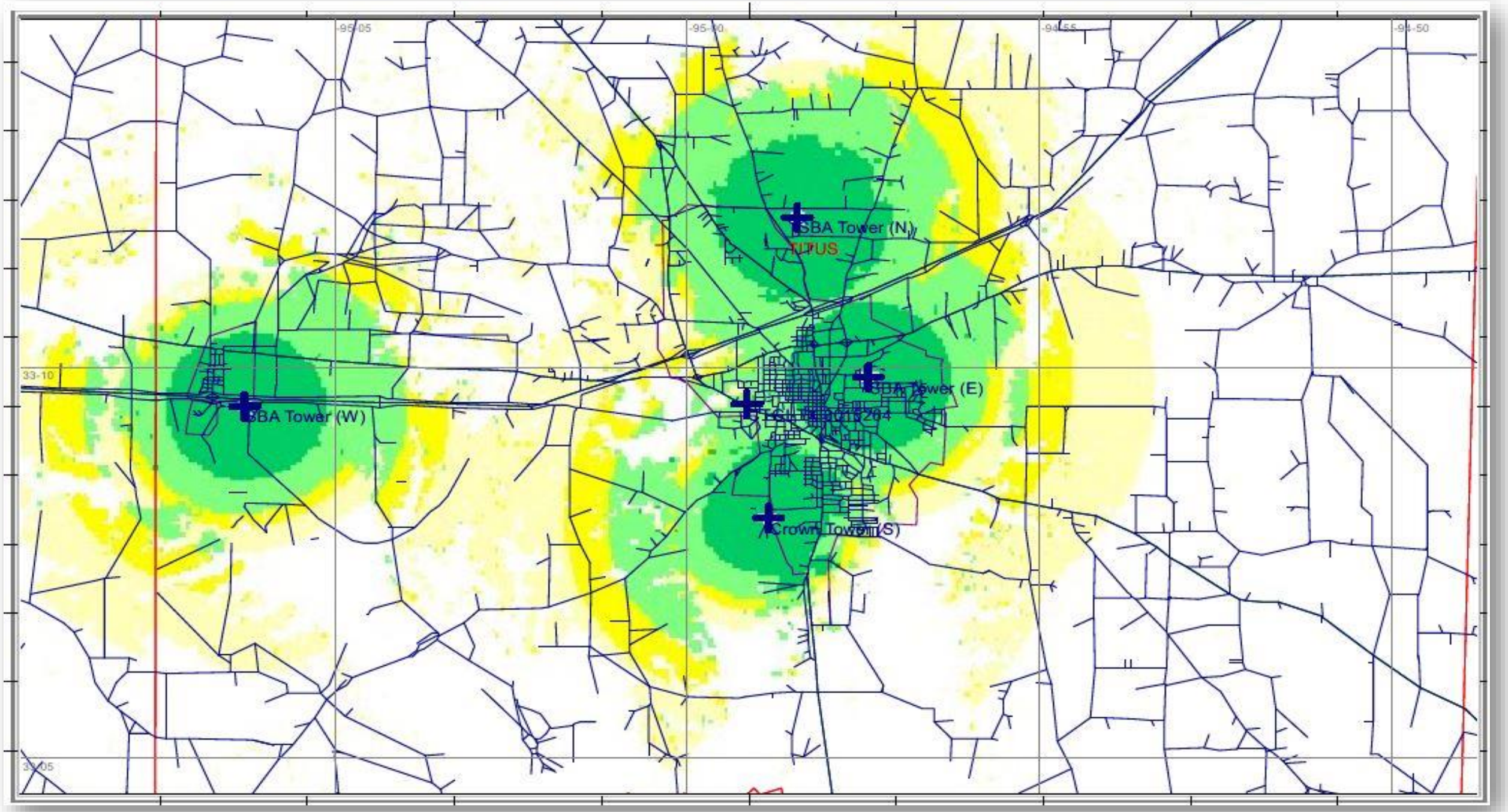


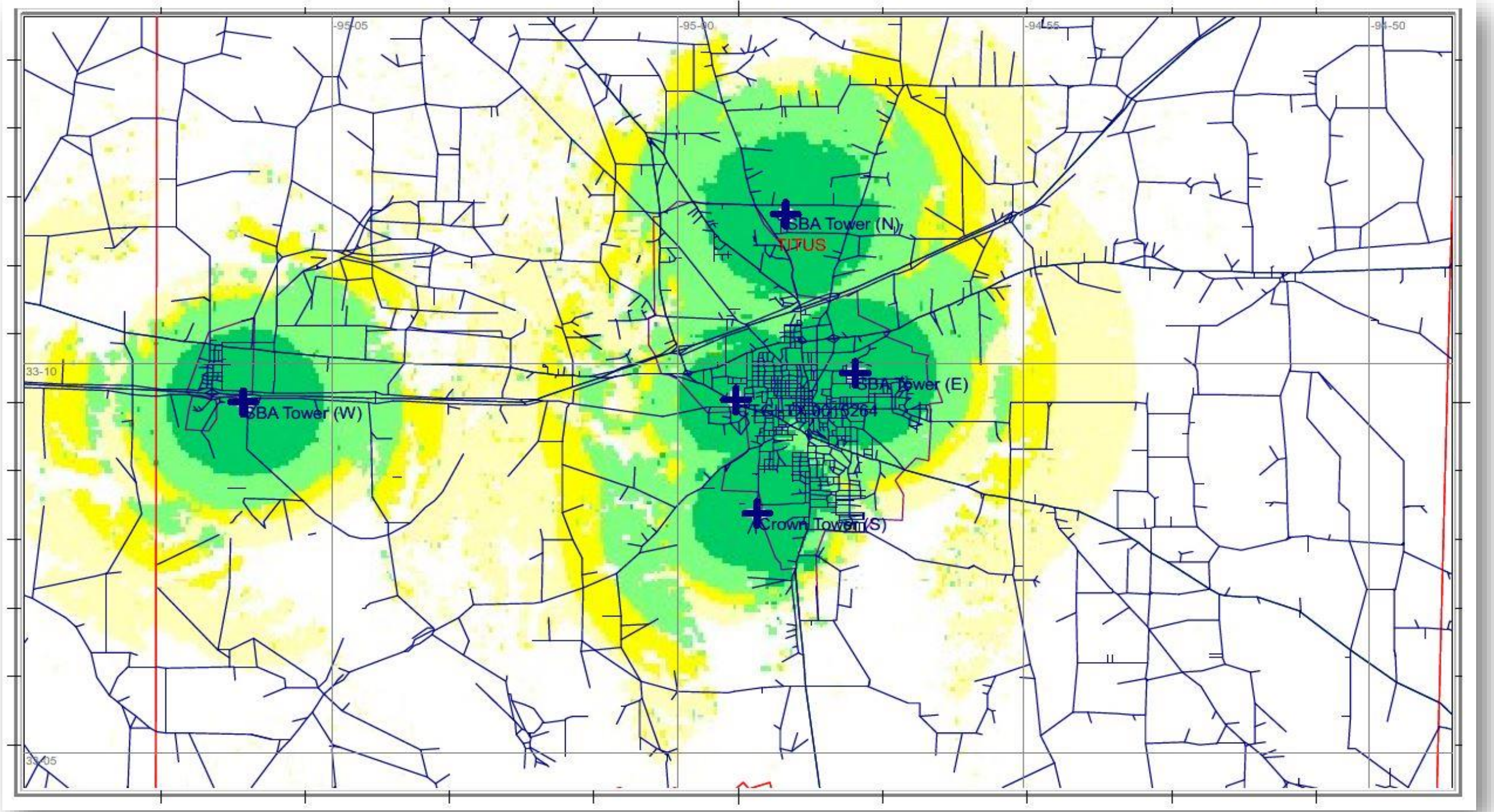
Fence Type

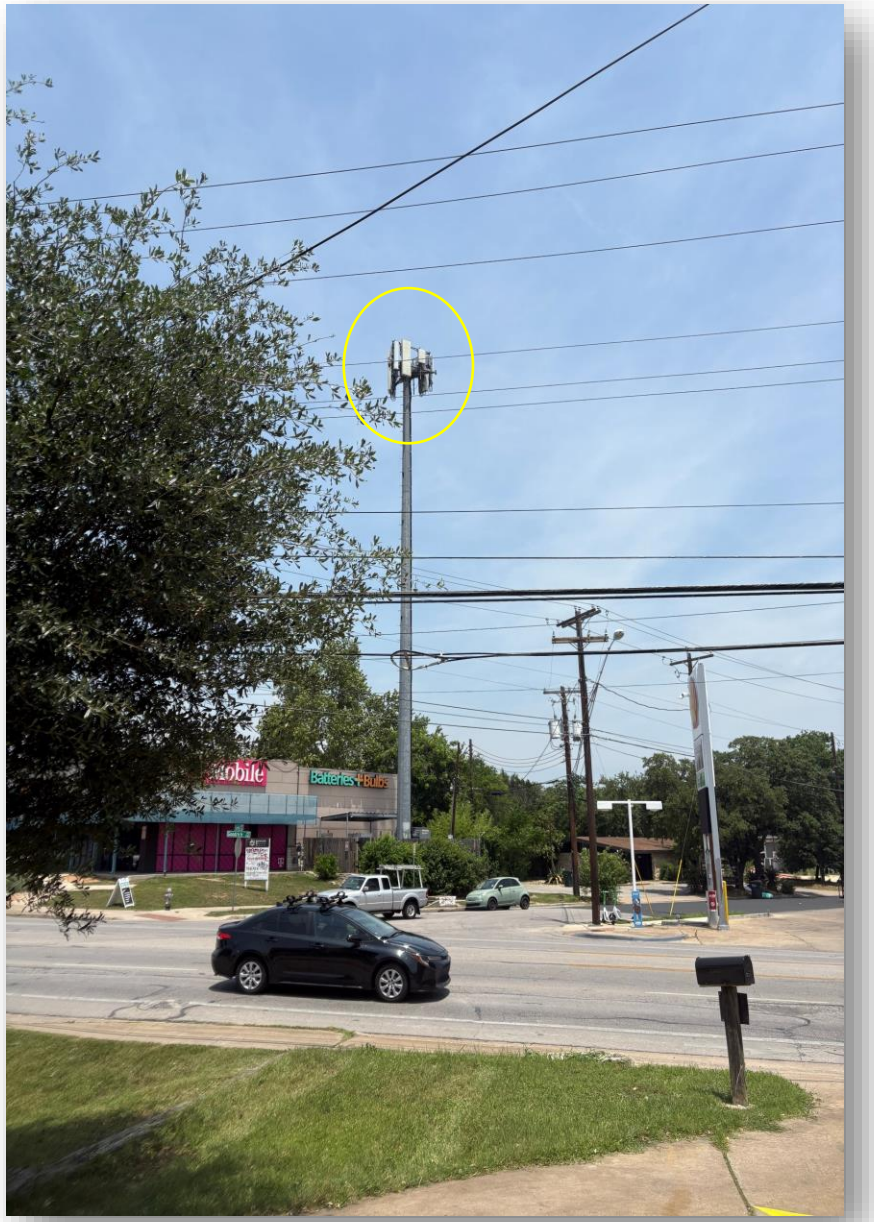




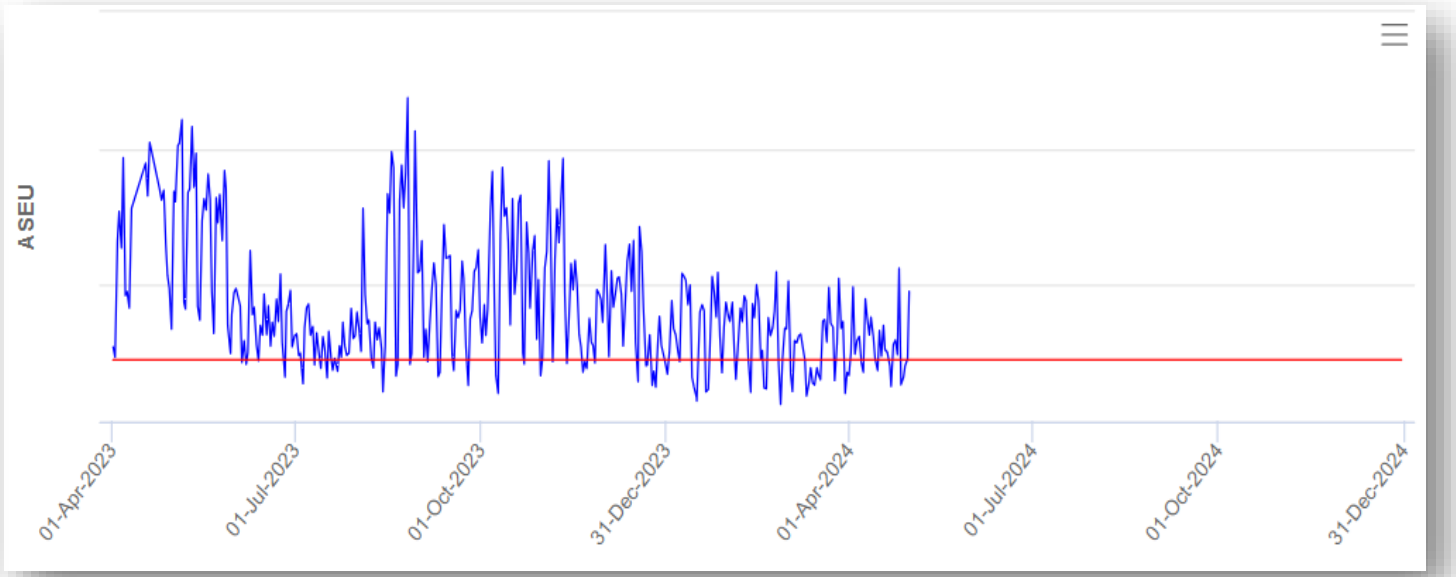
AT&T West Ferguson Mount Pleasant • Communication Towers Group I, LLC CTGL


-95-05
-95-00
-94-55
-94-50
33-10
33-05
SBA Tower (N)
TITUS
SBA Tower (E)
SBA Tower (W)
Crown Tower (S)

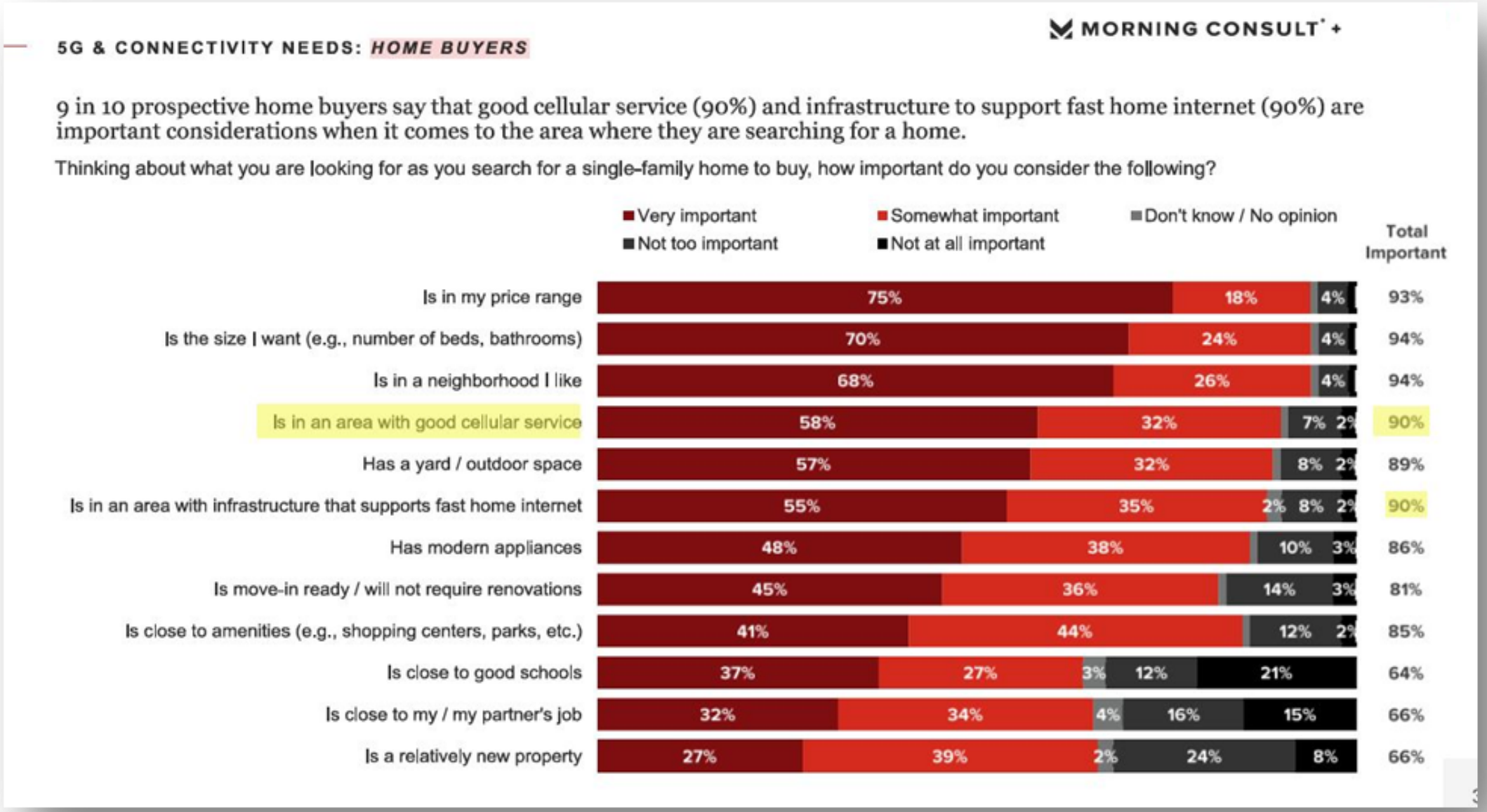

-95-05
-95-00
-94-55
-94-50
33-10
33-05
SBA Tower (N)
TITUS
SBA Tower (E)
SBA Tower (W)
Crown Tower (S)



CAPACITY EXPLAINED



Antenna Modifications reach maximum loads,
RF power – data and usage is high,
Smart phones – pictures and video streaming,
Tower site slows down “overloaded”.


MORNING CONSULT +
5G & CONNECTIVITY NEEDS: HOME BUYERS
9 in 10 prospective home buyers say that good cellular service (90%) and infrastructure to support fast home internet (90%) are important considerations when it comes to the area where they are searching for a home.
Thinking about what you are looking for as you search for a single-family home to buy, how important do you consider the following?
Very important
Somewhat important
Don't know / No opinion
Not too important
Not at all important
Total Important
Is in my price range 75% 18% 4% 93%
Is the size I want (e.g., number of beds, bathrooms) 70% 24% 4% 94%
Is in a neighborhood I like 68% 26% 4% 94%
Is in an area with good cellular service 58% 32% 7% 2% 90%
Has a yard / outdoor space 57% 32% 8% 2% 89%
Is in an area with infrastructure that supports fast home internet 55% 35% 2% 8% 2% 90%
Has modern appliances 48% 38% 10% 3% 86%
Is move-in ready / will not require renovations 45% 36% 14% 3% 81%
Is close to amenities (e.g., shopping centers, parks, etc.) 41% 44% 12% 2% 85%
Is close to good schools 37% 27% 3% 12% 21% 64%
Is close to my / my partner's job 32% 34% 4% 16% 15% 66%
Is a relatively new property 27% 39% 2% 24% 8% 66%

Summary



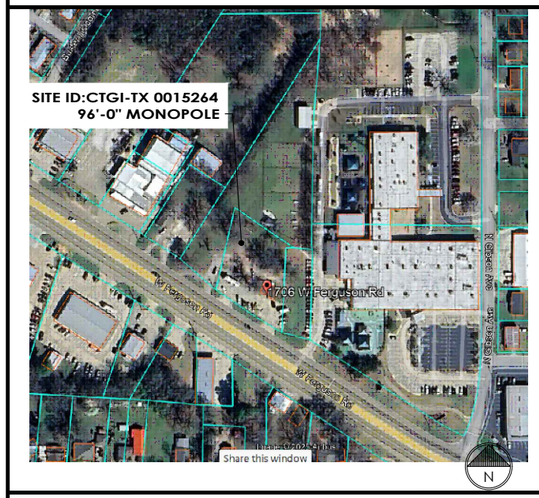
COMMUNICATIONS TOWER GROUP I LLC

CTGI SITE NAME: WEST FERGUSON
CTGI SITE ID: CTGI-TX 0015264
PROJECT: NEW SITE DEVELOPMENT
STRUCTURE TYPE: 96'-0" MONOPOLE TOWER

AT&T SITE NAME: DDL02300
AT&T SITE NUMBER: 16348381

ATTN: OBSERVED EXISTING OVERHEAD POWER LINES. COORDINATE WITH SOUTHWEST ELECTRIC TO DE-ENERGIZE AND GROUND OR RELOCATE OVERHEAD POWER LINES.

AERIAL LOCATION MAP



CALL BEFORE YOU DIG



CALL TEXAS ONE CALL
(800) DIG-TESS
CALL 3 WORKING DAYS
BEFORE YOU DIG!

PROJECT DIRECTORY

PROPERTY OWNER: WILLIAM EDWARD AHRENS
PO BOX 1156
MT. VERNON, TX 75457

APPLICATION: COMMUNICATIONS TOWER GROUP (CTGI)
15720 BRIXHAM HILL AVE. SUITE 300
CHARLOTTE, NC 28277
GLENN PENNINGTON, P.E.
(E) GPENNINGTON@CTOWERGROUP.COM
(P) 864-423-6200

ENGINEERING: P. MARSHALL & ASSOCIATES
1000 HOLCOMB WOODS PKWY SUITE 210
ROSWELL, GEORGIA 30076

TREVOR MCALLISTER - NORTH CAROLINA
(E) TMCALLISTER@PMASS.COM
(P) 478-542-3291

FEMA PANEL:
THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD AND LABELED ZONE "X", AS SHOWN PER FIRM PANEL: 48449C0265D. DATED:09/29/2010

CODES/ ORDINANCES

ALL CONSTRUCTION SPECIFIED ON DOCUMENTS SUBMITTED FOR BUILDING PERMIT SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING & ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES :

- 2023 TEXAS BUILDING CODE (2021 IBC)
- 2023 TEXAS FIRE CODE (2018 IFC)
- 2023 TEXAS PLUMBING CODE (2021 IPC)
- 2023 TEXAS MECHANICAL CODE (IMC 2021)
- 2023 TEXAS ENERGY CONSERVATION CODE (IECC 2021)
- 2023 TEXAS ELEC. CODE - NFPA 70 2023
- TIA-222-H & TIA-1019-A
- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED.
- FACILITY HAS NO SANITARY OR POTABLE WATER
- THERE IS "NO EMERGENCY RESPONSE EQUIPMENT ON THE TOWER AND EXISTING &/OR PROPOSED EQUIPMENT WILL NOT INTERFERE WITH COUNTY EMERGENCY COMMUNICATIONS AND THAT, IF SUCH, INTERFERENCE IS FOUND TO EXIST, THEN APPLICANT WILL TAKE WHATEVER STEPS NECESSARY TO CORRECT INTERFERENCE."

SITE SUMMARY

SITE ADDRESS:	1718 WEST FERGUSON ROAD MOUNT PLEASANT, TX 75455
SITE COORDINATES(NAD83):	33.15885, -94.985958
GND ELEVATION (NAVD88):	421.3' AMSL
TOWER HGHT (AGL.)	96'-0" + 4'-0" LT. ROD = 100'-0"
JURISDICTION:	NA
PARCEL ID:	12004
ZONING:	R
POWER COMPANY:	SOUTHWEST ELECTRIC

IMPERVIOUS COVER SUMMARY

1. THIS SITE IS CONSIDERED DETENTION EXEMPT.
2. IMPERVIOUS COVER IS DEFINED AS THE AREA OF ANY SURFACE THAT PREVENTS THE INFILTRATION OF WATER INTO THE GROUND, SUCH AS ROADS, DRIVEWAYS, PARKING AREAS, CONCRETE SIDEWALKS, STRUCTURES, AND BUILDINGS. ANY BASE/LIMESTONE/GRAVEL...ETC. PLACED IN ORDER TO DRIVE, PARK OR STORE VEHICLES OR OTHERWISE, WILL BE CONSIDERED "IMPERVIOUS COVER".

CALCULATIONS:

EXISTING BUILDINGS		1,500 SF
TOTAL	=	1,500 (.03 ACRES)
PARENT TRACT -		0.71 ACRES(30,928 SQFT)
TOWER IMPROVEMENTS		
SITE -		2,138 SF
ROAD -	+	1,062 SF
TOTAL-	=	3,200 SF(.07 ACRES)

SCOPE OF WORK

TOWER PORTION:
- GC SHALL BUILD AND INSTALL A 96'-0" MONOPOLE TOWER SITE.

GROUND PORTION:
- PVC SLATS IN FENCE. CONFIRM COLOR PRIOR TO ORDERING
- SIGNS WILL BE SUPPLIED BY CTGI AND SENT TO GC TO INSTALL ON COMPOUND GATE.
- ADD SERVICE CONDUCTORS AND CONDUITS TO RIGHT OF WAY. ADD 200AMP POWER PANEL & GFCI OUTLET WITH WEATHERPROOF ENCLOSURE FOR CTGI.
- METER TO BE TRANSFERRED TO AT&T.
- REMOVE (2) EXISTING TREES ON PARENT PARCEL. PROTECT EXISTING TREES ON ADJ. PARCEL AND TRIM ALL BRANCHES OVER LEASE AREA/ COMPOUND EXTENTS.
- CONCRETE ACCESS TURNAROUND
- PLANT LANDSCAPE SCREENING ALONG FRONT OF COMPOUND

EXISTING CONCRETE DRIVE:
- TAKE BEFORE AND AFTER PHOTOS.
- REPAIR IF DAMAGED DURING CONSTRUCTION.

NOTICE: SEE ACCOMPANYING 'CTGI CONSTRUCTION SCOPE OF WORK (SOW) BID DOCUMENT' CONTAINING, BUT NOT LIMITED TO, ADDITIONAL BINDING PROVISIONS, TECHNICAL SPECIFICATIONS, AND DEFINED CONTRACTOR RESPONSIBILITIES. THIS DOCUMENT IS HEREBY INCORPORATED BY REFERENCE AND SHALL FORM A MATERIAL PART OF THE BID SUBMISSION AND ANY RESULTING CONTRACT.

SHEET INDEX

SHEET #	
T-1	TITLE SHEET
---	SURVEY
T-2	GENERAL NOTES
C-0	TOWER ADJACENCY MAP
C-1	OVERALL SITE PLAN
C-2	COMPOUND PLAN
C-3	TOWER ELEVATION PLAN
C-4	GRADING & EROSION CONTROL PLAN
C-5	CONTRUCTION DETAILS - ACCESS
C-6	CONSTRUCTION DETAILS - FENCE
C-7	CONSTRUCTION DETAILS - UTILITY FRAME
C-8	SIGN DETAILS
C-9	GRADING & EROSION CONTROL NOTES & DETAILS
E-1	ELECTRICAL NOTES
E-2	ONE-LINE DIAGRAM
E-3	ELECTRICAL SITE PLAN
E-4	GROUNDING PLAN
E-5	GROUNDING & ELECTRICAL NOTES

REFERENCE/ SUPPLEMENTAL DOCUMENTS

SURVEY: POINT TO POINT JOB # 250056TX
DATED: FEB. 12, 2025

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

P. MARSHALL & ASSOCIATES
1000 HOLCOMB WOODS PARKWAY
SUITE 210 ROSWELL,
GEORGIA 30076

SITE NAME:
WEST FERGUSON
33.15885, -94.985958

SITE NUMBER:
CTGI-TX 0015264

ADDRESS:
1718 WEST FERGUSON ROAD
MOUNT PLEASANT, TX 75455

SITE TYPE:
96'-0" MONOPOLE TOWER
@ 421.3' AMSL

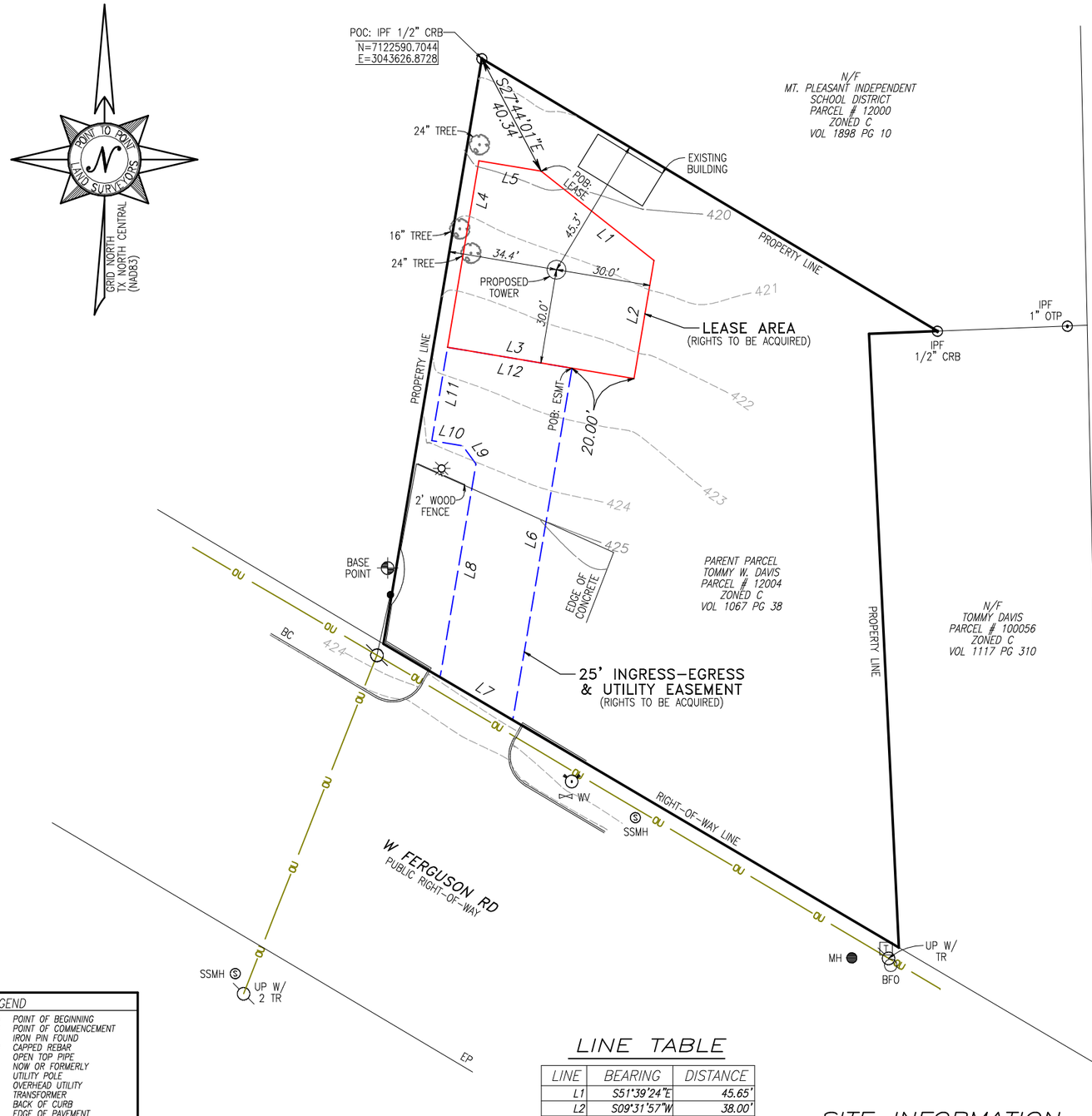
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	05/14/2025	MD	CONSTRUCTION	MD
1	07/07/2025	MD	ZONING COMMENTS	MD

ISSUE FOR ZONING

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 #: 25CTGIOTXN-014

SHEET NUMBER:
T-1



LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
OTP	OPEN TOP PIPE
N/F	NOW OR FORMERLY
UP	UTILITY POLE
OU	OVERHEAD UTILITY
TR	TRANSFORMER
BC	BACK OF CURB
EP	EDGE OF PAVEMENT
MH	MANHOLE
SSMH	SANITARY SEWER MANHOLE
BFO	BURIED FIBER OPTIC MARKER
WV	WATER VALVE

FIRE HYDRANT
CONCRETE MONUMENT FOUND
TELCO PEDESTAL
UTILITY POLE
GUY WIRE ANCHOR
LIGHT POLE
BENCHMARK

811 CALL BEFORE YOU DIG

LINE TABLE

LINE	BEARING	DISTANCE
L1	S51°39'24"E	45.65'
L2	S09°31'57"W	38.00'
L3	N80°28'03"W	60.00'
L4	N09°31'57"E	60.00'
L5	S80°28'03"E	20.00'
L6	S09°31'57"W	113.14'
L7	N59°28'32"W	26.78'
L8	N09°31'57"E	68.54'
L9	N35°51'57"W	7.12'
L10	N80°28'03"W	9.93'
L11	N09°31'57"E	30.00'
L12	S80°28'03"E	40.00'

SITE INFORMATION

LEASE AREA = 3,160 SQUARE FEET (0.0725 ACRES)

AT CENTER LEASE AREA:
LATITUDE: 33°09'31.86" (NAD 83) (33.158850°)
LONGITUDE: -94°59'09.45" (NAD 83) (-94.985958°)
ELEVATION = 421.3' A.M.S.L.

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

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



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, LLC 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: 02/10/2025]. 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. : 48449C0265D DATED: 09/29/2010.

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: 0.03 FEET (HORZ) 0.27 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRx7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 02/10/2025
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99985825
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 1.91643889°
BENCHMARKS USED: DH3616, DH3772, DL3492

STATE OF TEXAS
REGISTERED
JUSTIN KYLE LAWRENCE
6589
PROFESSIONAL
LAND SURVEYOR

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.

DATE: 02/12/2025

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:

POINT TO POINT LAND SURVEYORS P2P

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:

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

WEST FERGUSON
SITE NO. CTGI-TX 0015264

BERRY MERCHANT SURVEY, ABSTRACT 358,
CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS

PARENT PARCEL

OWNER: TOMMY W. DAVIS

SITE ADDRESS: 1706 WEST FERGUSON ROAD, MOUNT PLEASANT, TX 75455

PARCEL ID: 12004

AREA: 0.71 ACRES (PER TAX ASSESSOR)

ZONED: C – COMMERCIAL DISTRICT

REFERENCE: VOLUME 1067 PAGE 38

20 0 40 80
GRAPHIC SCALE IN FEET
SCALE: 1" = 40' (11x17)

NO.	DATE	REVISION

DRAWN BY: AJT
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 02/12/2025
P2P JOB #: 250056TX

SHEET: 1 OF 2

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SURVEY NOT VALID WITHOUT ALL SHEETS

LEGAL DESCRIPTION SHEET

PARENT PARCEL

(PER REPORT NO. 01-24030012-01S)

TRACT ONE:
ALL THAT CERTAIN LOT OR TRACT OR LAND SITUATED IN TITUS COUNTY, TEXAS, WEST OF THE CITY OF MT. PLEASANT AND BEING A PART OF THE BERRY MERCHANT HR SURVEY, ABST. NO. 358 AND BEGINNING AT A STAKE ON THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 67 AT THE MOST WESTERLY CORNER OF A TRIANGULAR TRACT SOLD BY VELENA AND B. G. HOLDER TO MRS. LOLA GADDIS ON MARCH 28, 1945 AND RECORDED IN TITUS COUNTY DEED RECORDS, IN VOL. 148, PAGE 222:
THENCE ALONG THE NORTH ROW OF HIGHWAY 67 N 57.29 MIN. W 70 FEET TO A STAKE:
THENCE N 11-05' E. 200.00 FEET TO A STAKE:
THENCE S 57-29" E, 168.2 FEET TO A STAKE IN NBL OF TRACT SOLD BY A. S. MITCHELL TO I. G. WOODARD:
THENCE WEST ALONG NBL OF WOODARD AND MRS. LOLA GADDIS 93. 1 FOOT GADDIS NW CORNER:
THENCE S 11-05" W 146. 2 FEET ALONG GADDIS WBL TO THE POINT OR PLACE OF BEGINNING.
BEING THE SAME LAND DESCRIBED IN A DEED DATED JUNE THE 10, 1969 FROM MARSHALL M. GADDIS ET UX TO M. H. GADDIS WHICH IS RECORDED IN VOL. 352, PAGE 136 OF THE DEED RECORDS OF TITUS COUNTY, TEXAS. REFERENCE TO WHICH DEED AND THE RECORD THEREOF IS HERE MADE FOR ALL PURPOSES.

TRACT TWO:
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN TITUS COUNTY, TEXAS, BEING A PRT OF THE B. MERCHANT SURVEY ABST. NO. 358, A PART OF THE LAND DESCRIBED IN A DEED EXECUTED BY PAUL FALVEY TO MRS., VELENA HOLDER, ON DEC. 1, 1938 DESCRIBED AS:
BEGINNING AT A STAKE ON NORTH SIIDE OF U.S. HIGHWAY NO. 67 AT THE S.W. CORNER OF A TRACT SOLD BY A.S. MITCHELL TO MRS. LOLA GADDIS AND RECORDED IN TITUS COUNTY DEED RECORDS IN VOL. 141 PAGE 26;
THENCE N 11-05 E 146.2 FT. TO THE NW CORNER OF THE AFORESAID GADDIS TRACT;
THENCE S 1-0W 159.6 FT. ALONG WEST BOUNDARY LINE OF GADDIS TRACT TO POINT OR PLACE OF BEGINNING, CONTAINING 0.047 ACRES OF LAND MORE OR LESS AND BEING THE SAME LAND CONVEYED AS TRACT 2 IN VOL. 457 PAGE 754, TITUS COUNTY DEED RECORDS.

