

FINAL PLAT OF OSO RANCH UNIT 1B

A 16.735 ACRES OUT OF A 33.189 ACRE TRACT BEING OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A, PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 45.523 ACRE TRACT ALSO BEING OUT OF THE TRACTS DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2021053987 AND 2021053989, OFFICIAL PUBLIC RECORDS OF NUECES, COUNTY, TEXAS.

1. TOTAL PLATTED AREA CONTAINS 16.735 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
2. LOT INFORMATION:
UNIT 1B
SINGLE-FAMILY LOTS (RS-6) = 86
MULTI-FAMILY LOTS (RM-1) = 0
3. FEMA INFORMATION
EFFECTIVE:
PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0540G, OCTOBER 13, 2022, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
4. RECEIVING WATERS
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
5. ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
6. ALL SET 5/8-INCH RE-BAR HAVE CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.
7. THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
8. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
9. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
10. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
11. PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE UTILITY EASEMENTS WHEN INDICATED ON ANY LOT ARE TO BE OWNED BY THE INDICATED HOA INDICATED IN THESE NOTES, IF AN HOA IS NOT INDICATED, THEN THE EASEMENT IS TO BE OWNED BY THE PROPERTY OWNER THAT THE EASEMENT IS ON.
12. ELECTRICAL EASEMENTS (EE) ARE TO BE OWNED BY THE ELECTRICAL UTILITY COMPANY THAT IS PROVIDING THE ELECTRICAL PRIMARY AND SECONDARY LINES, ELECTRICAL TRANSFORMER, BOXES, PEDESTALS, POLES, AND ANY OTHER APPURTENANCES TO SUPPLY ELECTRICAL POWER TO THE LOT(S).
13. THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
14. NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO JOHN OLIVER DRIVE FROM 6, LOT 8, BLOCK 7, LOTS 7 - 8, BLOCK 8, LOTS 7 - 8, BLOCK 9, LOTS 7 - 8.
15. NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO JENNE MARIE DRIVE FROM BLOCK 6, LOT 14, BLOCK 7, LOTS 1 AND 14, BLOCK 8, LOTS 1 AND 14, BLOCK 9, LOTS 1 AND 14.
16. NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO CAITLIN CLAIRE DRIVE FROM BLOCK 12, LOTS 15 & 16, BLOCK 10, LOT 39.
17. TEMPORARY ACCESS EASEMENT AND UTILITY EASEMENT SHALL BE REMOVED UPON THE PLATTING OF THE ADJACENT PROPERTY WHICH SHALL DEDICATE THIS AREA AS RIGHT-OF-WAY. THIS TEMPORARY ACCESS EASEMENT SHALL ALLOW FOR THE CONSTRUCTION OF PUBLIC/PRIVATE WATER UTILITY, WASTEWATER UTILITY, STORMWATER UTILITY AND APPURTENANCES OF EACH UTILITY, PAVEMENT SUBGRADE, BASE, HMA/CONCRETE, CURB AND GUTTER, SIDEWALK, SIGNAGE, GRADING, AND ALL APPURTENANCES TO FACILITATE CONSTRUCTION OF THE ROADWAY.

STATE OF TEXAS §
COUNTY OF _____ §

GRANGEFIELD DEVELOPMENT, LLC DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.

THIS THE _____ DAY OF _____, 20____.

BY: _____ BY: _____
JACQUELINE MARIE AZALLI ALYEH H. FARDY
MANAGER MANAGER

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JACQUELINE MARIE AZALLI PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALYEH H. FARDY PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF _____ §

