

STATE OF TEXAS
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE B & B ROAD TRACT SUBD., UNIT 1 SUBDIVISION TO THE CITY OF SEGUIN, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC STREETS, ALLEYS, PARKS, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TEXAS 78259
PHONE: (210) 496-1985

FELIPE GONZALEZ

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D.,

PRINTED NOTARY'S NAME
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS SUBDIVISION PLAT OF B & B ROAD TRACT SUBD., UNIT 1 BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

THIS PLAT HAS BEEN REVIEWED BY THE ENGINEER AND GENERAL MANAGER FOR REQUIRED EASEMENTS AND ENGINEERING AND DESIGN OF THE WATER SYSTEM EXTENSION IN THIS SUBDIVISION AND IT IS HEREBY APPROVED.

GENERAL MANAGER FOR SPRINGS HILL WATER SUPPLY CORP.

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SEGUIN PLANNING AND ZONING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.
DAVID D. CUPIT II, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY M.W. CUDE ENGINEERS, L.L.C.

M.W. CUDE ENGINEERS, L.L.C.
JAMES W. RUSSELL, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF GUADALUPE

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D. AT M. AND DULY RECORDED THE DAY OF A.D. AT M. IN THE RECORDS OF MAPS AND PLATS IN SAID COUNTY, IN DOCUMENT NUMBER IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D.

BY: COUNTY CLERK, GUADALUPE COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEGUIN, TEXAS OR ITS RECORDED IN TESTIMONY WHEREOF WITNESS THE OFFICIAL SIGNATURES APPROVE BY THE PLANNING AND ZONING COMMISSION.

THIS DATE THE DAY OF , 20

CHAIRPERSON

RECORDER

ENGINEER

MISCELLANEOUS NOTES:

1. WATER IS TO BE SUPPLIED BY SPRINGS HILL WATER SUPPLY CORP.
2. ELECTRICITY IS TO BE SUPPLIED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE.
3. SANITARY SEWER IS TO BE SUPPLIED BY THE CITY OF SEGUIN.
4. THIS TRACT OF LAND LIES WITHIN THE SEGUIN INDEPENDENT SCHOOL DISTRICT.
5. THIS FINAL PLAT BEING A TOTAL OF 13.784 ACRES OUT OF 24.97 ACRES AND 60 BUILDABLE RESIDENTIAL LOTS.
6. SIDEWALKS MEETING ADA REQUIREMENTS ARE REQUIRED ALONG ALL STREETS AND ROADWAYS. (4 FOOT MINOR STREETS AND 5 FOOT ON COLLECTOR STREETS)
7. SITE IS SUBJECT TO THE SEGUIN GENERAL LANDSCAPE ORDINANCE.
8. ONE POINT OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
9. LANDSCAPE AND WALL EASEMENTS WILL BE MAINTAINED AND IRRIGATED BY THE HOME OWNERS ASSOCIATION.
10. THE FEE IN-LIEU OF PARKLAND DEDICATION AND DEVELOPMENT IS DUE PRIOR TO FINAL PLAT RECORDATION WITH GUADALUPE COUNTY IN ACCORDANCE WITH UDC.
11. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCKS 3 & 4 DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SEGUIN OR GUADALUPE COUNTY.
12. LOTS ARE SUBJECT TO THE CITY OF SEGUIN TREE PROTECTION ORDINANCE.

DRAINAGE NOTES:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SEGUIN AND GUADALUPE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY AND ADJACENT PROPERTIES. THE CONCENTRATED RELEASE OF STORM WATER VIA A STREET OR DRIVEWAY TO THE STATE ROADWAY PAVEMENT WILL NOT BE PERMITTED.
3. STORM WATER RUNOFF MANAGEMENT TO MITIGATE THE INCREASE IN RUNOFF FROM THIS DEVELOPMENT IS REQUIRED PER THE CITY OF SEGUIN UDC. DETENTION OF RUNOFF IS PROVIDED WITHIN LOT 901, BLOCK 3, UNIT 1, OF THE B & B ROAD TRACT SUBDIVISION.
4. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48187C0290F, EFFECTIVE NOVEMBER 2, 2007. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SPRINGS HILL WATER SUPPLY CORP. NOTES:

1. EXISTING WATER INFRASTRUCTURE IN THE VICINITY OF THE TRACT IS AVAILABLE TO SERVE THE PROPOSED DEVELOPMENT. IF THE DEVELOPMENT EXCEEDS THE CAPACITY OF THE EXISTING WATER INFRASTRUCTURE, THEN IT WILL BE THE DEVELOPER'S RESPONSIBILITY TO MAKE THE NECESSARY WATER AND WASTEWATER IMPROVEMENTS TO THE EXISTING INFRASTRUCTURE TO PROVIDE SUFFICIENT CAPACITY. EXTENT OF THE NECESSARY WATER IMPROVEMENTS WILL BE OUTLINED IN A MEMORANDUM OF UNDERSTANDING OR NON-STANDARD SERVICE AGREEMENT PRIOR TO THE APPROVAL OF ANY FINAL PLAT.
2. SHWSC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED AS A SHWSC UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.

GVEC NOTES

1. GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
2. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATIONS NOT BEING WITHIN A FENCED AREA.
3. THERE SHALL BE A 30' CENTERLINE EASEMENT (15' ON EITHER SIDE OF THE LINE) ON ALL EXISTING ELECTRIC LINES.
4. ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
5. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

SURVEYOR'S NOTES:

1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.

LEGEND

AC.	= ACRES
C1.	= CURVE NUMBER
C.B.	= COUNTY BLOCK
DET.	= DETENTION
DRN.	= DRAINAGE
ESMT.	= EASEMENT
GVEC	= GUADALUPE VALLEY ELECTRIC COOP., INC.
L1.	= LINE NUMBER
LS.	= LANDSCAPE
N.T.S.	= NOT TO SCALE
O.P.R.G.C.T.	= OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
PG.	= PAGE
P.G.S.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
SHWSC	= SPRINGS HILL WATER SUPPLY CORPORATION
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
---	= STREET CENTERLINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
---	= CENTERLINE

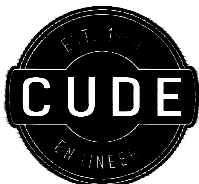
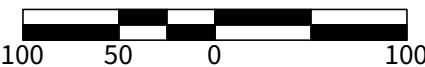
FINAL PLAT ESTABLISHING

B & B ROAD TRACT SUBD., UNIT 1

13.784 ACRES OF LAND LOCATED IN THE HUMPHREYS BRANCH SURVEY, NUMBER 17, ABSTRACT NUMBER 5 AND THE JOSEPH D. CLEMENTS SURVEY NUMBER 18, ABSTRACT NUMBER 11, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 24.968 ACRES OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P., AS DESCRIBED IN DOCUMENT NUMBER 202099003893, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