TRACT THREE:
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN TITUS COUNTY, TEXAS, ABOUT 1 MILE WEST FROM THE COURTHOUSE OF MT. PLEASANT, TEXAS, A PART OF THE BERRY MERCHANT SURVEY, AND BEING A PART OF BLOCK 310, ACCORDING TO THE TITUS COUNTY APPRAISAL DISTRICT MAP AND DESCRIBED AS FOLLOWS:
BEGINNING AT A STAKE IN THE NB LINE OF STATE HIGHWAY NO, 1 SAME BEING THE SW CORNER OF A LOT SOLD AND CONVEYED BY A. S. MITCHELL AND WIFE TO I. G. WOODARD:
THENCE IN A NW DIRECTION WITH NB LINE OF SAID STATE HIGHWAY NO. 1 - B8 FEET TO THE SE CORNER OF A TRACT OF LAND OWNED BY MRS. G. B. HOLDER;
THENCE NORTH 157 FEET A STAKE THE NW CORNER OF THE J. E. DANIELS 2 ACRE LOT;
THENCE E 75 FEET A STAKE THE NW CORNER OF THE I. C. WOODARD LOT;
THENCE S 200 FEET TO THE PLACE OF BEGINNING, AND BEING THE SAME LAND DESCRIBED IN A DEED FROM LOLA GADDIS TO MARSHALL GADDIS AND OLLIE WOODARD RECORDED IN VOL. 451, PAGE 754, DEED RECORDS OF TITUS COUNTY,

TAX ID NO: 12004

DERIVATION CLAUSE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TOMMY W. DAVIS, GRANTEE, FROM MARSHALL GADDIS AND WIFE, DOROTHY GADDIS, GRANTOR BY CORRECTION DEED RECORDED 12/07/1997, AS BOOK 1067, PAGE 38 OF TITUS COUNTY RECORDS.

BEING THE SAME PROPERTY CONVEYED TO TOMMY W. DAVIS, GRANTEE, FROM MARSHALL GADDIS AND WIFE, DOROTHY GADDIS, GRANTOR BY WARRANTY DEED RECORDED 06/25/1993, AS BOOK 779, PAGE 288 OF TITUS COUNTY RECORDS.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SEARCH START DATE OF OCTOBER 13, 1943, END DATE OF JUNE 18, 2024, BEING REPORT NO. 01-24030012-01S, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

[NO EXCEPTIONS WERE CONTAINED IN THE ABOVE REFERENCED TITLE DOCUMENT.]

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN BERRY MERCHANT SURVEY, ABSTRACT 358, CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS, AND BEING A PORTION OF THE LANDS OF TOMMY W. DAVIS, AS RECORDED IN VOLUME 1067, PAGE 38, TITUS COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH CAPPED REBAR FOUND AT THE NORTH CORNER OF SAID LANDS, HAVING A TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE VALUE OF N: 7122590.7044 E: 3043626.8728; THENCE RUNNING ALONG A TIE LINE, SOUTH 27°44'01" EAST, 40.34 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 51°39'24" EAST, 45.65 FEET TO A POINT;

THENCE, SOUTH 09°31'57" WEST, 38.00 FEET TO A POINT;

THENCE, NORTH 80°28'03" WEST, 60.00 FEET TO A POINT;

THENCE, NORTH 09°31'57" EAST, 60.00 FEET TO A POINT;

THENCE, SOUTH 80°28'03" EAST, 20.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE.

SAID TRACT CONTAINS 0.0725 ACRES (3,160 SQUARE FEET), MORE OR LESS.

25' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A 25-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT, LYING AND BEING IN BERRY MERCHANT SURVEY, ABSTRACT 358, CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS, AND BEING A PORTION OF THE LANDS OF TOMMY W. DAVIS, AS RECORDED IN VOLUME 1067, PAGE 38, TITUS COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A ½-INCH CAPPED REBAR FOUND AT THE NORTH CORNER OF SAID LANDS, HAVING A TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE VALUE OF N: 7122590.7044 E: 3043626.8728; THENCE RUNNING ALONG A TIE LINE, SOUTH 27°44'01" EAST, 40.34 FEET TO A POINT ON THE LEASE AREA; THENCE RUNNING ALONG SAID LEASE AREA, SOUTH 51°39'24" EAST, 45.65 FEET TO A POINT; THENCE, SOUTH 09°31'57" WEST, 38.00 FEET TO A POINT; THENCE, NORTH 80°28'03" WEST, 20.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID LEASE AREA AND RUNNING, SOUTH 09°31'57" WEST, 113.14 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF WEST FERGUSON ROAD;

THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 59°28'32" WEST, 26.78 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, NORTH 09°31'57" EAST, 68.54 FEET TO A POINT;

THENCE, NORTH 35°51'57" WEST, 7.12 FEET TO A POINT;

THENCE, NORTH 80°28'03" WEST, 9.93 FEET TO A POINT;

THENCE, NORTH 09°31'57" EAST, 30.00 FEET TO A POINT ON SAID ATC AREA;

THENCE RUNNING ALONG SAID ATC AREA, SOUTH 80°28'03" EAST, 40.00 FEET TO A POINT; AND THE POINT OF BEGINNING.

BEARINGS BASED ON TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE.

SAID EASEMENT CONTAINS 0.0728 ACRES (3,171 SQUARE FEET), MORE OR LESS.

STATE OF TEXAS
REGISTERED
JUSTIN KYLE LAWRENCE
6589
PROFESSIONAL
LAND SURVEYOR

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.

DATE: 02/12/2025

JUSTIN KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

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* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT P2P LAND SURVEYORS
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:

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

WEST FERGUSON
SITE NO. CTGI-TX 0015264
BERRY MERCHANT SURVEY, ABSTRACT 358,
CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS

LEGAL DESCRIPTION &
TITLE REVIEW SHEET

NO.	DATE	REVISION

DRAWN BY: AJT
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 02/12/2025
P2P JOB #: 250056TX

SHEET: 2 OF 2

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SURVEY NOT VALID WITHOUT ALL SHEETS

GENERAL NOTES

1. THE GENERAL CONTRACTOR MUST VERIFY ALL EXISTING & PROPOSED DIMENSIONS, CONDITIONS, AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.

2. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC., IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

3. THE CONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.

4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND PRIME CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

5. SITE GROUNDING SHALL COMPLY WITH ENERGY GROUNDING STANDARDS, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT, THEY SHALL GOVERN. GROUNDING SHALL BE COMPLETED BEFORE ERECTION OF A NEW TOWER.

6. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION, AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. IF TEMPORARY LIGHTING AND MARKING IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA), IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE NECESSARY LIGHTS AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A PROBLEM.

7. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.

8. THE CONTRACTOR SHALL RESTORE ALL PROPERTY TO IT'S PRE-CONSTRUCTION CONDITIONS TO THE OWNER'S SATISFACTION. ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS TO PROTECT ALL EXISTING PROPERTY LINE MONUMENTATION, STRUCTURES, UTILITIES. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A REGISTERED SURVEYOR OR ENGINEER.

9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO THE BUILDING INSPECTION DEPARTMENT TO SCHEDULE THE REQUIRED INSPECTIONS. A MINIMUM OF 24 HOURS OF NOTICE SHOULD BE GIVEN THE BUILDING INSPECTION DEPARTMENTS THAT HAVE REQUESTED IT.

GENERAL NOTES

10. THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE SPECIFICATIONS AND TOWER DRAWINGS/ANALYSIS. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF THE TOTAL BID PACKAGE PRIOR TO BID SUBMITTAL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL DRAWINGS & SPECIFICATIONS AND TO COORDINATE THEIR WORK WITH THE WORK OF ALL OTHERS TO ENSURE THAT WORK PROGRESSION IS NOT INTERRUPTED AND DOES NOT INTERRUPT THE PROPERTY OWNER'S OPERATIONS AT ANY TIME.

11. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION. ALL CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE AND THE UTILITY COMPANY PRIOR TO EACH CONNECTION.

12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

13. CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE KEPT TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO PROPERTY OUTSIDE THE LEASED PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR.

14. ALL SUITABLE BORROW MATERIAL FOR BACKFILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.

15. SEEDING AND MULCHING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SITE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING AN ADEQUATE COVER OF VEGETATION OVER THE SITE FOR A ONE YEAR PERIOD.

16. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS, ETC., BETWEEN THE WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.

17. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED LICENSES, FEES, INSPECTIONS, ETC. BUILDING PERMITS WILL BE OBTAINED BY CONTRACTOR & PAID FOR BY THE CONTRACTOR.

18. CONTRACTOR SHALL KEEP THE PROJECT SITE FREE FROM ACCUMULATION OF WASTE MATERIALS & RUBBISH AT ALL TIMES DURING CONSTRUCTION PERIOD & SHALL REMOVE ALL WASTE MATERIALS & RUBBISH FROM PROJECT SITE AT THE COMPLETION OF WORK, EXCEPT THOSE SPECIFICALLY REQUIRED BY THE CONTRACT DOCUMENTS TO BE LEFT FOR THE OWNER'S MAINTENANCE. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO AN APPROVED LANDFILL AT CONTRACTOR EXPENSE.

19. SECURITY TO THE SITE SHALL BE MAINTAINED AT ALL TIMES.

20. CONTRACTOR IS RESPONSIBLE FOR THE CONDITION OF THE ALL CABINETS AND /OR SHELTERS DURING AND AFTER CONSTRUCTION. CABINETS AND /OR SHELTERS SHALL NOT BE USED FOR STORAGE OF TOOLS, CONSTRUCTION MATERIAL OR EQUIPMENT. CONTRACTOR SHALL ENSURE THE CABINETS AND /OR SHELTERS ARE CLEANED AT THE CONCLUSION OF CONSTRUCTION. SHELTER FLOORS SHALL BE CLEANED, WAXED AND BUFFED TO SHINE.

ABBREVIATION KEY

&	AND
AMSL	AVERAGE ABOVE MEAN SEALEVEL
BTM.	BOTTOM
CL	CENTERLINE
CONC.	CONCRETE
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
DIA.	DIAMETER
(E)	EXISTING
EL.	ELEVATION
E.S.	EACH SIDE
E.W.	EACH WAY
FFI	FLANGE FACING INSIDE
FFO	FLANGE FACING OUTSIDE
FT.	FEET
F.V.	FIELD VERIFY
GALV.	GALVANIZED
HORIZ.	HORIZONTAL
IN.	INCH
LFP	LEG FACING OUTSIDE
LLVD	LONG LEG VERTICAL DOWN
LLVU	LONG LEG VERTICAL UP
MAX.	MAXIMUM
MFR.	MANUFACTURER
MIN.	MINIMUM
MPH	MILES PER HOUR
O.C.	ON CENTER
(P)	PROPOSED
REINF.	REINFORCE
REQ'D	REQUIRED
SIM.	SIMILAR
STD.	STANDARD
STL.	STEEL
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
VLD	VERTICAL LEG DOWN
VLU	VERTICAL LEG UP
W/	WITH

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GEORGIA 30076

SITE NAME:
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33.15885, -94.985958

SITE NUMBER:
CTGI-TX 0015264

ADDRESS:
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MOUNT PLEASANT, TX 75455

SITE TYPE:
96'-0" MONOPOLE TOWER
@ 421.3' AMSL

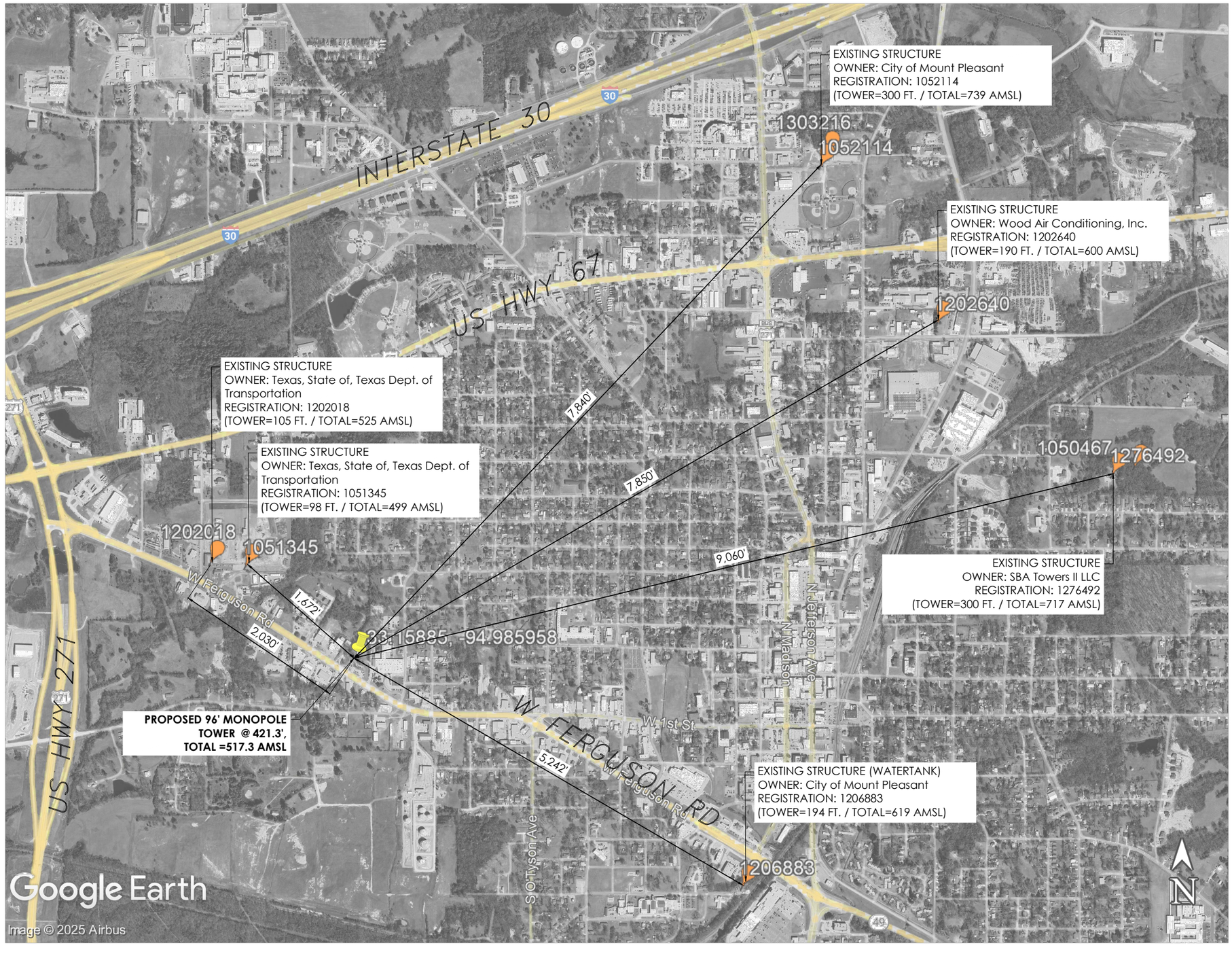
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1	07/07/2025	MD	ZONING COMMENTS	MD

ISSUE FOR ZONING

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PMA PROJECT #: 25CTGIOTXN-014

SHEET NUMBER:
T-2



1 OVERALL SITE PLAN
SCALE: 20' 10' 0 20' 1" = 20'-0" (FULL SIZE) 1" = 40'-0" (11x17)

N

GENERAL NOTES

1. EXISTING CONDITIONS INDICATED & SHOWN ON SITE PLAN WERE PROVIDED BY GOOGLE EARTH. 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.
2. ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES BY TX STATE CODE.
3. THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA OR FUTURE CONDITIONS FLOOD HAZARD AREA, AS SHOWN ON:
   FIRM PANEL(S): 48449C0265D
   EFFECTIVE DATE(S): 09/29/2010
4. WETLANDS DO NOT EXIST ON-SITE; CONSTRUCTION AREA DOES NOT FALL WITHIN NATIONAL SURVEY DELINEATION.

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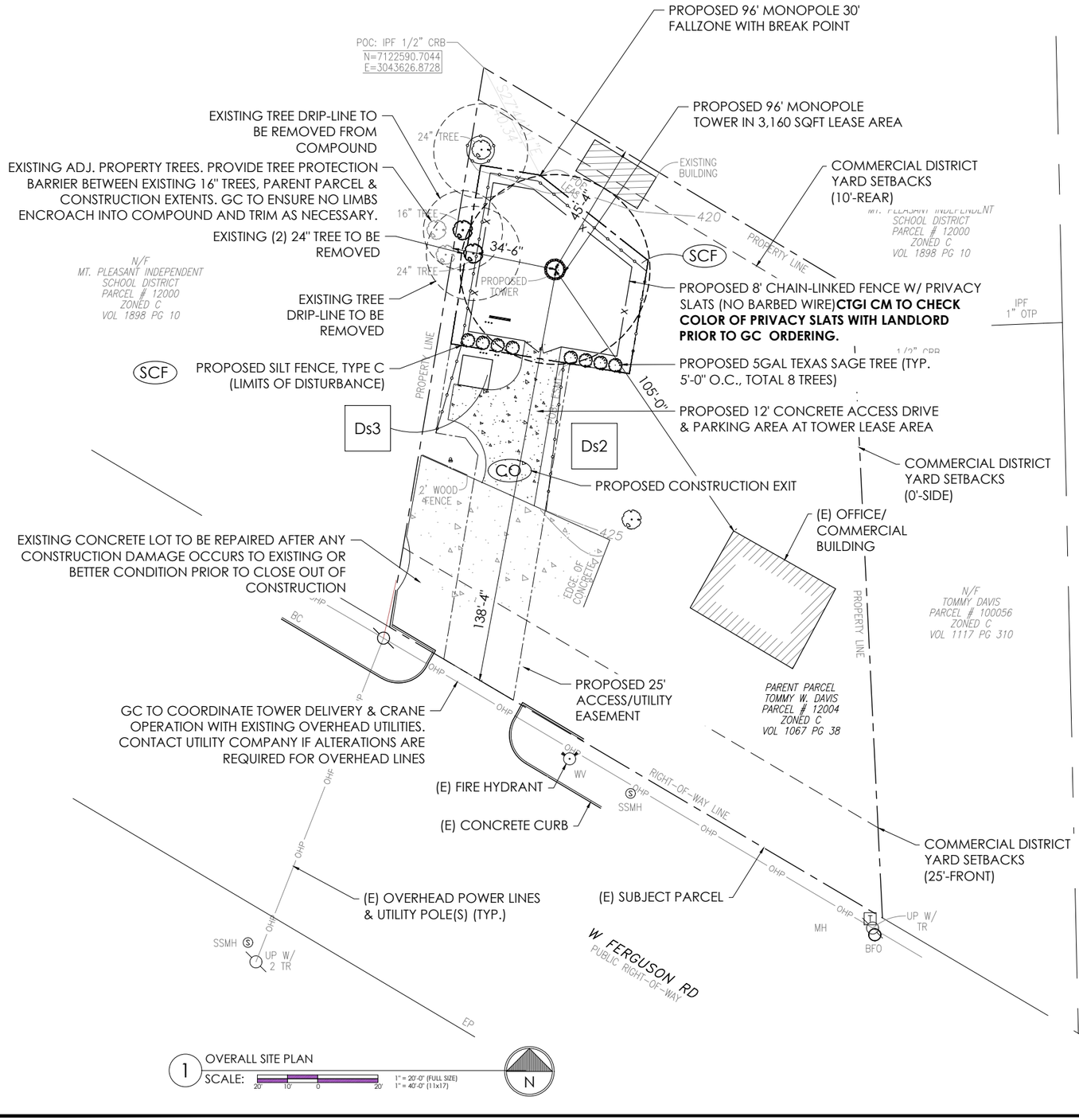
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PMA PROJECT #: 25CTGIOTXN-014

SHEET NUMBER:
C-0



GENERAL NOTES

1. SITE PLAN SHOWN WAS REPRODUCED FROM INFORMATION PROVIDED BY TITUS COUNTY 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): 48449C0265D
   EFFECTIVE DATE(S): 09/29/2010
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.

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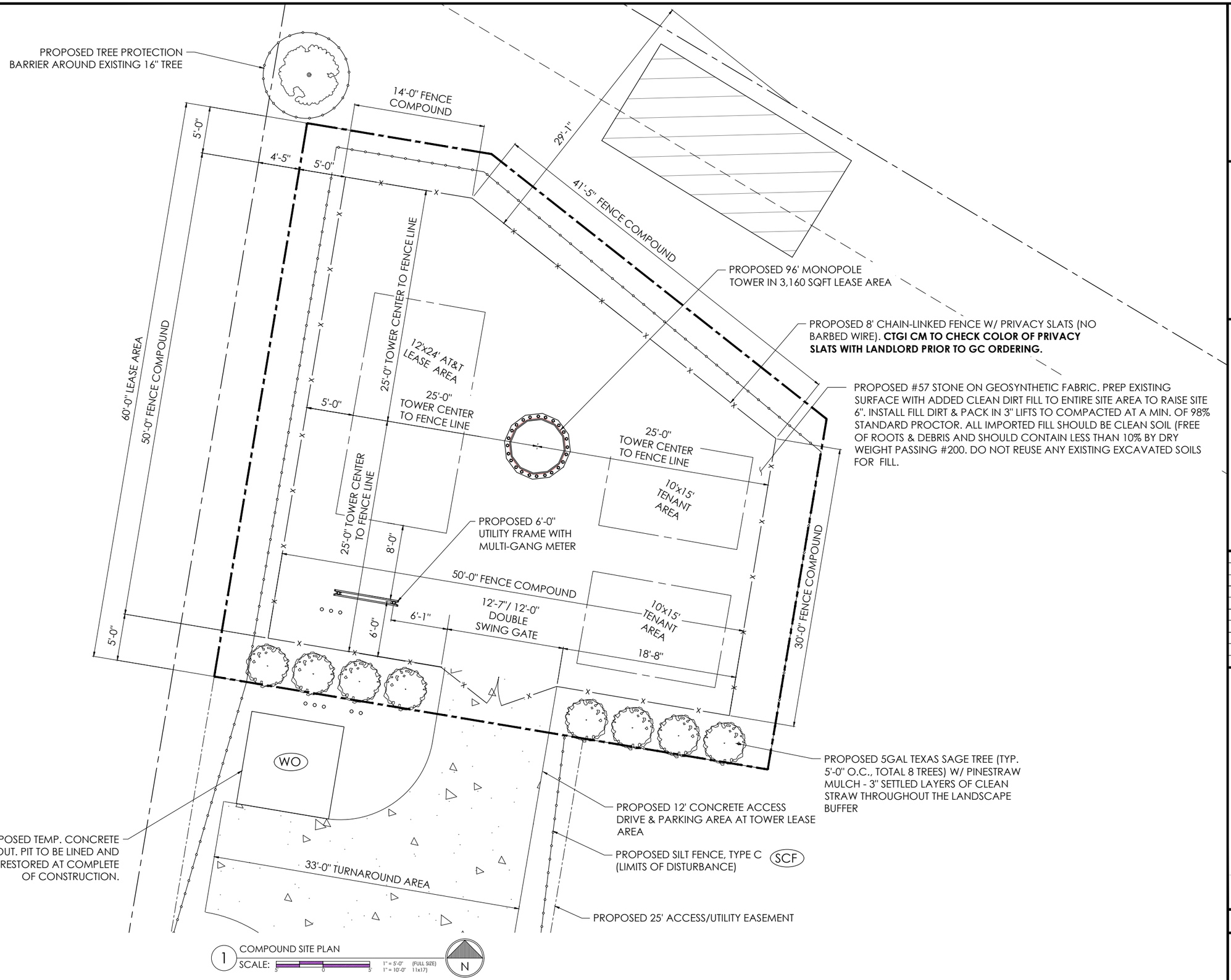
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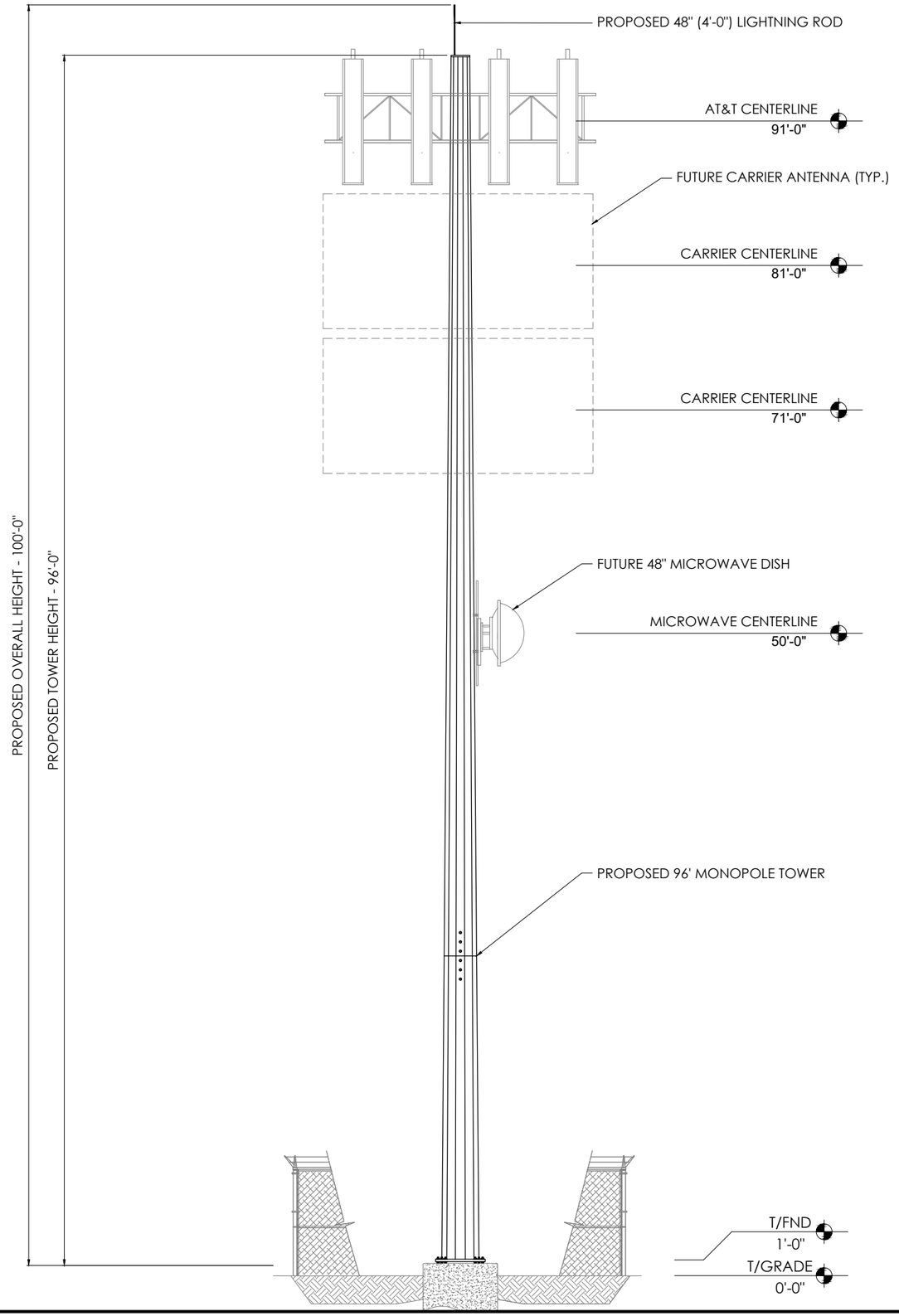
PMA PROJECT #: 25CTGIOTXN-014

SHEET NUMBER:
C-2

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

PROPOSED LOADING TO BE CONFIRMED AND INSTALLED PER CARRIER COORDINATION.

PROPOSED TOWER SHALL BE ENGINEERED TO FALL WITHIN THE LIMITS OF THE PROPOSED FENCED COMPOUND.



GENERAL NOTES

1. REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED ANTENNA CABLE LOADING DETAILS
2. TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS ONLY INTENDED FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.
3. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED.
4. ALL HARDWARE ASSEMBLE MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
5. 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 BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE 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)

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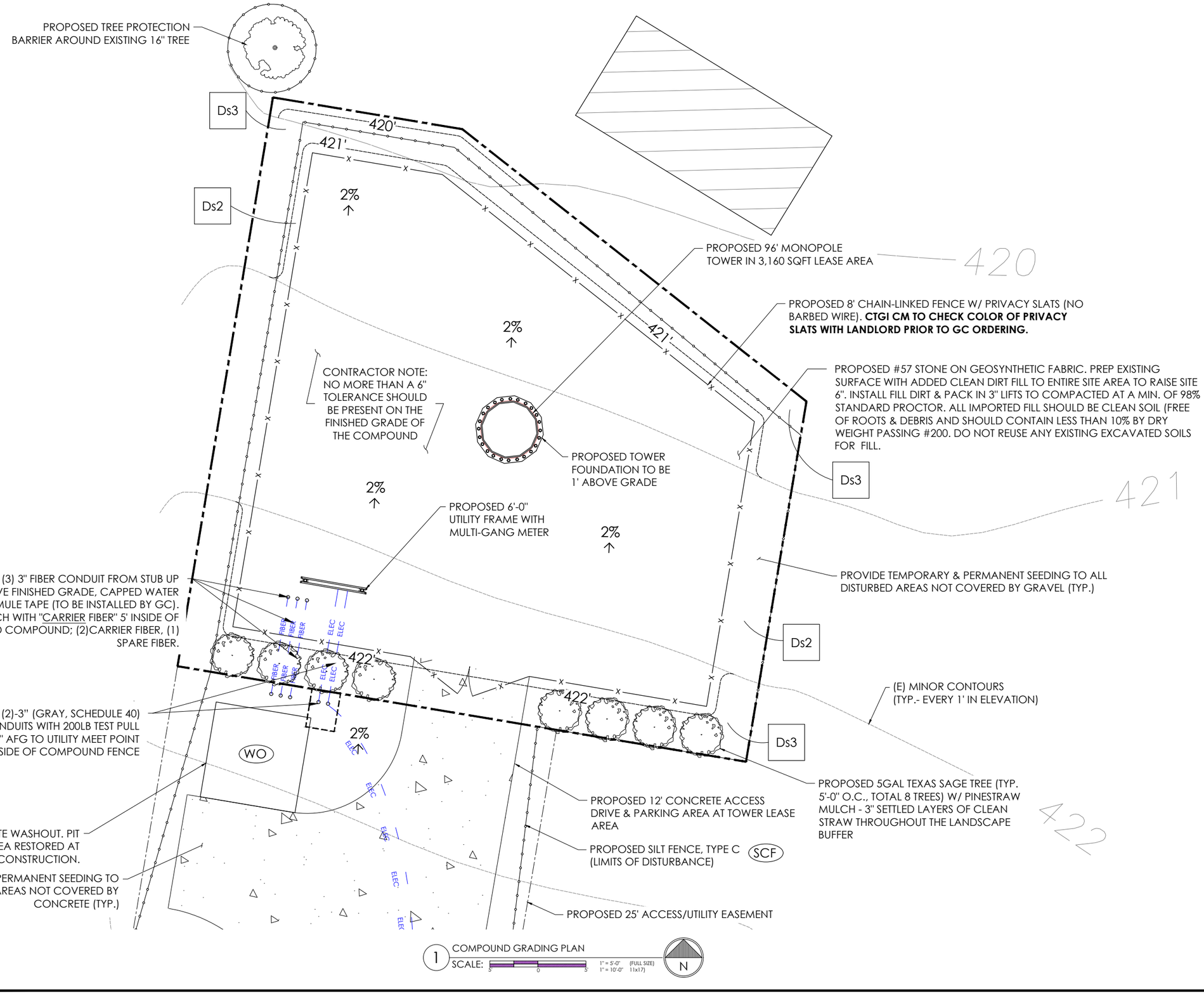
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PMA PROJECT #: 25CTGIOTXN-014

SHEET NUMBER:
C-3



1 COMPOUND GRADING PLAN

SCALE: 5' 0 5' 1" = 5'-0" (FULL SIZE) 1" = 10'-0" 11x17

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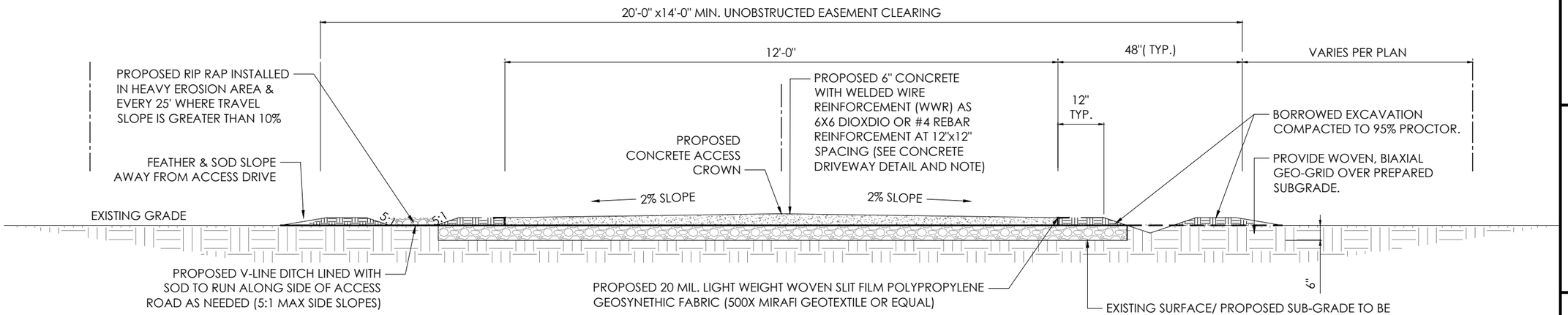
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SHEET NUMBER:
C-4

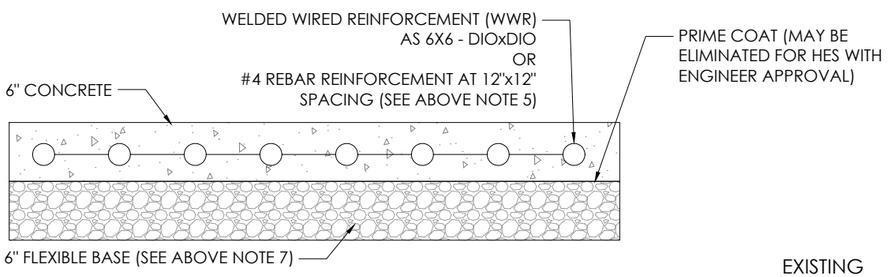


ACCESS DRIVE

SCALE: NTS

NOTES

1. USE CLASS A CONCRETE UNLESS OTHERWISE NOTED.
2. DENSE GRADED HMA (HOT MIX ASPHALT) MAY BE USED WHEN APPROVED BY THE ENGINEER IF THE ROADWAY SURFACE COURSE IS A PERFORMANCE MIX.
3. REFER TO PLAN SHEETS FOR GEOMETRIC DESIGN DETAILS.
4. FOR CONCRETE DRIVEWAYS, PROVIDE EXPANSION JOINT 20 FT C-C FOR WIDTH OR LENGTH OVER 25 FT
5. FIBER REINFORCEMENT IS NOT ALLOWED.
6. MACHINE LAID HMA IS REQUIRED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
7. FURNISH BASE MEETING THE REQUIREMENTS FOR ANY TYPE OF GRADE IN ACCORDANCE WITH JURISDICTION SPECIFICATIONS. FLEXIBLE BASE COMPRESSIVE STRENGTHS ARE WAIVED. BASE IS SUBSIDIARY TO THE ITEM.
8. WHERE SIDEWALK IS PRESENT, SLOPE AND LENGTH OF CURB TRANSITION SHOULD MACH THE SIDEWALK AND MEET ADA REQUIREMENTS.
9. IT ROOTS ARE ENCOUNTERED VERIFY WITH THE ENGINEER PRIOR TO ACCOMMODATING OR REMOVING 2 IN. DIAMETER OR LARGER ROOTS. ROOT REMOVAL MUST BE IN ACCORDANCE WITH JURISDICTION SPECIFICATIONS, ROOTS MAY REMAIN IN THE BASE. FOR IMPROVEMENTS WITHIN 6 IN. OF A ROOT, THE CONCRETE THICKNESS MAY BE REDUCED BY 1 IN. TO MINIMIZE THE IMPACT OF THE ROOTS. ADJUST BASE AND SURFACE PROFILE TO PROVIDE 1 IN. BASE CUSHION AROUND THE ROOTS. THE SURFACE PROFILE MAY BE ADJUSTED TO THE EXTENT ALLOWED BY ADA. THIS WORK IS SUBSIDIARY.



