

Project: Reams Road (Summerlake Park Boulevard to Taborfield Avenue)
Instrument: 7010A.1 and 7010B.1

THIS INSTRUMENT PREPARED BY:

Angela Moore, a staff employee
in the course of duty with the
Real Estate Management Division of Orange
County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

Property Appraiser's Parcel Identification Number:
a portion of 02-24-27-7150-01-000

Project: Reams Road (Summerlake Park Boulevard to Taborfield Avenue)
Instrument: 7010A.1 and 7010B.1

LIMITED NON-EXCLUSIVE LICENSE AGREEMENT

This Limited Non-Exclusive License Agreement (the "**License**") is entered into as of the Effective Date (defined below) by and between Timberlock Partners, LP, a Texas limited partnership (the "**Owner**") and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, ("**County**") for the purposes set forth herein.

RECITALS

A. Owner owns certain real property located in Orange County, Florida, at 02-24-27-7150-01-000 and 8200 Jayme Drive, Winter Garden, Florida 34787 more specifically described in the attached **Exhibit A** (the "**Property**").

B. County has initiated a roadway project for improvements to Reams Road for that portion of the roadway between Summerlake Park Boulevard to Taborfield Avenue (the "**Project**").

C. The Property is adjacent to the Project and County has requested a license from the Owner for a right of entry to the Property to perform Work (defined below) on the Property for the benefit of the Owner and the Project.

D. Owner desires to grant this license to County for the performance of the Work within a portion of the Property, more specifically described in the attached **Exhibit B** (the "**Licensed Premises**").

NOW, THEREFORE, in consideration of the foregoing and of the terms and conditions set forth herein, the parties agree as follows:

1. Grant. Owner hereby grants to County, its employees, contractors, subcontractors, consultants, and agents (collectively, the "**Entrants**") a non-exclusive license over, upon, and

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across the Licensed Premises for the purposes stated below, all subject to the terms, conditions and limitations set forth in this License.

a. Contractor is to maintain uninterrupted access to the driveway at all times and is to notify the property owner five (5) days prior to started construction.

2. Purpose of License. The purpose of this license is as follows:

a. Allow Entrants to access the Licensed Premises from the adjacent public right of way, known as Reams Road.

b. Allow Entrants to enter the Licensed Premises with equipment and machinery as may be necessary to complete the Work.

c. Allow the Entrants to enter and perform all necessary work for the purpose of constructing, tying in, and harmonizing the driveway with the adjacent roadway.

d. Allow the Entrants to restore the Licensed Premises to a safe and sanitary condition in the same or similar condition as the one existing, before the Entrants use of the Licensed Premises.

All of the activities conducted above by the Entrants shall be collectively referred to as the "**Work.**"

3. Term of License.

a. **Term.** Unless sooner terminated, the term of this License shall begin on the Effective Date and expire upon the completion of the Work or after seven (7) years, whichever occurs first (the "**Term**").

b. **Sale of Property.** If Owner sells the Property prior to the expiration of the Term, this License shall automatically terminate.

c. **County's Termination.** The grant of this License does not obligate the County to perform the Work. County may terminate its interest in this License by providing written notice to Owner as provided herein.

4. Notice. The parties agree that the following are the designated persons to receive notice for purposes of this License. Any notices which may be permitted or required under this License must be in writing, sent to the appropriate notice address(es) for such party set forth below, and will be deemed delivered, whether or not actually received, when delivered by hand delivery; when deposited in the United State Mail, postage prepaid, registered or certified mail, return receipt requested; or when delivered to a guaranteed overnight delivery service, such as Federal Express, for delivery not later than the next business day. Either party may change the address to which future notices shall be sent by notice given in accordance with this paragraph.

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As to Owner:	with a copy to:
Timberlock Partners, LP 1717 Woodstead Court, Suite 207 The Woodlands, Texas 77380	CT Corporation System, Registered Agent 1200 South Pine Island Road Plantation, Florida 33324
As to County:	with a copy to:
Orange County, Florida Real Estate Management Division Attn: Program Manager - Right of Way <u>Physical Address:</u> 400 E. South St., 5th Floor Orlando, Florida 32801 <u>Mailing Address:</u> P.O. Box 1393 Orlando, Florida 32802-1393	Orange County, Florida Public Works Department Attn: Chief Engineer, Engineering, Right-of-Way 4200 South John Young Parkway Orlando, Florida, 32839-9205

5. Miscellaneous.

a. Recitals; Exhibits. The foregoing recitals and referenced Exhibits are true and correct and are incorporated herein by reference.

