



CITY OF SAN ANTONIO

May 25, 2006

Ms. Shauna Weaver

Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: Alamo Ranch

MDP # 808-D

Dear Ms. Weaver,

The City Staff Development Review Committee has reviewed the Alamo Ranch Master Development Plan **M.D.P. # 808-D**. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.
- **DSD – Traffic Impact Analysis & Streets** indicates that the following requirements and onsite improvements are necessary and shall be provided by the developer, on and before the completion of the Westwinds MDP, at no cost to the City of San Antonio:
 - All access roadways and driveways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements shall be selected and located so as not to block these clear sight distance areas.
 - The developer shall be responsible for providing sidewalks along all internal and adjacent external roadways where non-existing or not in compliance with ADA (Uniform Development Code (UDC) – 35-506(q))
 - All streets and driveways shall follow UDC 35-506 including 35-506, (r) Access and Driveways.
 - **No internal streets network has been provided. The Streets Division review is in no way a review of an internal street network. Streets reserve the right to make further comments should a detailed internal street network be provided. UDC 35-506 will be implemented at the time of platting.**

Alamo Ranch MDP #808-D, Page 1 of 3

- **Trees** approves with the following conditions:
 - 2003 Tree Preservation ordinance standards per UDC 35-523 – a Master Tree Permit has been approved for this development – A/P 1052162.
 - Streetscape standards apply as per UDC Section 35-512 (we recommend preservation of existing trees where available and possible)
- **Parks** approves with the following conditions:
 - Area #1 consists of Units 20/21, 30/32, 31, 29/33 and 52(A-B). This section will pay a fee-in-lieu of parkland dedication or provide a parks plan which meets requirements for each unit at the time of platting.
 - Area #2 consists of Units 23(A-D), 25, 28, 34, 35, 36, 37 and 50(A-B). The requirement for this section is 9.8 acres. This section has provided 10.9 acres of park as Unit 24.
 - Area #3 consists of Units 38, 39(A-B), 40(A-B), 41(A-D), 44(A, C-E), 46(A-B), 48(A-D), 49(A-D), 53(A-B) and 54. The requirement for this section is 18.7 acres. This section has provided 10.2 acres of park as Unit 45, plus 2.7 acres of park as Unit 47A, plus 2.3 acres of park as Unit 47B for a total of 15.2 acres. The remaining 3.5 acres of parkland dedication are to be gained by providing park amenities. The parks plan of said amenities must be provided at the time of platting. As stated in UDC section 35-503(f); subdivisions proposed in phases shall provided parkland in increments equal to the acreage required.
 - The parkland provided is dedicated to the Home Owners Association.
 - A Provision and Maintenance Plan is provided to this department at the time of platting.
 - Parkland dedication, for each separate area, must be platted by the second phase of development. A detail of the amenities needed for credit must be provided with the plat. No further subdivision plat shall be approved unless and until parkland is provided in increments equal to the acreage required.
 - All amenities provided for credit meet standards set forth in the Unified Development Code.
 - Any phases which become multi-family must provide supplemental information at the time of platting in order to determine park dedication requirements.
 - All plats associated with this development which were filed prior to this approval must meet these standards and conditions.
- **Bexar County** states the following improvements will be provided by the developer prior to completion of the Alamo Ranch Subdivision:
 - Alamo Ranch Parkway (SH 151 extension) is not designated as a state highway west of Loop 1604, however it will be extended west of Loop 1604 as a four lane divided Super Arterial with a minimum of 250 feet right-of-way

- Alamo Parkway is classified as a primary arterial with 1520 feet right-of-way, and will be extended through this development as a four lane divided roadway
 - Street "F" will be a loop road within the senior adult community, and will be constructed as a four lane divided roadway with turn lanes provided at all internal intersections.
 - The primary gated entry of Street "F" shall provide for adequate queue storage and turn around capacity for the full build out of the senior adult community. If queuing at the main entrance interferes with the public right roadway system, then Bexar County reserves the right to require appropriate action to eradicate the problem
 - Roadway configurations adjacent to and within the Alamo Ranch Subdivision shall be consistent with Table 14 of the Seale Ranch Level Three Traffic Impact Analysis prepared September 2004. Residential lots shall not side against any roadway classified a thoroughfare or greater.
 - Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
 - I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

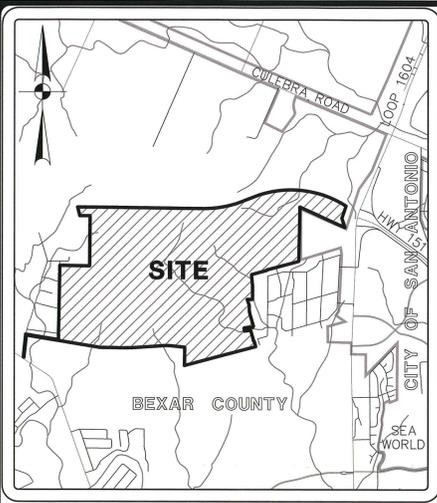
**All Platting will have to comply with the Unified Development Code,
Master Plan and Major Thoroughfare Plan for the City of San Antonio.**

