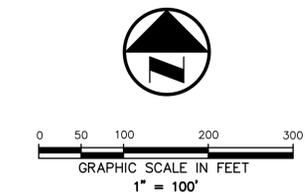


VICINITY MAP
(NOT TO SCALE)

LOT 1, BLOCK A
DENTON EXETER ADDITION NO. 2
(DOC. NO. 2021-437)
EXETER DENTON LAND L.P.
(DOC. NO. 2021-10784)

LOT 1, BLOCK A
COWBOY DISTRIBUTION
IRONWOOD REALTY PARTNERS
(INST. NO. _____)
75.414 ACRES
(3,285,055 SF)
MINIMUM FINISH FLOOR=647.00

KANSAS CITY
SOUTHERN RAILROAD
(175' RIGHT-OF-WAY)



N. WESTERN
BOULEVARD
(A VARIABLE WIDTH RIGHT-OF-WAY)

MATCH LINE (SEE SHEET 2)

LEGEND

- EV ELECTRIC VAULT
- FH FIRE HYDRANT
- FIB W/ GUY FIB. OPTIC MARKER
- GAS UG GAS MARKER
- GS GAS TEST STATION
- CA CITY ANCHOR
- PP POWER POLE
- PP W/ GUY ANCHOR
- PP W/ CROSS ARM (LENGTH IN FEET)
- TR TRAFFIC SIGN
- SM SAN. SEWER MANHOLE
- SS STORM SEWER MANHOLE
- WTR WATER MANHOLE
- WV WATER VALVE
- FG PINT FLAG GREEN
- FY PINT FLAG YELLOW
- FY PINT FLAG YELLOW
- (C.M.) CONTROLLING MONUMENT
- IRF 1/2-INCH IRON ROD FOUND
- PFC POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- INST. INSTRUMENT
- NO. NUMBER
- VOL. VOLUME
- PFC PAGE
- DOC. DOCUMENT
- PROPERTY LINE
- EASEMENT LINE
- SURVEY ABSTRACT LINE
- LIMITS OF FLOOD ZONE
- X FENCE
- OHL OVERHEAD UTILITY LINE
- GUARD RAIL
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- WATER LINE
- SANITARY SEWER LINE
- EXIST. CONTOUR
- EDGE OF WATER

$\Delta=85^{\circ}45'34''$
 $R=620.80'$
 $L=929.20'$
 $T=576.47'$
 $CB=S 46^{\circ}35'36'' W$
 $CD=844.86'$

SEE DETAIL 1

JIM CHRISTAL ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	090°00'00"	17.00'	26.70'	17.00'	S 44°36'13" E	24.04'
C2	090°00'00"	33.00'	51.84'	33.00'	S 44°36'13" E	46.67'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 45°27'11" W	55.95'
L2	S 45°27'11" W	38.14'
L3	N 00°29'31" W	26.52"
L4	S 31°57'22" W	31.43'
L5	S 00°29'31" E	23.94'
L6	N 89°30'29" E	8.00'
L7	S 00°29'31" E	10.00'
L8	S 89°30'29" W	8.00'
L9	S 89°30'29" W	16.00'
L10	N 00°29'31" W	41.94'
L11	S 00°23'47" W	33.08'
L12	S 89°36'13" E	20.00'
L13	S 00°23'47" W	30.00'
L14	N 89°36'13" W	20.00'
L15	S 00°23'47" W	3.00'
L16	S 00°23'47" W	63.97'
L17	S 89°36'13" E	72.19'
L18	N 01°08'22" E	302.14'
L19	S 89°36'13" E	55.97'
L20	S 47°37'43" W	5.42'

- NOTES**
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Denton County TXDOT surface adjustment factor of 1.000150630.
 - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 4812100360G, Community-Panel No. 480774 0360 G, Effective Date: April 18, 2011. The location of the solid flood zones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Area of minimal flood hazard.
Zone "X" (SHADED) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance of flood.
 - This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
 - Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
 - The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
 - The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
 - All buildings and improvements on the subject site to be removed.
 - Discharge from any detention pond outfall or storm outfall may require an offsite drainage easement to accommodate the flow. If an additional drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
 - Acceptance of the drainage features identified on the Preliminary Plat are subject to change during the Final Plat process and do not constitute subsequent approval of same. The city reserves the right to acquire additional data or studies to insure compliance with City of Denton Subdivision and Land Regulations, Stormwater Design Criteria Manual and Comprehensive Master Drainage Plan.
 - Approval of this preliminary plat in contingent upon either a contemporaneous or subsequent approval of an Alternative Environmentally Sensitive Area (AES) Plan. Such approval of an AESA must be obtained before an application for the final plat is filed with the City. The final plat must substantially conform to the site plan and meet all necessary requirements. Denial of the AESA Plan will result in the need to submit a new Site Plan that conforms to the technical requirements of the City of Denton.
 - A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of Denton Development Code Section 7.7.4 must be met prior to the release of any permits.
 - Important Notice: The City of Denton (CoD) has adopted the National Electrical Safety Code generally prohibits structures within 17.5 feet of either side of the center line of overhead distribution lines (CoD Development Code 7.13.5) and within 37.5 feet on either side of the centerline of overhead transmission lines, in some instances the code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact building official with specific questions.
 - The purpose of this plat is to create two lots from two undeveloped tracts of land.

