

PROJECT INFORMACION

PROJECT DESCRIPTION:

NEW 75' MONOPOLE TOWER WITH FUTURE RELATED UNMANNED COMMUNICATION EQUIPMENT

SITE INFORMATION:

LATITUDE: 33° 50' 16.3356"  
LONGITUDE: -97° 12' 52.348"  
JURISDICTION: CITY OF NORTH RICHLAND HILLS  
OCCUPANCY: UNMANNED  
CONSTRUCTION TYPE: RAW LAND

PROJECT TEAM

SITE PROPERTY OWNER:

PUBLIC STORAGE  
701 WESTERN AVE  
GLENDALE, CA 91201  
PH: (818) 244-8080 EXT. 1350

DESIGNER:

BROADUS SERVICES  
4 COUNTRY PLACE CIRCLE  
DALWORTHINGTON GARDENS, TX 76016  
PH: (817) 349-3449

ENGINEER:

JACOB GORALSKI, PLLC  
1106 COLBI ST.  
KENNEDALE, TX 76060  
PH: (817) 456-2621

SURVEY:

WIMBERLEY SURVEYING PROFESSIONALS  
PO BOX 9237  
GREENVILLE, TEXAS 75404  
PH: (903) 450-8100

APPLICANT:

AT&T  
208 S AKARD ST  
DALLAS, TX 75202-4206

DRIVING DIRECTIONS

FROM AT&T DALLAS OFFICE. HEAD EAST ON COMMERCE ST TOWARD BROWDER ST. TURN RIGHT ONTO SOUTH ST. PAUL STREET. TURN RIGHT ONTO CANTON ST. USE THE LEFT 2 LANES TO TURN LEFT ONTO THE I-35E RAMP. USE THE RIGHT 2 LANES TO KEEP LEFT AT THE FORK AND CONTINUE TOWARD I-35E. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR I-35E N/DENTON N. KEEP LEFT, FOLLOW SIGNS FOR FORT WORTH W. CONTINUE ONTO EXIT 45A. MERGE ONTO I-35E. USE THE LEFT LANE TO KEEP LEFT AT THE FORK, CONTINUE ON TX-183 W AND FOLLOW SIGNS FOR TX114/IRVING/DFW AIRPORT. KEEP LEFT AT THE FORK. CONTINUE ONTO TEXAS 121 TEXPRESS/TEXAS 183 TEXPRESS. TAKE THE EXIT TOWARD BEDFORD-EULESS RD. USE THE RIGHT LANE TO MERGE ONTO AIRPORT FWY. TURN RIGHT ONTO WEYLAND DR. TURN LEFT ONTO N HARWOOD RD. TURN LEFT ONTO DAVIS BLVD. KEEP RIGHT TO STAY ON DAVIS BLVD, FOLLOW SIGNS FOR TX-26. DESTINATION WILL BE ON THE RIGHT.

ENLARGED VICINITY MAP

AT&T SITE NUMBER:  
DXL01003  
PACE #:  
MRNTX016220  
SITE NAME:  
DAVIS/BIRCHWOOD  
SITE ADDRESS:  
4921 DAVIS BLVD  
NORTH RICHLAND HILLS, TX 76180

UTILITIES

UTILITY ONE CALL:

CONTRACTOR TO CALL 48 HRS BEFORE DIGGING!!

POWER COMPANY:

NAME: TXU  
PHONE: 1(800) 782-8477

TELCO COMPANY:

NAME: AT&T  
PHONE: 1(800) 464-7928

CONTRACTOR TO CALL 48 HRS BEFORE DIGGING!!

INDEPENDENT LOCATOR  
TO BE USED ON ALL SITES

BUILDING CODES

INTERNATIONAL BUILDING CODE, 2012 EDITION AS ADOPTED BY LOCAL JURISDICTION.  
NATIONAL ELECTRICAL CODE, 2014 EDITION AS ADOPTED BY LOCAL JURISDICTION.  
INTERNATIONAL MECHANICAL CODE, 2012 EDITION AS ADOPTED BY LOCAL JURISDICTION.  
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITED AS ADOPTED BY LOCAL JURISDICTION.

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GENERAL NOTES

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GROUNDING DETAILS

APPROVED FOR CONSTRUCTION

PROPERTY OWNER OR REP.

LAND USE PLANNER

CONSTRUCTION MANAGER

OPERATIONS

DRAWN BY: JAW

REVIEWED BY: ELG

SITE NUMBER: DXL01003

DESCRIPTION

DATE

REV

PCD REV A PRELIM CDS

FCD REV 0 FINAL CDS

FCD REV 1 FINAL CDS

08/01/19

10/10/19

12/13/19

BROADUS services

4 COUNTRY PLACE CIRCLE  
DALWORTHINGTON GARDENS  
TEXAS 76016

208 S AKARD ST  
DALLAS, TX 75202

NEXIUS

JACOB GORALSKI, PLLC

CONSULTING ENGINEER  
TX PE No. 116873  
FIRM No. F-17021  
1106 COLBI STREET  
KENNEDALE, TX 76060  
(817) 456-2621

SITE NUMBER: DXL01003

SITE NAME: DAVIS/BIRCHWOOD

SITE ADDRESS: 4921 DAVIS BLVD  
NORTH RICHLAND HILLS,  
TX 76180

12/13/2019

STATE OF TEXAS

JACOB GORALSKI

116873

PROFESSIONAL ENGINEER

SHEET NAME: TITLE SHEET

SHEET #: T-1

CASE #:

SUP 2019-12

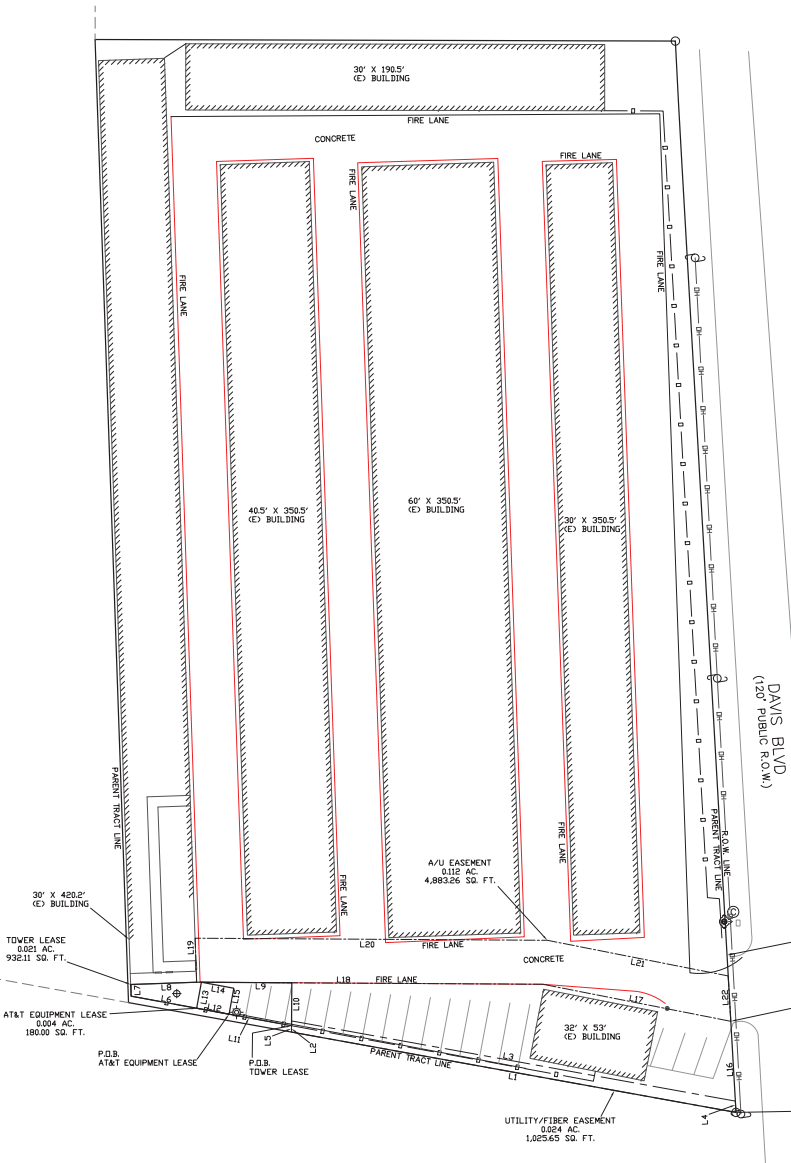
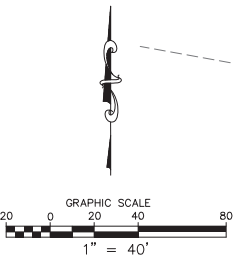
AREA TABLE	SQUARE FEET	ACREAGE
TOWER LEASE	932.11	0.021
AT&T EQUIPMENT LEASE	180.00	0.004
A/U EASEMENT	4,883.26	0.112
UTILITY/FIBER EASEMENT	1,025.65	0.024
PARENT TRACT	124,218.88	2.852

Line #	Direction	Length
L1	N 79°45'23" V	205.29'
L5	N 00°20'58" E	2.91'
L6	N 79°34'43" V	74.17'
L7	N 01°59'36" V	5.30'
L8	N 88°10'22" E	30.00'
L9	S 89°39'32" E	43.26'
L10	S 00°20'58" V	19.49'

Line #	Direction	Length
L1	N 79°45'23" V	205.29'
L5	N 00°20'58" E	2.91'
L11	N 79°34'43" V	28.88'
L12	N 79°34'43" V	15.00'
L13	N 10°25'17" E	12.00'
L14	S 79°34'43" E	15.00'
L15	S 10°25'17" V	12.00'

Line #	Direction	Length
L16	N 03°15'43" V	41.45'
L17	N 78°51'24" V	87.24'
L18	N 89°39'32" V	157.39'
L19	N 01°59'38" V	20.02'
L20	S 89°39'32" E	160.10'
L21	S 78°51'24" E	83.80'
L22	S 03°15'43" E	20.65'

Line #	Direction	Length
L1	N 79°45'23" V	205.29'
L2	N 00°20'58" E	5.08'
L3	S 79°45'23" E	204.97'
L4	S 03°15'43" E	5.14'



#### ACCESS AND UTILITY EASEMENT

BEING a 0.112 acre (4,883.26 square feet) tract of land situated in the William W Wallace Survey, Abstract No. 1606, out of a called Lot 2R, Block 1, Hudiburg Addition, an addition to the city of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Volume 388-144, Page 22, Plat Records, Tarrant County, Texas, being described in deed to Public Storage INC, recorded in deed Volume 7172, Page 274, in Deed Records, Tarrant County, Texas, described in metes and bounds as follows;

COMMENCING at a found 1/2" iron rod at southeast corner of said Lot 2R, Block 1, Hudiburg Addition, situated on the southwest line of Davis Blvd (120' public right-of-way);

THENCE North 03° 15' 43" West along said right-of-way for a distance of 41.48 feet to a point for the POINT OF BEGINNING;