b. License; No Grant of Easement. This License is intended and will be construed only as a temporary license to enter the Property for purposes of completing the Work, it is expressly stipulated that the License granted herein is for permissive use only and that any activity conducted by the Entrants within the Property pursuant to this License shall not operate to create or vest any easement, possessory interest, or other property right in County or anyone else.

c. Recording. The parties agree that this License shall not be recorded in the Public Records of Orange County, Florida.

d. Effective Date. The effective date of this Agreement (the "**Effective Date**") shall be the later of: (i) the date this License is executed by Owner; or (ii) the date this License is approved and executed by the Orange County Board of County Commissioners.

e. Delegation of Authority. The Manager of the Orange County Real Estate Management Division is hereby delegated, on behalf of County, the authority to furnish notices as contemplated herein, agree to and execute extensions to the Term of this License or terminate the County's interest in this License.

f. Entire Agreement; Modification. This License contains the entire agreement of the parties with respect to the subject matter hereof, and no representations, inducements, promises, or other agreements, oral, written, or otherwise, between the parties which are not embodied within this License shall be of any force or effect. No amendment to this License shall be binding upon any of the parties hereto unless such amendment is in writing and fully executed by all parties hereto.

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IN WITNESS WHEREOF, the parties have executed this Limited Non-Exclusive License Agreement as of the Effective Date.

OWNER:

Timberlock Partners, LP,
a Texas limited partnership

By: Reams Road Realty, LLC,
a Delaware limited liability company,
its General Partner

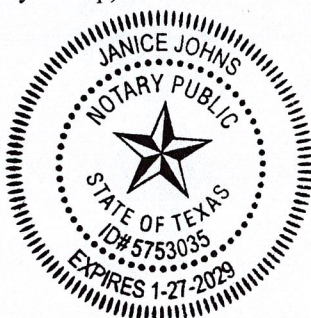
By: 535 Realty, LLC,
a Texas limited liability company,
its General Partner

By: [Signature]
Signature
Billy J. Brice III
Print Name
Manager
Title

STATE OF Texas
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of DECEMBER 2025, by Billy J. Brice III, as Manager of 535 Realty, LLC as General Partner of Reams Road Realty, LLC, a Delaware limited liability company, as General Partner of Timberlock Partners, LP, a Texas limited partnership, on behalf of the limited partnership. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)



[Signature]
Notary Signature
Janice Johns
Print Notary Name
Notary Public of: Texas
My Commission Expires: 1-27-2029

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COUNTY SIGNATURE AND EXHIBITS TO FOLLOW

Project: Reams Road (Summerlake Park Boulevard to Taborfield Avenue)
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COUNTY:

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

Jerry L. Demings
Orange County Mayor

Date:

(mm/dd/yyyy)

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY:

Deputy Clerk

Printed Name

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EXHIBIT A

A parcel of land in Section 2, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at a point on the mid-section line of Section 2, Township 24 South, Range 27 East, Orange County, Florida for 600.00 feet, South 00°05'39" West of the North ¼ corner of said Section 2, run thence North 71°10'44" East for 431.80 feet; thence North 50°02'25" East for 159.26 feet to the westerly right-of-way line of Reams Road; thence South 43°29'23" East along said westerly right-of-way line for 20.04 feet to the Point of Beginning; thence continue South 43°29'23" East along said westerly right-of-way for 573.86 feet; thence South 53°30'09" West for 1864.52 feet; thence South 77°52'27" West for 1095.42 feet; thence South 89°44'05" West for 565.61 feet; thence North 51°49'00" East for 2435.77 feet; thence North 89°47'47" East for 291.92 feet; thence North 34°11'32" East for 10.55 feet; thence North 71°10'44" East for 424.88 feet; thence North 50°02'25" East for 164.23 feet to the Point of Beginning.

Less that part transferred to Timberlock Partners II, LP, a Texas limited partnership via Deed recorded on 03/12/2015 in OR Book 10888 Page 1422, and described as follows:

A parcel of land in Section 2, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southeast corner of Lot 1, Sago Cay, according to the plat thereof as recorded in Plat Book 78, Pages 109-110, Public Records of Orange County, Florida, thence run North 43°29'23" West, along the West right-of-way line of Reams Road, for 451.21 feet, to the Point of Beginning; thence departing said right-of-way line, run southwesterly along a non-tangent curve concave to the southeast, having a radius of 71.82 feet, a central angle of 6°26'57", an arc length of 8.08 feet, a chord length of 8.08 feet and a chord bearing of South 54°04'28" West; thence run South 50°02'25" West for 50.13 feet, to the point of curvature of a curve concave to the northwest; thence run southwesterly along said curve having a radius of 176.00 feet, a central angle of 19°19'10", an arc length of 59.35 feet, a chord length of 59.06 feet and a chord bearing of South 59°42'00" West, to a point of reverse curvature; thence run southwesterly along a curve, concave to the southeast, having radius of 19.50 feet, a central angle of 32°43'07", an arc length of 11.14 feet, a chord length of 10.98 feet and a chord bearing of South 53°00'02" West; thence run South 76°14'07" West for 53.20 feet, to a point on a non-tangent curve, concave to the South; thence run southwesterly along said curve, having a radius of 24.50 feet, a central angle of 33°31'30", an arc length of 14.34 feet, a chord length of 14.13 feet and a chord bearing of South 81°41'16" West, to a point of compound curvature; thence run southwesterly along a curve, concave to the southeast, having a radius of 148.00 feet, a central angle of 15°54'01", an arc length of 41.07 feet, a chord length of 40.94 feet and a chord bearing of South 56°58'30" West, to a point of compound curvature; thence run southwesterly along a curve, concave to the southeast, having a radius of 348.00 feet, a central angle of 22°56'10", an arc length of 139.31 feet, a chord length of 138.38 feet and a chord bearing of South 37°33'25" West, to a point on a non-tangent curve, concave to the southeast; thence run southwesterly along said curve having a

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radius of 335.62 feet, a central angle of $5^{\circ}03'55''$, an arc length of 29.67 feet, a chord length of 29.66 feet and a chord bearing of South $23^{\circ}38'47''$ West, thence run South $21^{\circ}12'14''$ West for 186.04 feet, to the point of curvature of a curve, concave to the northwest; thence run southwesterly along said curve, having a radius of 162.89 feet, a central angle of $31^{\circ}51'51''$, an arc length of 90.59 feet, a chord length of 89.43 feet and a chord bearing of South $37^{\circ}08'09''$ West; thence run South $53^{\circ}29'48''$ West for 73.77 feet; thence run South $53^{\circ}30'09''$ West for 1008.94 feet; thence run South $35^{\circ}42'19''$ East for 303.53 feet; thence run South $53^{\circ}30'09''$ West for 60.42 feet; thence run South $77^{\circ}52'27''$ West for 1095.42 feet; thence run South $89^{\circ}44'05''$ West for 565.61 feet; thence run North $51^{\circ}49'00''$ East for 2435.77 feet; thence run North $89^{\circ}47'47''$ East for 291.92 feet; thence run North $34^{\circ}11'32''$ East for 10.55 feet; thence run North $71^{\circ}10'44''$ East for 424.88 feet; thence North $50^{\circ}02'25''$ East for 134.17 feet, to a point on the West right-of-way line of Reams Road; thence run South $43^{\circ}29'23''$ East, along said west right-of-way line, for 120.83 feet to the Point of Beginning.

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EXHIBIT B

SCHEDULE "A" LEGAL DESCRIPTION

REAMS ROAD
PARCEL NO. 7010A

LEGAL DESCRIPTION

A PORTION OF LOT 1, SAGO CAY, AS RECORDED IN PLAT BOOK 78, PAGES 109 AND 110, LYING IN SECTION 2, TOWNSHIP 24 SOUTH, RANGE 27 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST CORNER OF SAGO CAY AS RECORDED IN PLAT BOOK 78, PAGES 109 AND 110, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF REAMS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 10442, PAGE 2749; THENCE RUN SOUTH 43°29'36" EAST, A DISTANCE OF 120.82 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 43°29'36" EAST A DISTANCE OF 10.69 FEET ALONG SAID LINE; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 46°29'53" WEST, A DISTANCE OF 19.24 FEET; THENCE RUN NORTH 43°30'07" WEST, A DISTANCE OF 12.45 FEET; THENCE RUN NORTH 50°02'12" EAST, A DISTANCE OF 11.27 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 71.82 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 50°50'52" WEST, RUN NORTHEASTERLY A DISTANCE OF 8.06 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°25'47", A CHORD BEARING NORTH 54°03'46" EAST, AND A CHORD DISTANCE OF 8.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 226 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ¼ OF SECTION 34 TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING N89°55'33"E.

