

HISTORICAL DEVELOPMENT BOARD

Wednesday, August 20, 2025, 4:00 pm

Regular Meeting

Helen Kleberg Groves Community Room, 1st Floor of City Hall

400 W King, Kingsville, Texas

BOARD MEMBERS

Maggie Salinas, Chairman

Daniel J. Burt

Jeri L.S Morey

Lucia Perez

David Thibodeaux

Daniel Morales

CITY STAFF

Kobby Agyekum

Senior Planner/

Historic Preservation Officer

Herlinda Solis

Administrative Assistant

The following rules of conduct pertaining to public comments have been adopted by this Board:

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than five minutes at a time without permission from the Chairman.
4. No one may speak a second time on a question until every person who wants to speak has done so
5. All submissions of evidence, i.e. photos, drawings, will be retained by the Historical Development Board and will become a part of the permanent file.

When speaking at the podium, if necessary, adjust the microphone and clearly speak into the microphone.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES FROM PREVIOUS MEETING(s)- JUNE 18, 2025.

4. PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS (SEE MEETING RULES)

5. POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA

6. AGENDA ITEMS

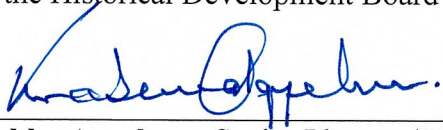
Item #1 Discuss and Consider Action for a Partial Roof Re-pitch of an existing commercial building on a property at 1ST, BLOCK 81, LOT 1-4, (TEJAS OFFICE SUPPLY/ ELOY'S), also known as 509 S. 6th Street, Kingsville, TX 78363

- **STAFF REPORT: -**
- **MISCELLANEOUS** – *Any topic may be discussed but no action taken at this time.*
- **ADJOURNMENT**

PUBLIC NOTICE

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the City Secretary at 361-595-8002 at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Historical Development Board Meeting scheduled for Wednesday, 20th of August 2025.



Kobby Agyekum, Senior Planner /Historic Preservation Officer

Posted
@ 10:00 Am
On 8-14-25
By H Solis

**HISTORICAL DEVELOPMENT BOARD
REGULAR MEETING MINUTES
WEDNESDAY, July 16, 2025, at 4:00 PM
CITY OF KINGSVILLE
HELEN KLEBERG GROVES COMMUNITY ROOM
400 W KING AVE, Kingsville, TX 78363**

Historical Board Members Present

**Maggie Salinas
Jeri L S Morey
Daniel Burt
Lucia Pere**

Citizens Present

**Ramon Isassi
Marcy Isassi
Andres Medina**

Kwabena Agyekum, SNR Planner/Historic Preservation Officer (HPO) Erik Spitzer Planning & Development Director
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- 1. The meeting was called to order:**
@ 4:08 PM

- 2. Discuss and take action on the meeting minutes of last meeting:**

June 18, 2025, Minutes approved by: Lucia Perez made the motion to approve, and Daniel Burt seconded the motion, all in favor motion carried.

- 3. Public Comments on or off the agenda – None**

- 4. Postponements or Adjustments – Kobby Agyekum stated that on page 6 on the 10 line the wording stated a new house which in fact this will be a carport and wanted to make clarification. Maggie Salinas stated that because the proper information was on the agenda we could move forward with this item.**

- 5. Old Business – None**

- 6. New Business – None**

Item #1 Discuss and Consider Action to install a carport on a property at ORIG TOWN, BLOCK 40, LOT 17-22 also known as 526 East Kleberg Avenue, Kingsville, TX 78363.

Kobby Agyekum addressed the Board and stated that this property is a warehouse located at 526 East Kleberg Avenue formally Eddie Yaklin Collision Center, and applicant Domingo Reyna inquired about installing a carport in front of the building and staff have reviewed and recommended approval. Lucia Perez made the motion to approve, Jerri Morey seconded the motion, all in favor motion carried.

Item #2 Discuss and Consider Action to build a new house on a property at ORIG TOWN, BLOCK 10, LOT 14-16, also known as 429 East Richard Avenue, Kingsville, TX 78363.

Kobby Agyekum addressed the Board and started that this property is located 429 East Ricard and has been a vacant lot for a long time and would love to see something new to the area. Staff reviewed the application and

recommended approval. Maggie Salinas stated that she is very happy to see a new home being built on this vacant lot and will complement the area. Jerri Morey made the motion to approve, Daniel Burt seconded the motion, all in favor motion carried.

Item #3 Discuss and Consider Action to build a new house on a property at ORIG TOWN, BLOCK 71, LOT 1-3, also known as 503 East Kenedy Avenue, Kingsville, TX 78363.

Kobby Agyekum addressed the board and stated the Historical Board is very pleased to have two new homes requested at our monthly meeting. Kobby stated that the homeowners lost their previous home to a fire and the lot has been vacant ever since, they are now ready to build a new home. Staff recommend approval for the new modern home to be built as it would complement the area. Maggie Salinas stated that it was great news to have new homes in our Historical area. Daniel Burt made the motion to approve, Lucia Perez seconded the motion, all in favor motion carried.

7. **Staff Reports** – None

8. **Miscellaneous** – None

9. **Adjournment** - Meeting adjourned at 4:21 PM

ITEM

#1

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: August 11, 2025
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/Historical Preservation Officer)
SUBJECT: Discuss and Consider Action for a Partial Roof Re-pitch of an existing commercial building on a property at 1ST, BLOCK 81, LOT 1-4, (TEJAS OFFICE SUPPLY/ ELOY'S), also known as 509 S. 6th Street, Kingsville, TX 78363.
APPLICANT: Polhemus Construction LLC
CONTRACTOR: Polhemus Construction LLC

REQUEST

Discuss and Consider Action for a Partial Roof Re-pitch of an existing commercial building on a property at 1ST, BLOCK 81, LOT 1-4, (TEJAS OFFICE SUPPLY/ ELOY'S), also known as 509 S. 6th Street, Kingsville, TX 78363

EXHIBITS

Application, 2025 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is a 1965 One-story rectangular-plan flat-roofed commercial building with masonry extended walls, concrete block walls, aluminum-framed door, mullioned windows and One-story rectangular-plan flat-roofed commercial building with metal-truss carport on side, hip-roofed canopy supported by large round posts, plywood siding over concrete block walls, two single entry doors with single sidelights. located within the Historic District. This property is associated with events that have made significant contributions to the broad pattern of the history of the Historic District and has potential to improve the overall character of the area for community development; significantly in location design, and setting.