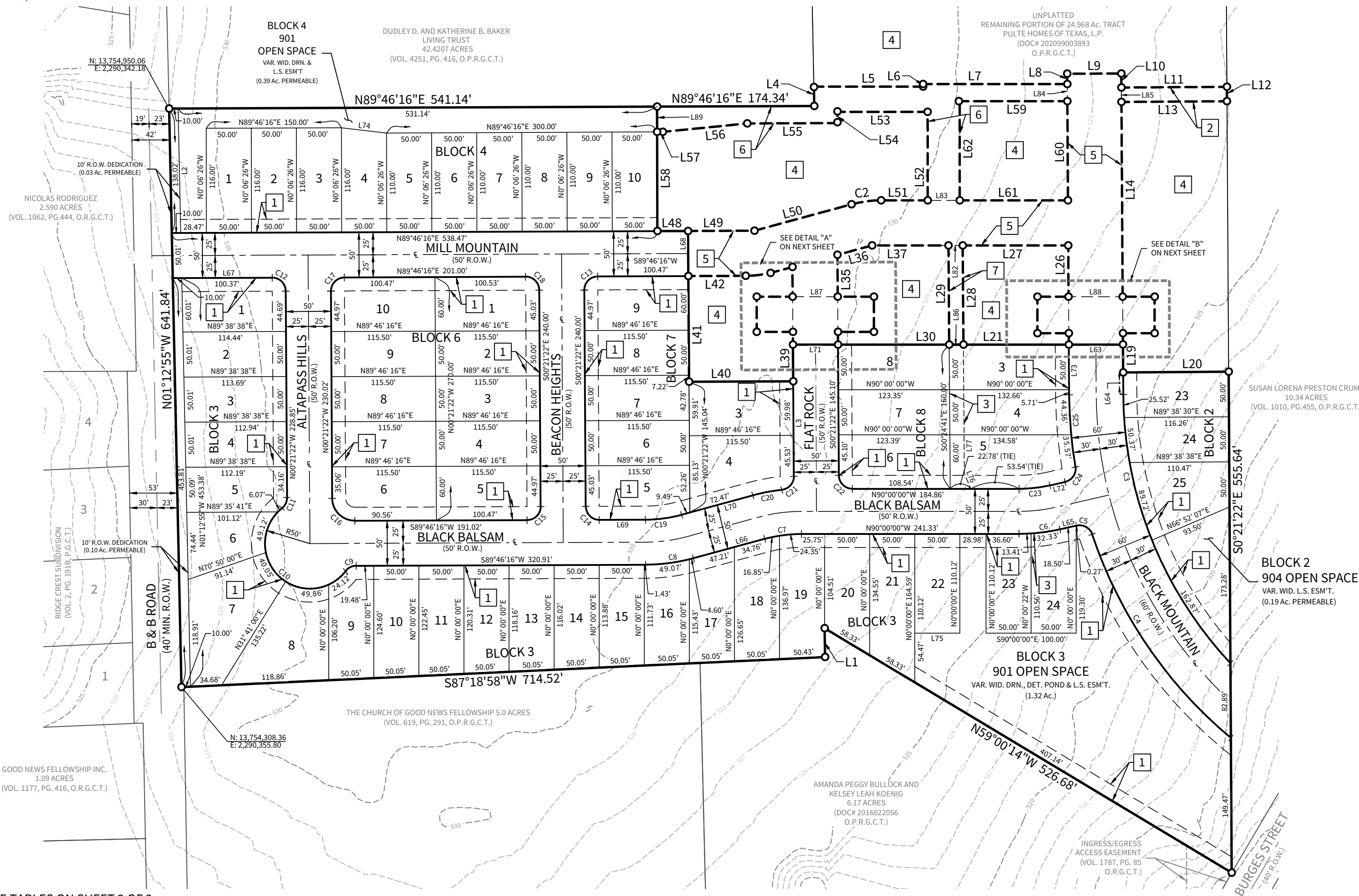
SCALE: 1"=100'



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TBPLS #10048500 • TBPE FIRM #455
[MWC: DAVID D. CUPIT II, P.E.]

KEYNOTES

1. 15' UTILITY ESM'T.
2. OFF-LOT 16' SAN. SEW. ESM'T. (0.04 Ac.)
3. VAR. WID. DRN. ESM'T. (0.099 Ac.)
4. UNPLATTED REMAINING PORTION OF 24.968 AC. TRACT PULTE HOMES OF TEXAS, L.P.
5. OFF-LOT VAR. WID. WAT., SAN. SEW., & UTILITY ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.87 Ac.)
6. OFF-LOT VAR. WID. SAN. SEW., DRN., UTILITY, & L.S. ESM'T. (0.33 Ac.)
7. OFF-LOT 16' DRN. ESM'T. (0.04 Ac.)
8. OFF-LOT VAR. WID. EGRESS/INGRESS TURNAROUND ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET OR LOT (0.036 Ac.)
9. OFF-LOT VAR. WID. EGRESS/INGRESS TURNAROUND ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET OR LOT (0.032 Ac.)
10. OFF-LOT VAR. WID. EGRESS/INGRESS TURNAROUND, WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET OR LOT (0.061 Ac.)
11. OFF-LOT VAR. WID. EGRESS/INGRESS TURNAROUND, WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET OR LOT (0.073 Ac.)

