

VICINITY MAP
N.T.S.

- GENERAL NOTES:**
1. ORIGINAL DOCUMENT SIZE: 24" X 36"
 2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
 3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
 5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48439C0280K, REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
 6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
 7. THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS FROM ONE.
 8. "B" EASEMENT DENOTES PRIVATE VEHICULAR ACCESS, PUBLIC UTILITIES, PUBLIC EMERGENCY ACCESS AND PRIVATE STORM DRAIN EASEMENT.
 9. BUILDING LINES WILL BE PER THE CITY OF FORT WORTH ZONING ORDINANCES OR MIRA VISTA DEVELOPMENT STANDARDS, WHICHEVER IS MORE RESTRICTIVE.

MAINTENANCE NOTE
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.

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

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 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 WASTEWATER SYSTEM.

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING 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 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.

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 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.

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 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.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OF 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.

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.

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.

SIDEWALKS
SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

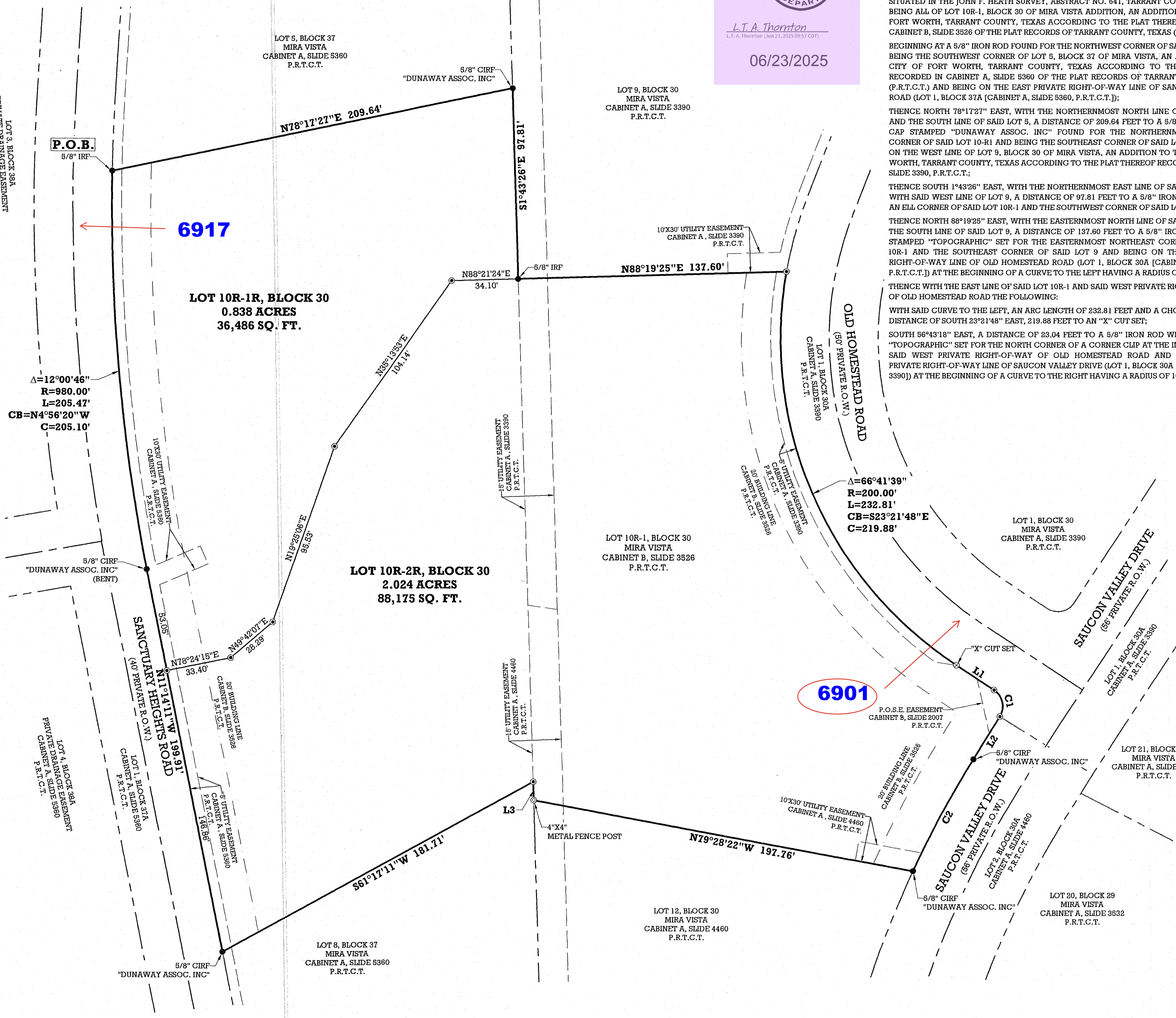
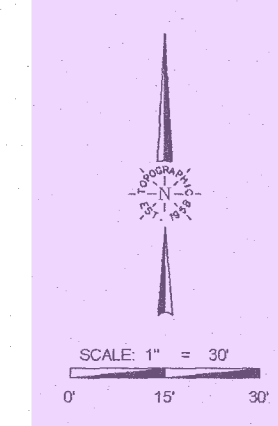
P.R.V. NOTE
PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

CERTIFICATION:
THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 13, 2025.