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

CC: Sam Dent, P.E. Chief Engineer Development Service
Todd Sang, Civil Engineer Assistant Bexar County



LOCATION MAP

KEYED NOTES: SCALE: 1" = 3000'

- 1. NOT USED
- 2. RESIDENTIAL SUBDIVISIONS WITHIN UNITS 20, 21 AND 31 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN, BASED ON THE PROPOSED DENSITIES. PARKLAND DEDICATION REQUIREMENTS FOR THESE UNITS ARE AS FOLLOWS:
UNIT 20/21 - 4.0 ACRES
UNIT 30/32 - 1.0 ACRES
UNIT 29/33 - 2.3 ACRES
- 3. A PARKS PLAN FOR THESE UNITS WAS SUBMITTED TO THE PARKS AND RECREATION DEPARTMENT WITH THIS MASTER DEVELOPMENT PLAN.
- 4. CONNECTION TO EXISTING STREETS TO BE DETERMINED AT TIME OF PLATTING.
- 5. THE GATED ENTRY POINTS INDICATED ON THIS PLAN ARE LOCATED ON PROPOSED PRIVATE STREETS. THE DEVELOPER WILL SUBMIT EITHER AN ENCLAVE SUBDIVISION PLAT OR A PLUD PLAN DELINEATING PROPOSED PRIVATE STREETS TO THE CITY OF SAN ANTONIO FOR APPROVAL.

UNIT	LAND USAGE	ACREAGE (GROSS)	FLOOD PLAN	ACREAGE (NET)	# OF LOTS/EDUs	DENSITY (Lots/Ac)
18	COMMERCIAL	45.25	0.00	45.25	-	-
20&21	COMMERCIAL	NOT INCLUDED IN THIS MDP	-	-	-	-
23A	RESIDENTIAL	28.04	0.00	28.04	108	3.85
23B	RESIDENTIAL	31.91	0.00	31.91	119	3.73
23C	RESIDENTIAL	21.98	0.00	21.98	97	4.09
23D	RESIDENTIAL	32.06	0.00	32.06	109	3.40
24	AMENITY CENTER	10.94	0.00	10.94	-	-
25	SCHOOL	36.48	2.12	34.36	-	-
26	SCHOOL	20.15	0.44	19.71	-	-
27	SCHOOL	35.90	3.64	32.26	-	-
28	RESIDENTIAL	26.69	6.71	19.98	74	2.77
29&33	RESIDENTIAL	NOT INCLUDED IN THIS MDP	-	-	-	-
30&32	RESIDENTIAL	NOT INCLUDED IN THIS MDP	-	-	-	-
33	RESIDENTIAL	17.47	0.00	17.47	100	4.15
35	RESIDENTIAL	18.57	0.00	18.57	95	4.58
36	RESIDENTIAL	24.97	0.00	24.97	95	3.80
37	RESIDENTIAL	62.43	18.02	44.41	87	1.39
37A	NOT USED	-	-	-	-	-
37B	NOT USED	-	-	-	-	-
37C	NOT USED	-	-	-	-	-
37D	NOT USED	-	-	-	-	-
38	RESIDENTIAL	25.31	0.70	24.61	100	3.95
39A	RESIDENTIAL	38.04	6.13	31.91	121	3.18
39B	RESIDENTIAL	31.34	2.34	29.00	120	3.83
40A	RESIDENTIAL	9.41	2.14	7.27	15	1.59
40B	RESIDENTIAL	23.18	0.74	22.44	87	2.46
41A	RESIDENTIAL	28.79	8.53	20.26	77	2.67
41B	RESIDENTIAL	9.88	0.00	9.88	41	4.15
41C	RESIDENTIAL	22.80	1.77	21.03	81	3.55
41D	RESIDENTIAL	37.37	8.23	29.14	130	3.48
42	COMMERCIAL	10.94	0.00	10.94	-	-
43	NOT USED	-	-	-	-	-
44A	RESIDENTIAL	18.47	3.76	14.71	43	2.33
44B	NOT USED	-	-	-	-	-
44C	RESIDENTIAL	2.39	0.00	2.39	10	4.18
44D	RESIDENTIAL	52.00	2.97	49.03	279	5.37
44E	RESIDENTIAL	18.56	1.94	16.62	71	3.07
45	AMENITY CENTER	10.19	4.78	5.41	-	-
46A	RESIDENTIAL	28.55	0.00	28.55	105	3.92
46B	RESIDENTIAL	2.87	0.00	2.87	-	-
47A	PARK	2.31	0.00	2.31	-	-
47B	PARK	2.31	0.00	2.31	-	-
48A	RESIDENTIAL	35.33	0.00	35.33	78	2.21
48B	RESIDENTIAL	20.38	0.00	20.38	44	2.09
48C	RESIDENTIAL	25.78	0.00	25.78	71	2.59
48D	RESIDENTIAL	12.75	0.00	12.75	23	1.80
48E	RESIDENTIAL	18.30	0.00	18.30	66	3.57
48F	RESIDENTIAL	23.39	0.00	23.39	151	6.46
48G	RESIDENTIAL	19.33	0.00	19.33	86	3.57
48H	RESIDENTIAL	21.08	2.44	18.64	42	1.94
48I	RESIDENTIAL	5.57	2.44	3.13	25	4.49
50A	RESIDENTIAL	31.82	0.00	31.82	113	3.55
50B	RESIDENTIAL	26.64	2.39	24.25	90	3.38
52A	RESIDENTIAL	15.01	5.17	9.84	45	3.00
52B	RESIDENTIAL	21.26	11.19	10.06	45	2.12
53A	RESIDENTIAL	30.97	2.87	28.10	119	3.84
53B	RESIDENTIAL	23.28	0.00	23.28	83	3.57
54	STREETS	39.28	0.00	39.28	723	3.13
55	STREETS	118.54	1.54	117.00	-	-
56	GREENSPACE	27.21	4.97	22.24	-	-
GRAND TOTALS:		14,322.42	125.19	14,197.23	3,443	

