

# LOT 5- 0 S CIELO VISTA CT

7.74 Acres | AG Exempt  
OFFERED AT \$325,000



Discover breathtaking views and serene Hill Country living on this exceptional 7.74-acre lot in The Preserve at Chula Vista Ranch, a gated rural subdivision just 10-15 minutes from downtown Fredericksburg. Situated on a sloping, partially wooded hillside, this property offers multiple ideal building sites surrounded by natural beauty and long-range views. A subdivision-wide grazing lease maintains your Ag exemption, keeping taxes impressively low. Whether you're envisioning a peaceful retreat or your forever home, Lot 5 delivers privacy, stunning vistas, and the best of country living with the convenience of nearby town amenities.

Scan QR Code for additional information and photos.



**Jill Tabor**  
REALTOR®

830-456-8115

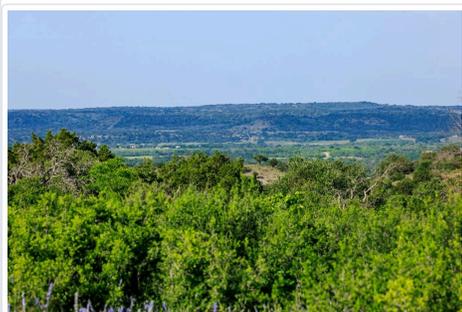
jill@jilltabor.com



**PORTFOLIO**  
REAL ESTATE  kw

**MLS #: T99432A (Active) List Price: \$325,000 (17 Hits)**

**Lot 5 S Cielo Vista Ct Fredericksburg, TX 78624**



**Type:** Multi-Family Residential, Gated Subdivision  
**Best Use:** Residential  
**Topography:** Sloped, Few Trees, Views  
**Surface Cover:** Brushy  
**Views:** Yes  
**Apx \$/Acre:** 0  
**Lot/Tract #:** 5

**Original List Price:** \$325,000  
**Area:** County-Southwest  
**Subdivision:** The Preserve at Chula Vista Ranch  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City:** 10-15 miles  
**Property Size Range:** 6-10 Acres  
**Apx Acreage:** 7.7400  
**Seller's Est Tax:** 9.11  
**Showing Instructions:** Vacant, Other-See Remarks  
**Days on Market** 2

**Tax Exemptions:** Ag    **Taxes w/o Exemptions:** \$3,816.61    **Tax Info Source:** CAD    **CAD Property ID #:** 181693    **Zoning:** None  
**Flood Plain:** No    **Deed Restrictions:** Yes    **Easements:** None Known    **Road Maintenance Agreement:** No

**HOA:** Yes    **HOA Fees:** 1000.00    **HOA Fees Pd:** Yearly

**Items Not In Sale:**

**Documents on File:** Survey/Plat, Deed Restrictions, Aerial Photo

**Water:** None    **Improvements:** None  
**Sewer:** None    **Misc Search:** None  
**Utilities:** CTEC Electric Available    **Fence:** Wire, Partial  
**Access/Location:** Paved  
**Minerals:** None

**TrmsFin:** Cash, Conventional    **Possessn:** Closing/Funding    **Excl Agy:** No  
**Title Company:** TBD    **Attorney:**    **Refer to MLS#:**

**Location/Directions:** Take Hwy 16 S towards Kerrville, take a right on Tivydale Rd (FM2093) for 7.5 miles. Entry for The Preserve at Chula Vista Ranch is on right hand side just past Eagle's Landing neighborhood.

**Owner:** Steve and Glenda Wood

**Legal Description:** PRESERVE@ CHULA VISTA RANCH LOT 5, 7.74

**Instructions:** Call ShowingTime at 800-746-9464 to schedule a showing.

**Public Remarks:** Discover breathtaking views and serene Hill Country living on this exceptional 7.74-acre lot in The Preserve at Chula Vista Ranch, a gated rural subdivision just 10-15 minutes from downtown Fredericksburg. Situated on a sloping, partially wooded hillside, this property offers multiple ideal building sites surrounded by natural beauty and long-range views. A subdivision-wide grazing lease maintains your Ag exemption, keeping taxes impressively low. Whether you're envisioning a peaceful retreat or your forever home, Lot 5 delivers privacy, stunning vistas, and the best of country living with the convenience of nearby town amenities.

