



**BOARD OF DIRECTORS  
REGULAR MEETING**

**TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1  
100 MUNICIPAL DRIVE  
TROPHY CLUB, TEXAS 76262**

Wednesday, December 14, 2022

6:30 P.M.

Svore Municipal Boardroom

**REGULAR MEETING AGENDA**

**VIA VIDEOCONFERENCE**

**THE PRESIDING OFFICER AND A QUORUM OF THE BOARD OF DIRECTORS WILL BE PHYSICALLY PRESENT AT, AND MEMBERS OF THE PUBLIC MAY ATTEND, THE MEETING AT THE LOCATION SPECIFIED ABOVE.**

**CALL TO ORDER AND ANNOUNCE A QUORUM**

**CITIZEN COMMENTS**

*This is an opportunity for citizens to address the Board on any matter whether or not it is posted on the agenda. The Board is not permitted to take action on or discuss any comments made to the Board at this time concerning an item not listed on the agenda. The Board will hear comments on specific agenda items prior to the Board addressing those items. You may speak up to four (4) minutes or the time limit determined by the President or presiding officer. To speak during this item, you must complete the Speaker’s form that includes the topic(s) of your statement. Citizen Comments should be limited to matters over which the Board has authority.*

**REPORTS & UPDATES**

- 1. Staff Reports & Updates
  - a. Capital Improvement Projects
  - b. Water Operations Report
  - c. Wastewater System Reports
  - d. Finance Reports

[attachment: Staff Reports](#)

**CONSENT AGENDA**

*All matters listed as Consent Agenda are considered to be routine by the Board of Directors and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.*

- 2. Consider and act to approve the Consent Agenda.
  - a. November 2022 Combined Financials
  - b. November 16, 2022, Regular Meeting Minutes

[attachments: November 2022 Combined Financials](#)

[November 16, 2022 Regular Meeting Minutes](#)

**REGULAR SESSION**

3. Consider and act to approve purchase and replacement of three (3) vehicles as a part of our vehicle replacement program utilizing Buyboard contract #601-19 in an amount of \$164,116 and authorize the General Manager to execute the necessary documents to complete the vehicle purchase.

[attachment: Staff Report](#)

4. Consider and act to approve 5<sup>th</sup> Amendment to Water Tower/Ground Lease Agreement with New Cingular Wireless PCS, LLC and authorize the General Manager to execute the necessary contract amendment documents to implement Board action.

[attachment: ATT Staff Report](#)

**EXECUTIVE SESSION**

5. Pursuant to Section 551.071 of the Texas Open Meetings Act, the Board may consult with its attorney in Executive Session on a matter in which the duty of the attorney to the Governmental Body under the Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act or to seek advice of counsel on legal matters involving pending or contemplated litigation or settlement offers:
  - a. Consult with legal counsel to secure legal advice concerning the adoption of rules restricting electioneering and installation of political signs on District property.
  - b. Consult with legal counsel to secure legal advice concerning joint strategic planning with the Town of Trophy Club.
  - c. Consult with legal counsel relating to the respective roles, responsibilities and duties of the Board and District Staff, including Potential Legal Issues associated with Social Media Communications by Board Members and Staff.

**REGULAR SESSION**

6. Consider and act regarding adoption of Order No. 2022-1214 approving Rules Regulating Installation of Signs and Electioneering on District Lands and set an effective date.

[attachment: Draft Order No. 2022-1214](#)

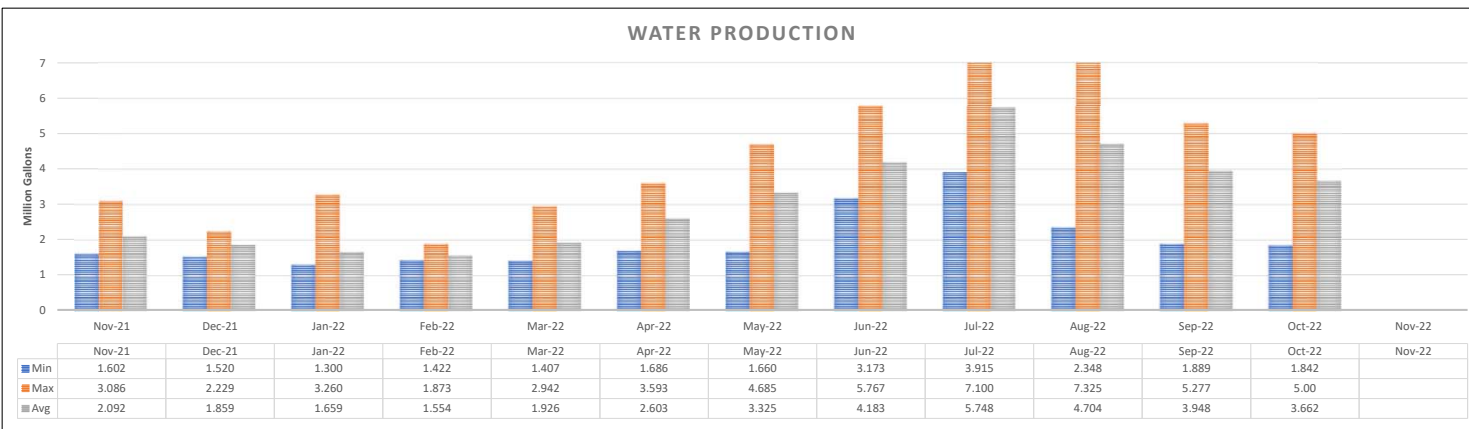
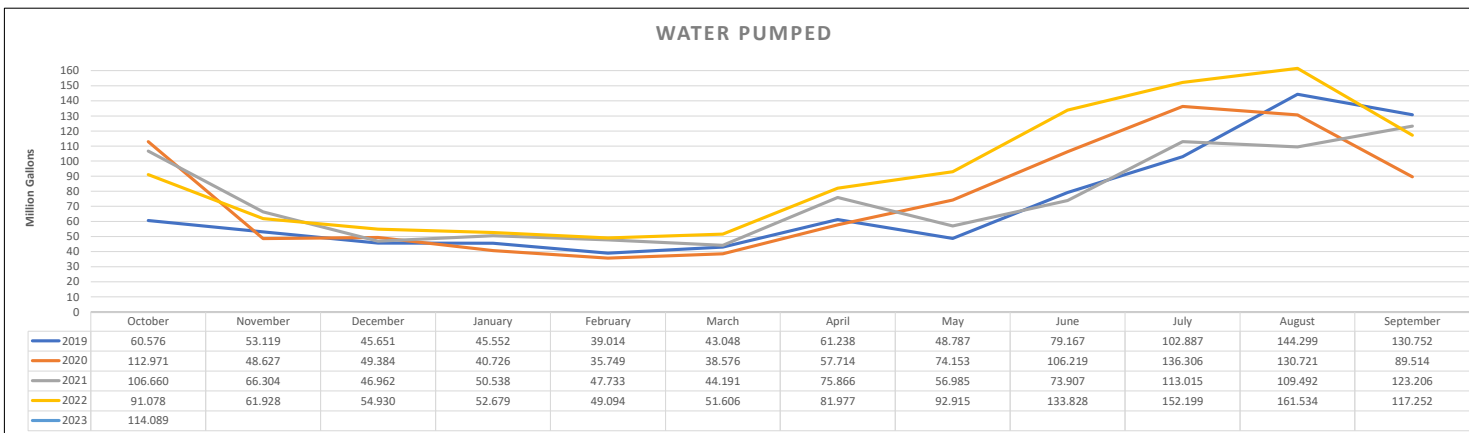
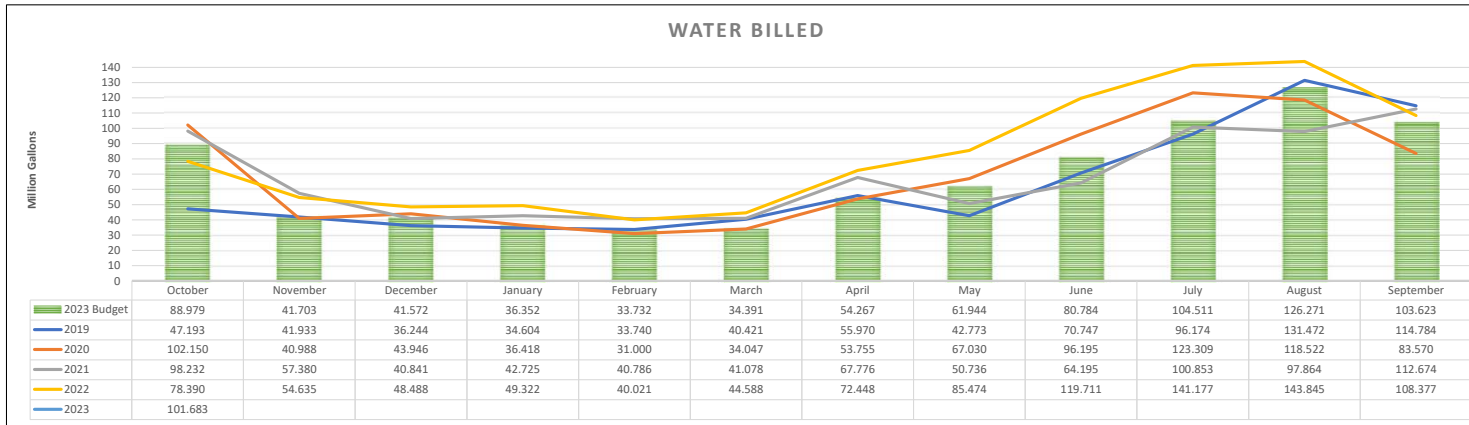
7. Items for future agendas:

8. Set future Meeting dates - January 18, 2023, at 6:30 p.m.

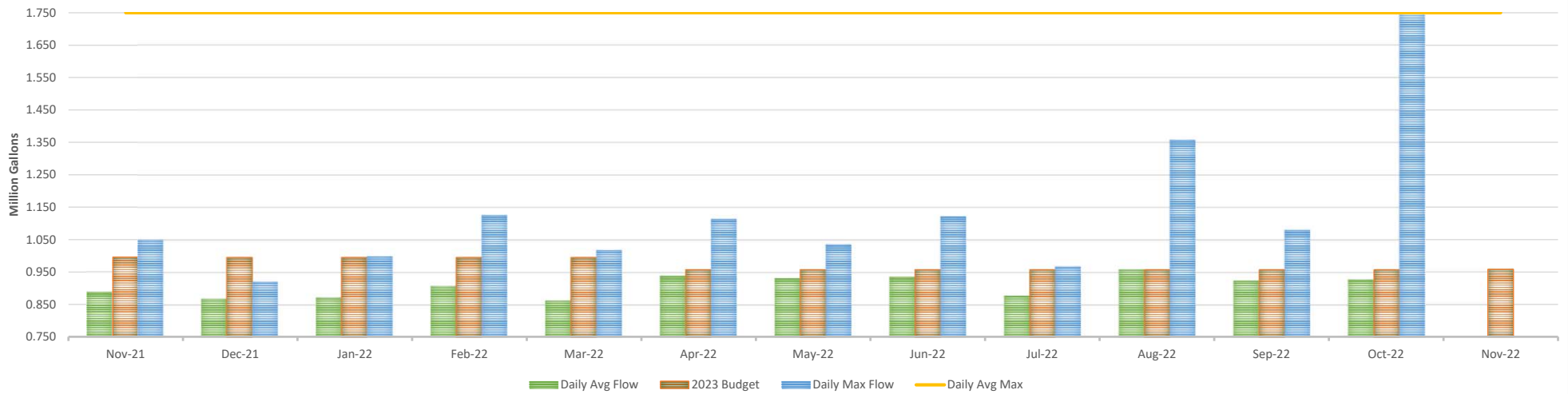
[attachment: January 2023 Calendar](#)

**\*THE BOARD RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE MEETING PURSUANT TO THE APPLICABLE SECTION OF SUBCHAPTER D, CHAPTER 551, TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT, WITH RESPECT TO ANY ITEM ON THE AGENDA. NO FINAL ACTION, DECISION OR VOTE WILL BE TAKEN ON ANY SUBJECT OR MATTER IN EXECUTIVE SESSION. THIS NOTICE MODIFIES THE DISTRICT'S PRIOR PRACTICE OF SPECIFICALLY IDENTIFYING ALL AGENDA ITEMS TO BE**

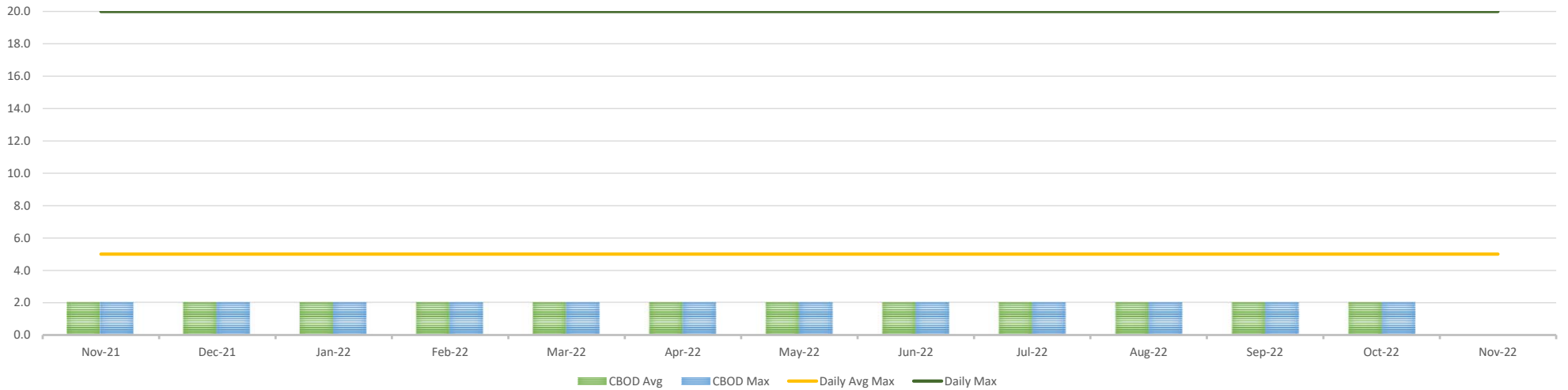




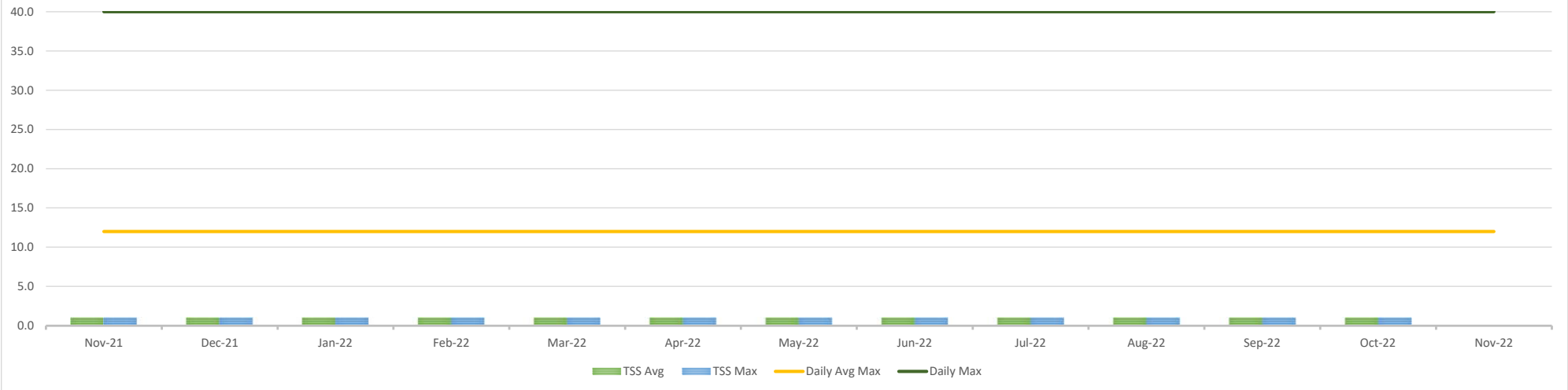
### WASTEWATER TREATED



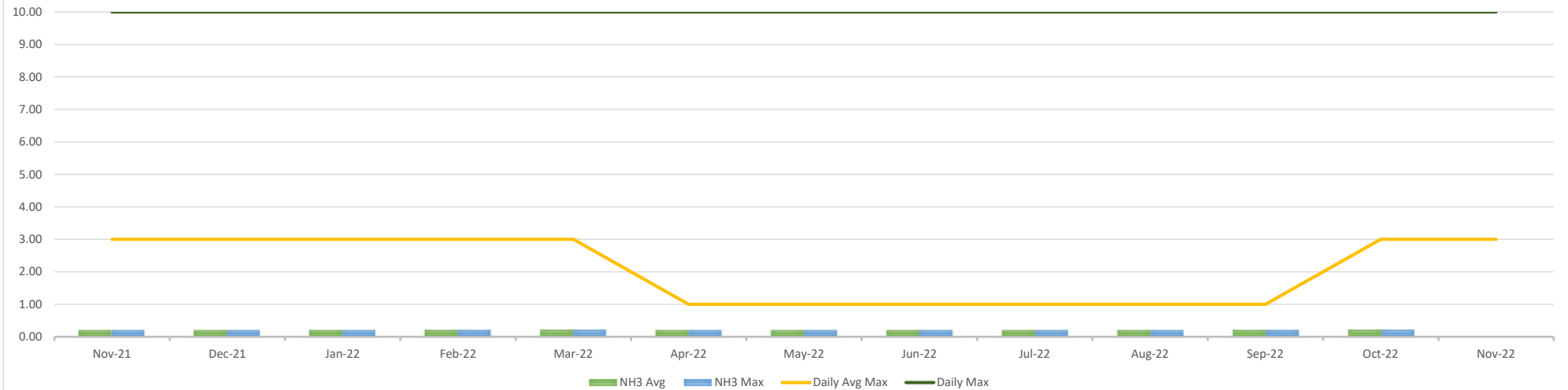
### CARBONACEOUS BIOCHEMICAL OXYGEN DEMAND (CBOD)



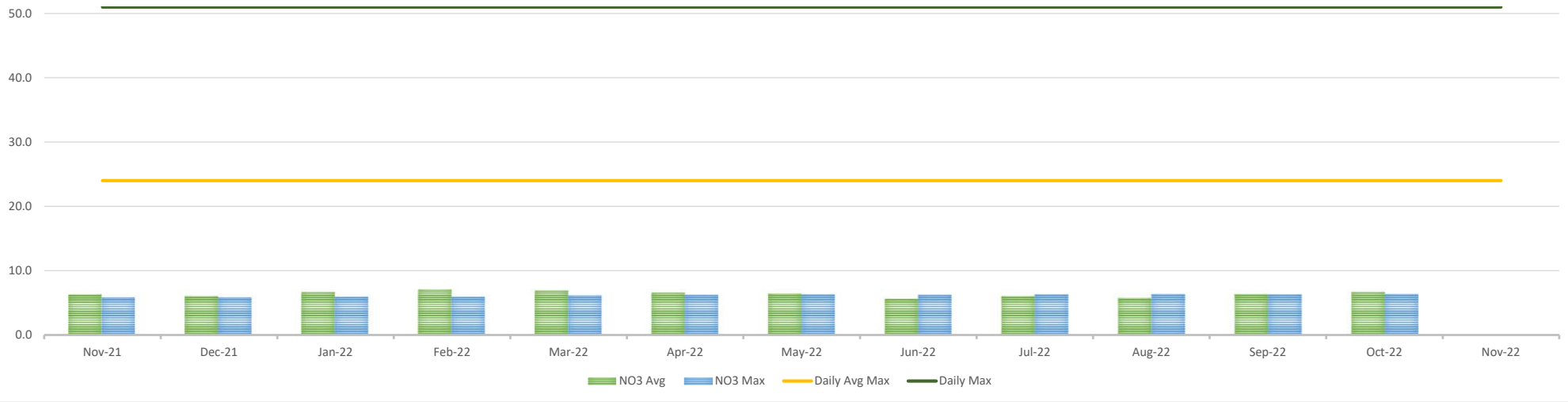
### TOTAL SUSPENDED SOLIDS (TSS)



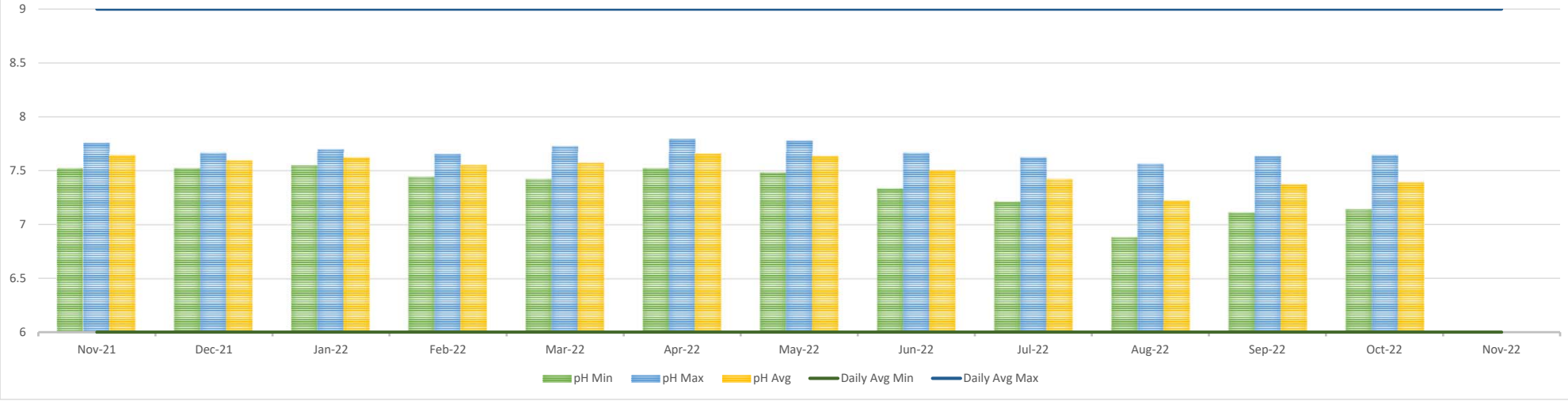
### AMMONIA NITROGEN (NH3)

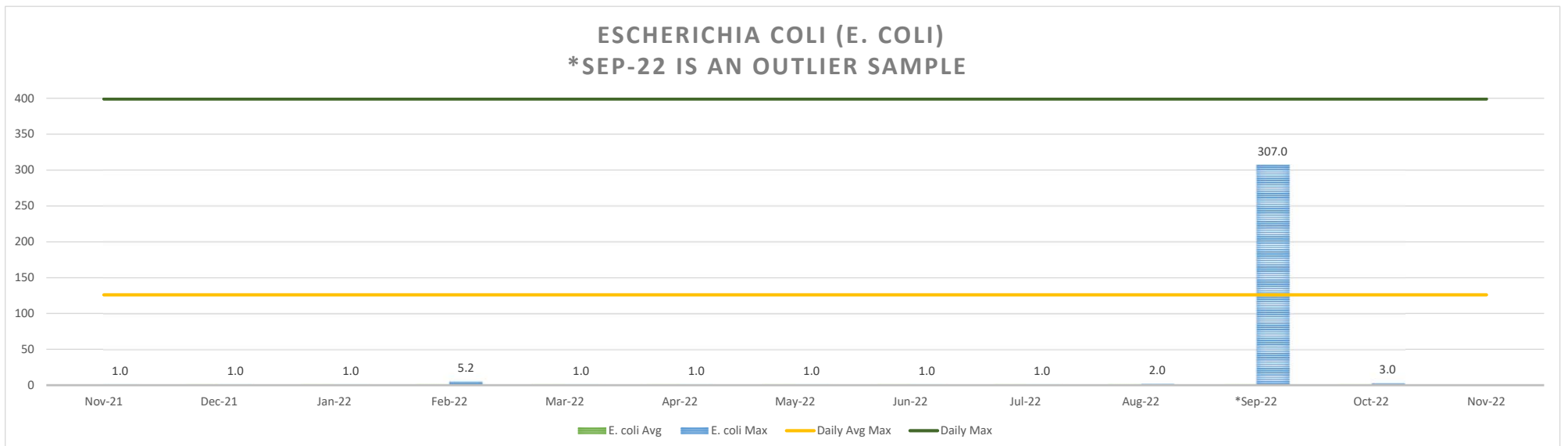
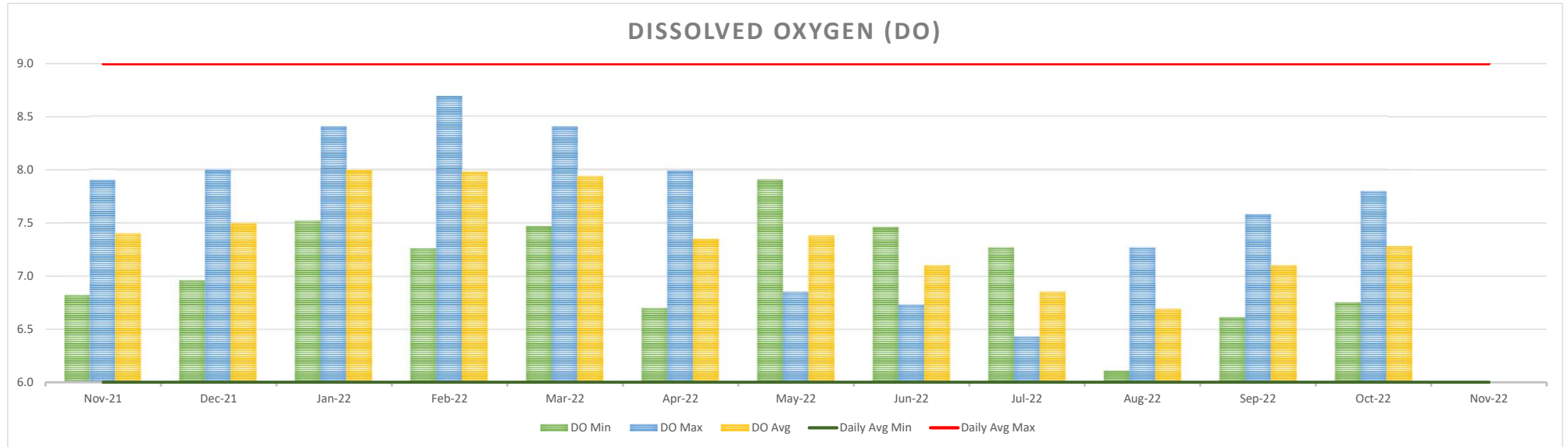


