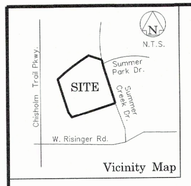



Vicinity Map

| LAND USE TABLE | |
|---|---|
| RESIDENTIAL | 12.486 ACRES |
| RIGHT-OF-WAY | 3.489 ACRES |
| PRIVATE OPEN SPACE | 3.521 ACRES |
| PARK LAND DEDICATION | 1.936 ACRES |
| TOTAL | 21.432 ACRES |

LEGEND

B.L. BUILDING LINE
U.E. UTILITY EASEMENT
IRF IRON ROD FOUND
MFF MINIMUM FINISH FLOOR
D.E. DRAINAGE EASEMENT
S.S.E. SANITARY SEWER EASEMENT

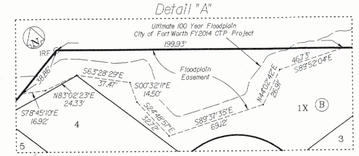
| LOT TABULATION | |
|---|---|
| BLOCK A | 11 LOTS (1 PRIVATE OPEN SPACE LOT) |
| BLOCK B | 42 LOTS (3 PRIVATE OPEN SPACE LOTS) |
| BLOCK C | 16 LOTS |
| BLOCK D | 18 LOTS (2 PRIVATE OPEN SPACE LOTS, 1 PARK LAND DEDICATION) |
| RESIDENTIAL | 80 LOTS |
| PRIVATE OPEN SPACE | 6 LOTS |
| PARK LAND DEDICATION | 1 LOT |
| TOTAL | 87 LOTS |

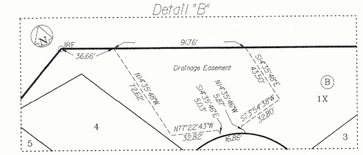
CURVE TABLE

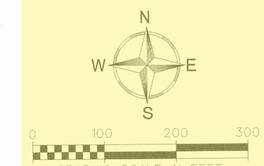
| NO. | DELTA | RADIUS | LENGTH | BEARING | DIST. |
|---|---|---|---|---|---|
| C1 | 15°52'30" | 800.00' | 221.66' | S80°06'59"W | 220.95' |
| C2 | 10°14'40" | 510.00' | 91.19' | S77°18'04"W | 91.07' |
| C3 | 87°37'56" | 50.00' | 76.47' | N53°45'38"W | 69.23' |
| C4 | 65°35'29" | 50.00' | 57.24' | N22°51'05"E | 54.16' |
| C5 | 106°31'54" | 50.00' | 92.97' | S71°05'13"E | 80.14' |

LINE TABLE

| NO. | BEARING | DIST. |
|---|---|---|
| L1 | N62°49'16"W | 14.14' |
| L2 | N27°10'44"E | 14.14' |
| L3 | S27°10'44"W | 14.14' |
| L4 | S62°49'16"E | 14.14' |
| L5 | S27°10'44"W | 14.14' |
| L6 | N62°49'16"W | 14.14' |




DESCRIPTION:

BEING THAT TRACT OF LAND SITUATED IN THE J. ALBIRADO SURVEY, ABSTRACT NUMBER 4 AND THE J. ASBURY SURVEY, ABSTRACT NUMBER 52, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO SJ ROSEMARY DEVELOPMENT, LP, RECORDED IN INSTRUMENT NUMBER D223025894, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DUNAWAY & ASSOC.", FOUND AT THE SOUTHEAST CORNER OF SAID SJ ROSEMARY DEVELOPMENT TRACT, BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, LIFE CHURCH FORT WORTH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D216190111, SAID COUNTY RECORDS, AND IN THE WEST RIGHT-OF-WAY LINE OF SUMMER CREEK DRIVE (A 120 FOOT RIGHT-OF-WAY), AS RECORDED IN INSTRUMENT NUMBER D212134453, SAID COUNTY RECORDS;

THENCE S 72° 10'44"W, 929.51 FEET, DEPARTING SAID RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD, WITH PLASTIC CAP STAMPED "WIER & ASSOC.", FOUND AT THE SOUTHWEST CORNER OF SAID SJ ROSEMARY DEVELOPMENT TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 1, AND IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO CORSAIR CHISHOLM, LLC, RECORDED IN INSTRUMENT NUMBER D222206256, SAID COUNTY RECORDS;

THENCE WITH THE WEST LINE OF SAID SJ ROSEMARY DEVELOPMENT TRACT, AND SAID EAST LINE THE FOLLOWING BEARINGS AND DISTANCES:

N 32° 07'00"W, 132.57 FEET, TO A 1/2 INCH IRON ROD, WITH PLASTIC CAP STAMPED "WIER & ASSOC.", FOUND;

N 17° 42'23"W, 488.13 FEET, TO A 1/2 INCH IRON ROD, WITH PLASTIC CAP STAMPED "MMA", FOUND;