**Agent Remarks:**

**Withdraw Comments:**

**Display on Internet:** Yes    **Display Address:** Yes    **Allow AVM:** No    **Allow Comments:** No

**Office Broker's Lic #:** 547594

**Listing Office:** Portfolio Real Estate - KW (#:1462)    **Listing Agent:** Jill Tabor (#:12)  
**Main:** (830) 997-6041    **Agent Email:** [jill@jilltabor.com](mailto:jill@jilltabor.com)  
**Mail Address 1:** 804 S. Adams St    **Contact #:** (830) 456-8115  
**Mail City:** Fredericksburg    **License Number:** 0562308  
**Mail Zip Code:** 78624  
**Supervising Agent Name:**  
**Supervising Agent License #:**

Information Herein Deemed Reliable but Not Guaranteed  
 Central Hill Country Board of REALTORS Inc., 2007

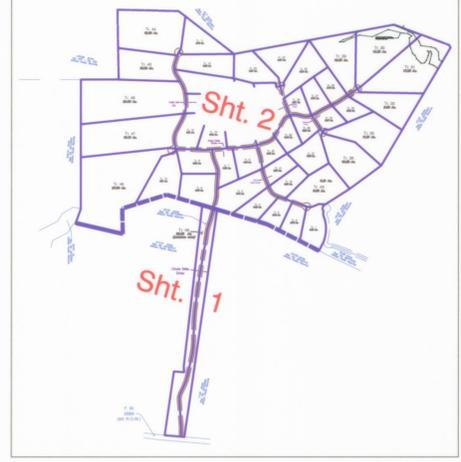


 Boundary

