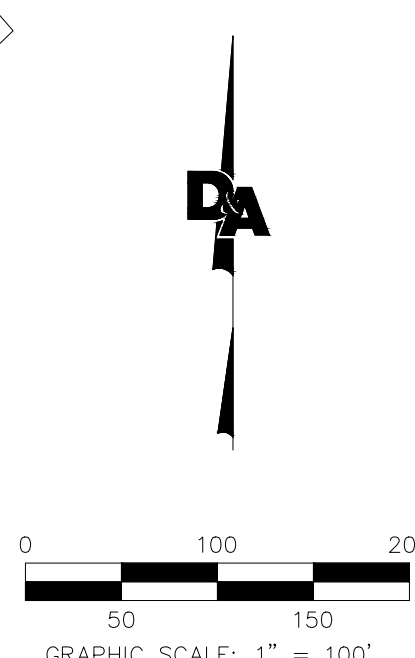
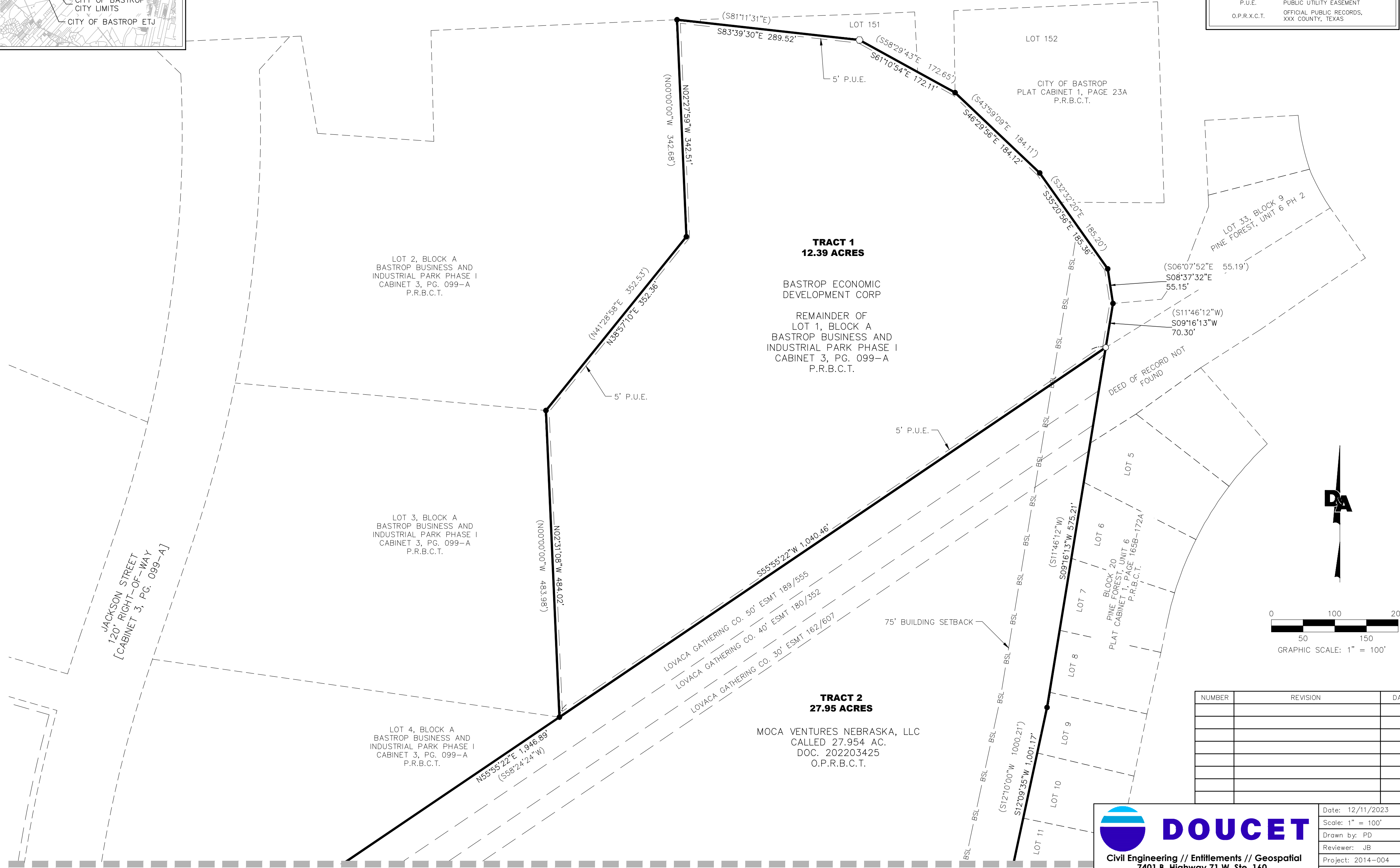