### NITRATE-NITROGEN (NO3)



### POTENTIAL OF HYDROGEN (PH)







**Check Report**

By Check Number

Date Range: 11/01/2022 - 11/30/2022



## Trophy Club Municipal Utility District No. 1

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: Prosperity Bank-Prosperity Bank</b>						
998	Water Finals/Refunds	11/08/2022	Manual	0.00	61.57	9065
998	Water Finals/Refunds	11/08/2022	Manual	0.00	369.05	9066
2943	JP Morgan Chase Bank NA	11/04/2022	Manual	0.00	8,197.93	9090
2222	Aflac	11/04/2022	Regular	0.00	405.80	9094
3132	Legal Shield	11/04/2022	Regular	0.00	34.90	9095
3156	Southern Petroleum Lab Inc	11/04/2022	Manual	0.00	408.00	9096
3213	Alan'S Gates, Inc.	11/04/2022	Regular	0.00	7,074.15	9097
2679	Alfa Laval, Inc	11/04/2022	Regular	0.00	2,858.26	9098
2807	Denton Record-Chronicle	11/04/2022	Regular	0.00	540.10	9099
3093	Four Man Furnace Inc.	11/04/2022	Regular	0.00	2,740.00	9100
1372	Hach Company	11/04/2022	Regular	0.00	4,662.78	9101
3156	Southern Petroleum Lab Inc	11/04/2022	Regular	0.00	698.40	9102
2696	Texas Excavation Safety System	11/04/2022	Regular	0.00	222.30	9103
1000	Trophy Club Mud (Water Bills)	11/04/2022	Regular	0.00	372.68	9104
1973	Texas Commission on Environmental Quality	11/04/2022	Regular	0.00	9,888.02	9105
3263	Uv Doctor Lamps Llc	11/04/2022	Regular	0.00	2,071.89	9106
3280	Watts Ellison Llc	11/04/2022	Regular	0.00	1,779.67	9107
3197	BenefitMall	11/04/2022	Regular	0.00	52.00	9108
2676	Humana Inc	11/04/2022	Regular	0.00	2,156.65	9109
3115	Metlife Group Benefits	11/04/2022	Regular	0.00	505.42	9110
2633	Sluder Emergency Power Service	11/04/2022	Regular	0.00	875.96	9111
3295	United Health Care	11/04/2022	Regular	0.00	19,838.38	9112
3295	United Health Care	11/04/2022	Regular	0.00	-19,838.38	9112
2679	Alfa Laval, Inc	11/16/2022	Regular	0.00	2,875.11	9113
2772	Allied Waste Industries	11/16/2022	Regular	0.00	5,795.41	9114
3127	Allied Welding Supply, Inc	11/16/2022	Regular	0.00	17.66	9115
1926	Badger Meter, Inc	11/16/2022	Regular	0.00	1,920.00	9116
3184	Dataprose LLC	11/16/2022	Regular	0.00	2,524.28	9117
2606	Fiserv Solutions LLC	11/16/2022	Regular	0.00	50.00	9118
3076	Hd Supply Facilities Maint Ltd	11/16/2022	Regular	0.00	250.94	9119
3156	Southern Petroleum Lab Inc	11/16/2022	Regular	0.00	2,408.40	9120
1001	Town Of Trophy Club	11/16/2022	Regular	0.00	123,443.09	9121
1081	Tri County Electric	11/16/2022	Regular	0.00	662.85	9122
1005	Atlas Utility Supply Co.	11/16/2022	Regular	0.00	2,770.00	9123
2683	Charter Communications	11/16/2022	Regular	0.00	899.00	9124
2497	Dhs Automation, Inc	11/16/2022	Regular	0.00	12,614.38	9125
1372	Hach Company	11/16/2022	Regular	0.00	587.68	9126
3278	Kyocera Document Solutions	11/16/2022	Regular	0.00	107.81	9127
3216	M3 Networks	11/16/2022	Regular	0.00	562.00	9128
3186	Member's Building Maintenance	11/16/2022	Regular	0.00	1,289.80	9129
2739	Municipal Valve & Equipment Co	11/16/2022	Regular	0.00	1,300.00	9130
1238	North Texas Pump Co.	11/16/2022	Regular	0.00	5,040.00	9131
2703	Rdo Equipment Co	11/16/2022	Regular	0.00	1,408.94	9132
3156	Southern Petroleum Lab Inc	11/16/2022	Regular	0.00	698.40	9133
3182	Strategic Government Resources	11/16/2022	Regular	0.00	1,173.75	9134
2440	Tarrant Cty Public Health Lab	11/16/2022	Regular	0.00	420.00	9135
1001	Town Of Trophy Club	11/16/2022	Regular	0.00	79,649.00	9136
2798	Tyler Technologies Inc	11/16/2022	Regular	0.00	6,045.00	9137
2858	Utility Service Co, Inc.	11/16/2022	Regular	0.00	64,305.33	9138
1058	Verizon Wireless	11/16/2022	Regular	0.00	855.69	9139
3225	US Bank Voyager Fleet Systems	11/28/2022	Regular	0.00	3,061.11	9140
3132	Legal Shield	11/28/2022	Regular	0.00	34.90	9141
2222	Aflac	11/28/2022	Regular	0.00	405.80	9142
3182	Strategic Government Resources	11/29/2022	Regular	0.00	225.00	9143

Check Report

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
3045	3RD Eye Surveillance LLC	11/29/2022	Regular	0.00	296.50	9144
1030	City of Fort Worth	11/29/2022	Regular	0.00	247,847.49	9145
2804	Fortiline Inc.	11/29/2022	Regular	0.00	6,471.29	9146
2796	Garver	11/29/2022	Regular	0.00	3,294.00	9147
2635	Halff Associates Inc.	11/29/2022	Regular	0.00	3,409.95	9148
3076	Hd Supply Facilities Maint Ltd	11/29/2022	Regular	0.00	987.59	9149
2775	Hudson Energy Services LLC	11/29/2022	Regular	0.00	25,992.85	9150
1249	Huther And Associates Inc	11/29/2022	Regular	0.00	1,170.00	9151
3223	Magic Shred	11/29/2022	Regular	0.00	88.00	9152
2643	Mclean & Howard LLP	11/29/2022	Regular	0.00	1,995.00	9153
3186	Member's Building Maintenance	11/29/2022	Regular	0.00	1,588.04	9154
2760	NDS Leasing	11/29/2022	Regular	0.00	175.00	9155
1238	North Texas Pump Co.	11/29/2022	Regular	0.00	3,210.00	9156
1056	Office Depot Inc	11/29/2022	Regular	0.00	207.04	9157
3134	Prime Controls LP	11/29/2022	Regular	0.00	793.00	9158
3176	Rey-Mar Construction	11/29/2022	Regular	0.00	99,647.40	9159
2698	Ritz Safety LLC	11/29/2022	Regular	0.00	703.53	9160
3231	SC Tracking Solutions LLC	11/29/2022	Regular	0.00	595.00	9161
2633	Sluder Emergency Power Service	11/29/2022	Regular	0.00	1,356.65	9162
3156	Southern Petroleum Lab Inc	11/29/2022	Regular	0.00	290.40	9163
2798	Tyler Technologies Inc	11/29/2022	Regular	0.00	9,652.50	9164
3197	BenefitMall	11/11/2022	Bank Draft	0.00	287.50	DFT0000010
3113	Tcdrs	11/30/2022	Bank Draft	0.00	9,967.65	DFT0000011
3124	Irs Tax Payment	11/11/2022	Bank Draft	0.00	14,482.79	DFT0000012
3295	United Health Care	11/04/2022	Bank Draft	0.00	19,631.74	DFT0000016
3197	BenefitMall	11/23/2022	Bank Draft	0.00	287.50	DFT0000018
3113	Tcdrs	11/30/2022	Bank Draft	0.00	12,449.26	DFT0000019
3124	Irs Tax Payment	11/23/2022	Bank Draft	0.00	18,718.00	DFT0000020

Bank Code Prosperity Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	90	70	0.00	789,949.92
Manual Checks	4	4	0.00	9,036.55
Voided Checks	0	1	0.00	-19,838.38
Bank Drafts	7	7	0.00	75,824.44
EFT's	0	0	0.00	0.00
	<b>101</b>	<b>82</b>	<b>0.00</b>	<b>854,972.53</b>

### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	90	70	0.00	789,949.92
Manual Checks	4	4	0.00	9,036.55
Voided Checks	0	1	0.00	-19,838.38
Bank Drafts	7	7	0.00	75,824.44
EFT's	0	0	0.00	0.00
	<b>101</b>	<b>82</b>	<b>0.00</b>	<b>854,972.53</b>

### Fund Summary

Fund	Name	Period	Amount
996	MUD Consolidated Cash	11/2022	854,972.53
			<b>854,972.53</b>

### November Utility Billing Report Fiscal Year 2022 - 2023

	November 2021	December 2021	January 2022	February 2022	March 2022	April 2022	May 2022	June 2022	July 2022	August 2022	September 2022	October 2022	November 2022
ebills	1,360	1,370	1,388	1,420	1,424	1,465	1,518	1,566	1,592	1,629	1,654	1,667	1,710
Bills Mailed	3,863	3,855	3,855	3,872	3,864	3,868	3,865	3,882	3,872	3,850	3,832	3,822	3,801
Bank Draft	655	663	668	670	671	676	692	700	697	704	703	706	711
Credit Card Draft	1,415	1,415	1,437	1,431	1,442	1,455	1,450	1,456	1,471	1,484	1,481	1,501	1,494
Online Payments	1,166	1,175	1,174	1,138	1,225	1,171	1,196	1,188	1,220	1,170	1,203	1,159	1,049
Late Notices	293	362	377	362	326	355	284	339	387	310	326	337	0
Disconnects	12	1	3	5	8	9	9	4	7	5	2	0	4
Connections MUD	3398	3398	3398	3401	3402	3400	3400	3401	3401	3398	3399	3399	3399
Connections PID	1443	1443	1443	1443	1443	1443	1443	1443	1443	1443	1444	1444	1444

### November Permits Fiscal Year 2023

Date of Permit	Permit No.	Customer Deposit	Due to FW Water	Oversize Meter	Plumbing Inspections	Sewer Inspections	Fire Line	Misc. Income	Total
									\$ -
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>CASH STATUS AS OF NOVEMBER 2022</b>		Restricted - Unable to be spent	Unrestricted- Available for spending	Total in Accounts (Restricted & Unrestricted)
135-10250	TexPool O & M (XXXXX0002)-General Fund Operating ***	\$0	\$3,222,806	\$3,222,806
135-10300	Prosperity Bank (XXX8701) General Fund Operating *	\$325,830	\$4,626,688	\$4,952,518
135-10305	Prosperity Bank Reserve-Savings Acct (XXXXX7724)	\$1,888,400	\$0	\$1,888,400
135-11100	Petty Cash Administration	\$0	\$150	\$150
135-11150	Petty Cash Utility Billing	\$0	\$450	\$450
137-10250	TexPool O & M (XXXXX0002) GASB Replacement	\$3,422,147	\$0	\$3,422,147
519-10250	Texpool Revenue Bond Construction (XXXXX015) SWIFT	\$0	\$0	\$0
519-11155	Cash-Bond Escrow Bank of Texas (SWIFT)	\$790,031	\$0	\$790,031
520-10250	Texpool Revenue Bond Water & Waste Water Systems 2019 (XXXXX018)	\$1,371,104	\$0	\$1,371,104
520-10300	Prosperity Bank Construction Water & Waste Water Systems 2019	\$0	\$0	\$0
528-10250	TexPool Revenue Bond Reserve (XXXXX014) WWTP Improvements	\$905,528	\$0	\$905,528
533-10250	TexPool Tax I & S (XXXXX0003)	\$106,434	\$0	\$106,434
533-10300	Prosperity Bank (XXX8701) Tax I&S	\$0	\$0	\$0
534-10250	TexPool Revenue I & S (XXXXX013) WWTP Improvements	\$138,224	\$0	\$138,224
535-10250	Texpool Revenue I & S (XXXXX017) SWIFT	\$56,768	\$0	\$56,768
536-10250	TexPool Revenue I & S (XXXXX020) Water & Waste Water Systems	\$70,553	\$0	\$70,553
			<b>\$7,850,094</b>	<b>\$16,925,112</b>

Amount available in cash for spending (MUD Accounts)

**\$7,850,094**

\*11/30/2022 Customer Water Deposits \$325,830

**Fire Department Cash**

122-10250	TexPool O & M (XXXXX0002)-Fire Operating Cash	\$0	\$484,807	\$484,807
122-10300	Prosperity Bank (XXX8701) Fire Operating	\$0	\$0	\$0
			<b>\$484,807</b>	<b>\$484,807</b>

Amount available in cash for spending (Fire Department Accounts)

**\$484,807**

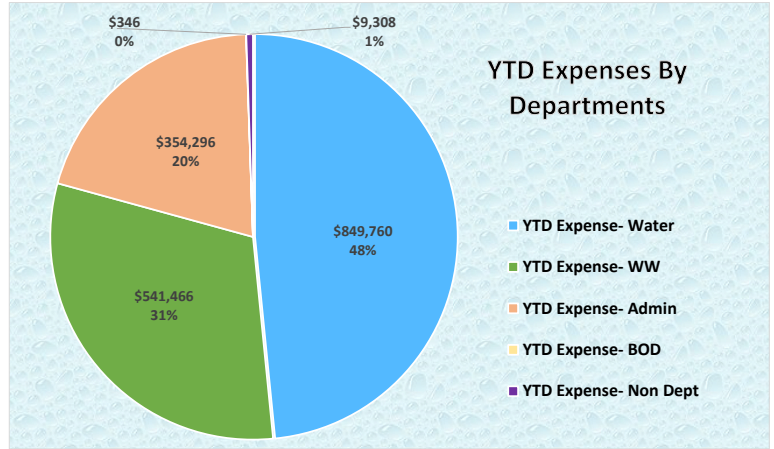
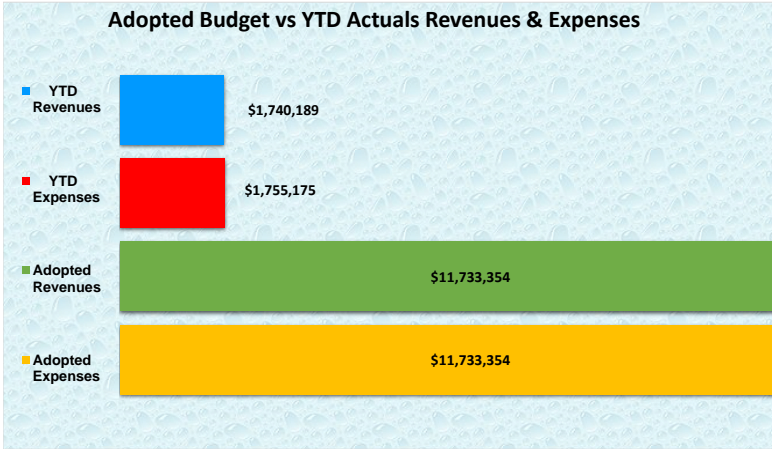
	General Fund 135 Available	
\$	4,626,688	Prosperity General Fund
\$	3,222,806	Texpool General Fund
\$	600	Petty Cash
Total General Fund 135 Available for Spending	\$ 7,850,094	

**General Fund 135 Fund Balances**

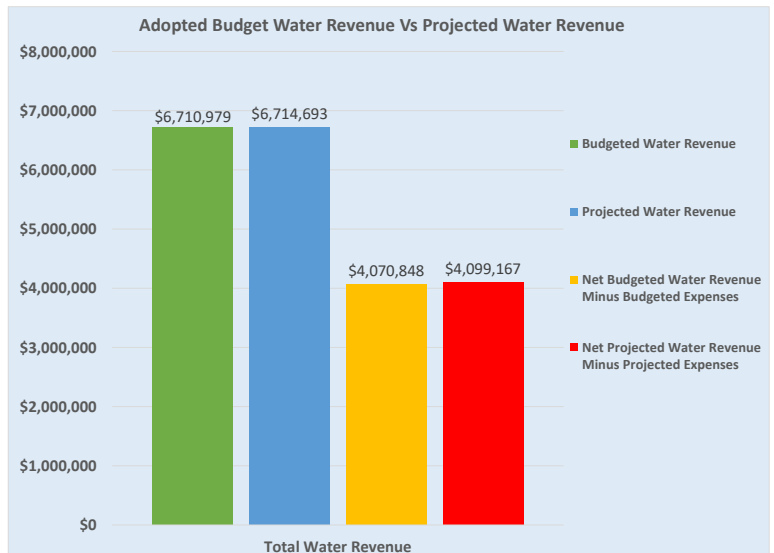
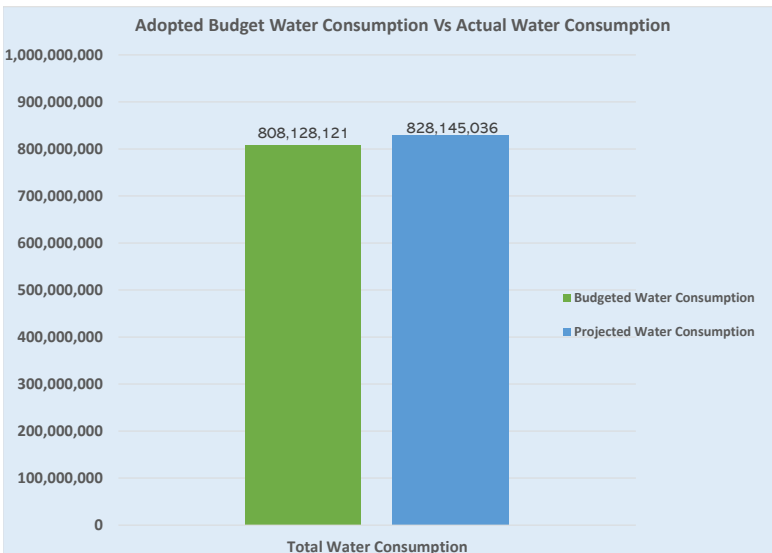
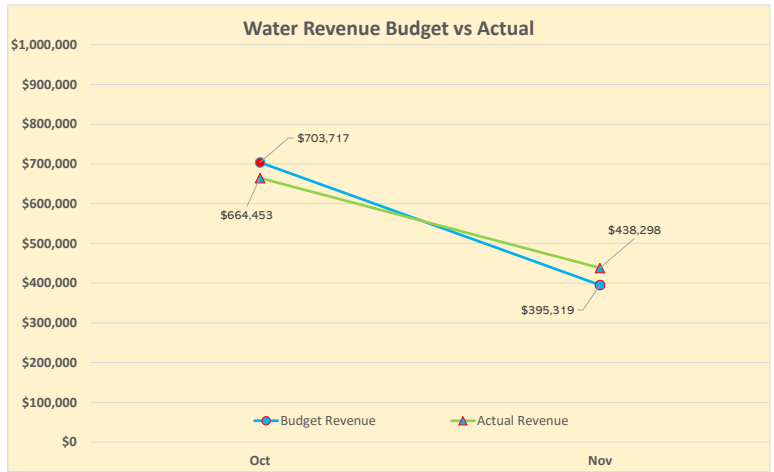
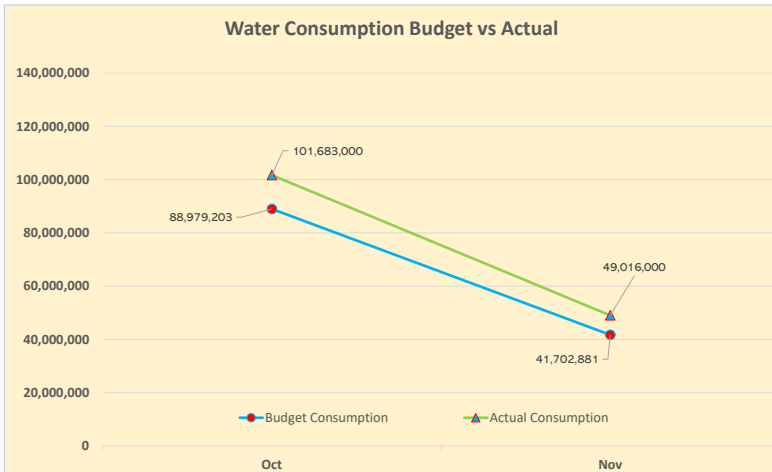
Nonspendable Fund Balance (Prepays)	\$ 3,880
Assigned Fund Balance (FY2022 Capital Projects plus prior year carry forward)	\$ 4,770,878
Unassigned Fund Balance	\$ 5,672,780
Current Year Revenue/Expenses	\$ 82,101
Total Nonspendable, Assigned & Committed Fund Balances - General Fund 135	\$10,529,639

# FY 2023 Combined Financials

YTD as of 11/30/2022



## Water Budget vs Actual



**Budget Variance Report**

As Of: 11/30/2022



Trophy Club Municipal Utility District No. 1

Fund: 135 - MUD 1 General Fund

	CURRENT MONTH			YEAR TO DATE				ANNUAL BUDGET		
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	%	TOTAL	REMAINING	%
<b><u>REVENUE SUMMARY</u></b>										
Non Departmental	759,300.94	977,388.37	(218,087.43)	1,740,188.80	1,954,776.74	(214,587.94)	15	11,733,354.00	(9,993,165.20)	85
<b>TOTAL REVENUE</b>	759,300.94	977,388.37	(218,087.43)	1,740,188.80	1,954,776.74	(214,587.94)	15	11,733,354.00	(9,993,165.20)	85
<b><u>EXPENSE SUMMARY</u></b>										
Non Departmental	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Water	567,954.86	547,941.66	(20,013.20)	849,759.72	1,095,883.32	246,123.60	13	6,577,932.00	(5,728,172.28)	87
Wastewater	195,426.62	290,877.74	95,451.12	541,465.75	581,755.48	40,289.73	16	3,491,931.00	(2,950,465.25)	84
Board of Directors	230.60	980.01	749.41	346.21	1,960.02	1,613.81	3	11,765.00	(11,418.79)	97
Administration	135,755.14	127,864.23	(7,890.91)	354,296.00	255,728.46	(98,567.54)	23	1,534,986.00	(1,180,690.00)	77
Non Departmental	4,807.50	9,724.44	4,916.94	9,307.50	19,448.88	10,141.38	8	116,740.00	(107,432.50)	92
<b>TOTAL EXPENSE</b>	904,174.72	977,388.08	73,213.36	1,755,175.18	1,954,776.16	199,600.98	15	11,733,354.00	9,978,178.82	85
<b>REVENUE OVER/(UNDER) EXPENDITURE</b>	(144,873.78)	0.29	(144,874.07)	(14,986.38)	0.58	(14,986.96)		0.00	(19,971,344.02)	