NOTES

STEEL SHALL BE CENTERED VERTICALLY IN CONCRETE. PAID AS "DRIVEWAYS CONC (HES)" OR "DRIVEWAYS (CONC)"

TYPICAL CONCRETE DRIVEWAY

SCALE: NTS

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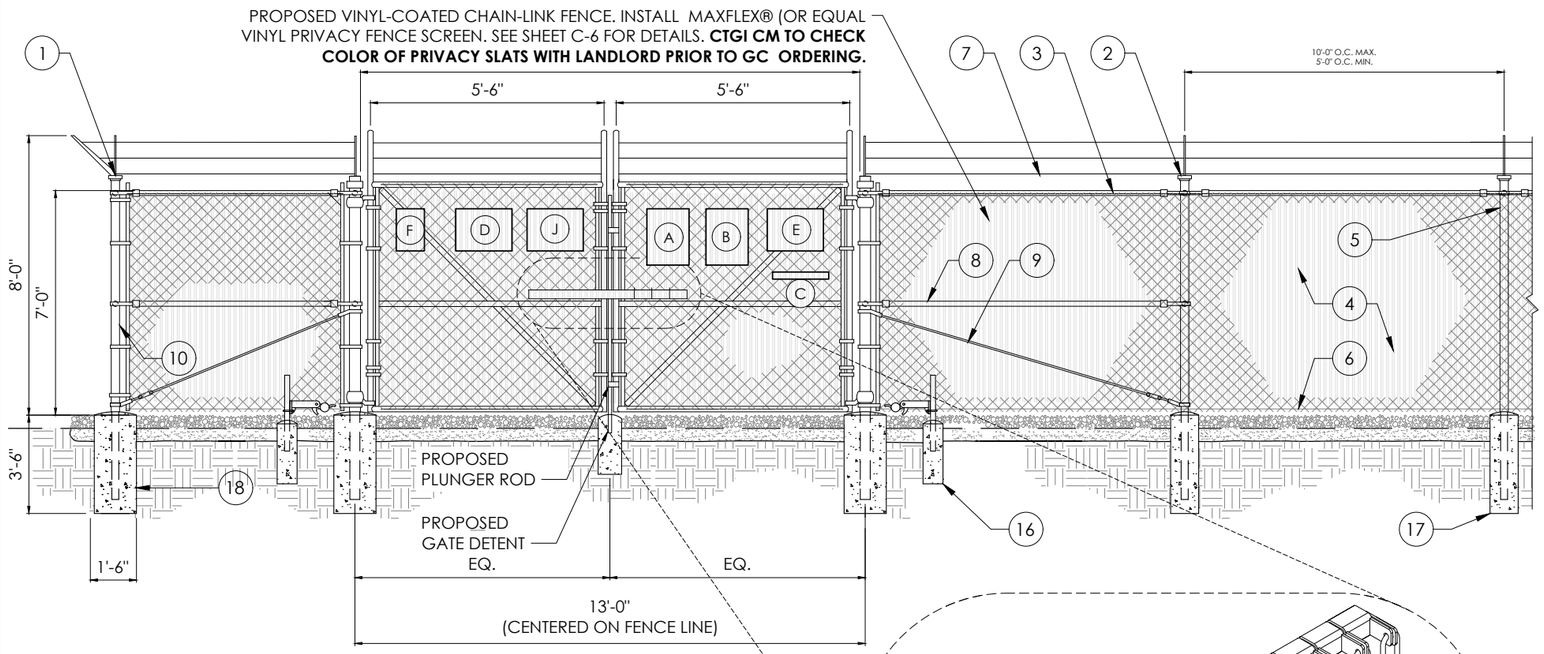
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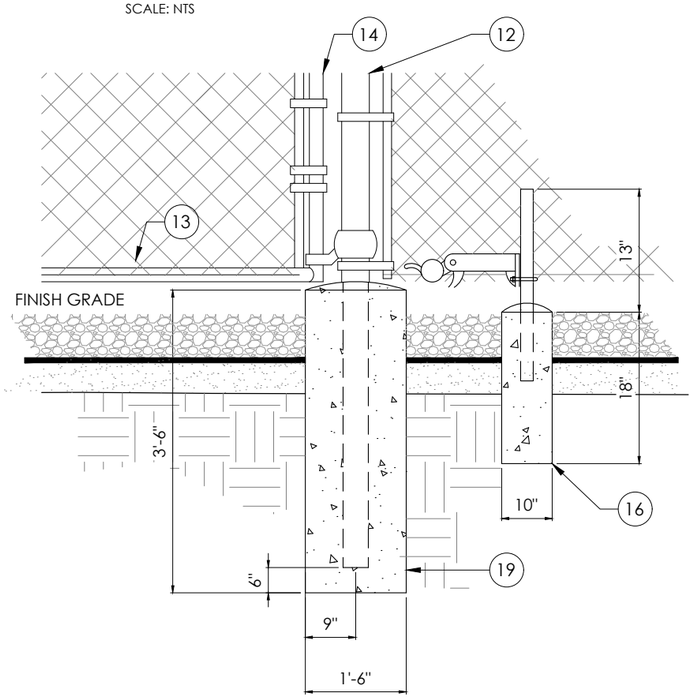
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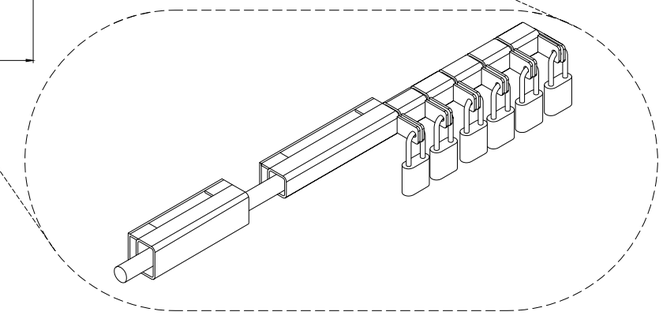
STANDARD FENCE ELEVATION

SCALE: NTS



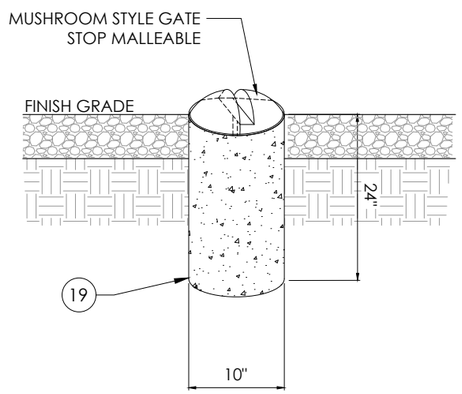
ACCESS DRIVE SWING GATE POST & DUCK BILL

SCALE: NTS



STYMIELOCK DETAIL

SCALE: NTS



GATE STOP DETAIL

SCALE: NTS

GENERAL NOTES

1. INSTALL FENCE PER ASTM F-567
2. INSTALL SWING GATE PER ASTM F-900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS.
5. ALL PIPES TO BE 1-1/ 2" GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL).
6. ALL GATE FRAMES SHALL BE WELDED.
7. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALVANIZED STEEL (OR EQUAL).
8. ALL OPEN POSTS SHALL HAVE END-CAPS
9. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
10. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.
11. CONTRACTOR SHALL PROVIDE AND INSTALL STYMIE-LOCK LOCKING MECHANISM ON GATE. LABEL LOCK CTGI AND KEY LOCK COMBINATION CODE TO 5667

KEYED NOTES

1. CORNER, END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE.
2. LINE POST: 2-1 /2" SCHEDULED 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
3. TOP RAIL & BRACE RAIL: 1-1 /2" PIPE PER ASTM-F1083.
4. FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392. ALL PIES TO BE GALVANIZED.
5. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAXIMUM 24" INTERVALS.
6. TENSION WIRE: 9 GA. GALVANIZED STEEL
7. BARBED WIRE: DOUBLE STRAND 12-1 /2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA., 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
8. STRETCHER BAR
9. 3 /8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
10. FENCE CORNER POST BRACE: 1-5 /8" DIAMETER EACH CORNER EACH WAY.
11. 1-1 /2" MAXIMUM CLEARANCE FROM GRADE.
12. GATE POST 4" SCHEDULE 40 PIPE (FOR GATE WIDTHS UP THRU 7' OR 14' FOR DOUBLE SWING GATES) PER ASTM-F1083.
13. GATE FRAME: 1-1 /2' PIPE, PER ASTM-F1083.
14. GATE FRAME: 1-5 /8" DIAMETER PIPE, PER ASTM-F1083.
15. GATE DIAGONAL GALVANIZED STEEL 1-1 /2" PIPE.
16. DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
17. LINE POST: CONCRETE FOUNDATION (2000 PSI)
18. CORNER POST: CONCRETE FOUNDATION (2000 PSI)
19. GATE POST: CONCRETE FOUNDATION (2000 PSI)

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SUITE 210 ROSWELL,
GEORGIA 30076

SITE NAME:
WEST FERGUSON
33.15885, -94.985958

SITE NUMBER:
CTGI-TX 0015264

ADDRESS:
1718 WEST FERGUSON ROAD
MOUNT PLEASANT, TX 75455

SITE TYPE:
96'-0" MONOPOLE TOWER
@ 421.3' AMSL

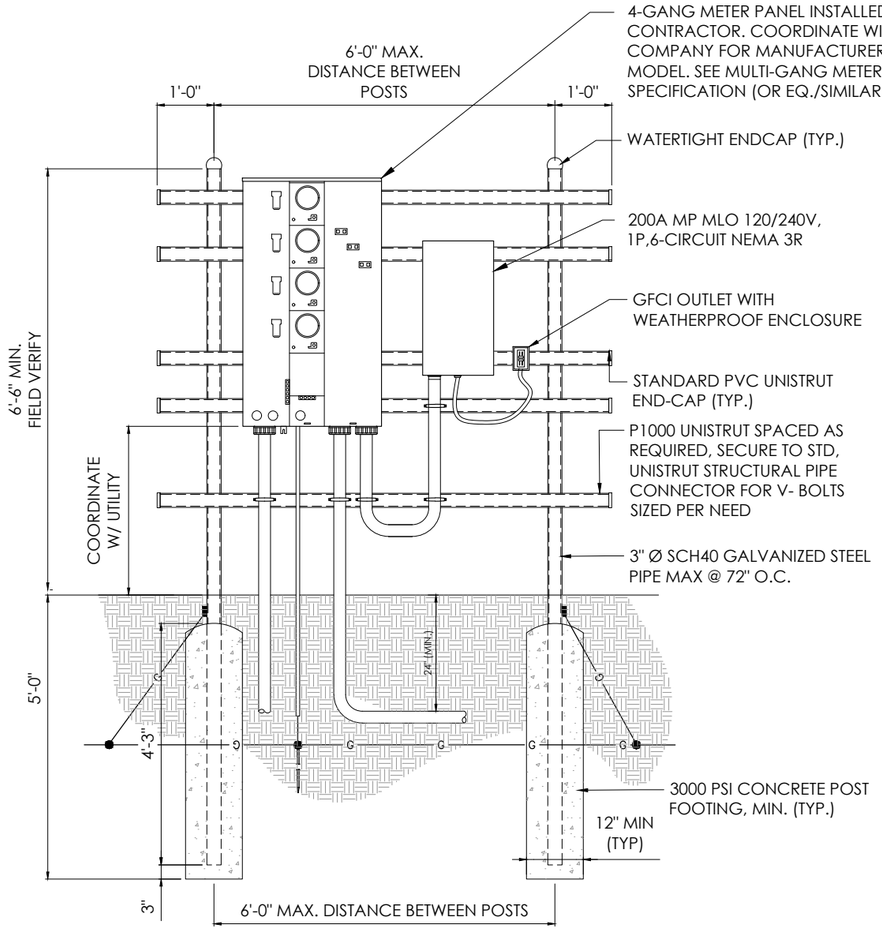
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	05/14/2025	MD	CONSTRUCTION	MD
1	07/07/2025	MD	ZONING COMMENTS	MD

ISSUE FOR ZONING

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PMA PROJECT #: 25CTGIOTXN-014

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C-6

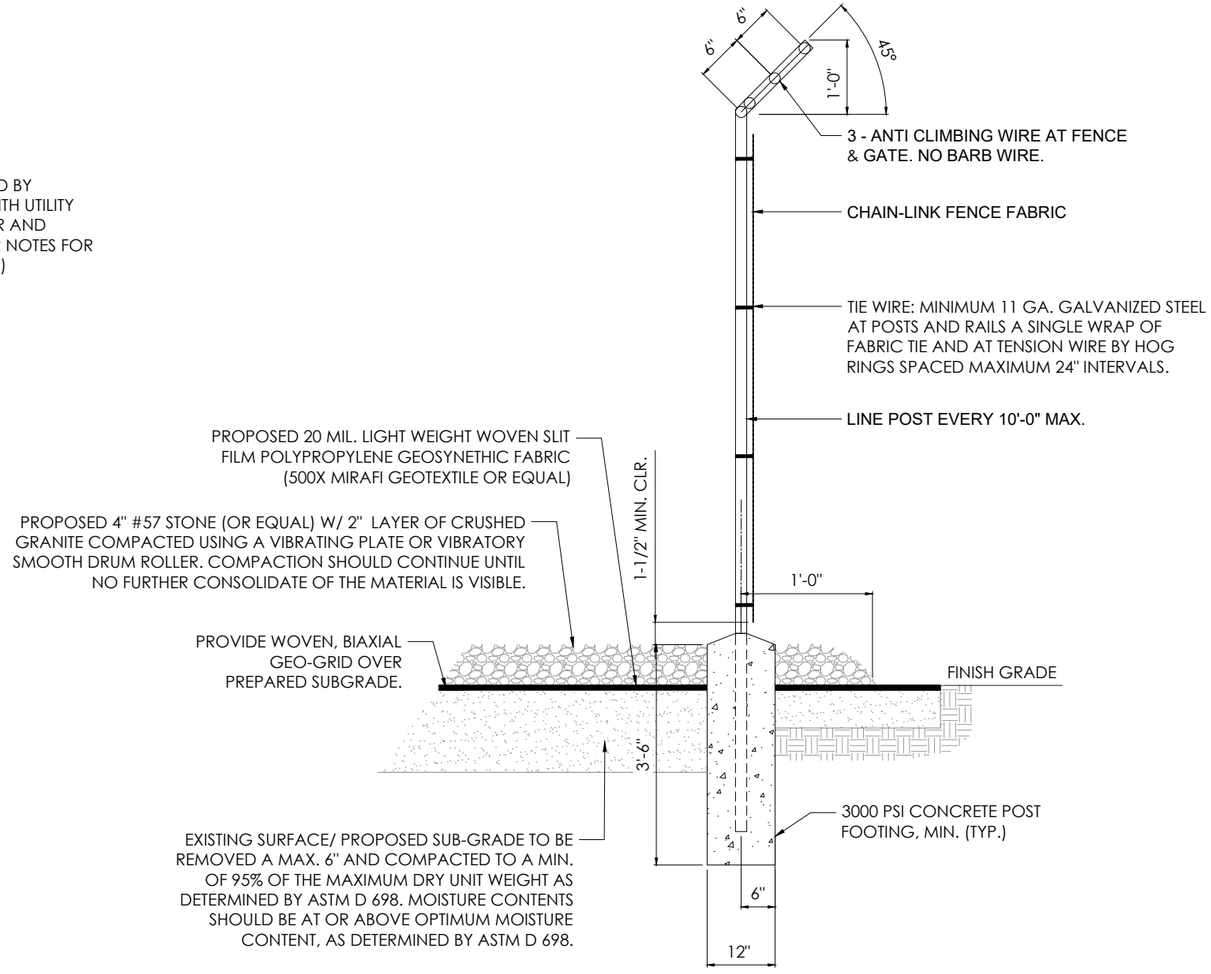


NOTE:

1. VERIFY ALL MOUNTING LOCATION PER EQUIPMENT MANUFACTURER FOR LOCATION & QUANITY OF UNISTRUT ON H-FRAME. (MIN. 5 UNISTRUT SHALL BE INSTALLED)
2. ALL EQUIPMENT SHALL BE MOUNTED A MIN. OF 6" ABOVE FINISH GRADE.
3. ALL CONDUIT STUB-UP TO BE ATTACHED NO GREATER HAD 6" MAX. ABOVE FINISHED GRADE. ATTACH ALL CONDUIT ABOVE FIRST 6" AT 12" ON CENTER.
4. BOND ALL METALLIC SURFACES TO GROUND RING WITH #2 SOLID AWG TIN-PLATED COPPER GROUND CONDUCTOR.
5. ALL GROUND LEADS SHALL BE INSTALLED IN 1" SCH. 40 PVC CONDUIT. PROVIDE WATERTIGHT CAULK SEAL & ADEQUATE COIL FOR CONNECT TO PROPOSED EQUIPMENT.

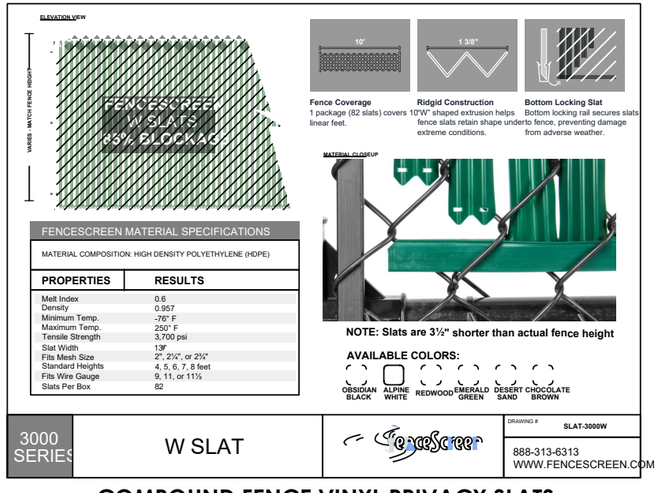
H-FRAME DETAIL

SCALE: NTS



COMPOUND FENCE MATERIALS

SCALE: NTS



COMPOUND FENCE VINYL PRIVACY SLATS

SCALE: NTS

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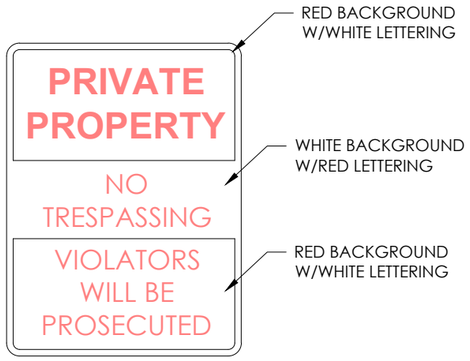
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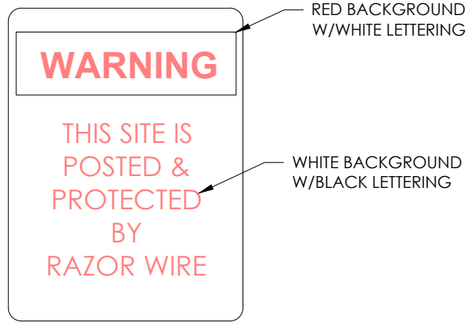
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(A) NO-TRESSPASSING SIGN

18"WIDE x 24" HIGH

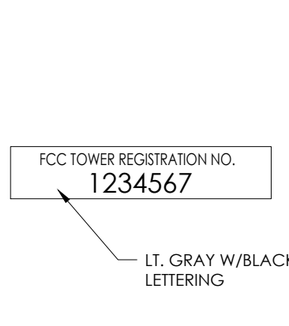




(B) RAZOR-WIRE SIGN

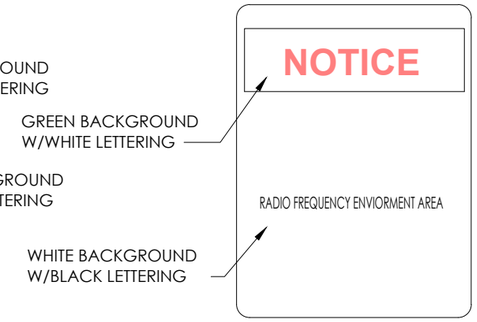
18"WIDE x 24" HIGH





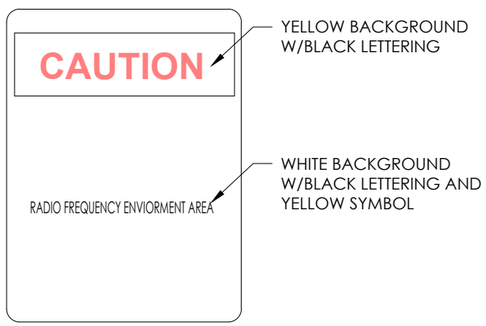
(C) FCC REGISTRATION SIGN

24"WIDE x 18" HIGH



(D) MARKETING/ ID SIGN

24" WIDE x 18" HIGH



(E) CAUTION - HARD HAT CONSTUCTION AREA AND TRIPPING HAZARDS

24" WIDE x 18" HIGH



(F) NOTICE-RFE SIGN

24" WIDE x 18" HIGH



NOTE:

TO BE MOUNTED NEAR TOWER LEG W/ CLIMBING CABLE. DO NOT RESTRICT CLIMBING ACCESS.

(H) CAUTION-RFE SIGN

12" WIDE x 18" HIGH

NOTE:

ASR SIGN TO BE MOUNTED AT TOWER BASE DURING CONSTRUCTION.

(I) ASR SIGN

10" WIDE x 4" HIGH

(J) OWNER SIGNAGE

36" WIDE x 24" HIGH

GENERAL NOTES

1. THE SITE SHALL ONLY CONTAIN SIGNAGE AS MANDATED BY THE FCC

2. ALL SIGNS TO BE INSTALLED ACCORDING TO DWG SITE SIGNAGE ADJACENT TO GATES (LEFT OR RIGHT SIDE OF GATE IS ACCEPTABLE, BUT MUST BE MOUNTED ON GATE SIDE OF COMPOUND, SO AS TO BE READABLE WITH GATES OPEN OR CLOSED).

3. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATING.

4. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING A MIN. OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

5. ADDITIONAL E911 ADDRESS SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.

6. ADDITIONAL FCC RESTRATION # SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF. SIGN SHALL MEASURE 20" LONG x 4" TALL). THE LETTERS SHALL BE 1" AND THE NUMBERS SHALL BE 2".

7. CTGI TO ORDER AND SHIP SIGNS TO GENERAL CONTRACTOR'S OFFICE. GENERAL CONTRACTOR TO INSTALL SIGNS ON COMPOUND GATES.

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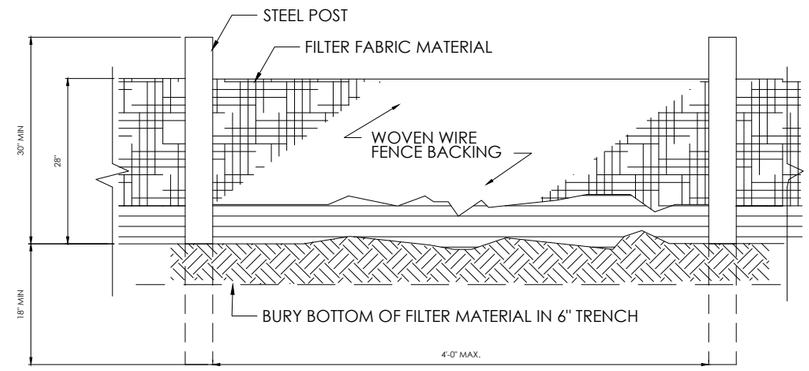
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C-8

FOUNDATION, EXCAVATION & GRADING NOTES

1. ALL CUT AND FILL SLOPES SHALL BE 2 : 1 MAXIMUM.
2. ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUND WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED IF REQUIRED.
3. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION SHALL BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
4. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
5. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACK FILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
6. ALL BACKFILLING SHALL (1) USE APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAYS, SAND AND CRUSHED GRANITE, OR SOFT SHALE, (2) BE FREE FROM CLODS OR STONES OVER 2 1/2" MAXIMUM DIMENSIONS, AND (3) BE PLACED IN LAYERS AND COMPACTED.
7. SITE FILL MATERIAL AND FOUNDATION BACK FILL SHALL BE PLACED IN LAYERS, MAXIMUM 6" DEEP BEFORE COMPACTION. EACH LAYER SHALL BE SPRINKLED IF REQUIRED AND COMPACTED BY HAND OR MACHINE TAMPERED TO 95% OF MAXIMUM DENSITY, AT THE OPTIMUM MOISTURE CONTENT OF ±2% AS DETERMINED BY ASTM DESIGNATION D-698, UNLESS OTHERWISE APPROVED. SUCH BACK FILL SHALL NOT BE PLACED BEFORE 3 DAYS AFTER PLACEMENT OF CONCRETE.
8. THE FOUNDATION AREA SHALL BE GRADED TO PROVIDE WATER RUNOFF AND PREVENT WATER FROM STANDING. THE FINAL GRADE SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE FOUNDATION AREA (UP TO 1 FOOT OUTSIDE THE FENCE OR GROUND SYSTEM PERIMETER) AND SHALL BE COVERED WITH A GEOTEXTILE FABRIC MIRAFI 500X OR APPROVED EQUAL TO PREVENT REOCCURRENCE OF VEGETATIVE GROWTH, AN THEN SHALL BE COVERED WITH 4" DEEP COMPACTED STONE OR CRUSHED GRANITE.
9. THE CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, CITY, COUNTY, AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS FROM LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
10. FILL PREPARATION: REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIAL FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO REQUIRED DEPTH, PULVERIZE, MOISTURE CONDITION OR AERATE SOIL, AND RECOMPACT TO REQUIRED DENSITY.

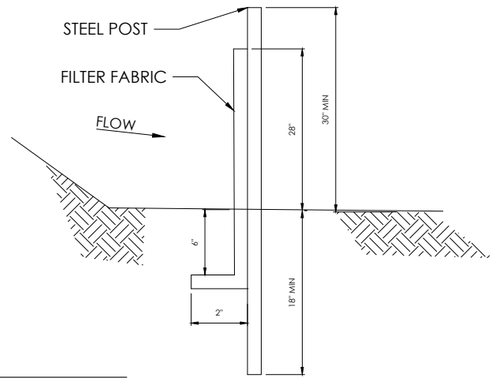
FOUNDATION, EXCAVATION & GRADING NOTES

11. REPLACE EXISTING CRUSHED GRANITE SURFACING ON AREAS FROM WHICH CRUSHED GRANITE SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. CRUSHED GRANITE SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT CRUSHED GRANITE SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES AND CRUSHED GRANITE SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING CRUSHED GRANITE SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL CRUSHED GRANITE RESURFACING MATERIAL AS REQUIRED. BEFORE CRUSHED GRANITE SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. CRUSHED GRANITE SURFACING MATERIAL SHALL NO BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE.
12. PROTECT EXISTING CRUSHED GRANITE SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR ANY DAMAGE TO EXISTING CRUSHED GRANITE SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
13. RIPRAP SHALL BE CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY, AND FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCE.
14. REMOVE ALL ORGANICS, ROCKS GREATER THAN 3", UNUSED FILL AND OTHER DEBRIS TO AN AREA OFF SITE IN A LEGAL MANNER



NOTE:

1. USE 36" DOT APPROVED FABRIC
2. USE STEEL POSTS

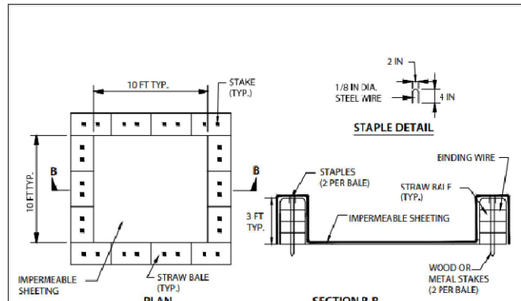


Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

SFC-SILT FENCE, TYPE-C

SCALE: NTS



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

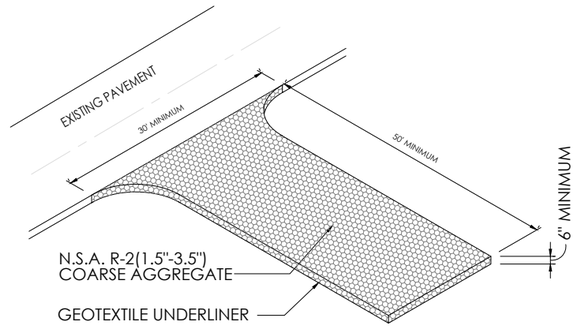
WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT WAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

WO- TEMPORARY CONCRETE WASH OUT

SCALE: NTS



NOTE:

1. PERIODICALLY DRESS WITH 1.5"-3.5" STONE.
2. MAINTAIN IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.
3. IMMEDIATELY REMOVE MUD AND DEBRIS TRACKED OR SPILLED ONTO ROADWAYS.

CO-CONSTRUCTION EXIT DETAIL

SCALE: NTS

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ELECTRICAL INSTALLATION NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.

2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.

3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.

4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.

5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.

6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.

7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).

8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.

9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.

10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.

11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.

12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.

13. ALL POWER AND POWER GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).

14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.

15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.

16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.

ELECTRICAL INSTALLATION NOTES

17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.

18. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.

19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.

20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.

21. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.

22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.

23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS

24. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

25. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS

27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

GROUNDING GENERAL NOTES

A. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.

B. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.

C. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS.

D. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK-TO-BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED.

E. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.

F. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED. IN ALL CASES, BENDS SHALL BE MADE WITH A MINIMUM BEND RADIUS OF 8 INCHES.

G. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING, SHALL BE #2 AWG SOLID TIN-PLATED COPPER UNLESS OTHERWISE INDICATED.

H. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE. CONNECTIONS TO ABOVE GRADE EXTERIOR UNITS SHALL BE MADE WITH EXOTHERMIC WELDS WHERE PRACTICAL OR WITH 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS.

I. EXOTHERMIC WELDS SHALL BE PERMITTED ON TOWERS ONLY WITH THE EXPRESS APPROVAL OF THE TOWER MANUFACTURER OR THE CONTRACTORS STRUCTURAL ENGINEER.

J. ALL WIRE TO WIRE GROUND CONNECTIONS TO THE INTERIOR GROUND RING SHALL BE FORMED USING HIGH PRESS CRIMPS OR SPLIT BOLT CONNECTORS WHERE INDICATED IN THE DETAILS.

K. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.

L. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.

M. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.

N. BOND ALL METALLIC OBJECTS WITHIN 6 FT OF THE BURIED GROUND RING WITH # 2 SOLID AWG TIN-PLATED COPPER GROUND CONDUCTOR.

O. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., STEEL CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT WITH LISTED BONDING FITTINGS.

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SUITE 210 ROSWELL,
GEORGIA 30076

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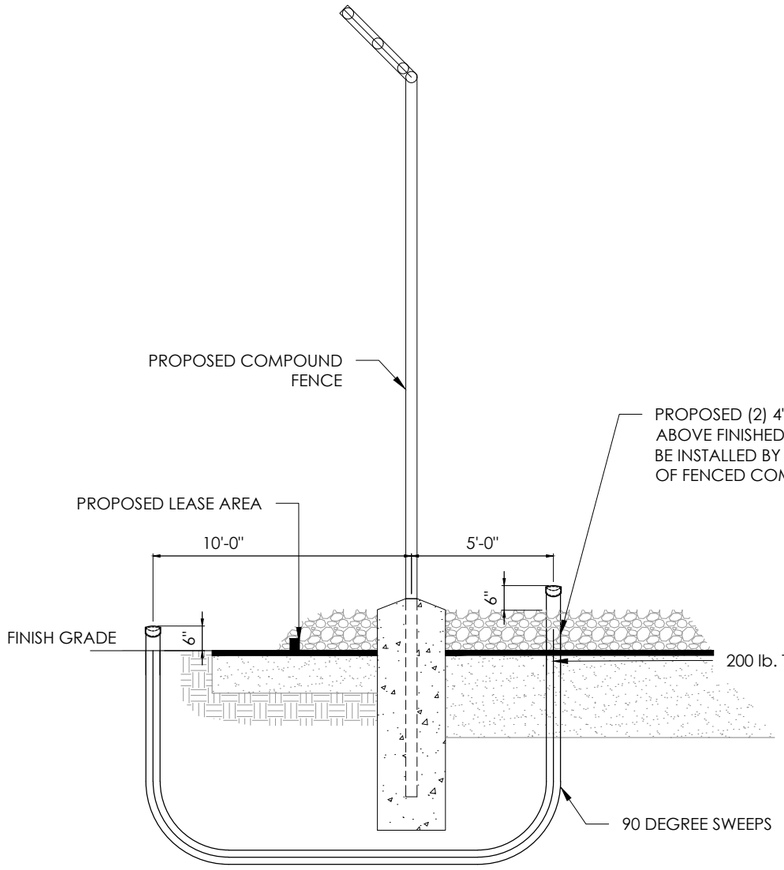
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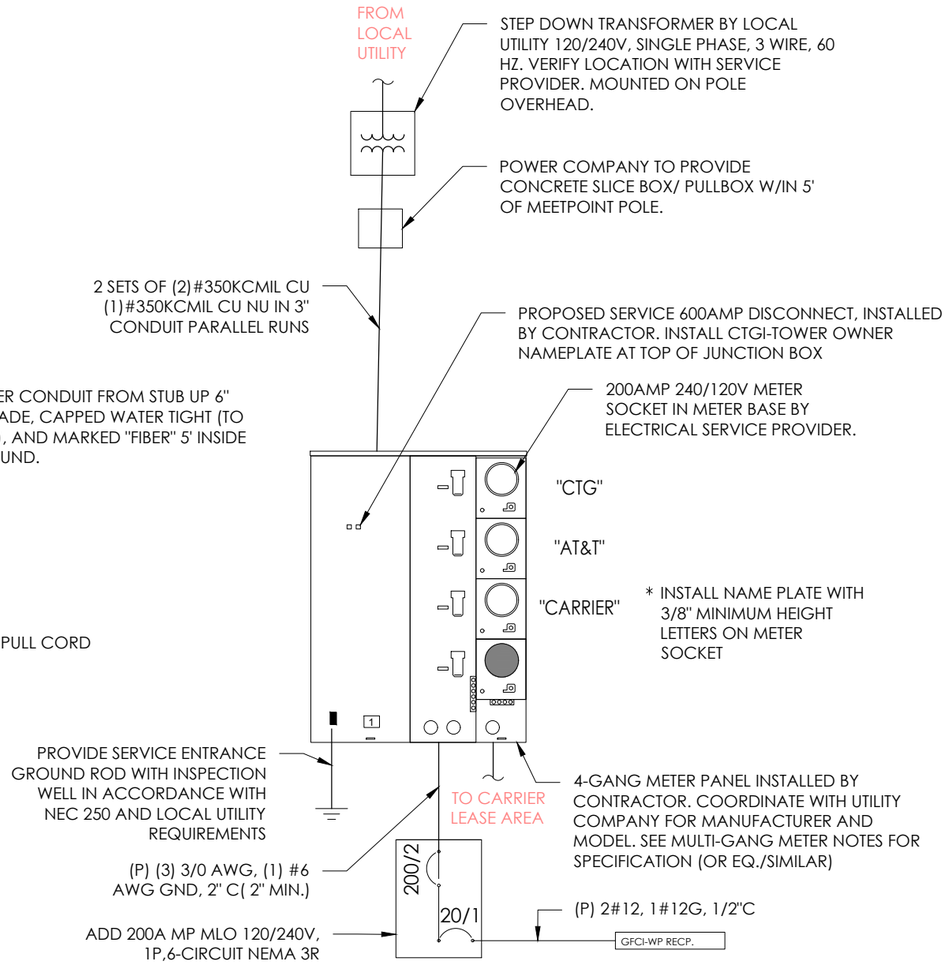
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SHEET NUMBER:
E-1



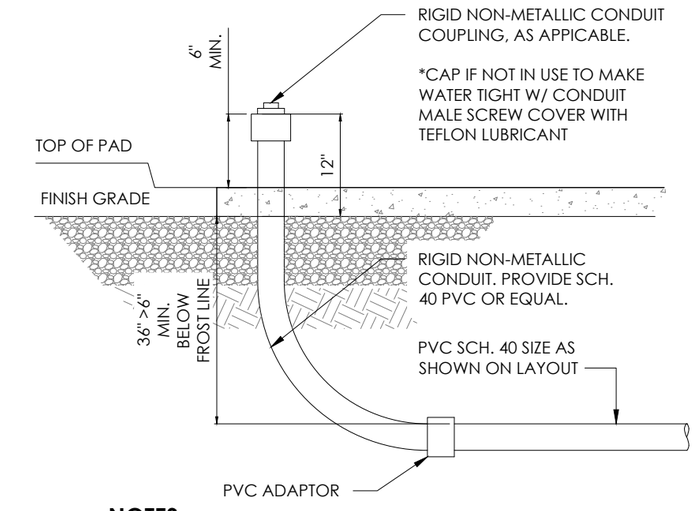
STUB UP DETAIL FOR FIBER FUTURE CARRIER

SCALE: NTS



ONE-LINE DIAGRAM

SCALE: NTS

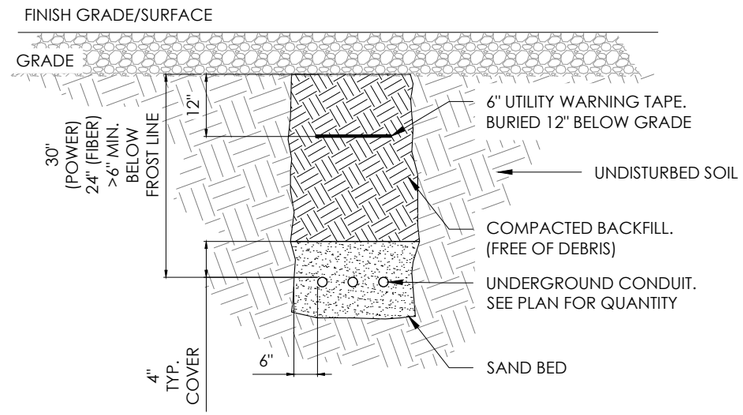


NOTES

1. PROVIDE RGS CONDUIT AND ELBOWS AT STUB-UP LOCATIONS

UNDERGROUND CONDUIT STUB-UP

SCALE: NTS



UNDERGROUND CONDUIT TRENCH

SCALE: NTS

GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL CONTACT POWER CO. & FIBER CO. AND VERIFY EXACT ROUTING, SIZING AND CONDITIONS BEFORE TRENCHING.
2. INSTALL ALL CONDUITS & EQUIPMENT AS SPECIFIED BY POWER CO. & FIBER CO.
3. VERIFY ALL EXISTING UNDERGROUND UTILITIES BEFORE TRENCHING.
4. PROVIDE NYLON PULL STRINGS ON ALL EMPTY CONDUITS.