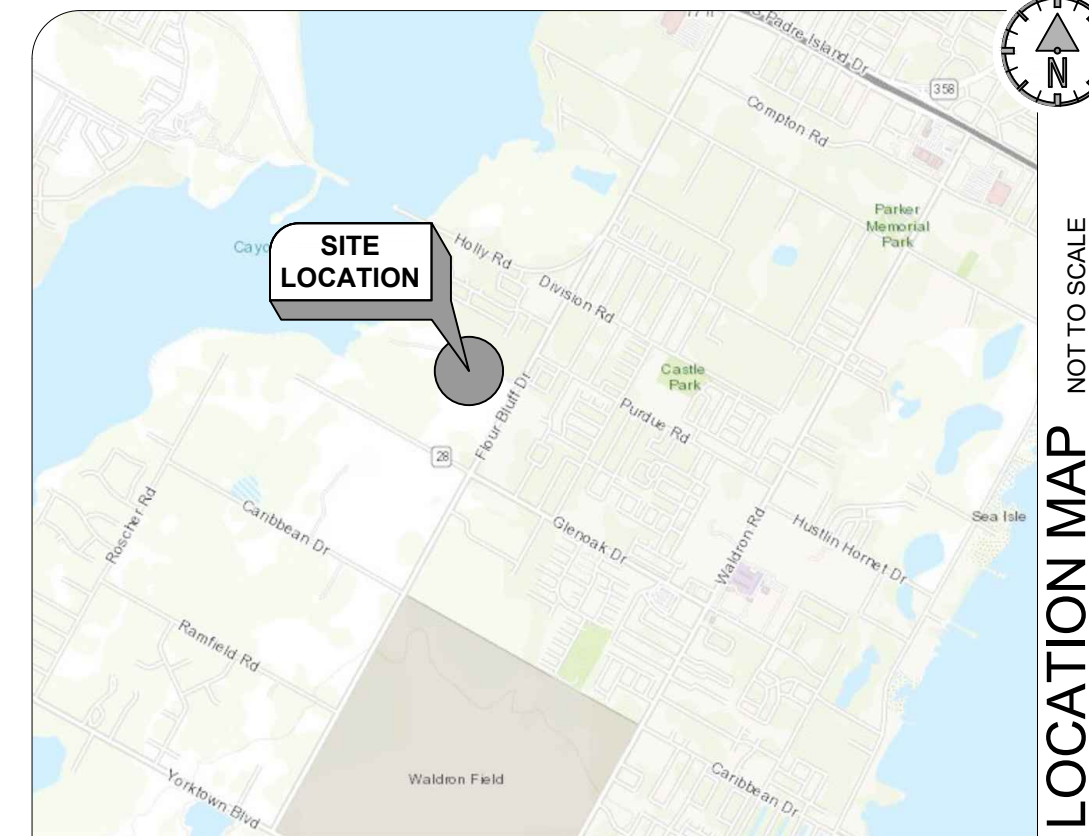
I, _____, _____ FOR THE FIRST COMMUNITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH _____ IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
THIS THE _____ DAY OF _____, 20____.

BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



STATE OF TEXAS §
COUNTY OF NUECES §

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

THIS THE _____ DAY OF _____, 20____.

DATE: _____

RONALD E. BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS §
COUNTY OF NUECES §

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 20____.

BRIA WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, PLANNING COMMISSION.

THIS THE _____ DAY OF _____, 20____.

CYNTHIA SALAZAR-GARZA MICHAEL DICE
CHAIR DIRECTOR

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____ FILED FOR RECORD AT _____ O'CLOCK ____M.

KARA SANDS - COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

PLAT SYMBOL AND LINE LEGEND (NOT ALL MAY BE USED)

● PROPERTY CORNER	⊙ FOUND 5/8-INCH RE-BAR	Ⓜ BLOCK IDENTIFICATION
⊙ FOUND 1/2-INCH IRON PIPE	⊙ FOUND 1-INCH IRON PIPE	
○ SET 5/8" DIAMETER BY 18 INCH LONG RE-BAR		
—— ADJACENT BOUNDARY LINE	—— BOUNDARY LINE	
—— ADJACENT PROPERTY LINE	—— PROPERTY LINE	
—— EXISTING ROW CENTER LINE	—— ROW CENTER LINE	
----- EXISTING EASEMENT	----- EASEMENT	
----- EXISTING YARD REQUIREMENT	----- YARD REQUIREMENT	
----- CURRENT FEMA BOUNDARY LINE	----- PRELIMINARY FEMA BOUNDARY LINE	

