



LEGEND table with symbols for POB, IRF, CIRB, CIRF, ROW, CAB, PG, DOC. NO., 393.10', P.R.T.C.T., D.R.T.C.T., O.P.R.T.C.T., MIN. F.F.E., E.C.P., I.C.P., P.O.S.E.

GENERAL PLAT NOTES

- 1.) The purpose of this plat is to create one lot of record from platted lands and dedicate easements for site development.
2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019...
3.) The bearings and grid coordinates shown on this plat are based on GPS observations...
4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law...
5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6.) Elevations shown on this survey are based on GPS observations utilizing the AITerra RTK Network...

LAND USE TABLE

Table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C1 through C5.

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...

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...

SIDEWALKS
Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth standards.

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...

PARKWAY PERMIT
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.

PRIVATE MAINTENANCE
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities...

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...

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.

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 (a grading plan in some instances may be adequate) if the site does not conform...

COVENANTS AND RESTRICTIONS ARE UN-ALTERED
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

FLOODPLAIN/FLOODWAY/DRAINAGEWAY 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...



FS-23-147

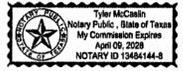
2301 Meacham Boulevard is an existing address for the current structure and the lot. For any additional building addresses, please submit a site plan to addressing@fortworthtexas.gov

CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF DENTON
I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Fort Worth, Tarrant County, Texas.

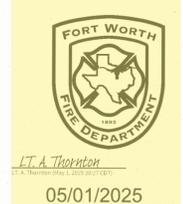
Signature of Matthew Raabe, R.P.L.S. #6402, dated 04-15-25.

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 15th day of April, 2025.



CITY PLAT NO. FS-23-147

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: 05/01/2025. By: [Signature] Chairman, [Signature] Secretary.



FINAL PLAT MARK IV INDUSTRIAL PARK LOT 4R, BLOCK 10R 16.88 ACRES

BEING A REPLAT OF LOTS 4, 5 OF BLOCK 10R MARK IV INDUSTRIAL PARK, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN CABINET A, PAGE 5884, P.R.T.C.T. DAVID ODUM SURVEY, ABSTRACT NO. 1184. DATE OF PREPARATION: APRIL 14, 2025.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS COUNTY OF TARRANT
WHEREAS, TERSCO PROPERTY MANAGEMENT LIMITED is the owner of a 16.88 acre tract of land out of the David Odum Survey, Abstract Number 1184, situated in the City of Fort Worth, Tarrant County, Texas, being all of Lots 4 and 5, Block 10R of Mark IV Industrial Park, a subdivision of record in Cabinet A, Page 5884 of the Plat Records of Tarrant County, Texas, also being all of a called 16.88 acre tract of land conveyed to Teresco Property Management Limited by Special Warranty Deed of record in Document Number D109128375 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds, as follows:

- BEGINNING, at a 1/2" iron rod with yellow plastic cap stamped "PACHECO KOCH" found in the North right-of-way line of Meacham Boulevard (variable width right-of-way), being the Southwest corner of Lot 3, Block 10R of Mark IV Industrial Park, a subdivision of record in Cabinet A, Page 1183 of said Plat Records, also being the Southeast corner of said Lot 4, from which a 1/2" iron rod with yellow plastic cap stamped "PACHECO KOCH" found at the Southeast corner of said Lot 3 bears S89°50'32"E, a distance of 189.41 feet;
THENCE, N89°50'32"W, along the North right-of-way line of Meacham Boulevard, being the common South lines of said Lots 4 and 5, a distance of 101.27 feet to the exterior crossover point hereat;
THENCE, N00°42'08"E, leaving the North right-of-way line of Meacham Boulevard, over and across said Lot 4, a distance of 41.29 feet to a 1-post found at the Southeast corner of a called 0.058 acre tract of land conveyed to Lone Star Gas Company by deed of record in Volume 4434, Page 410 of the Deed Records of Collin County, Texas, for the interior crossover point hereat;
THENCE, along the exterior lines of said 0.058 acre tract, the following four (4) courses and distances:
1. N89°49'04"W, a distance of 50.14 feet to a 5/8 inch iron rod found at the Southwest corner of said 0.058 acre tract;
2. N00°10'11"W, a distance of 50.02 feet to a 5/8 inch iron rod found at the Northwest corner of said 0.058 acre tract;
3. N89°37'17"E, a distance of 49.67 feet to a 5/8 inch iron rod found at the Northeast corner of said 0.058 acre tract;
4. S00°42'08"E, a distance of 50.51 feet to said interior crossover point;
THENCE, S00°42'08"W, leaving said interior crossover point, over and across said Lot 4, a distance of 41.29 feet to said exterior crossover point;
THENCE, continuing along the North right-of-way line of Meacham Boulevard, being the common South lines of said Lots 4 and 5, the following four (4) courses and distances:
1. N89°50'32"W, passing at a distance of 878.55 feet, a 1/2" iron rod with illegible red plastic cap found at the common South corner of said Lot 4 and said Lot 5, and continuing a total distance of 1033.76 feet to a 1/2" iron rod found at the beginning of a tangent curve to the right;
2. Along said tangent curve to the right, having a radius of 2940.00 feet, a chord bearing of N83°55'21"W, a chord length of 606.44 feet, a delta angle of 11°50'22", an arc length of 607.52 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent reverse curve to the left;
3. Along said tangent reverse curve to the left, having a radius of 2410.00 feet, a chord bearing of N80°57'35"W, a chord length of 248.66 feet, a delta angle of 05°54'51", an arc length of 248.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve to the left;
4. N75°58'46"W, a distance of 126.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South line of Lot 1R, Block 11, Mark IV Industrial Park Addition, a subdivision of record in Document Number D215086959 of said Plat Records, being the South corner of said Lot 1R, also being the East corner of a called 1.983 acre tract of land conveyed to the City of Fort Worth by Special Warranty Deed of record in Volume 9995, Page 1997 of said Official Public Records, also being the Southwest corner of said Lot 5;
THENCE, N44°54'52"E, leaving the North right-of-way line of Meacham Boulevard, along the West line of said Lot 5, being in part, the common East line of said Lot 1R, also being the common Southeast terminus of Lone Star Boulevard (80' right-of-way), a distance of 83.92 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of the terminus of Lone Star Boulevard;
THENCE, along the Northeast right-of-way line of Lone Star Boulevard, being the common West line of said Lot 5, the following two (2) courses and distances:
1. Along a non-tangent curve to the right, having a radius of 573.88 feet, a chord bearing of N41°28'35"W, a chord length of 72.95 feet, a delta angle of 07°17'17", an arc length of 73.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
2. N37°49'57"W, a distance of 105.44 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the South end of a right-of-way of return at the intersection of the Northeast right-of-way line of Lone Star Boulevard and the South right-of-way line of Franklin Drive (60' right-of-way);
THENCE, along the South right-of-way line of Franklin Drive, being the common North lines of said Lots 4 and 5, the following three (3) courses and distances:
1. Along said right-of-way return, along a tangent curve to the right, having a radius of 25.00 feet, a chord bearing of N08°48'22"E, a chord length of 36.35 feet, a delta angle of 03°16'39", an arc length of 40.70 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a compound curve to the right, being the most Northerly Northwest corner of said Lot 5;
2. Along said compound curve to the right, having a radius of 457.00 feet, a chord bearing of N72°26'01"E, a chord length of 287.35 feet, a delta angle of 34°00'58", an arc length of 271.32 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
3. N89°26'30"E, passing at a distance of 915.49 feet, a 1/2" iron rod with illegible red plastic cap found at the common North corner of said Lots 4 and 5 and continuing a total distance of 1160.48 feet to a 1/2" iron rod found at the Northwest corner of Lot 2, Block 10R-1 of Mark IV Industrial Park, a subdivision of record in Volume 388-131, Page 2 of said Plat Records;
THENCE, leaving the South right-of-way line of Franklin Drive, along the West and South lines of said Lot 2, being the common North line of said Lot 4, the following two (2) courses and distances:
1. S00°33'30"E, a distance of 235.00 feet to a 5/8" iron rod found at the Southwest corner of said Lot 2;
2. N89°26'30"E, a distance of 734.75 feet to a 1/2" iron rod with yellow plastic cap stamped "PACHECO KOCH" found at the Northwest corner of said Lot 3, being the Northeast corner of said Lot 4;
THENCE, S00°33'30"E, leaving the South line of said Lot 2, along the West line of said Lot 3, being the common East line of said Lot 4, a distance of 234.53 feet to the POINT OF BEGINNING and containing an area of 16.88 acres or 735,288 square feet of land, more or less.