STAFF REVIEW & RECOMMENDATION

Staff have reviewed the application and found the same in conformity with the City Building Code, that it is in conformity with the Standards of the Secretary of the Interior. Consequently, it is the recommendation of Staff to approve the partial roof re-pitch to an existing commercial building at 509 S. 6th Street as there would be free flow of rainwater on roof and no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

In general, the Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration,

restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.
- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SIGNATURES



Kobby Agyekum
Senior Planner/HPO

Historical Development Board Review Application

Applicant: London Polhemus Construction LLC

Address: 313 S Fm 772 Kingsville

Contact: Cell: 361 228-1876 Home: _____

Email: Polhemus Construction LLC @ gmail. com

Property Owner: W & M Allen Holdings LLC

Address: 509 S 6th St

Contact: Cell: _____ Home: _____

Property Location and Description: Building Facing 6th St

Description of Work: re pitch Roof

Contractor: Polhemus Construction

Contact: Cell: 361 228-1876 Home: _____

Email: Polhemus Construction LLC @ gmail. com

Documents Required:

1. Sketch, Drawing, Plans, Site Plans, Mock-ups
2. Photographs (Historic, Current, Surrounding Structures)
3. Materials List or Samples
4. Proof of Ownership
5. Letter of Representation and Work Approval from Property Owner (If Applicable)

I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

(Applicant) Print Name: London Polhemus

Signature: [Signature] Date: 8-7-25



CITY OF KINGSVILLE

Planning Department

Building Permit Application

Phone: (361) 595-8019 / email: tcavazos@cityofkingsville.com

DATE: <u>8-7-25</u>	PERMIT#:	APPROVED BY:
JOB ADDRESS: <u>509 S 6th St</u>		
OWNER'S NAME: LAST: <u>Allen</u>		FIRST: <u>Marry</u> M:
MAILING ADDRESS:		PHONE NO:
CITY: <u>Kingsville</u>	STATE: <u>TX</u>	ZIP CODE: <u>78863</u>
CONTRACTOR: *		PHONE #: <u>361 228 5441</u>
SIZE/TYPE OF WORK: Square Feet: _____ <input type="checkbox"/> New <input checked="" type="checkbox"/> Remodel		
DESCRIPTION OF WORK: <u>re pitch ROOF</u>		
VALUATION OF WORK: \$ <u>10,800</u>		PERMIT FEE: \$
<p>* All contractors <u>must</u> be registered with the City of Kingsville</p> <p>NOTICE</p> <p>SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR-CONDITIONING. ALL CONTRACTORS ARE RESPONSIBLE FOR DISPOSING OF THEIR OWN DEBRIS AT THE SANITARY LANDFILL ON CR 2130. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK HAS COMMENCED.</p> <p><u>[Signature]</u> <u>8-7-25</u></p> <p>SIGNATURE DATE</p> <p>"HOMEBOWNER" APPLICANTS ONLY: I HEREBY CERTIFY THAT I OWN AND AM NOW LIVING AT THE DWELLING FOR WHICH THIS PERMIT IS BEING ISSUED, AND THAT THE WORK IS BEING PERFORMED BY ME OR A MEMBER OF MY IMMEDIATE FAMILY. I UNDERSTAND THAT, FOR THE PURPOSES OF THIS APPLICATION, MY IMMEDIATE FAMILY IS LIMITED TO MY PARENT, CHILD OR CHILD'S SPOUSE.</p> <p>INITIAL HERE <u>[Signature]</u> (sign Homeowner Permit Acknowledgement Form)</p>		

FOR OFFICE USE ONLY

CURRENT ZONING FOR LOCATION:	IS ZONING APPROPRIATE FOR USE REQUIRED: <input type="checkbox"/> Yes <input type="checkbox"/> No
SETBACK REQUIREMENTS VERIFIED: <input type="checkbox"/> Yes <input type="checkbox"/> No	ARE SETBACK REQUIREMENTS MET: <input type="checkbox"/> Yes <input type="checkbox"/> No
IS THE PROPERTY IN THE AICUZ/CCLUA**: <input type="checkbox"/> Yes <input type="checkbox"/> No	DOES IT COMPLY WITH THE AICUZ/CCLUA**: <input type="checkbox"/> Yes <input type="checkbox"/> No
PROPERTY EASEMENT VERIFIED: <input type="checkbox"/> Yes <input type="checkbox"/> No	DIMENSION OF EASEMENT:
AICUZ/CCLUA** DEED NOTIFICATION: <input type="checkbox"/> Yes <input type="checkbox"/> No	** CONTROLLED COMPATIBLE LAND USE AREA (JAZB)

This form available on our website: <https://www.cityofkingsville.com/departments/planning-and-development-services/>

TEXAS HISTORICAL COMMISSION

4

Project #: 00009
County: Kleburg

Historic Resources Survey Form

Local Id: 0001-23326
City: Kingsville

Address No: 509 **Street Name:** South 6th Street

SECTION 1

Basic Inventory Information

Current Name: Eloy's Barber Shop
Historic Name:

Owner Information **Name:** W&M Allen Holdings LLC **Status:**
Address: 621 General Cavazos Blvd **City:** Kingsville **State:** TX **Zip:** 78363

Geographic Location **Latitude:** 27.512259 **Longitude:** -97.867762

Legal Description (Lot\Block): 1ST, BLOCK 81, LOT 1-3

Addition/Subdivision: **Year:**

Property Type Building
Current Designations: ☐ NR District ☐ Is property contributing?
☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☐ Local ☐ Other

Architect: **Builder:**
Contruccion Date: 1965 **Source** Tax Appraiser

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Florence & Jacob

Date Recorded: 10/9/2012



TEXAS HISTORICAL COMMISSION

4

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-23326

County: Kleburg

City: Kingsville

Address No: 509

Street Name: South 6th Street

SECTION 2

Architectural Description

One-story rectangular-plan flat-roofed commercial building with metal-truss carport on side, hip-roofed canopy supported by large round posts, plywood siding over concrete block walls, two single entry doors with single sidelights.