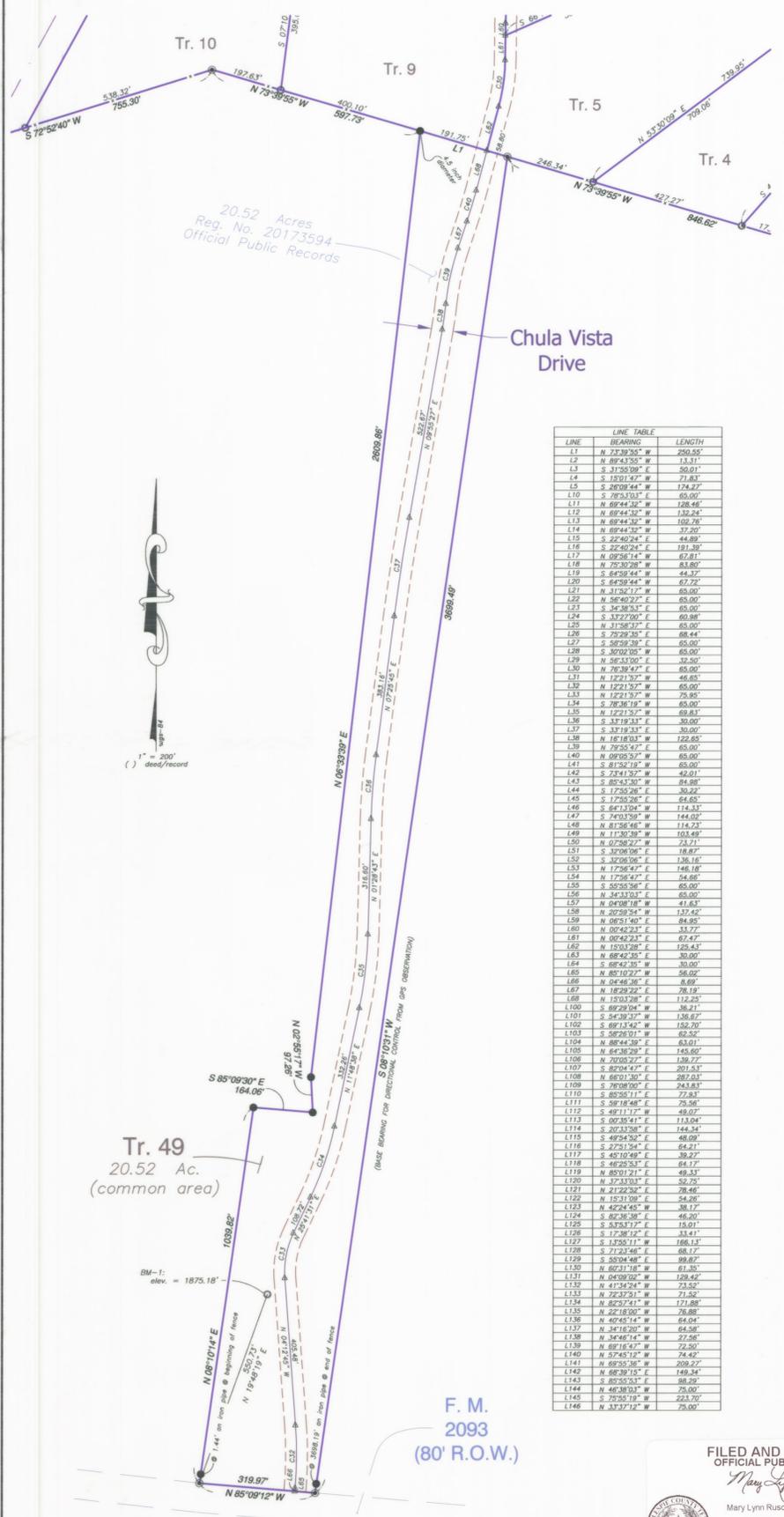


# The Preserve @ CHULA VISTA RANCH

A 364.03 ACRE TRACT OF LAND SITUATED IN GILLESPIE COUNTY, TEXAS; COMPRISING PART OF THE J. W. & R. LEAVITT SURVEY NO. 70, ABSTRACT NO. 425, PART OF THE J. W. & R. LEAVITT SURVEY NO. 141, ABSTRACT NO. 433 AND PART OF THE THOS. MCKINNON SURVEY NO. 140, ABSTRACT NO. 490; BEING ALL OF THAT CERTAIN 343.51 ACRE TRACT I AND ALL OF THAT CERTAIN 20.52 ACRE TRACT II DESCRIBED IN A CONVEYANCE FROM RUTLEDGE 209 RANCH PARTNERS LP TO LOS CHULA VISTA PARTNERS, LLC, FOUND OF RECORD IN A SPECIAL WARRANTY DEED EXECUTED ON JULY 20TH, 2017 AND RECORDED ON JULY 21ST, 2017 UNDER REGISTER NO. 20173594 OF THE OFFICIAL PUBLIC RECORDS OF SAID GILLESPIE COUNTY, TEXAS.



Sht. Diagram (not to scale)