THENCE, along the South right-of-way line of Franklin Drive, being the common North lines of said Lots 4 and 5, the following three (3) courses and distances:

- 1. Along said right-of-way return, along a tangent curve to the right, having a radius of 25.00 feet, a chord bearing of N08°48'22"E, a chord length of 36.35 feet, a delta angle of 03°16'39", an arc length of 40.70 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a compound curve to the right, being the most Northerly Northwest corner of said Lot 5;
2. Along said compound curve to the right, having a radius of 457.00 feet, a chord bearing of N72°26'01"E, a chord length of 287.35 feet, a delta angle of 34°00'58", an arc length of 271.32 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
3. N89°26'30"E, passing at a distance of 915.49 feet, a 1/2" iron rod with illegible red plastic cap found at the common North corner of said Lots 4 and 5 and continuing a total distance of 1160.48 feet to a 1/2" iron rod found at the Northwest corner of Lot 2, Block 10R-1 of Mark IV Industrial Park, a subdivision of record in Volume 388-131, Page 2 of said Plat Records;

THENCE, leaving the South right-of-way line of Franklin Drive, along the West and South lines of said Lot 2, being the common North line of said Lot 4, the following two (2) courses and distances:
1. S00°33'30"E, a distance of 235.00 feet to a 5/8" iron rod found at the Southwest corner of said Lot 2;
2. N89°26'30"E, a distance of 734.75 feet to a 1/2" iron rod with yellow plastic cap stamped "PACHECO KOCH" found at the Northwest corner of said Lot 3, being the Northeast corner of said Lot 4;
THENCE, S00°33'30"E, leaving the South line of said Lot 2, along the West line of said Lot 3, being the common East line of said Lot 4, a distance of 234.53 feet to the POINT OF BEGINNING and containing an area of 16.88 acres or 735,288 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, TERSCO PROPERTY MANAGEMENT LIMITED does hereby adopt this plat, designating herein described property as MARK IV INDUSTRIAL PARK, LOT 4R, BLOCK 10R, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER, TERSCO PROPERTY MANAGEMENT LIMITED
By: [Signature]
NICHOLAS V. HOFF - VP
Date: 4/14/25

STATE OF TEXAS COUNTY OF DALLAS
BEFORE ME, the undersigned authority, on this day personally appeared Nicholas V. Hoff, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 14th day of April, 2025.

Signature of Marcella J. Warfield, Notary Public, Philadelphia County, My Commission expires September 28, 2028, Commission number 1427022.

EAGLE SURVEYING logo and contact information.