THENCE North 78° 51' 24" West leaving said right-of-way for a distance of 87.04 feet to a point for corner;

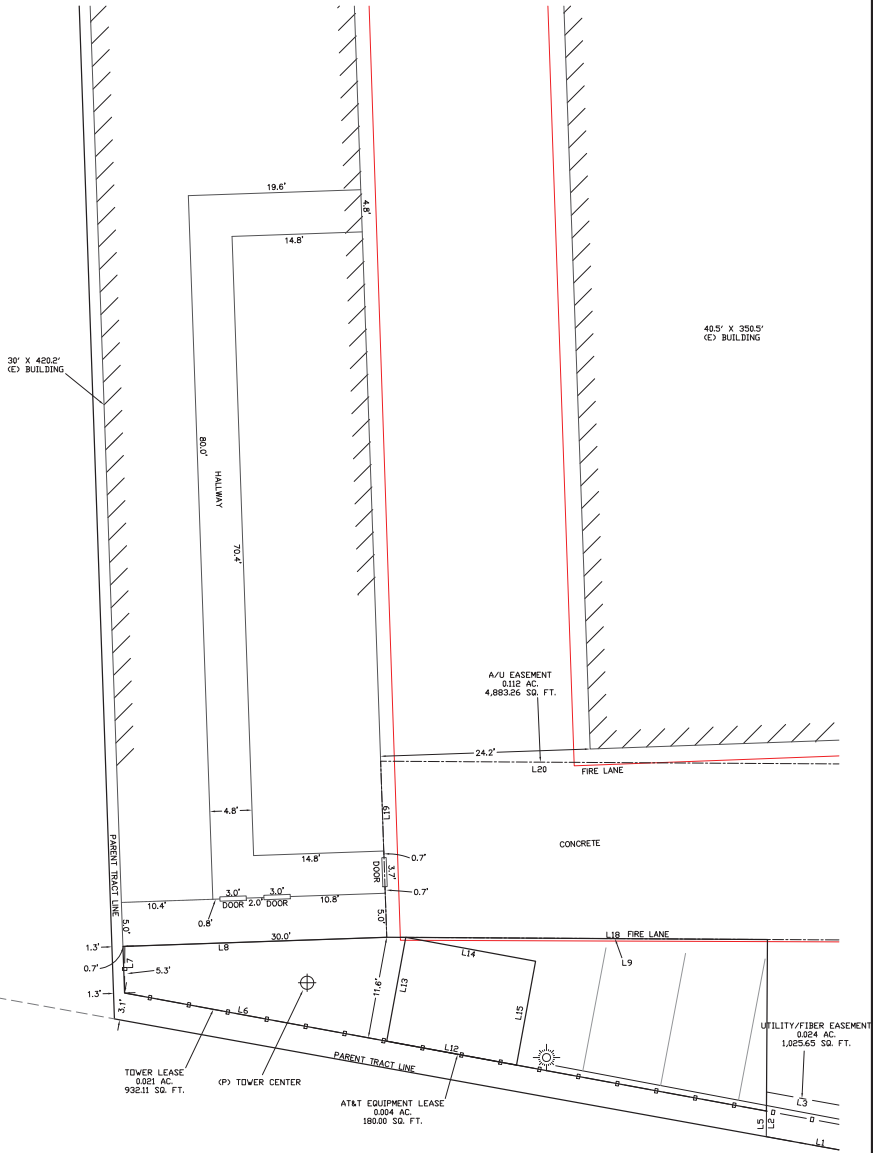
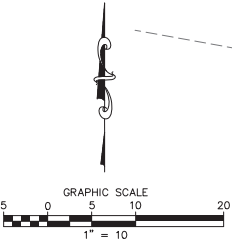
THENCE North 89° 39' 32" West for a distance of 157.39 feet to a point for corner;

THENCE North 01° 59' 38" West for a distance of 20.02 feet to a point for corner;

THENCE South 89° 39' 32" East for a distance of 160.10 feet to a point for corner;

THENCE South 78° 51' 24" East to said right-of-way for a distance of 83.80 feet to a point for corner;

THENCE South 03° 15' 43" East along said right-of-way a distance of 20.65 feet to the POINT OF BEGINNING, and containing 0.112 acre (4,883.26 square feet) of land, more or less.



SITE PLAN SCALE: 1" = 40'

NOTE: IF DRAWING IS 11"x17" REFER TO GRAPHIC SCALE.

180.00 0.004

#### TOWER LEASE

BEING a 0.021 acre (932.11 square feet) tract of land situated in the William W Wallace Survey, Abstract No. 1606, out of a called Lot 2R, Block 1, Hudiburg Addition, an addition to the city of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Volume 388-144, Page 22, Plat Records, Tarrant County, Texas, being described in deed to Public Storage INC, recorded in deed Volume 7172, Page 274, in Deed Records, Tarrant County, Texas, described in metes and bounds as follows;

COMMENCING at a found 1/2" iron rod at southeast corner of said Lot 2R, Block 1, Hudiburg Addition, situated on the southwest line of Davis Blvd (120' public right-of-way);

THENCE North 79° 45' 23" West for a distance of 205.29 feet to a point for corner;

THENCE North 00° 20' 58" West for a distance of 2.91 feet to a point for the POINT OF BEGINNING;

THENCE North 79° 34' 43" West for a distance of 74.17 feet to a point for corner;

THENCE North 01° 59' 36" West for a distance of 5.30 feet to a point for corner;

THENCE North 88° 00' 22" East for a distance of 30.00 feet to a point for corner;

THENCE South 89° 39' 32" East for a distance of 43.26 feet to a point for corner;

THENCE South 00° 20' 58" West a distance of 19.49 feet to the POINT OF BEGINNING, and containing 0.021 acre (932.11 square feet) of land, more or less.