## Trophy Club Municipal Utility District No. 1

# Balance Sheet

## Account Summary

As Of 11/30/2022

Department	122 - Trophy Club MUD Fire D	135 - MUD 1 General Fund	137 - MUD 1 Consolidated GASB	519 - 2016 Rev Bond Const-SWIFT	520 - Revenue Bond 16" Waterline	528 - 2015 Revenue Bond Reserve Fund	Total
<b>Asset</b>							
000 - Non Departmental	1,665,644.37	11,283,603.30	3,422,146.58	788,433.85	1,367,045.31	902,848.29	19,429,721.70
<b>Total Asset:</b>	<b>1,665,644.37</b>	<b>11,283,603.30</b>	<b>3,422,146.58</b>	<b>788,433.85</b>	<b>1,367,045.31</b>	<b>902,848.29</b>	<b>19,429,721.70</b>
<b>Liability</b>							
000 - Non Departmental	1,156,108.18	851,051.61	0.00	81,691.15	246,595.87	0.00	2,335,446.81
<b>Total Liability:</b>	<b>1,156,108.18</b>	<b>851,051.61</b>	<b>0.00</b>	<b>81,691.15</b>	<b>246,595.87</b>	<b>0.00</b>	<b>2,335,446.81</b>
<b>Equity</b>							
000 - Non Departmental	681,803.57	10,447,538.07	2,985,574.58	705,530.20	1,339,096.93	900,604.41	17,060,147.76
<b>Total Total Beginning Equity:</b>	<b>681,803.57</b>	<b>10,447,538.07</b>	<b>2,985,574.58</b>	<b>705,530.20</b>	<b>1,339,096.93</b>	<b>900,604.41</b>	<b>17,060,147.76</b>
Total Revenue	72,221.18	1,740,188.80	436,572.00	1,212.50	3,720.36	2,243.88	2,256,158.72
Total Expense	244,488.56	1,755,175.18	0.00	0.00	222,367.85	0.00	2,222,031.59
<b>Revenues Over/Under Expenses</b>	<b>-172,267.38</b>	<b>-14,986.38</b>	<b>436,572.00</b>	<b>1,212.50</b>	<b>-218,647.49</b>	<b>2,243.88</b>	<b>34,127.13</b>
<b>Total Equity and Current Surplus (Deficit):</b>	<b>509,536.19</b>	<b>10,432,551.69</b>	<b>3,422,146.58</b>	<b>706,742.70</b>	<b>1,120,449.44</b>	<b>902,848.29</b>	<b>17,094,274.89</b>
<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>	<b>1,665,644.37</b>	<b>11,283,603.30</b>	<b>3,422,146.58</b>	<b>788,433.85</b>	<b>1,367,045.31</b>	<b>902,848.29</b>	<b>19,429,721.70</b>





Trophy Club Municipal Utility District No. 1

**Balance Sheet**  
**Account Summary**  
 As Of 11/30/2022

Department	533 - MUD 1 I&S Consolidated	534 - 2015 Revenue Bond I&S	535 - 2016 Rev Bond I&S-SWIFT	536 - 2019 Rev Bond I&S-W&WW System	Total
<b>Asset</b>					
000 - Non Departmental	745,017.93	137,966.77	56,671.20	70,442.49	1,010,098.39
<b>Total Asset:</b>	<b>745,017.93</b>	<b>137,966.77</b>	<b>56,671.20</b>	<b>70,442.49</b>	<b>1,010,098.39</b>
<b>Liability</b>					
000 - Non Departmental	679,794.59	0.00	0.00	0.00	679,794.59
<b>Total Liability:</b>	<b>679,794.59</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>679,794.59</b>
<b>Equity</b>					
000 - Non Departmental	4,145.11	27,958.35	6,554.77	1,429.17	40,087.40
<b>Total Total Beginning Equity:</b>	<b>4,145.11</b>	<b>27,958.35</b>	<b>6,554.77</b>	<b>1,429.17</b>	<b>40,087.40</b>
Total Revenue	61,078.23	110,008.42	50,116.43	69,013.32	290,216.40
Total Expense	0.00	0.00	0.00	0.00	0.00
<b>Revenues Over/Under Expenses</b>	<b>61,078.23</b>	<b>110,008.42</b>	<b>50,116.43</b>	<b>69,013.32</b>	<b>290,216.40</b>
<b>Total Equity and Current Surplus (Deficit):</b>	<b>65,223.34</b>	<b>137,966.77</b>	<b>56,671.20</b>	<b>70,442.49</b>	<b>330,303.80</b>
<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>	<b>745,017.93</b>	<b>137,966.77</b>	<b>56,671.20</b>	<b>70,442.49</b>	<b>1,010,098.39</b>

**REGULAR MEETING MINUTES  
TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1  
BOARD OF DIRECTORS  
November 16, 2022, at 6:30 p.m.**

Trophy Club Municipal Utility District No. 1 Board of Directors, of Denton and Tarrant Counties, met in a regular session on November 16, 2022, at 6:30 p.m., in the Boardroom of the Administration Building, 100 Municipal Drive, Trophy Club, Texas 76262. The meeting was held within the boundaries of the District and was open to the public.

STATE OF TEXAS §  
COUNTIES OF DENTON AND TARRANT §

**BOARD MEMBERS PRESENT:**

Kevin R. Carr	President
Ben Brewster	Vice President
Doug Harper	Secretary/Treasurer
William C. Rose	Director
Tracey Hunter	Director

**BOARD MEMBERS ABSENT:**

**STAFF PRESENT:**

Alan Fourmentin	General Manager
Laurie Slaght	District Secretary
Mike McMahon	Operations Manager
Steven Krolczyk	Finance Manager
Tony Corbett	Legal Counsel

**CALL TO ORDER AND ANNOUNCE A QUORUM**

President Carr announced the date of Wednesday, November 16, 2022, called the meeting to order and announced a quorum present at 6:31 p.m.

**CITIZEN COMMENTS**

London Wilson      102 Summit Cove

**REPORTS & UPDATES**

1. Staff Reports
  - a. Capital Improvement Projects
  - b. Water Operations Report
  - c. Wastewater System Reports
  - d. Finance Reports

General Manager Fourmentin presented the monthly staff reports and answered questions related thereto. Steven Krolczyk, Finance Manager reviewed the GASB report with the board and answered questions related thereto.

**CONSENT AGENDA**

2. Consider and act to approve the Consent Agenda.
  - a. October 2022 Combined Financials

- b. October 18, 2022, Regular Meeting Minutes

**Motion by Director Rose and seconded by Director Carr to approve the Consent Agenda as presented.**

**Motion carried unanimously**

**REGULAR SESSION**

- 3. Discussion and possible action regarding stormwater drainage and runoff in Hogan’s Glen.

**Director Rose requested this item be moved to Executive Session for discussion. With no objection, the item was moved.**

- 4. Consider and act regarding approval of employee health and ancillary benefits for the calendar year beginning January 1, 2023, and ending December 31, 2023, and authorize the General Manager to execute the necessary documents to implement Board action.

**Motion by Director Rose and seconded by Director Hunter to approve Scenario 1 for employee medical benefits and to move ancillary benefits to MetLife for dental, vision, and disability benefits.**

**Motion carried unanimously**

- 5. Discussion and possible action regarding political signage on fire department property. (Hunter)

London Wilson lives at 102 Summit Cove spoke about incidents that happened on her property during the May 2022 General election.

**This item is moved to Executive Session.**

**THE BOARD CONVENED INTO EXECUTIVE SESSION AT 7:26 P.M.**

**EXECUTIVE SESSION**

Pursuant to Section 551.071 of the Texas Open Meetings Act, the Board may consult with its attorney in Executive Session on a matter in which the duty of the attorney to the Governmental Body under the Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act or to seek advice of counsel on legal matters involving pending or contemplated litigation or settlement offers:

(3) Discussion and possible action regarding stormwater drainage and runoff in Hogan’s Glen.

(5) Discussion and possible action regarding political signage on fire department property.

**THE BOARD RECONVENED INTO REGULAR SESSION AT 8:25 P.M.**

**Item 3**

**Motion by Director Rose and seconded by Director Hunter to have the General Manager notify the HOA that a claim was filed to our insurer and denied.**

**Motion carried unanimously**

**Item 5**

**Director Rose provided direction to the General Manager to work with the town manager to find a solution for the conduct of electioneering on the fire department property.**

- 6. Items for future agendas:
- 7. Future Meeting dates - December 14, 2022 at 6:30 p.m.  
January 18, 2023 at 6:30 p.m.

**ADJOURN**

President Carr called the meeting adjourned at 8:28 p.m.

\_\_\_\_\_  
Kevin Carr, President

\_\_\_\_\_  
Doug Harper, Secretary/Treasurer

(SEAL)

\_\_\_\_\_  
Laurie Slaght, District Secretary



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## STAFF REPORT

**AGENDA ITEM:** Consider and act to approve purchase and replacement of three (3) vehicles as a part of our vehicle replacement program utilizing Buyboard contract #601-19 in an amount of \$164,116.

**DESCRIPTION:**

Old: 2015 Ford F350 (Water)

New Purchase: 2022 Dodge 3500 for \$62,410

Old: 2018 Chevy 1500 (Water)

New Purchase: 2024 Chevy 1500 for \$38,815

Old: 2015 Chevy 3500 Crane Truck (Wastewater)

New Purchase: 2023 Dodge 2500 for \$62,891

Prices may change slightly due to long lead time, which are estimated at 6 - 12 months to arrive once ordered.

**RECOMMENDATION:** Staff recommends approval of purchase and replacement of three (3) vehicles as a part of our vehicle replacement program utilizing Buyboard contract #601-19 in an amount of \$164,116.



QUOTE# 00AA

**CONTRACT PRICING WORKSHEET**

End User: TROPHY CLUB MUNICIPAL UTILITY DISTRICT No.1	Contractor: CALDWELL COUNTRY
Contact Name: MIKE MCMAHON	CALDWELL COUNTRY
Email: MCMAHON@TCMUD.ORG	Prepared By: Averyt Knapp
Phone #: 682-831-4600	Email: aknapp@caldwellcountry.com
Fax #:	Phone #: 979-567-6116
Location City: TROPHY CLUB, TX	Fax #: 979-567-4376
Date Prepared: NOVEMBER 29, 2022	Address: P. O. Box 27, Caldwell, TX 77836
Contract Number: BUY BOARD #601-19	Tax ID # 87-3266036

Product Description: 2024 CHEVROLET 1500 SILVERADO 4X2 CREW CAB CC10543

A Base Price & Options:	\$38,415
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**B Fleet Quote Option:**

Code	Description	Cost	Code	Description	Cost
	4X2-CREW CAB, WT PACKAGE, 2.7L-TURBO, 8-SPD AUTOMATIC, LOCKING REAR AXLE DIFFERENTIAL, 17" X 8" ALUMINUM WHEELS, 255/70R17 ALL SEASON, 40-20-40 CLOTH INTERIOR, FULL RUBBER FLOOR, AIR CONDITION, AMFM-STEREO INFOTAINMENT 3 W/BLUETOOTH, TILT WHEEL, CRUISE, POWER WINDOWS, POWER LOCKS, POWER MIRRORS, KEYLESS ENTRY, REAR STEP BUMPER, REAR VISION CAMERA, OEM TRAILER TOW PACKAGE	INCL			
	GM WARRANTY 5YR/100,000 MILES POWERTRAIN @ N/C	INCL		CALDWELL COUNTRY PO BOX 27 CALDWELL, TEXAS 77836	
	PRICES VALID FOR 30 DAYS BUT SUBJECT TO CHANGE DUE TO SUPPLY CHAIN CHALLENGES			REVERIFY PRICING BEFORE ISSUING PURCHASE ORDER. COMMODITY SURCHARGES MAY APPLY AFTER PO ISSUED	
<b>Subtotal B</b>					<b>INCL</b>

**C Unpublished Options**

Code	Description	Cost	Code	Description	Cost

<b>Subtotal C</b>					
<b>D Other Price Adjustments (Installation, Delivery, Etc...)</b>					
<b>Subtotal D</b>					<b>INCL</b>
<b>E Unit Cost Before Fee &amp; Non-Equipment Charges(A+B+C+D)</b>					<b>\$38,415</b>
<b>Quantity Ordered</b>					<b>1</b>
<b>Subtotal E</b>					<b>\$38,415</b>
<b>F Non-Equipment Charges (Trade-In, Warranty, Etc...)</b>					
<b>BUY BOARD FEE</b>					<b>\$400</b>
<b>G. Color of Vehicle: WHITE</b>					
<b>H. Total Purchase Price (E+F)</b>					<b>\$38,815</b>
<b>Estimated Delivery Date:</b>					<b>12 MONTHS APPX</b>







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STAFF REPORT

December 16, 2022

**AGENDA ITEM:** Consider and act to approve 5th Amendment to Water Tower/Ground Lease Agreement with New Cingular Wireless PCS, LLC and authorize the General Manager to execute the necessary contract amendment documents to implement Board action.

**DESCRIPTION:** The proposed lease includes an increase in monthly rent from \$1,178.81 per month to \$4,000 per month, an annual increase of \$33,854 or 239%. This revised lease also includes an annual rent increase of 3%; a five-year term instead of a twenty-year term; and replacing existing antennas and cabling on the tower.

**RECOMMENDATION:** Approve the 5<sup>th</sup> Amendment to Water Tower/Ground Lease Agreement as attached.

**ATTACHMENTS:** Lease documents

**THIS DOCUMENT PREPARED BY,  
and  
WHEN RECORDED RETURN TO:**

Catherine Abejar, Lease Processing  
MD7, LLC  
(469) 965-9850  
950 W. Bethany Drive, Suite 700  
Allen, TX 75013

**PARCEL #: 41328337**

SPACE ABOVE FOR RECORDER'S USE

Re: Cell Site #: DXL02054  
Cell Site Name: Trophy Club (TX)  
Fixed Asset Number: 10003375  
State: TX  
County: Denton

**FIRST AMENDMENT TO MEMORANDUM OF LEASE AGREEMENT**

This First Amendment to Memorandum of Lease Agreement is entered into on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by and between Trophy Club Municipal Utility District No.1, a Texas conservation and reclamation district, having a mailing address of 100 Municipal Drive, Trophy Club, TX 76262 (“**Lessor**”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd. NE, 3rd Floor, Atlanta, GA 30319 (“**Lessee**”).

1. Lessor and Lessee (or its predecessors or successors in interest) entered into a certain Water Tower/Ground Lease Agreement dated August 22, 1995, as amended by that certain First Amendment to Lease Agreement dated July 7, 2006, as amended by that certain Second Amendment to Lease Agreement dated November 6, 2007, as amended by that certain Third Amendment to Lease Agreement dated October 21, 2014, as amended by that certain Fourth Amendment to Lease Agreement dated June 12, 2018, and as further amended by that certain Fifth Amendment to Water Tower/Ground Lease Agreement dated \_\_\_\_\_, 202\_\_ (collectively, the “**Agreement**”) for the purpose of installing, operating and maintaining a communications facility and other improvements. A Memorandum of Lease Agreement reflecting the Agreement was recorded on November 2, 1995, in Document No. 95-R0068995, in the public records of Denton County, State of Texas.
2. The parties have agreed, commencing on November 1, 2022, to add one (1) successive period of five (5) years upon the same terms and conditions of the Agreement.

3. The portion of the land being leased to Lessee (the “**Leased Premises**”) is described in **Exhibit 1** annexed hereto.
  
4. This First Amendment to Memorandum of Lease Agreement is not intended to amend or modify and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this First Amendment to Memorandum of Lease Agreement and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]

**IN WITNESS WHEREOF**, the parties have executed this First Amendment to Memorandum of Lease Agreement as of the day and year first above written.

**LESSOR:**  
Trophy Club Municipal Utility District No.1,  
a Texas conservation and reclamation district

**LESSEE:**  
New Cingular Wireless PCS, LLC,  
a Delaware limited liability company

By: AT&T Mobility Corporation  
Its: Manager

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

[ACKNOWLEDGEMENTS APPEAR ON NEXT PAGE]

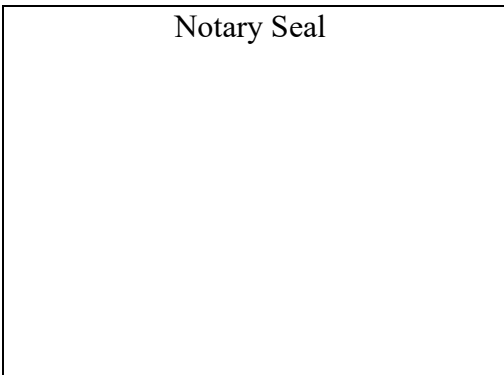


**LESSEE ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of AT&T Mobility Corporation, the Manager of **New Cingular Wireless PCS, LLC, a Delaware limited liability company**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: \_\_\_\_\_.



\_\_\_\_\_  
(Signature of Notary)

\_\_\_\_\_  
(Legibly Print or Stamp Name of Notary)  
Notary Public in and for the State of

\_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**Exhibit 1 to First Amendment to Memorandum of Lease Agreement**

**Legal Description**

Street Address: Hwy 114 and TW King Road, Trophy Club, TX 76262

Parcel #: 41328337

That certain Premises (and access and utility easements) on a portion of the real property described as follows:



### ELEVATED WATER STORAGE SITE

All that certain lot, tract or parcel of land in the J. HENRY SURVEY, Abstract 528, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set for the Northeast corner of this tract, said rod bears South 0 degrees 16 minutes 14 seconds West 561-39/100 feet along the common East line of Trophy Club property and West line of T.W. King Road, and North 89 degrees 28 minutes West 36-23/100 feet from a 5/8 inch iron rod found for the Southeast corner of Lot 721, TROPHY CLUB-SECTION NINE, according to the plat recorded in Volume 16, Page 17, Plat Records, Denton County, Texas:

THENCE South 0 degrees 16 minutes West 100-0/10 feet to a 5/8 inch iron rod for corner;

THENCE North 89 degrees 28 minutes West 100-0/10 feet to a 5/8 inch iron rod for corner;

THENCE North 0 degrees 32 minutes East 100-0/10 feet to a 5/8 inch iron rod for corner;

THENCE South 89 degrees 28 minutes East 100-0/10 feet to the place of beginning and containing some 0-230/1000 acres of land.

#### Centerline description for a 10' wide Water Line Easement

BEGINNING at a point in the North line of aforesaid 0-230/1000 acre tract, said point bears North 89 degrees 28 minutes West 50-0/10 feet from the Northeast corner of said tract;

THENCE departing said 0-230/1000 acre tract North 0 degrees 32 minutes East 10-0/10 feet to a point for corner;

THENCE South 89 degrees 28 minutes East, parallel to and 10-0/10 feet North of said 0-230/1000 acre tract, a distance of 50-0/10 feet to a point for corner;

THENCE North 0 degrees 32 minutes East 60-98/100 feet to a point where said centerline intersects the "proposed" South right-of-way line of a 50 foot wide street, for the end of this description.

Taken from Field Notes dated July 16, 1981.  
Field Notes prepared by David A. White, Public Surveyor

Market: N. TX  
Cell Site Number: DXL02054  
Cell Site Name: Trophy Club  
Fixed Asset Number: 10003375

**FIFTH AMENDMENT TO WATER TOWER/GROUND LEASE AGREEMENT**

THIS FIFTH AMENDMENT TO WATER TOWER/GROUND LEASE AGREEMENT (“**Amendment**”) dated as of the later date below is by and between Trophy Club Municipal Utility District No. 1, a Texas conservation and reclamation district, having a mailing address at 100 Municipal Drive, Trophy Club, TX 76262 (“**Lessor**”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address at 1025 Lenox Park Blvd. NE, 3rd Floor, Atlanta, GA 30319 (“**Lessee**”).

WHEREAS, Lessor and Lessee (or its affiliate or predecessor in interest) entered into a Water Tower/Ground Lease Agreement dated August 22, 1995, as amended by First Amendment to Lease Agreement dated July 7, 2006, as amended by Second Amendment to Lease Agreement dated November 6, 2007, as amended by Third Amendment to Lease Agreement dated October 21, 2014, and as amended by Fourth Amendment to Lease Agreement dated June 12, 2018, whereby Lessor leased to Lessee certain Leased Premises, therein described, that are a portion of the property (“**Property**”) located at Hwy 114 and TW King Road, Trophy Club, TX 76262 (collectively, the “**Agreement**”); and

WHEREAS, the term of the Agreement will expire on October 31, 2022, and the parties mutually desire to renew the Agreement, memorialize such renewal period and modify the Agreement in certain other respects, all on the terms and conditions contained herein; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to extend the term of the Agreement; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to clarify the scope of Lessee's permitted use of the Leased Premises; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to modify the notice section thereof; and

WHEREAS, Lessor and Lessee, in their mutual interest, desire to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

1. **Modification of Rent.** Commencing on November 1, 2022, the current Rent payable under the Agreement shall be Four Thousand and 00/100 Dollars (\$4,000.00) per month, and shall continue during the Term, subject to adjustment, if any, as provided below.

2. **Future Rent Increase / Extension Term Increase.** The Agreement is amended to provide that commencing on November 1, 2023, Rent shall increase by three percent (3%) (such that the Rent payable as of November 1, 2023 shall be \$4,120 per month) and shall subsequently increase by three percent (3%) on an annual basis thereafter effective each November 1 until termination.

3. **Term.** The term of the Agreement shall be amended to provide that the current term, which commenced on November 1, 2017, shall expire on October 31, 2022 (“**Current Term**”), and commencing on November 1, 2022, will be automatically renewed, upon the same terms and conditions of the Agreement, as amended hereby, for five (5) additional years that shall expire on October 31, 2027 (the “**Extension Term**”). Hereafter, “**Term**” shall include the Current Term and the Extension Term.

4. **Removal of Antennas & Equipment.** Lessee agrees to remove any and all unused antennas, ancillary wiring and equipment, and all unused appurtenance thereto from Lessor’s elevated storage facility (the “**Tank**”) at no cost to Lessor.

5. **Additional Equipment.** After removing all unused equipment in accordance with Section 4 above, Lessee may install and operate the equipment described in **Exhibit “A”** attached hereto (the “Authorized Equipment”).

6. **Repair of Damage.** At its sole cost and expense, Lessee will repair any and all damage to the Tank caused by previously installed electrical, telephone or other communications equipment (including equipment removed by Lessee) by sealing open penetrations to Lessor’s reasonable satisfaction. Lessee shall also repair any and all damage to the Tank caused by installation of the Authorized Equipment.

7. **Noninterference.** Lessee agrees that in connection with exercising any and all rights under the Agreement, as amended hereby, and specifically including installation and operation of the Authorized Equipment, Lessee: (i) shall not damage, alter or modify the Tank or any other water system improvements of Lessor except as specifically authorized by Lessor; (ii) Lessee shall not interfere with Lessor’s use or operation of its water system, or the provision of retail water service by Lessor to its customers; and (iii) Lessee shall not interfere with the use of the Property by Lessor or any other persons with existing rights to the Property.

8. **Notices.** Section 17 of the Agreement is hereby deleted in its entirety and replaced with the following:

**NOTICES.** All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows.

If to Lessor:

Trophy Club Municipal Utility District No.1  
100 Municipal Drive  
Trophy Club, TX 76262

If to Lessee:

New Cingular Wireless PCS, LLC  
Attn: TAG – LA  
Re: Cell Site #: DXL02054  
Cell Site Name: Trophy Club (TX)  
Fixed Asset #: 10003375  
1025 Lenox Park Blvd. NE  
3rd Floor  
Atlanta, GA 30319

With a copy to:

New Cingular Wireless PCS, LLC  
Attn: Legal Department  
Re: Cell Site #: DXL02054  
Cell Site Name: Trophy Club (TX)  
Fixed Asset #: 10003375  
208 S. Akard Street  
Dallas, TX 75202

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice. Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.

**9. Other Terms and Conditions Remain.** In the event of any inconsistencies between the Agreement and this Amendment, the terms of this Amendment shall control. Except as expressly set forth in this Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Amendment.