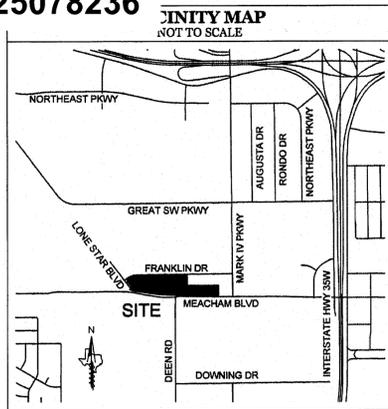
Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177

ENGINEER Claymore Engineering 1903 Central Drive, Suite 406 Bedford, TX 76021 (817) 281-0572

OWNER Teresco Property Management Limited 11401 Roosevelt Boulevard Philadelphia, PA 19154

STATE OF TEXAS COUNTY OF DENTON
BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 15th day of April, 2025.





**LEGEND**

- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- ROW = RIGHT-OF-WAY
- CAB. = CABINET
- PG. = PAGE
- DOC. NO. = DOCUMENT NUMBER
- 393.10' = EASEMENT DIMENSION
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- MIN. F.F.E. = MINIMUM FINISH FLOOR ELEVATION
- E.C.P. = EXTERIOR CROSSOVER POINT
- I.C.P. = INTERIOR CROSSOVER POINT
- P.O.S.E. = PUBLIC OPEN SPACE EASEMENT

**GENERAL PLAT NOTES**

- 1.) The purpose of this plat is to create one lot of record from platted lands and dedicate easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019 as shown on Map Number 48430C0180L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- 3.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202)
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) Elevations shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Vertical Datum of 1988 (Geoid 18).

**LAND USE TABLE**

LOT 4R  
 AREA: 16.88 ACRES (735,298 SQ. FT.)  
 ROW DEDICATION: 0 SQ. FT.  
 ZONING: "K" HEAVY INDUSTRIAL

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	607.52'	2940.00'	11°50'22"	N 83°56'21" W	606.44'
C2	248.77'	2410.00'	5°54'51"	N 80°57'35" W	248.68'
C3	73.00'	573.88'	7°17'17"	N 41°28'35" W	72.95'
C4	40.70'	25.00'	93°16'39"	N 08°48'22" E	36.35'
C5	271.32'	457.00'	34°00'58"	N 72°26'01" E	267.35'

**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 I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

**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 recordation date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

**SIDEWALKS**

Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth standards.

**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.

**PARKWAY PERMIT**

Parkway improvements such as curbs & gutters, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

**PRIVATE MAINTENANCE**

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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.