N 17° 11'22"W, 202.57 FEET, TO A 1/2 INCH IRON ROD, WITH PLASTIC CAP STAMPED "WIER & ASSOC.", FOUND AT THE NORTHWEST CORNER OF SAID SJ ROSEMARY DEVELOPMENT TRACT, BEING THE NORTHEAST CORNER OF SAID CORSAIR CHISHOLM TRACT, AND IN THE SOUTH LINE OF LOT 38X, BLOCK L, SUNSET POINTE PHASE 2, AN ADDITION TO SAID CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D220055014, SAID COUNTY RECORDS, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH A 5/8 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF SAID CORSAIR TRACT, BEING THE SOUTHWEST CORNER OF SAID LOT 38X, AND IN THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY), BEARS S 89° 35'53"W, 232.29 FEET;

THENCE WITH THE NORTH LINE OF SAID SJ ROSEMARY DEVELOPMENT TRACT, SAID SOUTH LINE, AND SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 790.72 FEET, THROUGH A CENTRAL ANGLE OF 11° 01'49", HAVING A RADIUS OF 4107.33 FEET, THE LONG CHORD WHICH BEARS N 52° 47'16"E, 789.50 FEET, TO A 1/2 INCH IRON ROD, WITH PLASTIC CAP STAMPED "WIER & ASSOC.", FOUND;

THENCE S 71° 36'42"E, 282.48 FEET, CONTINUING WITH SAID COMMON LINE, TO A 1/2 INCH IRON ROD, WITH PLASTIC CAP STAMPED "WIER & ASSOC.", FOUND AT THE NORTHEAST CORNER OF SAID SJ ROSEMARY DEVELOPMENT TRACT, BEING THE SOUTHEAST CORNER OF SAID LOT 38X, AND IN THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF SUMMER CREEK DRIVE, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID COMMON LINE AND NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 236.40 FEET, THROUGH A CENTRAL ANGLE OF 06° 34'31", HAVING A RADIUS OF 2060.00 FEET, THE LONG CHORD WHICH BEARS S 14° 31'14"E, 236.27 FEET;

THENCE S 17° 49'16"E, 678.53 FEET, CONTINUING WITH SAID COMMON LINE, TO THE POINT OF BEGINNING AND CONTAINING 933,580 SQUARE FEET OR 21.432 ACRES OF LAND MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESES PRESENTS:
THAT SJ ROSEMARY DEVELOPMENT BY AND THROUGH IT'S DULY AUTHORIZED OFFICER, DOES HEREBY ACCEPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED TRACT AS LOTS 1-10, 3X, BLOCK A; LOTS 1-39, 1X, 2X, 6X, BLOCK B, LOTS 1-16, BLOCK C, AND LOTS 1-16, 4X, 5X, BLOCK D, SUMMER TRAILS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN THEREON.

BY: SJ ROSEMARY DEVELOPMENT, LP
A TEXAS LIMITED PARTNERSHIP

BY: _____

NAME: Steve Hawkins

TITLE: President

STATE OF TEXAS)

COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Steve Hawkins KNOWN TO ME TO BE THEIR PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24th DAY OF March, 2025

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 7-6-27

JENNIFER SPITZER FITZGERALD
My Notary ID # 134440746
Expires July 6, 2027

CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN APRIL, 2024 AND THAT ALL CORNERS ARE AS SHOWN.