**10. Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]

**IN WITNESS WHEREOF**, the parties have caused this Amendment to be effective as of the last date written below.

**LESSOR:**  
Trophy Club Municipal Utility District No. 1,  
a Texas conservation and reclamation district

**LESSEE:**  
New Cingular Wireless PCS, LLC,  
a Delaware limited liability company  
  
By: AT&T Mobility Corporation  
Its: Manager

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

[ACKNOWLEDGEMENTS APPEAR ON THE NEXT PAGE]

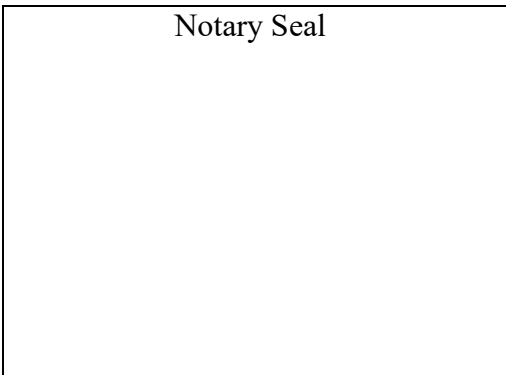


**LESSEE ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of AT&T Mobility Corporation, the Manager of **New Cingular Wireless PCS, LLC, a Delaware limited liability company**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: \_\_\_\_\_.



\_\_\_\_\_  
(Signature of Notary)

\_\_\_\_\_  
(Legibly Print or Stamp Name of Notary)  
Notary Public in and for the State of

\_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**Exhibit A**



SITE INFORMATION	
SITE NAME:	TROPHY CLUB
SITE ID:	DX2054
FA LOCATION CODE:	10003375
ADDRESS:	2114 TW KING ROAD
CITY, STATE ZIP:	TROPHY CLUB, TX 76262
COUNTY:	DENTON
LATITUDE:	32.9870833°
LONGITUDE:	-97.1676667°
GROUND ELEVATION:	619' A.M.S.L.
STRUCTURE TYPE:	WATER TANK
STRUCTURE HEIGHT:	175'-0" AGL
RAD CENTER:	120'-0"
APPLICANT:	AT&T MOBILITY 1801 VALLEY VIEW LANE FARMERS BRANCH, TX 75234
SITE ACQUISITION:	NEXIUS SOLUTIONS, INC. 1025 S BELTLINE RD. COPPELL, TX 75019
A&E SERVICES:	NEXIUS SOLUTIONS, INC. 2051 MIDWAY ROAD LEWISVILLE, TX 75056 - (972) 581-9888
TOWER OWNER:	TROPHY CLUB MUNICIPAL UTILITY DISTRICT
CLASS IV RIGGING PLAN:	NO



**AT&T**  
Mobility

THE DESIGN SHOWN ON THESE DRAWINGS IS BASED ON INFORMATION GATHERED FROM AT&T RFDS V2020\_1.00 DATED 12/10/2020.

SITE NAME:  
**TROPHY CLUB**  
SITE ID:  
**DX2054**  
FA LOCATION CODE:  
**10003375**

PROJECT:  
**5G NR RADIO / ANT.MOD**  
TOWER OWNER:  
**TROPHY CLUB MUNICIPAL UTILITY DISTRICT**  
TOWER NUMBER:  
**N/A**  
PACE ID:  
**MRNTX068315 / MRNTX068298**

ADDRESS:  
**2114 TW KING ROAD  
TROPHY CLUB, TX 76262  
175'-0" WATER TANK**

PREPARED BY:

ENABLING SMARTER CONNECTIONS

A&E OFFICE:  
2051 MIDWAY ROAD  
LEWISVILLE, TX 75056

CLIENT:

**AT&T**  
Mobility

1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

VICINITY MAP



SHEET INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
C-1	OVERALL SITE PLAN
C-2	EQUIPMENT LAYOUT PLAN
C-3	TOWER ELEVATIONS
C-4	ENLARGED ANTENNA PLANS ALPHA
C-5	ENLARGED ANTENNA PLANS BETA
C-6	ENLARGED ANTENNA PLANS GAMMA
C-7	RF SCHEDULE
C-8	EQUIPMENT DETAILS

GENERAL NOTES AND APPLICABLE CODES

- THIS IS AN UNMANNED TELECOMMUNICATION FACILITY AND NOT FOR HUMAN HABITATION.
  - HANDICAPPED ACCESS IS NOT REQUIRED.
  - POTABLE WATER OR SANITARY SERVICE IS NOT REQUIRED.
  - NO OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES REQUIRED.
- CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. FAILURE TO NOTIFY THE ARCHITECT/ENGINEER PLACES THE RESPONSIBILITY ON THE CONTRACTOR TO CORRECT THE DISCREPANCIES AT THE CONTRACTOR'S EXPENSE.
- DEVELOPMENT AND USE OF THE SITE WILL CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND SPECIFICATIONS.
  - ATT STANDARD - ATT-TP 76300, ATT-TP 76416 & ATT UPDATES AS REQUIRED
  - BUILDING CODE: INTERNATIONAL BUILDING CODE 2021
  - ELECTRICAL CODE: DESIGNED TO THE REQUIREMENTS OF THE 2020 NATIONAL ELECTRIC CODE WITH PROVISIONS. DRAWINGS WILL COMPLY WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION AND THE CODE APPROVED BY THE LOCAL JURISDICTION.  
SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS.
  - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
  - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION.
  - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA)
    - TIA 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA SUPPORTING STRUCTURES AND ANTENNAS WITH ADDENDUM.
    - TIA 607, GENERIC TELECOMMUNICATIONS BONDING AND GROUNDING (EARTHING) FOR CUSTOMER PREMISES.
  - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE)
    - IEEE 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUNDING SYSTEM.
    - IEEE 1100 (2005) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT.
    - IEEE C82.41.1, RECOMMENDED PRACTICES ON CHARACTERIZATION OF SURGES IN LOW VOLTAGE (1000V OR LESS) AC POWER CIRCUITS.
  - TELECORDIA, GR-1275, GENERAL INSTALLATION REQUIREMENTS.
  - TELECORDIA, GR-1503, COAXIAL CONNECTORS.
  - ANSI T1.311, TELECOMMUNICATIONS - DC POWER SYSTEMS - TELECOMMUNICATIONS ENVIRONMENT PROTECTION.

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

SCOPE OF WORK

ALPHA, BETA, GAMMA:  
\*5G NR RADIO (MRNTX068315): INSTALL NEW AIR6449 N77 ANTENNA ON POS 3. INSTALL 2X FIBER JUMPERS AND 1X DC JUMPER. INSTALL NEW NNH4-65B-R6H4 ANTENNA ON POS 5.

4TRX ANTENNA RETROFIT (MRNTX068298): INSTALL NEW RRUS 4478 B12 ON NEW RR-FA2 BRACKET. CONNECT TO NEW ANTENNA ON POS 5 USING 2X MINI DIN TO MINI DIN RF JUMPERS AND CONNECT TO NEW CBC78T-DS-43 DIPLEXER USING 2X MINI DIN TO MINI DIN RF JUMPERS. INSTALL 2X FIBER JUMPERS AND 1X DC JUMPER.

BBU RECONFIGURATION WITH NEW IDS (MRNTX069093): GROUND WORK ONLY.

DECOM EXISTING SBHH-1065B FROM POS 3 AND POS 5  
DECOM EXISTING RRS 11 B12 FROM POS 5  
INSTALL NEW CBC78T-DS-43 DIPLEXER ON POS 5. INSTALL 2X MINI DIN TO MINI DIN RF JUMPERS TO NEW ANTENNA ON POS 5  
RECONNECT EXISTING RRU-32 B30 TO NEW ANTENNA ON POS 5 USING 4X MINI DIN TO DIN RF JUMPERS  
RECONNECT EXISTING RRS 32 B2 TO NEW ANTENNA ON POS 5 USING 4X MINI DIN TO DIN RF JUMPERS

POWER SCOPE:  
NO CHANGE TO THE AC POWER SYSTEM.

5G NR RADIO (MRNTX068315) INSTALL 3X 50 AMP BREAKERS FOR THE AIR6449 N77D ANTENNA. USE THE EXISTING DC12S. INSTALL NEW DC6 AND 3X DC2'S (1 PER SECTOR). INSTALL 2X 6AWG6 POWER TRUNK AT 220". USE EXISTING FIBER TRUNKS. INSTALL 3X 25 AMP BREAKERS FOR THE 4478 B12A RADIOS.  
EXISTING: 3X DC6, 9X DC2, 6X 6AWG6 DC TRUNKS, 3X FIBER TRUNKS  
PROPOSED: 4X DC6, 12X DC2, 2X 6AWG6 DC TRUNKS, 6X 6AWG6 DC TRUNKS, 3X FIBER TRUNKS

EXISTING NETSURE 721 -48V.



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TOLL FREE: 1-800-545-6005 OR [www.texas811.org](http://www.texas811.org)

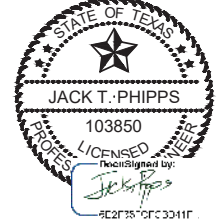
TEXAS STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

NEXIUS LEASING/SITE ACQUISITION:	DATE:
NEXIUS A&E:	DATE:
NEXIUS CM:	DATE:
AT&T CM:	DATE:
AT&T RF:	DATE:

FOR CONSTRUCTION



DATE SIGNED: 09/26/22  
NEXIUS SOLUTIONS, INC. TEXAS FIRM NO. F-17972  
FIRM REGISTRATION RENEWAL 07/31/23  
PE LICENSE RENEWAL 06/30/23

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	03/05/22	FOR REVIEW	TB
B	07/06/22	FOR REVIEW	GS
0	08/01/23	FINAL CD	TB
1	09/26/22	REVISED FINAL CD	NK

SITE INFORMATION: TOWER OWNER:  
TROPHY CLUB MUNICIPAL UTILITY DISTRICT  
TOWER NUMBER:  
N/A  
SITE NAME:  
TROPHY CLUB  
SITE NUMBER:  
DX2054  
FA LOCATION CODE:  
10003375  
PACE ID:  
MRNTX068315 / MRNTX068298  
ADDRESS:  
2114 TW KING ROAD  
TROPHY CLUB, TX 76262

DRAWN BY:	TB	DATE:	03/05/22
CHECKED BY:	TB	DATE:	09/26/22
NEXIUS P/N:	3012A0XEAN		
SHEET TITLE:	TITLE SHEET		
SHEET NUMBER:	T-1		


GENERAL CONSTRUCTION NOTES:

- FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
  - GENERAL CONTRACTOR – NEXIUS
  - SUBCONTRACTOR – CONTRACTOR (CONSTRUCTION)
  - ARTIST – ARTIST MOBILITY
- ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND ARTIST PROJECT SPECIFICATIONS.
- GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE SURE THAT THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, ORDINANCES AND REGULATIONS, SURFACE DRAINAGE AND DRAINAGE, ADJACENT WORK, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTIVE REQUIREMENTS FOR THE SUBGRADE.
- WHENEVER THE DENSITY TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCESSIVE LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY SURFACE DRAINAGE AND DRAINAGE, ADJACENT WORK, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTIVE REQUIREMENTS FOR THE SUBGRADE.
- THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.
- WATER USED IN CONCRETE MIX SHALL BE POTABLE, CLEAN, AND FREE FROM OILS, ACIDS, SALTS, CHLORIDES, ALUMINUM, SILICA, VEGETABLE, OR OTHER DELIBERIOUS SUBSTANCES.
- CONCRETE SHALL CONTAIN AN AIR-ENTRAPPING ADMIXTURE COMPLYING WITH THE REQUIREMENTS OF ASTM C-260 AND ACI 212. AIR AND WATER-REDUCING ADMIXTURES COMPLYING WITH THE REQUIREMENTS OF ASTM C-494 AND ACI 212. 1% ADMIXTURES SHALL BE PURCHASED AND BLENDED IN ORDER TO AVOID THE USE OF CALCIUM CHLORIDE OR AN ADMIXTURE CONTAINING CALCIUM CHLORIDE IS PROHIBITED. ADMIXTURES SHALL BE OF THE SAME MANUFACTURER TO MAINTAIN CONSISTENCY, ACCEPTABLE MANUFACTURERS ARE:
  - GMAK
  - SUEM
  - BASF MASTER BUILDERS
  - ELSA CHEMICAL CO.
  - APPROVED EQUIV.
- CURB/COMPOUND SHALL CONFORM TO ASTM C308, TYPE I, CLASS A AND B AND ASTM C171 AS APPLICABLE.
- CONCRETE MIX:
  - PROPORTION CONCRETE MIX IN ACCORDANCE WITH REQUIREMENTS OF ACI 301, THE STRENGTH OF CONCRETE SHALL BE AS INDICATED ON THE DRAWINGS, WHERE STRENGTH IS NOT CLEARLY INDICATED, CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
  - ALL CONCRETE SHALL BE 4% OR EAR EXTRACTED.
  - ALL STRUCTURAL CONCRETE SHALL CONTAIN A WATER-REDUCING AGENT.
- 3.1 GENERAL:
  - CONSTRUCT AND ERECT THE FORM WORK IN ACCORDANCE WITH ACI 301 AND ACI 347.
  - COLD-WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.
  - HOT-WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.
  - INSERTS, EMBEDDED COMPONENTS AND OPENINGS:
    - CONTRACTOR SHALL CHECK ALL CABLE, ARCHITECTURAL, STRUCTURAL, AND ELECTRICAL DRAWINGS FOR OPENINGS, INSERTS, ANCHOR BOLTS, AND OTHER ITEMS TO BE BUILT INTO THE CONCRETE WORK.
    - COORDINATE THE WORK OF OTHER SECTION IN FORMING AND SETTING OPENINGS, RECESSES, SLOTS, CHANNELS, INSERTS AND OTHER ITEMS TO BE EMBEDDED.
    - EMBEDDED ITEMS SHALL BE SET ACCURATELY IN LOCATION, ALIGNMENT, ELEVATION AND PLUMBNESS, LOCATE AND MEASURE FROM ESTABLISHED SURVEYED REFERENCE BENCHMARKS.
    - EMBEDDED ITEMS SHALL BE ANCHORED INTO PLACE IN A MANNER TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT AND CONSOLIDATION. ANCHORING SHALL BE AS REQUIRED TO COMPLETE ASSEMBLY SHALL BE ALIGNED BEFORE ANCHORING INTO PLACE. PROVIDE TEMPORARY BRACING, ANCHORAGE, AND TIEBACKS AS REQUIRED TO MAINTAIN THE SETTING AND ALIGNMENT.
  - REINFORCEMENT PLACEMENT:
    - PLACE REINFORCEMENT ACCORDING TO CHECKED AND RELEASED DRAWINGS AND IN ACCORDANCE WITH ACI 301 AND ACI 318.
    - ACCURATELY POSITION, SUPPORT AND SECURE REINFORCEMENT AGAINST DISPLACEMENT FROM FORM CONSTRUCTION OR CONCRETE PLACEMENT AND CONSOLIDATION. SUPPORT REINFORCEMENT ON METAL CHAIRS, RIBBONS, SOLLERS, SPACERS AND HANGERS.
    - SPLICES OF REINFORCING BARS SHALL BE CLASS B UNLESS SHOWN OTHERWISE ON THE DRAWINGS. SPLICES SHALL BE STAGGERED. FULL DEVELOPMENT LENGTH SHALL BE PROVIDED ACROSS JOINTS.
    - LOCATE REINFORCING TO PROVIDE CONCRETE COVER AND SPACING SHOWN ON THE DRAWINGS. MINIMUM COVER SHALL BE AS REQUIRED BY ACI 318.
    - WELDING OF AND TO ANY REINFORCING MATERIALS INCLUDING TACK WELDING OF CROSSING BARS IS STRICTLY PROHIBITED.
    - CONCRETE PLACEMENT:
      - PRIOR TO PLACING CONCRETE, THE FORMS AND REINFORCEMENT SHALL BE THOROUGHLY INSPECTED; ALL TEMPORARY BRACING, TIES AND CLASITS REMOVED; ALL OPENINGS FOR UTILITIES PROPERLY BOXED; ALL FORMS PROPERLY SECURED IN THEIR CORRECT POSITION AND MADE TIGHT. REINFORCEMENT AND EMBEDDED ITEMS SHALL BE SECURED IN THEIR PROPER LOCATIONS, ALL OLD DRY CONCRETE AND DIRT SHALL BE CLEANED OFF AND ALL STANDING WATER AND OTHER FOREIGN MATERIAL REMOVED.
      - PLACING CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301 AND ACI 304 AND SHALL BE CARRIED OUT AT SUCH A RATE THAT THE CONCRETE PREVIOUSLY PLACED IS STILL PLASTIC AND INTEGRATED WITH THE FRESHLY PLACED CONCRETE. CONCRETING OPERATIONS SHOULD BE CARRIED ON AS A CONTINUOUS OPERATION UNTIL THE SECTION IS COMPLETED. NO JOINTS SHALL BE ALLOWED.
      - ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED AND COMPACTED BY VIBRATION SPACING, RODDING, OR FORCING DURING THE OPERATION OF PLACING AND DEPOSITING IN ACCORDANCE WITH ACI 309. THE CONCRETE SHALL BE THOROUGHLY WORKED AROUND REINFORCEMENT, EMBEDDED ITEMS, AND INTO THE CORNER OF THE FORMS SO AS TO ELIMINATE ALL AIR AND STONE POCKETS.

- WHENEVER THE DENSITY TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCESSIVE LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY SURFACE DRAINAGE AND DRAINAGE, ADJACENT WORK, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTIVE REQUIREMENTS FOR THE SUBGRADE.
- THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.
- TRENCH EXCAVATION:
  - UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS INDICATED BY THE GENERAL CONTRACTOR. PROTECT EXISTING UTILITIES AND BRINGS AS REQUIRED TO PREVENT CAVING OR SLOPING OF THE TRENCH WALLS.
  - EXTEND THE TRENCH WITH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTCROFT MOUND.
  - WHEN SOFT YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, BACKFILL AT THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED TRENCH AND BACKFILL WITH GRANULAR BEDDING MATERIAL.
  - PROTECT GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.
  - ADVISE GENERAL BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.
  - NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.
  - CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING, BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.
  - PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS, SOLIDLY RAM TAMP BACKFILL INTO SPACE AROUND CONDUITS.
  - PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.
  - REMOVE THE CONDUIT BURIED UNDER TRENCH PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 6-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.
  - COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE ADJACENT ROADWAY SURFACE. THE ROADWAY, FABRIC SHALL NOT BE DRAGGED ACROSS THE SURFACE. PLACE THE ENTIRE ROLL IN A SINGLE OPERATION, ROLLING OUT AS SMOOTHLY AS POSSIBLE.
  - ADJUST ACCESS ROAD:
    - REMOVE SHOULDER STRIP AND DITCHES FOR THE ACCESS ROAD TO THE LINES AND GRADES INDICATED ON THE DRAWINGS. SCOUR TO A DEPTH OF 6 INCHES AND PROF-ROLL ALL HOLES, RUTS, SOFT PLACES AND OTHER DEFECTS SHALL BE CORRECTED.
    - THE FINISH SURFACE SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE MODIFIED STANDARD PROCTOR TEST, ASTM D 1557.
  - AFTER PREPARATION OF THE SUBGRADE IS COMPLETE, THE GEOTEXTILE FABRIC (BIFAB 5000) SHALL BE INSTALLED TO THE LINES INDICATED ON THE DRAWINGS BY ROLLING THE FABRIC OUT OVER THE SUBGRADE. THE FABRIC SHALL BE STAGGERED BETWEEN THE CENTERLINE AND THE SHOULDER. PLACE THE ENTIRE ROLL IN A SINGLE OPERATION, ROLLING OUT AS SMOOTHLY AS POSSIBLE.
  - OVERLAPS PARALLEL TO THE ROADWAY WILL BE PERMITTED AT THE CENTERLINE AND AT LOCATIONS BEYOND THE ROADWAY SURFACE WIDTH (I.E. WITHIN THE SHOULDER WIDTH ONLY, NO LONGITUDINAL OVERLAPS). OVERLAPS PERMITTED BETWEEN THE CENTERLINE AND THE SHOULDER. PARALLEL OVERLAPS SHALL BE A MINIMUM OF 3 FEET WIDE.
  - TRANSVERSE (PERPENDICULAR TO THE ROADWAY) OVERLAPS AT THE END OF A ROLL SHALL OVERLAP IN THE DIRECTION OF THE AGGREGATE PLACEMENT (PREVIOUS ROLL ON TOP) AND SHALL HAVE A MINIMUM LENGTH OF 3 FEET.
  - ALL OVERLAPS SHALL BE PINNED WITH STAPLES OR NAILS A MINIMUM OF 10 INCHES LONG TO INSURE POSITIONING DURING PLACEMENT OF AGGREGATE. PIN LONGITUDINAL SPACING AT 25 FOOT CENTERS AND TRANSVERSE SPACING EVERY 5 FEET.
  - THE AGGREGATE BASE AND SURFACE COURSES SHALL BE CONSTRUCTED IN LAYERS NOT MORE THAN 4 INCHES COMPACTED THICKNESS. AGGREGATE TO BE PLACED ON GEOTEXTILE FABRIC SHALL BE END-DUMPED ON THE FABRIC FROM THE FREE END OF THE FABRIC OR OVER PREVIOUSLY PLACED AGGREGATE. THE FREE END SHALL BE BLADED DOWN TO A THICKNESS OF 3 INCHES PRIOR TO CONSTRUCTION. AT NO TIME SHALL EQUIPMENT EITHER TRANSPORTING THE AGGREGATE OR THE AGGREGATE AND/OR OPERATING ON THE ROADWAY WITH LESS THAN 4 INCHES OF MATERIAL COVERING THE FABRIC.
  - THE AGGREGATE SHALL BE IMMEDIATELY COMPACTED TO NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE PROCTOR TEST, ASTM D 1557 WITH A TAMING ROLLER, OR WITH A PNEUMATIC-TYRED ROLLER, OR WITH A VIBRATORY ROLLER OR ANY COMBINATION OF THE ABOVE. THE TOP LAYER SHALL BE GIVEN A FINAL MACHINE WITH A THREE-WHEEL OR TAMING ROLLER.
  - FINISH GRADING:
    - PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTHLY FROM SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.
    - UTILIZE SATISFACTORY FILL MATERIAL RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIAL.
    - REMOVE ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.
  - ASPHALT PAVING ROAD:
    - SECTION 400 – HOT ASPHALT MIX.
    - SECTION 702 – BITUMINOUS MATERIALS.
  - CONCRETE WORK
    - 3.1 GENERAL:
      - CONSTRUCT AND ERECT THE FORM WORK IN ACCORDANCE WITH ACI 301 AND ACI 347.
      - COLD-WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.
      - HOT-WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.
      - INSERTS, EMBEDDED COMPONENTS AND OPENINGS:
        - CONTRACTOR SHALL CHECK ALL CABLE, ARCHITECTURAL, STRUCTURAL, AND ELECTRICAL DRAWINGS FOR OPENINGS, INSERTS, ANCHOR BOLTS, AND OTHER ITEMS TO BE BUILT INTO THE CONCRETE WORK.
        - COORDINATE THE WORK OF OTHER SECTION IN FORMING AND SETTING OPENINGS, RECESSES, SLOTS, CHANNELS, INSERTS AND OTHER ITEMS TO BE EMBEDDED.
        - EMBEDDED ITEMS SHALL BE SET ACCURATELY IN LOCATION, ALIGNMENT, ELEVATION AND PLUMBNESS, LOCATE AND MEASURE FROM ESTABLISHED SURVEYED REFERENCE BENCHMARKS.
        - EMBEDDED ITEMS SHALL BE ANCHORED INTO PLACE IN A MANNER TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT AND CONSOLIDATION. ANCHORING SHALL BE AS REQUIRED TO COMPLETE ASSEMBLY SHALL BE ALIGNED BEFORE ANCHORING INTO PLACE. PROVIDE TEMPORARY BRACING, ANCHORAGE, AND TIEBACKS AS REQUIRED TO MAINTAIN THE SETTING AND ALIGNMENT.
      - REINFORCEMENT PLACEMENT:
        - PLACE REINFORCEMENT ACCORDING TO CHECKED AND RELEASED DRAWINGS AND IN ACCORDANCE WITH ACI 301 AND ACI 318.
        - ACCURATELY POSITION, SUPPORT AND SECURE REINFORCEMENT AGAINST DISPLACEMENT FROM FORM CONSTRUCTION OR CONCRETE PLACEMENT AND CONSOLIDATION. SUPPORT REINFORCEMENT ON METAL CHAIRS, RIBBONS, SOLLERS, SPACERS AND HANGERS.
        - SPLICES OF REINFORCING BARS SHALL BE CLASS B UNLESS SHOWN OTHERWISE ON THE DRAWINGS. SPLICES SHALL BE STAGGERED. FULL DEVELOPMENT LENGTH SHALL BE PROVIDED ACROSS JOINTS.
        - LOCATE REINFORCING TO PROVIDE CONCRETE COVER AND SPACING SHOWN ON THE DRAWINGS. MINIMUM COVER SHALL BE AS REQUIRED BY ACI 318.
        - WELDING OF AND TO ANY REINFORCING MATERIALS INCLUDING TACK WELDING OF CROSSING BARS IS STRICTLY PROHIBITED.
        - CONCRETE PLACEMENT:
          - PRIOR TO PLACING CONCRETE, THE FORMS AND REINFORCEMENT SHALL BE THOROUGHLY INSPECTED; ALL TEMPORARY BRACING, TIES AND CLASITS REMOVED; ALL OPENINGS FOR UTILITIES PROPERLY BOXED; ALL FORMS PROPERLY SECURED IN THEIR CORRECT POSITION AND MADE TIGHT. REINFORCEMENT AND EMBEDDED ITEMS SHALL BE SECURED IN THEIR PROPER LOCATIONS, ALL OLD DRY CONCRETE AND DIRT SHALL BE CLEANED OFF AND ALL STANDING WATER AND OTHER FOREIGN MATERIAL REMOVED.
          - PLACING CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301 AND ACI 304 AND SHALL BE CARRIED OUT AT SUCH A RATE THAT THE CONCRETE PREVIOUSLY PLACED IS STILL PLASTIC AND INTEGRATED WITH THE FRESHLY PLACED CONCRETE. CONCRETING OPERATIONS SHOULD BE CARRIED ON AS A CONTINUOUS OPERATION UNTIL THE SECTION IS COMPLETED. NO JOINTS SHALL BE ALLOWED.
          - ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED AND COMPACTED BY VIBRATION SPACING, RODDING, OR FORCING DURING THE OPERATION OF PLACING AND DEPOSITING IN ACCORDANCE WITH ACI 309. THE CONCRETE SHALL BE THOROUGHLY WORKED AROUND REINFORCEMENT, EMBEDDED ITEMS, AND INTO THE CORNER OF THE FORMS SO AS TO ELIMINATE ALL AIR AND STONE POCKETS.