**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.

**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.

**SITE DRAINAGE STUDY**

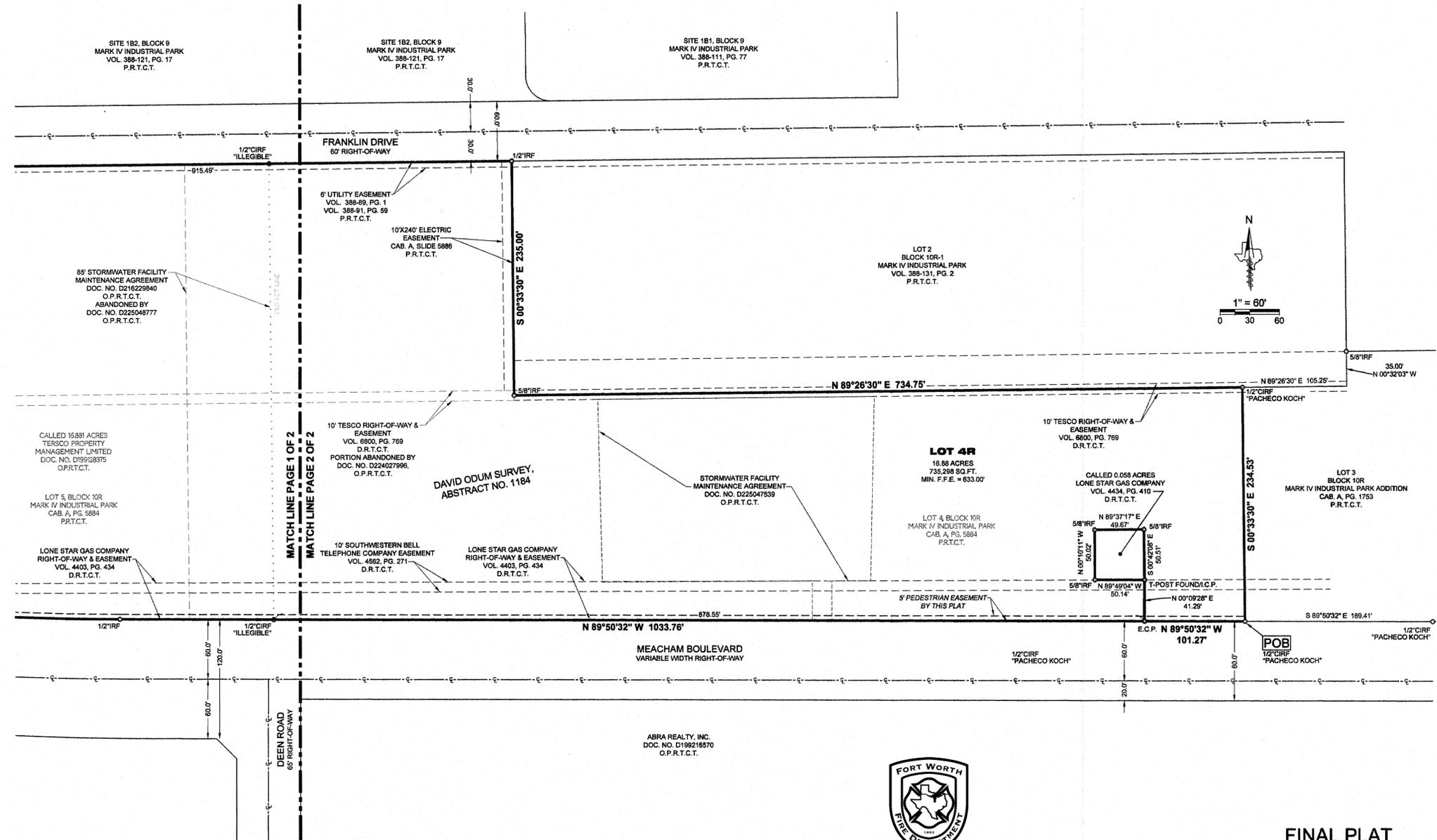
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required 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.

**COVENANTS AND RESTRICTIONS ARE UN-ALTERED**

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

**FLOODPLAIN/FLOODWAY/DRAINAGEWAY 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 drainageways 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 defined. 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 each lot is contained within the floodplain easement line as shown on the plat.



**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: David Jett  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009

**ENGINEER**  
 Claymore Engineering  
 Contact: Matt Moore  
 1903 Central Drive, Suite 406  
 Bedford, TX 76021  
 (817) 281-0572

**OWNER**  
 Tesco Property Management Limited  
 14101 Roosevelt Boulevard  
 Philadelphia, PA 19154

JOB NUMBER: 2110.055-02  
 DATE: 04/14/2025  
 REVISION:  
 DRAWN BY: EN

Eagle Surveying, LLC  
 222 South Elm Street  
 Suite: 200  
 Denton, TX 76201  
 940.222.3009  
 www.eaglesurveying.com  
 TX Firm # 10194177



05/01/2025

**FINAL PLAT**  
**MARK IV INDUSTRIAL PARK**  
 LOT 4R, BLOCK 10R  
 16.88 ACRES

BEING A REPLAT OF LOTS 4, 5 OF BLOCK 10R  
 MARK IV INDUSTRIAL PARK, AN ADDITION TO  
 THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,  
 AS RECORDED IN CABINET A, PAGE 5884, P.R.T.C.T.  
 DAVID ODUM SURVEY, ABSTRACT NO. 1184  
 DATE OF PREPARATION: APRIL 14, 2025