MULTI-GANG METER NOTES: SQUARE D MODEL # TBD

A. THE SERVICE BOX SHALL BE LOCKABLE WITH PROVISIONS TO ACCEPT THE UTILITY LOCKS.

B. COVERS SHALL BE FASTENED WITH MACHINE SCREWS OR BOLTS. HINGED COVERS SHALL NOT BE PERMITTED.

C. COVERS SHALL HAVE TWO HANDLES FOR REMOVAL.

D. THE SERVICE CABLE TAP BOX SHALL BE IN COMPLIANCE WITH UTILITY SERVICE STANDARDS.

NOTE:

1. PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED.
2. PROVIDE RGS CONDUIT BELOW PARKING LOTS & ROADWAYS.
3. 4" TYP. SEPARATION BETWEEN CONDUIT IN SHARED TRENCH. VERIFY FINAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.
4. **INSTALL RED ELECTRICAL WARNING TAPE THE ENTIRE LENGTH OF THE TRENCH**

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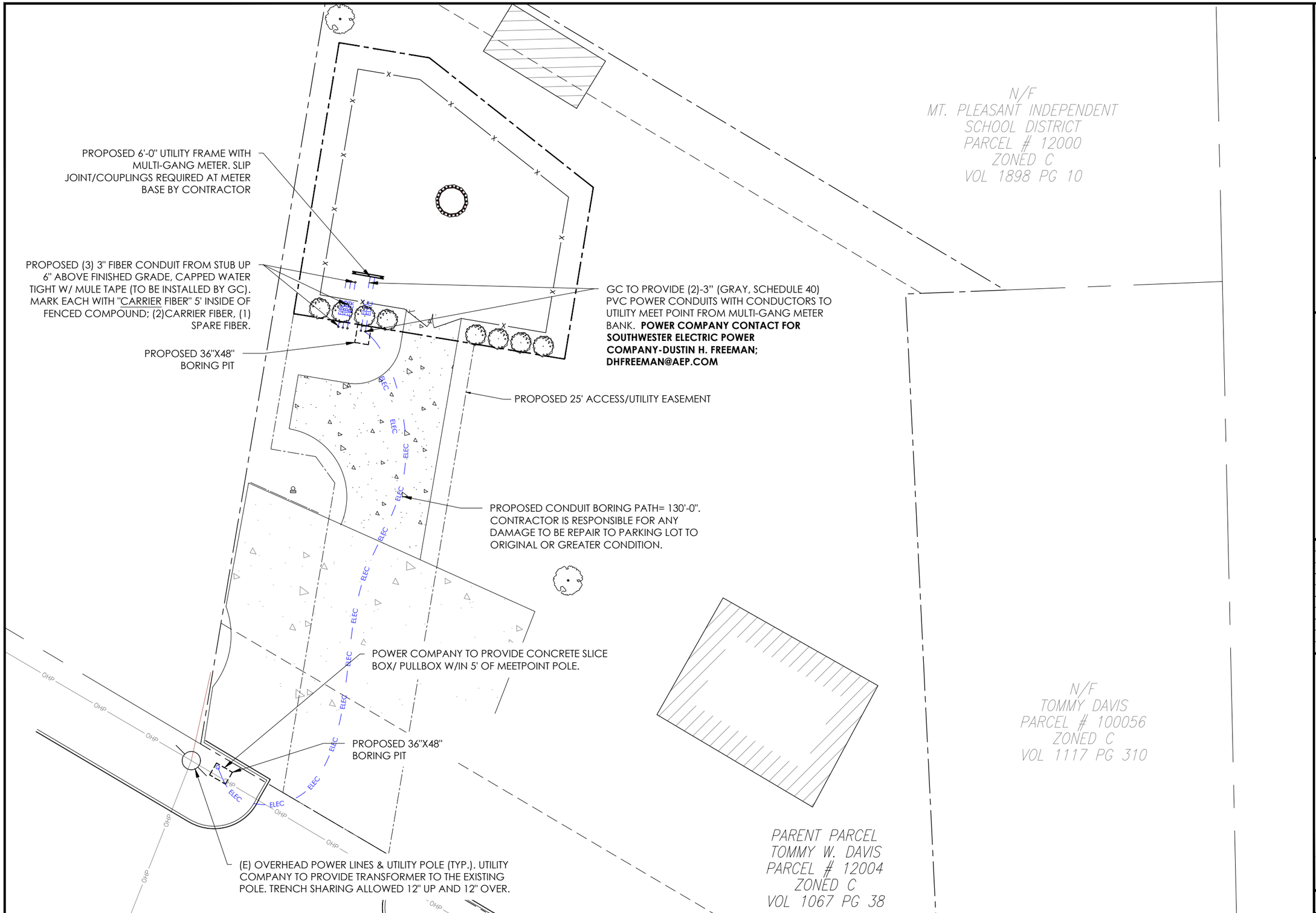
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PMA PROJECT #: 25CTGIOTXN-014

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E-2



1 COMPOUND ELECTRICAL PLAN
SCALE: 10' 0 10' 1" = 10'-0" (FULL SIZE) 1" = 20'-0" 11x17)

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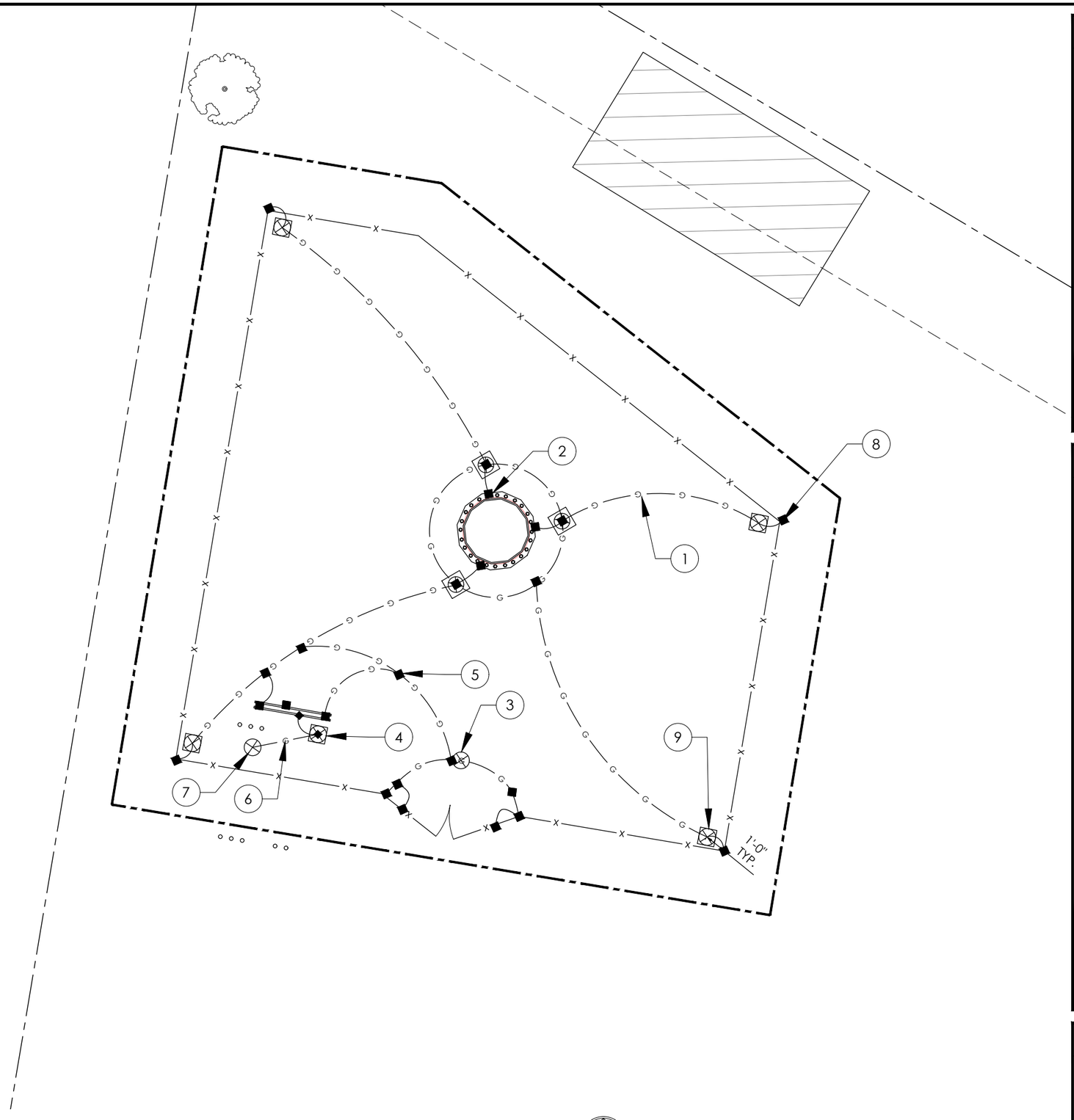
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SHEET NUMBER:
E-3



1 GROUNDING PLAN
SCALE: 5' 0 5' 1" = 5'-0" 1" = 10'-0" (FULL SIZE) 11x17
N

GROUNDING NOTES

GENERAL CONTRACTOR SHALL PERFORM A GROUND "MEG" VERIFICATION TEST 48 HOURS PRIOR TO RAINFALL BEFORE CLOSING TRENCHES. GROUND RING RESISTIVELY TO MEASURE 5 OHMS OR LESS. CONTACT CONSTRUCTION MANAGER IF TEST RESULTS HIGHER THAN 5 OHMS.

RESISTIVELY TO BE TESTED AT 2 OR MORE POINTS ON THE TOWER GROUND RING AND ON THE ANCHOR GROUND RINGS. GROUND RING DEPTH TO BE A MINIMUM OF 36" BELOW GRADE. PHOTOS OF RESISTIVELY TESTING AND RING DEPTH MEASUREMENTS TO BE PROVIDED TO CTGI CONSTRUCTION MANAGER PRIOR TO BACKFILLING GROUND TRENCHES.

LOCATION OF GROUND RODS SHOWN ON THIS DRAWING ARE SCHEMATIC IN NATURE. CONTRACTOR SHALL FIELD DETERMINE PLACEMENT. ALL GROUND RODS SHALL HAVE A MINIMUM SEPARATION OF 8' AND MAXIMUM SEPARATION OF 15'.

GENERAL CONTRACTOR SHALL PURCHASE AND INSTALL GEM (GROUND ENHANCEMENT MATERIAL) BY ERICO. SPREAD MATERIAL AROUND GROUND RODS AND GROUND WIRE 1" THICK. THEN COVER/BACKFILL TRENCH.

ALTERNATE GROUND ROD METHOD TO BE USED IF GROUND ROD CANNOT DRIVEN VERTICALLY IN THE GROUND. SEE DETAILS ON E-4 FOR SCHEMATIC OF PLACEMENT METHOD.

KEYED NOTES

1. PROPOSED #2 AWG BARE TINNED SOLID COPPER EQUIPMENT GROUND RING BURIED 30" BELOW GRADE OR BELOW FROST LINE (WHICHEVER IS GREATER, TYP.) ALL GROUND LEADS CONNECTED TO RING SHALL BE #2 AWG BARE TINNED SOLID COPPER.
2. BOND EACH TOWER TO GROUND ROD W/ INSPECTION WELL TO TOWER GROUND RING PER TOWER MANUFACTURERS RECOMMENDATIONS (TYP. OF 3)
3. PROPOSED 5/8" X 10'-0 LONG COPPER CLAD STEEL GROUND RODS (TYP)
4. PROPOSED INSPECTION WELL (TYP., TOTAL OF 8)
5. BOND H-FRAME TO GROUND RING WITH CADWELD CONNECTION (TYP. 2)
6. PROVIDE A #1/ 0 AWG SOLID BARE TINNED COPPER CONDUCTOR FROM GROUNDING LUG IN PROPOSED UTILITY METER AND BOND TO SERVICE ENTRANCE GROUND ROD WITH INSPECTION WELL AT A POINT CLOSE AS POSSIBLE.
7. GROUND SERVICE TO SERVICE GROUND ROD (TYP. 2, 1 W/ INSPECTION WELL)
8. BOND CHAINLINK FENCE & GATE POSTS TO CLOSEST GROUND RING WITH CADWELD CONNECTIONS (TYP.)
9. BOND EVERY CORNER POST TO CLOSEST GROUND RING WITH CADWELD CONNECTIONS. GROUND TEST WELL GROUND RODS TO BE PLACED DIAGONAL FROM FENCE, APPROX. 1' OFF CORNER OF COMPOUND. (TYP. OF 4)

GROUNDING LEGEND

- GROUND RING
- GROUND ROD
- GROUND ROD WITH INSPECTION WELL
- CADWELD CONNECTION

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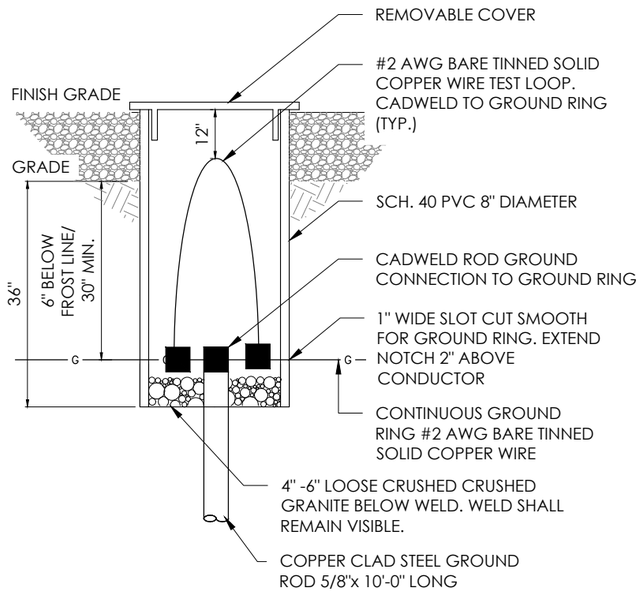
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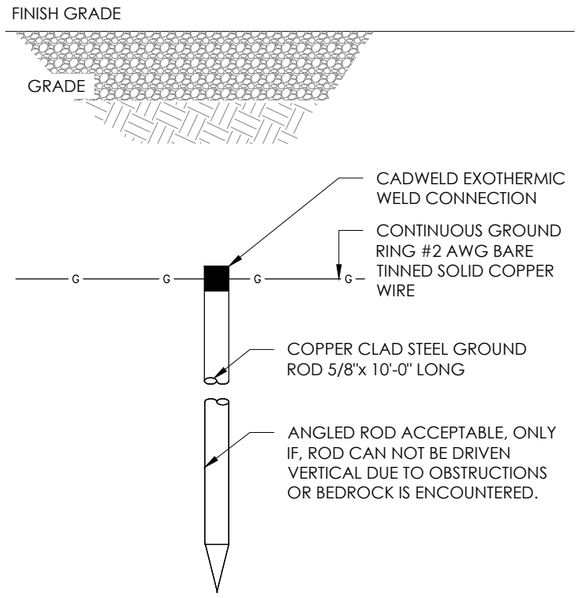
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SHEET NUMBER:
E-4



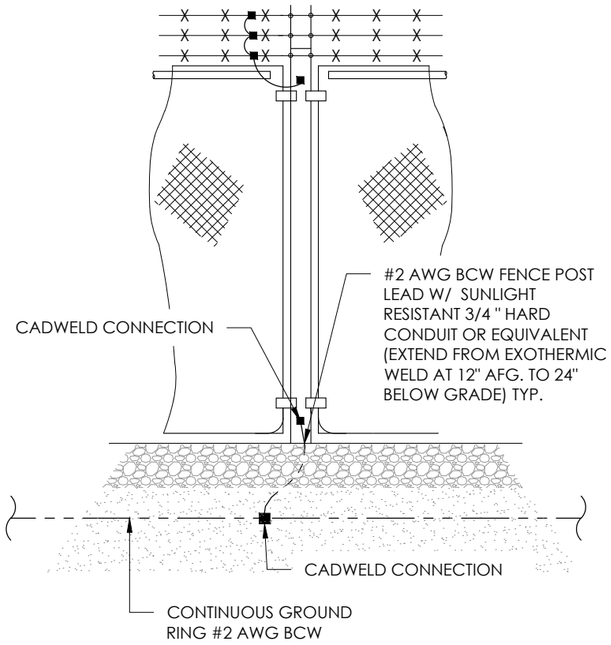
GROUND ROD INSPECTION WELL

SCALE: NTS



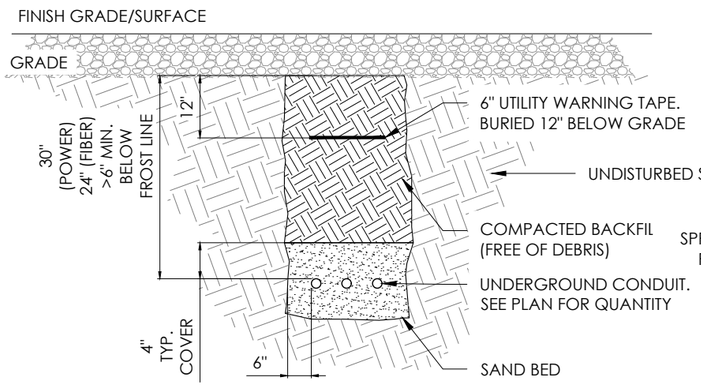
GROUND ROD DETAIL

SCALE: NTS



FENCE GROUNDING

SCALE: NTS

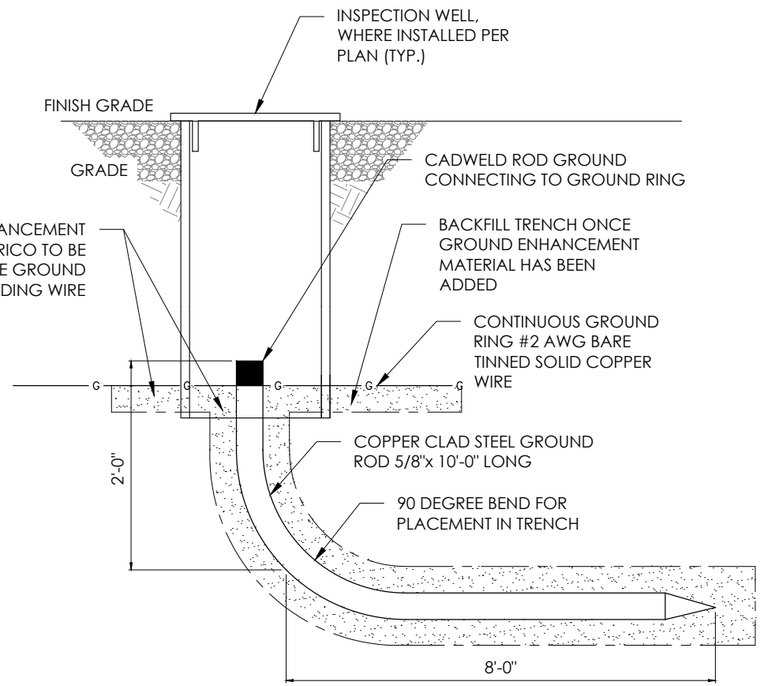


NOTES

1. PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED.
2. PROVIDE RGS CONDUIT BELOW PARKING LOTS & ROADWAYS.
3. 4" TYP. SEPARATION BETWEEN CONDUIT IN SHARED TRENCH. VERIFY FINAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.
4. INSTALL RED ELECTRICAL WARNING TAPE THE ENTIRE LENGTH OF THE TRENCH

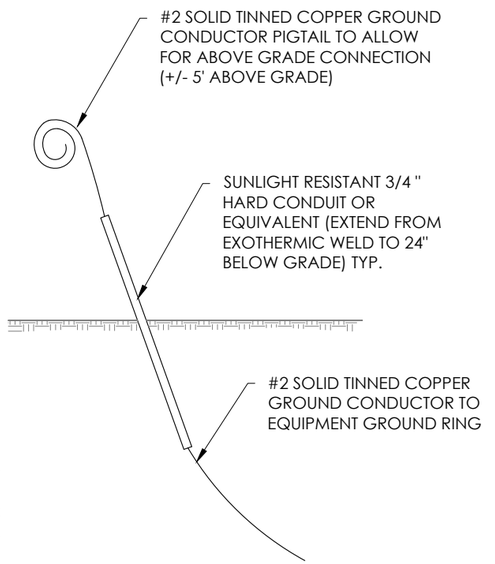
UNDERGROUND CONDUIT TRENCH

SCALE: NTS



ALTERNATE GROUND ROD DETAIL

SCALE: NTS



GROUNDING PIGTAIL DETAIL

SCALE: NTS

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PMA PROJECT #: 25CTGIOTXN-014

SHEET NUMBER:
E-5

VINCENT GERARD & ASSOCIATES, INC.

Ms. Lynn Barrett
Director – Mt. Pleasant Tx Planning
Mt. Pleasant Texas

May 21, 2025

Summary Letter for Communications Tower Group AT&T Mobility Wireless Communications Site. Mt. Pleasant Texas

Ms. Lynn Barrett,

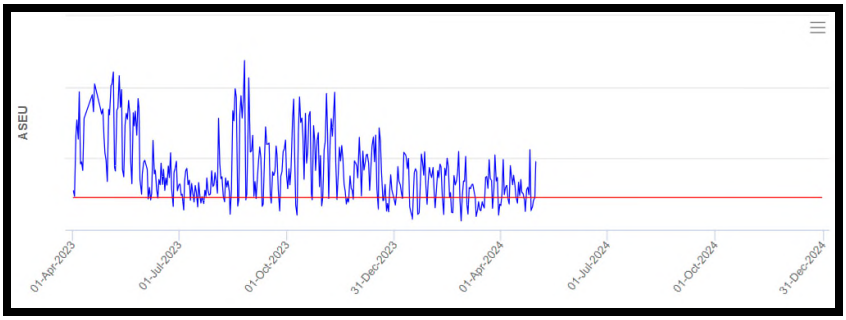
After a request from AT&T Mobility and a search of all properties within a 1/6-mile search ring study, we believe we have found an excellent location and solution for a wireless site in the western corridor of Mt. Pleasant Texas for best coverage in this immediate area. This site will accommodate all the major carriers at 100'. AT&T radio frequency engineers are having difficulty with "Capacity" issues on their surrounding sites in Mt. Pleasant. The combination of a major traffic corridor along IH 30 and 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 coverages throughout Mt. Pleasant. 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. The city water tank, the closest vertical structure 1 mile east, will not work due to the area is currently covered within their infrastructure. Reportedly, Verizon Wireless is located on the city water tower, along with city communication antennas. The TxDOT towers are exclusively for TxDOT as they do not allow commercial carriers on their structures. No other vertical options were available for colocations.

Master Inventory of existing sites with AT&T Equipment within 5 miles

1) Tower #1 - North of the city across IH 30 they occupy equipment & antenna on a SBA tower close to CR 1616 and CR 1612 for the northern suburbs of Mt. Pleasant and IH 30 pass through traffic. This is a tall guy wired tower and has optimal height and reach for both in building coverage and in vehicle coverages along IH 30.
2) Tower # 2 – East of the city along E 9th street and directly behind some residences is another SBA tower, SBA #2. It is a 250'guyed wire tower that AT&T Mobility is also located on. It serves predominately the east part of Mt. Pleasant for thousands of homesites in the ETJ and all the way to Highway 49. Its height allows a large footprint for in vehicle and in building cover. It also serves the commercial and business along Industrial Blvd and SH 67. This Tower # 2 shows capacity issues on the west sector antennas.
3) Tower #3- South of the city and along S O'Tyson Avenue is Crown Castle's tower site. It is a tall self-support tower serving all the southern parts with manufacturing centers and recent commercial development such as Home Depot and others. This is shown as Crown Tower #1. This AT&T colocation is dealing with the most capacity issues toward the north antenna sectors.
4) Tower # 4 and probably least significant is a SBA tower located along IH 30 in Winfield/Millers Cove area. This completes the AT&T Mobility infrastructure for the 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. AT&T made requested a 100' monopole height, which will allow CTG to market to the other two big carriers T-Mobile and Verizon wireless. A monopole design is the least obtrusive structure in our industry. By code Section 155.50, 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. It is at 1.38x height from Ferguson Road and will utilize the existing tree cover for screening from the commercial tracts to the east and west sides.

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 o fthat site shown in a red line. Once the sutuation looks like this antenna sectore for AT&T, the RF enginering team issuesa search ring for the area of concern to download the major increase of activity and data on that site.

Fall Zone

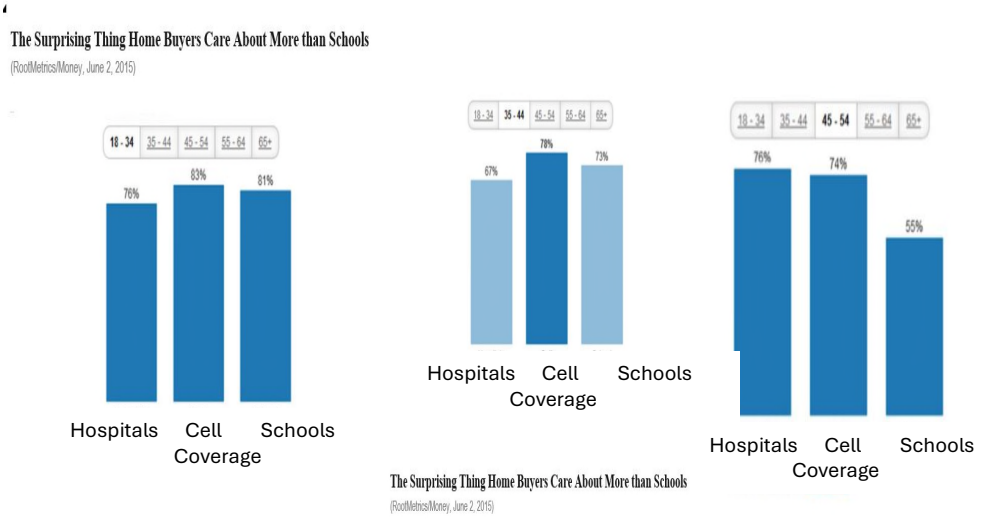
Monopoles at 100' in height typically have a fall zone designed by the manufacturer in case of catastrophe. The monopole will not fall like a tree, rather implode onto itself in about 3 designated weak points on the pole. Typical fall zones for 100' monopoles are 30-40' from the base of the structure. 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.

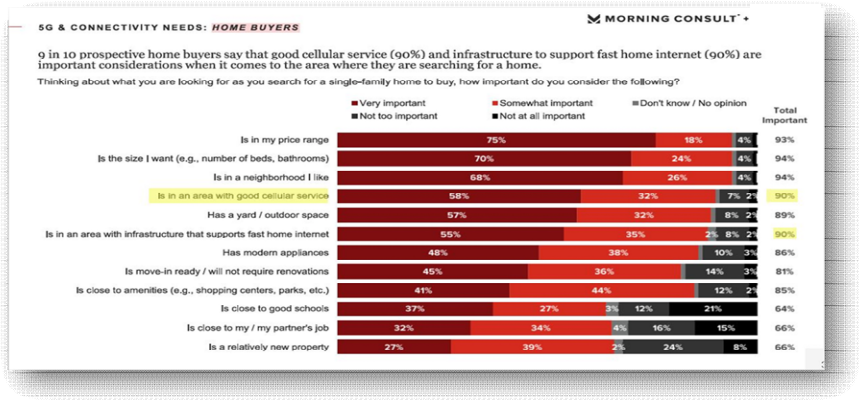
Residential Setbacks & Inspection trips.

The closest residential lots are 660' to the northeast. 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 automotive car sales lot with a small office.

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.





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 CTG and Primary carrier AT&T Mobility, have explored every available option for existing infrastructure such as the TxDOT towers, water tanks and rooftops. No other options were available for colocations. This leads us to a new site build. Standard monopole and 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
Communications Tower Group (CTG) will maintain the site in good condition and actively pursue additional carriers on this site. They have provided a letter in this application.

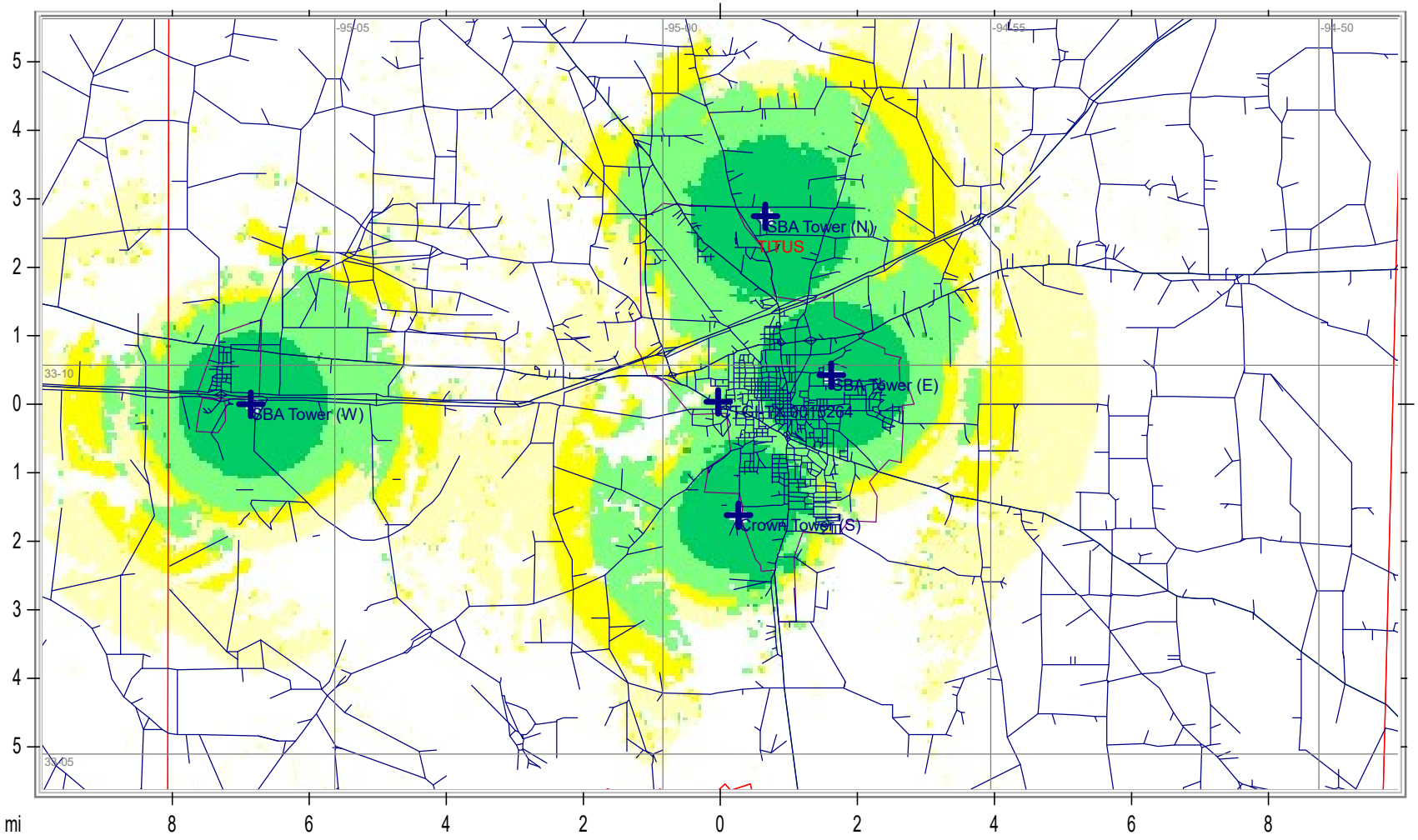
If there are any questions concerning the summary, zoning site plan and supplemental information please contact us or Glenn Pennington at CTG.

Sincerely

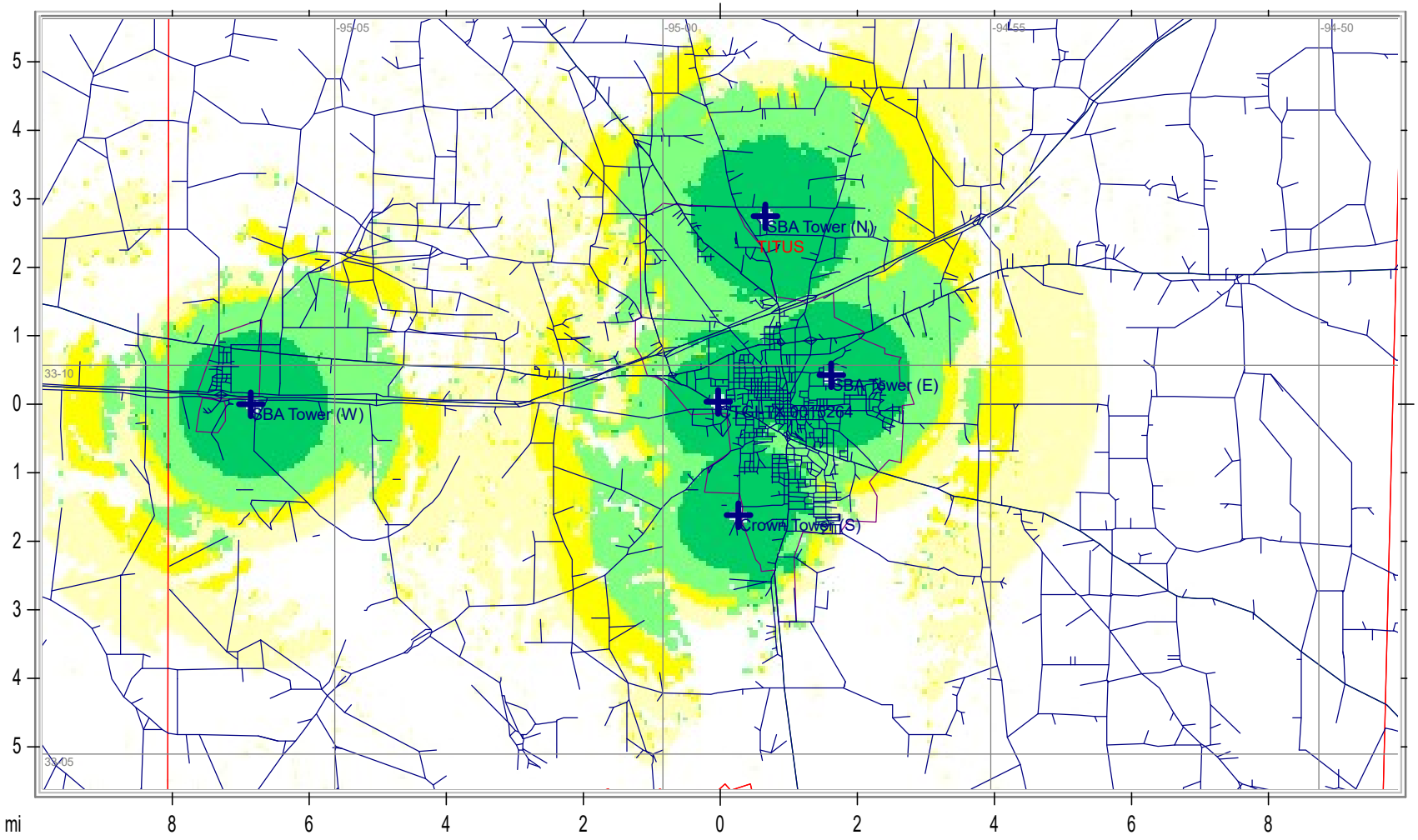
Vincent G. Huebinger

Attachments RF Maps

Coverage without Site



Coverage with Site



Michael F. Plahovinsak, P.E.
18301 State Route 161, Plain City, Ohio 43064
(614) 398-6250 - mike@mfpeng.com

June 4, 2025

CTG

Re: Proposed 96-ft Monopole
Located in Titus Co., TX: CTGI-TX 0015264 W Ferguson
MFP Project #: 23525-194 / TAPP Project Number: TP-24567

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association TIA-222-H , "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This Structure is to be fabricated by TransAmerican Power Products

I have designed this monopole to withstand a 3-sec. gusted wind speed of 105 mph as recommended by TIA-222-H for Titus Co., TX. The design also conforms to the requirements of the 2018-2021 International Building Code.

This monopole has been designed to accommodate a theoretical fall radius. The upper 48' of the pole has been designed to meet the wind loads of the design, however, the lower portion of the pole has been designed with a minimum 10% extra capacity. Assuming the pole has been fabricated according to my design, and well maintained, in the event of a failure due to extreme wind and comparable appurtenance antenna load (winds in excess of the design wind load), it would yield/buckle at the 48' elevation. The yielded section is designed to swing down and rest on the ground, resulting in an approximate 0-ft fall radius

The structure has been designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,



Michael F. Plahovinsak, P.E.

ORDINANCE NO. 2025-14

SPECIFIC USE PERMIT NO. SUP-2025-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS, AMENDING THE CODE OF ORDINANCES CHAPTER 155 ZONING CODE, SECTION 155.45 SPECIFIC USE PERMIT REGULATIONS, OF THE CITY OF MOUNT PLEASANT, AS HERETOFORE AMENDED, SO AS TO AS TO GRANT A SPECIFIC USE PERMIT (SUP) UNDER SECTIOIN 155.45 TO ALLOW A TELECOMMUNICATIONS TOWER ON THE PROPERTY IDENTIFIED AS A 0.731-ACRE PROPERTY DESCRIBED AS LOT 5, MOUNT PLEASANT CITY BLOCK 310D, AND ADDRESSED AS 1706 WEST FERGUSON ROAD, CITY OF MOUNT PLEASANT, TITUS COUNTY TEXAS, AND MORE FULLY ILLUSTRATED HEREIN BY *EXHIBIT 'A' SITE PLAN AND ELEVATIONS;* PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS , the City has received a request from William Ahrens and Vincent Huebinger representing CCTG I LLC for the approval of a Specific Use Permit for a 100-foot tall telecommunications tower on a property located on a 0.731acre tract in C (Commercial) zoning district in the City Block 310D Lot 5, City of Mount Pleasant, Titus County, Texas, and addressed as 1706 West Ferguson Road, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS , the Planning and Zoning Commission of the City of Mount Pleasant and the governing body of the City of Mount Pleasant in compliance with the laws of the State of Texas and the ordinances of the City of Mount Pleasant have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the subject property's zoning should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS:

Section 1. That the Code of Ordinances Chapter 155 Zoning Code, Section 155.45 Specific Use Permit Regulations of the City of Mount Pleasant, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a 100-foot tall telecommunications tower be allowed to be constructed on a 0.731acre tract in C (Commercial) zoning district on the *Subject Property;* and

Section 2. That the tower site of the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as stipulated by the Code of Ordinances Chapter 155 Zoning Code, Section 155.45 (2)(B) Specific Use Regulations and 155.50 Communications Towers as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future and shall be subject to the following conditions and compliance standards:

2.1 Operational Conditions

The following conditions pertain to the placement of a telecommunications tower on the *Subject Property,* and conformances to the design and operational conditions are required for continued operations:

1) That the tower will comply with all requirements stipulated in Chapter 155.50 of the City's Code of Ordinances and will be constructed according to the Exhibit A Site Plan and Elevation Drawing with all driveways and parking surfaces to be concrete
2) That the screening fence will have a landscaped buffer facing the street frontage
3) That building permits are required prior to any construction

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Mount Pleasant in conflict with the provisions of this ordinance be, and the same hereby repealed to the extent of that conflict.