SHEET 1 OF 4
PRELIMINARY PLAT
COWBOY DISTRIBUTION
LOT 1 AND LOT 2,
BLOCK A
80.561 ACRES
ALL OF TRACT 1 AND TRACT 2
RAYZOR INVESTMENTS, LTD.
AND ALL OF RAYZOR INVESTMENTS, LTD.
LOCATED IN THE CITY OF DENTON, TEXAS
AND BEING OUT OF THE
WILLIAM BRYAN SURVEY, ABSTRACT NO. 148
& THE B.B. & C.R. CO. SURVEY,
ABSTRACT NO. 192
DENTON COUNTY, TEXAS

Pacheco Koch

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
3030 LBJ FREEWAY
DALLAS, TEXAS 75225
PH: (214) 507-3774
CONTACT: TODD JONES

OWNER/DEVELOPER
IRONWOOD REALTY PARTNERS, LLC
3030 LBJ FREEWAY
DALLAS, TEXAS 75225
PH: (214) 507-3774
CONTACT: TODD JONES

DRAWN BY JAN	CHECKED BY MWW/JEC	SCALE 1"=100'	DATE JULY 2022	JOB NUMBER 3054-22.279
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JANICHOLSON
02/22/2022 10:45 AM
M:\DWG-30\3054-22.279\DWG\SURVEY_C3D_2018\3054-22.279_PP.DWG

PRELIMINARY PLAT - COWBOY DISTRIBUTION LOT 1 AND LOT 2, BLOCK A 80.561 ACRES

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DENTON

LOT 1

WHEREAS, IRONWOOD REALTY PARTNERS is the owner of a 75.414 acre tract of land situated in the B.B.B. & C.R.R. Co. Survey, Abstract No. 192 and the William Bryan Survey, Abstract No. 148, City of Denton, Denton County, Texas; said tract being part of those certain tracts of land described as "Tract 1" and "Tract 2" to Rayzor Investments, LTD. recorded in Document Numbers 2000-121995 and 2000-121996 of the Official Public Records of Denton County, Texas, Volume 4742; Page 1507 of the Deed Records of Denton County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Rayzor Investments, LTD. recorded in Volume 1796, Page 601 of said Deed Records and all of that certain tract of land described in Special Warranty Deed to Rayzor Investments, LTD. recorded in Instrument No. 2012-144836 of said Official Public Records; said 134.029 acre (5,838,323 square foot) tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the southeast end of a right-of-way corner clip at the intersection of the east right-of-way line of Western Boulevard (a variable width right-of-way) and the north right-of-way line of Jim Christal Road (a variable width right-of-way);

THENCE, in a northerly direction, along said east line of Western Boulevard, the following six (6) calls;

North 46 degrees, 56 minutes, 35 seconds West, a distance of 12.84 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

North 03 degrees, 59 minutes, 05 seconds West, a distance of 250.91 feet to a point for corner;

North 01 degrees, 09 minutes, 29 seconds East, a distance of 1,047.79 feet to a point for corner; from said point a 5/8-inch iron rod with "RPLS 1640" cap bears North 66 degrees 31 minutes West, a distance of 0.9 feet;

North 09 degrees, 41 minutes, 20 seconds East, a distance of 50.56 feet to a point for corner; from said point a 5/8-inch iron rod with "RPLS 1640" cap bears North 00 degrees 28 minutes West, a distance of 0.2 feet;

North 01 degrees, 09 minutes, 29 seconds East, departing said east line of Western Boulevard, a distance of 300.00 feet to a 5/8-inch iron rod with "RPLS 1640" cap found for corner (controlling monument);

North 07 degrees, 22 minutes, 22 seconds West, a distance of 2.68 feet to a point for corner; said point being the southwest corner of that certain tract of land described in General Warranty Deed to South Alamo Land & Mineral, LP recorded in Document No. 2021-134355 of said Official Public Records

