

October 25, 2023

Preview Outdoor Advertising  
ATTN: James Martinez  
PO Box 1311  
Paris TX 75461

*RE: Approval of Grandfathered (SNQP) Site.  
Registration No. 15577  
Sign File No. 27112-03  
US-271B, Choctaw County*

Dear Mr. Martinez:

In accordance with Title 69 O.S. 2011 §1271 et.seq. and the Oklahoma Administrative Code Title 730:35-5, the Oklahoma Department of Transportation has approved the above-referenced sign for a Class "B" Permit & Registration. Please be sure to attach the tag to the sign structure where it will be visible from the highway, at approximately eye level, within sixty (60) days of receiving this approval.

This legal-nonconforming (grandfathered) classification is being issued to your pre-existing sign due to insufficient zoning. An excerpt from the Oklahoma Administrative Code pertaining to the maintenance and destruction of grandfathered signs has also been enclosed. Basically, the sign must stay substantially the same (as per described on the application form,) and cannot be rebuilt if ever destroyed unless the site can meet Class A requirements at a later date. Requests to repair sign must be submitted to the Department for approval *previous* to actual repairs. Please keep in mind that failure to comply with these guidelines could terminate the sign's grandfather status causing it to be considered illegal.

Be advised that the issuance of this permit shall not be construed to supersede or override any ordinance, act or rule of a city, town, county, zoning authority or other duly constituted regulatory body, which may forbid or otherwise restrict the sign, the signal structure, any message displayed, or any other incident of control of the sign or its use.

We appreciate your time and effort in bringing your sign into compliance. If you have any questions or need additional information, please do not hesitate to call the Outdoor Advertising Control office at (405)521-3005.

Respectfully,



Barbara Hoppes  
Transportation Manager  
Outdoor Advertising Control Branch

BH/td

Enclosures

OKLAHOMA DEPARTMENT OF TRANSPORTATION  
APPLICATION FOR SIGN REGISTRATION & PERMIT  
(See back of form for instructions.)

FOR OFFICIAL USE ONLY		
10/12/23 DATE	2685 OWNER NO.	15577 REG. NO.
Waive FEE AMOUNT	NHS APPLICATION NO.	27112-03 SIGN FILE NO.

◆ FOR NEW NHS HIGHWAY SIGN STRUCTURES - GRANDFATHERED

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: Preview Outdoor Advertising 102 Address: PO Box 1311  
 103 City: PARIS 104 State: TEXAS 105 Zip Code: 75461  
 106 Telephone No. (903) 491-3191 107 Fax No. ( ) 108 Email Address: discoveroutdoor@gmail.com

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: 271B 202 Side of Hwy.: E 203 County Name: Choctaw 204 City Name: Hugo  
 205 Nearest Intersecting Hwy.: U-70 206 Direction from Intersection: N 207 Distance from Intersection: .67 208 Distance from Right-of-Way: 10  
Miles & Tenths Feet

Part III - LAND OWNER INFORMATION (No. Assigned: 17680)

301 Land Owner's Name: Dwayne Coursey 302 Address: 63 Carter 370  
 303 City: Ellimore 304 State: MO 305 Zip Code: 63937  
 306 Telephone No. 573, 429-0994 307 Have you enclosed proof of land use consent?  YES  NO

Part IV - PHYSICAL DESCRIPTION OF SIGN & DATE OF ERECTION

401 DIMENSIONS: Height of Facing: 24 ft. Width of Facing: 48 ft. Overall Height Above Ground: 40 ft.  
(Can not exceed 25 ft.) (Can not exceed 60 ft.) (No limit by state)  
 402 TYPE OF SIGN:  Single  Side-by-Side  Stacked  V-Type  Back-to-Back  Tri-Vision (Rotating Slats)  
(Cannot exceed 30 ft.)  
 403 NO. OF PANELS: 4 404 IS SIGN ILLUMINATED?  YES  NO If yes, is it an LED display?  YES  NO  
(Advertising Displays) DATE OF ERECTION \_\_\_\_\_

Part V - ZONING AND COMMERCIAL/ INDUSTRIAL QUALIFICATIONS (If applying for grandfathered status this area is not required to be completed.)