FORREST C. NANCE, R.P.L.S. NO. 6809



LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	S86°43'18"E	23.04'	C1	88°32'01"	10.00'	15.45'	S12°26'35"E	13.96'
L2	S31°50'08"W	25.80'	C2	6°56'57"	538.00'	65.25'	S28°18'22"W	65.21'
L3	N01°43'26"W	9.42'						



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 **06/25/2025**

By: *Debra Howell* Chairman

By: *Debra Howell* Secretary

FS-25-056

FORT WORTH
FIRE DEPARTMENT

L.T. Thornton
L.T. Thornton (Jan 23, 2025 09:57 CDT)

06/23/2025

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNERS CERTIFICATION

WHEREAS STEFFEN E. PALKO AND BETSY L. PALKO ARE THE OWNER OF TRACT OF LAND SITUATED IN THE JOHN F. HEATH SURVEY, ABSTRACT NO. 641, TARRANT COUNTY, TEXAS AND BEING ALL OF LOT 10R-1, BLOCK 30 OF MIRA VISTA ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 3826 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.); BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 10R-1 AND BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK 37 OF MIRA VISTA, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 6360 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND BEING ON THE EAST PRIVATE RIGHT-OF-WAY LINE OF SANCTUARY HEIGHTS ROAD (LOT 1, BLOCK 37A (CABINET A, SLIDE 5360, P.R.T.C.T.); THENCE NORTH 78°17'27" EAST, WITH THE NORTHERMOST NORTH LINE OF SAID LOT 10R-1 AND THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 209.64 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC. INC." FOUND FOR THE NORTHERMOST NORTHEAST CORNER OF SAID LOT 10R-1 AND BEING THE SOUTHEAST CORNER OF SAID LOT 5, SAME BEING ON THE WEST LINE OF LOT 9, BLOCK 30 OF MIRA VISTA, AN ADDITION TO THE CITY OF FORTH WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 3390, P.R.T.C.T.; THENCE SOUTH 1°43'26" EAST, WITH THE NORTHERMOST EAST LINE OF SAID LOT 10R-1 AND WITH SAID WEST LINE OF LOT 9, A DISTANCE OF 97.81 FEET TO A 5/8" IRON ROD FOUND FOR AN ELL CORNER OF SAID LOT 10R-1 AND THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 88°19'25" EAST, WITH THE EASTERNMOST NORTH LINE OF SAID LOT 10R-1 AND THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 137.60 FEET TO AN "X" CUT SET; THENCE NORTH 88°19'25" EAST, WITH THE EASTERNMOST NORTH LINE OF SAID LOT 10R-1 AND THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 137.60 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE EASTERNMOST NORTHEAST CORNER OF SAID LOT 10R-1 AND THE SOUTHEAST CORNER OF SAID LOT 9 AND BEING ON THE WEST PRIVATE RIGHT-OF-WAY LINE OF OLD HOMESTEAD ROAD (LOT 1, BLOCK 30A (CABINET A, SLIDE 3390, P.R.T.C.T.)) AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE WITH THE EAST LINE OF SAID LOT 10R-1 AND SAID WEST PRIVATE RIGHT-OF-WAY LINE OF OLD HOMESTEAD ROAD THE FOLLOWING:
WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 232.81 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 23°21'48" EAST, 219.88 FEET TO AN "X" CUT SET;
SOUTH 56°43'18" EAST, A DISTANCE OF 23.04 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE NORTH CORNER OF A CORNER CLIP AT THE INTERSECTIONS OF SAID WEST PRIVATE RIGHT-OF-WAY OF OLD HOMESTEAD ROAD AND THE NORTHWEST PRIVATE RIGHT-OF-WAY LINE OF SAUCUN VALLEY DRIVE (LOT 1, BLOCK 30A (CABINET A, SLIDE 3390)) AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET;