☐ Additions, modifications **Explain:**

☐ Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Flat

Roof Materials

Wall Materials

Concrete, Wood Siding

Windows

Doors (Primary Entrance

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Hipped Roof

SUPPORT Wood posts (plain)

MATERIAL Composition shingles

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

4

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-23326

County: Kleburg

City: Kingsville

Address No: 509

Street Name: South 6th Street

SECTION 3 Historical Information

Associated Historical Context

Commerce

Applicable National Register (NR) Criteria:

- ☒ **A** Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ **B** Associated with the lives of persons significant in our past
- ☐ **C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ **D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Commerce

Periods of Significance:

Levels of Significance: ☐ National ☐ State ☒ Local

Integrity: ☒ Location ☒ Design ☐ Materials ☐ Workmanship ☐ Setting ☐ Feeling ☐ Association

Integrity Notes:

Individually Eligible? No

Within Potential NR District?: No

Is Property Contributing?: ☐

Priority: Medium

Explain:

Other Information

Is prior documentation available for this resource? No

Type ☐ HABS ☐ Survey ☐ Other

Documentation Details:

Kleberg CAD Property Search

Property Details

Account		
Property ID:	23326	Geographic ID: 100308101000192
Type:	R	Zoning: C4
Property Use:		
Location		
Situs Address:	509 S 6TH ST	
Map ID:	A2	Mapsco:
Legal Description:	1ST, BLOCK 81, LOT 1-4, (TEJAS OFFICE SUPPLY/ELOY'S)	
Abstract/Subdivision:	S003	
Neighborhood:		
Owner		
Owner ID:	51631	
Name:	W & M ALLEN HOLDINGS LLC	
Agent:	74034	
Mailing Address:	209 HORIZON CIR AZLE, TX 76020-1651	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$157,340 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$16,320 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$173,660 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$173,660 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)

Assessed Value:

\$173,660

Ag Use Value:

\$0

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction**Owner:** W & M ALLEN HOLDINGS LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.770000	\$173,660	\$173,660	\$1,337.18
GKL	KLEBERG COUNTY	0.771870	\$173,660	\$173,660	\$1,340.43
SKI	KINGSVILLE I.S.D.	1.410400	\$173,660	\$173,660	\$2,449.30
WST	SOUTH TEXAS WATER AUTHORITY	0.065695	\$173,660	\$173,660	\$114.09

Total Tax Rate: 3.017965**Estimated Taxes With Exemptions:** \$5,241.00**Estimated Taxes Without Exemptions:** \$5,241.00

Property Improvement - Building

Type: COMMERCIAL **Living Area:** 5300.0 sqft **Value:** \$124,750

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	RS2L	1965	1620
MA	MAIN AREA	WH2L	1965	1800
MA	MAIN AREA	WH2L	1965	980
MA	MAIN AREA	WH2L	1965	900
ASP	ASPHALT (100%)	*	2011	7259

Type: COMMERCIAL **Living Area:** 918.0 sqft **Value:** \$32,590

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	RS2L	1965	918
CP1	CARPORT BASIC (10%)	*	1965	272
OP1	OPEN PORCH BASIC (20%)	*	1965	216

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
F1	F1	0.34	15,000.00	100.00	150.00	\$16,320	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$157,340	\$16,320	\$0	\$173,660	\$0	\$173,660
2024	\$148,390	\$16,320	\$0	\$164,710	\$0	\$164,710
2023	\$148,390	\$16,320	\$0	\$164,710	\$0	\$164,710
2022	\$126,180	\$16,320	\$0	\$142,500	\$0	\$142,500
2021	\$133,160	\$16,320	\$0	\$149,480	\$0	\$149,480
2020	\$68,050	\$16,320	\$0	\$84,370	\$0	\$84,370
2019	\$85,870	\$16,320	\$0	\$102,190	\$0	\$102,190
2018	\$69,240	\$16,320	\$0	\$85,560	\$0	\$85,560
2017	\$57,770	\$16,320	\$0	\$74,090	\$0	\$74,090

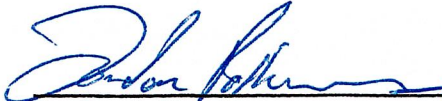
Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/31/2007	CTRBD	CONTRIBUTION DEED	ALLEN WARREN S	W & M ALLEN HOLDINGS LLC	354	684	
12/5/2003	WD	WARRANTY DEED	LODEN KENNETH L	ALLEN WARREN S	273	084	0

7. Public property site management shall be complaint with the American with Disabilities Act.

AFFIDAVIT

I have read the above requirements and am aware that not following them could lead to a "Stop Work Order," fines or revocation of my City Building Permit.