LINE	BEARING	LENGTH
L1	N 23°29'35" W	200.05
L2	N 88°44'32" E	113.31
L3	S 31°55'39" E	50.01
L4	S 10°14'42" E	108.00
L5	S 26°09'44" W	124.27
L10	N 78°39'55" W	65.00
L11	N 68°44'32" E	132.24
L12	N 88°44'32" E	109.78
L13	N 88°44'32" E	172.00
L14	S 22°40'24" E	44.89
L15	S 22°40'24" E	191.39
L16	N 02°56'14" W	87.81
L17	N 75°30'28" W	83.80
L18	S 64°59'44" W	67.72
L19	S 64°59'44" W	67.72
L20	S 64°59'44" W	67.72
L21	S 64°59'44" W	67.72
L22	S 64°59'44" W	67.72
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L80	S 64°59'44" W	67.72
L81	S 64°59'44" W	67.72
L82	S 64°59'44" W	67.72
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L84	S 64°59'44" W	67.72
L85	S 64°59'44" W	67.72
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L87	S 64°59'44" W	67.72
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L90	S 64°59'44" W	67.72
L91	S 64°59'44" W	67.72
L92	S 64°59'44" W	67.72
L93	S 64°59'44" W	67.72
L94	S 64°59'44" W	67.72
L95	S 64°59'44" W	67.72
L96	S 64°59'44" W	67.72
L97	S 64°59'44" W	67.72
L98	S 64°59'44" W	67.72
L99	S 64°59'44" W	67.72
L100	S 64°59'44" W	67.72

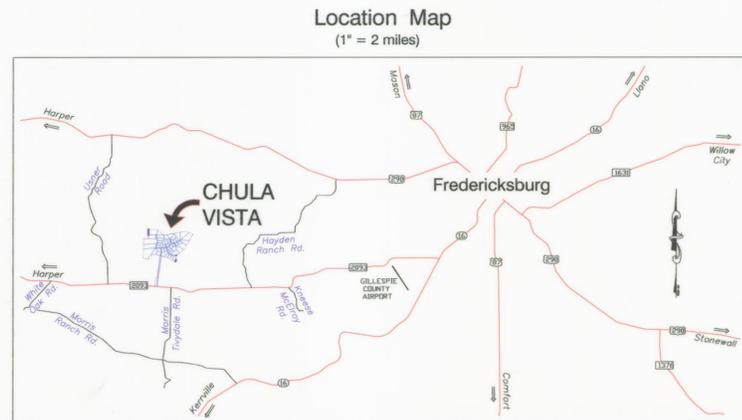
Los Chula Vista Partners, LLC, by filing this Plat of Record, and all future owners of property within this Subdivision by purchasing such property, acknowledge and agree that Gillespie County shall have no obligation whatsoever to repair or accept maintenance of the roads in this Subdivision until and unless Los Chula Vista Partners, LLC and/or the property owners in the Subdivision have improved the roadways to the then current standards required by Gillespie County and the roads have been accepted for maintenance by formal, written action of the Gillespie County Commissioners Court and the roadway has been dedicated by the owners thereof, and accepted by the County as a public road. Los Chula Vista Partners, LLC and all future owners of the property within this Subdivision shall look solely to the Owner, the property owners in the Subdivision, and/or the Homeowners Association for future maintenance and repair of the roads shown on this Subdivision Plat.

**UTILITY EASEMENT:**  
Grantors hereby dedicate perpetual easements for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten (10) feet of the rear, front and side lines of all lots and/or tracts and in the street, alleys, boulevards, lanes, and roads of the subdivision, and ten (10) feet along and outside of boundaries of all streets, boulevards, lanes, drives and roads, and twenty (20) feet along the entire perimeter (boundary) of said subdivision and with the authority to place, construct, operate, maintain, relocate and replace utility lines, systems and equipment thereon. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots or tracts of this subdivision. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with installation and maintenance of utilities. The easement area of each lot and/or tract and all improvements within it shall be maintained by the owner of the lot except for those improvements for which an authority or utility company is responsible. Utility companies or their employees shall have all the rights and benefits necessary and convenient for the full enjoyment of the rights herein granted, including, but not limited to the free right to ingress to, and to egress from said right-of-way and easement, and the right from time to time to cut and trim all trees, undergrowth and other obstructions that may injure, endanger or interfere with the installation, operation or maintenance of utilities. The developer and/or landowner shall be responsible for removal of any or all limbs, debris, branches or brush that must be cut in order to clear the right-of-way for new construction or maintenance of any lines constructed on the property.