#### AT&T EQUIPMENT LEASE

BEING a 0.004 acre (180.00 square feet) tract of land situated in the William W Wallace Survey, Abstract No. 1606, out of a called Lot 2R, Block 1, Hudiburg Addition, an addition to the city of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Volume 388-144, Page 22, Plat Records, Tarrant County, Texas, being described in deed to Public Storage INC, recorded in deed Volume 7172, Page 274, in Deed Records, Tarrant County, Texas, described in metes and bounds as follows;

COMMENCING at a found 1/2" iron rod at southeast corner of said Lot 2R, Block 1, Hudiburg Addition, situated on the southwest line of Davis Blvd (120' public right-of-way);

THENCE North 79° 45' 23" West for a distance of 205.29 feet to a point for corner;

THENCE North 00° 20' 58" West for a distance of 2.91 feet to a point for corner;

THENCE North 79° 34' 43" West for a distance of 28.88 feet to a point for the POINT OF BEGINNING;

THENCE North 79° 34' 43" West for a distance of 15.00 feet to a point for corner;

THENCE North 10° 25' 17" East for a distance of 12.00 feet to a point for corner;

THENCE South 79° 34' 43" East for a distance of 15.00 feet to a point for corner;

THENCE South 10° 25' 17" West a distance of 12.00 feet to the POINT OF BEGINNING, and containing 0.004 acre (180.00 square feet) of land, more or less.

#### UTILITY/FIBER EASEMENT

BEING a 0.024 acre (1,025.65 square feet) tract of land situated in the William W Wallace Survey, Abstract No. 1606, out of a called Lot 2R, Block 1, Hudiburg Addition, an addition to the city of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Volume 388-144, Page 22, Plat Records, Tarrant County, Texas, being described in deed to Public Storage INC, recorded in deed Volume 7172, Page 274, in Deed Records, Tarrant County, Texas, described in metes and bounds as follows;

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THENCE North 79° 45' 23" West for a distance of 205.29 feet to a point for corner;

THENCE North 00° 20' 58" East for a distance of 5.08 feet to a point for corner;

THENCE South 79° 45' 23" East for a distance of 204.97 feet to a point for corner;

THENCE South 03° 15' 43" East a distance of 5.14 feet to the POINT OF BEGINNING, and containing 0.024 acre (1,025.65 square feet) of land, more or less.

ENLARGED SITE PLAN SCALE: 1" = 10'

### PROJECT INFORMATION

CENTER OF TOWER COORDINATES:

NAD83:  
LAT 32° 50' 08.65"  
LONG 97° 12' 54.57"  
ELEV. 584.0 FEET (AMSL NAVD88)

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

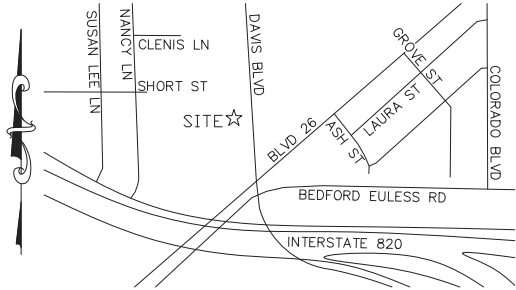
BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X". AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48085C0365K, DATED JUNE 7, 2017. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

### LEGEND

○ :FOUND 1/2" IRON ROD.  
P.O.B. : POINT OF BEGINNING.  
P.O.C. : POINT OF COMMENCEMENT.  
— : FENCE AS NOTED.  
— : OVER HEAD UTILITY LINES.  
⊕ : WOOD UTILITY POLE.  
⊙ : LIGHT STANDARD.  
• : BILLIARD.  
⊞ : TELCO PEDESTAL.  
⊙ : CABLE PEDESTAL.  
R.O.W. : RIGHT-OF-WAY.  
B/W : BARBED WIRE.  
A/U : ACCESS & UTILITY  
(E) : EXISTING.  
D.R.C.C.T. : DEED RECORDS COLLIN COUNTY TEXAS

### VICINITY MAP



SURVEYOR'S CERTIFICATE}

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey, and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the "Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas".

