

HEADWATERS COMMERCIAL EAST PHASE 1 PRELIMINARY PLAT

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. (Per Texas Board of Professional Engineers and Land Surveyors' Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)

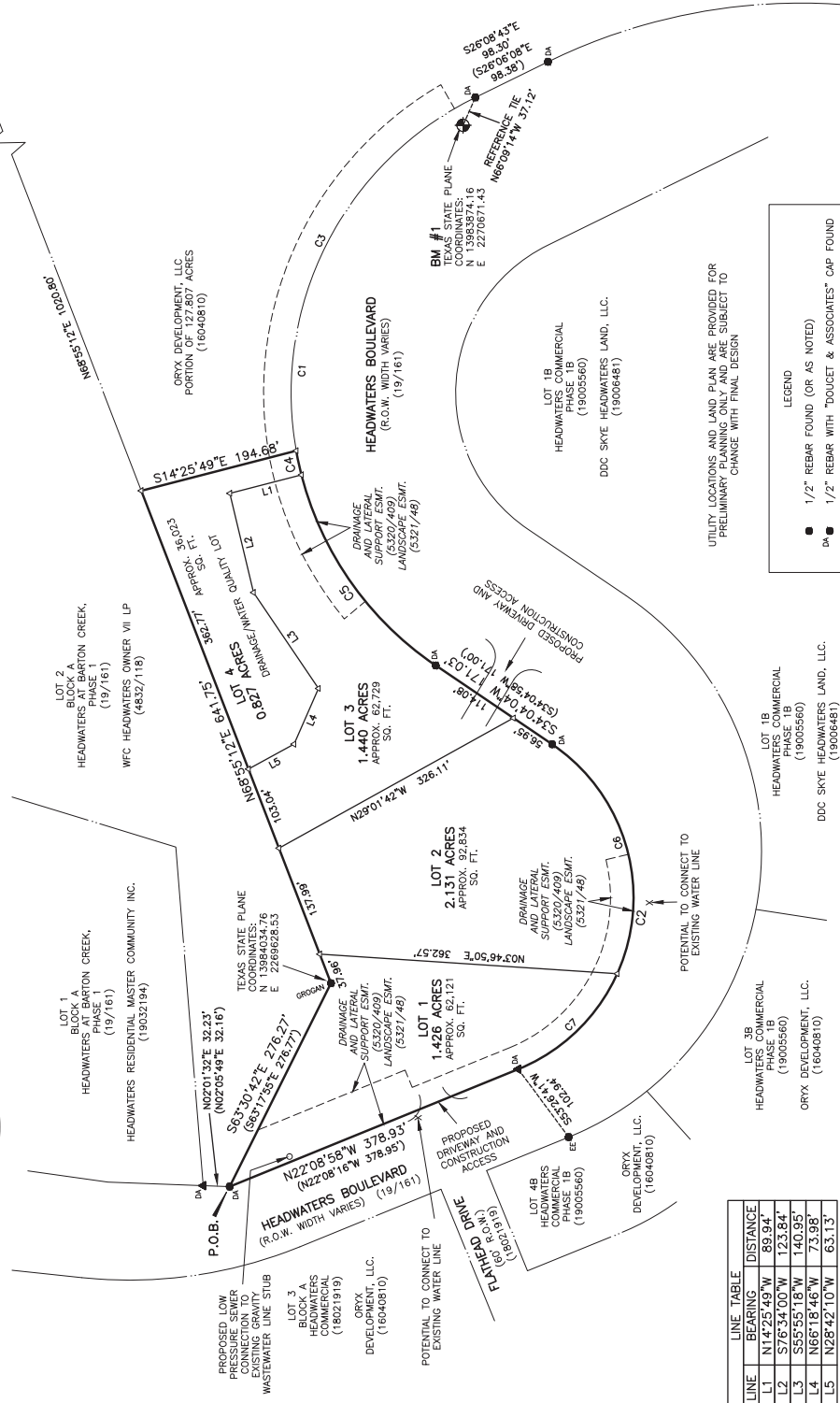
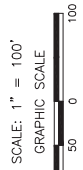
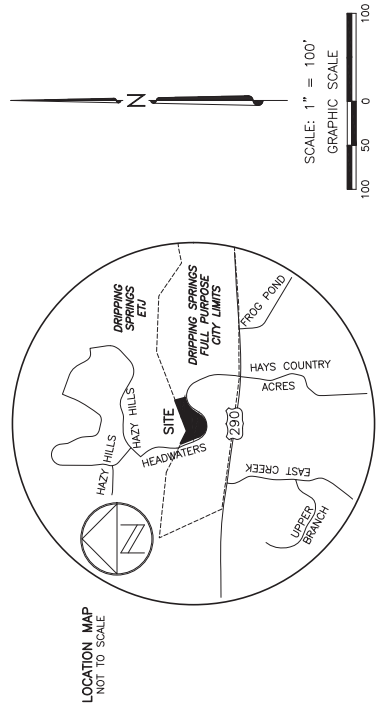
THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"
MAG NAIL WITH WASHER SET IN CONCRETE ALONG THE NORTH SIDE OF HEADWATERS BOULEVARD AND APPROX. 189' SOUTH OF A STORM SEWER INLET LOCATED IN THE GRASS MEDIAN OF HEADWATERS BOULEVARD.
SURFACE COORDINATES:
N 1395662.06
E 2270566.62
TEXAS STATE PLANE COORDINATES:
N 13953874.16
E 2270671.43
ELEVATION = 1258.88'
VERTICAL DATUM: NAVD 88 (GEOID 12B)
COMBINED SCALE FACTOR = 0.999870017 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000130 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THETA ANGLE: 028°06'