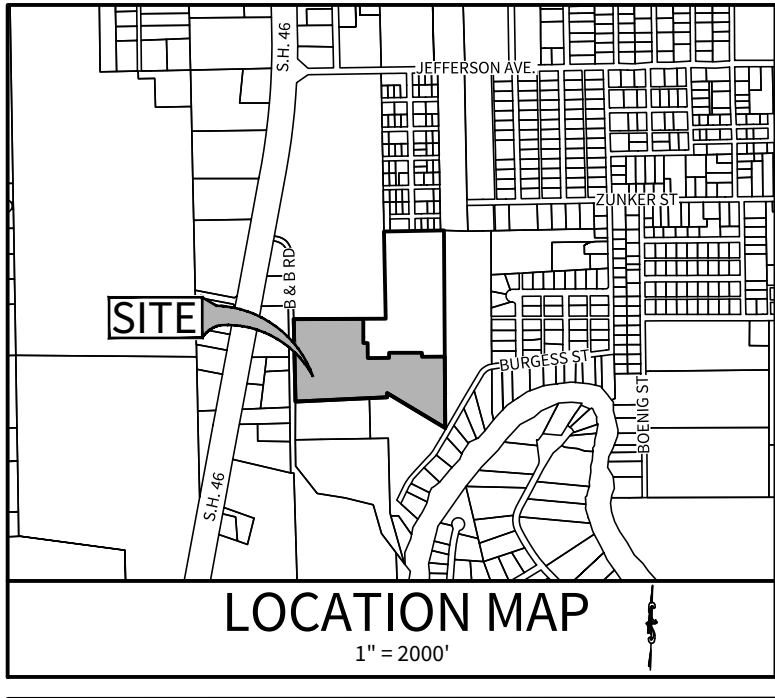


LINE & CURVE TABLES ON SHEET 2 OF 2

NOTE: PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI-PAGE PLAT

JANUARY 2021

SHEET 1 OF 2

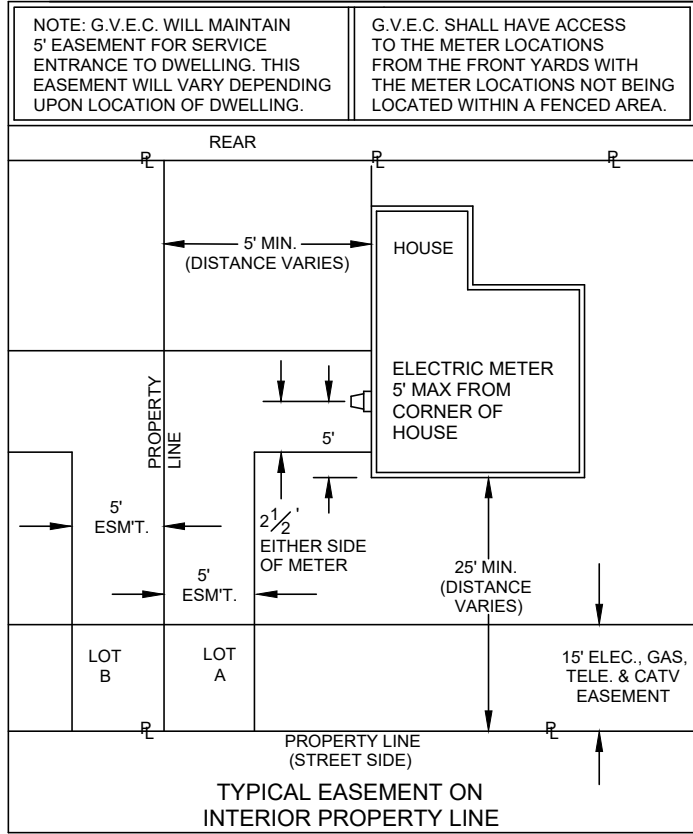
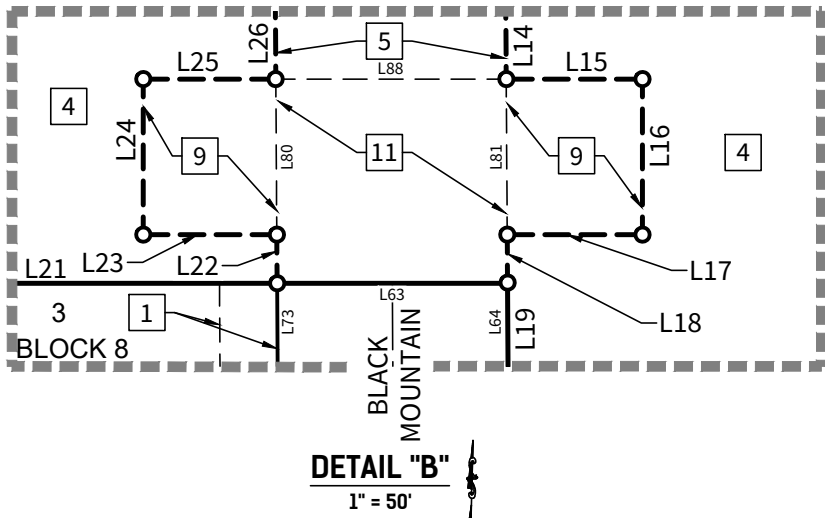
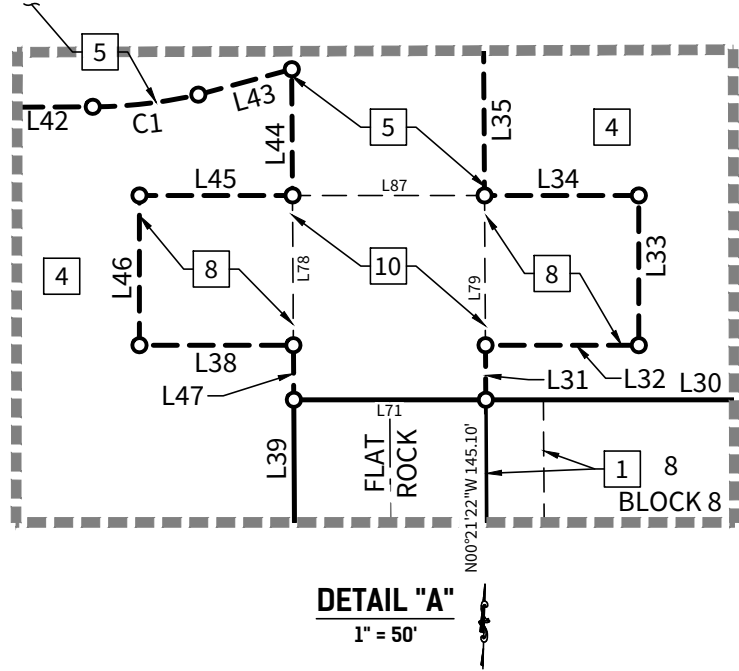