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PREPARED BY:



ENABLING SMARTER CONNECTIONS

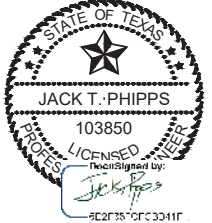
A&E OFFICE:  
2051 MIDWAY ROAD  
LEWISVILLE, TX 75056

CLIENT:



1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

FOR CONSTRUCTION



JACK T. PHIPPS  
103850  
REGISTERED PROFESSIONAL ENGINEER  
EXPIRES 09/30/2025

DATE SIGNED: 09/26/22  
NEXIUS SOLUTIONS, INC. TEXAS FIRM NO. F-19772  
FIRM REGISTRATION RENEWAL 07/31/23  
PE LICENSE RENEWAL 06/30/23

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	03/05/22	FOR REVIEW	TB
B	07/06/22	FOR REVIEW	GS
0	08/01/23	FINAL CD	TB
1	09/26/22	REVISED FINAL CD	NK

SITE INFORMATION: TOWER OWNER:  
TROPHY CLUB MUNICIPAL UTILITY DISTRICT  
TOWER NUMBER:  
N/A  
SITE NAME:  
TROPHY CLUB  
SITE NUMBER:  
DX2054  
FA LOCATION CODE:  
10005375  
PAGE 03

MNRX068315 / MNRX068298  
ADDRESS:  
2114 TW KING ROAD  
TROPHY CLUB, TX 76262

DRAWN BY: TB DATE: 03/05/22  
CHECKED BY: TB DATE: 09/26/22

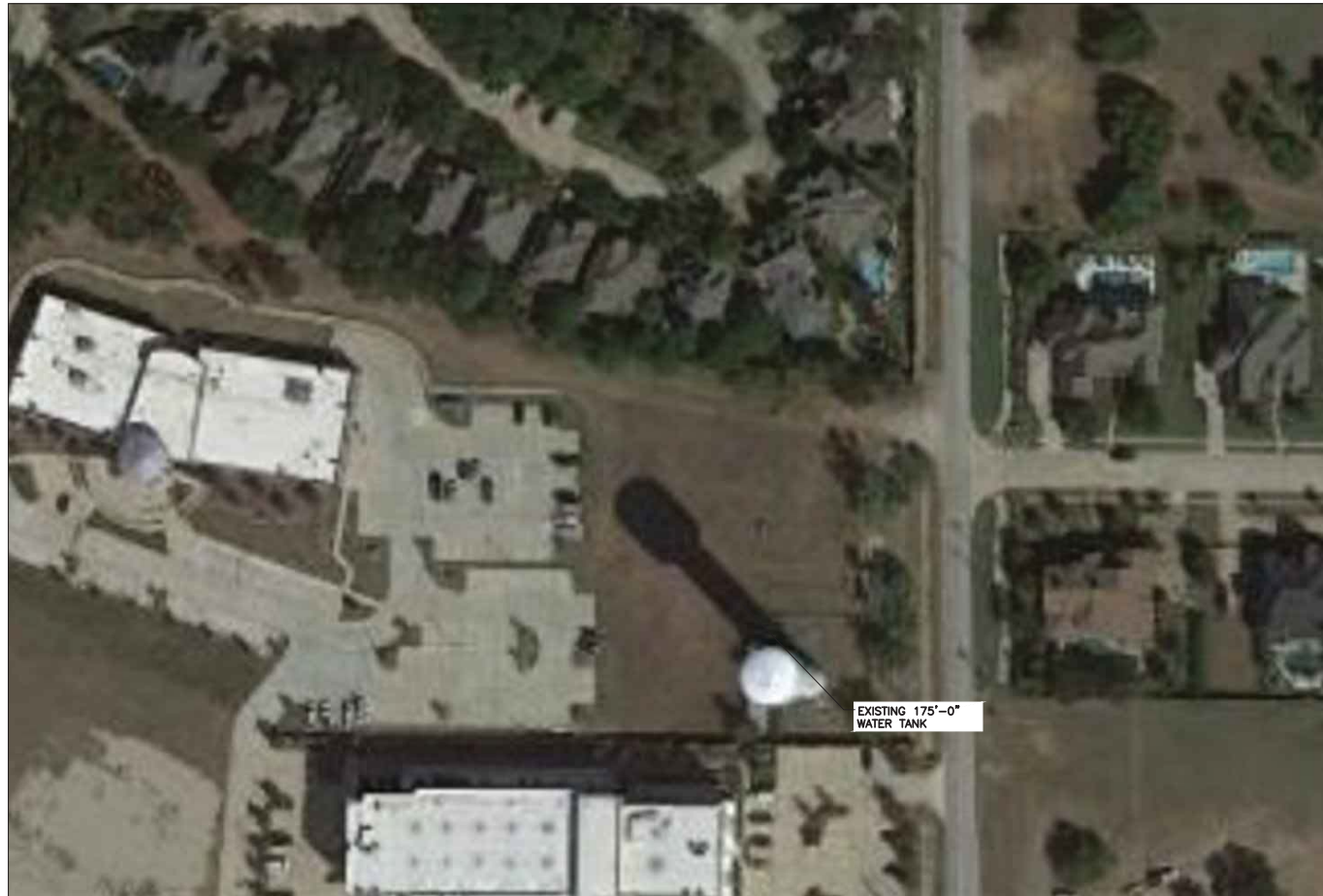
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SHEET TITLE:  
GENERAL NOTES

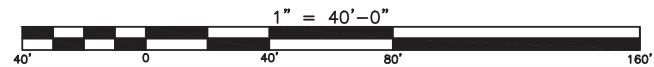
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GN-1



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① SITE PLAN  
 SCALE: 1:40



PREPARED BY:

**nexus**  
 ENABLING SMARTER CONNECTIONS

A&E OFFICE:  
 2051 MIDWAY ROAD  
 LEWISVILLE, TX 75056

CLIENT:

**AT&T**  
 Mobility  
 1801 VALLEY VIEW LANE  
 FARMERS BRANCH, TX 75234

FOR CONSTRUCTION

STATE OF TEXAS  
 JACK T. PHIPPS  
 103850  
 LICENSED PROFESSIONAL ENGINEER  
 (Signature)  
 REG. NO. 0000003411

DATE SIGNED: 09/26/22  
 NEXUS SOLUTIONS, INC. TEXAS FIRM NO. F-17972  
 FIRM REGISTRATION RENEWAL 07/31/23  
 PE LICENSE RENEWAL 06/30/23

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	03/05/22	FOR REVIEW	TB
B	07/06/22	FOR REVIEW	GS
0	08/01/23	FINAL CD	TB
1	09/26/22	REVISED FINAL CD	NK

SITE INFORMATION: TOWER OWNER:  
 TROPHY CLUB MUNICIPAL UTILITY DISTRICT  
 TOWER NUMBER:  
 N/A  
 SITE NAME:  
 TROPHY CLUB  
 SITE NUMBER:  
 DX2054  
 FA LOCATION CODE:  
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 PAGE IS:

MRNTX068315 / MRNTX068298  
 ADDRESS:  
 2114 TW KING ROAD  
 TROPHY CLUB, TX 76262

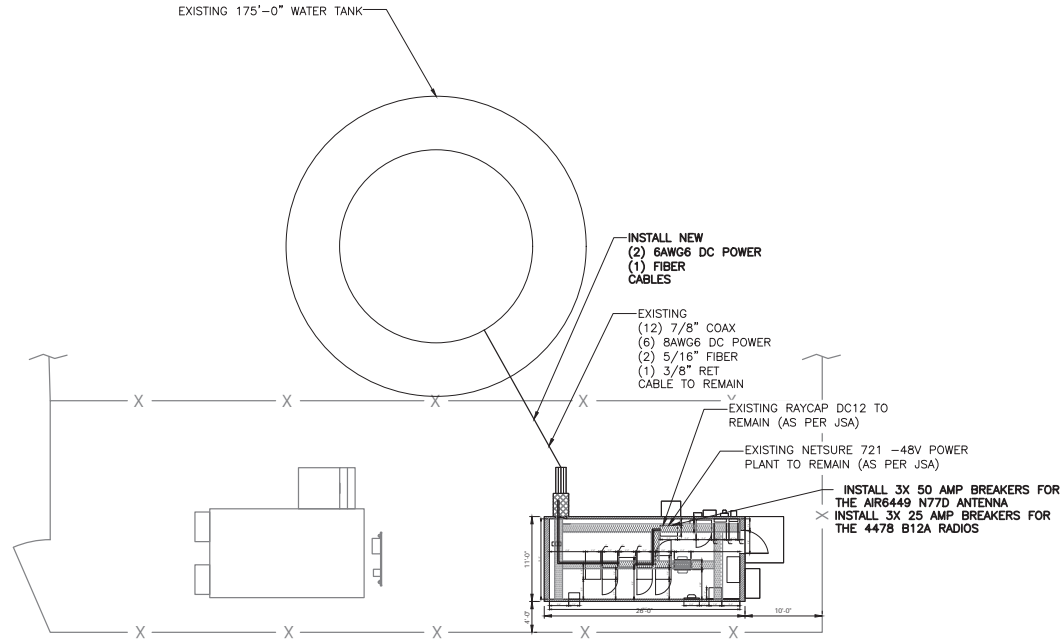
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CHECKED BY: TB	DATE: 09/26/22

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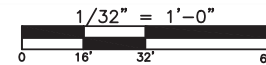
SHEET TITLE:  
 OVERALL SITE PLAN

SHEET NUMBER:  
**C-1**

**NOTE:**  
THIS PLAN WAS CREATED BASED ON INFORMATION GATHERED FROM PREVIOUS DRAWINGS, AERIAL PHOTOGRAPHY, GIS DATA AND/OR ASSESSOR MAPS. THIS PLAN IS IN NO WAY INTENDED TO BE USED AS A BOUNDARY SURVEY.



① COMPOUND PLAN  
SCALE: 1/16" = 1'-0"



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A&E OFFICE:  
2051 MIDWAY ROAD  
LEWISVILLE, TX 75056

CLIENT:

**AT&T**  
Mobility  
1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

FOR CONSTRUCTION

STATE OF TEXAS  
JACK T. PHIPPS  
103850  
LICENSED ENGINEER  
DATE SIGNED: 09/26/22  
NEXUS SOLUTIONS, INC. TEXAS FIRM NO. F-17972  
FIRM REGISTRATION RENEWAL 07/31/23  
PE LICENSE RENEWAL 06/30/23

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
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B	07/06/22	FOR REVIEW	GS
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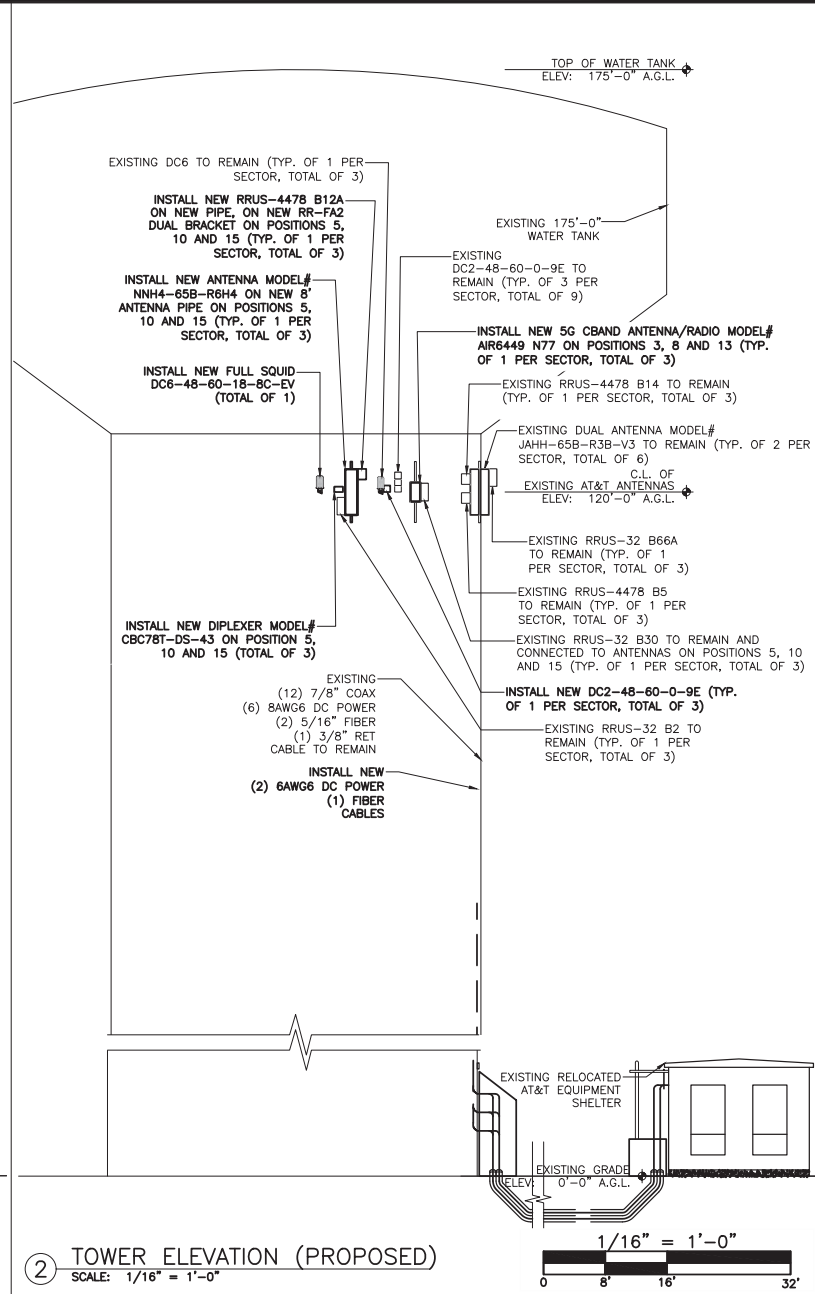
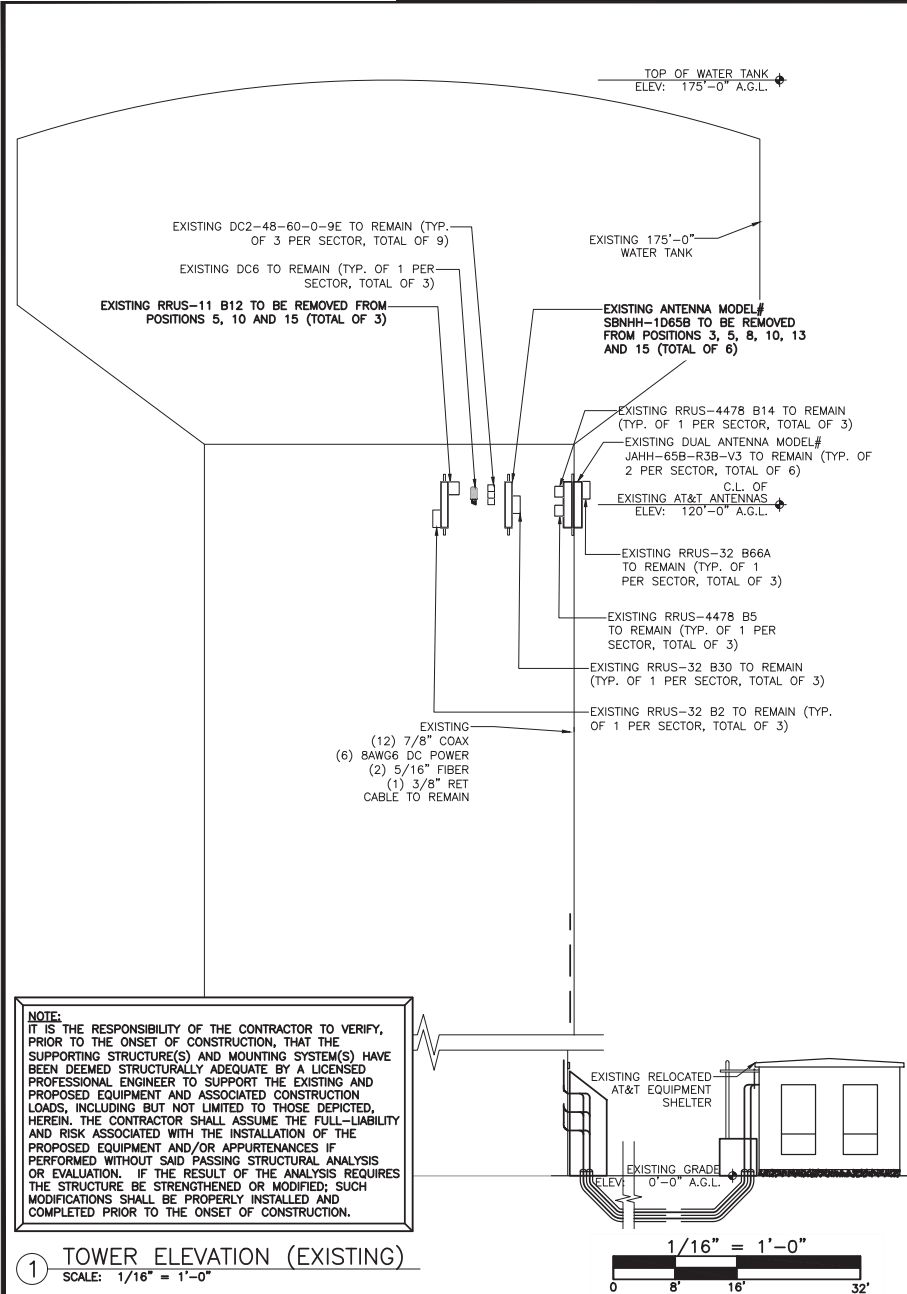
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SITE NAME:  
TROPHY CLUB  
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DX2054  
FA LOCATION CODE:  
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PAGE ID:  
MRNTX068315 / MRNTX068298  
ADDRESS:  
2114 TW KING ROAD  
TROPHY CLUB, TX 76262

DRAWN BY: TB DATE: 03/05/22  
CHECKED BY: TB DATE: 09/26/22

NEXUS P/N: 3012A0XEAN

SHEET TITLE:  
EQUIPMENT LAYOUT PLAN

SHEET NUMBER:  
**C-2**



PREPARED BY:

**nexus**  
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A&E OFFICE:  
2051 MIDWAY ROAD  
LEWISVILLE, TX 75056

CLIENT:

**AT&T**  
Mobility

1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

FOR CONSTRUCTION

STATE OF TEXAS  
JACK T. PHIPPS  
103850  
PROFESSIONAL ENGINEER  
LICENSED  
922735033041F

DATE SIGNED: 09/26/22  
NEXUS SOLUTIONS, INC. TEXAS FIRM NO. F-17972  
FIRM REGISTRATION RENEWAL 07/31/23  
PE LICENSE RENEWAL 06/30/23

SUBMITTALS		
REV	DATE	DESCRIPTION
A	03/05/22	FOR REVIEW
B	07/06/22	FOR REVIEW
O	08/01/23	FINAL CD
1	09/26/22	REVISED FINAL CD

BY: TB

DATE: 03/05/22

CHECKED BY: TB

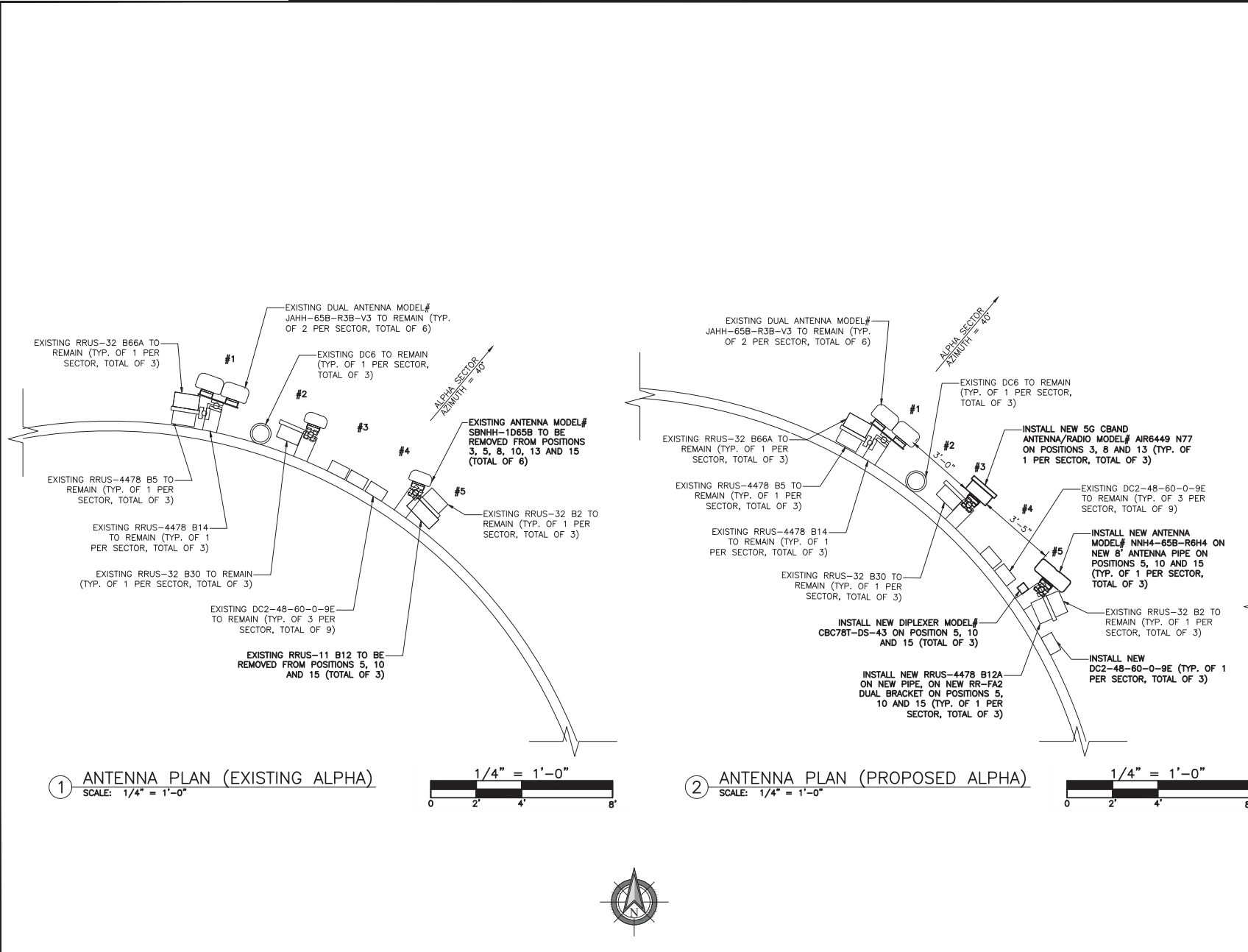
DATE: 09/26/22

NEXUS P/N: 3012A0XEAN

SHEET TITLE:  
TOWER ELEVATIONS

SHEET NUMBER:  
C-3

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LEWISVILLE, TX 75056

CLIENT:

**AT&T**  
Mobility

1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

FOR CONSTRUCTION

STATE OF TEXAS  
JACK T. PHIPPS  
103850  
LICENSED ENGINEER  
PE LICENSE RENEWAL 06/30/23

DATE SIGNED: 09/26/22  
NEXUS SOLUTIONS, INC. TEXAS FIRM NO. F-17972  
FIRM REGISTRATION RENEWAL 07/31/23  
PE LICENSE RENEWAL 06/30/23

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
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B	07/06/22	FOR REVIEW	GS
0	08/01/23	FINAL CD	TB
1	09/26/22	REVISED FINAL CD	NK

SITE INFORMATION: TOWER OWNER:  
TROPHY CLUB MUNICIPAL UTILITY  
DISTRICT:  
TOWER NUMBER:  
N/A  
SITE NAME:  
TROPHY CLUB  
SITE NUMBER:  
D122054  
FA LOCATION CODE:  
10003375  
PAGE 05

MRNTX068315 / MRNTX068298  
ADDRESS:  
2114 TW KING ROAD  
TROPHY CLUB, TX 76262

DRAWN BY:  
TB  
DATE:  
03/05/22

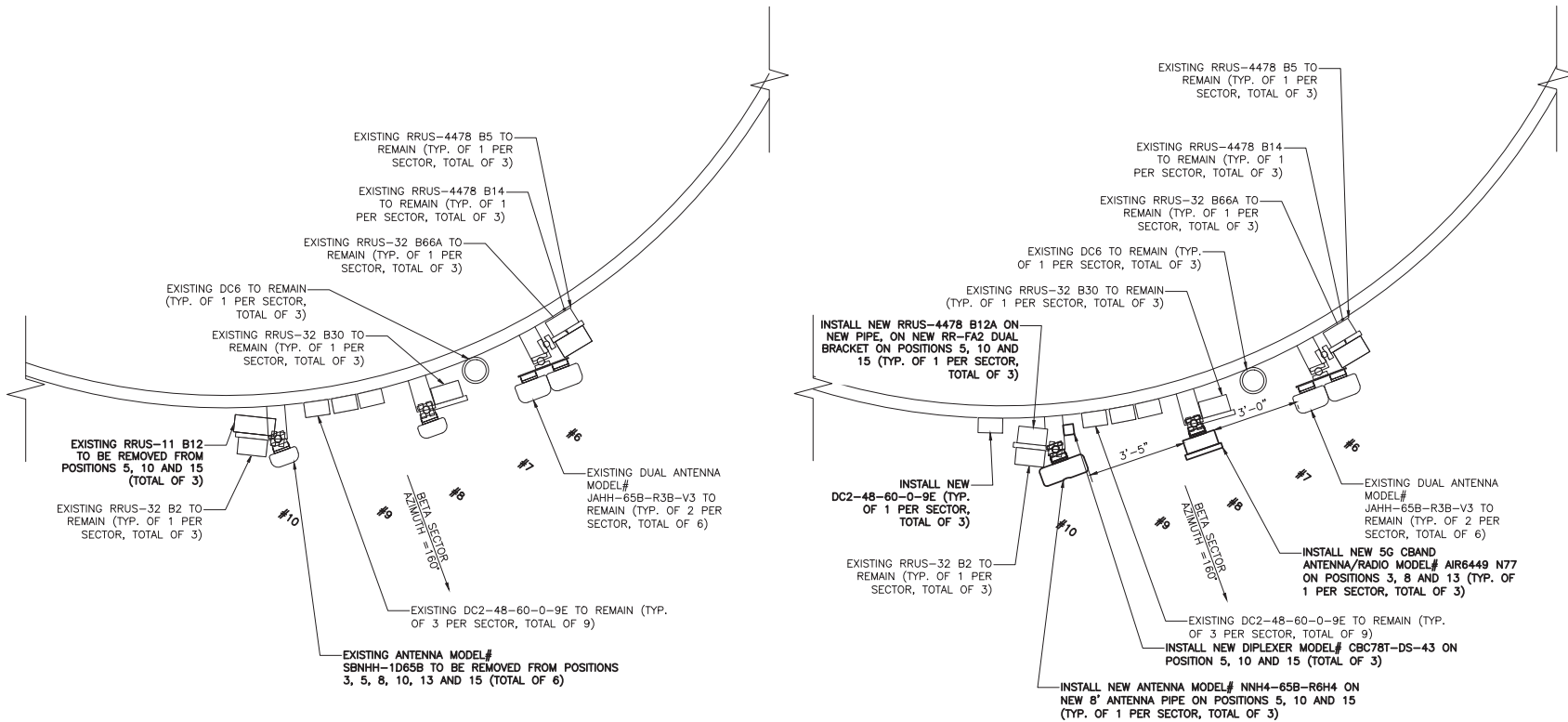
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09/26/22

NEXUS P/N:  
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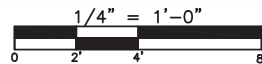
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ENLARGED ANTENNA PLANS

SHEET NUMBER:  
C-4

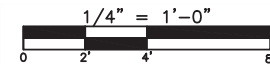
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① ANTENNA PLAN (EXISTING BETA)  
SCALE: 1/4" = 1'-0"



② ANTENNA PLAN (PROPOSED BETA)  
SCALE: 1/4" = 1'-0"



PREPARED BY:

**nexus**  
ENABLING SMARTER CONNECTIONS

A&E OFFICE:  
2051 MIDWAY ROAD  
LEWISVILLE, TX 75056

CLIENT:

**AT&T**  
Mobility

1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

FOR CONSTRUCTION

STATE OF TEXAS  
JACK T. PHIPPS  
103850  
PROFESSIONAL ENGINEER  
LICENSED  
EXPIRES 08/31/2024

DATE SIGNED: 09/26/22  
NEXUS SOLUTIONS, INC. TEXAS FIRM NO. F-17972  
FIRM REGISTRATION RENEWAL 07/31/23  
PE LICENSE RENEWAL 06/30/23

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	03/05/22	FOR REVIEW	TB
B	07/06/22	FOR REVIEW	GS
0	08/01/23	FINAL CD	TB
1	09/26/22	REVISED FINAL CD	NK

SITE INFORMATION: TOWER OWNER:  
TROPHY CLUB MUNICIPAL UTILITY DISTRICT  
TOWER NUMBER:  
N/A  
SITE NAME:  
TROPHY CLUB  
SITE NUMBER:  
DX2054  
FA LOCATION CODE:  
10003375  
PAGE 05

MRNTX068315 / MRNTX068298  
ADDRESS:  
2114 TW KING ROAD  
TROPHY CLUB, TX 76262

DRAWN BY: TB	DATE: 03/05/22
CHECKED BY: TB	DATE: 09/26/22

NEXUS P/N: 3012A0XEAN

SHEET TITLE:  
ENLARGED ANTENNA PLANS

SHEET NUMBER:  
**C-5**



PREPARED BY:

**nexus**  
ENABLING SMARTER CONNECTIONS

A&E OFFICE:  
2051 MIDWAY ROAD  
LEWISVILLE, TX 75056

CLIENT:

**AT&T**  
Mobility

1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

FOR CONSTRUCTION

DATE SIGNED: 09/26/22  
NEXUS SOLUTIONS, INC. TEXAS FIRM NO. F-17972  
FIRM REGISTRATION RENEWAL 07/31/23  
PE LICENSE RENEWAL 06/30/23

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	03/05/22	FOR REVIEW	TB
B	07/06/22	FOR REVIEW	GS
0	08/01/23	FINAL CD	TB
1	09/26/22	REVISED FINAL CD	NK

SITE INFORMATION: TOWER OWNER:  
TROPHY CLUB MUNICIPAL UTILITY DISTRICT  
TOWER NUMBER:  
N/A  
SITE NAME:  
TROPHY CLUB  
SITE NUMBER:  
DX2054  
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PAGE IS:  
MRNTX068315 / MRNTX068298  
ADDRESS:  
2114 TW KING ROAD  
TROPHY CLUB, TX 76262

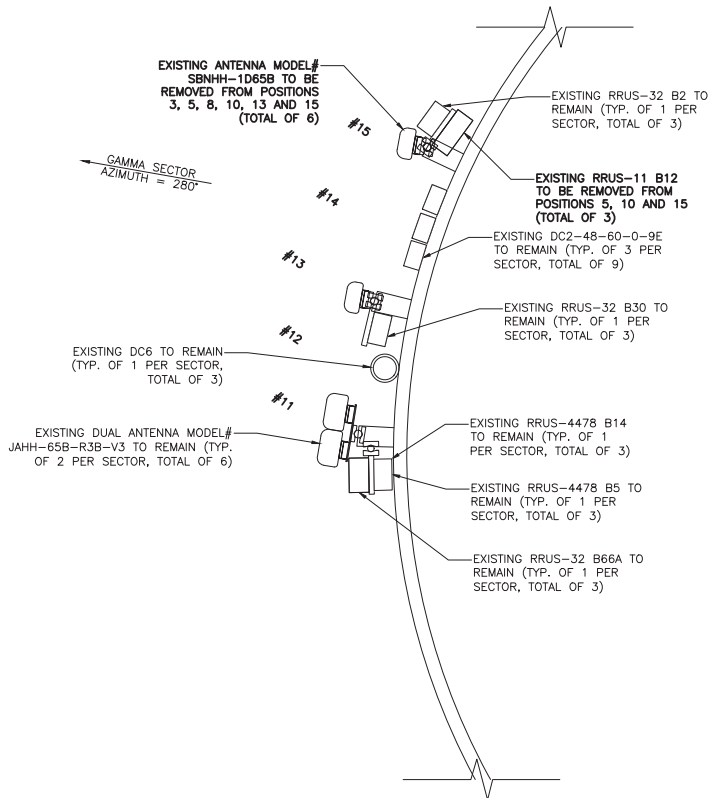
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DATE:  
09/26/22

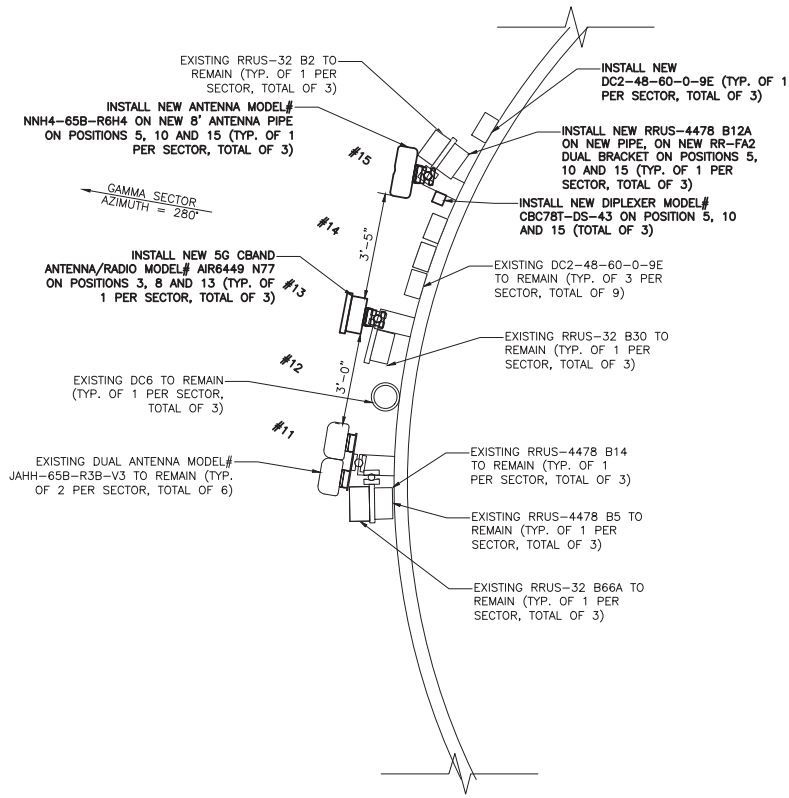
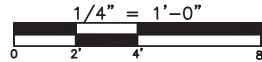
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SHEET TITLE:  
ENLARGED ANTENNA PLANS

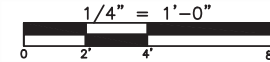
SHEET NUMBER:  
C-6



① ANTENNA PLAN (EXISTING GAMMA)  
SCALE: 1/4" = 1'-0"



② ANTENNA PLAN (PROPOSED GAMMA)  
SCALE: 1/4" = 1'-0"




EXISTING													
SECTOR	ANTENNA TECHNOLOGY	ANTENNA POSITION	MODEL	RAD CENTER (AGL)	AZIMUTH	COAX CABLES	OTHER CABLES	TMA'S	TOWER DIPLEXERS	RRU'S	OTHER DEVICES		
ALPHA	LTE-700 / 850 / 5G 850 / AWS	#1	(2) JAHH-65B-R3B-V3	120'-0"	40'	(12) 7/8" COAX	(6) 8AWG6 DC POWER (2) 5/16" FIBER (1) 3/8" RET	N/A	N/A	(1) 4478 B14 (1) 4478 B5 (1) RRUS-32 B66A	(9) DC2-48-60-0-9E (3) DC6		
	N/A	#2	N/A					N/A	N/A	N/A			
	UMTS-850 / LTE-WCS	#3	SBNHH-1D65B					N/A	N/A	(1) RRUS-32 B30			
	N/A	#4	N/A					N/A	N/A				
	LTE-700 / 1900	#5	SBNHH-1D65B					N/A	N/A	(1) RRUS-11 B12 (1) RRUS-32 B2			
BETA	LTE-700 / 850 / 5G 850 / AWS	#6	(2) JAHH-65B-R3B-V3	120'-0"	160'			N/A	N/A	N/A		N/A	(1) 4478 B14 (1) 4478 B5 (1) RRUS-32 B66A
	N/A	#7	N/A					N/A	N/A	N/A			
	UMTS-850 / LTE-WCS	#8	SBNHH-1D65B					N/A	N/A	(1) RRUS-32 B30			
	N/A	#9	N/A					N/A	N/A				
	LTE-700 / 1900	#10	SBNHH-1D65B					N/A	N/A	(1) RRUS-11 B12 (1) RRUS-32 B2			
GAMMA	LTE-700 / 850 / 5G 850 / AWS	#11	(2) JAHH-65B-R3B-V3	120'-0"	280'	N/A	N/A	N/A	N/A	(1) 4478 B14 (1) 4478 B5 (1) RRUS-32 B66A			
	N/A	#12	N/A			N/A	N/A	N/A					
	UMTS-850 / LTE-WCS	#13	SBNHH-1D65B			N/A	N/A	(1) RRUS-32 B30					
	N/A	#14	N/A			N/A	N/A						
	LTE-700 / 1900	#15	SBNHH-1D65B			N/A	N/A	(1) RRUS-11 B12 (1) RRUS-32 B2					
PROPOSED													
SECTOR	ANTENNA TECHNOLOGY	ANTENNA POSITION	MODEL	RAD CENTER (AGL)	AZIMUTH	COAX CABLES	OTHER CABLES	TMA'S	TOWER DIPLEXERS	RRU'S	OTHER DEVICES		
ALPHA	LTE-700 / 850 / 5G 850 / AWS	#1	(2) JAHH-65B-R3B-V3	120'-0"	40'	(12) 7/8" COAX	(6) 8AWG6 DC POWER (2) 6AWG6 DC POWER (3) 5/16" FIBER (1) 3/8" RET	N/A	N/A	(1) 4478 B14 (1) 4478 B5 (1) RRUS-32 B66A	(12) DC2-48-60-0-9E (3) DC6 (1) DC6-48-60-18-8C-EV		
	N/A	#2	N/A					N/A	N/A	N/A			
	5G CBAND	#3	AIR6449 N77					N/A	N/A	(1) RRUS-32 B30			
	N/A	#4	N/A					N/A	N/A				
	UMTS-850 / LTE-700 / 1900 / WCS	#5	NNH4-65B-R6H4					N/A	(1) CBC78T-DS-43	(1) 4478 B12A (1) RRUS-32 B2			
BETA	LTE-700 / 850 / 5G 850 / AWS	#6	(2) JAHH-65B-R3B-V3	120'-0"	160'			N/A	N/A	N/A		N/A	(1) 4478 B14 (1) 4478 B5 (1) RRUS-32 B66A
	N/A	#7	N/A					N/A	N/A	N/A			
	5G CBAND	#8	AIR6449 N77					N/A	N/A	(1) RRUS-32 B30			
	N/A	#9	N/A					N/A	N/A				
	UMTS-850 / LTE-700 / 1900 / WCS	#10	NNH4-65B-R6H4					N/A	(1) CBC78T-DS-43	(1) 4478 B12A (1) RRUS-32 B2			
GAMMA	LTE-700 / 850 / 5G 850 / AWS	#11	(2) JAHH-65B-R3B-V3	120'-0"	280'	N/A	N/A	N/A	N/A	(1) 4478 B14 (1) 4478 B5 (1) RRUS-32 B66A			
	N/A	#12	N/A			N/A	N/A	N/A					
	5G CBAND	#13	AIR6449 N77			N/A	N/A	(1) RRUS-32 B30					
	N/A	#14	N/A			N/A	N/A						
	UMTS-850 / LTE-700 / 1900 / WCS	#15	NNH4-65B-R6H4			N/A	(1) CBC78T-DS-43	(1) 4478 B12A (1) RRUS-32 B2					

PREPARED BY:

**nexus**  
ENABLING SMARTER CONNECTIONS

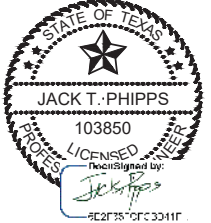
A&E OFFICE:  
2051 MIDWAY ROAD  
LEWISVILLE, TX 75056

CLIENT:



1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

FOR CONSTRUCTION



DATE SIGNED: 09/26/22  
NEXUS SOLUTIONS, INC. TEXAS FIRM NO. F-17972  
FIRM REGISTRATION RENEWAL 07/31/23  
PE LICENSE RENEWAL 06/30/23

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	03/05/22	FOR REVIEW	TB
B	07/06/22	FOR REVIEW	GS
0	08/01/23	FINAL CD	TB
1	09/26/22	REVISED FINAL CD	NK

SITE INFORMATION: TOWER OWNER:  
TROPHY CLUB MUNICIPAL UTILITY DISTRICT  
TOWER NUMBER:  
N/A  
SITE NAME:  
TROPHY CLUB  
SITE NUMBER:  
D122054  
FA LOCATION CODE:  
10003375  
PAGE 05  
MRNTX068315 / MRNTX068298  
ADDRESS:  
2114 TW KING ROAD  
TROPHY CLUB, TX 76262

DRAWN BY: TB DATE: 03/05/22

CHECKED BY: TB DATE: 09/26/22

NEXUS P/N: 3012A0XEAN

SHEET TITLE:  
RF SCHEDULE

SHEET NUMBER:  
**C-7**

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ERICSSON AIR6449N77	
DIMENSIONS (HxWxD)	30.4"x15.9"x8.1"
WEIGHT	81.6 lbs.

① ERICSSON – AIR6449N77  
N.T.S.



COMMSCOPE NNH4-65B-R6H4	
DIMENSIONS (HxWxD)	71.96"x19.61"x7.76"
WEIGHT	83.11 lbs.

② COMMSCOPE  
NNH4-65B-R6H4 DETAIL  
N.T.S.



TWIN DIPLEXER- CBC78T-DS-43	
DIMENSIONS (HxWxD)	6.37"x6.92"x4.76"
WEIGHT	10.36 lbs.

③ TWIN DIPLEXER- CBC78T-DS-43  
N.T.S.



ERICSSON RRUS 4478 B12A	
DIMENSIONS (HxWxD)	18"x13.4"x7.9"
WEIGHT	57.2 lbs.

④ ERICSSON – 4478 B12A  
N.T.S.



RAYCAP DC2-48-60-0-9E	
DIMENSIONS (HxWxD)	10.25"x10.25"x6.20"
WEIGHT	16 lbs.

⑤ RAYCAP  
DC2-48-60-0-9E DETAIL  
N.T.S.



RAYCAP DC6-48-60-18-8C-EV	
DIMENSIONS (HxW)	31.25"x11.0"
WEIGHT	32.8 lbs.

⑥ RAYCAP – DC6-48-60-18-8C-EV  
N.T.S.

PREPARED BY:

**nexus**  
ENABLING SMARTER CONNECTIONS

A&E OFFICE:  
2051 MIDWAY ROAD  
LEWISVILLE, TX 75056

CLIENT:

**AT&T**  
Mobility  
1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

FOR CONSTRUCTION

STATE OF TEXAS  
JACK T. PHIPPS  
103850  
PROFESSIONAL ENGINEER  
No. 22015  
EXPIRES 06/30/23

DATE SIGNED: 09/26/22  
NEXUS SOLUTIONS, INC. TEXAS FIRM NO. F-17972  
FIRM REGISTRATION RENEWAL 07/31/23  
PE LICENSE RENEWAL 06/30/23

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	03/05/22	FOR REVIEW	TB
B	07/06/22	FOR REVIEW	GS
0	08/01/23	FINAL CD	TB
1	09/26/22	REVISED FINAL CD	NK

SITE INFORMATION: TOWER OWNER:  
TROPHY CLUB MUNICIPAL UTILITY  
DISTRICT:  
TOWER NUMBER:  
N/A  
SITE NAME:  
TROPHY CLUB  
SITE NUMBER:  
DX2054  
FA LOCATION CODE:  
10003375  
PAGE 05

MRNTX068315 / MRNTX068298  
ADDRESS:  
2114 TW KING ROAD  
TROPHY CLUB, TX 76262

DRAWN BY:	TB	DATE:	03/05/22
CHECKED BY:	TB	DATE:	09/26/22

NEXUS P/N: 3012A0XEAN

SHEET TITLE:  
EQUIPMENT DETAILS

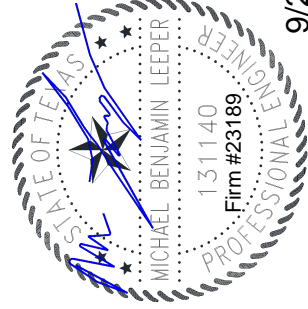
SHEET NUMBER:  
**C-8**

## Mount Analysis Report AT&T – Cell Site RF Modifications

September 21, 2022

Site Name	Trophy Club
Site Number	DXL02054
FA #	10003375
PTN #	3012A0XEAN
Pace #	MRNTX068315
Client	Nexius
Proposed Carrier	AT&T
Site Location	2114 TW King Road Trophy Club, TX 76262 32.9870833° N NAD83 97.1676667° W NAD83
Structure Type	H-Frame
Structural Usage Ratio	<b>38.7%</b>
Overall Result	<b>Pass</b>
Recommendation	<b>Replace existing Unistrut with L3x3x1/4" A36 angle U-bolted to each Pipe mount</b>

Upon reviewing the results of this analysis, it is our opinion that the mount does meet the specified IBC/TIA/ASCE code and minimum design requirements. The existing mount is therefore deemed adequate to support the existing and proposed loading as listed in this report.



9/22/22

## Summary of Contents

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- Introduction
  - Opening Statement
  - Project Description
  - Criteria
  - Conclusion
- Calculations
- Appendix A
  - Design Tables & Resources Used

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## Assumptions and Limitations

Our structural calculations are completed assuming all information provided to CORE ONE CONSULTING USA is accurate and applicable to this site. For the purposes of calculations, we assume an overall structure condition of “like new” and all members and connections to be free of corrosion and/or structural defects. The structure owner and/or contractor shall verify the structure’s condition prior to installation of any proposed equipment. If actual conditions differ from those described in this report CORE ONE CONSULTING USA should be notified immediately to complete a revised evaluation.