Applicant's Signature

Jordan Polkomes
Print Name

8-7-25
Date

Materials and Construction Details

Part I: Type of Home (please specify) _____

Part II: Foundation

1. Type: Post Tension ☐ Pier & Beam ☐ Steel Reinforcement ☐ Crawl Space ☐
Other ☐ _____
2. Anchorage: Bolts ☐ Straps ☐ Other ☐ _____

Part III: Open Framing

1. Floor framing: Specs: _____ Grade: _____ Size: _____ Spacing: _____
Span: Conventional ☐ Other ☐ _____
2. Subfloor: Material: _____ Thickness: _____
Fastening: Nails ☐ Other ☐ _____
Spacing of Fasteners: ☐ On edges ☐ Intermediate
3. Wall Framing: Load Bearing Walls: Size: _____ Spacing: _____
Non-Load Bearing Walls: Size: _____ Spacing: _____
All blocking, plates, lintels, headers and bracing _____ Wind Bracing: _____
4. Roof Framing: Trusses ☐ Rafter Size: 2x6 Spacing: _____ Span: _____
Specs: _____ Grade: _____
Ceiling Joists: Size: _____ Span: _____ Specs: _____ Grade: _____

*Info the
on plans*

Part IV: Roofing & Flashing

1. Roof Sheathing: Thickness: 7/16 Grade: OSB
2. Attic Ventilation: Ridge & Soffit ☐ Other ☒ _____
3. Flashing: at roof/wall changes ☐ at chimneys ☐ at doors & windows ☐
at porches & thresholds ☐ at roof penetration ☒

Part V: Mechanical/Electrical/Plumbing

1. Electrical: Service Size: _____ Wire Size: _____ Service Location: _____
2. HVAC System: Heating type: _____ Location: _____
Central A/C? ☐ Yes ☐ No Ductwork: Type: _____ Location: _____
3. Plumbing: Water Distribution Material: _____ Vent Size: _____
Location: _____
Water: On-site Well ☐ Public System ☐
Waste Water: On-Site Septic ☐ Public System ☐

Comments _____

509 S 8th St

Roof System / Framing

7/16" OSB

3" Smooth Shank Framing Nails

7/16" Roofing Clips

Evo Synthetic Underlayment

1 1/2" Coil Roofing Nails

1" Stinger Nails

2" x 4" Drip Edge

2x8 Rafters

2x6 Ceiling Joist

Timberland Screws 4"

Hurricane Straps H2.5A

Anchor Bolts 5/8" x 7" Every 32" on Block Wall

750 Attic Vents

3/8" Bolts

Gable Vents

Tamko Shingles 30 yr

Joist Hanger Nails

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY 23326 R
Legal Description
1ST, BLOCK 81, LOT 1-4, (TEJAS OFFICE SUPPLY/ELLOY'S)

OWNER ID
51631
OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2025
W & ALLEN HOLDINGS LLC
209 HORIZON CIR
AZLE, TX 76020-1651

Entites
CAD 100%
CKI 100%
GKL 100%
SKI 100%
WST 100%

100308101000192 Ref ID2: R23326
Map ID A2

ACRES:
EFF. ACRES:

APPR VAL METHOD: Cost

Values	
IMPROVEMENTS	157,340
LAND MARKET	+
MARKET VALUE	16,320
PRODUCTIVITY LOSS	= 173,660
APPRAISED VALUE	0
CAP LOSS	= 173,660
ASSESSED VALUE	= 0

SITUS 509 S 6TH ST

GENERAL

UTILITIES
TOPOGRAPHY
ROAD ACCESS
ZONING
BUILDER
NEXT REASON
REMARKS

LAST APPR. TM
LAST APPR. YR 2025
LAST INSP. DATE 07/17/2025
NEXT INSP. DATE

FOR 2025 ADD EQ ADJ PER COMPS SEE INR
#2025-913 TM 7/17/2025 -- FOR 23 SEG 1: CHG
EFF YR & REM CN1 - SEG 2: CHG EFF YR & ADD
CN1 PER IE/TM 2/1/23 2/23/23 JO -- FOR 21

BUILDING PERMITS
ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL
11/09/2023 MISC 0 A 0
11/07/2023 MISC 0 A 0

SALE DT PRICE GRANTOR DEED INFO
01/31/2007 ***** ALLEN WARREN S CTRBD / 354 / 684
12/05/2003 ***** LODEN KENNETH L W D / 273 / 084
05/01/1986 ***** MOREHEAD CALVIN OT / 496 / 10

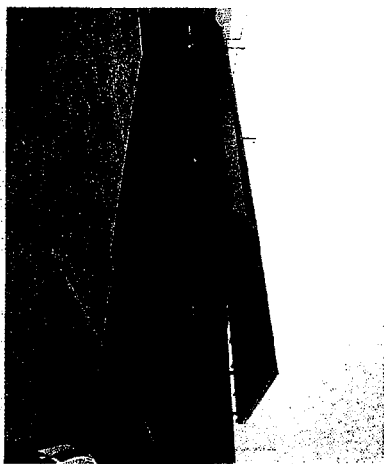
SUBD: S003 100.00% NBHD:

#	TYPE	DESCRIPTION	MTHD	CLASS	SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FLUNC	COMP	ADJ	ADJ VALUE
MA	MAIN AREA	C	RS2L			1,620.0	52.83	1	1985	2004	*	85,730	70%	100%	100%	100%	100%	0.70	60,010
MA	MAIN AREA	C	WH2L			1,800.0	26.83	1	1985	2004	*	48,280	70%	100%	100%	100%	100%	0.70	33,790
MA	MAIN AREA	C	WH2L			980.0	26.83	1	1985	2004	*	26,280	70%	100%	100%	100%	100%	0.70	18,400
MA	MAIN AREA	C	WH2L			500.0	26.83	1	1985	2004	*	24,140	70%	100%	100%	100%	100%	0.70	16,900
ASP	ASPHALT	C	7			7,259.0	2.42	1	2011	2004	*	17,570	63%	100%	100%	100%	100%	0.63	11,070
1.	COMMERCIAL	STCD: F1				12,559.0			Homestic: N			202,000							140,170
												0.89							124,750

IMPROVEMENT INFORMATION

(TEJAS)