THE STATE OF TEXAS :  
COUNTY OF GILLESPIE :  
The attached plat, having been duly presented to the Commissioners Court of Gillespie County, Texas, and by said Court duly considered and found to comply with the Statutes and Laws of the State of Texas, was approved for filing in the Plat Records of Gillespie County, Texas, the dedication and conveyance of roadways to the public accepted, subject to the continuing obligation of the Owner to maintain and repair all roadways until formally accepted for maintenance by Gillespie County. To certify which the undersigned, as County Judge of Gillespie County, Texas, hereby affixes his hand, attested by the Seal of the County Clerk of Gillespie County, Texas, this the 9th day of November, A.D., 2018.

Attest: *Mary Lynn Rusche*  
County Clerk, Gillespie County, Texas  
*Mary Lynn Rusche*  
County Clerk, Gillespie County, Texas  
Date: 10/9/2018  
Deputy: *Mary Lynn Rusche*  
County Clerk, Gillespie County, Texas

I, Dale Allen Sultemeier, the undersigned, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat was prepared from an actual survey of the property made under my direction and supervision on the ground on 05/11/2017.  
Date: 10-11-18  
Dale Allen Sultemeier  
Registered Professional Land Surveyor No. 4542  
SULTEMEIER SURVEYING (830) 990-1221



Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited. The existing creeks or drainage channels traversing along or across the property will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. Gillespie County will not be responsible for the maintenance and operation of said drainage ways or the control of erosion. Gillespie County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

GILLESPIE COUNTY AND THE HILL COUNTRY UNDERGROUND WATER CONSERVATION DISTRICT MAKE NO REPRESENTATION OR GUARANTEE AS TO WATER QUALITY OR THAT A PRESENT OR FUTURE ADEQUATE WATER SUPPLY EXISTS.

Gillespie County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; the property owners in this subdivision shall be responsible for the maintenance of private streets, drives, emergency easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Gillespie County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

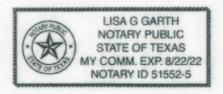
I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon, that no other person or entity other than First United Bank, Lubbock, Texas has any interest in the property either by lien, lease, or other equitable interest, and that I (We) hereby adopt this plat of subdivision with my (our) free consent, establish the minimum building setback lines, dedicate and convey all alleys, walks, roads & right-of-way, parks, water courses, easements and other open space to public use forever and agree for myself (ourselves) and my (our) heirs and assigns to abide forever by all lines, dedications, and other restrictions shown hereon.

EXECUTED this 9th day of October, 2018.

LOS CHULA VISTA PARTNERS, LLC, a Texas Limited Liability Company  
By: *James C. Shindler*  
James C. Shindler, II, its manager

STATE OF TEXAS  
COUNTY OF GILLESPIE

This instrument was acknowledged before me on this the 9th day of October, 2018 by James C. Shindler, II, manager of LOS CHULA VISTA PARTNERS, LLC, a Texas Limited Liability Company.



*Lisa G. Garth*  
Notary Public in and for the State of Texas  
My commission expires: 9-22-22  
*Lisa G. Garth*  
Printed Name of Notary

The undersigned hereby certifies that it is the owner of a lien secured by the property shown and described hereon, such lien described in a Deed of Trust recorded under Register No. 20173595 of the Official Public Records of Gillespie County, Texas, that the undersigned subordinates its lien to the dedication and conveyance of all alleys, walks, roads and right-of-way, parks, water courses, easements and other open spaces to public use forever.

Date: 10/9/2018

*Miles Seybert*  
by Miles Seybert  
Title: Vice President,  
Commercial Lending

This instrument was acknowledged before me on this the 9th day of October, 2018 by Miles Seybert, Vice President, Commercial Lending, First United Bank.