THENCE, North 88 degrees, 58 minutes, 43 seconds East, departing said east line of Western Boulevard along the south line of said South Alamo Land & Mineral, LP tract, a distance of 389.99 feet to a 5/8-inch iron rod with "RPLS 1640" cap found for corner; said point being the southeast corner of said South Alamo Land & Mineral, LP tract;

THENCE, North 00 degrees, 35 minutes, 01 seconds East, along the east line of said South Alamo Land & Mineral, LP tract, a distance of 448.07 feet to a 1/2-inch iron rod with METROPLEX 10023300" cap found for corner; said point being the westernmost southwest corner of Lot 1, Block A, Selwyn School Addition, an addition to the City of Denton, Texas according to the plat recorded in Document No. 2014-213 of said Official Public Records;

THENCE, departing said east line of South Alamo Land & Mineral, LP tract along the southern line of said Lot 1, Block A, the following three (3) calls:

North 89 degrees, 06 minutes, 17 seconds East, a distance of 599.98 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 00 degrees, 33 minutes, 34 seconds West, a distance of 726.43 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

North 89 degrees, 08 minutes, 49 seconds East, a distance of 1,403.76 feet to a 1/2-inch iron rod with "METROPLEX 10023300" cap found for corner; said point being the southeastermost corner of said Lot 1, Block A;

THENCE, South 10 degrees, 17 minutes, 11 seconds East, along the east line of said and along the west line of that certain tract of Rayzor Investments, LTD. tract, a distance of 833.65 feet to a point for corner; said point being the beginning of a non-tangent curve to the left; said point being in the north right-of-way line of Kansas City Southern Railroad (a 175-foot wide right-of-way);

THENCE, departing said west line of said Rayzor Investments, LTD. tract, along said Kansas City Southern Railroad right-of-way the following two (2) calls:

South 89 degrees, 32 minutes, 20 seconds West, a distance of 444.62 feet to a point for corner; from said point a 5/8-inch iron rod found bears: North 02 degrees, 58 minutes West, 2.7 feet; said point being the beginning of a tangent curve to the left;

In a southwestern direction, along said curve to the left, having a central angle of 85 degrees, 45 minutes, 34 seconds, a radius of 620.80, a chord bearing and distance of South 46 degrees, 35 minutes, 36 seconds West, 844.86 feet to a point for corner; from which a 5/8-inch iron rod with "RPLS 1640" cap found bears: North 07 degrees, 10 minutes West, 3.3 feet; said point being in the said north line of Jim Christal Road;

THENCE; departing the north line of said Kansas City Southern Railroad, along said north line of Jim Christal Road the following two (2) calls;

South 89 degrees; 30 minutes, 29 seconds West, a distance of 702.18 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner at the southeast corner of said right-of-way corner clip;

North 46 degrees, 56 minutes, 35 seconds West, a distance of 12.84 feet to the POINT OF BEGINNING:

CONTAINING: 75.414 acres or 3,285,055 square feet of land, more or less.

LOT 2

WHEREAS, IRONWOOD REALTY PARTNERS is the owner of a 5.208 acre (226,879 square feet) tract of land situated in the William Bryan Survey, Abstract No. 148, City of Denton, Denton County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Rayzor Investments, LTD. recorded in Volume 1796, Page 601 of Deed Records of Denton County, Texas; said 5.208 acre (226,879 square feet) square foot) tract being more particularly described as follows:

BEGINNING, at a point for corner in the southwest corner of the intersection of the west right-of-way line of Western Boulevard (a variable width right-of-way) and the south right-of-way line of Jim Christal Road (a variable width right-of-way);

THENCE, departing said south right-of-way line of Jim Christal Road, along said west right-of-way line of Western Boulevard, the following three (3) calls:

South 10 degrees, 19 minutes, 06 seconds West, a distance of 32.50 feet to a 1/2-inch iron rod found for corner;

South 40 degrees, 33 minutes, 42 seconds East, a distance of 65.14 feet to a 1/2-inch iron rod found for corner;

South 01 degrees, 08 minutes, 52 seconds West, a distance of 257.07 feet to a 1/2-inch iron rod with "RPLS 5686" cap found for corner; said point being the northeast corner of that certain tract of land described in Special Warranty Deed to LH-HM Denton Westpark I, LLC recorded in Instrument No. 2021-4297 of the Official Public Records of Denton County, Texas;