<p><b>ZONED AREA ONLY</b></p> <p>501 - Is proposed location zoned? <input type="checkbox"/> YES <input type="checkbox"/> NO <small>(If answer is no, then go directly to Item 505.)</small></p> <p>502 - What is the zoning designation? _____ <small>(Must be some type of commercial, industrial or business designation.)</small></p> <p>503 - Who is the zoning authority? _____</p> <p>504 - If the area is zoned, a Zoning Confirmation form must be completed and attached. (Form OAC Z-504 or its equivalent.)</p>	<p><b>UNZONED AREA ONLY</b></p> <p>505 - Is proposed location within 600 ft. of a conforming business? (Refer to OAC §730:35-5-12(a)(2)) <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>506 - What is the name of the business? _____</p> <p>507 - Please attach a diagram depicting the layout of the business in correlation with the sign.</p>
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Part VI - ACKNOWLEDGMENT

Have you read all of the statutes and regulations pertaining to outdoor advertising control?  YES 271B-12-36 Div 2

REMARKS:

STATE OF: TEXAS  
 County of: LAMAR §  
James Martinez being of lawful age and first duly sworn upon oath deposes and states the following:

I, on behalf of \_\_\_\_\_ myself ( or )  as authorized representation of the organization listed above as "Applicant", so attest that I have read the foregoing information and that the facts set out therein are true and correct to the best of my knowledge and belief.

James Martinez  
 Signature of Applicant or Representative

NOTARY PUBLIC:  
 Subscribed and sworn to me this 30th day of Aug., 2023  
 My commission expires: \_\_\_\_\_

Becky Malone  
 Signature of Notary

BECKY MALONE  
 My Notary ID # 126655984  
 Expires September 10, 2024

# FIELD CHECKLIST FOR PERMIT APPLICATIONS

APP. NO: NHS REFERENCE NO: 27112-03 DATE: 10/23/23 INSPECTOR: J. Davis  
COUNTY: Choctaw DIVISION: 1 HIGHWAY: 271B SIDE OF HIGHWAY: E D or U: U  
CITY: Hugo, OK CONTROL SECTION: 271B-12-36 R/W: 10' per app.  
BRIEF LOCATION DESCRIPTION: .67 mi. N. of US-70  
LEGAL DESCRIPTION: NE NW SW SECTION: 27 TWN.: 6-5 RANGE: 17-E  
LATITUDE: 34.003913 LONGITUDE: -95.519284 AERIAL SHT.: N/A  
TYPE OF ZONING: U/R SNQP FORM OF VERIFICATION: N/A  
(If proposed location is zoned, the inspector will need to complete a Zoning Review form at this time.)

### CIRCLE YES OR NO FOR THE FOLLOWING IN ALL LOCATIONS:

YES  NO W/I 500 FT. OF A PLAYGROUND YES  NO OTHER REGISTERED SIGNS:  
YES  NO W/I 500 FT. OF A CEMETERY Sign No. \_\_\_\_\_ Distance & Dir. \_\_\_\_\_  
YES  NO W/I 500 FT. OF A PUBLIC FOREST Sign No. \_\_\_\_\_ Distance & Dir. \_\_\_\_\_  
YES  NO W/I 500 FT. OF A PARK (Name of Park & Distance: \_\_\_\_\_)

### OUTSIDE INCORPORATED MUNICIPALITY ON AN INTERSTATE/FREEWAY: N/A

YES NO W/I 500 FT. OF AN ACCESS RAMP (Distance: \_\_\_\_\_)  
YES NO W/I 500 FT. OF A REST AREA OR WEIGH STATION (Distance: \_\_\_\_\_)

### IN UNZONED COMMERCIAL OR INDUSTRIAL AREA ONLY: N/A

COMMERCIAL OR INDUSTRIAL ACTIVITY(S): \_\_\_\_\_  
IS ACTIVITY WITHIN 600 FT. OF PROPOSED SITE? (If yes, a Business Review form will need to be completed at this time.)