PLAT ABBREVIATION LEGEND (NOT ALL MAY BE USED)

SEC - SECTION	AE - PUBLIC ACCESS EASEMENT	PAE - PRIVATE ACCESS EASEMENT
VOL - VOLUME	DE - PUBLIC DRAINAGE EASEMENT	PDE - PRIVATE DRAINAGE EASEMENT
PG - PAGE	UE - PUBLIC UTILITY EASEMENT	PUE - PRIVATE UTILITY EASEMENT
LT - LOT	WE - PUBLIC WATER EASEMENT	PWE - PRIVATE WATER EASEMENT
AC - ACRE	WWE - PUBLIC WASTEWATER EASEMENT	PWWE - PRIVATE WASTEWATER EASEMENT
SF - SQUARE FEET	EE - ELECTRICAL EASEMENT	FEMA - FEDERAL EMERGENCY
ROW - RIGHT-OF-WAY	TE - TEMPORARY EASEMENT (SEE NOTES)	MANAGEMENT AGENCY
NB - NON-BUILDABLE	D or DD - LOT DRIVEWAY LOCATION	RPLS - REGISTERED PROFESSIONAL
YR - YARD REQUIREMENT	GR - GARAGE SET BACK REQUIREMENT	LAND SURVEYOR
M.R.N.C.T. - MAP RECORDS NUECES COUNTY, TEXAS		LSSL - LICENSED STATE LAND SURVEYOR
D.R.N.C.T. - DEED RECORDS NUECES COUNTY, TEXAS		PE - PROFESSIONAL ENGINEER
O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS		

ENGINEER
RAMIRO MUNOZ III, P.E.
SURVEYOR
RONALD BRISTER, RPLS
OWNER
GRANGEFIELD DEV.
ENGINEER
BRISTER SURVEYING, L.P.
CREATED BY
CNC BY
TM, RM III
APP BY
RB
DRAWING DATE
1/20/2026

Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
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Firm Registration No. 10072800

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TPELS FIRM F-12240



CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

FINAL PLAT OF
OSO RANCH UNIT 1B

A 16.735 ACRES OUT OF A 33.189 ACRE TRACT BEING OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A, PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 45.523 ACRE TRACT ALSO BEING OUT OF THE TRACTS DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2021053987 AND 2021053989, OFFICIAL PUBLIC RECORDS OF NUECES, COUNTY, TEXAS.

PLAT - FULL SIZE - 18" x 24"
MUNOZ ENGINEERING, LLC © 2022 (M)Project - Grangefield Development LLC/Corpus Christi, TX - LAND DEVELOPMENT/PLATTING/02 FINAL UNIT 1B01 DWG/210174 OSO RANCH UNIT 1B.dwg

PLAT FILE SIZE = 16.24 MB
MUNOZ ENGINEERING, L.L.C. © 2022 (M)Project - Grangefield Development LLC Osso Ranch Unit 1B - LAND DEVELOPMENT/2022 FINAL UNIT 1B (15.dwg)
33988, O.P.R.N.C.T.

PORTION OF LOT 1, BLOCK 1,
EL RECUERDO SUBDIVISION
VOLUME 59, PAGE 97 M.R.N.C.T.

REMAINDER OF 11.04 ACRES OUT
OF LOTS 12 AND 13, SECTION 40,
FLOUR BLUFF AND ENCINAL FARM
AND GARDEN TRACTS, VOLUME A,
PAGES 41 - 43, M.R.N.C.T.
(MVR CONSTRUCTION COMPANY -
DOC. NO. 2019035741, M.R.N.C.T.)

PORTION OF LOT 1, BLOCK 1, EL
RECUERDO SUBDIVISION
VOLUME 59, PAGE 97 M.R.N.C.T.