Our evaluation is completed using standard AWWA, TIA, AISC, ACI, and ASCE methods and procedures. Our structural results are proprietary and should not be used by others as their own. CORE ONE CONSULTING USA is not responsible for decisions made by others that are or are not based on our supplied assumptions and conclusions.

This report is an evaluation of the proposed carriers antenna mount only and does not reflect adequacy of the existing water tank, other mounts, or coax mounting attachments. These elements are assumed to be adequate for the purposes of this analysis and are assumed to have been installed per their manufacturer requirements.

**INTRODUCTION**

At the request of **AT&T**, CORE ONE CONSULTING USA has performed a mount analysis on the existing antenna mount. All supporting documents have been obtained from the client and are assumed to be accurate and applicable to this site. The mount was analyzed using RISA 3D Version 17.0.4 engineering software.

**Supporting Documentation**

<b>RFDS</b>	AT&T RFDS ID:4192763, 12/10/20
<b>Previous Analysis</b>	Level5 Site DX2054, Dated 10/28/15

**Analysis Code Requirements**

Wind Speed	106 mph (3-Second Gust)
Wind Speed w/ ice	30 mph (3-Second Gust) w/ 1.5" Ice
TIA/ASCE Revision	ANSI/TIA-222-H / ASCE 7-16
Adopted IBC	2018 IBC
Structure Class	II
Exposure Category	C
Topographic Category	1
Calculated Crest Height	0
Site Class	D- Stiff Soil
Spectral Response	$S_s=0.105\text{ g}$ , $S_1=0.054\text{ g}$

**CONCLUSION**

Upon reviewing the results of this analysis, it is our opinion that the mount does meet the specified IBC/TIA/ASCE code and minimum design requirements. The existing mount is therefore deemed adequate to support the existing and proposed loading as listed in this report.

Alexander Bazeley  
 Structural Lead | **Core One Consulting USA**  
 2875 W Ray Road, Suite 6, Chandler, AZ 85224  
 (O) 1+(855) 708-2195 | (M) (727) 798-4974  
[alex.bazeley@coreoneconsultants.com](mailto:alex.bazeley@coreoneconsultants.com) | [info@coreoneconsulting.com](mailto:info@coreoneconsulting.com)

**Final Configuration**

RAD Height (ft)	Qty.	Appurtenance	Mount type	Carrier
120.0	3	Ericsson AIR6449 N77D	Pipe	AT&T
	6	Commscope JAHH-65B-R3B-V3		
	3	Commscope NNH4-65B-R6H4		
	1	Commscope CBC78T		
	3	Ericsson 4478 B14		
	3	Ericsson 4478 B5		
	3	Ericsson RRUS-32 B66A		
	3	Ericsson 4478 B12A		
	3	Ericsson RRUS-32 B30		
	3	Ericsson RRUS-32 B2		
	12	Raycap DC2		
	4	Raycap DC6		

\*(6) 8AWG DC Trunks, (2) 6AWG6 DC Trunks, (3) Fiber Trunks, (12) 7/8" Coax

**Structure Usages**

Summary		
Pipe Mount	5.9%	Pass
Horizontal	38.7%	Pass
<b>RATING =</b>	<b>38.7%</b>	<b>Pass</b>

Site Name	DXL02054
Client	Nexius
Carrier	AT&T
Date	9/23/2022

Wind Loading Inputs:

Design Wind Velocity: 106 ultimate 3-second gust

Exposure Category: C

Adopted Building Code: TIA-222-H

Antenna Load Standard: TIA-222-H

Wind Centerline (ft): 120.00 ft

$K_d$ : 0.90

$K_z$ : 1.31

$K_{zt}$ : 1.00

$K_d$ : 0.85

$K_e$ : 0.98

$q_z$ = 31.33

Ice Wind	30
Ice Thickness	1.5
Fst_Ice(psf)	7.34

$C_f$ = 1.20

$G_h$ = 1.00

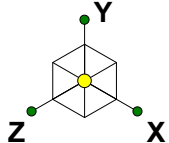
Fst (psf)= 37.59 Fp= 0.05

Wind Force

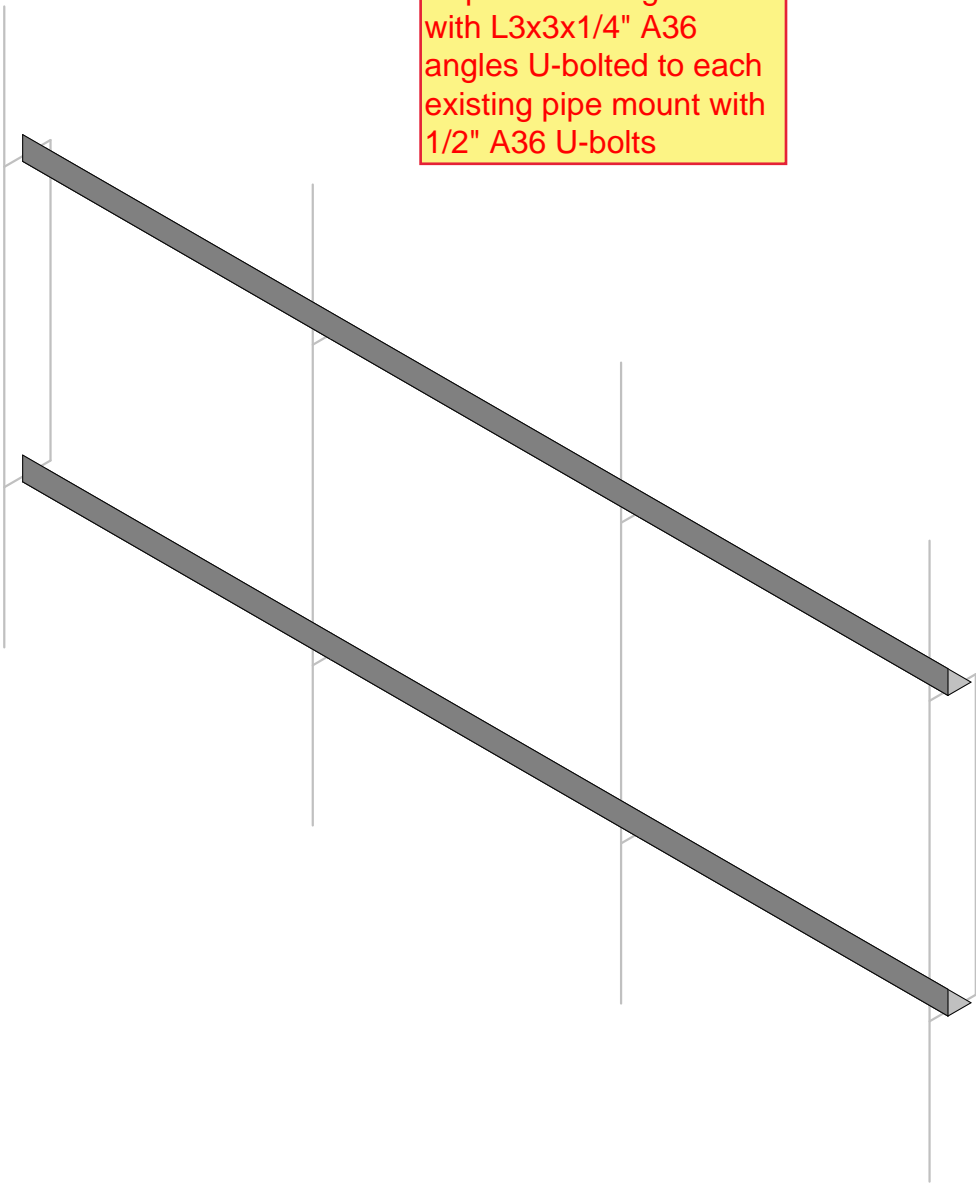
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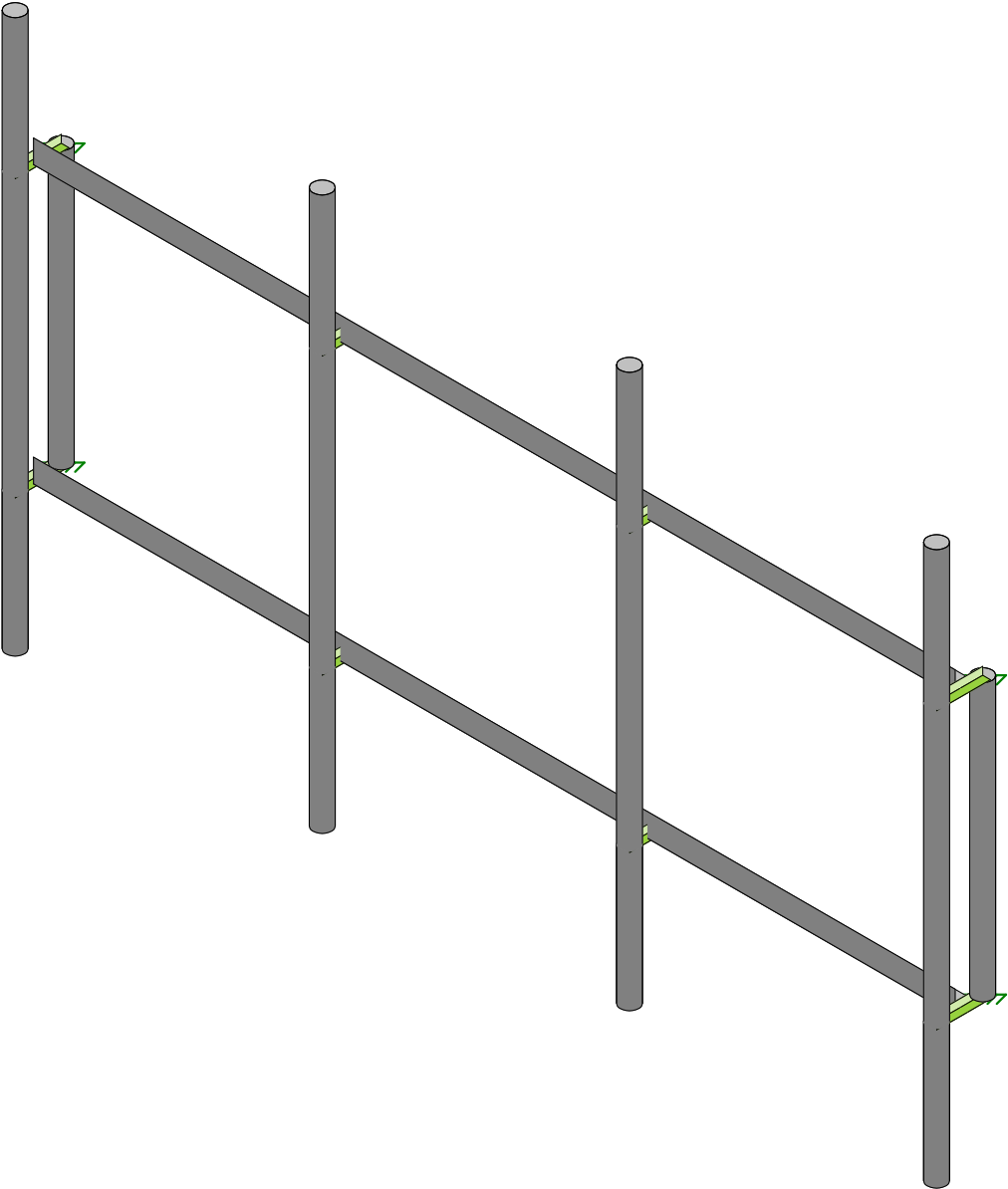
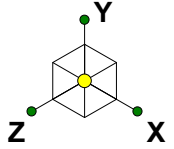
Appurtenance Name	Total Quantity	Weight(lbs)	F-Norm (lbs)	F-Perp (lbs)	F-Norm (lbs)	F-Perp (lbs)
Ericsson AIR6449 N77	3	81.6	126.2	67.3	4.4	4.4
COMMSCOPE_JAHH-65B-R3B-V3	3	63.3	285.5	187.4	3.4	3.4
COMMSCOPE_JAHH-65B-R3B-V3	3	63.3	285.5	187.4	3.4	3.4
COMMSCOPE_NNH4-65B-R6	3	82.0	384.4	180.1	4.4	4.4
ERICSSON_RADIO 4478 B14	3	59.4	63.3	39.2	3.2	3.2
Ericsson 4478 B5	3	59.9	57.7	33.2	3.2	3.2
ERICSSON_RRUS 32 B66	3	53.0	85.9	52.3	2.8	2.8
ERICSSON_RRUS 32 B30	3	53.0	85.9	52.3	2.8	2.8
ERICSSON_RRUS 32 B2	3	52.9	85.6	52.3	2.8	2.8
Ericsson 4478 B12A	3	60.0	50.9	31.3	3.2	3.2
RAYCAP_DC2	12	16.0	29.1	17.7	0.9	0.9
RAYCAP_DC6	4	38.0	59.5	26.2	2.0	2.0





Replace existing unistrut with L3x3x1/4" A36 angles U-bolted to each existing pipe mount with 1/2" A36 U-bolts



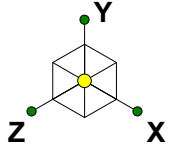





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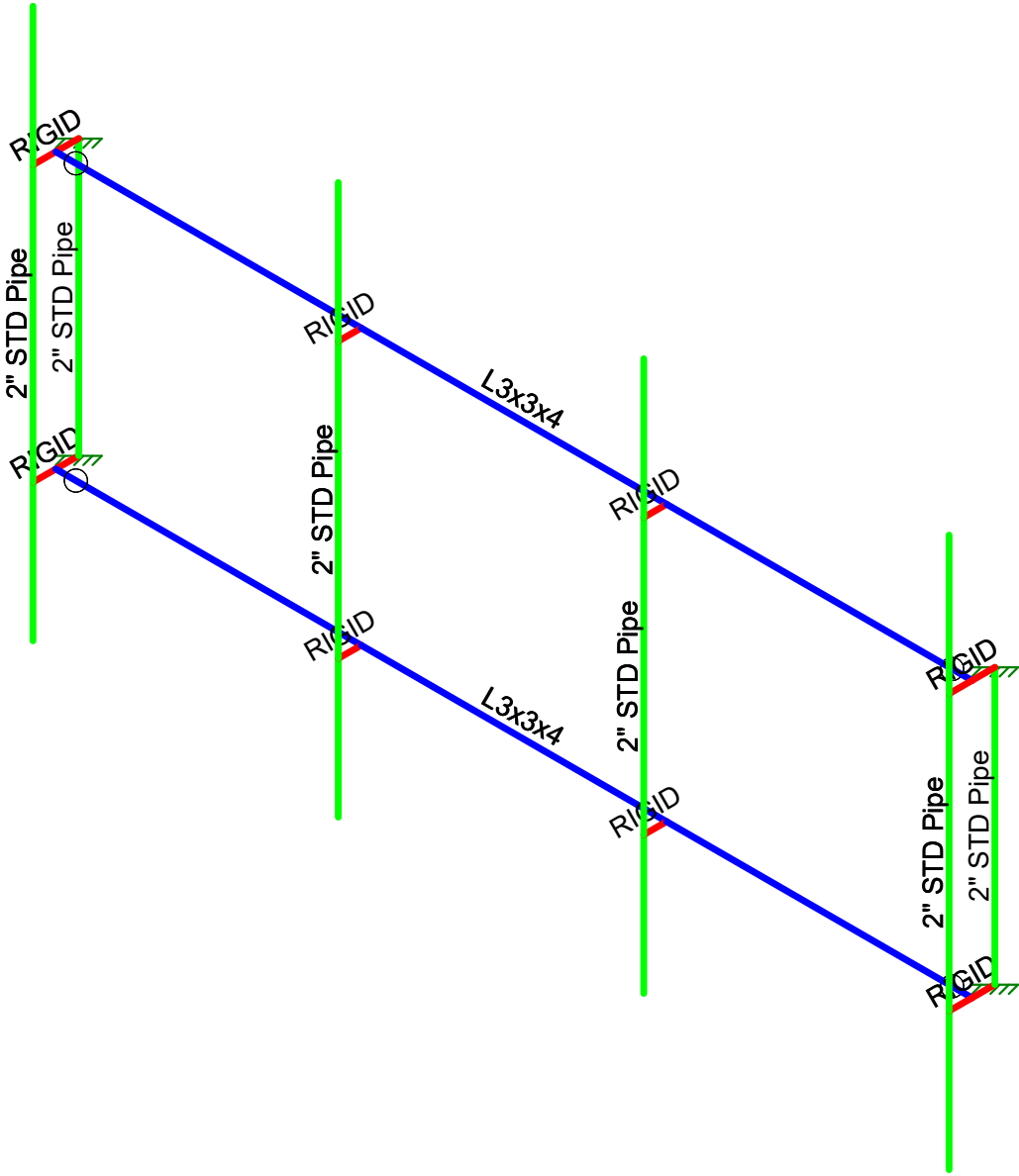
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DXL02054.r3d



Section Sets	
	L3x3x4
	2" STD Pipe
	RIGID

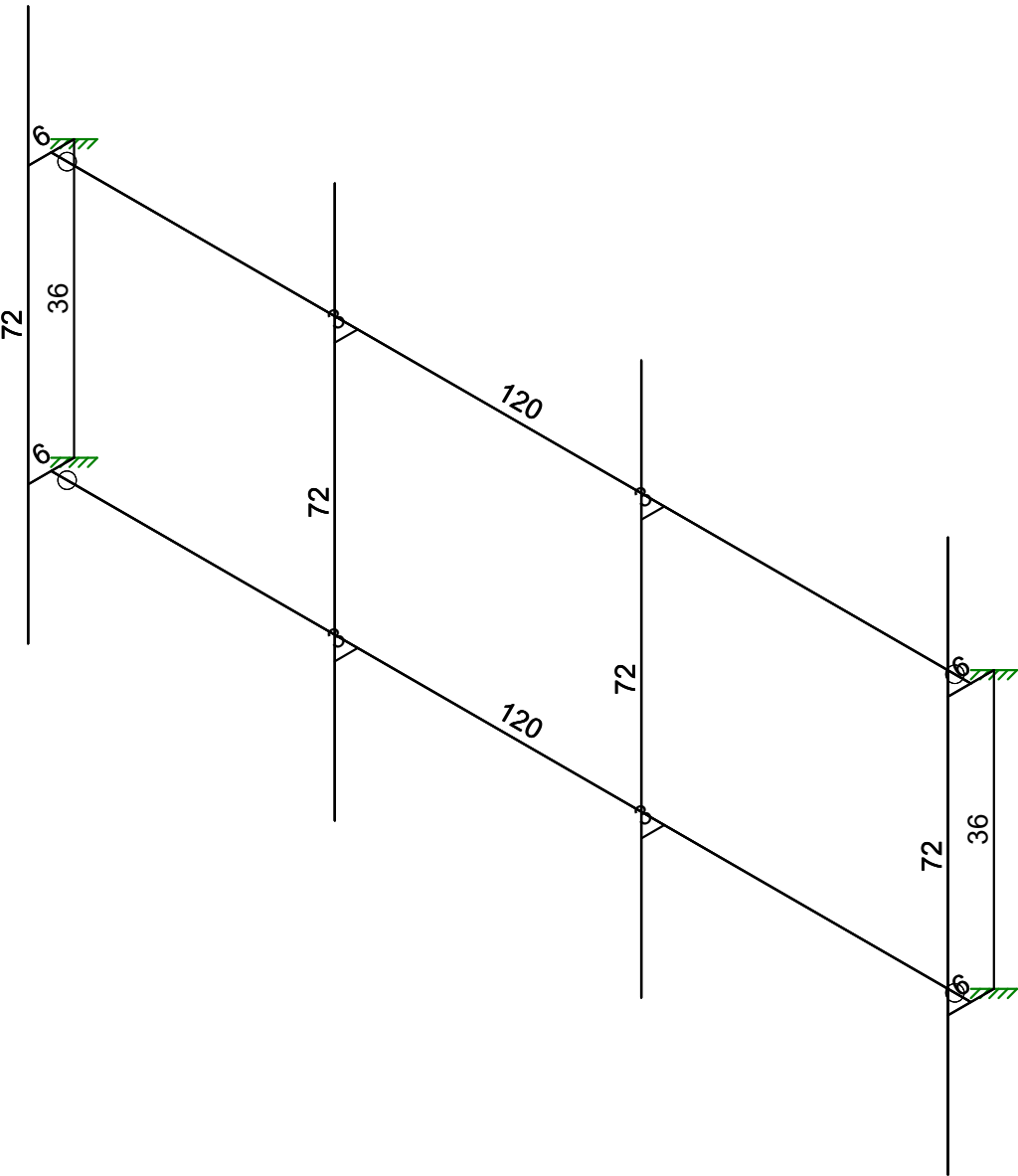
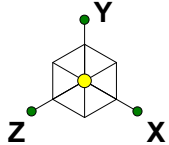


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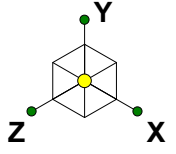
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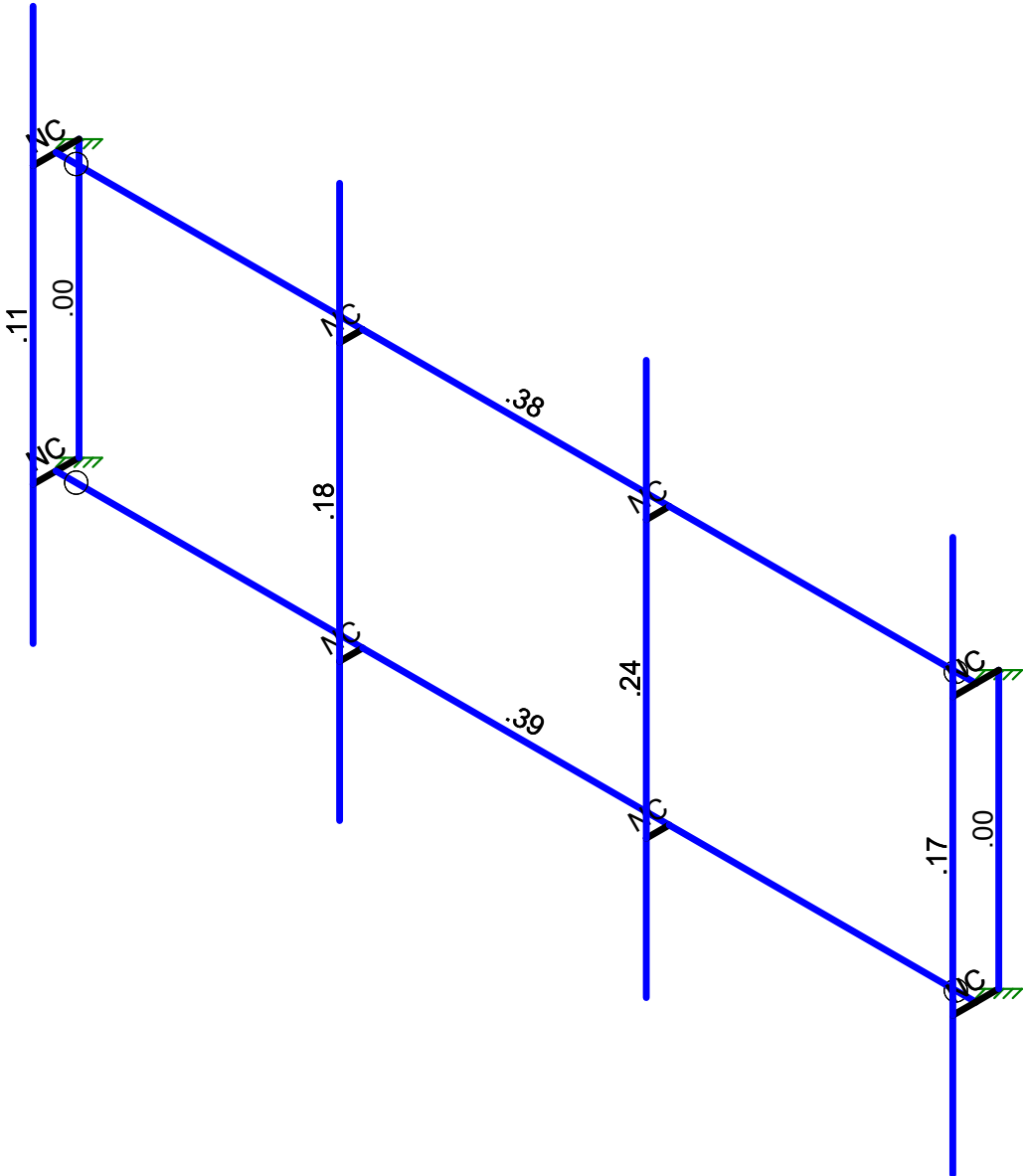