### SPACING CHECK LIST FOR UNZONED COMMERCIAL INDUSTRIAL AREA:

YES  NO W/I 500 FT. OF A CHURCH (Name & Distance: \_\_\_\_\_)  
YES  NO W/I 500 FT. OF A SCHOOL (Name & Distance: \_\_\_\_\_)  
YES  NO W/I 500 FT. OF A HISTORICAL BATTLEFIELD (Name & Distance: \_\_\_\_\_)  
YES  NO W/I 500 FT. OF A PUBLIC FOREST PRESERVE? (Name & Distance: \_\_\_\_\_)  
YES  NO W/I 300 FT. OF A RESIDENCE? (If yes, how many? \_\_\_\_\_)  
YES NO DOES APPLICANT HAVE PROPER RESIDENTIAL CONSENTS?

LANDOWNER(S): Ben Butler - to Mildred Coursey - to Dwayne Coursey  
VERIFICATION: PARLAY

HIGHWAY PROJECT CLEARANCE? YES  NO If no, describe plan of address or other references: \_\_\_\_\_

ADDITIONAL COMMENTS: New NHS Grandfather  
**APPROVED**  
Barbara Hoppes

APPROVAL DATE: 10/25/23 REG. NO. R-15577 SIGN FILE NO. 27112-03  
REJECTION DATE: \_\_\_\_\_ REASON FOR REJECTION: \_\_\_\_\_



STATE OF Oklahoma §

COUNTY OF §

GROUND LEASE

LEASE NO.

I-2022-260466 07/21/2022 10:40 am  
Book 0455 Page(s) 0635-0638  
Fee: \$ 24.00 Doc: \$ 0.00  
Emily VanWorth - Choctaw County Clerk  
State of Oklahoma

This Lease Agreement is made this 20 day of JUNE 2022 ,  
by and between Dwayne Coursey of 63 Carter 370 Ellsinore Mo 63937 \_\_\_\_\_  
hereinafter called "Lessor" and Preview Outdoor Advertising LP : hereinafter called  
"Lessee".

Lessor does hereby lease and demise unto Lessee that area and airspace,  
hereinafter called "Site", and more fully described on Exhibit "A", attached hereto,  
necessary for the maintaining of one sign structure with advertising space of a size of  
Existing STACK Billboard, located upon the property belonging to Lessor described  
on Exhibit "A", attached hereto, for a term of 10 YEARS for a

Consideration Three Hundred Dollars per year Paid every Jan

\_\_\_\_\_  
Lessor represents that he or she is the owner of this property and warrants that he has full  
authority to enter into this lease.

2. Landowner will not block or plant trees that will block the  
advertisements, Billboard company can trim trees to clear view from Vehicle.

3. In the event that this Lease Agreement is ever terminated, Lessor  
shall refund to Lessee, within thirty (30) days, any unearned rental paid in advance to  
Lessor.

4. Billboard company and its authorized agents are hereby granted  
the right of ingress and egress to and from Billboard on property owned or controlled by  
Lessor for the purpose reasonably necessary for the erection, maintenance, changing, or  
removal of said sign structure.

5. Billboard company has landowner permission to have electric  
service to the billboard, or to assign this Lease.

6. Neither party is bound to any verbal agreements, only the terms of  
this lease. Following acceptance of this lease by both parties, it shall inure to the benefit

of and be binding upon the parties hereto and their respective tenants, heirs, successors, personal representatives, executors, administrators and assigns.