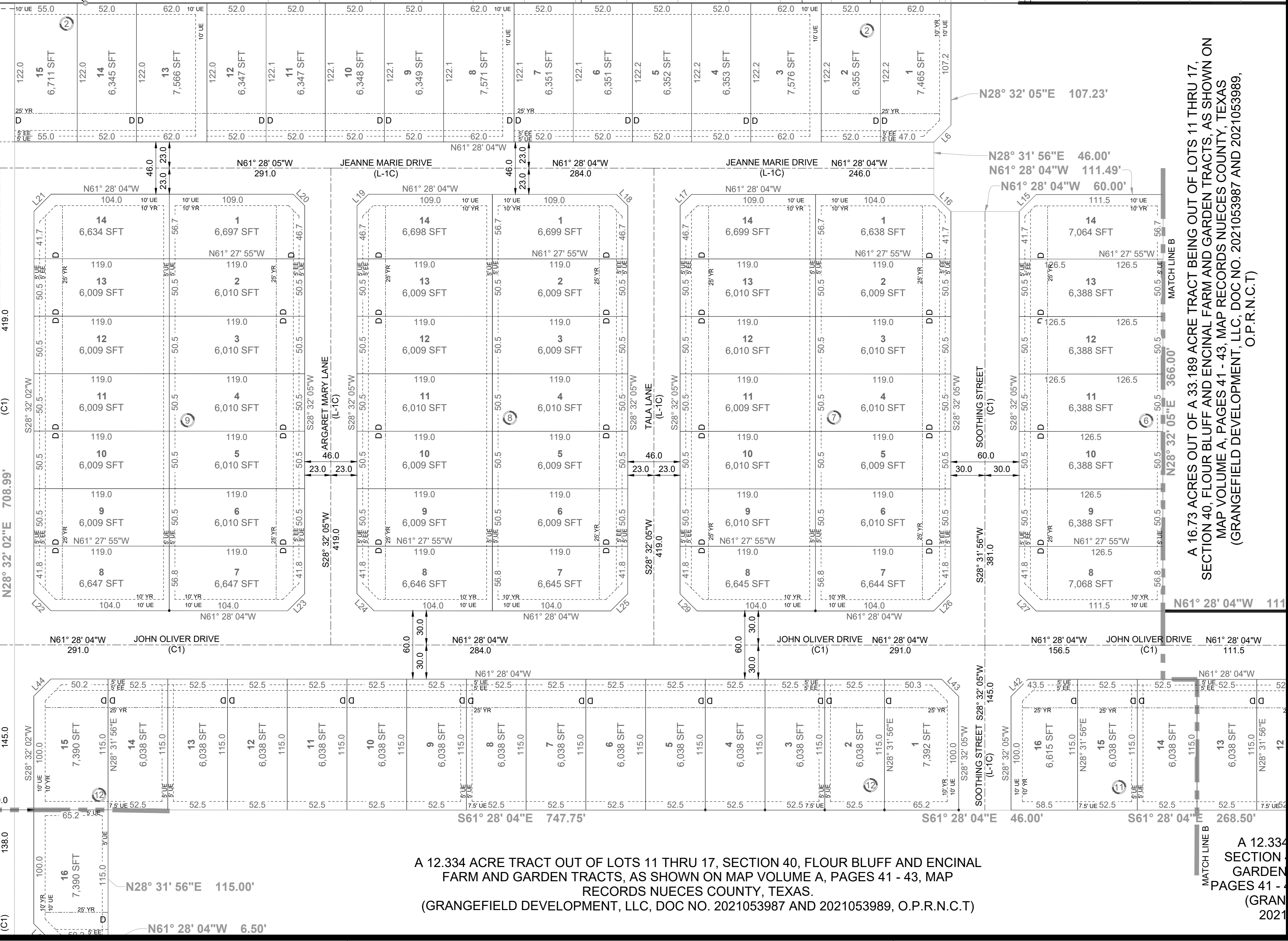
17.254 ACRES OUT OF LOTS 10, 11, 17 AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN
TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN DOC. NO. 2004015826, O.P.R.N.C.T.
(JACKIE HOMES, LLC - DOC. NO. 2021053988, O.P.R.N.C.T.)