RONALD D. WIMBERLEY  
R.P.L.S. #6005

WSP JOB NO: 19123

WIMBERLEY SURVEYING PROFESSIONALS

PO BOX 9237  
GREENVILLE, TEXAS 75404  
PHONE: (903) 450-8100  
FAX: (903) 455-2902



### SURVEY

DAVIS/BIRCHWOOD  
DXL01003

4921 DAVIS BLVD  
NORTH RICHLAND HILLS, TX 76180



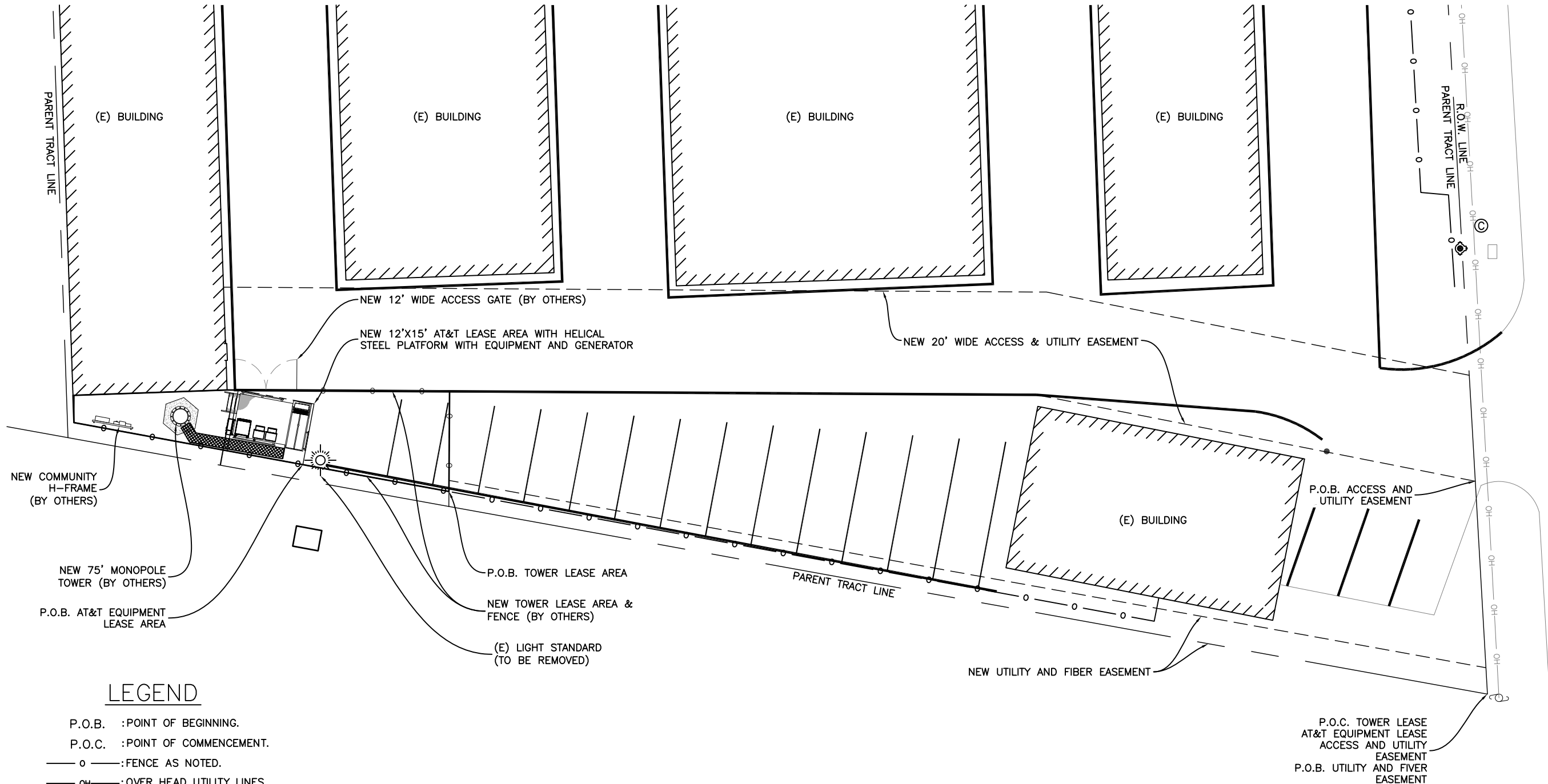
DRWN: DJ  
CK: RDW

NO.	DATE:	DESCRIPTION:
1	06-27-19	DATE OF SURVEY
2	07-22-19	ISSUED
3		
4		
5		
6		
7		

SV-1



PARENT TRACT  
OWNER: PUBLIC STORAGE INC  
CALLED LOT 2R, BLOCK 1  
HUDIBURG ADDITION  
WILLIAM W WALLACE SURVEY, ABSTRACT NO. 1606  
TARRANT CAD APN: 4417089  
PLAT REF.: VOLUME 388-144, PAGE 22  
P.R.T.C.T.  
DEED REF.: VOL. 7172, PG. 274  
D.R.C.C.T.



LEGEND

- P.O.B. :POINT OF BEGINNING.  
P.O.C. :POINT OF COMMENCEMENT.  
— o —:FENCE AS NOTED.  
— OH —:OVER HEAD UTILITY LINES.  
⊙ :WOOD UTILITY POLE.  
⊙ :LIGHT STANDARD.  
⊙ :CABLE PEDESTAL.  
R.O.W. :RIGHT-OF-WAY.  
(E) :EXISTING.  
D.R.C.C.T. :DEED RECORDS  
COLLIN COUNTY  
TEXAS



OVERALL SITE PLAN

SCALE: 3/32"=1'-0" (FULL SIZE)  
3/64"=1'-0" (11x17)

1  
C-1

DAVIS BLVD  
(120' PUBLIC R.O.W.)

<u>DRAWN BY:</u> JAW	<u>REVIEWED BY:</u> ELG
<u>SITE NUMBER:</u> DXL01003	
<u>REV</u>	<u>DESCRIPTION</u> <u>DATE</u>
PCD REV A	PRELIM CDS      08/01/19
FCD REV 0	FINAL CDS      10/10/19
FCD REV 1	FINAL CDS      12/13/19