36	MA	1800	26	25	MA	900	25	14	MA	20	20	980
30				45	MA	1620	45	14				
				36								



IMPROVEMENT FEATURES

Foundation	1	FD1	0
Interior Finish	1	IN4	0
Roof Style	1	RT3, RM2	0
Flooring	1	FL2	0
Heating/Cooling	1	HAS	0
Plumbing	1		2
			0

SUBD: S003 100.00% NBHD:

L# DESCRIPTION
1. F1
Comment: F: 100.0 R: 100.0 FF

CLS TABLE
FF160D140 F1 N

SC HS
N

METH
FF

LAND INFORMATION
DIMENSIONS 100X150
UNIT PRICE 163.20
GROSS VALUE 16,320
ADJ MASS ADJ VAL SRC 1.00 A

IRR Wells: 0 Capacity: 0
IRR Acres: 0
MKT VAL 16,320
AG APPLY NO
AG CLASS AG TABLE AG UNIT PRG AG VALUE 0.00
16,320 0

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY 23326 R
Legal Description
1ST, BLOCK 81, LOT 1-4, (TEJAS OFFICE SUPPLY/ELOY'S)

PROPERTY APPRAISAL INFORMATION 2025
W & M ALLEN HOLDINGS LLC
209 HORIZON CIR
AZLE, TX 76020-1651

Entities
CAD 100%
CKI 100%
GKL 100%
SKI 100%
WST 100%

Values
IMPROVEMENTS 157,340
LAND MARKET + 16,320
MARKET VALUE = 173,660
PRODUCTIVITY LOSS - 0
APPRAISED VALUE = 173,660
CAP LOSS - 0
ASSESSED VALUE = 173,660

100308101000192
Ref ID: R23326
Map ID A2

SITUS 509 S 6TH ST
GENERAL
APPR VAL METHOD: Cost

UTILITIES
TOPOGRAPHY
ROAD ACCESS
ZONING
BUILDER
NEXT REASON
REMARKS

LAST APPR. TM
LAST APPR. YR 2025
LAST INSP. DATE 07/17/2025
NEXT INSP. DATE

FOR 2025 ADD EQ ADJ PER COMPS SEE INR
#2025-913 TM 7/17/2025 -- FOR '23 SEG 1: CHG
EFF YR & REM CN1 - SEG 2: CHG EFF YR & ADD
CN1 PER IE/TM 2/1/23 2/23/23 JO - FOR '21

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL
11/09/2023 MISC 0 A 0
11/07/2023 MISC 0 A 0

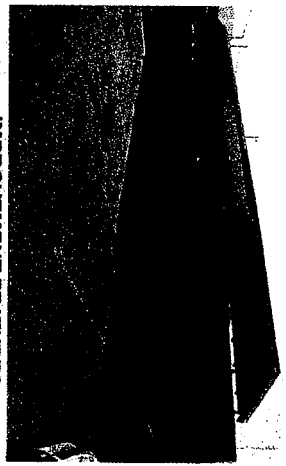
SALE DT PRICE GRANTOR DEED INFO
01/31/2007 ***** ALLEN WARREN S CTRBD / 354 / 684
12/05/2003 ***** LODEN KENNETH L W D / 273 / 084
05/01/1986 ***** MOREHEAD CALVIN OT / 496 / 10

BUILDING PERMITS									
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL					
11/09/2023	MISC	0	A	0					
11/07/2023	MISC	0	A	0					

IMPROVEMENT INFORMATION									
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR
1	MA	MAIN AREA	C	RS2L	918.0	52.92	1	1965	2004
	CP1	CARPORTR BASI	C	7/	272.0	5.25	1	1965	2004
	OP1	OPEN PORCH B	C	7/	216.0	5.25	1	1965	2004
2	COMMERCIAL		STCD: F1		1,406.0			Homeste: N	
					52,310				
					0.89				
					32,590				

IMPROVEMENT FEATURES									
Foundation	1	FD1							
Interior Finish	1	IN4							
Roof Style	1	RT3, RM2							
Flooring	1	FL2							

L2	MA	918	L2	CP1	272	L2
OP1	216	54	4	L6		

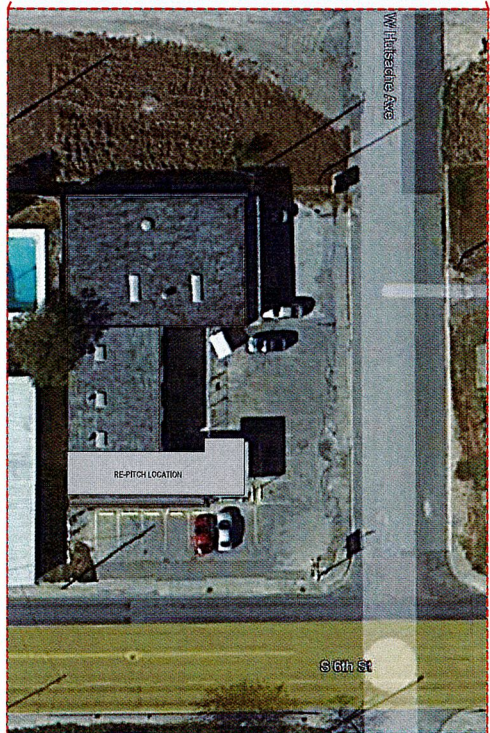


SUBD: S003 100.00% NBHD:
LAND INFORMATION
CLAS TABLE SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0
AG CLASS AG TABLE AG UNIT PRG AG VALUE



PARTIAL ROOF RE-PITCH PLAN

509 S 6TH ST, KINGSVILLE, TX 78363



1 VICINITY MAP
S1.0 SCALE N.T.S.



2 PROJECT LOCATION
S1.0 SCALE N.T.S.



CODES AND DESIGN LOADS

1. CODE INTERNATIONAL BUILDING CODE - 2018
2. ASCE 7-16
3. DESIGN LOADS
4. ASSUMED SOIL BEARING CAPACITY = 1500 PSF
5. DEAD LOADS SELF WEIGHT OF STRUCTURAL ELEMENTS AND BUILDING MATERIALS
6. LIVE LOADS 10 PSF
7. WIND SPEED - 130 MPH
8. EXPOSURE - C
9. WIND CATEGORY - B