TEMPORARY ACCESS EASEMENT AND UTILITY EASEMENT
BY SEPARATE DOCUMENT (SEE NOTE 17)
CAITLIN CLAIRE DRIVE N28° 32' 02"E 419.0
(C1)

N28° 32' 02"E 708.99'

N28° 32' 02"E 138.0'

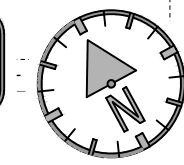
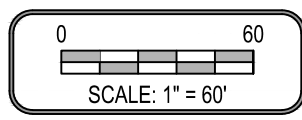
N28° 32' 02"E 145.0'



A 12.334 ACRE TRACT OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL
FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A, PAGES 41 - 43, MAP
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(GRANGEFIELD DEVELOPMENT, LLC, DOC NO. 2021053987 AND 2021053989, O.P.R.N.C.T)

A 16.73 ACRES OUT OF A 33.189 ACRE TRACT BEING OUT OF LOTS 11 THRU 17,
SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON
MAP VOLUME A, PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS
(GRANGEFIELD DEVELOPMENT, LLC, DOC NO. 2021053987 AND 2021053989,
O.P.R.N.C.T)

A 12.334
SECTION
GARDEN
PAGES 41 -
(GRAN
2021



PREVAILING
BREEZE

ENGINEER
RAMIRO MUNOZ III, P.E.
SURVEYOR
RONALD BRISTER, RPLS
OWNER
GRANGEFIELD DEV.
ENGINEER
OSO RANCH UNIT 1B
DRAWN BY
T.M. RM III
CHECKED BY
T.M. RM III
APPROVED BY
T.M. RM III
DRAWING DATE
1/20/2026