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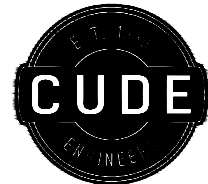
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°40'30"E	32.00'
L2	N01°12'55"W	138.02'
L3	N00°21'22"W	105.51'
L4	N01°08'16"W	21.51'
L5	N90°00'00"E	120.96'
L6	N00°02'58"W	2.90'
L7	N90°00'00"E	160.00'
L8	N00°21'22"W	11.47'
L9	N89°48'58"E	60.00'
L10	S00°21'22"E	15.50'
L11	N89°38'38"E	117.00'
L12	S00°21'22"E	16.00'
L13	S89°38'38"W	117.00'
L14	S00°21'22"E	215.99'
L15	N90°00'00"E	35.48'
L16	S00°00'00"E	40.50'
L17	N90°00'00"W	35.23'
L18	S00°21'22"E	12.67'
L19	S00°21'22"E	30.84'
L20	N89°38'38"E	117.00'
L21	N90°00'00"E	116.94'
L22	N00°21'22"W	12.67'
L23	N90°00'00"W	34.77'
L24	N00°00'00"E	40.50'
L25	N90°00'00"E	34.52'
L26	N00°21'22"W	56.83'
L27	N90°00'00"W	117.04'
L28	S00°24'41"E	110.00'
L29	N00°24'41"W	110.00'
L30	N90°00'00"E	123.30'
L31	S00°21'22"E	14.17'

LINE TABLE		
LINE	BEARING	LENGTH
L32	N90°00'00"W	39.92'
L33	S00°00'00"E	39.00'
L34	N90°00'00"E	40.16'
L35	S00°21'22"E	46.38'
L36	S74°46'16"W	39.78'
L37	N90°00'00"W	84.74'
L38	N90°00'00"E	40.08'
L39	N00°21'22"W	40.66'
L40	N89°43'58"E	115.50'
L41	S00°21'22"E	117.22'
L42	N89°46'16"E	63.65'
L43	N74°46'16"E	25.20'
L44	S00°21'22"E	32.89'
L45	N90°00'00"W	39.84'
L46	S00°00'00"E	39.00'
L47	S00°21'22"E	14.17'
L48	N89°46'16"E	34.12'
L49	S89°46'16"W	73.63'
L50	S74°46'16"W	111.53'
L51	N90°00'00"W	51.74'
L52	S00°06'36"E	98.09'
L53	N90°00'00"E	100.00'
L54	N00°06'26"W	12.41'
L55	N89°46'16"E	100.00'
L56	N84°17'27"E	94.24'
L57	N89°46'16"E	6.21'
L58	S00°06'26"E	110.00'
L59	N90°00'00"W	119.30'
L60	N00°21'22"W	110.00'
L61	N90°00'00"E	119.98'
L62	S00°00'00"E	110.00'