TABLE 1: WINDSTORM SCHEDULE		
DESCRIPTION	WIND DESIGN PRESSURE (PSF)	EXTENDED STORM
ROOF COVERING	-46 (PSF)	-46 (PSF)
EXTENDED STORM	-46 (PSF)	-46 (PSF)

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
S1.0	PROPOSED PROJECT LOCATION & DESIGN
S1.1	TYPICAL FASTENING SCHEDULE
S1.2	CONSTRUCTION NOTES
S1.3	EXISTING & PROPOSED ROOF PLAN
S1.4	PROPOSED ROOF FRAMING PLAN
S1.5	ROOF FRAMING SECTIONS & DETAILS
S1.6	TYPICAL FRAMING SECTIONS & DETAILS

FIELD VERIFY ALL DIMENSIONS

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OF 1 SHEETS

S1.0

DATE: 12-20-2023

PROJECT NO. 2023

DRAWN BY: JLR

CHECKED BY: JLR

DESIGNED BY: JLR

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Ph: 361.228.9162

PROJECT NAME:
PARTIAL ROOF
RE-PITCH PLAN

ADDRESS:
509 S 6TH ST,
KINGSVILLE, TX 78363

CLIENT: TOMMY ALLEN

SHEET NAME:
TYPICAL
FASTENING
SCHEDULE

REVISION

DRAWN BY: J.R.
PROJECT NO. 25121
DATE 8-7-2025
SHEET:
\$2.0
OF 7 SHEETS

[illegible][illegible]

[illegible][illegible][illegible]

1. ALL REINFORCING FABRICATION AND ERECTION OF REINFORCING BAR, AND ALL ACCESSORIES LISTED OR SHOWN THEREIN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC STEEL CONSTRUCTION MANUAL, AND THE AISC DESIGN GUIDE FOR REINFORCED CONCRETE, AND THE AISC STEEL EDITION.
2. ALL REINFORCING BARS SHALL BE SUPPLIED IN SHEETS OF SPECIFICATION.
3. BARS SHALL BE SUPPLIED TO A STANDARD GRADE, A CUSTOMER STEEL, OR A CUSTOMER SUPPLIED MATERIALS, UNLESS OTHERWISE SPECIFIED.
4. BARS AND NUTS SHALL BE HOT-HEAT AND CONFORM TO AISC/A4.
5. ANCHOR BOLTS, DOUBLE NUTS, ETC. SHALL BE ERECTED IN PLACE PRIOR TO PLACING CONCRETE.
6. ALL ERECTION OF REINFORCING STEEL SHALL BE "COL-BOLT".
7. ALL STEEL IN DIRECT CONTACT WITH CONCRETE SHALL BE HOT OR GALVANIZED AFTER FABRICATION.
8. ALL REINFORCING BARS SHALL BE PROVIDED WITH A PLACED IN PLACE PLAIN STEEL SUPPORT FOR ALL REINFORCED CONCRETE OR STEERING SHALL BE SECURED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS.
9. DETAILING SHALL CONFORM TO AISC DETAILING MANUAL, AND:
 - a. STEEL CORROSION FOR ALL BARS SHALL BE IN ACCORDANCE WITH THE AISC CORROSION PREVENTION MANUAL.
 - b. ALL STEEL CORROSION PREVENTION FOR ALL OTHER BARS SHALL BE IN ACCORDANCE WITH DIRECT CONTACT WITH THE GROUND.
- 10.1.2. REINFORCING BARS SHALL BE PROVIDED FOR ALL OTHER BARS.
11. REINFORCING BARS SHALL BE PROVIDED FOR ALL OTHER BARS.
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10. ALL LOADS BEARING A SIGNATURE WITH A LOOK ABOVE SHALL BE REINFORCED WITH A MINIMUM OF 1" C.O.C. AND MINIMUM 4" ALL REINFORCEMENT SHALL BE WITHIN 6" OF THE TOP AND BOTTOM SURFACES OF THE CONCRETE. ALL SLAB/IN CONTACT WITH CONCRETE SHALL BE PRESURE TREATED AND BOLTED TO FOUNDATION PER THE DRAWING/REINFORCEMENT DOCUMENT.

11. ALL EXPOSED MOOR FRAMING AND FRAMING IN CONTACT WITH CONCRETE SHALL BE PRESURE TREATED FOR MOISTURE PROTECTION.

12. CONNECTORS SHALL BE CONSIDERED IN ACCORDANCE WITH CHAPTER 10 PER ACI 308.

13. ALL REINFORCING BARS SHALL BE REINFORCED APPEARANCE WITH BARS AS FOLLOWS:

111.2. MINIMUM STRESS	300	PER 90 PSI PER 7" MIN. DIAMETER
111.3. MODULUS OF ELASTICITY	21E	

12.1. REBAR COVERS SHALL BE:

12.1.1. EXPOSED STAINLESS STEEL	1 1/2" MIN.
12.1.2. ALL OTHER EXPOSED STAINLESS STEEL	1" MIN.
12.1.3. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.4. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.5. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.6. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.7. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.8. ALL OTHER EXPOSED REBAR	3/4" MIN.
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12.1.10. ALL OTHER EXPOSED REBAR	3/4" MIN.
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12.1.43. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.44. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.45. ALL OTHER EXPOSED REBAR	3/4" MIN.
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12.1.70. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.71. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.72. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.73. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.74. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.75. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.76. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.77. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.78. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.79. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.80. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.81. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.82. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.83. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.84. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.85. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.86. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.87. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.88. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.89. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.90. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.91. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.92. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.93. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.94. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.95. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.96. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.97. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.98. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.99. ALL OTHER EXPOSED REBAR	3/4" MIN.
12.1.100. ALL OTHER EXPOSED REBAR	3/4" MIN.