# REPLAT OF LOT 1 CONSERVATION AREA, AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1

LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	ADJOINER PROPERTY LINE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	BENCHMARK FOUND
	P.O.B. POINT OF BEGINNING
	P.O.R. POINT OF REFERENCE
	DOC. NO. DOCUMENT NUMBER
	VOL. VOLUME
	PG. PAGE
	R.O.W. RIGHT-OF-WAY
	P.U.E. PUBLIC UTILITY EASEMENT
	O.P.R.X.C.T. OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS



NUMBER	REVISION	DATE

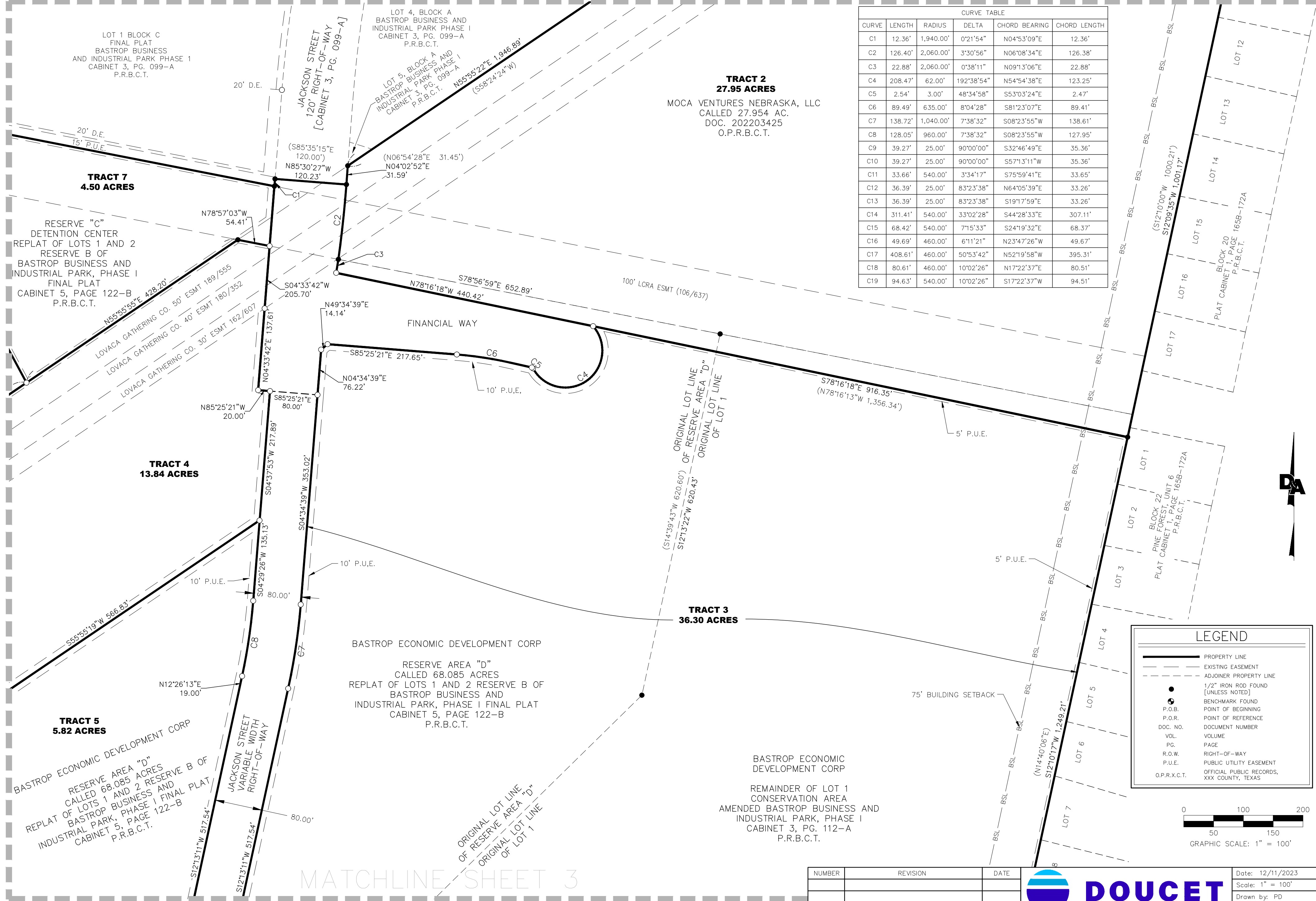
**Civil Engineering // Entitlements // Geospatial**  
7401 B. Highway 71 W, Ste. 160  
Austin, TX 78735, Tel: (512)-583-2600  
www.doucetengineers.com  
TBPELS Firm Number: 3937  
TBPELS Firm Number: 10194551