*Debra L. Taylor*  
Notary Public in and for the State of Texas  
My commission expires: 8-28-2021  
*Debra L. Taylor*  
Printed Name of Notary

TOTAL ACREAGE: 364.03 acres  
NUMBER OF LOTS: 48 (residential)  
AVERAGE LOT SIZE: 7.16 acres  
AVERAGE DENSITY: 1 lot per 7.58 acres (residential)

OWNER/DEVELOPER: Los Chula Vista Partners, LLC  
260 Miron Drive, Suite 108  
Southlake, TX 76092  
SURVEYOR/ENGINEER: Dale Allen Sultemeier, P.E., R.P.L.S.  
SULTEMEIER SURVEYING & ENGINEERING, LLC  
501 West Main, Suite 107  
Fredericksburg, TX 78624

County Officials:  
County Judge: The Honorable Mark Stroehrer  
County Commissioner Pct. 1: Charles Olfers  
County Commissioner Pct. 2: William "Billy" Roeder  
County Commissioner Pct. 3: Dennis Neffendorf  
County Commissioner Pct. 4: Donnie Schuch  
County Clerk: Mary Lynn Rusche

Texas Registered Engineering Firm F-10608

Licensed Surveying Firm 100930-00

SULTEMEIER SURVEYING & ENGINEERING  
Boundary-Title-Topographic-Construction Surveys  
Engineer #01 West Main, Suite 107  
Fredericksburg, Texas 78624  
(830) 990-1221  
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dase@sultemeiersurveying.com