OWNER:
ORYX LAND HOLDING, LLC.
1100 WEST WILLOW CREEK
AUSTIN, TEXAS 78703
SUBRECTOR:
JOE BEN EARLY, JR., R.P.L.S. 6016
1100 WEST WILLOW CREEK
AUSTIN, TEXAS 78709
512-202-8631
ENGINEER:
JESSE B. MALONE, P.E.
MALONE WHEELER, INC.
5113 SOUTHWEST PARKWAY STE 260
AUSTIN, TX 78735
512-899-0691
SUBDIVISION DETAILS:
TOTAL SUBDIVISION SQUARE FOOTAGE: 253,708
TOTAL SUBDIVISION ACRES: 5.824
TOTAL NO. OF LOTS: 15
TOTAL NO. OF BLOCKS: 1
TOTAL NO. OF PARKLAND DEDICATIONS: NONE
TOTAL NO. OF PUBLIC RIGHT-OF-WAY DEDICATIONS: NONE
SUBDIVISION LOT DETAILS:
LOT 1, BLOCK A: 1,426 AC. 62,131 SQ. FT.
LOT 2, BLOCK A: 2,131 AC. 92,834 SQ. FT.
LOT 3, BLOCK A: 1,440 AC. 62,729 SQ. FT.
LOT 4, BLOCK A: 0.827 AC. 35,023 SQ. FT.

PROJECT NO.: 1133-001
DRAWING NO.: 1133-001-BASE
PLOT DATE: 3/25/22
PLOT SCALE: 1" = 100'
DRAWN BY: MAM & JBE
SHEET 01 OF 02

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
TEL: 512-899-0691
TFBELS FRM NO. 10194487



- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - DA ● 1/2" REBAR WITH "DOULET & ASSOCIATES" CAP FOUND
 - EE ● 1/2" REBAR WITH "TECUL RPLS 4863" CAP FOUND
 - OROGAN ● 1/2" REBAR WITH "DOULET & ASSOCIATES" WASHER FOUND
 - ▲ MAG NAIL WITH "DOULET & ASSOCIATES" CAP FOUND
 - △ CALCULATED POINT
 - ◇ CONTROL POINT/BENCHMARK LOCATION
 - B.L. BUILDING SETBACK LINE
 - () RECORD INFORMATION

UTILITY LOCATIONS AND LAND PLAN ARE PROVIDED FOR PRELIMINARY PLANNING ONLY AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN

LINE	BEARING	DISTANCE
L1	N14°25'49"W	89.94'
L2	S76°34'00"W	123.84'
L3	S55°55'18"W	140.95'
L4	N66°18'46"W	73.98'
L5	N28°42'10"W	63.13'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	CHORD
C1	400.08'	119°49'46"	836.73'	N86°00'08"W	692.36'	(N86°00'35"W 692.31')
C2	225.04'	123°49'06"	486.32'	N84°01'50"W	397.06'	(N84°01'39"W 397.00')
C3	400.08'	74°02'25"	517.00'	S63°08'28"E	481.77'	
C4	400.08'	41°18'01"	300.03'	S77°43'19"W	30.02'	
C5	400.08'	41°29'19"	289.70'	S54°49'39"W	283.42'	
C6	225.04'	80°13'37"	315.11'	S74°10'26"W	289.99'	
C7	225.04'	43°35'29"	171.21'	N43°55'01"W	167.11'	

HEADWATERS COMMERCIAL EAST PHASE 1 PRELIMINARY PLAT

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BLAKE RUE, MANAGING MEMBER OF ORYX HOLDING, L.L.C., BEING THE OWNER OF 5.824 ACRES (APPROXIMATELY 253,708 SQ. FT.) IN THE WILLIAM WALKER SURVEY NO. 130, ABSTRACT NO. 475 IN HAYS COUNTY, TEXAS, BEING AN ORIGINAL AND UNRECORDED INSTRUMENT, DO HEREBY CERTIFY THAT THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