12.1.101. ALL OTHER EXPOSED REBAR SHALL BE PRESURE TREATED AND BOLTED TO FOUNDATION PER THE DRAWING/REINFORCEMENT DOCUMENT.

12.1.102. ALL OTHER EXPOSED REBAR SHALL BE PRESURE TREATED AND BOLTED TO FOUNDATION PER THE DRAWING/REINFORCEMENT DOCUMENT.

12.1.103. ALL OTHER EXPOSED REBAR SHALL BE PRESURE TREATED AND BOLTED TO FOUNDATION PER THE DRAWING/REINFORCEMENT DOCUMENT.

12.1.104. ALL OTHER EXPOSED REBAR SHALL BE PRESURE TREATED AND BOLTED TO FOUNDATION PER THE DRAWING/REINFORCEMENT DOCUMENT.

12.1.105. ALL OTHER EXPOSED REBAR SHALL BE PRESURE TREATED AND BOLTED TO FOUNDATION PER THE DRAWING/REINFORCEMENT DOCUMENT.

12.1.106. ALL OTHER EXPOSED REBAR SHALL BE PRESURE TREATED AND BOLTED TO FOUNDATION PER THE DRAWING/REINFORCEMENT DOCUMENT.

12.1.107. ALL OTHER EXPOSED REBAR SHALL BE PRESURE TREATED AND BOLTED TO FOUNDATION PER THE DRAWING/REINFORCEMENT DOCUMENT.

12.1.108. ALL OTHER EXPOSED REBAR SHALL BE PRESURE TREATED AND BOLTED TO FOUNDATION PER THE DRAWING/REINFORCEMENT DOCUMENT.

12.1.109. ALL OTHER EXPOSED REBAR SHALL BE PRESURE TREATED AND BOLTED TO FOUNDATION PER THE DRAWING/REINFORCEMENT

1. ALL MAIN UNITS, STRESS RESISTANCE (MFRS), SHALL MEET OR EXCEED THE DESIGN SPECIFIED.
2. ALL COMPONENTS AND CLADDING (CCR) SHALL MEET OR EXCEED THE DESIGN SPECIFIED AND BE INSTALLED PER (D) PRODUCT APPROVAL TO COMPLY WITH INDUSTRIAL CERTIFICATION.
3. NOTWITHSTANDING THE ENGINEER (A/E) FOR INDUSTRIAL COMPLIANCE INSPECTION IS THE RESPONSIBILITY OF THE CLIENT. INSPECTIONS FOR INDUSTRIAL CERTIFICATION COMPLIANCE INCLUDES ALL AMFRS & C/C.

SCALE: 1/4"=1'-0"

SPACING 24" O.C.			SPACING 16" O.C.			SPACING 12" O.C.		
SIZE	SPAN	WGT.	SIZE	SPAN	WGT.	SIZE	SPAN	WGT.
2x6	15'-11"	23K	2x6	17'-6"	20K	2x6	18'-6"	18K
2x6	15'-11"	23K	2x6	17'-6"	20K	2x6	18'-6"	18K
2x6	15'-11"	23K	2x6	16'-5"	21K	2x6	14'-6"	24K
2x10	20'-0"	35K	2x10	21'-0"	21K	2x10	18'-6"	15K

SPACING 24" O.C.			SPACING 16" O.C.			SPACING 12" O.C.		
SIZE	SPAN	WGT.	SIZE	SPAN	WGT.	SIZE	SPAN	WGT.
2x6	11'-0"	22K	2x6	15'-0"	20K	2x6	15'-0"	18K
2x6	11'-0"	22K	2x6	15'-0"	20K	2x6	15'-0"	18K
2x6	11'-0"	22K	2x6	14'-0"	21K	2x6	12'-0"	22K
2x10	16'-0"	34K	2x10	17'-0"	21K	2x10	15'-0"	16K

TABLE 3. RAFTER SPAN									
SPACING 17.0 C		SPACING 19.0 C		SPACING 21.0 C		SPACING 23.0 C		HANGER	
SIZE	SPAN	SIZE	SPAN	SIZE	SPAN	SIZE	SPAN		
2x4	5.0'	2x4	5.7'	2x4	7.4'				
2x6	14.6'	2x6	15.5'	2x6	11.6'	18L/2S2			
2x6	16.5'	2x6	17.1'	2x6	13.1'	18L/2S2			
2x8	20.5'	2x8	20.3'	2x8	15.1'	18L/2S2			
2x12	25.9'	2x12	22.9'	2x12	16.6'	18L/2S2			
					16.7'	18L/2S2			