**BROADUS**  
services

4 COUNTRY PLACE CIRCLE  
DALWORTHINGTON GARDENS  
TEXAS 76016

**at&t**

208 S AKARD ST  
DALLAS, TX 75202

**NEXIUS**

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FIRM No. F-17021  
1106 COLBI STREET  
KENNEDEALE, TX 76060  
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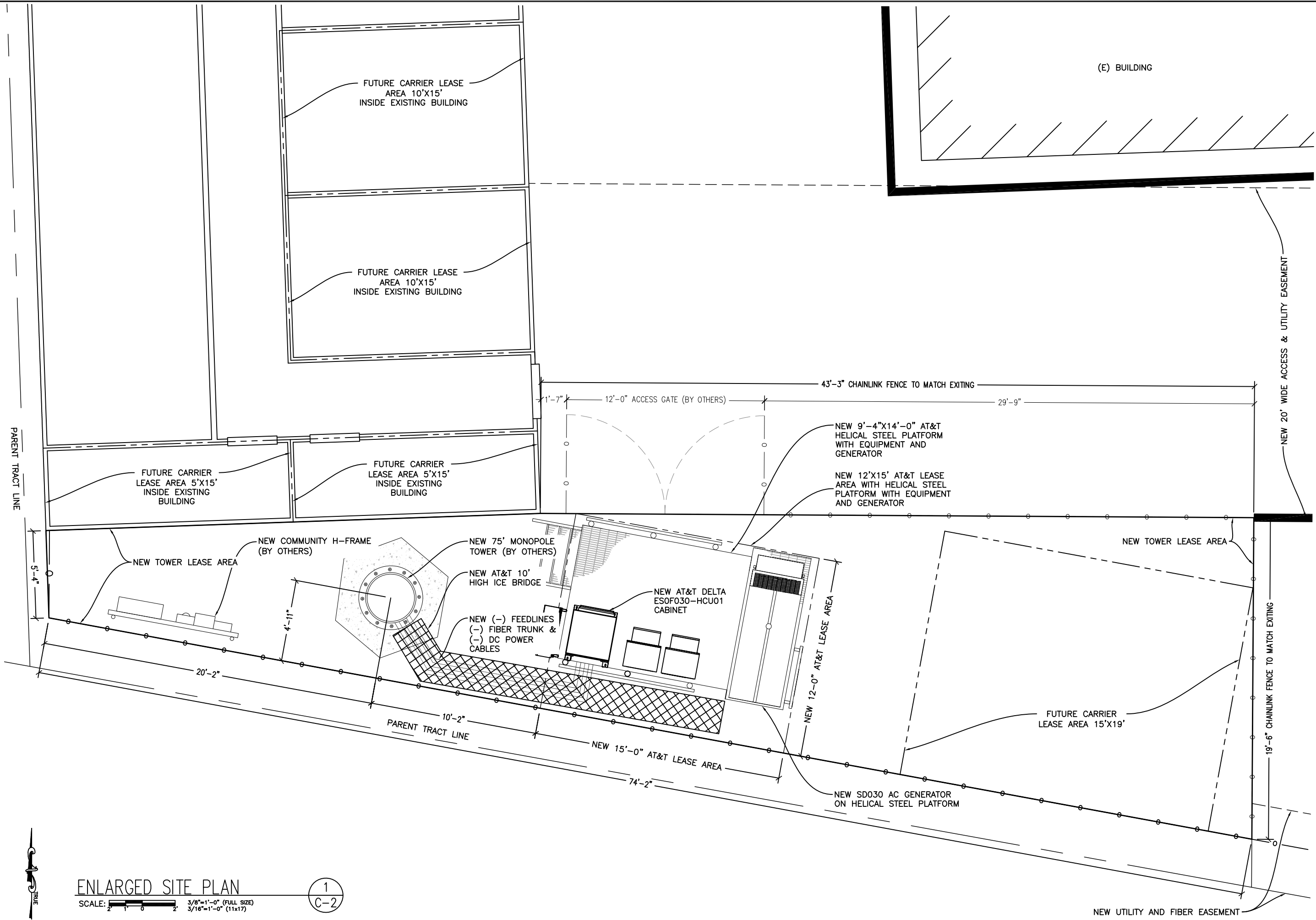
SITE NUMBER: DXL01003  
SITE NAME: DAVIS/BIRCHWOOD  
SITE ADDRESS: 4921 DAVIS BLVD  
NORTH RICHLAND HILLS,  
TX 76180

12/13/2019

STATE OF TEXAS  
JACOB GORALSKI  
116873  
LICENSED PROFESSIONAL ENGINEER  
*Jacob GoralSKI*

SHEET NAME: OVERALL SITE PLAN  
SHEET #: C-1

CASE #:  
**SUP 2019-12**



ENLARGED SITE PLAN  
SCALE: 3/8"=1'-0" (FULL SIZE)  
3/16"=1'-0" (11x17)