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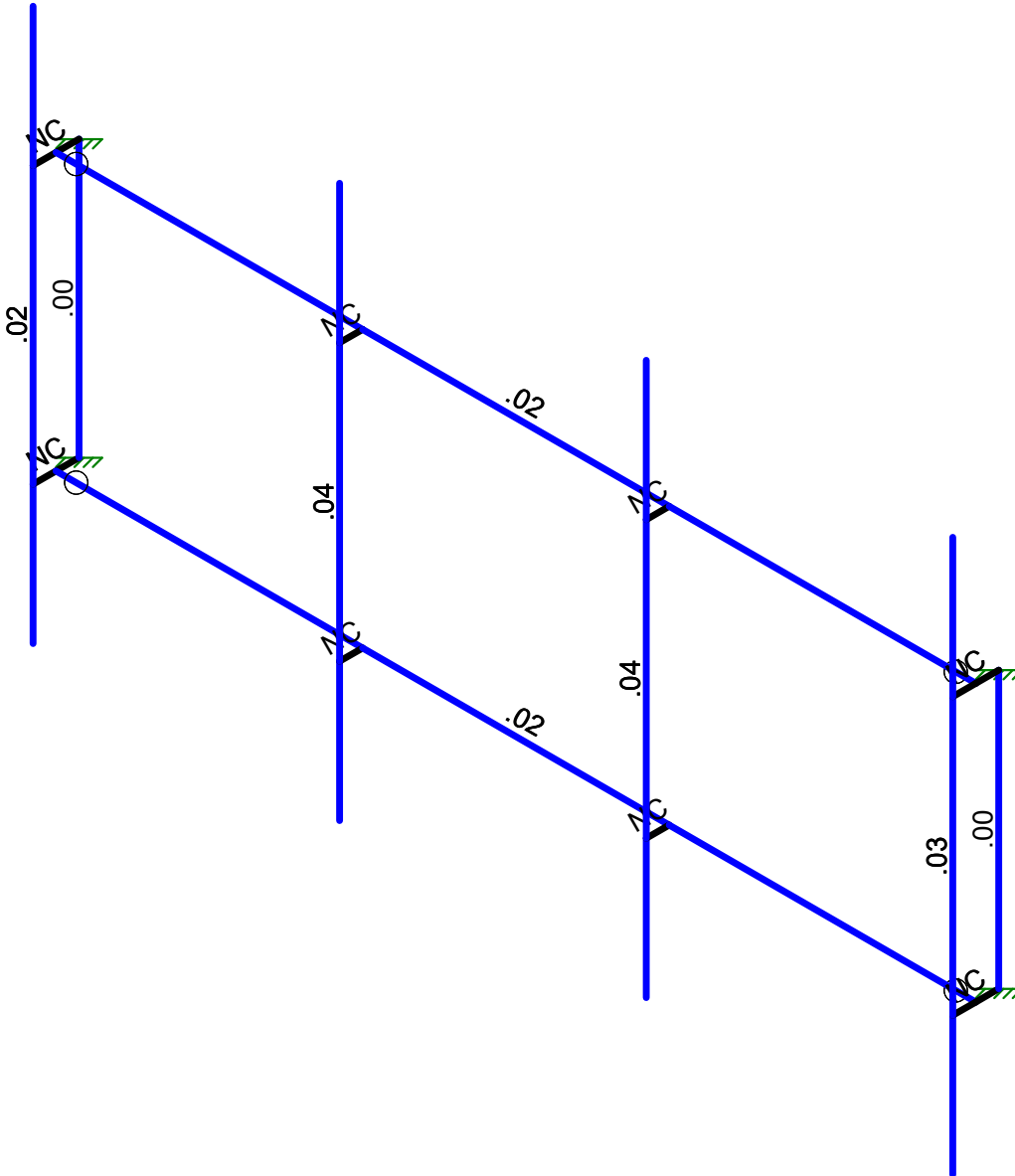
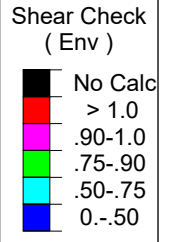
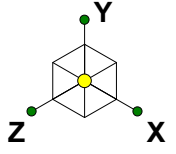


Code Check ( Env )	
	No Calc
	> 1.0
	.90-1.0
	.75-.90
	.50-.75
	0-.50



Member Code Checks Displayed (Enveloped)  
Results for LC 1, 1.4D

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Member Shear Checks Displayed (Enveloped)  
Results for LC 1, 1.4D

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FI	T ÚI	Z	É É Í	Í J
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FÏ	T ÚF	Z	É ÉI	H
Fì	T ÚF	Z	É É H	H
FJ	T ÚG	Z	É É Í	H
GE	T ÚG	Z	É É Í	H
GF	T ÚI	Z	É ÉÍ G	H
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**APPENDIX A**  
Design Tables & Resources

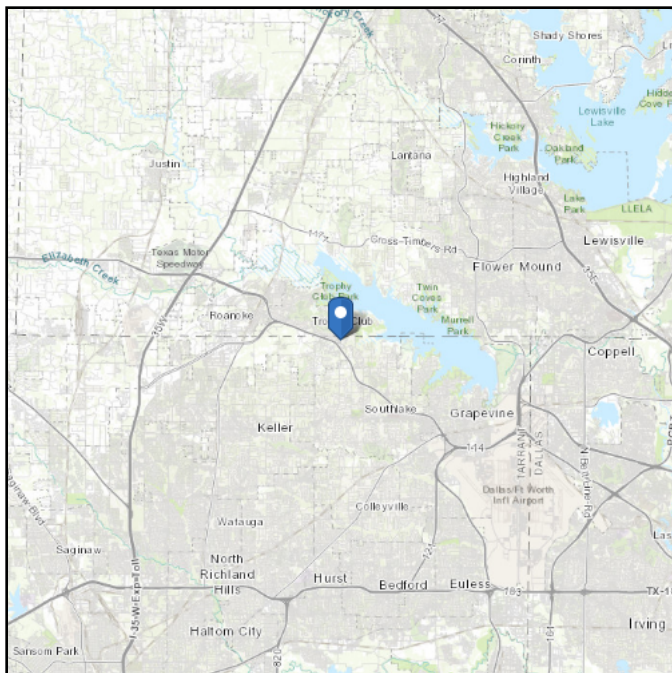
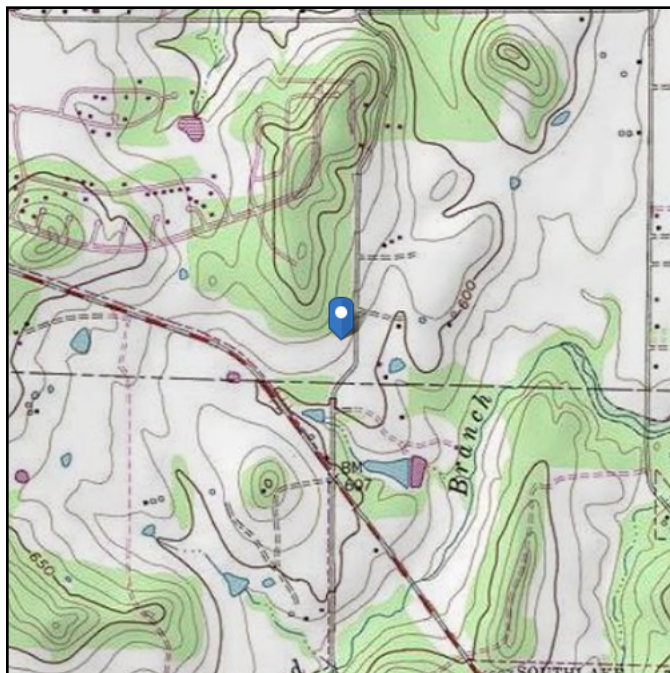


# ASCE 7 Hazards Report

**Address:**  
No Address at This Location

**Standard:** ASCE/SEI 7-16  
**Risk Category:** II  
**Soil Class:** D - Default (see Section 11.4.3)

**Elevation:** 612.64 ft (NAVD 88)  
**Latitude:** 32.987083  
**Longitude:** -97.167667



## Wind

**Results:**

Wind Speed:	106 Vmph
10-year MRI	74 Vmph
25-year MRI	80 Vmph
50-year MRI	86 Vmph
100-year MRI	91 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2  
Date Accessed: Tue Jul 20 2021

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.

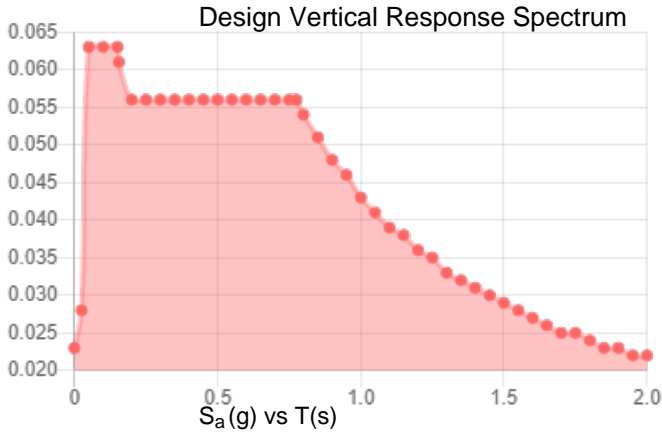
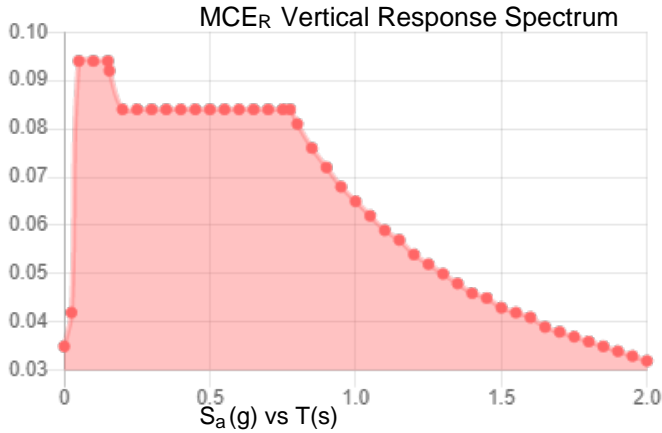
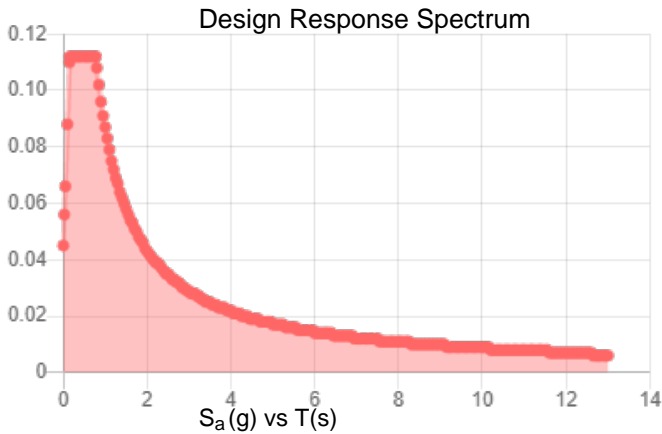
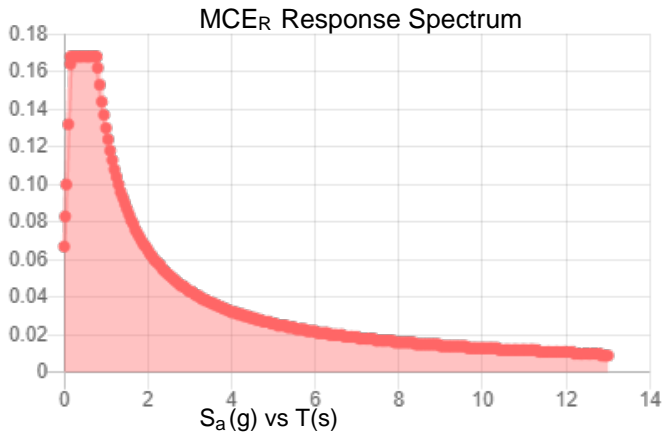


Site Soil Class: D - Default (see Section 11.4.3)

Results:

$S_s$ :	0.105	$S_{D1}$ :	0.087
$S_1$ :	0.054	$T_L$ :	12
$F_a$ :	1.6	PGA :	0.051
$F_v$ :	2.4	PGA <sub>M</sub> :	0.081
$S_{MS}$ :	0.168	$F_{PGA}$ :	1.6
$S_{M1}$ :	0.13	$I_e$ :	1
$S_{DS}$ :	0.112	$C_v$ :	0.7

Seismic Design Category B



**Data Accessed:** Tue Jul 20 2021  
**Date Source:** USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.



## Ice

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### Results:

Ice Thickness: 1.50 in.  
 Concurrent Temperature: 15 F  
 Gust Speed: 30 mph

**Data Source:** Standard ASCE/SEI 7-16, Figs. 10-2 through 10-8

**Date Accessed:** Tue Jul 20 2021

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

Values provided are equivalent radial ice thicknesses due to freezing rain with concurrent 3-second gust speeds, for a 500-year mean recurrence interval, and temperatures concurrent with ice thicknesses due to freezing rain. Thicknesses for ice accretions caused by other sources shall be obtained from local meteorological studies. Ice thicknesses in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

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The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE 7 standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE 7 Hazard Tool.

September 30, 2021

Att: Nick Mcmanus  
 Nexius

### AT&T DXL02054 Structural Opinion Letter

Site Name	Trophy Club
Site Number	DXL02054
FA #	10003375
PTN #	3012A0XEAN
PACE #	MRNTX068315
Client	Nexius
Proposed Carrier	AT&T
Site Location	2114 TW King Road Trophy Club, TX 76262 32.9870833° N NAD83 97.1676667° W NAD83
Structure Type	Water Tank
Overall Result	<b>Pass</b>
Recommendation	--

Dear Mr. Mcmanus,

At the request of **Nexius**, CORE ONE CONSULTING USA has reviewed the existing water tank at the above referenced site for adequacy to support the proposed loads for the referenced project. This evaluation is based on a review of the information from the RFDS V 1.0 (dated 12/10/20) provided by AT&T, Photos (dated 2015) Provided by Nexius.

This evaluation assumes that all existing structural members are in good condition, have not been altered from the manufacturer’s original design, and have been installed per the manufacturer’s requirements. Prior to installation of any new appurtenances, the contractor shall inspect the condition of all relevant members and connections and shall tighten all connections. The contractor is responsible for the means and methods of construction and shall notify Core One Consultants USA immediately if any field conditions differ from those listed above.

Should you have any questions, comments or require additional information, please do not hesitate to call 1+(855) 708-2195.

Sincerely,

Analysis performed by:

[Alex Bazeley](#)  
 Structural Engineering Lead  
 Core One Consulting USA



Reviewed by:

[Michael Leeper, PE](#)  
 Senior Professional Engineer  
 Core One Consulting USA

**Final Configuration**

RAD Height (ft)	Qty.	Appurtenance	Mount type	Carrier
120.0	3	Ericsson AIR6449 N77D	Pipe	AT&T
	6	Commscope JAHH-65B-R3B-V3		
	3	Commscope NNH4-65B-R6H4		
	1	Commscope CBC78T		
	3	Ericsson 4478 B14		
	3	Ericsson 4478 B5		
	3	Ericsson RRUS-32 B66A		
	3	Ericsson 4478 B12A		
	3	Ericsson RRUS-32 B30		
	3	Ericsson RRUS-32 B2		
	12	Raycap DC2		
	4	Raycap DC6		

\*(6) 8AWG DC Trunks, (2) 6AWG6 DC Trunks, (3) Fiber Trunks , (12) 7/8" coax



**TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1  
ORDER NO. 2022-1214**

**ORDER ADOPTING RULES REGULATING INSTALLATION OF SIGNS AND  
ELECTIONEERING ON DISTRICT LANDS**

WHEREAS, Trophy Club Municipal Utility District No. 1 (the “*District*”) is a conservation and reclamation district, a body corporate and politic and governmental agency of the State of Texas, created under Article XVI, Sec. 59 of the Texas Constitution by order of the Texas Water Commission, now the Texas Commission on Environmental Quality (“*TCEQ*”), and the District operates under Chapters 49 and 54 of the Texas Water Code, as amended;

WHEREAS, Section 54.205 of the Texas Water Code, as amended, authorizes a municipal utility district to adopt rules and regulations to regulate privileges on any land or any easement owned or controlled by the District;

WHEREAS, Section 61.003 of the Election Code provides that an entity that owns or controls a public building being used as a polling place may not, at any time during the voting period, prohibit electioneering on the building’s premises outside of 100 feet of an outside door through which a voter may enter the building in which the polling place is located, but the entity may enact reasonable regulations concerning the time, place and manner of electioneering;

WHEREAS, pursuant to the foregoing authority, the Board of Directors of the District desires to adopt rules relating to the installation of signs and electioneering on District lands and to establish reasonable regulations concerning the time, place and manner of electioneering on land owned or controlled by the District that is being used as a polling place.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1 THAT:

Section 1. The matters and facts recited in the preamble to this Order are found to be true and correct and the same are incorporated herein as a part of this Order.

Section 2. The Board of Directors hereby approves the Rules Regulating Installation of Signs and Electioneering on District Lands in the form attached hereto.

Section 3. The attached Rules shall be effective immediately upon adoption of this Order, and shall replace all prior rules and policies of the District governing the installation of signs and electioneering on District lands.

Section 4. The President and Secretary of the Board are hereby authorized and directed to execute this Order. After this Order is executed, a copy shall be filed in the permanent records of the District.

Section 5. Notice of these Rules shall be published once a week for two consecutive weeks in accordance with the requirements of Section 54.207 of the Texas Water Code.



PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
President, Board of Directors

ATTEST:

\_\_\_\_\_  
Secretary, Board of Directors

(SEAL)

DRAFT

## TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1

### RULES REGULATING INSTALLATION OF SIGNS AND ELECTIONEERING ON DISTRICT LANDS

1. Purpose; Findings; Application of Policy.
  - a. The purpose of these Rules Regulating Installation of Signs and Electioneering on District Lands is to set forth the rules and regulations of Trophy Club Municipal Utility District No. 1 ("District") with respect to the installation of signs and electioneering on District lands. This Policy shall apply to installation, construction, posting or placement of signs, outdoor advertising, flyers and posters (collectively, "Signs") on any lands or easements owned or controlled by the District (collectively, "District Lands") whether relating to an election or otherwise.
  - b. For purposes of these Rules, "electioneering" shall mean the posting, use, or distribution of political signs or literature for or against any candidate, measure, or political party
  - c. Unless expressly modified or waived by the Board for good cause determined by the Board, all of the terms and provisions of these Rules shall apply to all electioneering on District lands and all Signs constructed, installed, posted, or placed on District Lands. It is the District's intention that these Rules be applied in a non-discriminatory manner.
  - d. These Rules shall not apply to the installation of any Signs in public right-of-way owned or regulated by the Town of Trophy Club, Denton County or Tarrant County.
  - e. These Rules shall not be construed or enforced to prohibit or restrict the constitutional rights of any person to engage in free speech or assembly.
  - f. Nothing in these Rules shall be deemed to supersede, alter or amend the authority of Town of Trophy Club, Denton County or Tarrant County to regulate Signs or electioneering, including within public rights-of-way, and any person who seeks to install Signs or engage in electioneering on District lands shall remain subject to the applicable ordinances and requirements of Town of Trophy Club, Denton County or Tarrant County for all purposes.
  - g. These Rules do not apply to Lot 1, MUNICIPAL UTILITY DISTRICT NO. 1 COMPLEX, an addition to the Town of Trophy Club, Denton County, Texas, by a plat filed February 12, 2010, and recorded as Instrument Number 2010-22, of the Plat Records of Denton County, Texas, the street address of which is 295 Trophy Club Drive (the "Fire Station Lot"). Pursuant to the Town's operational control and management of the Fire Station Lot under the Interlocal Cooperation Agreement for Administration of Fire Protection Services dated September 19, 2016, as amended from time to time (the "Fire Services ILA") and other municipal authority, the District expressly recognizes the Town's authority to regulate electioneering and installation of signage on the Fire Station Lot.
2. Legal Construction of Rules; Amendments.

- a. Neither these Rules, its adoption by the Board of Directors (the "Board"), any amendment or supplement hereto, nor any statements made during meetings or consultations shall be construed as an agreement by the District to allow improvements to be constructed on District Lands.
  - b. These Rules may be amended and supplemented from time to time by the District regardless of the status of installation of any Sign or electioneering on District lands.
3. Legal Authority. These Rules is being adopted pursuant to Section 54.205 of the Texas Water Code, as amended, which authorizes a municipal utility district to adopt rules and regulations to regulate privileges on any land or any easement owned or controlled by the District.
4. Prohibition on Electioneering.
- a. From and after adoption of these Rules, electioneering is prohibited on any District Lands except as authorized by Section 4(b) and (c) below.
  - b. So long as Lot 2, MUNICIPAL UTILITY DISTRICT NO. 1 COMPLEX, an addition to the Town of Trophy Club, Denton County, Texas, by a plat filed February 12, 2010, and recorded as Instrument Number 2010-22, of the Plat Records of Denton County, Texas, the street address of which is 100 Municipal Drive (the "Polling Premises"), is used as an early voting location or an election day voting location, electioneering is authorized to be conducted on the Polling Premises grounds except as prohibited under Section 61.003 of the Texas Election Code (within 100 feet of an outside door through which a voter may enter the building).
  - c. Electioneering on the Fire Station Lot shall be allowed only as authorized by the Town of Trophy Club under its management and operational authority of the Fire Station Lot pursuant to the Fire Services ILA
5. Prohibition on Installation of Signs and Improvements.
- a. From and after adoption of these Rules, no Signs may be constructed or installed on any District Lands except temporary political campaign signs authorized by Sections 5(b) and 5(c) below.
  - b. So long as the Polling Premises is used as an early voting location or an election day voting location, electioneering Signs may be installed on the grounds of the Polling Premises in accordance with the following requirements:
    - (i) Electioneering signs may not be installed where prohibited under Section 61.003 of the Texas Election Code (within 100 feet of an outside door through which a voter may enter the building);
    - (ii) No Sign may be placed on the premises earlier than twenty-four (24) hours before the commencement of early voting;
    - (iii) Signs may remain at the Polling Premises between the time early voting ends

and election day and must be removed within forty-eight (48) hours after election day. Signs that are not picked up within forty-eight (48) hours may be disposed by the District;

- (iv) Signs shall comply with the size and other design restrictions set forth in the Town of Trophy Club ordinances authorizing the installation of temporary political signs in public right-of-way with landowner permission;
  - (v) Only Signs that qualify as electioneering signs under Section 61.003 of the Election Code may be placed at the Polling Premises; and
  - (vi) Each Sign may not be illuminated or have any moving elements.
- c. Signage may be installed on the Fire Station Lot only as authorized by the Town of Trophy Club pursuant to its management and operational authority of the Fire Station lot under the Fire Services ILA.
- d. In a campaign for political office, the candidate for such office shall be deemed the person responsible for the posting of electioneering Signs, unless he or she first notifies the District General Manager of another person who is responsible. In such cases, the candidate shall provide the name, address, telephone number, and signed consent of such other responsible person. In a campaign regarding a ballot measure, the president of the committee supporting or opposing such ballot measure shall be deemed responsible, unless he or she first notifies the District General Manager of another person responsible, in the manner described above.
6. Damage to District Property. Any person who damages District property, facilities or equipment in connection with the installation or removal of a Sign shall be responsible for all costs and expenses incurred by the District in connection with such damage, including costs of repair or replacement.
7. Interference with Emergency Services. In connection with the installation of Signs or electioneering on the Fire Station Lot, no person may interfere with or impair the ingress or egress of emergency service vehicles or any other activities.

# Trophy Club Municipal Utility District No. 1

January 2023

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	Jan 1, 2023	2 New Year Holiday Office C	3	4	5	6	7
2	8	9	10	11	12	13	14
3	15	16 Martin Luther King Jr. Day	17	18 Board of Directors Reg	19	20	21
4	22	23	24	25	26	27	28
5	29	30	31	Feb 1	2	3	4