NOTES

- PROJECT NO.: 25121
DATE: 8-7-2025
SHEET:
\$5.0

OF 7 SHEETS

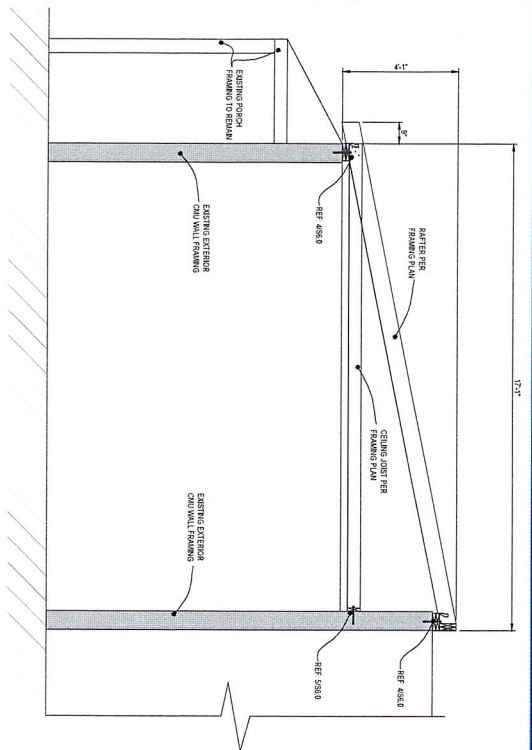


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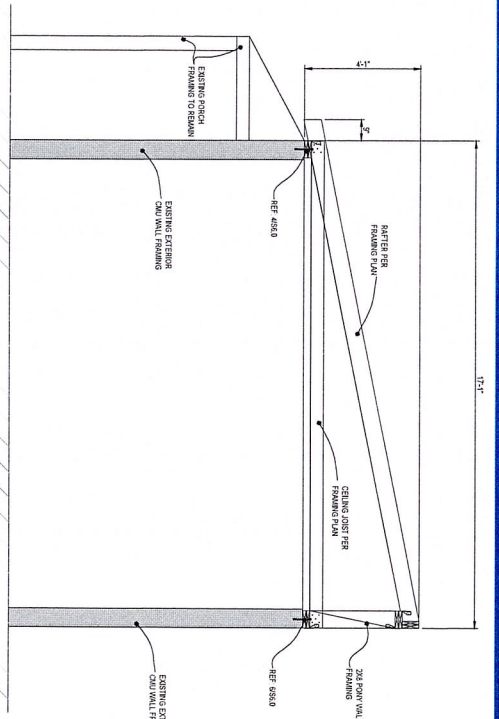
 P.O. Box 10000
Plano, TX 75075
Phone: 972.361.2289
Fax: 972.361.2290
www.jlr-engineering.com



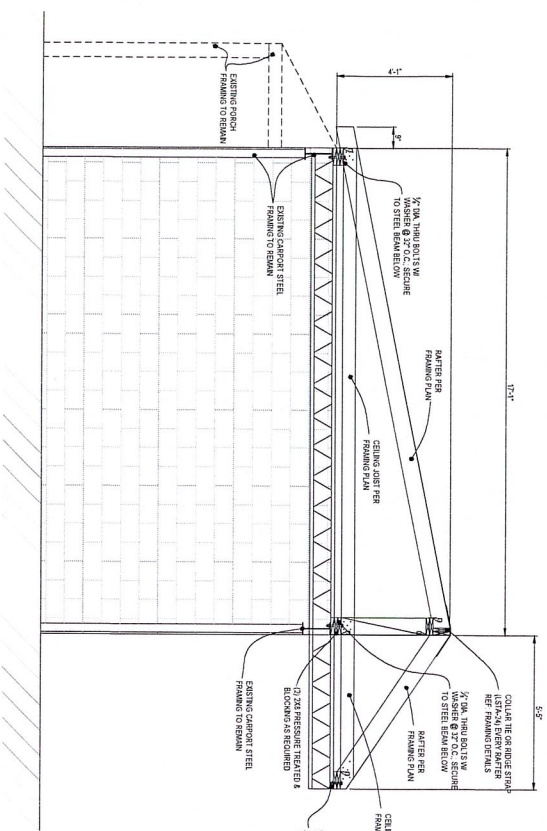
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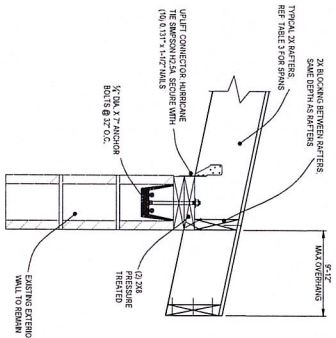
1 PROPOSED ROOF FRAMING SECTION A
SCALE: 1/2"=1'-0"



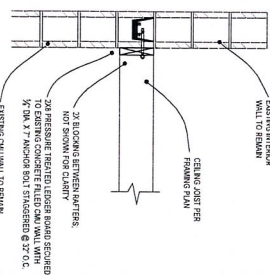
2 PROPOSED ROOF FRAMING SECTION B
SCALE: 1/2"=1'-0"



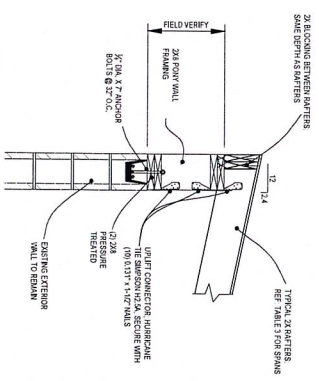
3 PROPOSED ROOF FRAMING SECTION C
SCALE: 1/2"=1'-0"



4 FRAMING SECTION 1 (EAVE)
SCALE: N1/8"



5 FRAMING SECTION 3 (LEDGER)
SCALE: N1/8"



6 FRAMING SECTION 2 (RIDGE)
SCALE: N1/8"

FIELD VERIFY ALL DIMENSIONS

- NOTES**
- 1 REFER TO SHEET S6.1 FOR TYPICAL CONNECTION NOTES AND RECOMMENDATIONS. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - 2 ALL COMPONENTS AND CLADDING SHALL MEET OR EXCEED DESIGN PRESSURE.
 - 3 ALL CLADDING SHALL BE INSTALLED PER THE PRODUCT EVALUATION REPORT. THE JOIST STRENGTH SHALL APPLY TO COMPLY WITH MINIMUM CONNECTION.



JLR Engineering
WINDSTORM | STRUCTURAL
Ph: 361.228.9169
No. 18, 19th St.,
Kingsville, Texas 78633

PROJECT NAME
PARTIAL ROOF
RE-ROOF PLAN

ADDRESS
508 S 6TH ST.
KINGSVILLE, TX 78633

CLIENT
TOMMY ALLEN

REVISIONS
DATE: 04/28/2023
SHEET: 04/28/23

PREPARED BY: JLR
PROJECT NO.: S6.0
DATE: 04/28/23
SHEET: 04/28/23

OF 2 SHEETS