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Hundred Dollars* ($200.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Code of Ordinances and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED BY AN AFFIRMATIVE VOTE OF THE CITY COUNCIL, GOVERNING BODY OF THE CITY OF MOUNT PLEASANT, TEXAS, THIS THE 15TH DAY OF JULY 2025.

APPROVED:

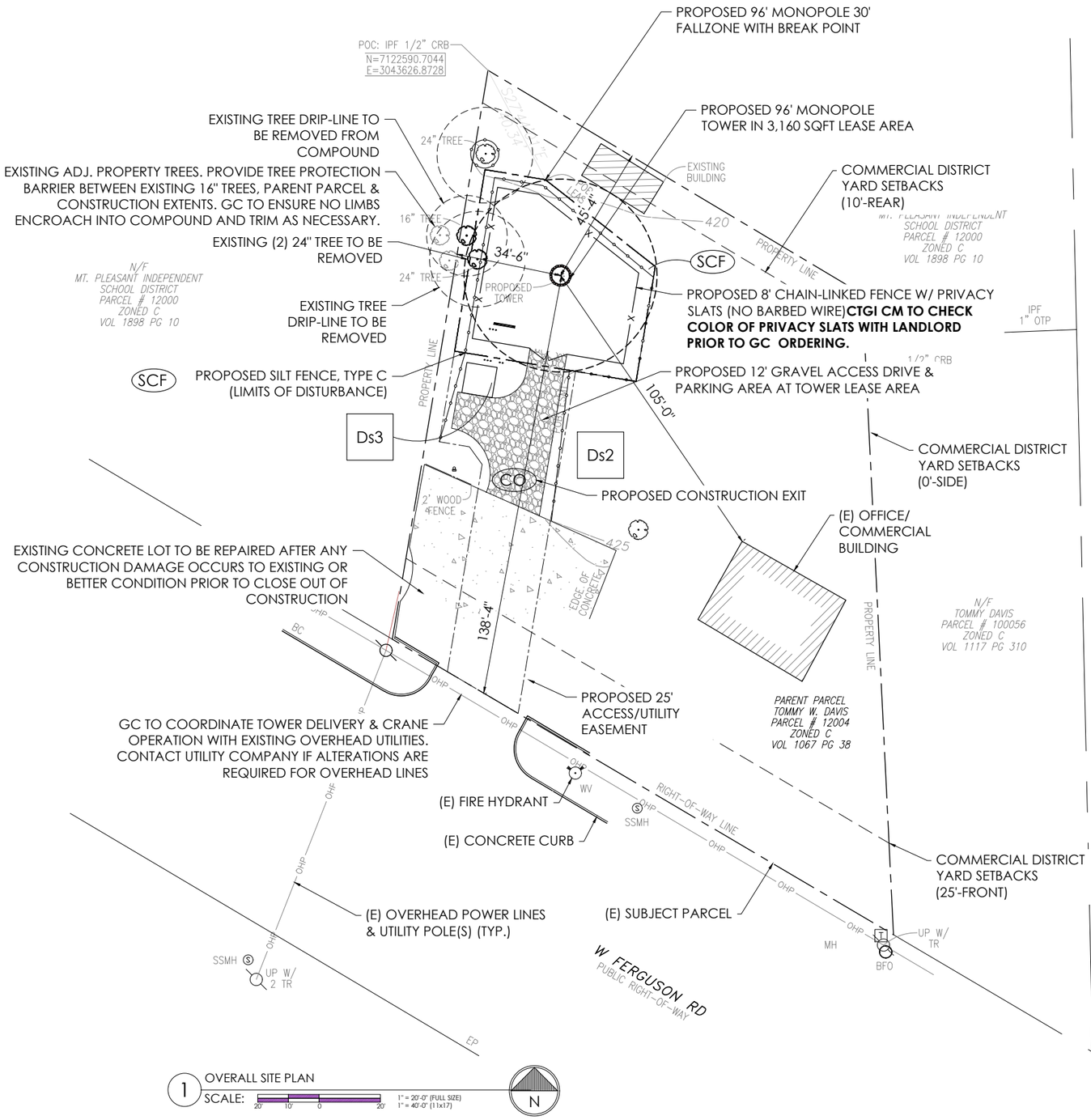
_____
WESLEY LYON II, MAYOR

ATTEST:

_____
CANDIAS WEBSTER, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

_____
LEA REAM, CITY ATTORNEY



1 OVERALL SITE PLAN
SCALE: 20' 10' 0 20' 1" = 20'-0" (FULL SIZE) 1" = 40'-0" (11x17)

GENERAL NOTES

1. SITE PLAN SHOWN WAS REPRODUCED FROM INFORMATION PROVIDED BY TITUS COUNTY 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): 48449C0265D
   EFFECTIVE DATE(S): 09/29/2010
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.

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

PM&A
P. MARSHALL & ASSOCIATES
1000 HOLCOMB WOODS PARKWAY
SUITE 210 ROSWELL,
GEORGIA 30076

SITE NAME:
WEST FERGUSON (DAVIS)
33.15885, -94.985958

SITE NUMBER:
CTGI-TX 0015264

ADDRESS:
1718 WEST FERGUSON ROAD
MOUNT PLEASANT, TX 75455

SITE TYPE:
96'-0" MONOPOLE TOWER
@ 421.3' AMSL

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	05/14/2025	MD	CONSTRUCTION	MD

ISSUE FOR ZONING

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.

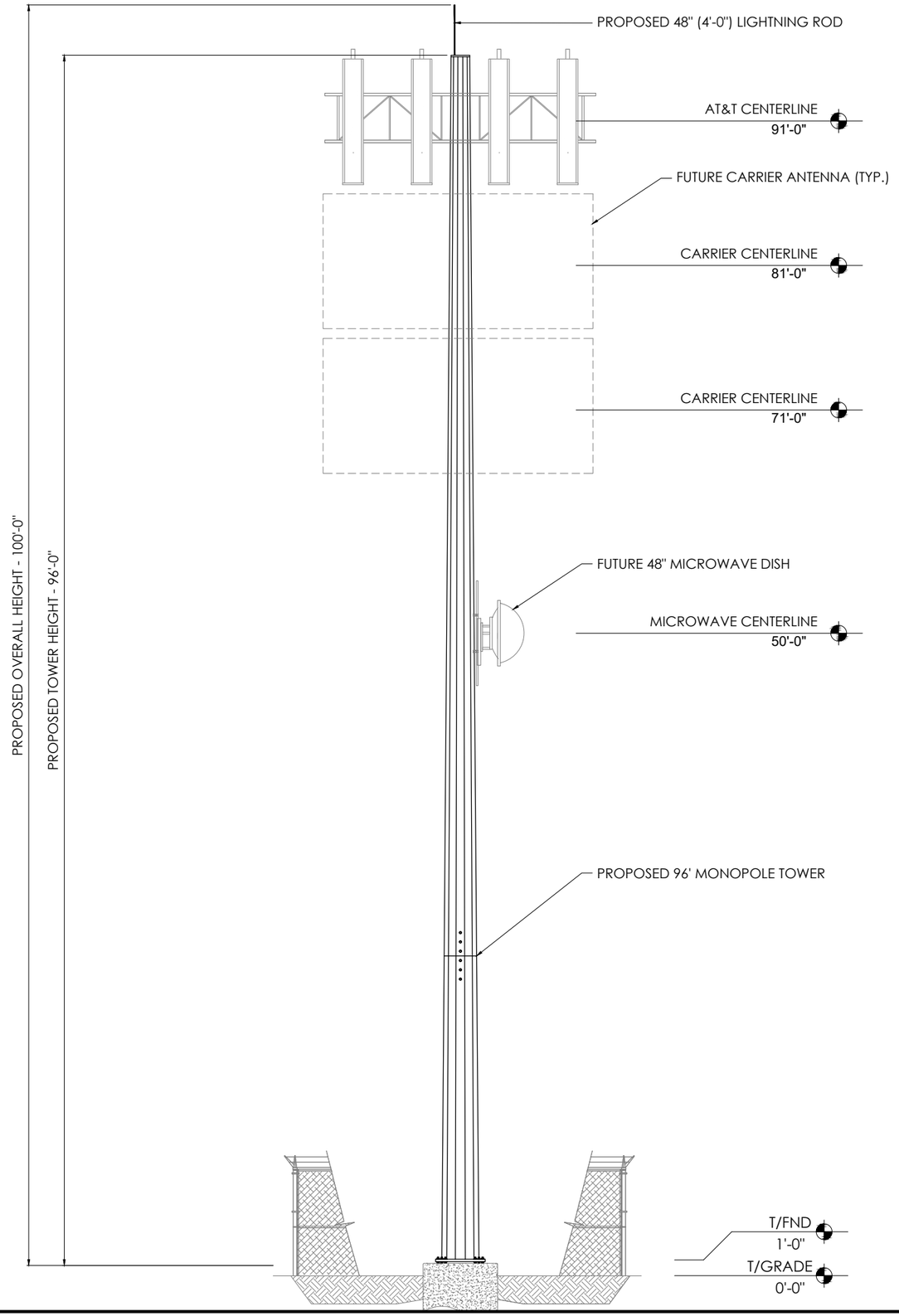
PMA PROJECT #: 25CTGIOTXN-014

SHEET NUMBER:
C-1

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

PROPOSED LOADING TO BE CONFIRMED AND INSTALLED PER CARRIER COORDINATION.

PROPOSED TOWER SHALL BE ENGINEERED TO FALL WITHIN THE LIMITS OF THE PROPOSED FENCED COMPOUND.



GENERAL NOTES

1. REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED ANTENNA CABLE LOADING DETAILS
2. TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS ONLY INTENDED FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.
3. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED.
4. ALL HARDWARE ASSEMBLE MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
5. 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 BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE 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)

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

P. MARSHALL & ASSOCIATES
1000 HOLCOMB WOODS PARKWAY
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@ 421.3' AMSL

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	05/14/2025	MD	CONSTRUCTION	MD

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PMA PROJECT #: 25CTGIOTXN-014

SHEET NUMBER:
C-3

AGENDA ITEM REPORT

Meeting: City Council - Jul 15 2025

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: **Discussion and consider a request from Primacy Builder, LLC for approval of a new final replat for the Tennison Crossing Addition, Zoned PD-1, on a 3.677 acre tract for development of 44 townhome lots on the north side of Tennison Road approximately 375 feet east of Jefferson Avenue. RP-2025-08**

Item Summary:

This Final Plat was previously approved by City Council in 2023, but it required an adjustment in the location of the detention pond after it was legally recorded, causing a new replat case and re-review of the revised civil construction plans.

Recommendation(s):

Motion to approve the replat of Tennison Crossing Addition.

Attachments:

Staff Memo RP-2025-08 Tennison Replat CC 07152025
Tennison replat

CITY OF MOUNT PLEASANT

CITY COUNCIL MEMORANDUM

PLANNING DEPARTMENT

TO:	City Council
CC:	Greg Nyhoff, Interim City Manager Candias Webster, Assistant City Manager
FROM:	Lynn Barrett, Director of Development Services
DATE:	July 15, 2025
SUBJECT:	RP-2025-08: Final RePlat for the Tennison Crossing Addition

An application has been submitted by Primacy Building LLC for the approval of a Final Repat of the Tennison Crossing Addition which was previously approved in March 2023, but which subsequently required a redesign of the detention pond after that plat was recorded. The property is a 3.677-acre tract of land on Tennison Road and is zoned PD-1 (Planned Development District No. 1) for townhome land uses. The development will consist of 44 single-family attached townhome lots when constructed.

The applicant intends to tie into the existing 10-inch water line located along Tennison Road. Additionally, the applicant will install an eight (8)-inch sanitary sewer line and manholes along Tennison Road to convey the sewer to an existing manhole on the adjacent property to the east. This is a 6.82-acre lot and is owned by Cypress Creek Land, LLC (*i.e. Lot 1, Cypress Creek Addition*). The applicant is required to obtain an off-site sanitary sewer easement in order to convey the sewer to the vacant lot and is considered as a condition of approval of the plat. This will be signed by the Mayor and recorded at the County Clerk\'s office once the plat is approved by City Council to add that recordation number to the mylar plat for recordation. This process is identical to procedure followed for the previous case. In December 2022, the City Council approved a Preliminary Plat and the Planning and Zoning Commission approved a PD Site Plan for the Tennison Crossing Addition. Since the preliminary plat and site plan did not substantively change except to flip the detention pond from the west boundary to the east boundary, and a slight straightening of the off site easement, the applicant was allowed to proceed with the final plat as a replat.

This plat meets the requirements of Section 154 of the Subdivision Regulations of the City of Mount Pleasant. Staff recommend approval of the final plat with the following condition(s):

1. That the applicant obtains an off-site sanitary sewer easement and that the document number filed of record with Titus County be included on the plat prior to its filing (previously done last time with a slight revision for this replat).

2. That all utility and site construction be complete and accepted prior to any issuance of certificates of occupancy for the townhome units.

On July 8, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the final replat with staff conditions to City Council by a vote of 4 to 0.

First Re-Plat of

Tennison Crossing Subdivision

(Being a re-plat of the original 3.677 acre Tennison Crossing Subdivision into 44 lots and three tracts)

NORTH

Scale: 1" = 50'

- ○ 1/2" iron rod with a cap marked "Denney" set/previously set
- ◈ 1/2" iron rod found
- ⊠ 1/2" iron rod with a cap marked "Landmark" found
- ◎ P/K nail found
- ◇ 1/2" iron rod with a cap marked "DCA" found
- —— P —— Power line (overhead)
- — — — — Edge of easement (as noted)
- —·—·— Building setback line (per this plat)
- —— s —— Sewer line (proposed)
- —— · —— Original land grant boundary line (approximate)

STATE OF TEXAS

COUNTY OF TITUS

Know all these men by these presents:

That Primacy Builder LLC, owner of the property shown hereon and designated as shown, hereby accept this plat as a subdivision in the City of Mount Pleasant, Titus County, Texas and dedicate to the public the street shown hereon, and dedicate to the lot owners/HOA the three tracts designated as such hereon. I hereby offer the same for recording in the Plat Records of Titus County, Texas. This plat, as approved, shall be subject to all platting ordinances, rules and regulations of City of Mount Pleasant, Titus County, Texas. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Mount Pleasant, Texas.

_____
Primacy Builder LLC
by: Syed Hussain

STATE OF TEXAS

COUNTY OF

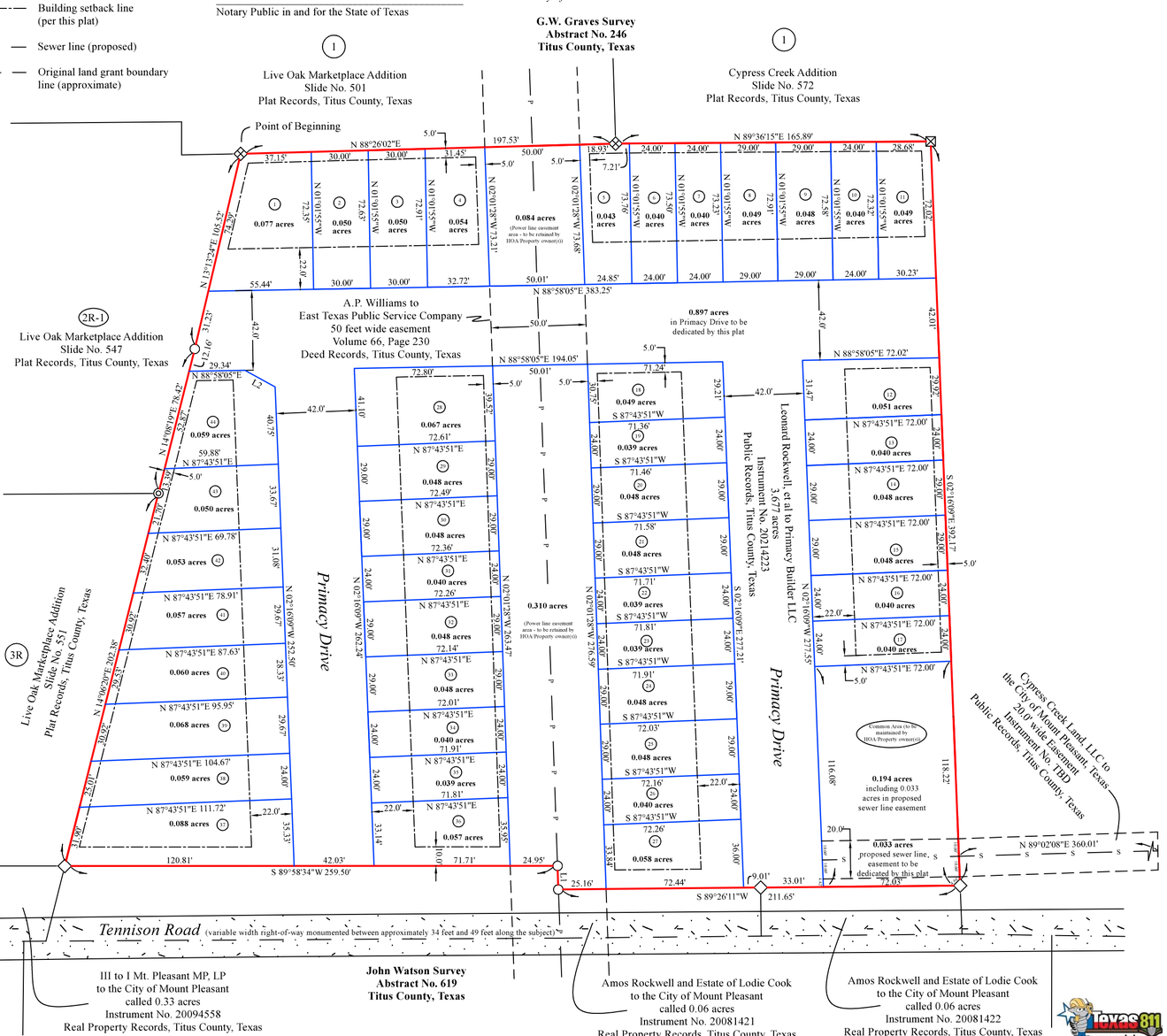
Before me, the undersigned authority, on this day personally appeared Syed Hussain of Primacy Builder LLC, known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A.D. 202____.

_____
Notary Public in and for the State of Texas

Course	Bearing	Distance
L1	N 01°35'27" W	12.46'
L2	S 61°22'52" E	18.19'

City of Mount Pleasant



STATE OF TEXAS

COUNTY OF TITUS

Denney Land Surveying, LLC does hereby certify that the following plat and description were prepared from an actual survey made on the ground during the month of March, A.D. 2016, and updated June, A.D. 2022.

DESCRIPTION OF PROPERTY

Being a tract of land located in the G.W. Graves Survey, Abstract No. 246, Titus County, Texas, and in the City of Mount Pleasant, and being all of a 3.677 acre tract conveyed to Primacy Builder LLC in a Deed known as Instrument No. 20214223 of the Public Records of Titus County, Texas, the same being all the remainder of a tract conveyed to Amos Rockwell in a Deed found in Volume 271, Page 157 of the Deed Records of Titus County, Texas, and all of the remainder of the First Tract and all of the remainder of the Second Tract conveyed to Amos Rockwell in a Deed found in Volume 172, Page 402 of the Deed Records of Titus County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found at the northwest corner of said tract (V271, P157) and the northeast corner of Lot No. 2R-1 of the Live Oak Marketplace Addition as shown on Slide No. 547 of the Plat Records of Titus County, Texas, the same lying in a south line of Lot No. 1 of the Live Oak Marketplace Addition as shown on Slide No. 501 of the Plat Records of Titus County, Texas;

Thence North 88°26'02" East, generally along a fence, along the north line of said tract (V271, P157) and a south line of Lot No. 1 (Live Oak), and at a distance of approximately 128 feet passing the west line of a 50 feet wide easement conveyed to East Texas Public Service Company in a Deed found in Volume 66, Page 230 of the Deed Records of Titus County, Texas, then continuing on and at a distance of approximately 153.61 feet passing the northeast corner of said tract (V271, P157) and the northwest corner of said First Tract, then continuing on along the north line of said First Tract and at a distance of approximately 178 feet passing the east line of said easement, then continuing on for a total distance of 197.53 feet to a 1/2" iron rod found at the southeast corner of Lot No. 1 (Live Oak) and the most westerly southwest corner of Lot No. 1 of the Cypress Creek Addition as shown on Slide No. 572 of the Plat Records of Titus County, Texas;

Thence North 89°36'15" East, generally along a fence, continuing along the north line of said First Tract, along the most westerly south line of Lot No. 1 (Cypress), and at a distance of approximately 60 feet passing the northeast corner of said First Tract and the northwest corner of said Second Tract, then continuing on along the north line of said Second Tract for a total distance of 165.89 feet to a 1/2" iron rod with a cap marked "Landmark" found at an ell corner of said Lot No. 1 (Cypress) and the northeast corner of said Second Tract;

Thence South 02°16'09" East, generally along a fence, along the east line of said Second Tract and the most southerly west line of said Lot No. 1 (Cypress) for a distance of 392.17 feet to a 1/2" iron rod with a cap marked "DCA" found at the southeast corner of the remainder of said Second Tract and the northeast corner of a called 0.06 acre tract conveyed to the City of Mount Pleasant in a Deed known as Instrument No. 20081422 of the Real Property Records of Titus County, Texas, the same lying in the northern right-of-way line of Tennison Road;

Thence South 89°26'11" West along the north line of said 0.06 acre tract and Tennison Road and the south line of the remainder of said Second Tract, and at a distance of 105.04 feet passing a 1/2" iron rod with a cap marked "DCA" found at the northwest corner of first said 0.06 acre tract, the northeast corner of a 0.06 acre tract conveyed to the City of Mount Pleasant in a Deed known as Instrument No. 20081421 of the Real Property Records of Titus County, Texas, the southwest corner of the remainder of said Second Tract, and the southeast corner of the remainder of said First Tract, then continuing on along the north line of second said 0.06 acre tract and the south line of the remainder of said First Tract, and at a distance of approximately 186 feet passing the east line of said easement, then continuing on for a total distance of 211.65 feet to a 1/2" iron rod with a cap marked "Denney" set at the southwest corner of the remainder of said First Tract and the northwest corner of second said 0.06 acre tract, the same lying in or nearly in the centerline of said easement and in the east line of a called 0.24 acre tract conveyed to the City of Mount Pleasant in a Deed known as Instrument No. 20081420 of the Real Property Records of Titus County, Texas;

Thence North 01°35'27" West along the east line of said 0.24 acre tract and Tennison Road and the west line of said First Tract, generally along the centerline of said easement, for a distance of 12.46 feet to a 1/2" iron rod with a cap marked "Denney" set at the northeast corner of said 0.24 acre tract and Tennison Road and the southeast corner of the remainder of said tract (V271, P157);

Thence South 89°58'34" West along the south line of the remainder of said tract (V271, P157) and the north line of said 0.24 acre tract and Tennison Road, and at a distance of approximately 25 feet passing the west line of said easement, then continuing on for a total distance of 259.50 feet to a 1/2" iron rod with a cap marked "DCA" found at the southwest corner of the remainder of said tract (V271, P157), the northwest corner of said 0.24 acre tract, the northeast corner of a called 0.33 acre tract conveyed to the City of Mount Pleasant in a Deed known as Instrument No. 20094558 of the Real Property Records of Titus County, Texas, and the southeast corner of Lot No. 3R of the Live Oak Marketplace Addition as shown on Slide No. 551 of the Plat Records of Titus County, Texas;

Thence North 14°06'20" East, generally along a wooden fence, along the west line of said tract (V271, P157) and the east line of Lot No. 3R for a distance of 202.38 feet to a P/K nail found in the top of a wooden post at the northeast corner of Lot No. 3R and the southeast corner of Lot No. 2R-1;

Thence North 14°08'19" East continuing, generally along a wooden fence and along the west line of said tract (V271, P157), along the east line of Lot No. 2R-1, for a distance of 78.42 feet to a 1/2" iron rod with a cap marked "Denney" previously set;

Thence North 13°13'24" East, continuing, generally along a wooden fence and along the west line of said tract (V271, P157) and the east line of Lot No. 2R-1, for a distance of 105.52 feet to the place of beginning, and containing 3.677 acres of land.

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
(See Texas Administrative Code, Title 22, Part 29, Chapter 663, Subchapter B, Rule 663.18(c))

John W. Denney
Registered Professional Land Surveyor No. 6516
Denney Land Surveying, LLC
Firm Registration No. 10194010
PO Box 451
Mount Pleasant, TX 75456
Office: 903-577-0424
Fax: 903-577-0425
Email: john@denneylandsurveying.com

Job No. 2024-D220 Prelim v9
CRD 2016-D043
Date of plat: June 2, 2025

Third draft of proposed "First Re-Plat"

STATE OF TEXAS

COUNTY OF TITUS

The Planning Commission of the City of Mount Pleasant, Texas, on this _____ day of _____, A.D. 202____, voted affirmatively to recommend adoption of this plat by the City Council.

Attest:

_____ _____
Chairman City Planner

STATE OF TEXAS

COUNTY OF TITUS

The City Council of the City of Mount Pleasant, Texas, on this _____ day of _____, A.D. 202____, voted affirmatively to adopt this plat and approve it for filing of record.

Attest:

_____ _____
by Mayor, Tracy Craig, SR. City Secretary

Notes:
(1) No utilities or improvements (except the noted power line and one proposed sewer line) are shown. Other utilities exist and others are proposed, none of which are shown (except as previously noted). No easement research performed and no easements (except the noted power line and sewer lines) are shown. No flood information researched.
(2) Bearings are based on grid north in NAD83(2011), Texas Coordinate System, North Central Zone (No. 4202), as observed by GNSS.
(3) The property shown was surveyed based on a provided deed and/or legal description. It is possible one or more tracts have been severed from the subject, and this survey does not intend to describe ownership of all or any part of the subject. This survey was made without the benefit of a title commitment or policy, and there may exist un-considered documents affecting the subject.
(4) Controlling monuments are all monuments shown as found.
(5) All lot corners will be monumented with a 1/2" iron rod with a cap marked "Denney" to be set after final grading is complete.

Case No: FP-20_____

AGENDA ITEM REPORT

Meeting: City Council - Jul 15 2025

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: **Consider a request from Vaughn Zimmerman, property owner, for the approval of a Preliminary Plat (PP) for the Pleasant Point apartments, being a 9.04-acre property in the Commercial (C) Zoning District, described as Mount Pleasant City, Blk 330, Lot 1, Tract 1, & Lot 3-B, Block 332, and addressed as 1708 W. 16th Street. PP-2025-01**

Item Summary:

This property was previously approved by City Council Per Resolution 2023-19, December 19, 2023 in support of a Tax Credit affordable rental housing apartment complex application on this property, and which was subsequently awarded by the Texas Department of Housing and Community Affairs last year.

Recommendation(s):

Motion to approve the preliminary plat of Pleasant Pointe Apartment complex subject to the following conditions:

1. Approval of civil construction plans including a new sewer line installation to serve the property prior to final plat approval
2. Approval of TXDOT for the sewer installation configuration along US 67 prior to construction plan approval and construction commencement

Attachments:

Staff Memo PP-2025-01 Pleasant Pointe Apartments CC 07152025
Preliminary Plat, Pleasant Pointe

CITY OF MOUNT PLEASANT

CITY COUNCIL MEMORANDUM

PLANNING DEPARTMENT

TO:	Planning & Zoning Commission
CC:	Greg Nyhoff, Interim City Manager Candias Webster, Assistant City Manager
FROM:	Lynn Barrett, Director of Development Services
DATE:	July 15, 2025
SUBJECT:	PP-2025-01: Preliminary Plat for the Pleasant Pointe Apartments

An application has been submitted by Vaughan Zimmerman on behalf of property owner Pleasant Pointe LP for approval of a Preliminary Plat of the Pleasant Pointe Apartments at 1708 W 16th Street and described as Mount Pleasant City, Blk 330, Lot 1, Tract 1, & Lot 3-B, Block 332.

This property was previously approved by City Council Per Resolution 2023-19, December 19, 2023 in support of a Tax Credit affordable rental housing apartment complex application on this property, and which was subsequently awarded by the Texas Department of Housing and Community Affairs last year. The city agreed to provide a financial contribution in the form of reduced building or development permit fees of $250 for the proposed development, when the Texas Department of Housing and Community Affairs awarded the 9% Housing Tax Credits to the developers.

The property is a 9.04-acre tract of land on W 16th Street and is zoned C (Commercial) which allows multi-family development. The developer proposes building a total of 60 units, in three buildings, comprised of equal numbers of two- and three-bedroom apartments on the property along with a clubhouse. A site development plan will also be considered for approval concurrently with the preliminary plat. Because a public sewer line extension is required to be extended from its current W Ferguson Road termination some 1000 feet to culminate at the east property line of the property's frontage, the final plat for this project will not be considered until the 8-inch sewer line is constructed by the applicant and accepted by the city. A 6-inch water line is available along the 16th Street frontage.

This preliminary plat meets the requirements of Section 154 of the Subdivision Regulations of the City of Mount Pleasant. Staff recommend approval of the preliminary plat with the following condition(s):

1. That TXDOT approval be received for driveway and infrastructure improvements within their right of way along 16th Street (Highway 67) prior to the start of construction.

2. That all civil construction plans be approved by DRC staff prior to the start of construction

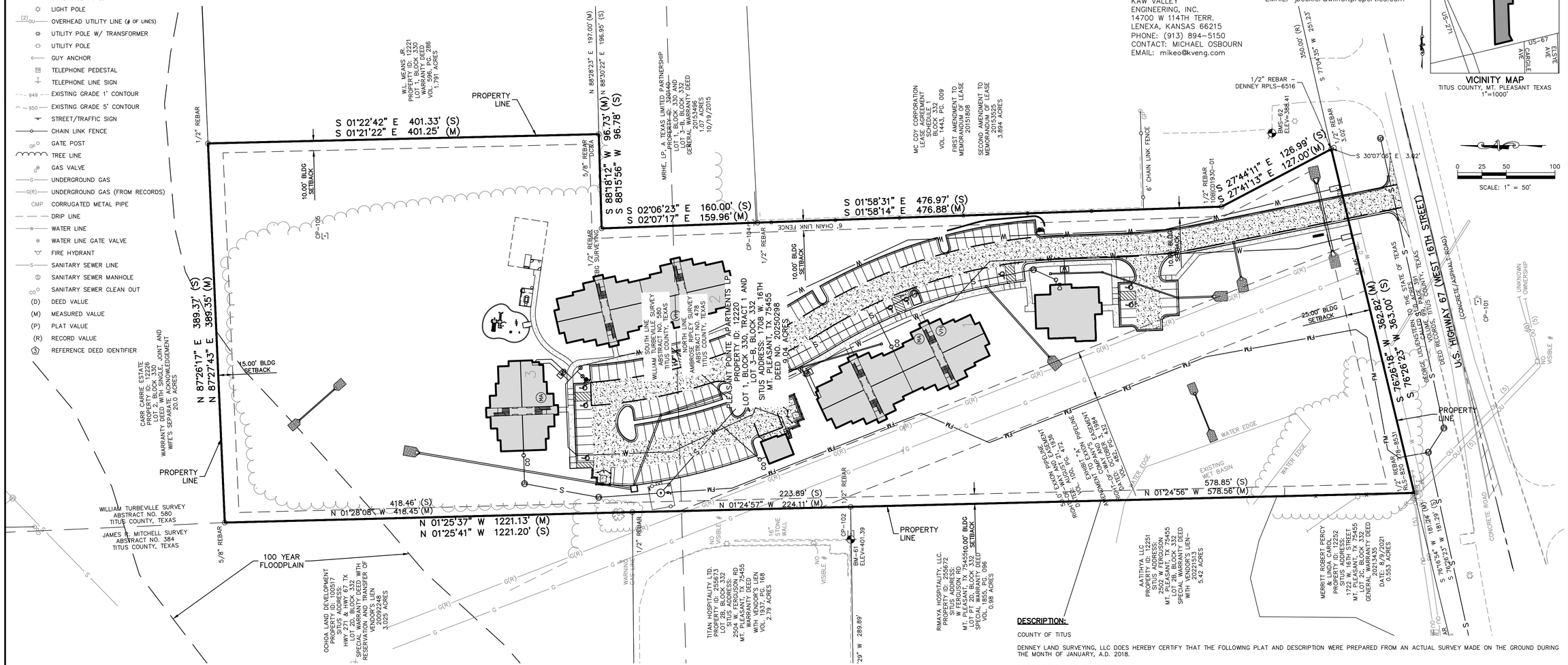
3. That a final plat be approved prior to building permit inspections or certificate of occupancy issuance.

On July 8, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary replat with staff conditions by a vote of 4 to 0.

A PRELIMINARY PLAT OF
PLEASANT POINTE APARTMENTS

LEGEND:

- CONTROL POINT
- BENCHMARK
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- LIGHT POLE
- (2) OU — OVERHEAD UTILITY LINE (# OF LINES)
- UTILITY POLE W/ TRANSFORMER
- UTILITY POLE
- GUY ANCHOR
- TELEPHONE PEDESTAL
- TELEPHONE LINE SIGN
- 949 — EXISTING GRADE 1' CONTOUR
- 950 — EXISTING GRADE 5' CONTOUR
- STREET/TRAFFIC SIGN
- CHAIN LINK FENCE
- GP — GATE POST
- TREE LINE
- GAS VALVE
- G — UNDERGROUND GAS
- G(R) — UNDERGROUND GAS (FROM RECORDS)
- CMP — CORRUGATED METAL PIPE
- DRIP LINE
- W — WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- S — SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CO — SANITARY SEWER CLEAN OUT
- (D) DEED VALUE
- (M) MEASURED VALUE
- (P) PLAT VALUE
- (R) RECORD VALUE
- REFERENCE DEED IDENTIFIER



OWNER:
KIM KYONGNAM
7612 SOMMERVILLE PLACE ROAD
FORT WORTH, TEXAS 76135

PREPARED BY:
KAW VALLEY
ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894-5150
CONTACT: MICHAEL OSBOURN
EMAIL: mikeo@kveng.com

DEVELOPER:
ZIMMERMAN PROPERTIES, LLC.
1329 LARK ST.
SPRINGFIELD, MO 65804
PHONE: (417)-883-1632
CONTACT: JEFF BECKLER
EMAIL: jbeckler@wilhoitproperties.com

LAND AREA:
393,522 SF OR 9.03 AC

ZONING:
COMMERCIAL

PROPOSED USE:
MULTIFAMILY RESIDENCIES

LEGEND
- CONTROL POINT
- SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- BENCHMARK
- (P) PLAT VALUE
- (M) MEASURED VALUE
- SECTION LINE

PROJECT CONTROL:

CP #101
1/2"x24" REBAR W/ CONTROL CAP
NORTHING: 7124717.81 (GROUND)
EASTING: 3040700.60 (GROUND)
ELEV = 392.75

CP #102
1/2"x24" REBAR W/ CONTROL CAP SET
NORTHING: 7125361.36 (GROUND)
EASTING: 3040462.57 (GROUND)
ELEV = 389.24

CP #104
1/2"x24" REBAR W/ CONTROL CAP SET
NORTHING: 7125463.88 (GROUND)
EASTING: 3040781.16 (GROUND)
ELEV = 401.33

CP #105
1/2"x24" REBAR W/ CONTROL CAP SET
NORTHING: 7125901.12 (GROUND)
EASTING: 3040767.81 (GROUND)
ELEV = 381.87

PROJECT BENCH MARK:

BM-61
CHISELED SQUARE ON NORTHWEST BOLT ONTOP OF FIRE HYDRANT AT THE SOUTHWEST CORNER OF MCCOY'S BUILDING SUPPLY PARKING LOT
ELEV = 401.39 NAVD88

BM-62
SQUARE CUT ON THE SOUTHEAST CORNER OF TOP OF RETAINING WALL AT THE SOUTHEAST CORNER HAMPTON INN PARKING LOT
ELEV = 388.43 NAVD88

Know what's below. Call before you dig.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOUNT PLEASANT ON THIS THE _____ DAY OF _____, _____ VOTED AFFIRMATIVELY TO RECOMMEND APPROVAL OF THIS PRELIMINARY PLAT.

BY: _____ ATTEST: _____
CHAIRMAN CITY PLANNER

THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT ON THIS THE _____ DAY OF _____, _____ VOTED AFFIRMATIVELY TO APPROVE THIS PRELIMINARY PLAT.

BY: _____ ATTEST: _____
MAYOR CITY SECRETARY

DESCRIPTION:

COUNTY OF TITUS

DENNEY LAND SURVEYING, LLC DOES HEREBY CERTIFY THAT THE FOLLOWING PLAT AND DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND DURING THE MONTH OF JANUARY, A.D. 2018.