1  
C-2

DRAWN BY: JAW

REVIEWED BY: ELG

REV	DESCRIPTION	DATE
PCD REV A	PRELIM CDS	08/01/19
FCD REV 0	FINAL CDS	10/10/19
FCD REV 1	FINAL CDS	12/13/19

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SITE NUMBER:  
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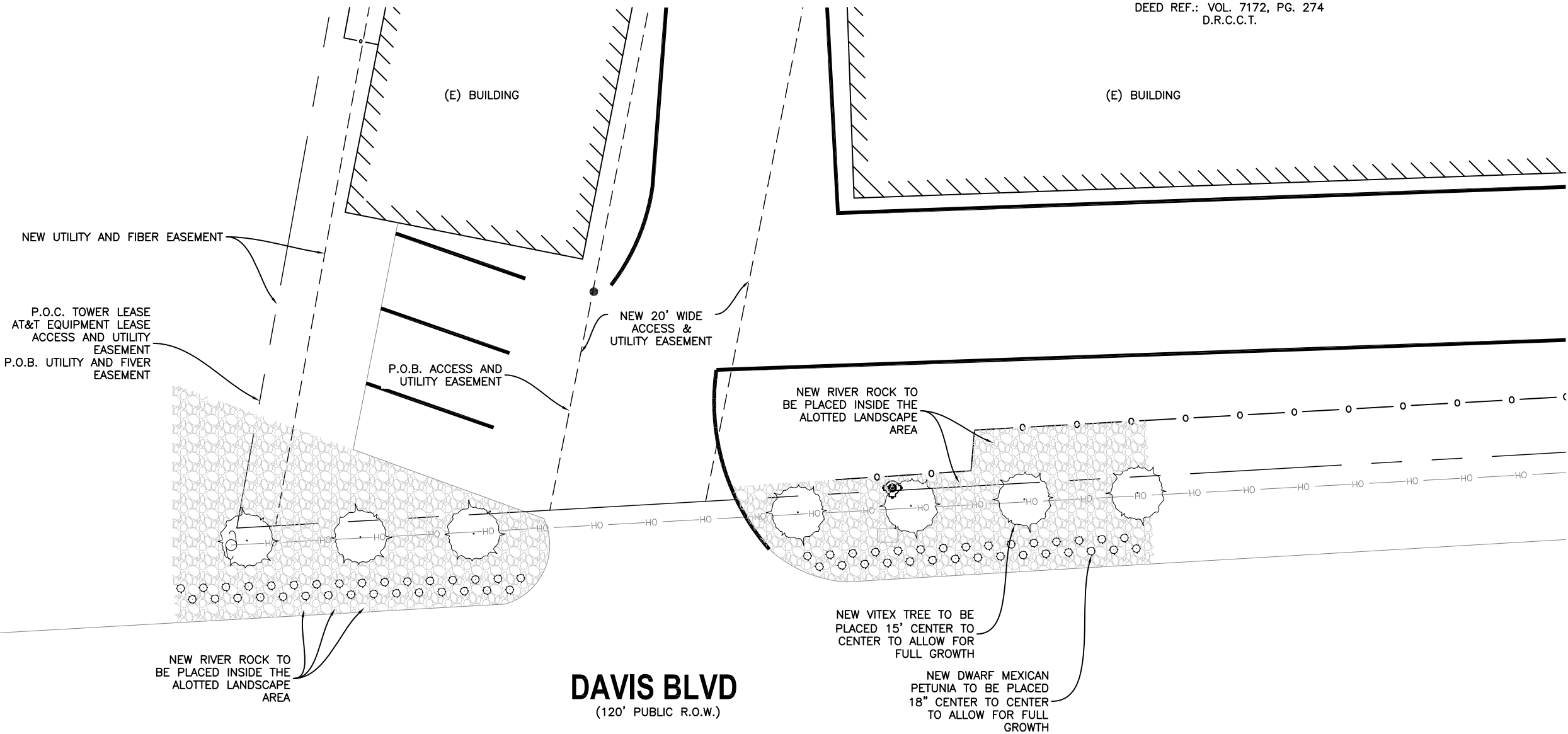
12/13/2019

SHEET NAME:  
ENLARGED SITE PLAN

SHEET #:  
**C-2**

CASE #:  
**SUP 2019-12**

PARENT TRACT  
OWNER: PUBLIC STORAGE INC  
CALLED LOT 2R, BLOCK 1  
HUDIBURG ADDITION  
WILLIAM W WALLACE SURVEY, ABSTRACT NO. 1606  
TARRANT CAD APN: 4417089  
PLAT REF.: VOLUME 388-144, PAGE 22  
P.R.T.C.T.  
DEED REF.: VOL. 7172, PG. 274  
D.R.C.C.T.



LEGEND

- P.O.B. :POINT OF BEGINNING.  
P.O.C. :POINT OF COMMENCEMENT.  
— o —:FENCE AS NOTED.  
— OH —:OVER HEAD UTILITY LINES.  
— (P) —:WOOD UTILITY POLE.  
— (L) —:LIGHT STANDARD.  
— (C) —:CABLE PEDESTAL.  
R.O.W. :RIGHT-OF-WAY.  
(E) :EXISTING.  
D.R.C.C.T. :DEED RECORDS  
COLLIN COUNTY  
TEXAS



LANDSCAPE PLAN

SCALE: 1/8"=1'-0" (FULL SIZE)  
1/16"=1'-0" (11x17)

