

*Stonebridge Ranch Commercial Association, Inc.*  
1301 Central Exp. South  
Suite 125  
Allen, TX 75013

October 11, 2021

Wise No. 2, Ltd.  
1815 Forest Grove Road  
Lucas, TX 75002

**Re: Approval w/Stipulations; Architectural Submission - Cell Tower Preliminary Design & Site Plan (Submittal #3)**  
Account No. 039OFF050; Property Address: 3109 Custer Road

Dear Wise No. 2, Ltd.:

Thank you for your submittal to the Stonebridge Ranch Commercial Association, Inc. Architectural Committee. Your application for the Cell Tower Preliminary Design & Site Plan (Submittal #3) has been approved as submitted with the noted contingencies. Please see the attached application with the architect's feedback in red text.

If you have any questions, please feel free to call (972) 943-2870.

Thank you,

Architectural Committee  
Stonebridge Ranch Commercial Association, Inc.

**STONEBRIDGE RANCH COMMERCIAL ASSOCIATION  
ARCHITECTURAL REVIEW COMMITTEE**  
Construction Review Application for Commercial Development  
Custer Creek Professional Center Ltd.(Lessor)

OWNER NAME: (Cellco Partnership dba Verizon Wireless) DATE: 3/12/2021 Update 9/3/2021  
CONTACT PERSON: Vincent Gerard & Associates, Agent PHONE: 512-328-2693 office  
ADDRESS of CONTACT: Vincent G. Huebinger EMAIL: vinceh@vincentgerard.com  
1715 Capital of Texas Hwy South Suite 207

ADDRESS of PROJECT:  
3109 S. Custer Road McKinney, Texas 75070

LOT/PARCEL/TRACT: 4R1, Block A CMA'S ACCOUNT # \_\_\_\_\_

SUBMITTAL:  
 Category I - Conceptual Plan Combined w Cat 2  
 Category II - Preliminary Building and Site Design  
 Category III – Working Drawings  
 Signs: Banners, Monument or Bldg. Signs etc.  
 Other: Cell Tower Preliminary Design


See Section III, Submittal Categories, of the Master Design Guidelines for Commercial Structures and Structures of Worship for a complete listing of required materials subject to review and approval. Website is [www.stonebridgeranchliving.com](http://www.stonebridgeranchliving.com) select forms from green menu bar.

**REVIEW PROCESS:** Submit two (2) copies of this form and two (2) complete sets of documents or plans with \$250 application fee for new construction and permanent signs by Noon the Friday prior to a scheduled meeting to the following location: March 8, 2016 effective date new application fee. Appeal fee is \$200. Possible \$100 fee to meet with committee.

**Stonebridge Ranch Commercial Association - ARC  
CMA Allen Regional Office, Attn: Sandra Gillespie  
1301 Central Exp. South, Suite 125  
Allen, TX 75013, Fax: 214-778-0570  
Phone 972-943-2891 or email to [allenadmin@cmamanagement.com](mailto:allenadmin@cmamanagement.com)**

The Architectural Review Committee (ARC) will meet every other Tuesday of each month if submittals have been received by the previous Friday. After the Committee's review, one copy of the construction documents/plans will be kept by the Architectural Review Committee and the other copy may be picked up by the Applicant at the Association office.

The Applicant acknowledges and agrees that the ARC and Stonebridge Ranch Commercial Association assume no liability resulting from the approval or disapproval of any plans submitted. The ARC and the Association assume no liability and make no representations regarding the adequacy or quality of any submitted plans or whether such plans comply with any or all governing authority requirements. The ARC review and comments do not relieve the Applicant of their responsibility and obligation to comply with the Master Declaration or Master Design Guidelines as applicable. By completing and returning this application you confirm that you are the **owner of record, or are the authorized agent** to submit an application on behalf of the owner of record for the account(s) listed above.

OWNER SIGNATURE:  DATE: 09/28/2021  
~~02/01/21~~  
 **Approved**  **Disapproved**

Review Date 2021-10-10  
 **Contingent Approval**  **Re-submittal Required**  
~~07/2018~~ 09/03/2021 as noted **Category III**  
Agent signature for Owner per owners email attached.