DESCRIPTION OF PROPERTY

BEING A TRACT OF LAND LOCATED IN THE AMBROSE RIPLEY SURVEY, ABSTRACT NO. 478. TITUS COUNTY, TEXAS, AND THE WILLIAM TURBEVILLE SURVEY, ABSTRACT NO. 580, TITUS COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 10.11 ACRE TRACT CONVEYED TO KYONGNAM KIM IN A DEED KNOWN AS INSTRUMENT NO. 20173296 OF THE PUBLIC RECORDS OF TITUS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 10.11 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 0.55 ACRE TRACT CONVEYED TO MALIK Z. LATIF AND NAZLI J. LATIF IN A DEED FOUND IN VOLUME 1927, PAGE 41 OF THE REAL PROPERTY RECORDS OF TITUS COUNTY, TEXAS, THE SAME LYING IN THE NORTHERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67 (AKA WEST 16TH STREET), AND IN THE NORTH LINE OF A CALLED 11.0 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN A DEED FOUND IN VOLUME 99, PAGE 391 OF THE DEED RECORDS OF TITUS COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 76°26'23" WEST 181.29 FEET;

THENCE NORTH 01°25'41" WEST ALONG THE WEST LINE OF SAID 10.11 ACRE TRACT AND THE EAST LINE OF SAID 0.55 ACRE TRACT, AND AT A DISTANCE OF APPROXIMATELY 141.19 FEET PASSING THE NORTHEAST CORNER OF SAID 0.55 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 5.42 ACRE TRACT CONVEYED TO SAI SAMARTH, LLC IN A DEED KNOWN AS INSTRUMENT NO. 20124411 OF THE PROPERTY RECORDS OF TITUS COUNTY, TEXAS, THEN CONTINUING ON ALONG THE EAST LINE OF SAID 5.42 ACRE TRACT AND AT A DISTANCE APPROXIMATELY 322.89 FEET PASSING THE NORTHEAST CORNER OF SAID 5.42 ACRE TRACT AND THE SOUTHEAST CORNER OF THE REMAINDER OF A CALLED 3.42 ACRE TRACT CONVEYED TO RIMAYA HOSPITALITY, LLC IN A DEED FOUND IN VOLUME 1855, PAGE 96 OF THE REAL PROPERTY RECORDS OF TITUS COUNTY, TEXAS, THEN CONTINUING ON ALONG THE EAST LINE OF SAID 3.42 ACRE TRACT AND AT A DISTANCE OF 578.85 FEET PASSING A 1/2" IRON ROD WITH A CAP MARKED "DCA" FOUND AT THE NORTHEAST CORNER OF THE REMAINDER OF SAID 3.42 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 2.79 ACRE TRACT CONVEYED TO TITAN HOSPITALITY, LTD. IN A DEED FOUND IN VOLUME 1937, PAGE 168 OF THE REAL PROPERTY RECORDS OF TITUS COUNTY, TEXAS, THEN CONTINUING ON ALONG THE EAST LINE OF SAID 2.79 ACRE TRACT AND AT A DISTANCE OF 750.75 FEET PASSING THE NORTH LINE OF SAID RIPLEY SURVEY, THE SOUTHWEST CORNER OF SAID TURBEVILLE SURVEY, AND THE SOUTHEAST CORNER OF THE JAMES R. MITCHELL SURVEY, ABSTRACT NO. 384, TITUS COUNTY, TEXAS (FROM WHICH A 2" IRON PIPE FOUND IN THE NORTH LINE OF SAID RIPLEY SURVEY, AT THE NORTHEAST CORNER OF A 10.532 ACRE TRACT DESCRIBED IN A DEED OF TRUST MADE BY THE SINGAPERURNAL FAMILY LIMITED PARTNERSHIP KNOWN AS INSTRUMENT NO. 20161337 OF THE PUBLIC RECORDS OF TITUS COUNTY, TEXAS, BEARS SOUTH 87°59'43" WEST 1608.33 FEET, AND A 1/2" IRON ROD WITH CAP MARKED "CBG" FOUND IN THE NORTH LINE OF SAID RIPLEY SURVEY AT THE NORTHWEST CORNER OF SAID 10.532 ACRE TRACT BEARS SOUTH 87°59'43 WEST 2023.20 FEET) THEN CONTINUING ON ALONG THE WEST LINE OF SAID TURBEVILLE SURVEY AND THE EAST LINE OF SAID MITCHELL SURVEY, AND A DISTANCE OF 802.74 FEET PASSING A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 2.79 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 11.25 ACRE TRACT CONVEYED TO OCHOA LAND DEVELOPMENT, LLC IN A DEED KNOWN AS INSTRUMENT NO. 20092248 OF THE REAL PROPERTY RECORDS OF TITUS COUNTY, TEXAS, THEN CONTINUING ON ALONG THE EAST LINE OF SAID 11.25 ACRE TRACT FOR A TOTAL DISTANCE OF 1221.20 TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 10.11 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 10 ACRE TRACT CONVEYED TO STEPHENIA NANCE, ET AL IN A DEED FOUND IN VOLUME 984, PAGE 116 OF THE REAL PROPERTY RECORDS OF TITUS COUNTY, TEXAS;

THENCE NORTH 87°26'17" EAST, GENERALLY ALONG THE REMAINS OF AN OLD FENCE, ALONG THE NORTH LINE OF SAID 10 ACRE TRACT FOR A DISTANCE OF 389.37 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE REMAINDER OF SAID 10.11 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 1.791 ACRE TRACT CONVEYED TO W.L. MEANS, JR. IN A DEED FOUND IN VOLUME 596, PAGE 286 OF THE DEED RECORDS OF TITUS COUNTY, TEXAS;

THENCE SOUTH 01°22'42" EAST ALONG AN EAST LINE OF SAID 10.11 ACRE TRACT AND THE WEST LINE OF SAID 1.791 ACRE TRACT FOR A DISTANCE OF 401.33 FEET TO A 5/8" IRON ROD WITH A CAP MARKED "DCA" FOUND AT A SOUTHEAST CORNER OF THE REMAINDER OF SAID 10.11 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1.791 ACRE TRACT, THE SAME LYING IN THE NORTH LINE OF A CALLED 1.07 ACRE TRACT CONVEYED TO MHRE, LP IN A DEED KNOWN AS INSTRUMENT NO. 20153496 OF THE PUBLIC RECORDS OF TITUS COUNTY, TEXAS, FROM WHICH A 1/2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID 1.07 ACRE TRACT BEARS NORTH 88°30'22" EAST A DISTANCE OF 196.95 FEET;

THENCE SOUTH 88°15'56" WEST ALONG A SOUTH LINE OF THE REMAINDER OF SAID 10.11 ACRE TRACT AND THE NORTH LINE OF SAID 1.07 ACRE TRACT FOR A DISTANCE OF 96.78 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "CBG" FOUND AT THE NORTHWEST CORNER OF SAID 1.07 ACRE TRACT AND AN ELL CORNER OF THE REMAINDER OF SAID 10.11 ACRE TRACT;

THENCE SOUTH 02°06'23" EAST ALONG THE WEST LINE OF SAID 1.07 ACRE TRACT AND AN EAST LINE OF THE REMAINDER OF SAID 10.11 ACRE TRACT, PASSING THE SOUTH LINE OF SAID TURBEVILLE SURVEY AND THE NORTH LINE OF SAID RIPLEY SURVEY, THEN CONTINUING ON FOR A TOTAL DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1.07 ACRE TRACT AND THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 14.032 ACRE TRACT CONVEYED TO McCOY REALTY CORPORATION IN A DEED FOUND IN VOLUME 479, PAGE 377 OF THE DEED RECORDS OF TITUS COUNTY, TEXAS;

THENCE SOUTH 01°58'31" EAST, GENERALLY ALONG A CHAIN LINK FENCE, ALONG A WEST LINE OF THE REMAINDER OF SAID 14.032 ACRE TRACT AND AN EAST LINE OF SAID 10.11 ACRE TRACT, AND AT A DISTANCE OF APPROXIMATELY 396 FEET PASSING A CHAIN LINK FENCE CORNER, THEN CONTINUING ON FOR A TOTAL DISTANCE OF 476.97 FEET TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 27°44'11" EAST CONTINUING ALONG A WEST LINE OF THE REMAINDER OF SAID 14.032 ACRE TRACT AND AN EAST LINE OF SAID 10.11 ACRE TRACT FOR A DISTANCE OF 126.99 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "DENNEY" SET AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 10.11 ACRE AND THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 14.032 ACRE TRACT, THE SAME LYING IN THE NORTH LINE OF SAID RIGHT-OF-WAY AND SAID 11.0 ACRE TRACT, FROM WHICH A 1/2" IRON ROD WITH A CAP MARKED "HAMPTON" FOUND IN OR NEAR THE EAST LINE OF SAID 11.0 ACRE TRACT BEARS NORTH 76°26'23" EAST 249.76 FEET AND SOUTH 02°30'29" EAST 23.16 FEET, AND A 1/2" IRON ROD FOUND BEARS SOUTH 27°44'11" EAST A DISTANCE OF 3.5 FEET;

THENCE SOUTH 76°26'23" WEST ALONG THE SOUTHERNMOST SOUTH LINE OF SAID 10.11 ACRE TRACT AND THE NORTH LINE OF SAID RIGHT-OF-WAY AND SAID 11.0 ACRE TRACT A DISTANCE OF 363.00 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 9.040 ACRES OF LAND.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
			KGK	JQN	MRO
B	6/27/25	PER CITY COMMENTS	KGK	JQN	MRO
A	1/15/25	INITIAL SUBMITTAL	KGK	JQN	MRO

MICHAEL R. OSBOURN
101468
LICENSED PROFESSIONAL ENGINEER

MICHAEL R. OSBOURN
ENGINEER
TX # 101468

KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
kv@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES AS STATE CERTIFICATE OF AUTHORIZATION # F-2307. EXPIRES 12/31/24

PLEASANT POINTE APARTMENTS
1708 W 16TH ST.
MOUNT PLEASANT, TEXAS 75455

PRELIMINARY PLAT

PROJ. NO.	C24D1930
DESIGNER	DRAWN BY
KGK	JQN
CFN	1930PPLAT
SHEET	REV
1 OF 1	B

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

AGENDA ITEM REPORT

Meeting: City Council - Jul 15 2025

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: **Consider a request to approve a site plan for three apartment buildings and a club house for the Pleasant Pointe Apartments on a 9.04 acre property addressed as 1708 W 16th Street. SP-2025-02**

Item Summary:

This site plan contains all the elements required of a multi-family development on the subject property.

Recommendation(s):

Motion to approve the site plan as presented for Pleasant Pointe Apartments.

Attachments:

Staff Memo SITE PLAN SP-2025-02 Pleasant Pointe Apartments CC 07152025
Site Plan, Pleasant Pointe
Pleasant Pointe, Landscape Plans
Pleasant Pointe, Building Elevations
Pleasant Pointe, Photometric Plan

CITY OF MOUNT PLEASANT

CITY COUNCIL MEMORANDUM

PLANNING DEPARTMENT

TO:	Planning & Zoning Commission
CC:	Greg Nyhoff, Interim City Manager Candias Webster, Assistant City Manager
FROM:	Lynn Barrett, Director of Development Services
DATE:	July 15, 2025
SUBJECT:	SP-2025-02: Site Plan for the Pleasant Pointe Apartments

An application has been submitted by Vaughan Zimmerman on behalf of property owner Pleasant Pointe LP for approval of a Site Plan for the Pleasant Pointe Apartments at 1708 W 16th Street. The site plan approval is required due to its being a multi-family project. The property is zoned Commercial which allows multifamily development.

This property was previously approved in 2023 as an affordable rental Tax Credit housing apartment complex application and which was subsequently awarded by the Texas Department of Housing and Community Affairs last year.

It is situated on 9.04 acres on West 16th Street near its intersection with W Ferguson Road. The developer proposes building a total of 60 units, in three buildings, comprised of equal numbers of two- and three-bedroom apartments on the property along with a clubhouse. This site development plan is considered for approval concurrently with the preliminary plat.

The site plan contains sheets depicting landscape, photometric and building elevations submittals, all of which were reviewed by the city's Development Review Committee and found to meet or exceed requirements for types and arrangements of landscaping, building locations and arrangements, parking and materials. There is a gas line that traverses the property making it challenging to design, but the project fits neatly into the site.

This site plan meets the requirements of City development standards. Staff recommend approval of the with the following condition(s) identical with those on the preliminary plat:

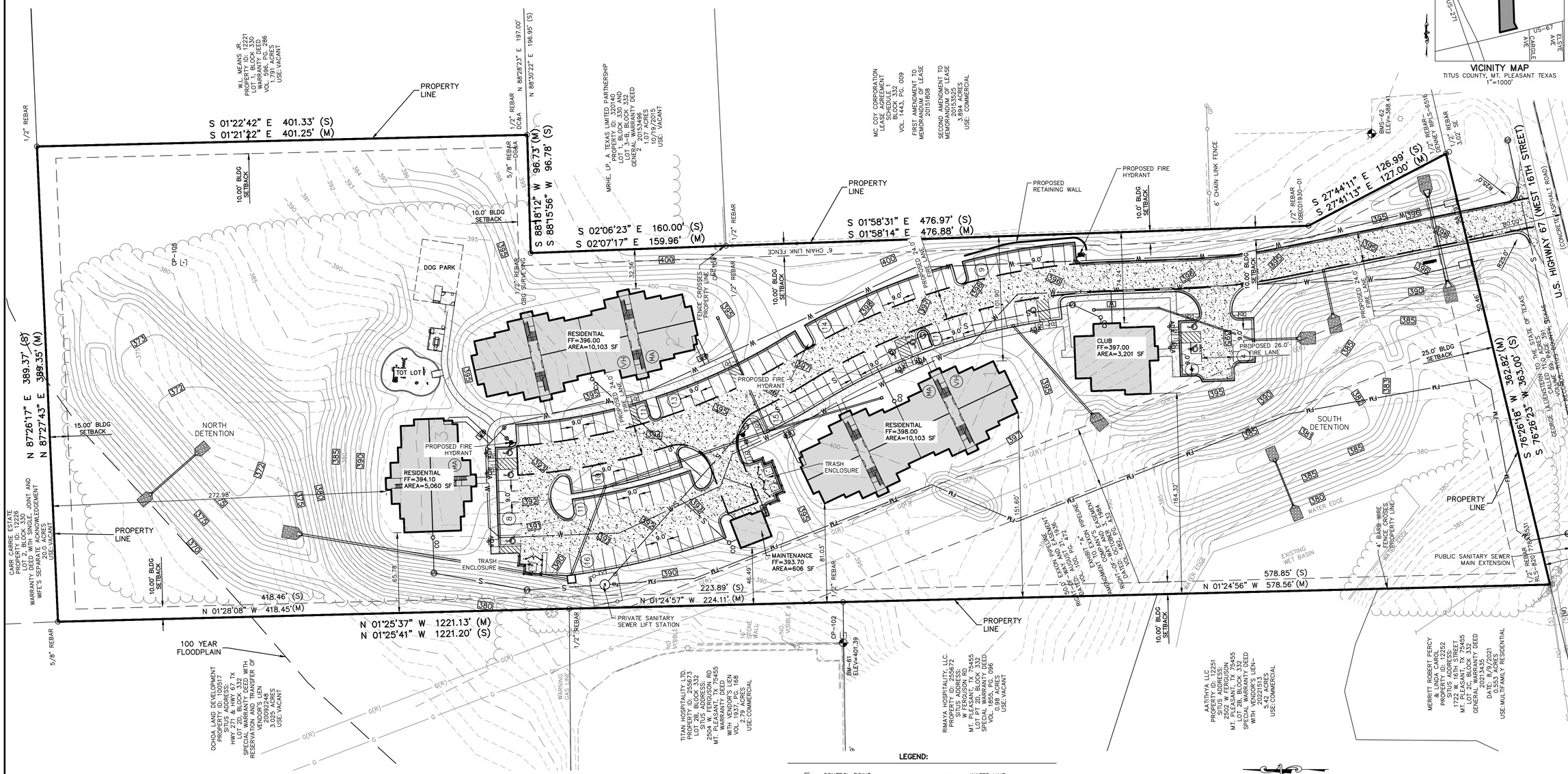
1. That TXDOT approval be received for driveway and infrastructure improvements within their right of way along 16th Street (Highway 67) prior to the start of construction.

2. That all civil construction plans be approved by DRC staff prior to the start of construction

3. That a final plat be approved prior to building permit inspections or certificate of occupancy issuance.

On July 8, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary replat with staff conditions by a vote of X to X.

SITE PLAN
PLEASANT POINTE APARTMENTS



LEGEND:

CONTROL POINT	WATER LINE
BENCHMARK	WATER LINE GATE VALVE
MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED	FIRE HYDRANT
LIGHT POLE	SANITARY SEWER LINE
(2) OVERHEAD UTILITY LINE (# OF LINES)	SANITARY SEWER MANHOLE
UTILITY POLE W/ TRANSFORMER	SANITARY SEWER CLEAN OUT
UTILITY POLE	(D) DEED VALUE
GUY ANCHOR	(M) MEASURED VALUE
TELEPHONE PEDESTAL	(P) PLAT VALUE
TELEPHONE LINE SIGN	(R) RECORD VALUE
949 EXISTING GRADE 1' CONTOUR	(5) REFERENCE DEED IDENTIFIER
950 EXISTING GRADE 5' CONTOUR	FIRE LANE STRIPING
STREET/TRAFFIC SIGN	CONCRETE CURB AND GUTTER
CHAIN LINK FENCE	CONCRETE CURB AND GUTTER WITH REVERSE FLOW
GP GATE POST	PAINTED CURB FOR FIRE LANE
TREE LINE	LD CONCRETE PAVEMENT (040)
GAS VALVE	HD CONCRETE PAVEMENT (041)
UNDERGROUND GAS	L LANDING
G(R) UNDERGROUND GAS (FROM RECORDS)	R RAMP
CMP CORRUGATED METAL PIPE	T TRANSITION
DRIP LINE	STORM SEWER OUTLET PROTECTION

0 20 40 80
SCALE: 1" = 40'

SITE DATA:
PROPOSED USE: MULTIFAMILY RESIDENTIAL
MULTIFAMILY FLOOR AREA= 25,872 SF
CLUB HOUSE FLOOR AREA= 3,201 SF
MAINTENANCE FLOOR AREA= 606 SF

TOTAL AREA= 393,509 SF OR 9.03 AC
IMPERVIOUS= 90,666 SF OR 2.08 AC
PERVIOUS= 302,843 SF OR 6.95 AC
PERCENT IMPERVIOUS= 23.04%
DWELLING UNITS= 60 (6.67 UNITS/ACRE)

PARKING:

MIN. PARKING REQUIRED PER MF ZONING (2 SPACES/UNIT PER ZONING.)	120 MIN. SPACES REQUIRED (60 UNITS)
OPEN CLUBHOUSE PARKING	6 SPACES
OPEN PARKING PROVIDE	112 SPACES
STANDARD HC PARKING PROVIDED (3 AT CLUBHOUSE)	6 SPACES
VAN ACCESSIBLE HC PARKING PROVIDED (1 AT CLUBHOUSE)	3 SPACES
TOTAL OPEN PARKING PROVIDED	127 TOTAL SPACES PROVIDED

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
					MRO
				KGK	
			KGK		
B	6/27/25	PER CITY COMMENTS			

MICHAEL R. OSBOURN 101468 LICENSED PROFESSIONAL ENGINEER 06-27-25

MICHAEL R. OSBOURN
ENGINEER
TX # 101468

KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
lx@kveng.com | www.kveng.com

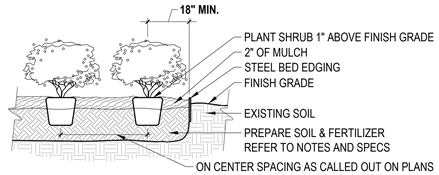
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF TEXAS UNDER CERTIFICATE OF AUTHORIZATION # F-2357. EXPIRES 12/31/24

PLEASANT POINTE APARTMENTS
1708 W 16TH ST.
MOUNT PLEASANT, TEXAS 75455

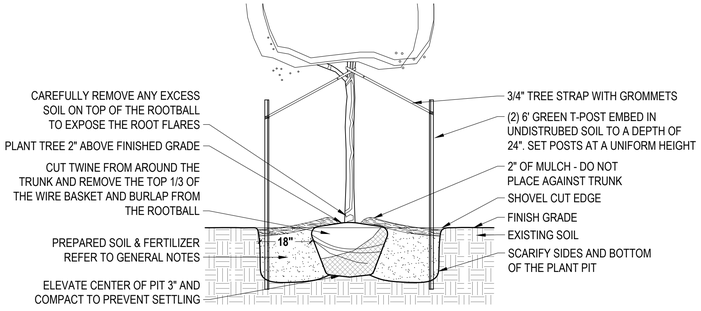
SITE PLAN
OVERALL SITE PLAN

PROJ. NO.	C24_1930
DESIGNER	KGK
DRAWN BY	JQN
CFN	1930SP
SHEET	C100
REV	B

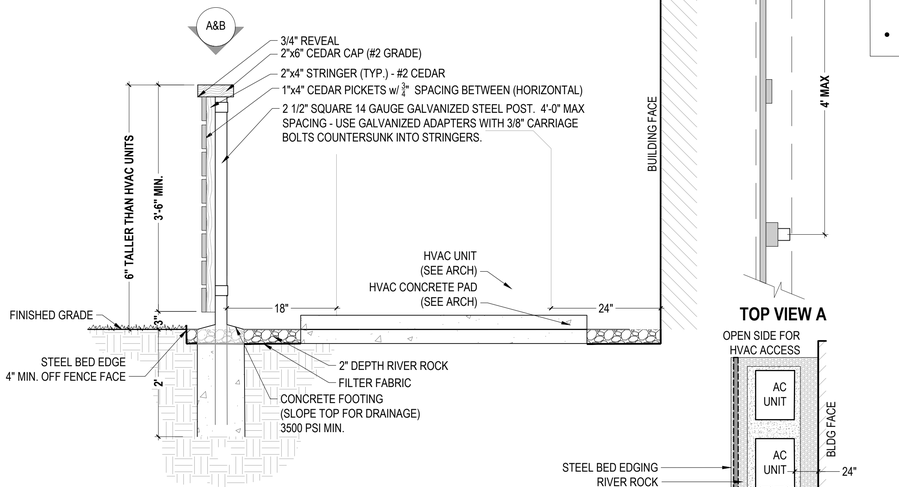
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01 SHRUB PLANTING
SCALE: NTS



02 TREE PLANTING
SCALE: NTS



03 HVAC WOOD SCREENING FENCE
SCALE: NTS

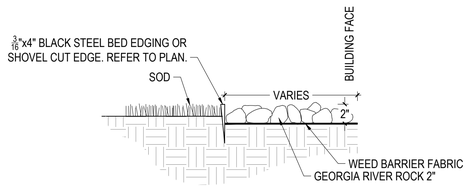
HVAC SCREEN NOTES

1. WOOD STRINGERS SHALL BE #2 GRADE CEDAR.
2. WOOD PICKETS TO BE 1" X 4" ROUGH CEDAR #2 GRADE.
3. ALL FENCE POSTS TO BE 2 1/2" SCH 40 GALVANIZED STEEL POSTS
4. FENCE CAP SHALL BE #2 GRADE CEDAR.
5. ALL FASTENERS SHALL BE HOT-DIPPED GALVANIZED STEEL.
6. PICKETS TO FACE AWAY FROM HVAC UNITS.
7. SCREENING SHALL BE MIN. 6" TALLER THAN HVAC UNIT.
8. FENCE SHALL BE EITHER SEALED USING A PENETRATING SEAL (PROVIDE 3 SAMPLES FOR REVIEW) OR PAINTED WOOD TO MATCH THE BUILDING. COORDINATE W/ ZIMMERMAN PROPERTIES AND GENERAL CONTRACTOR
9. SCREENING SHALL BE 12"-18" OFF BUILDING FACE PER HVAC GROUPING.

ROCK MULCH NOTES:

INSTALLATION

- INSTALL ($\frac{3}{16}$" THICK BY 4" HT.) STEEL EDGING (BLACK) WHERE SHOWN ON PLANS AND WHERE ROCK IS NOT BORDERED BY CONCRETE PAVING, CURB OR BUILDING. PRIOR TO BEGINNING WORK, ENSURE THAT ALL CONSTRUCTION WORK HAS BEEN COMPLETED AND THAT ALL EXISTING VEGETATION AND GRASS INCLUDING ROOTS HAVE BEEN COMPLETELY REMOVED FROM THE ROCK AREAS. INSTALL DEWITTS PRO V FILTER FABRIC BELOW ALL ROCK MULCH AREAS. USE 6" STABLES TO SECURE
- GEORGIA NATIVE RIVER ROCK 3/4"-1 1/2" SHALL BE SPREAD EVENLY AS DELINEATED ON THE PLANS TO A DEPTH OF TWO (2) INCHES. PLACE ALL ROCK OVER DEWITT'S FILTER FABRIC.



04 ROCK MULCH SECTION
SCALE: N.T.S.

SOIL PREPARATION NOTES

1. Till and remove the top 8" of soil and stockpile on site. Amend and reuse at the rate shown below or replace with high quality imported topsoil.
2. The top 8" of planting bed soil shall consist of the following:
   - Native or imported topsoil 5 inches
   - Cotton Burr Compost 2 inches
   - Aged Sterilized Cow Manure 1 inch
3. Till the 8" of soil mix into the next 6" of soil to obtain 14" of weed free de-compacted soil. Stones over 2" to be removed from the soil.
4. Incorporate Roots Transplant One-Step at a rate of 5 pounds per 100 square feet, and Dry Molasses at a rate of 3 pounds per 100 square feet into the top 4" of the soil.
5. Landscaped parking lot islands shall be excavated to a minimum depth of 24" and backfilled with 16" of top soil and 8" of planting bed soil described above.
6. Apply Roundup (or equal) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from over spray or spray within root zone. Contractor to ensure total weed eradication.

PLANTING NOTES

1. The contractor shall familiarize himself with the site conditions and verify them to his satisfaction.
2. The contractor is responsible for maintaining all areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by owner and/or Landscape Architect.
3. The landscape contractor is responsible for confirming the availability of all the specified plant materials within two (2) weeks of project award. All requests for substitution due to lack of availability must be made to the landscape architect in writing within this period. No substitution shall be permitted without prior written approval. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution. Approved substituted materials must be offered at no additional costs to the owner.
4. The landscape contractor is responsible for confirming the quantities of each plant material required to adequately cover the area shown on the landscape plans at the prescribed spacing and notifying the landscape architect immediately of any perceived discrepancies a min. of two (2) working days prior to planting.
5. The landscape architect reserves the right to review and approve all plant materials if requested, at the source nursery with the landscape contractor prior to delivery to the job site.
6. All root balls shall conform to the standards set forth in "American Standards for Nursery Stock".
7. Each tree shall be backfilled with 3 cubic feet of Back to Nature cotton burr compost and 1 cubic foot of aged, sterilized cow manure mixed thoroughly with the native topsoil. Apply Roots Transplant One-Step at a rate of 4 ounces per caliper inch and 2 cups of dry molasses per tree and incorporate into the top 4" of soil.
8. For evergreen shrub and tree planting, apply Wilt-Pruf anti-desicant spray at a rate of 1:10 (Wilt-Pruf to water) the same day as planting.
9. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
10. All trees must be guyed or staked as shown in the details.
11. All plant material shall be installed in a sound, workman-like manner and according to accepted good planting and tree relocation procedures with quality plant materials. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
12. Contractor shall assure proper drainage and percolation of all planting pits prior to installation of plant material, and correct as necessary. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
13. Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, and/or landscape architect shall declare the project substantially complete.
14. Contractor to replace rejected plant material within two (2) weeks of written notice.
15. Contractor shall mulch all plant material throughout and completely to a three-inch (3") depth of loose, weed free sterilized cedar mulch unless noted otherwise in plans or specifications. All disturbed areas to be covered with sod, mulch, planting, or gravel at completion of project. No bare soil shall remain on property or adjacent properties.
16. All planting beds shall be delineated as shown on the plan with 3/16" x 4" steel edging, unless noted otherwise.

LAWN NOTES

1. Sod or seed all areas as shown on plans and all disturbed areas. If not shown on plans but within limits of work, contractor to confirm with landscape architect.
2. Provide 3/4 inch of compost to be tilled into top 4" of lawn areas prior to seeding or sodding if heavy clay soils are present.
3. Top soil shall be free of weeds and foreign material immediately before sodding.
4. Lay sod with closely fitted joints leaving no voids and with ends of sod strips staggered. Sod shall be laid within 24 hours of harvesting.
5. Tamp and roll sod with appropriate equipment to eliminate minor irregularities and to form close contact with soil bed immediately after planting and watering.
6. Evenly spread fertilizer according to the time of installation:
   - May 1 - August 30; apply 16-8-8 fertilizer at a rate of 1 lb. of nitrogen per 1,000 s.f. of lawn area.
   - Sept. 1 - April 30; apply 10-20-10 fertilizer at a rate of 1/2 lb. of nitrogen per 1,000 s.f. of lawn area.
7. Provide adequate water to prevent desiccation and for optimal establishment.

ALABACK DESIGN
LANDSCAPE ARCHITECTS
3202 E 21ST ST, SUITE 100
TULSA, OKLAHOMA 74114
918.742.1463

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PLEASANT POINT APARTMENTS
MT PLEASANT, TX

Zimmerman Properties
1329 E LARK STREET
SPRINGFIELD, MISSOURI 65804

REVISIONS:

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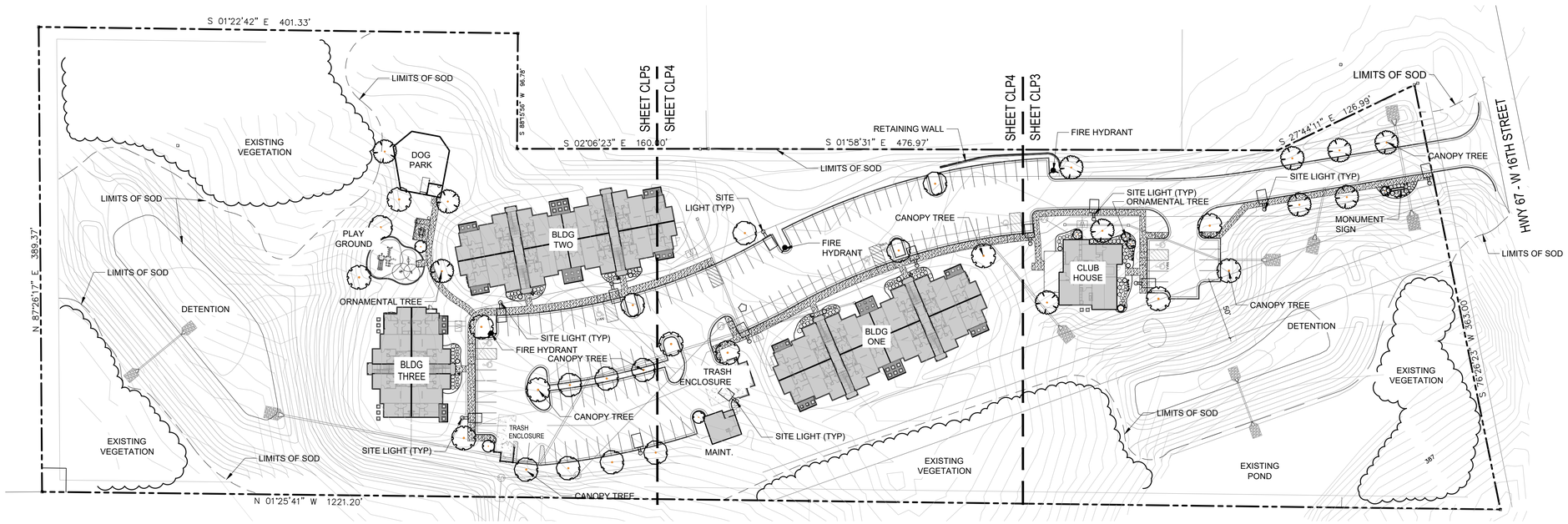
DATE:	JAN 08, 2025
PROJECT #	24033
DESIGN:	BN
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SHEET TITLE
PLANT DETAILS & NOTES

SHEET #
CLP1

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GENERAL NOTE: REFER TO SHEET CLP1 FOR DETAILS



PLANT SCHEDULE *(MASTER LIST)*

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	COMMENTS
TREES							
RVB-MT	1	RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B&B	1.5" CAL. MIN. PER TRUNK	10'-12' HT.; 3'-4' SPD.	MULTI-TRUNK 3-4 TRUNKS
TJ	1	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	B&B		7'-8' HT., 3'-4' SPD.	
CSCM	4	COLORAMA™ SCARLET CRAPE MYRTLE	LAGERSTROEMIA X 'JM1'	30 GAL		7'-8' HT., 3'-4' SPD.	MULTI-TRUNK; 2-3 TRUNKS
SFCC	3	SARAH'S FAVORITE CRAPE MYRTLE	LAGERSTROEMIA X 'SARAH'S FAVORITE'	30 GAL	1" CAL. MIN. PER TRUNK	7'-8' HT., 3'-4' SPD.	MULTI-TRUNK; 2-3 TRUNKS
SLO	11	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	B&B	3" CAL	12'-14' HT.; 4'-5' SPD.	CENTRAL LEADER
BCP	11	BALD CYPRESS	TAXODIUM DISTICHUM	B&B	3" CAL	12'-14' HT.; 4'-5' SPD.	CENTRAL LEADER
CELM	12	CEDAR ELM	ULMUS CRASSIFOLIA	B&B	3" CAL	12'-14' HT.; 4'-5' SPD.	CENTRAL LEADER

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	COMMENTS
SHRUBS						
CPB	53	CRIMSON PYGMY JAPANESE BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	3 GAL	30" O.C.	FULL
CBB	8	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	3 GAL	36" O.C.	FULL
LLHYD	7	LIMELIGHT PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'LIMELIGHT'	3 GAL	AS SHOWN	
DBH	50	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	3 GAL	36" O.C.	FULL
MIS	11	ADAGIO GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GAL	AS SHOWN	
GSN	13	GULF STREAM NANDINA	NANDINA DOMESTICA 'GULF STREAM'	3 GAL	36" O.C.	
IHC	12	CLARA INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'CLARA'	3 GAL	36" O.C.	
BES	27	BLACK EYED SUSAN	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	1 GAL	18" O.C.	
MNS	19	MAY NIGHT SAGE	SALVIA X SYLVESTRIS 'MAY NIGHT'	1 GAL	18" O.C.	
GMS	14	GOLDMOUND SPIREA	SPIRAEA JAPONICA 'GOLDMOUND'	3 GAL		

LANDSCAPE CODE REQUIREMENTS

CITY OF MT PLEASANT: SECTION 155.51 LANDSCAPE AND TREE PRESERVATION

MINIMUM REQUIRED AREA OF LANDSCAPE SHALL BE 5% OF TOTAL LOT AREA:			✓
TOTAL SITE AREA:	393,656 SF		
5% LANDSCAPED AREA:	19,683 SF		336,637 SF
TREE REQUIREMENTS		REQUIRED	PROVIDED
ONE (1) TREE PER 1,250 SQUARE FEET SHALL BE REQUIRED		16	43
MINIMUM SIZE SHALL BE 1 1/2" CALIPER			
NO EXISTING TREES RECORDED FOR CREDIT			
SHRUB REQUIREMENTS			
ONE (1) SHRUB PER 100 SQUARE FEET SHALL BE REQUIRED		197	214
MINIMUM SIZE 1 GALLON			
PARKING LOT ISLAND REQUIREMENTS			
ONE (1) TREE PER EACH ISLAND			✓
IRRIGATION			
ALL REQUIRED LANDSCAPE SHOWN WITHIN SITE AREA SHALL BE IRRIGATED USING AN UNDERGROUND AUTOMATIC SYSTEM			✓

0 25 50 100

SCALE: 1" = 50'-0"

N

ALABACK DESIGN
LANDSCAPE ARCHITECTS
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TULSA, OKLAHOMA 74114
918.742.1463

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REGISTERED LANDSCAPE ARCHITECT DAVID ALABACK 1841 STATE OF TEXAS

01/08/25

PLEASANT POINT APARTMENTS

MT PLEASANT, TX

Zimmerman Properties
1329 E LARK STREET
SPRINGFIELD, MISSOURI 65804

REVISIONS:

#	DATE	DESCRIPTION

ISSUE

DATE:	JAN 08, 2025
PROJECT #	24033
DESIGN:	BN
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CHECKED:	DA

SHEET TITLE

OVERALL SITE PLAN & PLANT SCHEDULE

SHEET #

CLP2

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PLANT SCHEDULE CLP3 *(THIS SHEET ONLY)*

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
TREES						
TJ	1	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	B&B		7'-8' HT., 3'-4' SPD.
CSCM	4	COLORAMA™ SCARLET CRAPE MYRTLE	LAGERSTROEMIA X 'JM1'	30 GAL		7'-8' HT., 3'-4' SPD.
SLO	3	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	B&B	3" CAL	12'-14' HT.; 4'-5' SPD.
BCP	8	BALD CYPRESS	TAXODIUM DISTICHUM	B&B	3" CAL	12'-14' HT.; 4'-5' SPD.