Todd A. Bridges 3-26-25

TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

STATE OF TEXAS REGISTERED TODD A. BRIDGES 4940 PROFESSIONAL LAND SURVEYOR

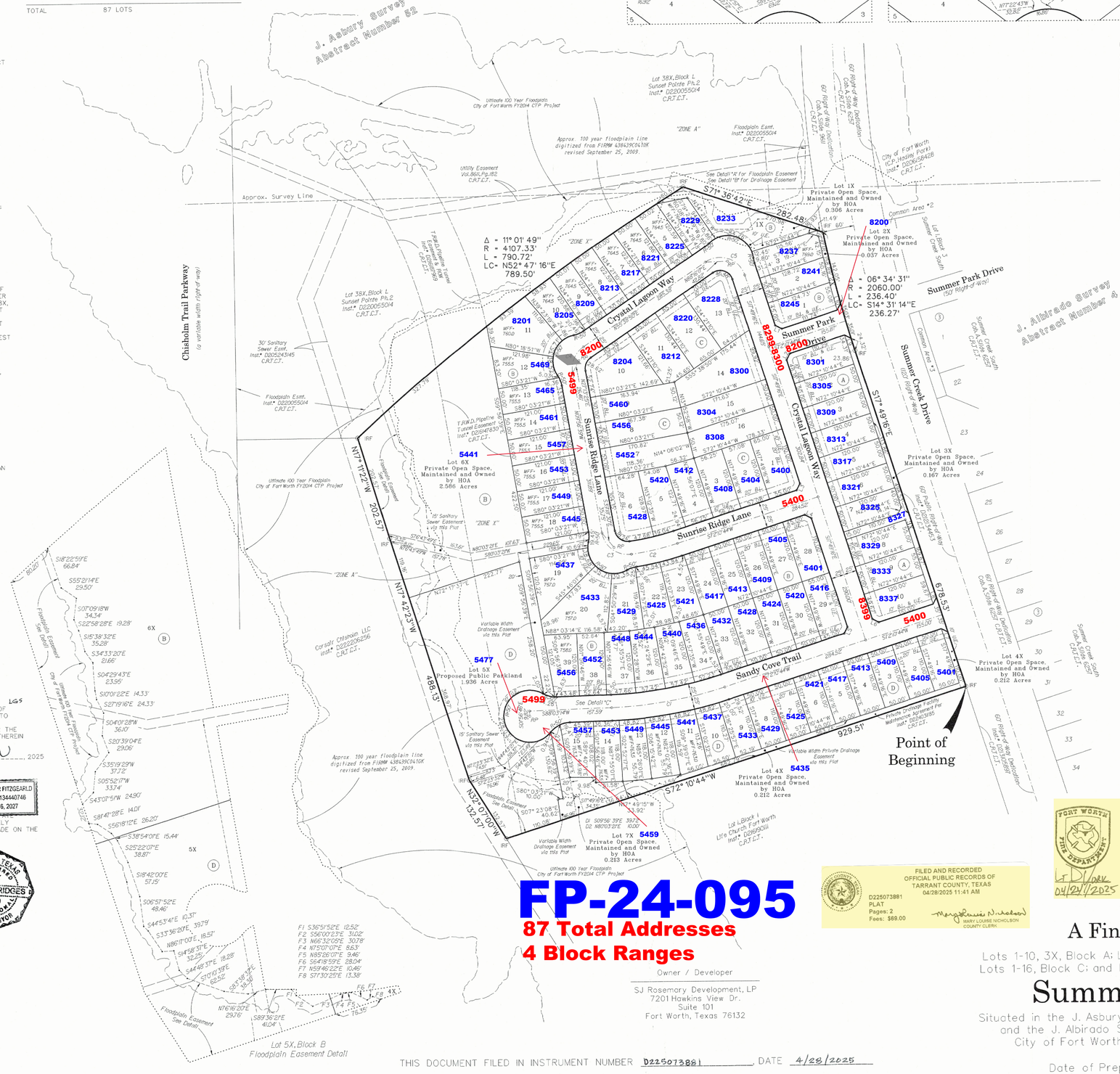
FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: 4-25-25

By: Arnold R Boren Chairman

By: Dick R. Hall Secretary




FP-24-095
87 Total Addresses
4 Block Ranges

Owner / Developer
SJ Rosemory Development, LP
7201 Hawkins View Dr.
Suite 101
Fort Worth, Texas 76132

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
04/28/2025 11:41 AM
D225073881
PLAT
Pages: 2
Fees: $69.00
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH FIRE DEPARTMENT
04/24/2025

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D225073881 DATE 4/28/2025

NOTES:

WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE, IA GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FLOODPLAIN/ DRAINAGE-WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL AND / OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND / OR BANK EROSION THAT CANNOT BE PREDICTED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING LOT 1 LOT IS CONTAINED WITHIN THE FLOOD-PLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPE AREAS, AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION / CLUBHOUSE / EXERCISE / BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS' ASSOCIATION, AS SET FORTH HEREIN.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

SIDEWALKS
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

RESIDENTIAL DRIVEWAY ACCESS LIMITATION
DRIVEWAY ACCESS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL, LIMITED LOCAL RESIDENTIAL, CUL-DE-SAC, LOOP, OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS: A REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ABUTTING SIDE OR REAR ALLEY OR B. A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

PARKWAY PERMITS
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

PRIVATE MAINTENANCE
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

PRIVATE (PRV'S) REQUIRED
PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

# A Final Plat of
Lots 1-10, 3X, Block A; Lots 1-39, 1X, 2X, 6X, Block B; Lots 1-16, Block C; and Lots 1-15, 4X, 5X, 7X, Block D.
# Summer Trails
Situated in the J. Asbury Survey, Abstract Number 52, and the J. Albirado Survey, Abstract Number 4, City of Fort Worth, Tarrant County, Texas.

Date of Preparation: April 2023

21.432 Acres

FP-24-095
PP-23-009

| Revisions: |
|---|
| Revised Owner 08/24/23 |
| Revised esmt. & lot lines Block B 12/19/24 |
| Revised esmt. & lot lines Block B 01/08/25 |

| | |
|---|---|
| Job #: | HCH22003 |
| Drawn By: | D. Freemon |
| Checked By: | T. Bridges |
| Date: | 04-04-23 |

A Final Plat of
Lots 1-10, 3X, Block A; Lots 1-39, 1X, 2X, 6X, Block B; Lots 1-16, Block C; and Lots 1-15, 4X, 5X, 7X, Block D.
Summer Trails
Situated in the J. Asbury Survey, Abstract Number 52, and the J. Albirado Survey, Abstract Number 4, City of Fort Worth, Tarrant County, Texas.

PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

SHEET 1 OF 1 SHEETS

Peloton Job No. HCH22003

Copyright © 2025 Peloton Land Solutions, Inc.

TBPELS - LS FIRM REG. NO. 10177700

Ref. Job No.

3/26/2025 10:08:24 AM

G:\JOB\HCH22003_Crowley_ISD\2_Srvy\HCH22003_PA1.dgn

Default