1  
C-3

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4 COUNTRY PLACE CIRCLE  
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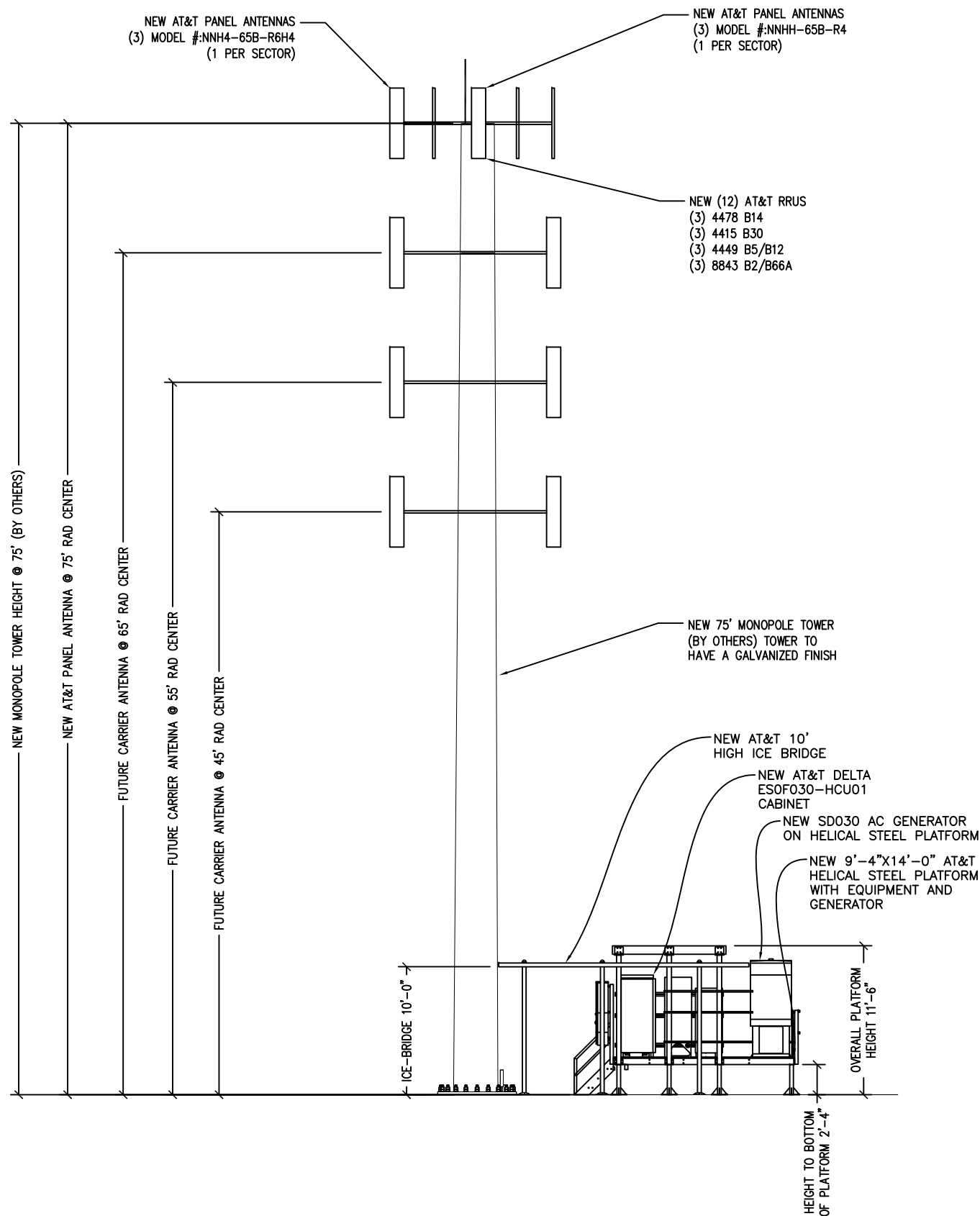
SITE NUMBER: DXL01003  
SITE NAME: DAVIS/BIRCHWOOD  
SITE ADDRESS: 4921 DAVIS BLVD  
NORTH RICHLAND HILLS,  
TX 76180

12/17/2019  
STATE OF TEXAS  
JACOB GORALSKI  
116873  
LICENSED PROFESSIONAL ENGINEER  
*Jacob Gorski*

SHEET NAME: LANDSCAPE PLAN  
SHEET #: C-3

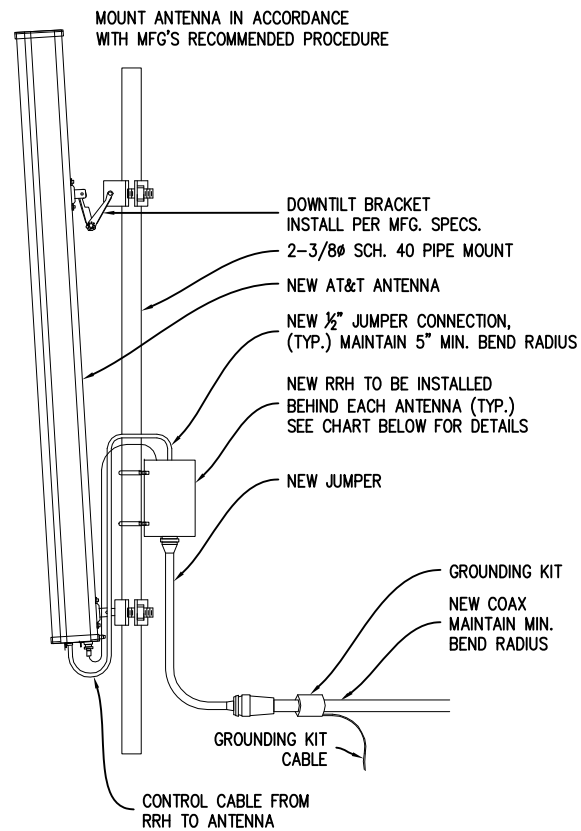
CASE #:  
**SUP 2019-12**

ANALYSIS AND DESIGN OF STRUCTURE AND FOUNDATION BY OTHERS. REFER TO SEPARATE SHEET FOR MORE INFORMATION. NO MODIFICATION OF STRUCTURE AND FOUNDATION SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.



ELEVATION VIEW  
SCALE: N.T.S.

1  
C-4



ANTENNA/RRU MOUNT  
SCALE: N.T.S.

2  
C-4

DRAWN BY: JAW	REVIEWED BY: ELG
SITE NUMBER: DXL01003	
REV	DESCRIPTION
PCD REV A	PRELIM CDS
FCD REV 0	FINAL CDS
FCD REV 1	FINAL CDS
DATE	DATE
	08/01/19
	10/10/19
	12/13/19

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TX 76180

12/13/2019

STATE OF TEXAS

JACOB GORALSKI

116873

PROFESSIONAL ENGINEER

*Jacob Gorski*

SHEET NAME: ELEVATION & ANTENNA ARRAY

SHEET #: C-4

CASE #:

**SUP 2019-12**