Date: 12/11/2023
Scale: 1" = 100'
Drawn by: PD
Reviewer: JB
Project: 2014-004
Sheet: 1 OF 6
Field Book: TBD
Party Chief: ADM
Survey Date: TBD

MATCHLINE SHEET 2

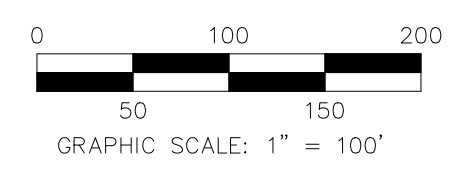
# MATCHLINE SHEET 1

MATCHLINE SHEET 4



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.36'	1,940.00'	0°21'54"	N04°53'09"E	12.36'
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	PROPERTY LINE
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	ADJOINER PROPERTY LINE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	BENCHMARK FOUND
	POINT OF BEGINNING
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	DOCUMENT NUMBER
	VOLUME
	PAGE
	RIGHT-OF-WAY
	PUBLIC UTILITY EASEMENT
	OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS



MATCHLINE SHEET 3  
 REPLAT OF LOT 1 CONSERVATION AREA  
 AND RESERVE AREA "D" BASTROP BUSINESS AND  
 INDUSTRIAL PARK PHASE 1

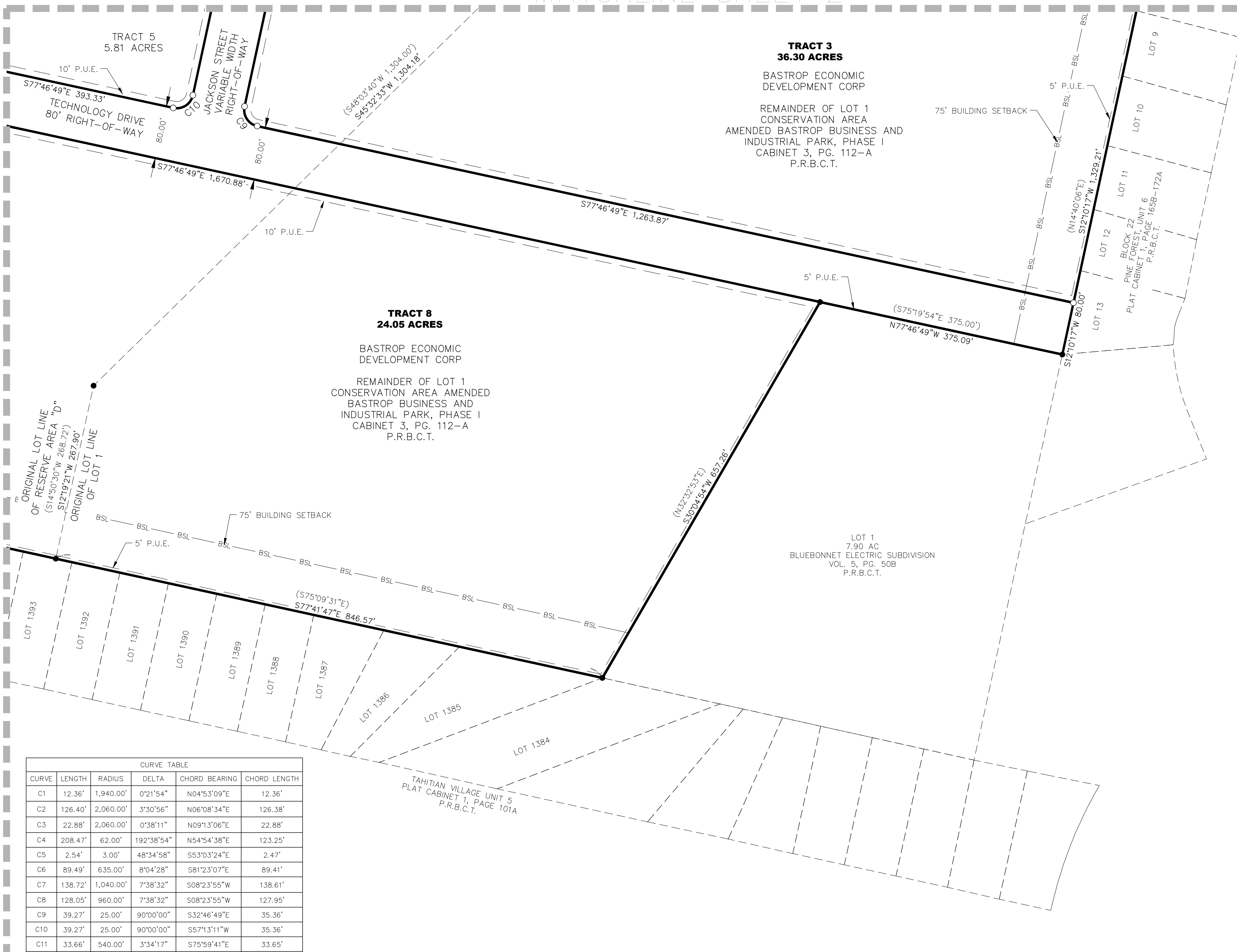
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Sheet:	2 OF 6
Field Book:	TBD