SYMBOLS AND ABBREVIATION LEGEND:

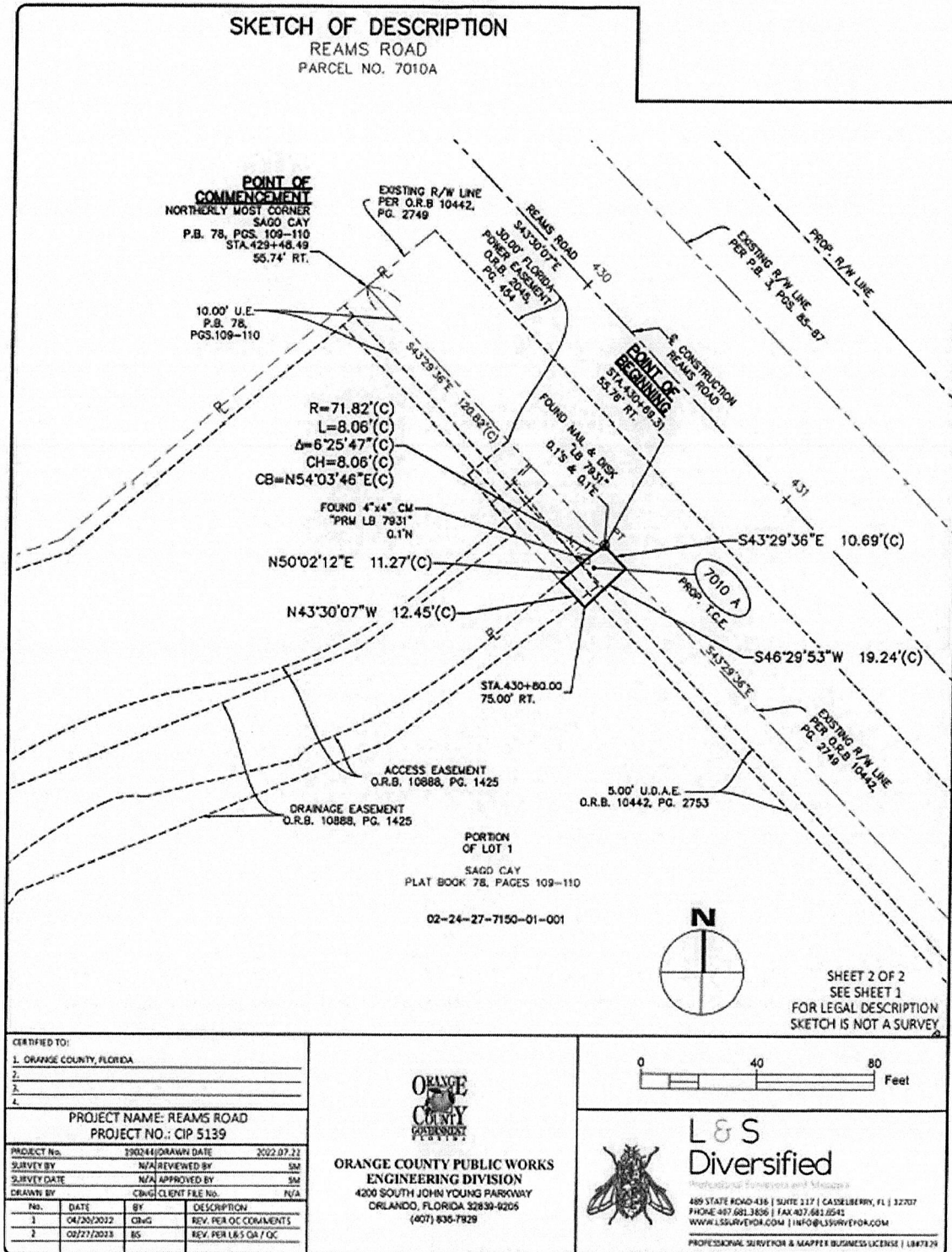
N = NORTH	DOC# = DOCUMENT NUMBER	PRM = PERMANENT REFERENCE
S = SOUTH	ID. = IDENTIFICATION	MONUMENT
E = EAST	L = ARC LENGTH	PROP. = PROPOSED
W = WEST	L1 = LINE NUMBER	P.T. = POINT OF TANGENCY
CL = CENTERLINE	LB = LICENSED BUSINESS	R = RADIUS
C1 = CURVE NUMBER	LT. = LEFT	RT. = RIGHT
(C) = CALCULATED	Q = NAIL AND DISK	R/W = RIGHT OF WAY
CB = CHORD BEARING	O.R.B. = OFFICIAL RECORDS BOOK	STA. = STATION
CCR = CERTIFIED CORNER RECORD	P.B. = PLAT BOOK	T = TANGENT
CH = CHORD LENGTH	P.C. = POINT OF CURVATURE	T.C.E. = TEMPORARY CONSTRUCTION
CM = CONCRETE MONUMENT	P.O.C. = POINT ON CURVE	EASEMENT
□ = 4"x4" CONCRETE MONUMENT	PG(S) = PAGE(S)	U.D.A.E. = UTILITY, DRAINAGE &
Δ = DELTA ANGLE	P.I. = POINT OF INTERSECTION	ACCESS EASEMENT
(D) = DEEDED	P.L. = PROPERTY LINE	XXXX = PARCEL NUMBER
	P.O.T. = POINT ON TANGENT	