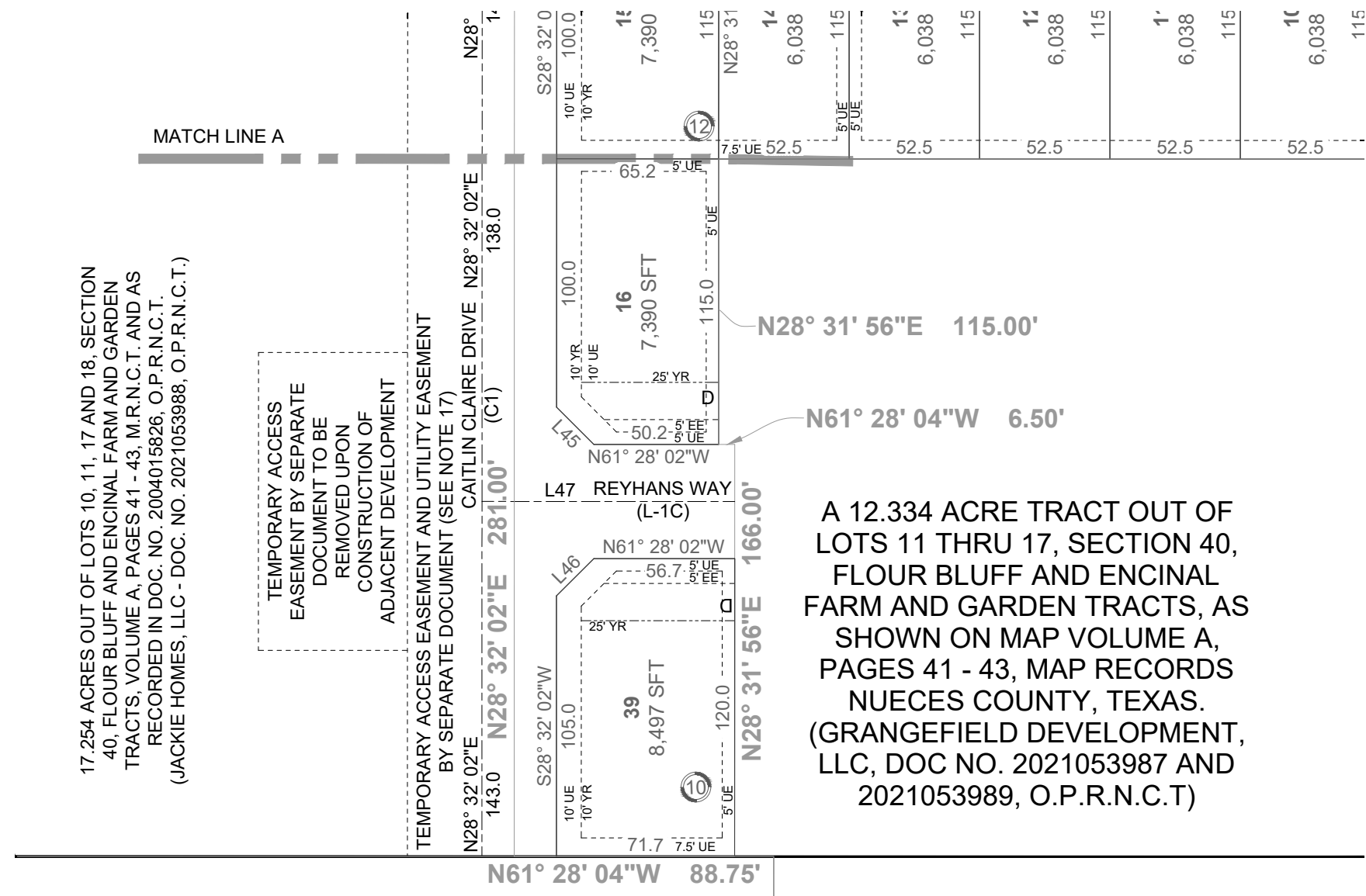
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4455 South Padre Island Drive Suite 51
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bristersurveying@corpuswebc.com
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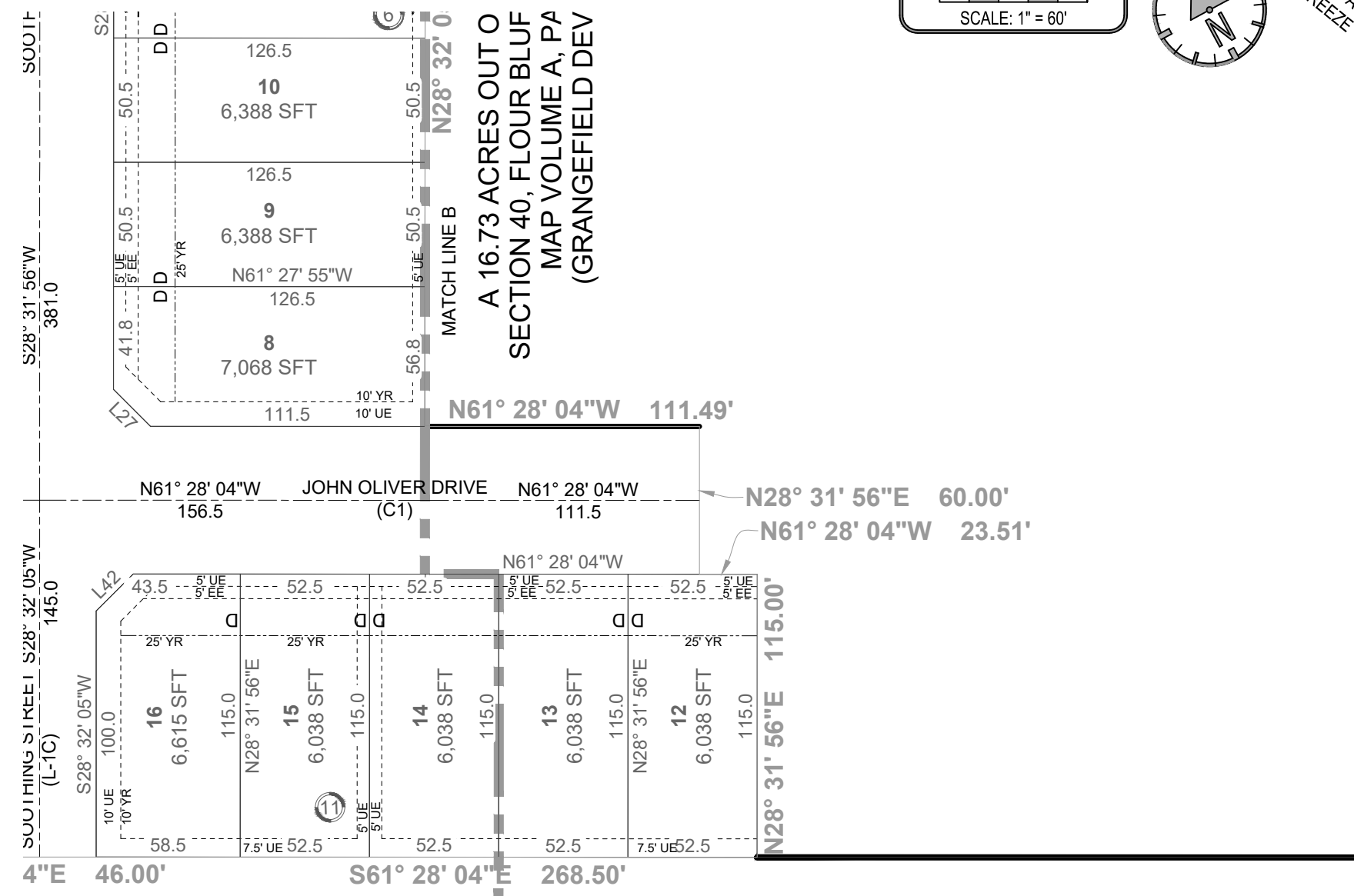
15.354 ACRES OUT OF LOTS 17 AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2195, PAGES 379 - 381 D.R.N.C.T. (GREGORY SMITH - DOC. NO. 917427, O.P.R.N.C.T.)