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MATCHLINE SHEET 2

MATCHLINE SHEET 5



**TRACT 8**  
24.05 ACRES  
BASTROP ECONOMIC DEVELOPMENT CORP  
REMAINDER OF LOT 1 CONSERVATION AREA AMENDED BASTROP BUSINESS AND INDUSTRIAL PARK, PHASE I CABINET 3, PG. 112-A P.R.B.C.T.

**TRACT 3**  
36.30 ACRES  
BASTROP ECONOMIC DEVELOPMENT CORP  
REMAINDER OF LOT 1 CONSERVATION AREA AMENDED BASTROP BUSINESS AND INDUSTRIAL PARK, PHASE I CABINET 3, PG. 112-A P.R.B.C.T.

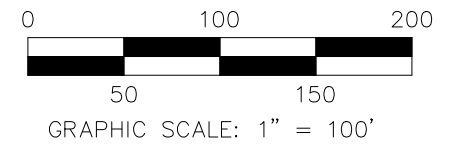
LOT 1  
7.90 AC  
BLUEBONNET ELECTRIC SUBDIVISION  
VOL. 5, PG. 50B  
P.R.B.C.T.

CURVE TABLE					
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REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK PHASE 1

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- EXISTING EASEMENT
- ADJOINER PROPERTY LINE
- 1/2" IRON ROD FOUND [UNLESS NOTED]
- BENCHMARK FOUND
- P.O.B. POINT OF BEGINNING
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- O.P.R.X.C.T. OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS



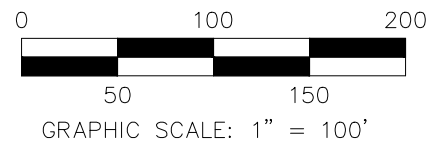
NUMBER	REVISION	DATE

**DOUCET**  
Civil Engineering // Entitlements // Geospatial  
7401 B. Highway 71 W, Ste. 160  
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TBPELS Firm Number: 3937  
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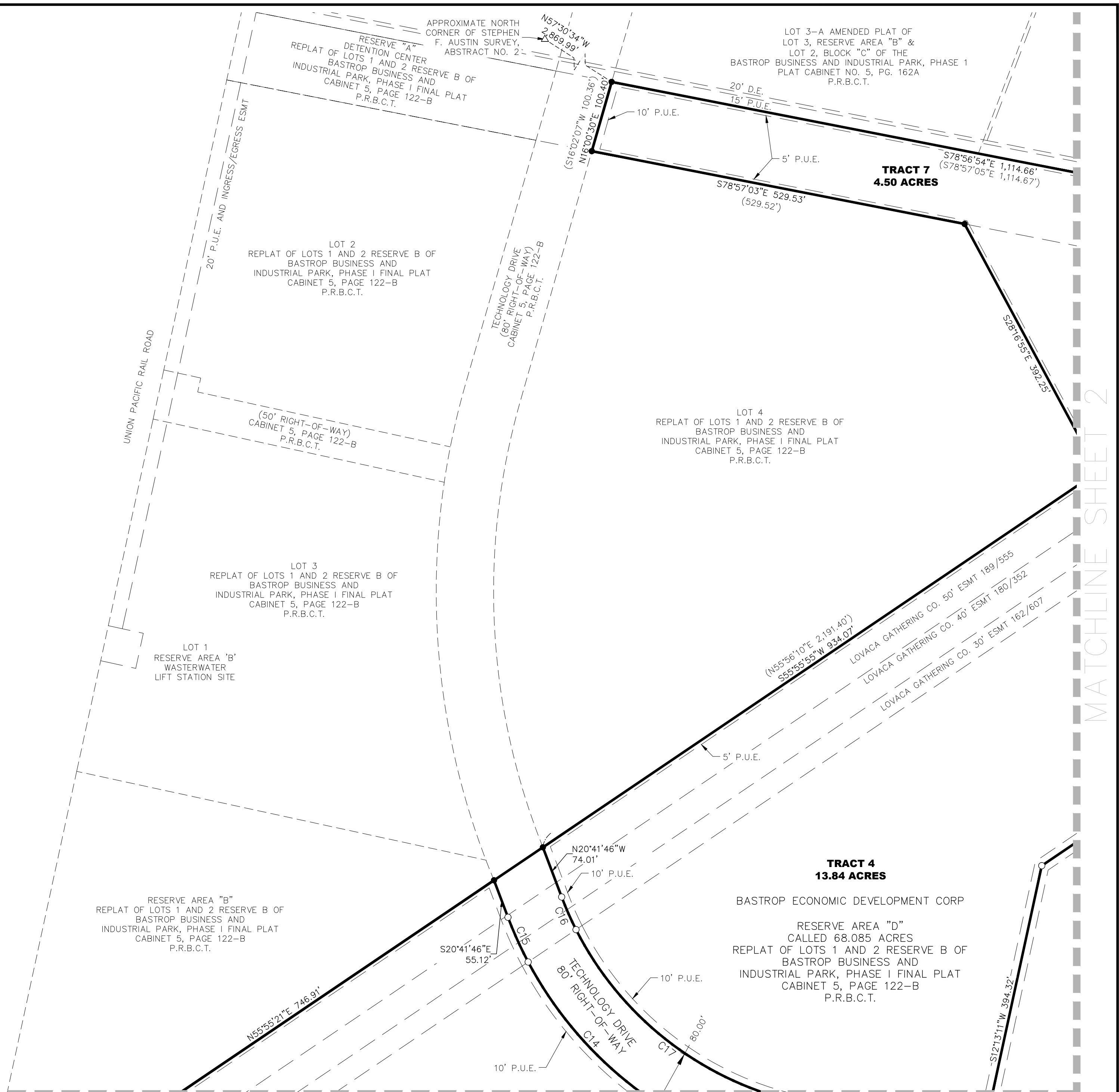
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Reviewer:	JB
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	O.P.R.X.C.T. OFFICIAL PUBLIC RECORDS, XXX COUNTY, TEXAS