The Preserve @ CHULA VISTA RANCH  
Fredericksburg, TX

PROJECT: 6243  
DATE: 2017-2018

SHEET TITLE  
Cover Sheet

SHEET NUMBER  
1

final from G.C. 11-4-18

# The Preserve @ CHULA VISTA RANCH

**J. W. & R. LEAVITT**  
SUR. NO. 141  
ABST. NO. 433

**SUR. 140  
ABST. 490**

**ABST. NO. 408**

**J. W. & R. LEAVITT**  
SUR. NO. 142  
ABST. NO. 435

475.86 Acres  
Vol. 437 - Pg. 762  
Official Public Records

202.34 Acres  
Reg. No. 20112502  
Official Public Records

20.52 Acres  
Reg. No. 20153391  
Official Public Records

**J. W. & R. LEAVITT**  
SUR. NO. 77  
ABST. NO. 414

**J. W. & R. LEAVITT**  
SUR. NO. 70  
ABST. NO. 425

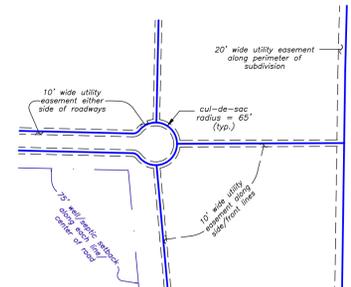
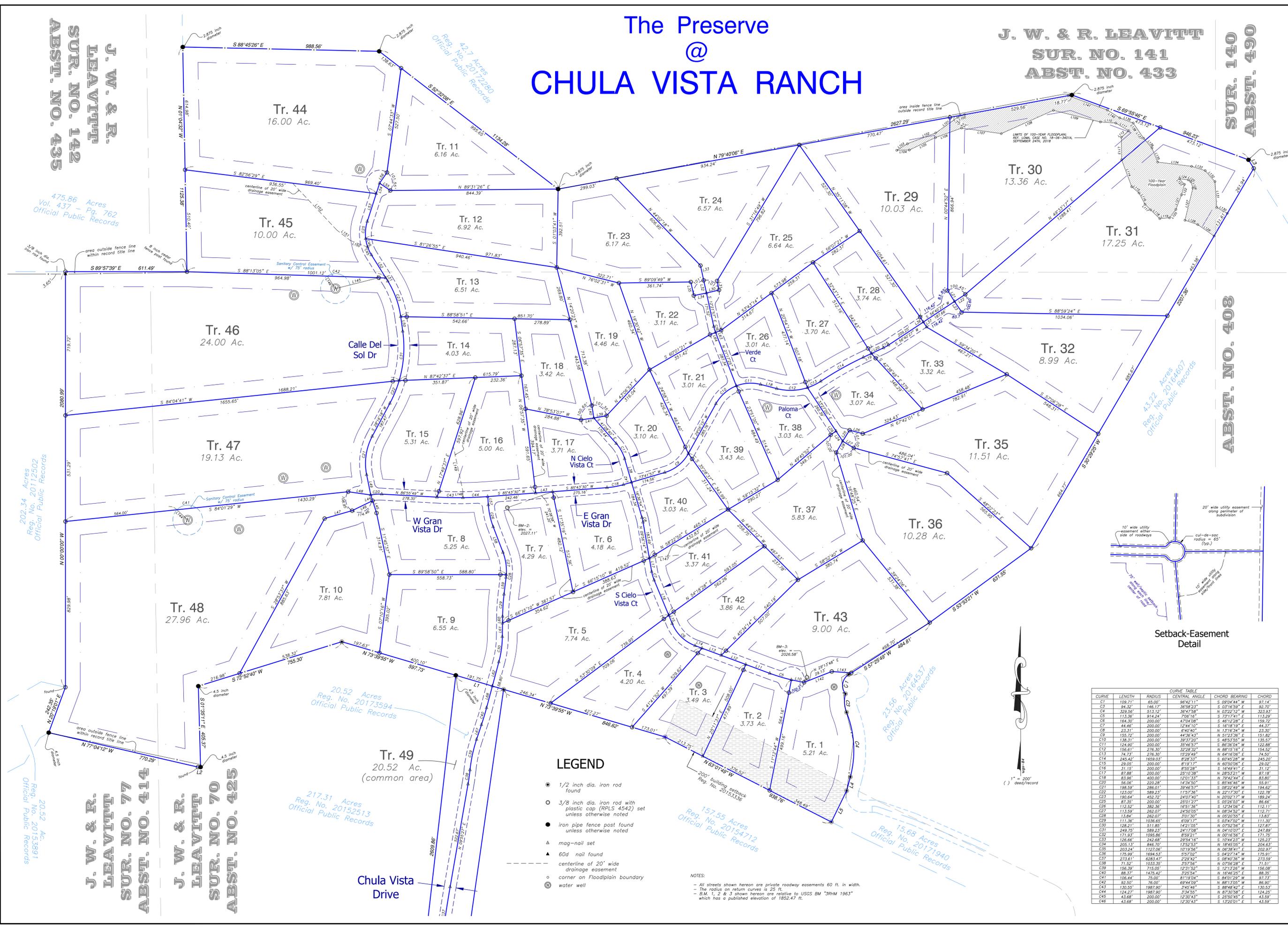
20.52 Acres  
Reg. No. 20173594  
Official Public Records

217.31 Acres  
Reg. No. 20152513  
Official Public Records

23.56 Acres  
Reg. No. 20164537  
Official Public Records

157.55 Acres  
Reg. No. 20154712  
Official Public Records

15.68 Acres  
Reg. No. 20171940  
Official Public Records



### LEGEND

- 1/2 inch dia. iron rod found
- 3/8 inch dia. iron rod with plastic cap (RPLS 4542) set unless otherwise noted
- iron pipe fence post found unless otherwise noted
- ▲ mag-nail set
- ▲ 60d nail found
- centerline of 20' wide drainage easement
- corner on Floodplain boundary
- ⊙ water well

NOTES:  
- All streets shown hereon are private roadway easements 60 ft. in width.  
- The radius on return curves is 25 ft.  
- B.M. 1, 2 & 3 shown hereon are relative to USGS BM "3RHM 1963" which has a published elevation of 1852.47 ft.