SEGER HORSE BARN, BLOCK 1, LOT 1A VOLUME 68, PAGE 343, M.R.N.C.T.

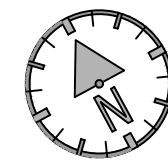
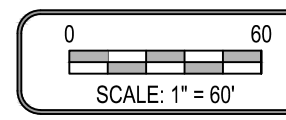
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LINE TABLE

LINE ID	LENGTH	BEARING
L6	21.21'	S73° 32' 01"W
L15	21.21'	S73° 32' 01"W
L16	21.21'	N16° 27' 59"W
L17	14.14'	N73° 32' 01"E
L18	14.14'	N16° 27' 59"W
L19	14.14'	N73° 32' 01"E
L20	14.14'	N16° 27' 59"W
L21	21.21'	S73° 31' 59"W
L22	21.21'	S16° 28' 01"E
L23	21.21'	N73° 32' 01"E
L24	21.21'	S16° 27' 59"E
L25	21.21'	N73° 32' 01"E
L26	21.21'	N73° 32' 01"E
L27	21.21'	N16° 27' 59"W
L29	21.21'	S16° 27' 59"E
L42	21.21'	N73° 32' 01"E
L43	21.21'	S16° 27' 59"E
L44	21.21'	S73° 31' 59"W
L45	21.21'	N16° 28' 00"W
L46	21.21'	S73° 32' 00"W



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MUNOZ ENGINEERING
 CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

ME
 MUNOZ ENGINEERING

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 Firm Registration No. 10072800

ENGINEER: RAMIRO MUNOZ III, PE
 SURVEYOR: RONALD BRISTER, LRPLS
 OWNER: GRANGEFIELD DEV.
 EXCISE PID: SURVEYOR PID
 DRAWN BY: T.M. RM III
 CHECKED BY: RB
 APPROVED BY: RB
 DRAWING DATE: 1/20/2026