7. It is agreed that all structures, equipment, materials and fixtures placed on said property shall be and remain the property and trade fixtures of Lessee, and that Lessee is hereby granted a reasonable time to move -at its option -same prior to or after the termination of this Agreement, except for the underground structure.

8. Land owner will notify Billboard company if property is sold and send new address to new owner to receive payments

9. At the end of the term of this lease, Lessor and Lessee may renegotiate for an extension of this Lease, provided however, Lessor gives sixty (60) days written notice to Lessee prior to the expiration of this Lease of his intention. If said written notice is not received from Lessor as described herein, then this Lease shall be renewed for a period equal to that of the original term upon the same term and conditions.

10. This lease is not cancellable in the event of the sale of property.

11. This lease is fully assignable by Lessee. In connection therewith, Lessor agrees that Lessee may pledge this lease and the leasehold interest hereunder together with Lessee's improvements located upon the leasehold as security for any loan owing or to be owed by Lessee, and in the event the secured party in said loan should take possession of the lease premises and the improvements located thereon, or should secured party or any third party obtain title to said leasehold estate and/or the improvements located thereon through foreclosure or any conveyance in lieu of foreclosure, Lessor agrees to substitute such third party or secured party as Lessee hereunder.

Further, in connection with any such pledge of the leasehold and/or the improvements located thereon as security for any loan, the Lessor does hereby subordinate any and all landlord's liens held by it against the premises and/or the personal property and/or improvements located thereon belonging to Lessee.

Terms Agreed Upon By:

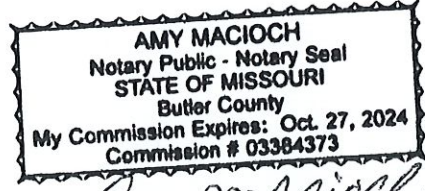
Lessee James Martinez  
President of the General Partner

Lessor [Signature]

STATE OF ~~Texas~~ <sup>Missouri</sup> §  
COUNTY OF \_\_\_\_\_ §

THIS INSTRUMENT was acknowledged before me on the 8<sup>th</sup> day of July, 2022, by Dwayne Coursey \_\_\_\_\_

Notary Public, State of ~~Oklahoma~~ <sup>Missouri</sup>  
Amy Macioch  
Notary's Printed Name



Amy Macioch

NOTARY STAMP OR SEAL

STATE OF ~~OKLAHOMA~~ <sup>Texas</sup>  
COUNTY OF \_\_\_\_\_ §

THIS INSTRUMENT was acknowledged before me on the 21<sup>st</sup> day of July, 2022, by James Martinez \_\_\_\_\_

Notary Public, State of Texas  
Becky Malone  
Notary's Printed Name  
Becky Malone

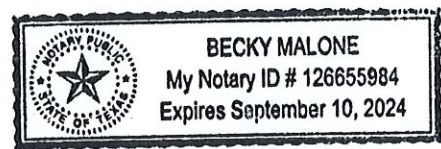
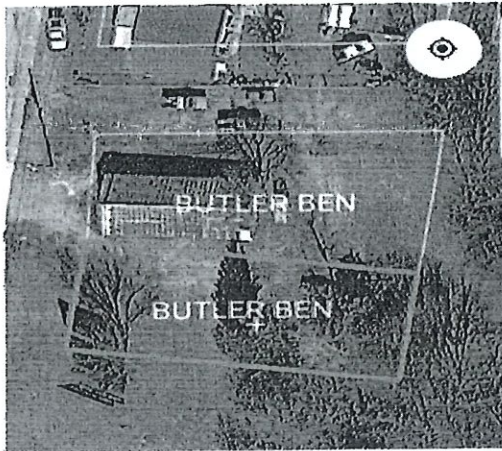


Exhibit A Billboard Located within this parcel. Billboard lease.

Ben Butler, to Midred Coursey to Dwayne Coursey

Legal Description , 3145-00-051-002-0-002-00-LOT 2 Block 51 Washington Heights



27112-03



08 25 2022