SHEET 1 OF 2
SEE SHEET 2
FOR SKETCH

CERTIFIED TO: 1. ORANGE COUNTY, FLORIDA 2. 3. 4.		SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 50-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 117 AND 472 OF THE FLORIDA STATUTES. JUL 23 2025 SHERRY L. MANOR, PSN # LSW 6961 THIS SKETCH AND LEGAL DESCRIPTION AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAPER SEAL OF THE SURVEYOR.		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 835-7925 L & S Diversified Professional Surveying and Mapping 489 STATE ROAD 426 SUITE 137 CASSELBERRY, FL 32707 PHONE 407.681.1828 FAX 407.681.6541 WWW.L&S-SURVEYING.COM INFO@L&S-SURVEYING.COM PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE # 1847929	
PROJECT NAME: REAMS ROAD PROJECT NO.: CIP 5139					
PROJECT No.	190244	DRAWN DATE	2022.07.22		
SURVEY BY	N/A/REVIEWED BY SM				
SURVEY DATE	N/A/APPROVED BY SM				
DRAWN BY	CING/CLIENT FILE No. N/A				
No.	DATE	BY	DESCRIPTION		
1	04/20/2022	CBW	REV. PER OC COMMENTS		
2	02/27/2023	BS	REV. PER L&S QA / QC		

Jim 7/21/2025

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DM 7/31/2023

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SCHEDULE "A"
LEGAL DESCRIPTION
REAMS ROAD
PARCEL NO. 70100

A portion of Lot 1, Sago Cay, as recorded in Plat Book 78, Pages 109 and 110, lying in Section 2, Township 24 South, Range 27 East, and more particularly described as follows:

COMMENCE at the Northerly most corner of Sago Cay as recorded in Plat Book 78, Pages 109 and 110, said point also being on the Westerly Right of Way line of Reams Road as recorded in Official Records Book 10442, Page 2749; thence run South 43°29'36" East, a distance of 446.51 feet along said Westerly Right of way line, to the POINT OF BEGINNING; thence continue South 43°29'36" East a distance of 114.99 feet along said Right of Way line; thence departing said Right of Way line run South 46°30'24" W, a distance of 10.00 feet; thence run North 43°29'36" West, a distance of 114.99 feet; thence run North 46°30'24" East, a distance of 10.00 feet to the POINT OF BEGINNING.

Said Parcel containing 1,150 Square feet, more or less.

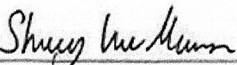
NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
3. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ¼ OF SECTION 34 TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING N89°55'33"E.

SYMBOLS AND ABBREVIATION LEGEND:

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SHEET 1 OF 2
SEE SHEET 2
FOR SKETCH

CERTIFIED TO: 1. ORANGE COUNTY, FLORIDA 2. 3. 4.	SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 50-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.	ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7929												
PROJECT NAME: REAMS ROAD PROJECT NO.: CIP 5139	 SHERRY L. MANOR, PSM - L&S 0861 THIS SKETCH AND LEGAL DESCRIPTION AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORANGE COUNTY RAISED SEAL OF THE ABOVE.	L & S Diversified Professional Surveyors and Mappers 489 STATE ROAD 436 SUITE 117 CASSELBERRY, FL 32707 PHONE 407.681.8836 FAX 407.681.6541 WWW.LSSURVEYOR.COM INFO@LSSURVEYOR.COM PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE # 10847823												
<table><tr><th>NO.</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>04/20/2022</td><td>CBV</td><td>REV. PER OC COMMENTS</td></tr><tr><td>2</td><td>02/27/2023</td><td>BS</td><td>REV. PER L&S QA/QC</td></tr></table>	NO.	DATE	BY	DESCRIPTION	1	04/20/2022	CBV	REV. PER OC COMMENTS	2	02/27/2023	BS	REV. PER L&S QA/QC		
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1	04/20/2022	CBV	REV. PER OC COMMENTS											
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T.P. 11/7/24

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