HEADWATERS COMMERCIAL EAST PHASE 1 PRELIMINARY PLAT

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

BLAKE RUE, MANAGING MEMBER
ORYX LAND HOLDING, L.L.C.
P.O. BOX 302663
AUSTIN, TEXAS 78703

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED BLAKE RUE, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS (SEA)

PRINTED NAME OF NOTARY / EXPIRES _____

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT I/WE, TEXAS REGIONAL BANK, A LEND HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY DONOR, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, IN CONNECTION WITH THE FOREGOING INSTRUMENT, AND THAT THE FOREGOING INSTRUMENT IS VALID AND EFFECTIVE FOR ALL EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

HEADWATERS COMMERCIAL EAST PHASE 1

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____.

ERIN NEEDHAM, SENIOR VICE PRESIDENT
TEXAS REGIONAL BANK
333 FISHWAY ROAD, EAST STE 305
DRIPPING SPRINGS, TX 78820

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED ERIN NEEDHAM, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS (SEAL)

PRINTED NAME OF NOTARY / EXPIRES _____

PLAT NOTES:

- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS AND HAYS COUNTY.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY ESD NO. 6 FOR EMS SERVICE.
- THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY ESD NO. 6 FOR FIRE SERVICE.
- THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY GROUNDWATER CONSERVATION DISTRICT.
- ALL EASEMENTS, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES, CODE OF ORDINANCES, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES, AND ALL OTHER APPLICABLE REGULATIONS SHALL BE OBSERVED AND MAINTAINED THROUGHOUT THE LIFE OF THIS SUBDIVISION.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.
- WATER UTILITY SERVICE WILL BE PROVIDED BY THE HEADWATERS MUNICIPAL UTILITY DISTRICT.
- ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS, AND ZONING ORDINANCES. THE SUBDIVISION IS CURRENTLY ZONED (PD-6).
- ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY FERRDALES ELECTRIC COOPERATIVE.
- BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCORDANCE WITH CITY OF DRIPPING SPRINGS SUBDIVISION AND ZONING ORDINANCES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION EASEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF DRIPPING SPRINGS BEFORE CONSTRUCTION OF THE SUBDIVISION.
- EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM. CONSTRUCTION TO FACILITATE DRAINAGE INTO THE DRAINAGE SYSTEM STRUCTURED BY THE SUBDIVISION DEVELOPER AND/OR THE OWNER.
- NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
- IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SYSTEM TO BE MAINTAINED THROUGHOUT THE LIFE OF THE SUBDIVISION.
- FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 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 CONDUITS, DRAINAGE PIPES AND NATURAL GAS LINES.
- CONSTRUCTION OF ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOT. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DEVI APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
- NO STATE-APPROVED COMMUNITY WATER SYSTEM DUE TO CONNECTING TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM SHALL BE ALLOWED TO DELIVER WATER SUPPLIES AND DRINKING WATER QUALITY. PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY OF DRIPPING SPRINGS TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY, RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
- NO ON-SITE WASTEWATER SYSTEM SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF DRIPPING SPRINGS PRIOR TO ANY MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTION.
- ALL UTILITIES ARE TO BE UNDERGROUND, TO THE FULLEST EXTENT PRACTICAL.
- CONSTRUCTION SHALL BE TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR.
- OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF DRIPPING SPRINGS. SIDEWALK LOCATED ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNERS. SIDEWALK THAT FALLS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF DRIPPING SPRINGS.
- TRACT SHOWN HEREON LIES WITHIN THE ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FORM HAYS COUNTY, TEXAS AND INCORPORATED AREAS, FIRM PANEL NO. 48209C0108F, DATED SEPTEMBER 2, 2005.
- ALL SIGNS SHALL COMPLY WITH CITY OF DRIPPING SPRINGS SIGN ORDINANCE AND/OR HEADWATERS MASTER SIGN PLAN, AS APPLICABLE.
- HEADWATERS MUD SHALL BE GRANTEE ON ALL WATER, WASTEWATER AND DRAINAGE EASEMENTS.
- HEADWATERS MUD SHALL BE GRANTEE ON ALL WATER, WASTEWATER AND DRAINAGE EASEMENTS COVERED SHOWN ON THE APPROVED CONSTRUCTION PLANS MAY NOT BE ALTERED WITHOUT REVIEW AND APPROVAL FROM THE HEADWATERS MUNICIPAL UTILITY DISTRICT OF THE CITY OF DRIPPING SPRINGS, TEXAS.
- OWNERS OR THE HEADWATERS MUD SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING STORMWATER FACILITIES, NOT THE CITY OF DRIPPING SPRINGS.