MATCHLINE SHEET 5  
 REPLAT OF LOT 1 CONSERVATION AREA  
 AND RESERVE AREA "D" BASTROP BUSINESS AND  
 INDUSTRIAL PARK PHASE 1



NUMBER	REVISION	DATE

**DOUCET**  
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Project:	2014-004
Sheet:	4 OF 6
Field Book:	TBD
Party Chief:	ADM
Survey Date:	TBD



**NOTES:**

- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DESCRIPTION FOR OFF-SITE IMPROVEMENTS.
- AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAYS ON ALL LOTS, A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP.
- ALL EASEMENT ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN SUBDIVISION BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF BASTROP.
- ANY PUBLIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE SUCH PROVIDERS WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.
- THIS PROJECT IS LOCATED WITHIN THE AREA OF "KNOWN AND POTENTIAL HABITAT" OF THE ENDANGERED HOUSTON TOAD AS DETERMINED BY THE U. S. FISH AND WILDLIFE SERVICE AS AUTHORIZED UNDER BASTROP COUNTY'S FEDERAL FISH AND WILDLIFE- ISSUED ENDANGERED SPECIES - INCIDENTAL TAKE PERMIT NUMBER TE-113500-0, PROPERTY OWNERS SHOULD CONTACT THE LOST PINES HABITAT CONSERVATION PLAN (LPHCP) ADMINISTRATOR AT THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT ACTIVITY.
- SINCE NO FURTHER FRAGMENTATION OF POTENTIAL HOUSTON TOAD HABITAT OCCURS FROM THIS SUBDIVISION, IT HAS NO EFFECT TO THE LPHCP.

UTILITY PROVIDERS

WATER: CITY OF BASTROP  
 WASTEWATER: CITY OF BASTROP  
 ELECTIC: TBD

**OWNER'S CERTIFICATION**

STATE OF TEXAS §  
 COUNTY OF BASTROP §

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, BASTROP DEVELOPMENT CORP., BEING THE OWNER OF 148.13 ACRES OF LAND SITUATED IN STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2 AND THE BASTROP TOWN TRACT SURVEY, ABSTRACT NUMBER 11, OF BASTROP COUNTY, KNOWN AS LOT 1 CONSERVATION AREA AND RESERVE AREA "D", RECORDED IN CABINET 3, PAGE 112-A, AND CABINET 5, PAGE 122-B RESPECTIVELY OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, AND MOCA VENTURES NEBRASKA, LLC BEING THE OWNER OF 27.954 ACRES OF LAND, RECORDED IN DOCUMENT NUMBER 202203425, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

DO HEREBY SUBDIVIDE SAID 148.13 ACRES AND SAID 27.954 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

REPLAT OF LOT 1 CONSERVATION AREA AND RESERVE AREA "D" BASTROP BUSINESS AND INDUSTRIAL PARK, PHASE 1

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDOR HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

IN WITNESS WHEREOF, BASTROP DEVELOPMENT CORP., HAVE CAUSED THESE PRESENTS TO BE

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

**PRELIMINARY**

BASTROP DEVELOPEMENT CORP.  
 301 HWY 71 W SUITE 214  
 BASTROP, TEXAS 78602

IN WITNESS WHEREOF, MOCA VENTURES NEBRASKA, LLC, HAVE CAUSED THESE PRESENTS TO BE

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

**PRELIMINARY**

MOCA VENTURES NEBRASKA, LLC  
 114 N CUSTER AVE  
 GRAND ISLAND, NEW ENGLAND 68803

STATE OF TEXAS  
 COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

**PRELIMINARY**

NOTARY PUBLIC, STATE OF TEXAS \_\_\_\_\_ MY COMMISSION EXPIRES:

THE STATE OF TEXAS  
 COUNTY OF BASTROP

I, TRACY A. BRATTON, PE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF BASTROP, TEXAS

**PRELIMINARY**

TRACY A. BRATTON, PE  
 TEXAS REGISTRATION NO. 90095  
 DOUCET & ASSOCIATES  
 TBRATTON@KLEINFELDER.COM

THE STATE OF TEXAS  
 KNOWN ALL MEN BY THESE PRESENTS  
 COUNTY OF BASTROP

I, JOHN BARNARD, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS

**PRELIMINARY**

JOHN BARNARD \_\_\_\_\_ DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5749  
 DOUCET & ASSOCIATES  
 JBARNARD@KLEINFELDER.COM