THENCE WITH SAID CURVE TO THE RIGHT AND SAID CORNER CLIP, AN ARC LENGTH OF 18.45 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12°26'36" EAST, 13.06 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTH CORNER OF SAID CORNER CLIP AND BEING A COMMON CORNER OF SAID LOT 1, BLOCK 30A AND LOT 2 OF SAID BLOCK 30A;
THENCE WITH THE SOUTHEAST LINE OF SAID LOT 10R-1 AND SAID NORTHWEST PRIVATE RIGHT-OF-WAY LINE OF SAUCUN VALLEY DRIVE THE FOLLOWING:
SOUTH 31°50'08" WEST, A DISTANCE OF 25.80 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC. INC." AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 538.00 FEET;
WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 65.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 28°18'22" WEST, 65.21 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC. INC." FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 10R-1 AND THE NORTHEAST CORNER OF LOT 12, BLOCK 30 OF MIRA VISTA, AN ADDITION TO THE CITY OF FORTH WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 4460, P.R.T.C.T.;
THENCE NORTH 79°28'22" WEST, WITH THE SOUTH LINE OF SAID LOT 10R-1 AND THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 197.76 FEET TO A 4"x4" METAL FENCE POST FOUND FOR A SOUTHWEST CORNER OF SAID LOT 10R-1 AND THE NORTHEAST CORNER OF SAID LOT 12 AND BEING IN THE EAST LINE OF LOT 8, BLOCK 37 OF SAID MIRA VISTA, AN ADDITION TO THE CITY OF FORTH WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 5360, P.R.T.C.T.;
THENCE NORTH 1°43'26" WEST, WITH A WEST LINE OF SAID LOT 10R-1 AND WITH SAID EAST LINE OF LOT 8, A DISTANCE OF 9.42 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR AN ELL CORNER OF SAID LOT 10R-1 AND THE NORTHEAST CORNER OF SAID LOT 8;
THENCE SOUTH 61°17'11" WEST, WITH SAID SOUTH LINE OF LOT 10R-1 AND THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 181.71 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC. INC." FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 10R-1 AND THE NORTHWEST CORNER OF SAID LOT 8 AND BEING ON SAID EAST PRIVATE RIGHT-OF-WAY LINE OF SANCTUARY HEIGHTS ROAD (LOT 1, BLOCK 37A (CABINET A, SLIDE 5360));
THENCE WITH THE WEST LINE OF SAID LOT 10R-1 AND SAID EAST PRIVATE RIGHT-OF-WAY LINE OF SANCTUARY HEIGHTS ROAD THE FOLLOWING:
NORTH 11°41'11" WEST, A DISTANCE OF 199.91 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC INC" (BENT) FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 980.00 FEET;
WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 205.47 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 4°56'20" WEST, 205.10 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.862 ACRES (124,661 SQUARE FEET) OF LAND.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT STEFFEN E. PALKO DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **LOT 10R-1R AND LOT 10R-2R, BLOCK 30 OF MIRA VISTA**, AN ADDITION TO THE CITY OF FORTH WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON TO THE PUBLICS USE UNLESS OTHERWISE NOTED AND DO HEREBY ADOPT THIS FINAL PLAT.

EXECUTED THIS 06 DAY OF May, 2025.

BY: *Steffen E. Palko*
STEFFEN E. PALKO, OWNER

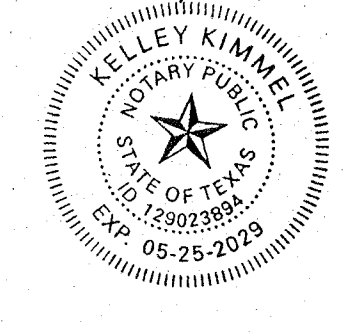
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED STEFFEN E. PALKO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6 DAY OF May, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
5-25-2025

MY COMMISSION EXPIRES ON:



OWNERS CERTIFICATION

THAT BETSY L. PALKO DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **LOT 10R-1R AND LOT 10R-2R, BLOCK 30 OF MIRA VISTA**, AN ADDITION TO THE CITY OF FORTH WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON TO THE PUBLICS USE UNLESS OTHERWISE NOTED AND DO HEREBY ADOPT THIS FINAL PLAT.

EXECUTED THIS 06 DAY OF May, 2025.

BY: *Betsy L. Palko*
BETSY L. PALKO, OWNER

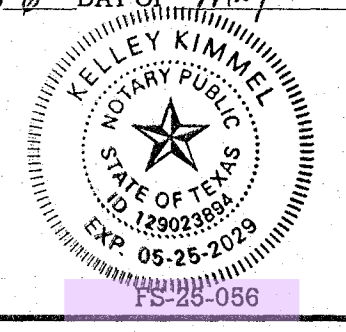
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BETSY L. PALKO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6 DAY OF May, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
5-25-2025

MY COMMISSION EXPIRES ON:



LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT	
SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT BUILDING SETBACK LINE	IRON ROD FOUND (IRF) (AS NOTED) 5/8" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" FENCE POST FOUND "X" CUT SET	STEFFEN E. PALKO & BETSY L. PALKO 6901 OLD HOMESTEAD ROAD FORT WORTH, TEXAS 76132	LOT 10R-1R & LOT 10R-2R, BLOCK 30 MIRA VISTA ADDITION BEING A REPLAT OF ALL OF LOT 10R-1, BLOCK 30 MIRA VISTA ADDITION AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS RECORDED IN CABINET B, SLIDE 3526, P.R.T.C.T.	
	O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING IRF = IRON ROD FOUND CIRF = CAPPED IRON ROD FOUND P.O.S.E. = PUBLIC OPEN SPACE EASEMENT	SURVEYOR TOPOGRAPHIC LOYALTY · INNOVATION · LEGACY 481 WINDCITY ROAD, SU. 200 • FORT WORTH, TEXAS 76130 TELEPHONE: 817.744.2022 • FAX: 817.744.2024 TEXAS FIRM REGISTRATION NO. 10042804 WWW.TOPOGRAPHIC.COM	FILE: FP_BQH_MIRA VISTA_20250418	SHEET 1 of 1