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JOE BEN EARLY, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 6016

DATE: _____

MEETS AND BOUNDS LEGAL DESCRIPTION:

A DESCRIPTION OF 5.824 ACRES (APPROXIMATELY 253,708 SQ. FT.) IN THE WILLIAM WALKER SURVEY NO. 130, ABSTRACT NO. 475 IN HAYS COUNTY, TEXAS; BEING A PORTION OF A 127,087 ACRE TRACT CONVEYED TO ORYX DEVELOPMENT, L.L.C. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, EXECUTED NOVEMBER 29, 2016 AND RECORDED IN THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS FOLLOWS: BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2" rebar with "Doucet & Associates" cap found in the east right-of-way line of Headwaters Boulevard (right-of-way width varies) as shown on the Plat Records of Headwaters at Barton Creek, Phase 1, a subdivision of record in Volume 19, Page 161 of the Plat Records of Hays County, Texas, being the southwest corner of Lot 32, Block A, of said Headwaters at Barton Creek, Phase 1, and extending south in the east right-of-way line of Headwaters Boulevard, being a northwest corner of said Lot 2, being also the southwest corner of Lot 32, Block A, of said Headwaters at Barton Creek, Phase 1, bears North 01° 00' 00" West, a distance of 127.087 feet to a calculated point; from which a 1/2" rebar with "Doucet & Associates" cap found in the east right-of-way line of Headwaters Boulevard and the said 127.087 acre tract, Phase 1, bears North 01° 00' 00" West, a distance of 276.27 feet to a 1/2" rebar with "Gogean" cap found in the east right-of-way line of Headwaters Boulevard and the said 127.087 acre tract, Phase 1, bears North 88°55'12" East, a distance of 641.75 feet to a calculated point; from which a 1/2" rebar with "Doucet & Associates" cap found in the east right-of-way line of Headwaters Boulevard and the said 127.087 acre tract, Phase 1, bears North 88°55'12" East, a distance of 1020.80 feet;

THENCE South 14°29'48" East, crossing the said 127,087 acre tract, a distance of 194.68 feet to a calculated point in the north right-of-way line of Headwaters Boulevard and the south line of the said 127,087 acre tract, from which a 1/2" rebar with "Doucet & Associates" cap found in the northeast right-of-way line of Headwaters Boulevard and the said 127,087 acre tract, Phase 1, bears North 88°55'12" East, a distance of 1020.80 feet, to a curve to the right, having a radius of 400.08 feet, a delta angle of 24°02'25", an arc length of 517.00 feet, and a chord which bears South 63°06'28" East, a distance of 481.77 feet;

THENCE with the common right-of-way line of Headwaters Boulevard and the said 127,087 acre tract, following four (4) courses and distances:

- With a curve to the left, having a radius of 400.08 feet, a delta angle of 45°47'21", an arc length of 319.73 feet, and a chord which bears South 56°58'59" West, a distance of 311.29 feet to a 1/2" rebar with "Doucet & Associates" cap found in the east right-of-way line of Headwaters Boulevard and the said 127,087 acre tract, Phase 1, bears North 34°04'04" West, a distance of 171.03 feet to a 1/2" rebar with "Doucet & Associates" cap found in the east right-of-way line of Headwaters Boulevard and the said 127,087 acre tract, Phase 1, bears North 88°55'12" East, a distance of 1020.80 feet;
- With a curve to the right, having a radius of 225.04 feet, a delta angle of 123°49'06", an arc length of 486.32 feet, and a chord which bears North 84°01'50" West, a distance of 397.06 feet to a mag nail with "Doucet & Associates" washer found from which a 1/2" rebar with "ECL RPLS 4863" found in the west right-of-way line of Headwaters Boulevard, bears South 53°26'41" West, a distance of 102.84 feet;
- North 22°08'58" West, a distance of 378.83 feet to the POINT OF BEGINNING, containing 5.824 acres of land, more or less.

STATE OF TEXAS
COUNTY OF HAYS

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

- NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM DUE TO DECLINING WATER SUPPLIES, DIMINISHING WATER QUALITY, OR THE SPECIFIC PROBLEMS IDENTIFIED IN THE FOREGOING INSTRUMENT. THE SELLER OF ANY LOT IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGUN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CHAD GULPIN, P.E.
DRIPPING SPRINGS CITY ENGINEER

STATE OF TEXAS
COUNTY OF HAYS

THIS PLAT, HEADWATERS COMMERCIAL EAST PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, AND IS HEREBY APPROVED.

APPROVED ON THIS _____ DAY OF _____, 20____.

BY: _____

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST:
ANDREA CUNNINGHAM, CITY SECRETARY

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-4633
TFBELS TRNG NO. 101914987

SHEET
02 OF 02

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DRAWING NO.:
1133-001-BASE

PLOT DATE:
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1" = 100'

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