REPLAT OF LOT 1 CONSERVATION AREA  
 AND RESERVE AREA "D" BASTROP BUSINESS AND  
 INDUSTRIAL PARK PHASE 1

STATE OF TEXAS  
 COUNTY OF BASTROP

I, ROSE PIETSCH, CLERK OF COUNTY COURT WITH AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ OF 20\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_M AND WAS DULY RECORDED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_M, PLAT RECORDS OF SAID COUNTY AND SATE IN DOCUMENT NUMBER \_\_\_\_\_ WITNESS BY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTIES, AT MY OFFICE IN AUSTIN, TEXAS THE LAST DATE WRITTEN ABOVE

**PRELIMINARY**

BY: \_\_\_\_\_  
 ROSE PIETSCH,  
 CLERK, COUNTY COURT  
 BASTROP COUNTY, TEXAS

**PRELIMINARY**

BY: \_\_\_\_\_  
 DEPUTY

SURVEYORS NOTES:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE SURFACE ADJUSTMENT FACTOR OF 1.000010 USING CP1 AS POINT OF ORIGIN.

BASE POINT INFORMATION (GRID)  
 POINT 1  
 N=10,012,098.64'  
 E=3,253,075.09'  
 ELEV.=404.73'  
 DESCRIPTION = 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET"

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

BENCHMARK NOTE:

BENCHMARK #200  
 ELEVATION: 402.23'  
 DESCRIPTION: CHISELED "X" SET IN THE WEST RIGHT-OF-WAY LINE JACKSON STREET, ADJACENT TO THE SOUTHWEST CORNER (1/2-INCH IRON ROD FOUND) OF SAID JACKSON STREET. [SHOWN HEREON]

FLOODPLAIN NOTE:

THIS PROPERTY (AS SHOWN HEREON) ARE LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON F.I.R.M. PANEL NO. 48021C0360E, BASTROP COUNTY, TEXAS REVISED 01/19/2006.  
 SOURCE OF FLOODPLAIN LINES: FEMA WEBSITE.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

OWNER/DEVELOPER:  
 BASTROP DEVELOPEMENT CORP.  
 301 HWY 71 W SUITE 214  
 BASTROP, TEXAS 78602

ENGINEER:  
 TRACY A. BRATTON, P.E. NO. 900095  
 DOUCET & ASSOCIATES, INC.  
 7401 B HWY. 71 WEST, SUITE 160  
 AUSTIN, TX 78735  
 512-583-2600

SURVEYOR:  
 JOHN BARNARD, R.P.L.S. NO. 5749  
 DOUCET & ASSOCIATES, INC.  
 7401 B HWY. 71 WEST, SUITE 160  
 AUSTIN, TX 78735  
 512-583-2600

LOT SUMMARY:  
 TOTAL ACREAGE: 148.13 ACRES  
 TOTAL LOT ACREAGE: 138.30 ACRES  
 TOTAL ROW ACREAGE: 9.83 ACRES  
 TOTAL LOTS: 8

STATE OF TEXAS  
 COUNTY OF BASTROP  
 CITY OF BASTROP

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

CITY MANAGER \_\_\_\_\_ CITY SECRETARY: \_\_\_\_\_

ADMINISTRATIVELY APPROVED AND ACCEPTED BY THE CITY OF BASTROP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

CITY MANAGER \_\_\_\_\_ CITY SECRETARY: \_\_\_\_\_

\_\_\_\_\_  
 DIRECTOR OF PLANNING

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

NUMBER	REVISION	DATE

**Civil Engineering // Entitlements // Geospatial**  
**7401 B. Highway 71 W, Ste. 160**  
**Austin, TX 78735, Tel: (512)-583-2600**  
**www.doucetengineers.com**  
**TBPELS Firm Number: 3937**  
**TBPELS Firm Number: 10194551**

Date: 12/11/2023
Scale: 1" = 100'
Drawn by: PD
Reviewer: JB
Project: 2014-004
Sheet: 6 OF 6
Field Book: TBD
Party Chief: ADM
Survey Date: TBD