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	109.71'	65.00'	96°42'11"	S 89°04'44" W	97.14'
C2	94.32'	146.17'	36°28'23"	S 03°16'59" E	92.70'
C3	329.56'	513.12'	36°43'58"	N 02°03'21" W	323.93'
C4	113.36'	914.24'	7°08'16"	S 23°17'41" E	113.29'
C5	164.30'	200.00'	47°04'08"	S 46°12'28" E	159.72'
C6	44.46'	200.00'	12°44'10"	S 16°18'15" W	43.27'
C7	21.31'	200.00'	6°40'30"	N 1°16'54" W	21.30'
C8	156.22'	200.00'	44°36'44"	N 21°36'36" E	151.89'
C9	138.31'	200.00'	39°37'20"	S 48°53'55" W	135.57'
C10	124.90'	200.00'	35°46'57"	S 86°56'04" W	122.88'
C11	156.61'	276.30'	32°28'52"	N 88°57'54" E	154.92'
C12	74.73'	276.30'	15°29'49"	N 64°16'06" E	74.50'
C13	245.42'	1058.03'	8°28'43"	S 67°45'28" W	245.20'
C14	23.05'	200.00'	6°19'17"	N 82°07'00" W	23.02'
C15	31.15'	200.00'	8°55'28"	S 16°49'41" E	31.12'
C16	87.88'	200.00'	25°10'38"	N 28°52'21" W	87.18'
C17	83.98'	400.00'	12°01'53"	N 79°42'41" E	83.60'
C18	56.06'	220.28'	14°34'50"	S 85°46'46" W	55.91'
C19	188.59'	286.01'	39°46'57"	S 86°27'45" W	184.92'
C20	123.00'	689.23'	11°52'36"	N 22°17'50" E	122.78'
C21	119.64'	452.72'	24°07'40"	N 20°52'17" W	119.24'
C22	112.52'	382.36'	16°51'36"	S 12°54'06" E	112.11'
C23	113.59'	262.07'	24°50'58"	N 08°54'30" W	112.71'
C24	119.44'	492.07'	37°01'59"	N 09°20'50" E	118.91'
C25	111.56'	1036.65'	6°09'12"	S 03°42'52" W	111.30'
C26	128.21'	511.85'	14°21'05"	N 07°52'36" E	127.85'
C27	249.25'	589.41'	24°11'08"	N 04°10'31" E	247.89'
C28	171.93'	1098.86'	8°58'21"	N 00°16'56" E	171.79'
C29	126.61'	242.68'	29°54'16"	S 10°42'16" W	124.73'
C30	205.13'	846.70'	13°52'53"	N 18°45'05" E	204.63'
C31	203.24'	1122.06'	10°19'56"	N 06°38'41" E	202.97'
C32	179.99'	1694.53'	5°27'32"	N 08°27'14" W	175.91'
C33	273.61'	6284.47'	2°22'42"	S 08°40'56" W	273.59'
C34	71.82'	1033.35'	3°27'58"	N 07°48'28" E	71.51'
C35	156.36'	715.05'	12°31'52"	S 12°13'25" E	156.08'
C36	88.37'	1475.42'	3°25'34"	N 18°46'25" E	88.35'
C37	108.44'	75.00'	81°19'04"	S 84°11'29" W	97.22'
C38	92.95'	76.00'	69°44'09"	S 88°48'42" E	86.80'
C39	130.55'	1892.90'	3°45'46"	S 88°48'42" E	130.53'
C40	124.23'	1893.90'	3°38'59"	N 87°30'58" E	124.20'
C41	43.68'	200.00'	12°30'43"	S 25°50'45" E	43.59'
C42	43.68'	200.00'	12°30'43"	S 13°20'01" E	43.59'

Texas Registered  
Engineering Firm  
F-10608

Licensed  
Surveying Firm  
100930-00

**SULTEMEIER**  
SURVEYING & ENGINEERING  
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The Preserve  
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PROJECT: 6243  
DATE: 2017-2018

REVISIONS:  
Item/Date/Description

SHEET TITLE  
Final Plat

SHEET NUMBER  
2