THENCE, South 85 degrees, 09 minutes, 26 seconds West, departing said west right-of-way line of N. Western Boulevard, along the north line of said LH-HM Denton Westpark I, LLC tract to a point for corner;

THENCE, North 00 degrees, 01 minutes, 45 seconds West, departing said north line of LH-HM Denton Westpark I, LLC tract along said part of Rayzor Investments, LTD., a distance of 389.05 feet to a point for corner; said point being in said south line of Jim Christal Road; said point being the northeast corner of said part of Rayzor Investments, LTD.;

THENCE, North 89 degrees, 45 minutes, 21 seconds East, departing said part of Rayzor Investments, LTD., along said south line of Jim Christal Road, a distance of 595.67 feet to the POINT OF BEGINNING:

CONTAINING, 5.208 acres or 226,879 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DENTON

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Jonathan E. Cooper, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Denton, Texas.

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. RELEASED 7/12/22.

Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged 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 ____ day of _____, 2022.

Notary Public in and for the State of Texas

My commission expires: _____

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF DENTON

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That IRONWOOD REALTY PARTNERS, does hereby adopt this plat designating the hereon above described property as COWBOY DISTRIBUTION, LOT 1, BLOCK A and LOT 2, BLOCK A, an addition to the City of Denton, Texas and does hereby dedicate to the City of Denton in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Denton, Texas.

IRONWOOD REALTY PARTNERS

By: Todd Jones
Title: Owner

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Indiana, on this day personally appeared Ken Newman, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged 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 ____day of _____, 2022.

Notary Public in and for the State of Texas

My commission expires: _____

NOTES

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Denton County TxDOT surface adjustment factor of 1.000150630.
- 2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C03600, Community-Panel No. 480774 0360 0; Effective Date: April 18, 2011. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Area of minimal flood hazard.
Zone "X" (SHADED) - Areas pf 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance of flood.
- 3. This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- 4. Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- 5. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- 6. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- 7. All buildings and improvements on the subject site to be removed.
- 8. Discharge from any detention pond outfall or storm outfall may require an offsite drainage easement to accommodate the flow. If an additional drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
- 9. Acceptance of the drainage features identified on the Preliminary Plat are subject to change during the Final Plat process and do not constitute subsequent approval of same. The city reserves the right to acquire additional data or studies to insure compliance with City of Denton Subdivision and Land Regulations, Stormwater Design Criteria Manual and Comprehensive Master Drainage Plan.
- 10. Approval of this preliminary plat in contingent upon either a contemporaneous or subsequent approval of an Alternative Environmentally Sensitive Area (AES) Plan. Such approval of an AESA must be obtained before an application for the final plat is filed with the City. The final plat must substantially conform to the site plan and meet all necessary requirements. Denial of the AESA Plan will result in the need to submit a new Site Plan that conforms to the technical requirements of the City of Denton.
- 11. A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of Denton Development Code Section 7.7.4 must be met prior to the release of any permits.
- 12. Important Notice: The City of Denton (CoD) has adopted the National Electrical Safety Code generally prohibits structures within 17.5 feet of either side of the center line of overhead distribution lines (CoD Development Code 7.13.5) and within 37.5 feet on either side of the centerline of overhead transmission lines, in some instances the code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact building official with specific questions.
- 13. The purpose of this plat is to create two lots from two undeveloped tracts of land.

SHEET 4 OF 4
PRELIMINARY PLAT
COWBOY DISTRIBUTION
LOT 1 AND LOT 2,
BLOCK A
80.561 ACRES
ALL OF TRACT 1 AND TRACT 2
RAYZOR INVESTMENTS, LTD.
LOCATED IN THE CITY OF DENTON, TEXAS
AND BEING OUT OF THE
WILLIAM BRYAN SURVEY, ABSTRACT NO. 148
& THE B.B.B. & C.R.R. CO. SURVEY,
ABSTRACT NO. 192
DENTON COUNTY, TEXAS

Pacheco Koch 7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10089000

DRAWN BY JAN	CHECKED BY MWW/JEC	SCALE 1"=50'	DATE JULY 2022	JOB NUMBER 3054-22.279
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SURVEYOR/ENGINEER
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

OWNER/DEVELOPER
IRONWOOD REALTY PARTNERS, LLC
3030 LBJ FREEWAY
DALLAS, TEXAS 75225
PH: (214) 507-3774
CONTACT: TODD JONES

PRELIMINARY PLAT - COWBOY DISTRIBUTION LOT 1 AND LOT 2, BLOCK A 80.561 ACRES

JANICHOLSON
07/12/2022 09:46 AM
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