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	COMMENTS
SHRUBS						
CPB	12	CRIMSON PYGMY JAPANESE BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY"	3 GAL	30" O.C.	FULL
CBB	8	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	3 GAL	36" O.C.	FULL
LLHYD	2	LIMELIGHT PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'LIMELIGHT"	3 GAL	AS SHOWN	
DBH	14	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	3 GAL	36" O.C.	FULL
MIS	6	ADAGIO GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GAL	AS SHOWN	
GSN	13	GULF STREAM NANDINA	NANDINA DOMESTICA 'GULF STREAM'	3 GAL	36" O.C.	
IHC	12	CLARA INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'CLARA'	3 GAL	36" O.C.	
BES	12	BLACK EYED SUSAN	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	1 GAL	18" O.C.	
MNS	19	MAY NIGHT SAGE	SALVIA X SYLVESTRIS 'MAY NIGHT"	1 GAL	18" O.C.	
GMS	14	GOLDMOUND SPIREA	SPIRAEA JAPONICA 'GOLDMOUND'	3 GAL		

01 **AREA A LANDSCAPE PLAN**
SCALE: 1" = 20'-0"

0 10 20 40
SCALE: 1" = 20'-0"

N

ALABACK DESIGN
LANDSCAPE ARCHITECTS
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TULSA, OKLAHOMA 74114
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REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
1941
01/08/25

PLEASANT POINT APARTMENTS

MT PLEASANT, TX

Zimmerman Properties
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SPRINGFIELD, MISSOURI 65804

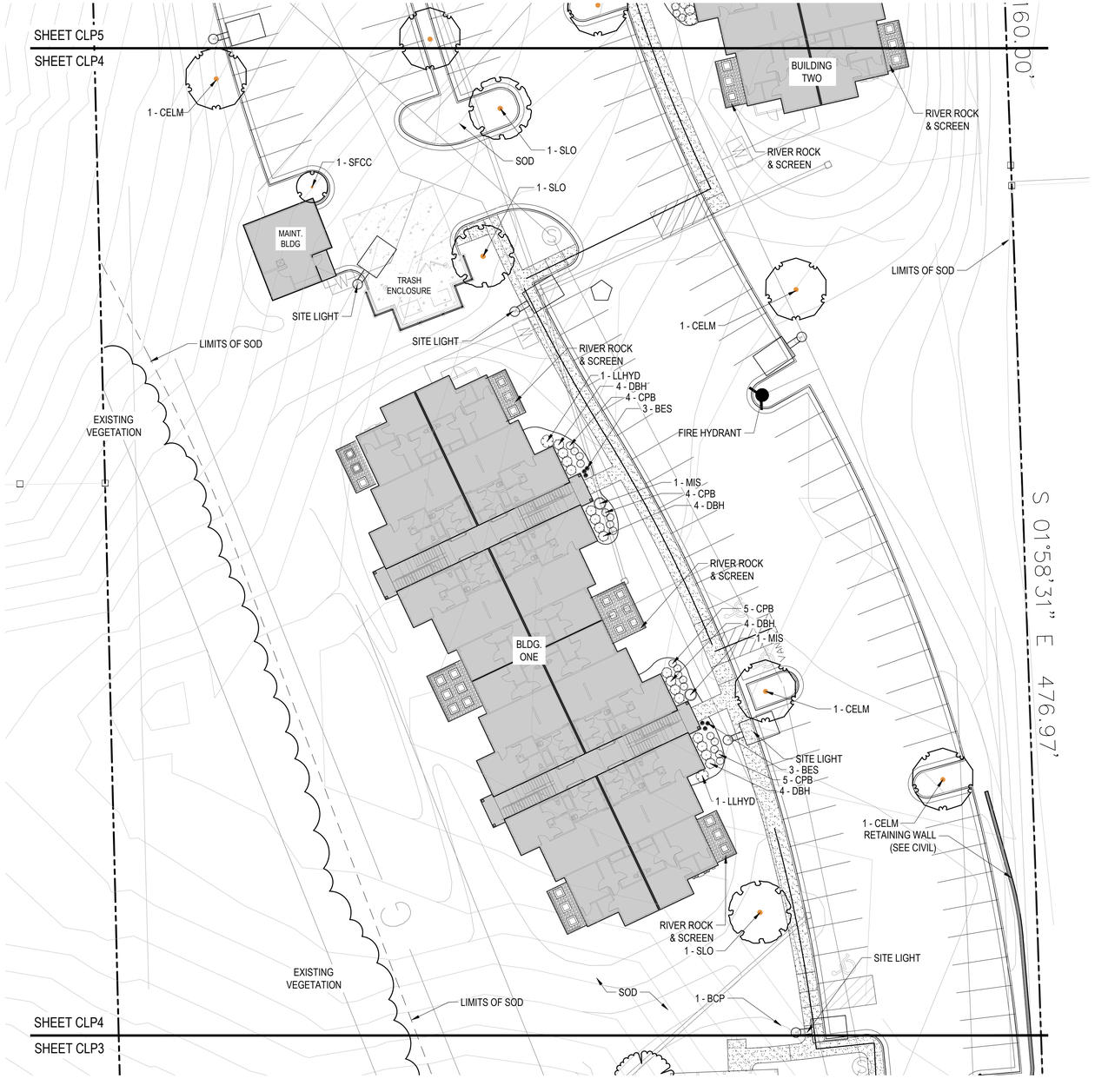
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SHEET TITLE
LANDSCAPE PLAN

SHEET #
CLP3

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PLANT SCHEDULE CLP4 *(THIS SHEET ONLY)*

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
TREES						
SFCC	1	SARAH'S FAVORITE CRAPE MYRTLE	LAGERSTROEMIA X 'SARAH'S FAVORITE'	30 GAL	1" CAL. MIN. PER TRUNK	7'-8' HT., 3'-4' SPD.
SLO	3	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	B&B	3" CAL	12'-14' HT.; 4'-5' SPD.
CELM	3	CEDAR ELM	ULMUS CRASSIFOLIA	B&B	3" CAL	12'-14' HT.; 4'-5' SPD.

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	COMMENTS
SHRUBS						
CPB	18	CRIMSON PYGMY JAPANESE BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	3 GAL	30" O.C.	FULL
LLHYD	2	LIMELIGHT PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'LIMELIGHT'	3 GAL	AS SHOWN	
DBH	16	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	3 GAL	36" O.C.	FULL
MIS	2	ADAGIO GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GAL	AS SHOWN	
BES	6	BLACK EYED SUSAN	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	1 GAL	18" O.C.	

01 **AREA B LANDSCAPE PLAN**
SCALE: 1" = 20'-0"

0 10 20 40
SCALE: 1" = 20'-0"

N

ALABACK DESIGN
LANDSCAPE ARCHITECTS
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REGISTERED LANDSCAPE ARCHITECT
JOHN ALABACK
1941
STATE OF TEXAS
01/08/25

PLEASANT POINT APARTMENTS
MT PLEASANT, TX

Zimmerman Properties
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SPRINGFIELD, MISSOURI 65804

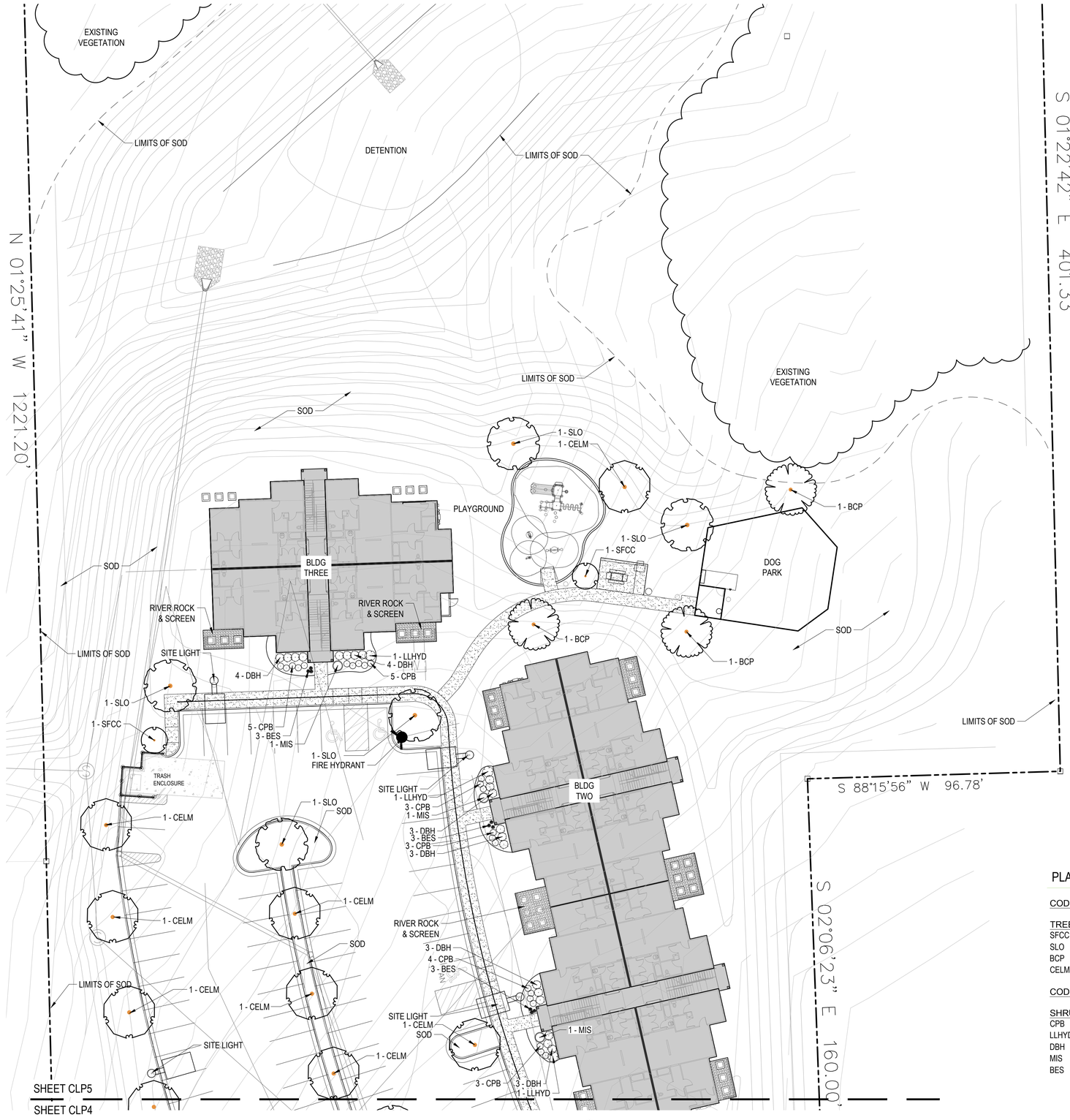
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DATE:	JAN 08, 2025
PROJECT #	24033
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SHEET TITLE
LANDSCAPE PLAN

SHEET #
CLP4

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01 AREA C LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0 10 20 40

SCALE: 1" = 20'-0"

N

PLANT SCHEDULE CLP5 *(THIS SHEET ONLY)*

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
TREES						
SFCC	2	SARAH'S FAVORITE CRAPE MYRTLE	LAGERSTROEMIA X 'SARAH'S FAVORITE'	30 GAL	1" CAL. MIN. PER TRUNK	7'-8' H
SLO	5	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	B&B	3" CAL	12'-14
BCP	3	BALD CYPRESS	TAXODIUM DISTICHUM	B&B	3" CAL	12'-14
CELM	9	CEDAR ELM	ULMUS CRASSIFOLIA	B&B	3" CAL	12'-14

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	COM
SHRUBS						
CPB	23	CRIMSON PYGMY JAPANESE BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	3 GAL	30" O.C.	FULL
LLHYD	3	LIMELIGHT PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'LIMELIGHT'	3 GAL	AS SHOWN	
DBH	20	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	3 GAL	36" O.C.	FULL
MIS	3	ADAGIO GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GAL	AS SHOWN	
BES	9	BLACK EYED SUSAN	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	1 GAL	18" O.C.	

ALABACK DESIGN
LANDSCAPE ARCHITECTS
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TULSA, OKLAHOMA 74114
918.742.1463

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REGISTERED LANDSCAPE ARCHITECT
TEXAS
1941
STATE OF TEXAS
01/08/25

PLEASANT POINT APARTMENTS

MT PLEASANT, TX

Zimmerman Properties
1329 E LARK STREET
SPRINGFIELD, MISSOURI 65804

REVISIONS:		
#	DATE	DESCRIPTION

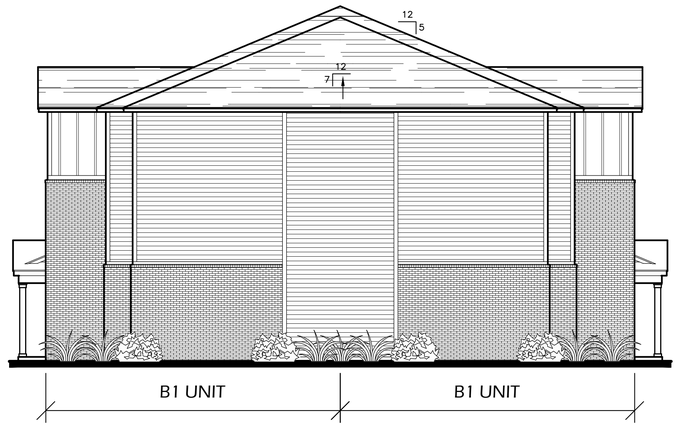
ISSUE

DATE:	JAN 08, 2025
PROJECT #	24033
DESIGN:	BN
DRAWN:	BN
CHECKED:	DA

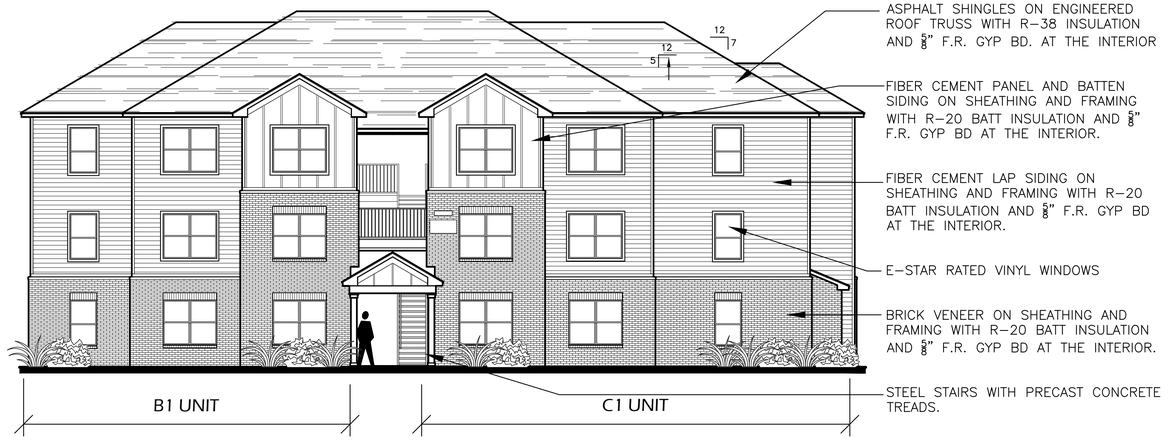
SHEET TITLE
LANDSCAPE PLAN

SHEET #
CLP5

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2 BUILDING 3 END ELEVATION
1/8" = 1'-0"



1 BUILDING 3 FRONT & BACK ELEVATION
1/8" = 1'-0"

3 BUILDINGS 1,2&3 END ELEVATION
1/8" = 1'-0"

4 BUILDINGS 1&2 END ELEVATION
1/8" = 1'-0"

5 BUILDINGS 1 & 2 FRONT & BACK ELEVATION
1/8" = 1'-0"

Pleasant Pointe Apartments
A 60-Unit Family Community in Mt. Pleasant, TX

Parker Associates Tulsa, LLC
2202 East 49th Street, #200
Tulsa, OK 74105, (918) 742-2485
BRYAN HULST - ARCHITECT OF RECORD
TEXAS LICENSE # 20298

Pleasant Pointe Apartments LP
1329 East Lark Street
Springfield, MO 65804
(417) 883-1632

NOT FOR

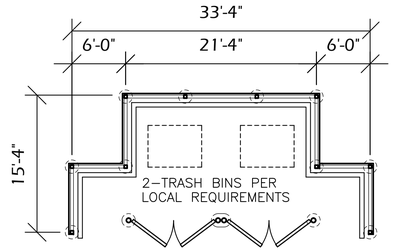
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CONSTRUCTION

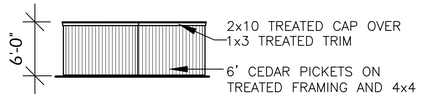
JOB NUMBER:	224013
DRAWN BY:	BH
DATE:	01-20-25

BUILDING 1,2&3 ELEVATIONS

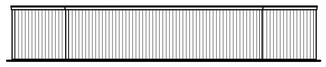
SHEET NUMBER AB1 OF 4



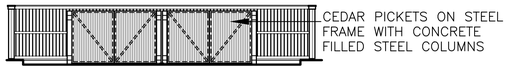
DOUBLE BAY PLAN



DOUBLE BAY END ELEVATION



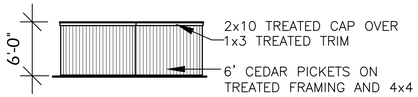
DOUBLE BAY BACK ELEVATION



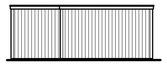
DOUBLE BAY FRONT ELEVATION

8 DOUBLE BAY TRASH ENCLOSURE PLAN & ELEVATIONS

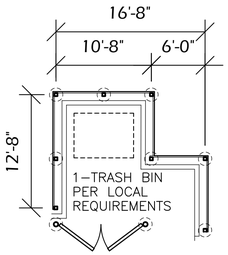
1/8" = 1'–0"



SINGLE BAY END ELEVATION

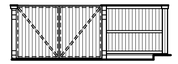


SINGLE BAY BACK ELEVATION



SINGLE BAY PLAN

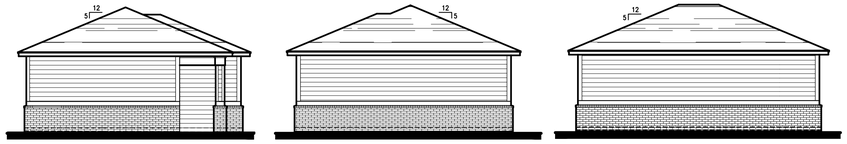




SINGLE BAY FRONT ELEVATION

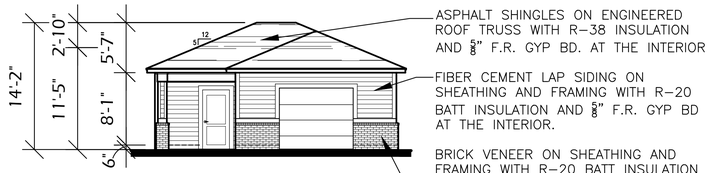
7 SINGLE BAY TRASH ENCLOSURE PLAN & ELEVATIONS

1/8" = 1'–0"



6 MAINTENANCE GARAGE BACK AND SIDE ELEVATIONS

1/8" = 1'–0"



5 MAINTENANCE GARAGE FRONT ELEVATION

1/8" = 1'–0"





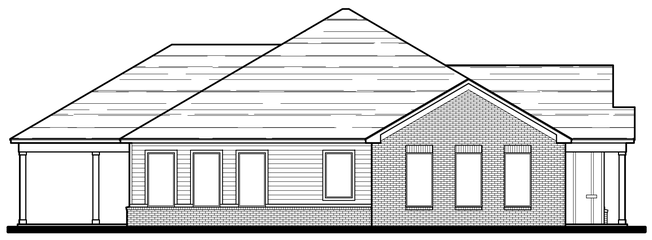
4 CLUBHOUSE END ELEVATION

1/8" = 1'–0"



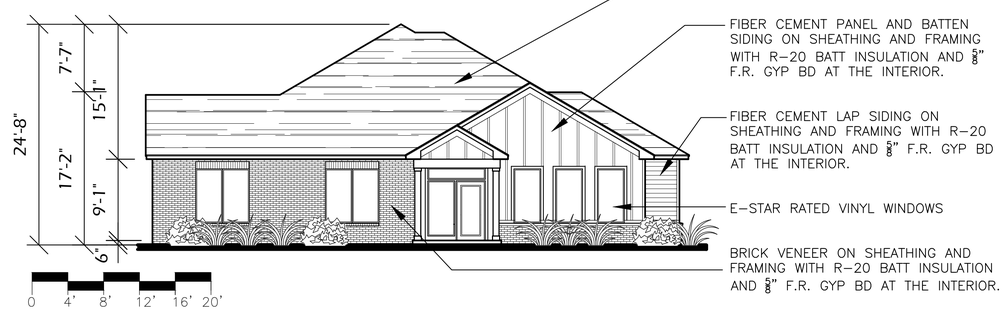
3 CLUBHOUSE BACK ELEVATION

1/8" = 1'–0"



2 CLUBHOUSE END ELEVATION

1/8" = 1'–0"



1 CLUBHOUSE FRONT ELEVATION

1/8" = 1'–0"

Pleasant Pointe Apartments

A 60–Unit Family Community in Mt. Pleasant, TX

Parker Associates
Tulsa, LLC
2202 East 49th Street, #200
Tulsa, OK 74105, (918) 742–2485

BRYAN HULST – ARCHITECT OF RECORD
TEXAS LICENSE # 20298

Pleasant Pointe Apartments LP
1329 East Lark Street
Springfield, MO 65804
(417) 883–1632

NOT FOR

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SEALED AS A DOCUMENT.

CONSTRUCTION

JOB NUMBER:	224013
DRAWN BY:	BH
DATE:	01–20–25

ACCESSORY STRUCTURE ELEVATIONS

SHEET NUMBER AB2 OF 2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.0 fc	2.6 fc	0.2 fc	13.0:1	5.0:1

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	Input Power
□	T1	13	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A25-D-UNV-T4-BZ-7030	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K LEDS AT 60% STANDARD LUMENS AND TYPE IV OPTICS, BRONZE PAINTED FINISH ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	2	4815	87
□	V	3	ARCHITECTURAL AREA LIGHTING	PROS-Y5-3040	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE. Y-MODULE LED ASSY, CLEAR FLAT GLASS LENS,	1	3158	42.8

GENERAL NOTES:
1. FIXTURE T MOUNTED AT 20'-0".
2. FIXTURE V MOUNTED AT 10'-0".



1 SITE LIGHTING PLAN
SCALE: 1" = 50'-0"

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Parker Associates
2202 E. 49th St. Suite 200
Tulsa, Oklahoma 74105
(918)-742-2485

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TEXAS LICENSE # 20298

Pleasant Pointe Apartments LP
1329 East Lark Street
Springfield, MO 65804
(417) 883-1632

STATE OF TEXAS
JUSTIN F. ROUSH
97760
LICENSED
PROFESSIONAL ENGINEER
06/2025

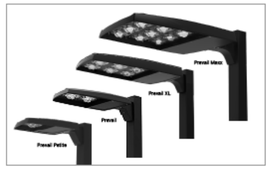
EDA+FKI ENGINEERS
EDA + FKI Engineers PC
10810 E. 45th Street - Suite 201
Tulsa, OK. 74146
p: 918.25.6890 f: 918.515.4338

JOB NUMBER: 224013
DRAWN BY: SN, DB, DM
DATE: 01-06-25

SITE LIGHTING PLAN

SHEET NUMBER SL1 OF 2

Project		Catalog #	PRV-A25-D-UNV-T4-BZ-7030	Type	T
Prepared by		Notes		Date	



Lumark

Prevail LED

Area / Site Luminaire

Product Features

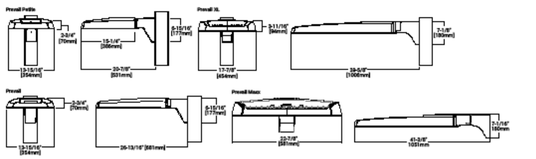
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



NOTES:
1. Visit http://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. CSA Certified for 60Hz CCT and warmer only.

COOPER Lighting Solutions

Lumark

Prevail LED

Ordering Information

SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

Product Family [1,2]	Light Engine [3]	Color Temperature/CRI
PRV=Prevail Petite BAA-PRV-P=Prevail Petite BAA Compliant [4] TAA-PRV-P=Prevail Petite TAA Compliant [4]	C10=(1 LED) 4,900 Nominal Lumens C15=(1 LED) 6,900 Nominal Lumens C20=(1 LED) 8,800 Nominal Lumens C25=(1 LED) 11,900 Nominal Lumens	740=70CRI, 4000K 727=70CRI, 2700K 730=70CRI, 3000K 750=70CRI, 5000K 8540=85CRI, 4000K
PRV=Prevail BAA-PRV=Prevail BAA Compliant [4] TAA-PRV=Prevail TAA Compliant [4]	C10=(1 LED) 7,100 Nominal Lumens C20=(2 LEDs) 13,100 Nominal Lumens C40=(3 LEDs) 17,100 Nominal Lumens C60=(4 LEDs) 20,000 Nominal Lumens	
PRV-XL=Prevail XL BAA-PRV-XL=Prevail XL BAA Compliant [4] TAA-PRV-XL=Prevail XL TAA Compliant [4]	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(4 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens	
PRV-M=Prevail Mini BAA-PRV-M=Prevail Mini BAA Compliant [4] TAA-PRV-M=Prevail Mini TAA Compliant [4]	C200=(9 LED) 48,000 Nominal Lumens C225=(9 LED) 56,000 Nominal Lumens C250=(9 LED) 60,000 Nominal Lumens C275=(9 LED) 72,000 Nominal Lumens	

Driver	Voltage	Distribution	Mounting	Color
0=Dimming (0-10V)	UNV=Universal (120-277V) H=High Voltage, 347-480V 4=480V [5] 5=347V DM=DuoVolt (277-480V) [5,6]	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=QM Standard Versatile Arm MA=QM Mast Arm FMA= Fluid Mast Arm [7] WM=QM Wall Mount Arm AQA=WM-Adjustable Arm-Wall Mount [8] AQAP=Adjustable Arm-Pole Mount [8] AQS=Adjustable Arm-Slipfitter, 3" vertical tenon [9] QPS=Adjustable Arm-Slipfitter, 2 3/8" vertical tenon [9,10]	BZ=Bronze AP=Grey BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White

Options (Add as Suffix)	Accessories (Order Separately) [11,12]
7030=70 CRI / 3000K CCT [1] 7050=70 CRI / 5000K CCT [1] CC=Conical Construction finish [13] HSS=House Side Shield [14] L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right 10KV=10kV/10kA UL 1449 Fused Surge Protective Device 20MOV=20kV MOV Surge Protective Device 20KV=20kV UL 1449 Fused Surge Protective Device HA=50°C High Ambient Temperature [4] PE=Button Type Photocontrol, Universal Receptacle [15] PE7=NEMA 3-Pin Twistlock Photocontrol Receptacle [15] R&D=Field Addressable Dimming Controller [16] MS/DIM-120=Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height [13,16] MS/DIM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting Height [13,16] MS/DIM-L40=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting Ht. [13,16]	SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height [13,16] SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height [13,16] SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting Height [13,16,20] WPS2X2=WaveLinx Pro, 5ft Driver, Dimming Motion and Daylight, BAC Programmable, 7' - 15' Mounting [13,16,17,20] WPS4X2=WaveLinx Pro, 5ft Driver, Dimming Motion and Daylight, BAC Programmable, 15' - 40' Mounting [13,16,17,20] WLS2X2=WaveLinx Lite, 5ft Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [13,16,17] WLS4X2=WaveLinx Lite, 5ft Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [13,16,17] See Table Below=LumenSafe Integrated Network Security Camera [18,19]	PRVSA-XX=Standard Arm Mounting Kit [11] PRVMA-XX=Mast Arm Mounting Kit [11] PRVWM-XX=Wall Mount Kit [11] PRV-AQA/AQS-XX=Adjustable Arm - Pole Mount Kit [11] PRV-AQA/AQS-XX=Adjustable Arm - Slipfitter Kit [11] PRV-AQA/AQS-WM-XX=Adjustable Arm - Wall Mount Kit [11] PRVLLSA-XX=Standard Arm Mounting Kit [11] PRVLLMA-XX=Mast Arm Mounting Kit [11] PRVLLWM-XX=Wall Mount Kit [11] PRV-XL-AQA/AQS-XX=Adjustable Arm - Pole Mount Kit [11] PRV-XL-AQA/AQS-XX=Adjustable Arm - Slipfitter Kit [11] PRV-XL-AQA/AQS-WM-XX=Adjustable Arm - Wall Mount Kit [11] PRV-M-AQA/AQS-XX=Adjustable Arm - Pole Mount Kit [11] PRV-M-AQA/AQS-XX=Adjustable Arm - Slipfitter Kit [11] PRV-M-AQA/AQS-WM-XX=Adjustable Arm - Wall Mount Kit [11] MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=(@180° Tenon Adapter for 3-1/2" O.D. Tenon	MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=(@180° Tenon Adapter for 2-3/8" O.D. Tenon SRA220=Tenon Adapter from 3" to 2-3/8" PRVFOOB-PRV=Fit Drop Visor [11] PRVXL/C200-PRV=Full Drop Visor [11] HSVWBB=House Side Shield Kit [11,14] VGS-F/B= Vertical Glare Shield Kit, Front/Back [11] VGS-SSB=Vertical Glare Shield Kit, Side [11] CALR/A1013=Photocontrol Shorting Cap CALR/A1016=NEMA Photocontrol - 120V CALR/A1016=NEMA Photocontrol - Multi-Tap 105-285V CALR/A1201=NEMA Photocontrol - 347V CALR/A1027=NEMA Photocontrol - 480V FCO5-120=Wireless Configuration Tool for Occupancy Sensor [21] WSLC-7P-104-HVeaLinx Outdoor Control Module (7-PIN) [22]

NOTES:
1. SecureSite Connection® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for ensuring product is suitable for use in their applications. Refer to homedefinitive.com/terms/ldna-050620226 and pole white paper WPO120120 for additional support information.
3. Only product configurations with three-digit product codes are listed. Consult with the Sky Americas Sect. of 1930 (DAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information.
Components shipped separately may be separately analyzed under domestic preference requirements.
4. Standard 4000K CCT and 70CRI.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuoVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.acuitybrands.com for more information.
7. Size dedicated ISS fixtures crosshatch website for non-standard CCTs.
8. House Side Shield is available with T3 distribution. Not available with PRV-C60 lumens package.
9. Not available with PRV-C60 lumens package. Not available with PRV-P-CCS lumens package.
10. Coastal construction finish. Luminaire and any hardware is suitable for use within the ASTM B117 with a scribe rating of 8 per ASTM D1654.
11. Universal mounting arm shipped unless otherwise specified. Review compatibility and dimensions to ensure proper fit.
12. Shipped separately. Must be ordered with fixture to assure compatibility. Requires (1) PER-PCS-NL or (1) PER-PCS-NL-DIM (PER-PCS-NL-DIM for 0-10V dimming) and (1) PER-PCS-EXT or another controls system (WSC or LMS). Optics are not compatible with DuoVolt (277-480V) voltage options.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color will be unless specified otherwise via PER. To field-configure, order FSP-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-XXX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configure via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be unsuitable when operating below -30°C (-4°F).
16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOG-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information.
17. Replace XX with desired color (WH, BL, or BK).
18. Only available in PRV-A1, configured lens OTS, C105, C135, C150, or C175.
19. Not available with 347V, 480V, 3K, or HSA options. Consult Lumenalpha system product pages for additional details and compatibility information.
20. Replace XX with patch color.
21. For DAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Not for use with PRV-XL or PRV-M configured sets.
23. Not for use in PRV-M, PRV-XL, or PRV configurations.
24. Shipped separately. Must be ordered with fixture to assure compatibility. Field-installable accessory (1, 3, 4 or 9).
25. This tool enables adjustment to Wireless Sensor (WS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Requires 7-Pin NEMA twistlock photocontrol receptacle (PER & PER7) option. The WSLC-7 cannot be used in conjunction with other controls systems (WS or LMS). Operates on 120-347V input voltages.
27. Only for use with PRV-M configurations.
28. Only for use with PRV-XL configurations.
29. Fixed for PRV-M.
30. Cannot be used with PRV or other motion response control options

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	H=Dome Camera, High Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card E=Ethernet Networking

Stock Ordering Information

Product Family [1]	Light Engine	Voltage	Distribution
PRV=Prevail	C10=(1 LED) 7,100 Nominal Lumens C20=(2 LEDs) 13,100 Nominal Lumens C40=(3 LEDs) 17,100 Nominal Lumens C60=(4 LEDs) 20,000 Nominal Lumens	UNV=Universal (120-277V) 347=347V [4]	T2=Type II T4=Type IV
PRV-XL=Prevail XL	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(4 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens		

NOTES:
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRV5 configurations (C15, C25, C40 or C60).

COOPER Lighting Solutions

Lighting

PROS

ARCHITECTURAL AREA/SITE

DATE:		LOCATION:	
TYPE:	V	PROJECT:	
CATALOG #:	PROS-Y5-3040		

PROVIDENCE®





	WEIGHT	EPA
PROS	9 lbs / 4 kg	0.46

FEATURES

- The Providence family is scaled in three sizes of luminaires and also includes a matching bollard
- Utilizes Strike Optics for precise distributions, maximum fixture spacing and minimal backlight.
- Type 2, 3, 4, and 5 distributions
- Post top, arm mount and wall mount configurations
- Lumen outputs ranging from 1100lm to 3200lm
- 2700K, 3000K, 3500K, 4000K, and 5000K
- 70, 80 and 90 CRI
- Decorative brass options
- SCP pole mounted occupancy sensor for integrated controls capabilities

3000K and warmer CCTs

SPECIFICATIONS

CONSTRUCTION
- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS
- LEDs are mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weather-proof seal around each individual LED
- Features revolutionary individual LED optical control based on high performance TR optical designs
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

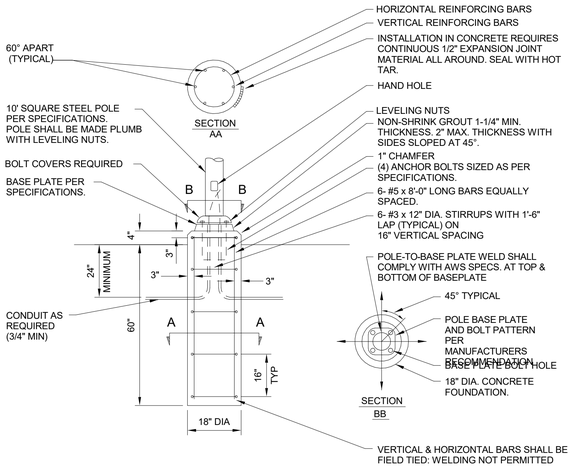
ELECTRICAL
- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 3*2j
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control
- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°–45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

CERTIFICATIONS
- ETL listed under UL 1598 and CSA C22.2

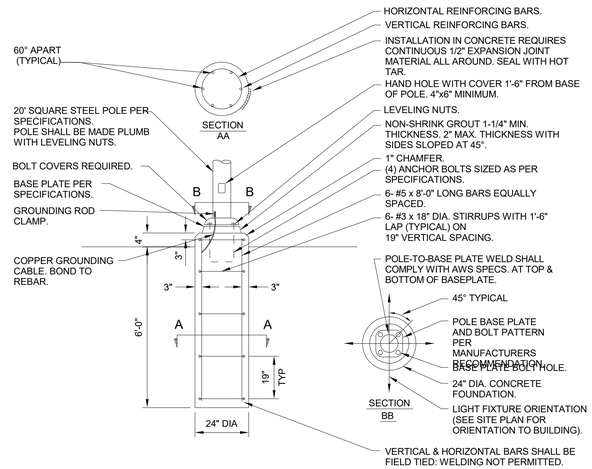
Current

currentlighting.com/us
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NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONC. WITH GRADE 60 REBARS.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 18" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.

2 POLE BASE DETAIL – TYPE 'V' FIXTURE
SCALE: NTS



NOTES:
1 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONC. WITH GRADE 60 REBARS.
2 IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3 FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.