LINE TABLE		
LINE	BEARING	LENGTH
L63	N90°00'00"W	60.00'
L64	S00°21'22"E	24.50'
L65	S77°12'54"W	18.77'
L66	S74°46'16"W	81.96'
L67	S89°46'16"W	110.37'
L68	S00°21'22"E	50.00'
L69	S89°46'16"W	51.23'
L70	N74°46'16"E	81.96'
L71	N90°00'00"E	50.00'
L72	N77°12'54"E	81.97'
L73	S00°21'22"E	55.71'
L74	N83°23'04"W	50.35'
L75	N90°00'00"E	50.00'
L76	S22°42'24"E	18.46'
L77	S00°24'41"E	142.97'
L78	S00°21'22"E	39.00'
L79	N00°21'22"W	39.00'
L80	S00°21'22"E	40.50'
L81	S00°21'22"E	40.50'
L82	N90°00'00"W	15.77'
L83	N90°00'00"W	35.50'
L84	S00°21'22"E	18.99'
L85	S00°21'22"E	16.00'
L86	S90°00'00"W	15.77'
L87	N90°00'00"W	50.00'
L88	N90°00'00"E	60.00'
L89	S00°06'26"E	28.00'

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	125.00'	12°42'18"	13.92'	27.72'	27.66'	N83°25'07"E
C2	125.00'	15°13'44"	16.71'	33.22'	33.13'	S82°23'08"W
C3	440.00'	42°46'10"	172.30'	328.45'	320.87'	S21°44'27"E
C4	500.06'	31°43'30"	142.09'	276.88'	273.36'	N34°15'07"W
C5	15.00'	83°01'30"	13.28'	21.74'	19.88'	N61°16'21"W
C6	205.00'	12°47'06"	22.97'	45.74'	45.65'	S83°36'27"W
C7	155.00'	15°13'44"	20.72'	41.20'	41.08'	S82°23'08"W
C8	205.00'	15°00'00"	26.99'	53.67'	53.52'	S82°16'16"W
C9	14.99'	52°03'57"	7.32'	13.62'	13.16'	S63°45'40"W
C10	50.00'	193°54'48"	409.78'	169.22'	99.26'	N45°17'33"W
C11	15.00'	52°01'14"	7.32'	13.62'	13.16'	N25°39'14"E
C12	15.00'	89°52'22"	14.97'	23.53'	21.19'	N45°17'33"W
C13	15.00'	90°07'38"	15.03'	23.60'	21.24'	S44°42'27"W
C14	15.00'	89°52'22"	14.97'	23.53'	21.19'	S45°17'33"E
C15	15.00'	90°07'38"	15.03'	23.60'	21.24'	S44°42'27"W
C16	25.00'	89°52'22"	24.94'	39.21'	35.32'	N45°17'33"W
C17	15.00'	90°07'38"	15.03'	23.60'	21.24'	N44°42'27"E
C18	15.00'	89°52'22"	14.97'	23.53'	21.19'	S45°17'33"E
C19	155.00'	15°00'00"	20.41'	40.58'	40.46'	N82°16'16"E
C20	205.00'	9°05'29"	16.30'	32.53'	32.49'	N79°19'00"E
C21	15.00'	84°12'46"	13.56'	22.05'	20.12'	N41°45'11"E
C22	15.00'	89°38'38"	14.91'	23.47'	21.15'	S45°10'41"E
C23	155.00'	12°47'06"	17.37'	34.59'	34.52'	N83°36'27"E
C24	15.00'	86°43'50"	14.17'	22.71'	20.60'	N33°50'59"E
C25	500.00'	9°09'34"	40.05'	79.93'	79.85'	N04°56'09"W