1 POLE BASE DETAIL – TYPE 'T' FIXTURE
SCALE: NTS

Pleasant Pointe Apartments

A 60-Unit Family Community in Mt. Pleasant, TX

Parker Associates
2202 E. 49th St. Suite 200
Tulsa, Oklahoma 74105
(918)-742-2485

BRYAN E. HULST – ARCHITECT OF RECORD
TEXAS LICENSE # 20298

Pleasant Pointe Apartments LP
1329 East Lark Street
Springfield, MO 65804
(417) 883-1632

STATE OF TEXAS
JUSTIN F. ROUSH
97760
LICENSED
PROFESSIONAL ENGINEER
1/06/2025

EDA + FKI Engineers PC
10810 E. 45th Street - Suite 201
Tulsa, OK 74146
p: 918.25.6890 f: 918.515.4338

JOB NUMBER: 224013
DRAWN BY: SN, DB, DM
DATE: 01-06-25

SITE LIGHTING DETAILS

SHEET NUMBER SL2 OF 2

AGENDA ITEM REPORT

Meeting: City Council - Jul 15 2025
Staff Contact: Greg Nyhoff, City Manager
Department: Administration

Subject: **City Manager's Report**

Attachments:

Airport June 2025
Animal Control June 2025
Building June 2025
Code June 2025
Court June 2025
Fire June 2025
Planning June 2025
Police June 2025
Public Works June 2025
Utilities June 2025

AIRPORT MONTHLY REPORT

Jun-25

Item/Activity	This month	Total YTD	This Month Year Ago	Total Year Ago
AIRPORT OPERATIONS	608	5998	690	6414
Fixed Wing Reciprocating - Single	398	3790	476	4132
Fixed Wing Reciprocating - Twin	44	526	70	710
Fixed Wing Turboprop	38	310	24	308
Fixed Wing Jet	68	626	58	676
Helicopter	60	746	62	588
BASED AIRCRAFT				
	140		141	
SALES				
Total Fuel Sale (Gals)	**13,347**	**142,002**	**15,496**	**143,226**
100LL Fuel Sold (Gals)	5,274	45,788	4,943	41,061
Jet Fuel Sold (Gals)	8,073	96,214	10,553	102,165
Revenue	**$76,778.62**	**$833,872.05**	**$91,085.46**	**$878,006.03**
Total Fuel Sale ($)	$62,060.48	$651,712.23	$76,789.47	$701,894.37
Aviation Oil w/o tax($)	$983.67	$7,975.99	$840.83	$6,633.98
Misc Sales w/o tax($)	$9.47	$213.18	$10.16	$330.93
Rental / Lease Income ($)	$13,725.00	$173,970.65	$13,445.00	$169,146.75

Accounting	
Sales Tax Collected ($)	$81.93
Cash Sales Including Tax ($)	$275.00
Deposits ($)	$275.00
Cash on Hand ($)	$100.00

COMMENTS

PRINT DATE: 1-Jul-25

CITY OF MT. PLEASANT ANIMAL CONTROL

CALENDAR MONTHLY REPORT 2025

June

AC Officer Activity	2025 This Month	Prior Month	Month to Month % Change	2025 Total YTD		2024 This Month	2024 Total YTD	# YTD + or -	2025 % Change YTD From 2024
Calls for Service	108	142	-24%	726		163	511	215	42%
Animal Bite Reports	5	2	150%	17		4	28	-11	-39%
Warnings Issued	4	4	0%	26		12	36	-10	-28%
Citations Issued	17	18	-6%	90		27	67	23	34%
Complaints filed with Court	7	19	-63%	132		0	0	132	1320%
Animals Delivered to Shelter	**2025 This Month**	**Prior Month**	**2025 Total YTD**	**% of all Impounds for all 2024 Year**		**2024 This Month**	**2024 Total YTD**	**# YTD + or -**	**2025 % Change YTD From 2024**
Animal Control	30	26	156	13%		42	215	-59	-27%
Mount Pleasant Public	96	248	582	48%		102	322	260	81%
Titus County Public	68	77	368	31%		118	474	-106	-22%
Pittsburg Public	12	17	84	8%		16	86	-2	-2%
Gilmer Public	0	0	13	1%		31	97	-84	-87%
Total Delivery Activity	207	368	1203	100%		309	1194	9	1%
Animal Disposition From Shelter	**2025 This Month**	**Prior Month**	**Month to Month % Change**	**2025 Total YTD**		**2024 This Month**	**2024 Total YTD**	**# YTD + or -**	**2025 % Change YTD From 2024**
Animals Reclaimed by Owner	12	3	300%	51		13	68	-17	-25%
Animals Adopted	48	33	45%	252		33	226	26	12%
Animals given to Rescue Org's	80	46	74%	289		91	384	-95	-25%
Animals Euthanized	99	57	74%	370		172	513	-143	-28%
Animal Died Natural Causes	6	8	-25%	18		2	5	13	260%
Total Animals Released	246	147	67%	1208		311	1196	12	1%
Animals Chipped*	64	208	-69%	535		45	280	255	91%
Adoption without Fee	6	5	N/A	64		2	27	37	137%
Adoption Fees Received	$2,998	$ 1,856	N/A	$13,259		$2,147	$13,353	-$94	-1%

*2 Microchips-non adoptions

BUILDING/PLANNNG & DEVELOPMENT MONTHLY REPORT
JUNE 2024-2025

ITEM--ACTIVITY	THIS MONTH	TOTAL YTD	THIS MO YR AGO	TOTAL YR AGO
**** PERMITS ****				
New Residential	4	10	1	18
Residential Add On or Remodel	6	33	0	0
New Commercial	0	3	0	9
Commercial Add On or Remodel	1	9	0	0
New Multi-Family	1	1	0	3
New Duplex	0	0	0	0
Other Permits	55	474	68	494
Certificates of Occupancy	1	38	3	43
Non Profit Special Event Permits	1	13	1	18
Special Event Permits	0	0	0	0
TOTAL PERMITS / LICENSES	**69**	**581**	**73**	**585**
****VALUE****				
Commercial Add On or Remodel	$ 700.00	$ 3,073,510.20	0	0
New Commercial Value	$ -	$ 20,212,159.40	$ -	$ 8,749,580.00
New Multi-Family	$ 29,557,388.00	$ 29,557,388.00	$ -	$ 9,827,000.00
New Town Homes	$ -	$ -	$ -	$ -
New Duplex	$ -	$ -	$ -	$ -
TOTAL VALUE	**$ 29,558,088.00**	**$ 52,843,057.60**	**$ -**	**$ -**
**** INSPECTIONS ****				
Residential Bldg	75	737	102	939
Commercial Bldg	50	412	56	536
Grease Traps	17	199	26	340
TOTAL INSPECTIONS	**142**	**1348**	**184**	**1815**
****REVENUE****				
New Residential Bldg/addon/rmdl	$ 14,359.40	$ 28,183.90	$ 1,885.50	$ 21,559.00
New Commercial Bldg/addon/rmdl	$ 56.10	$ 103,719.72	$ -	$ 38,268.17
New Muliti-Family	$ 123,654.71	$ 123,654.71	$ -	$ 38,959.93
New Town Homes	$ -	$ -	$ -	$ -
New Duplex	$ -	$ -	$ -	$ -
Other Permits	$ 7,570.35	$ 58,170.95	$ 14,113.98	$ 92,158.35
Re-inspections	$ -	$ -	$ -	$ -
Certificates of Occupancy	$ 50.00	$ 1,800.00	$ 150.00	$ 2,150.00
Special Event Permits	$ -	$ -	$ -	$ -
TOTAL REVENUE	**$ 145,690.56**	**$ 315,529.28**	**$ 16,149.48**	**$ 193,095.45**

Building Official

PERMITS ISSUED
MONTHLY REPORT
JUNE 2024-2025

Type	Permit #	Name	Address	Date Paid	Fees Due	Valuation
Certificate of Occupancy	COI35279	Juliet Salon	601 N JEFFERSON	6/17/2025	$50.00	
Total	**1**				**$50.00**	
Commercial Add On or Remodel	CAR35286	Kyle Morris	208 Alexander Rd 106	6/23/2025	$56.10	$700.00
Total	**1**				**$56.10**	**$700.00**
Concrete	FW35247	Brookshires	308 W Ferguson Rd	6/3/2025	$129.75	$5,500.00
	FW35265	Grisby Pools	201 TURNBERRY	6/11/2025	$50.00	
	FW35275	Lillie Tumey Rundles	611 N Gibson Ave	6/16/2025	$77.45	$1,400.00
	FW35276	Elliott Electric	1121 W 16th St	6/16/2025	$108.75	$4,000.00
	FW35294	Sylvia Botello	602 W 4th St	6/24/2025	$50.00	
	FW35308	Apolonio Contreras	1102 W 9th St	6/27/2025	$50.00	
Total	**6**				**$465.95**	**$10,900.00**
Electrical Permit	ELC35258	Salinas Electric	1601 S Lide Ave	6/9/2025	$75.00	
	ELC35261	Daniel Acosta	132 Nevills Rd	6/9/2025	$75.00	
	ELC35262	Scott Everett	2405 N Jefferson #7	6/10/2025	$75.00	
	ELC35278	Wesley Alexander	403 E Magnolia Dr	6/17/2025	$75.00	
	ELC35296	Marcie Gibson	1210 MLK	6/25/2025	$75.00	
	ELC35298	Elliott Ford	2055 W Burton Rd	6/25/2025	$269.75	$15,500.00
	ELC35306	Housing Authority	684 Stark Dr	6/27/2025	$75.00	
Total	**7**				**$719.75**	**$15,500.00**
Fence	FENCE35241	Juan Alvarado	419 E 7th St	6/2/2025	$50.00	
	35272	Victor Becerra	1210 Searcy	6/16/2025	$50.00	
	FENCE35281	Nancy Gallon	405 Hickory St	6/18/2025	$50.00	
	FENCE35284	Jose Martinez	903 W 4th St	6/20/2025	$50.00	
	FENCE35307	Fox Hollow Apt	2330 N Jefferson Ave	6/27/2025	$50.00	
Total	**5**				**$250.00**	
Irrigation Permit	IRG35252	Fred Wiedenhoeter	401 W 18th St	6/5/2025	$100.00	
Total	**1**				**$100.00**	
Mechanical Permit	MEC35172	Tommy James	2724 Stone Hedge	6/2/2025	$75.00	
	MEC35250	Patty Properties	1009 W 10th St	6/4/2025	$75.00	
	MEC35269	Dunlap Estate	202 W Holland St	6/17/2025	$75.00	
	MEC35273	Ray Boyd	1000 Samuel Ln	6/16/2025	$75.00	
	MEC35274	Tyler Verner	905 Holly Hill Ln	6/16/2025	$75.00	
	MEC35290	Petsence	676 S Jefferson Ave	6/24/2025	$243.15	$13,600.00
	MEC35300	Dicky Miller	305 W Ferguson Rd	6/25/2025	$157.75	$7,500.00
Total	**7**				**$775.90**	**$21,100.00**
Miscellaneous	MISC35255	Melinda Fox	405 N JEFFERSON	6/6/2025	$50.00	
	MISC35257	Cano Martin	906 CHOCTAW	6/9/2025	$50.00	
	MISC35282	Ronnie Hardin	2303 Gale St	6/20/2025	$50.00	
	MISC35288	Claudia Lopez	1321 Merritt Ave	6/23/2025	$50.00	
Total	**4**				**$200.00**	

New Multi-Family	NMF35293	Anderson Twn Crossing	1024 Mattingly Drive	6/24/2025	$123,654.71	$29,557,388.00
Total	**1**				**$123,654.71**	**$29,557,388.00**
New Residential Homes	NHP35244	Demetrio Flores	937 Lawn Ave	6/3/2025	$4,279.50	
	NHP35254	Ernesto Hernandez	516 E 3rd St	6/6/2025	$2,181.50	
	NHP35302	Tommy & Diana Rudisill	3030 N Jefferson Ave	6/26/2025	$4,957.50	
	NHP35303	Pedro Castro	140 Cardinal Ln	7/1/2025	$2,140.50	
Total	**4**				**$13,559.00**	
Plumbing Permit	PLM35246	Steve Eubanks	703 E Ferguson Rd	6/3/2025	$50.00	$500.00
	PLM35263	Housing Authority	413 Capers St	6/10/2025	$75.00	
	PLM35267	J&J plumbing	2003 Happy St	6/12/2025	$75.00	
	PLM35270	Real Potential Property	701 Fleming Dr	6/16/2025	$75.00	
	PLM35280	Kindle Light	1304 E Ferguson Rd	6/18/2025	$75.00	
	PLM35283	Johnnie cole	428 Greenhill Park	6/20/2025	$75.00	
	PLM35289	Leslie Caamal	1603 S Jefferson Ave	6/24/2025	$80.50	$1,500.00
	PLM35292	Allen Currey	503 E 1ST	6/24/2025	$75.00	
	PLM35315	Marisa Gibson	1210 MLK	7/2/2025	$75.00	
Total	**9**				**$655.50**	**$2,000.00**
Pool	PLS35272	Victor Becerra	1210 Searcy Ave	6/16/2025	$35.00	
Total	**1**				**$35.00**	
Residential Accessory Building	RAB35301	Tommy and Diana Rudisill	3030 N Jefferson Ave	6/25/2025	$50.00	
Total	**1**				**$50.00**	
Residential Add On or Remodel	HAR35242	Jose Zavala	1212 W 10th St	6/2/2025	$176.40	
	HAR35260	OBLES JUAN & LIDIA	1308 McMinn Ave	6/9/2025	$75.00	
	HAR35264	Carolina Lozano	301 Carr Dr	6/10/2025	$75.00	
	HAR35299	White's Contracting	1237 Hubbard Ave	7/1/2025	$75.00	
	HAR35311	Kent Foster	505 Redfearn Ct	6/30/2025	$75.00	
	HAR35312	Jason Jetton	413 E Magnolia Dr	6/30/2025	$324.00	
Total	**6**				**$800.40**	
Roofing	ROOF35226	Walmart	2311 S Jefferson Ave	6/26/2025	$3,250.00	$520,499.00
	ROOF35240	Holiday Inn Express	2306 Greenhill Rd	6/16/2025	$402.75	$20,000.00
	ROOF35277	Brothers Glass	301 W 15th St	6/17/2025	$50.00	
	ROOF35285	Henry Lopez	618 W 5th St	6/23/2025	$50.00	
	ROOF35287	Claudia Lopez	1321 Merritt Ave	6/23/2025	$50.00	
	ROOF35309	Ana Ibarra	907 S Williams Ave	6/30/2025	$50.00	
	ROOF35313	Joanne Johnson	802 W 16th St	6/30/2025	$80.50	$1,500.00
	ROOF35316	Justice Ferilyn	104 Carr Dr	6/30/2025	$50.00	
Total	**8**				**$3,983.25**	**$541,999.00**
Sign Permit	SGN35243	N Jefferson Church	2311 N Jefferson Ave.	6/5/2025	$75.00	
	SGN35251	Smoke Center	1401 S Jefferson Ave	6/4/2025	$35.00	
	SGN35253	Cantrip Coffee LLC	104 N Jefferson Ave	6/9/2025	$75.00	
	SGN35259	A&A electrical	208 Alexander Rd	6/9/2025	$75.00	
	SGN35305	Mt. Pleasant Baptist	1108 W 16th St		$0.00	
	SGN35317	Patterson Electric	1405 W 16th St	6/30/2025	$75.00	
Total	**6**				**$335.00**	
Special Event	Vincent Hurdon	TCCA Annal Juneteenth	1208 W 8th			

	1					
Overall Total	**69**				**$145,690.56**	**$30,149,587.00**

City of Mount Pleasant's

Code Enforcement Monthly Report - By Violation Type

6/1/2025 to 6/30/2025

	Total Cases	Total Inspections	Door Hangers	Warning Letters	2nd Warning Letters	Certified Letters	Contractor Assigned	Citations	Bills	Liens Filed	Filed Cases in Court
Weeds and Grass	1	0	0	0	0	0	0	0	0	0	0
JV											
Inoperable Vehicles	1	10	0	1	1	0	0	0	0	0	0
MISC											
Blind Corner	0	1	0	0	0	0	0	0	0	0	0
Weeds and Grass	1	1	1	0	0	0	0	0	0	0	0
OS											
Open Storage	11	19	3	6	1	1	0	0	0	1	0
PM											
Property Maintenance	6	34	1	3	6	2	0	0	0	0	0
T&R											
Trash & Rubbish	0	1	0	0	0	0	0	0	0	0	0

TR											
Trash and Rubbish	14	38	5	7	3	2	3	0	2	3	0
WG											
Growth Over Curb	17	18	7	10	0	0	0	0	0	0	0
Weeds and Grass	340	582	233	53	0	24	62	0	41	34	0
ZONING											
Zoning	4	9	0	2	0	1	3	0	0	0	0
Overall Totals	**395**	**713**	**250**	**82**	**11**	**30**	**68**	**0**	**43**	**38**	**0**

Code Finances

Code Bills Sent	$3,033.00
Assign to Contractor	$3,042.00
Bills Paid	$1,836.00
Liens Filed	$0.00
Food Permits	$549.10
Pool Permits	$200.00

THE TEXAS OFFICE OF COURT ADMINISTRATION
Court Activity Reporting and Directory System

Build Version 1.1.8377.29713 Last Login: 9/6/2022 4:31:25 PM

Municipal Court: Mount Pleasant

Judge: Kay McNutt
Clerk:

Criminal **Civil** **Juvenile** **Additional**

722250100, Titus County, Mount Pleasant: June 2025

Report was Entered Successfully

CASES ON DOCKET	TRAFFIC MISDEMEANORS			NON-TRAFFIC MISDEMEANORS		
	Non-Parking	Parking	City Ordinance	Penal Code	Other State Law	City Ordinance
CASES PENDING FIRST OF MONTH *(Equals total cases pending end of previous month.)*	2397	0	0	1895	663	399
DOCKET ADJUSTMENTS	0	0	0	0	0	0
1. CASES PENDING FIRST OF MONTH (Adjusted)	2397	0	0	1895	663	399
a. Active Cases	193	0	0	126	36	168
b. Inactive Cases	2204	0	0	1769	627	231
No Activity ☐						
2. NEW CASES FILED *(Include all new cases filed, including those that may also have been disposed this month.)*	188	0	0	48	42	21
3. CASES REACTIVATED	33	0	0	23	15	7
4. ALL OTHER CASES ADDED	0	0	0	0	0	0
5. TOTAL CASES ON DOCKET *(Sum of Lines 1a, 2, 3 & 4.)*	414	0	0	197	93	196
DISPOSITIONS						
6. DISPOSITIONS PRIOR TO COURT APPEARANCE OR TRIAL						
a. Uncontested Dispositions *(Disposed without appearance before a judge (CCP Art. 27.14).)*	101	0	0	28	31	10
b. Dismissed by Prosecution	1	0	0	3	3	1
7. DISPOSITIONS AT TRIAL						
a. Convictions						
1) Guilty Plea or Nolo Contendere	27	0	0	7	6	0
2) By the Court	0	0	0	0	0	0
3) By the Jury	0	0	0	0	0	0
b. Acquittals						
1) By the Court	0	0	0	0	0	0
2) By the Jury	0	0	0	0	0	0
c. Dismissed by Prosecution	0	0	0	0	0	0
8. COMPLIANCE DISMISSALS						

a. After Driver Safety Course *(CCP, Art. 45.0511)*	4					
b. After Deferred Disposition *(CCP, Art. 45.051)*	23	0	0	13	7	0
c. After Teen Court *(CCP, Art. 45.052)*	0	0	0	0	0	0
d. After Tobacco Awareness Course *(HSC, Sec. 161.253)*					0	
e. After Treatment for Chemical Dependency *(CCP, Art. 45.053)*				0	0	
f. After Proof of Financial Responsibility *(TC, Sec. 601.193)*	2					
g. All Other Transportation Code Dismissals	7	0	0	0	0	0
9. ALL OTHER DISPOSITIONS	11	0	0	2	16	19
10. TOTAL CASES DISPOSED *(Sum of Lines 6, 7, 8 & 9.)*	176	0	0	53	63	30
11. CASES PLACED ON INACTIVE STATUS	38	0	0	31	22	28
12. CASES PENDING END OF MONTH *(Sum of Lines 12a & 12b.)*	2409	0	0	1890	642	390
a. Active Cases *(Line 5 minus the sum of Lines 10 & 11.)*	200	0	0	113	8	138
b. Inactive Cases *(Line 1b minus Line 3, plus Line 11.)*	2209	0	0	1777	634	252
13. SHOW CAUSE AND OTHER REQUIRED HEARINGS HELD	0	0	0	0	0	0
14. CASES APPEALED						
a. After Trial	0	0	0	0	0	0
b. Without Trial	1	0	0	0	1	0

Notes:

Prepared By: amartinez

Submit

THE TEXAS OFFICE OF COURT ADMINISTRATION
Court Activity Reporting and Directory System

Build Version 1.1.8377.29713 Last Login: 9/6/2022 4:31:25 PM

Municipal Court: Mount Pleasant

Judge: Kay McNutt
Clerk:

Criminal | **Civil** | **Juvenile** | **Additional**

722250100, Titus County, Mount Pleasant: June 2025

Report was Entered Successfully

CASES ON DOCKET	TOTAL CASES
CASES PENDING FIRST OF MONTH *(Equals total cases pending end of previous month.)*	0
DOCKET ADJUSTMENTS	0
1. CASES PENDING FIRST OF MONTH (Adjusted)	0
a. Active Cases	0
b. Inactive Cases	0

No Activity ☐

2. NEW CASES FILED *(Include all new cases filed, including those that may also have been disposed this month.)*	0
3. CASES REACTIVATED	0
4. ALL OTHER CASES ADDED	0
5. TOTAL CASES ON DOCKET *(Sum of Lines 1a, 2, 3 & 4.)*	0
DISPOSITIONS	
6. UNCONTESTED CIVIL FINES OR PENALTIES	0
7. DEFAULT JUDGMENTS	0
8. AGREED JUDGMENTS	0
9. TRIAL/HEARING BY JUDGE/HEARING OFFICER	0
10. TRIAL BY JURY	0
11. DISMISSED FOR WANT OF PROSECUTION	0
12. ALL OTHER DISPOSITIONS	0
13. TOTAL CASES DISPOSED *(Sum of Lines 6 through 12.)*	0
14. CASES PLACED ON INACTIVE STATUS	0
15. CASES PENDING END OF MONTH *(Sum of Lines 15a & 15b.)*	0
a. Active Cases *(Line 5 minus the sum of Lines 13 & 14.)*	0
b. Inactive Cases *(Line 1b minus Line 3, plus Line 14.)*	0

16. CASES APPEALED

a. After Trial	0
b. Without Trial	0

Notes:

Prepared By: amartinez

Submit

THE TEXAS OFFICE OF COURT ADMINISTRATION
Court Activity Reporting and Directory System

Build Version 1.1.8377.29713 Last Login: 9/6/2022 4:31:25 PM

Municipal Court: Mount Pleasant

Judge: Kay McNutt
Clerk:

Criminal **Civil** **Juvenile** **Additional**

722250100, Titus County, Mount Pleasant: June 2025

Report was Entered Successfully

No Activity ☐

	TOTAL CASES
1. TRANSPORTATION CODE CASES FILED	7
2. NON-DRIVING ALCOHOLIC BEVERAGE CODE CASES FILED	0
3. DRIVING UNDER THE INFLUENCE OF ALCOHOL CASES FILED	0
4. DRUG PARAPHERNALIA CASES FILED *(HSC, Ch. 481)*	0
5. TOBACCO CASES FILED *(HSC, Sec. 161.252)*	1
6. TRUANT CONDUCT CASES FILED *(Family Code, Sec.65.003(a))*	0
7. EDUCATION CODE (Except Failure to Attend) CASES FILED	0
8. VIOLATION OF LOCAL DAYTIME CURFEW ORDINANCE CASES FILED *(Local Govt. Code, Sec. 341.905)*	0
9. ALL OTHER NON-TRAFFIC, FINE-ONLY CASES FILED	0
10. TRANSFER TO JUVENILE COURT	
a. Mandatory Transfer *(Fam. Code, Sec. 51.08(b)(1))*	0
b. Discretionary Transfer *(Fam. Code, Sec. 51.08(b)(2))*	0
11. ACCUSED OF CONTEMPT AND REFERRED TO JUVENILE COURT (DELINQUENT CONDUCT) *(CCP, Art. 45.050(c)(1))*	0
12. HELD IN CONTEMPT BY CRIMINAL COURT (FINED AND/OR DENIED DRIVING PRIVILEGES) *(CCP, Art. 45.050(c)(2))*	0
13. JUVENILE STATEMENT MAGISTRATE WARNING	
a. Warnings Administered	0
b. Statements Certified *(Fam. Code, Sec. 51.095)*	0
14. DETENTION HEARINGS HELD *(Fam. Code, Sec. 54.01)*	0
15. ORDERS FOR NON-SECURE CUSTODY ISSUED	0
16. PARENT CONTRIBUTING TO NONATTENDANCE CASES FILED *(Ed. Code, Sec. 25.093)*	0

Notes:

Prepared By: amartinez

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THE TEXAS OFFICE OF COURT ADMINISTRATION
Court Activity Reporting and Directory System

Build Version 1.1.8377.29713 Last Login: 9/6/2022 4:31:25 PM

Municipal Court: Mount Pleasant

Judge: Kay McNutt
Clerk:

Criminal **Civil** **Juvenile** **Additional**

722250100, Titus County, Mount Pleasant: June 2025

Report was Entered Successfully

No Activity ☐

	NUMBER GIVEN	NUMBER REQUESTS FOR COUNSEL
1. MAGISTRATE WARNINGS		
a. Class C Misdemeanors	0	
b. Class A and B Misdemeanors	0	0
c. Felonies	0	0
		TOTAL
2. ARREST WARRANTS ISSUED		
a. Class C Misdemeanors		119
b. Class A and B Misdemeanors		0
c. Felonies		0
3. CAPIASES PRO FINE ISSUED		136
4. SEARCH WARRANTS ISSUED		0
5. WARRANTS FOR FIRE, HEALTH AND CODE INSPECTIONS FILED *(CCP, Art. 18.05)*		0
6. EXAMINING TRIALS CONDUCTED		0
7. EMERGENCY MENTAL HEALTH HEARINGS HELD		0
8. MAGISTRATE'S ORDERS FOR EMERGENCY PROTECTION ISSUED		0
9. MAGISTRATE'S ORDERS FOR IGNITION INTERLOCK DEVICE ISSUED *(CCP, Art. 17.441)*		0
10. ALL OTHER MAGISTRATE'S ORDERS ISSUED REQUIRING CONDITIONS FOR RELEASE ON BOND		0
11. DRIVER'S LICENSE DENIAL, REVOCATION OR SUSPENSION HEARINGS HELD *(TC, Sec. 521.300)*		0
12. DISPOSITION OF STOLEN PROPERTY HEARINGS HELD *(CCP, Ch. 47)*		0
13. PEACE BOND HEARINGS HELD		0
14. CASES IN WHICH FINE AND COURT COSTS SATISFIED BY COMMUNITY SERVICE		
a. Partial Satisfaction		3

b. Full Satisfaction	5
15. CASES IN WHICH FINE AND COURT COSTS SATISFIED BY JAIL CREDIT	86
16. CASES IN WHICH FINE AND COURT COSTS WAIVED FOR INDIGENCY	10
17. AMOUNT OF FINES AND COURT COSTS WAIVED FOR INDIGENCY *(Round to the nearest dollar)*	4447
18. FINES, COURT COSTS AND OTHER AMOUNTS COLLECTED *(Round to the nearest dollar)*	
a. Kept by City	35815
b. Remitted to State	15897
c. Total	51712

Notes:

Prepared By: amartinez

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Mount Pleasant Fire Department
Monthly Report
June 2025

Incident Type	Reported Month 24-25	YTD 24-25	Reported Month 23-24	YTD 23-24
Fires				
100-Fire, other	1	2		
111-Builidng Fire	1	20	4	31
112-Fire in structure other than building		2		
113-Cooking fire, confined to container		4		3
114- Chimney or flute fire, contained to chimney				
118-Trash or rubbish fire, contained				4
121-Fire in mobile home		1		3
122-Fire in motor home, camper, rec vehicle		2		2
130-Mobile property fire, other		1	1	1
131-Passenger vehicle fire	4	13	3	18
132-Road freight or transport vehicle fire	1	6		2
134-Water vehicle fire				
135-Aircraft Fire				1
137-Camper or RV fire				2
138-Off road/heavy equipment fire	1	2		
140-Natural vegetation fire, other				
141-Forest, woods, or wildland fire	1	64	1	27
143 - Grass fire		3		
150-Outside rubbish fire, other		1		
151-Outsid rubbish, trash or waste fire	1	1		
152-Garbage dump or landfill fire				
154-Dumpster fire				1
160-Special outside fire, other		2		1
161-Outside Storage Fire				
162-Outside equipment fire				1
163-Outside gas or vapor combustion explosion				1

Mount Pleasant Fire Department
Monthly Report
June 2025

Incident Type	Reported Month 24-25	YTD 24-25	Reported Month 23-24	YTD 23-24
170- Cultivated vegetation/crop fire				
173-Cultivated trees/nursery fire				
OverPressure Rupture, Explosion, Overheat (NO FIRE)				
220-Overpressure rupture, other				
251-Excessiveheat, scorch burns with no ignition				
Rescue & EMS				
300-Rescue, EMS incident, other				
311-Vehicle accident, patient care only	22	153	18	140
321-EMS 1st Responder call	12	70	8	98
323-Motor Vehicle/pedestrian accident		2		1
324-MVA – no injuries	1	1		
331-Lock-in		1		
340-Search for lost person, other				
341-Search for person on land				
342-Search for person in water		1		
350-Extrication, rescue, other				1
351-Extrication of victim from bldg./structure		2		
352-Extrication of victim from vehicle	2	16	1	9
353-Removal of victim from stalled elevator				1
356-High-Angle Rescue				
357-Extrication of victim(s) from machinery				
360- Water & Ice Related Rescue				
361- Swimming / Rec Water Rescue				
363-Swift water rescue			1	3

Mount Pleasant Fire Department
Monthly Report
June 2025

Incident Type	Reported Month 24-25	YTD 24-25	Reported Month 23-24	YTD 23-24
365-Water Craft rescue				1
372-Trapped by power lines				
Hazardous Condition (NO FIRE)				
400-Hazardous condition, other		2		
410-Combustible/flammable gas	1	1		
411-Gasline or other flammable liquid spill		6		1
412-Gas leak	2	11	2	21
413-Oil or other combustible liquid spill				
422-Chemical spill or leak	1	1		
423-Refrigeration leak				
424-Carbon monoxide incident	1	3	2	5
440-Electrical wiring problem, other		3		3
441-Heat from short circuit (wiring). Defective/worn				
442-Overheated motor		1	1	1
443-Breakdown of light ballast				
444-Power line down	4	27	5	22
445-Arcing, shorted electrical equipment	2	14	5	12
460-Accident,potential accident, other				
461-Bldg/Structure weakened or collapse				
462-Aircraft standby				
Service Calls				
500-Service call, other	2	3		
511-Lockout				
521-Water evacuation				
522-Water or steam leak				
531-Smoke or odor removal		1		
542-Animal rescue		3	2	5
550-Public service assistance, other				1

Mount Pleasant Fire Department
Monthly Report
June 2025

Incident Type	Reported Month 24-25	YTD 24-25	Reported Month 23-24	YTD 23-24
551-Assist police		5	1	3
552-Police matter				
553-Public Service				2
554-Assist Invalid				1
561-Unauthorized burning	1	14		16
571-Cover assignment, standby, move up		2		
Good Intent Calls				
600-Good intent call, other	4	56	8	98
611-Dispatched & cancelled enroute	8	23	2	15
622-No incident found at address		1		
631-Authorized controlled burn		19		7
641-Vicinity alarm (incident in other location)				
650 – Steam, other gas mistaken for smoke				1
651-Smoke scare, odor of smoke		15		9
652-Steam or vapor thought to be smoke				
671-HAZMAT release investigation				
672-Bio hazard investigation, none found				
False Alarms				
700-False alarm or false call, other	12	60	3	71
710-Malicious false alarm				
711-Municipal alarm system, malicious false alarm				1
721- Bomb Scare - No Bomb				
730-False alarm, or false call, other				
731-Sprinkler activation due to malfunction				1
733-Smoke detector malfunction	1	2		2
735-Alarm system malfunction		3		1
736-CO detector malfunction		2		6

Mount Pleasant Fire Department
Monthly Report
June 2025

Incident Type	Reported Month 24-25	YTD 24-25	Reported Month 23-24	YTD 23-24
740-Unintentional transmission of alarm, other				
741-Sprinkler activation, unintentional		3		3
743-Smoke detector activation, unintentional		14		10
744-Dector activation, unintentional		1		2
745-Alarm System activation, unintentional	2	13	1	7
746-CO detector activation, no CO	1	1		1
Severe Weather & Natural Disaster				
800-Severe weather or natural disaster, other				1
814- Lightning strike (no fire)		1		
Special Incidents				
911-Citizen complaint		8	2	16
TOTALS	**89**	**689**	**71**	**697**

PLANNING & ZONING
MONTHLY REPORT
JUNE 2024-2025

Type	Case #	Name	Property	Fees Due	Date Paid
Minor Plats					
Total					
Site Plans					
Total					
Final Plat					
Filing Fee					
Total					
Replat	RP-2025-07	PBH & JBM Investments	812 W 16th	$ 250.00	
Filing Fee				$ 120.00	06/03/25
	RP-2025-08	Primacy Builder	Tennison Crossing	$ 250.00	
Filing Fee				$ 120.00	06/10/25
Total	**2**			**$ 740.00**	
Zoning					
Total					
Variances & Appeals					
Total					
Street Closure					
Total					
Preliminary Pre-plat					
Total					
Grand Total	**2**			**$ 740.00**	
Year to Date	**21**			**$ 6,820.00**	

Director of Development Services

MOUNT PLEASANT POLICE DEPARTMENT
MONTHLY REPORT
2025

NIBRS-JUNE	2025 This Month	Prior Month	Month to Month % Change	2025 Total YTD	2024 Year Ago This Month	2024 Total Prior YTD	2024/2025 # YTD + or -	2025 % Change YTD From 2024
CRIMINAL HOMICIDE	0	0	0%	0	0	1	-1	-100%
MANSLAUGHTER BY NEGLIGENCE	0	0	0%	0	0	0	0	0%
FORCIBLE RAPE	3	2	50%	10	2	3	7	233%
RAPE BY FORCE	3	2	50%	10	2	3	7	233%
ATTEMPTS TO COMMIT	0	0	0%	0	0	0	0	0%
ROBBERY	1	1	0%	2	0	2	0	0%
FIREARM	1	1	0%	2	0	1	1	100%
KNIFE OR CUTTING INSRT.	0	0	0%	0	0	0	0	0%
OTHER DANGEROUS WEAPON	0	0	0%	0	0	0	0	0%
STRONG ARM	0	0	0%	0	0	1	-1	-100%
ASSAULT	13	15	-13%	70	7	56	14	25%
FIREARM	0	1	-100%	9	0	1	8	800%
KNIFE OR CUTTING INSRT.	1	1	0%	2	0	3	-1	-33%
OTHER DANGEROUS WEAPON	1	0	100%	2	1	2	0	0%
HANDS, FIST, FEET-AGG INJ	0	0	0%	1	0	0	1	100%
OTHER ASSAULT NOT AGG	11	13	-15%	56	6	50	6	12%
BURGLARY	4	3	33%	19	3	23	-4	-17%
RESIDENTIAL	0	1	-100%	5	0	6	-1	-17%
NON RESIDENTIAL	2	1	100%	8	0	0	8	800%
VEHICLE	2	1	100%	6	3	17	-11	-65%
THEFT (NOT VEHICLE)	7	9	-22%	78	9	97	-19	-20%
MOTOR VEHICLE THEFT	1	1	0%	9	2	17	-8	-47%
AUTO	1	1	0%	8	2	14	-6	-43%
TRUCKS AND BUSES	0	0	0%	0	0	1	-1	-100%
OTHER VEHICLES	0	0	0%	1	0	2	-1	-50%
Total UCR	29	31	-6%	188	23	199	-11	-6%

MOUNT PLEASANT POLICE DEPARTMENT
MONTHLY REPORT
2025

TRAFFIC	2025 This Month	Prior Month	Month to Month % Change	2025 Total YTD	2024 Year Ago This Month	2024 Total Prior YTD	2024/2025 # YTD + or -	2025 % Change YTD From 2024
CITATIONS ISSUED	184	235	-22%	1445	286	1711	-266	-16%
WARNINGS ISSUED	385	503	-23%	2620	570	2757	-137	-5%
TOTAL ACCIDENTS	46	53	-13%	263	46	274	-11	-4%
FATAL ACCIDENTS	0	0	0%	0	1	2	-2	-100%
INJURY ACCIDENTS	17	14	21%	88	13	65	23	35%
DWI CASES	7	9	-22%	63	9	43	20	47%

911 CENTER	2025 This Month	Prior Month	Month to Month % Change	2025 Total YTD	2024 Year Ago This Month	2024 Total Prior YTD	2024/2025 # YTD + or -	2025 % Change YTD From 2024
911 CALLS RECEIVED	1304	1297	1%	7520	1489	8384	-864	-10%
FAMILY VIOLENCE	11	11	0%	50	5	41	9	22%

*TOTAL ACCIDENT NUMBERS ARE SUBJECT TO CHANGE

MONTHLY REPORT
PUBLIC WORKS DIVISION
CITY OF MOUNT PLEASANT

Fiscal Year 2024-2025 **Month June 2025**

STREET DEPARTMENT	THIS MONTH	TOTAL YTD	MONTH YEAR AGO	TOTAL YEAR AGO
Work Orders Received	37	171	32	136
Work Orders Completed	37	171	32	136
Patching Materials Used (Tons)	21	182	30	180
Hours Mowing	0	82	14	72
Hours Sweeping (320 hrs.)/Edging	160	2,238	160	1400
Crack Seal (400 hrs.)	0	0	0	0
Grass Spaying	16	62	0	0

PARKS DEPARTMENT

SOLID WASTE DIVISION

This Month 63,599 C.Y. 18,803.04 Tons This Month Year Ago 60,060.25 C.Y. 15,396.84 Tons

Total YTD 727,084 C.Y. 181,483.96 Tons Total Year Ago 436,363.27 C.Y. 134,042.53 Tons

Garrett Houston, Director of Public Works

City of Mount Pleasant Utility Department

Fiscal Year: 2024-2025 **Month: June 2025**

Wastewater Treatment Division	**This Month**	**This Month Year Ago**
Average Flow Tested	2.826 MGD	2.413 MGD
Maximum Flow Treated	5.718 MGD	5.239 MGD

Comments:

Water Treatment Division	**This Month**	**This Month Year Ago**
300 Lakewood Location:		
Average Flow Treated	6.076 MGD	5.936 MGD
Maximum Flow Treated	7.612 MGD	9.718 MGD
510 CR 2300 Location:		
Average Flow Treated	1.161 MGD	1.213 MGD
Maximum Flow Treated	2.11 MGD	2.56 MCD
Calendar Year Raw Water Usage	**AC/FT YTD**	**AC/FT YTD Year Ago**
Lake Bob Sandlin – Allotment 7,000 AC/FT	1151.69 acre feet	903.41 acre feet
Lake Cypress Springs – Allotment 3,598 AC/FT	2800 acre feet	2800 acre feet
Lake Tankersley – Allotment 3,000 AC/FT	0 acre feet	0 acre feet

Comments:

Utility Maintenance Division	**This Month**	**This Month Year Ago**
Work Orders		
Water	18	11
Sewer	22	13
Work Orders Completed	40	24

Erin Marshall, Utilities Director