- NOTE:
- ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28" PAVEMENT AND 2'-10" PARKWAYS. LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.
 - THE MAJORITY OF THE MDP IS OUTSIDE OF THE CITY LIMITS. THE EASTERN PORTION OF UNIT 18 IS WITHIN THE CITY LIMITS AND ZONED C-3.
 - PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 - THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506(c). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
 - TALLY ROAD (60' R.O.W.), BAR-C DRIVE (60' R.O.W.), FLYN-Y DRIVE (60' R.O.W.), TRIPLE-X DRIVE (60' R.O.W.), CULEBRA MARKET-F.M. 471 (R.O.W. VARIES), F.M. 1560 (R.O.W. VARIES), LOOP 1604 (R.O.W. VARIES), AND WESTWOOD LOOP (60' R.O.W.) ARE PUBLIC DEDICATED RIGHTS-OF-WAY AND ARE WITHIN THE 200' NOTIFICATION BOUNDARY.
 - COMMERCIAL TRACTS ADJACENT TO STREET A SHALL PROVIDE SHARED CROSS-ACCESS.
 - PHASING OF UNIT DEVELOPMENT WILL NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN.
 - ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL SEGMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.

- LEGEND:**
- COMMERCIAL
 - RESIDENTIAL
 - SCHOOL
 - AMENITY CENTER
 - ON-SITE FLOOD PLAN
 - GREENSPACE
 - NOT INCLUDED IN THIS MDP
 - INTERSECTION WIDENING-300' LENGTH (MIN. R.O.W. WIDTH AS NOTED ON PLAN)
 - CITY OF SAN ANTONIO 100 YR FLOOD PLAN
 - EXISTING FEMA FLOOD PLAN
 - PROPOSED FEMA FLOOD PLAN
 - CITY OF SAN ANTONIO LIMITS
 - 200' NOTIFICATION BOUNDARY
 - PROPERTY OWNERSHIP INFORMATION (SEE LIST)
 - EASEMENT INFORMATION (SEE LIST)
 - 10' CONTOURS
 - 50' CONTOURS
 - LOCAL TYPE B
 - EMERGENCY ONLY ACCESS
 - CROSS CONNECTION
 - COLLECTOR TO LOCAL TYPE B
 - TWO ACCESS POINT (PRIVATE DRIVEWAY)
 - COLLECTOR TO LOCAL B
 - P.L.D. DEVELOPMENT BOUNDARY
 - DEL WEBB (P.L.D.) PHASE 1 BOUNDARY
 - DEL WEBB (P.L.D.) PHASE 2 BOUNDARY

- EASEMENT INFORMATION:**
- NOTE: THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY, ADJACENT TO THE PROPERTY, OR WITHIN THE 200' NOTIFICATION BOUNDARY.
- A 40-FOOT RIGHT-OF-WAY FOR ROAD PURPOSES (VOL. 3785, PGS. 144-145 D.P.R.)
 - B DRAINAGE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - C 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - D 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - E DRAINAGE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - F 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - G 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - H 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - I 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - J 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - K 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - L 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - M 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - N 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
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 - P 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - Q 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - R 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - S 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
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 - U 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - V 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - W 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - X 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - Y 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)
 - Z 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5200, PGS. 214-218 D.P.R.)

- PROPERTY OWNERSHIP:**
- 1 EDWARD S. GALEY ET AL.
 - 2 JAMES ALLEN BERRY
 - 3 JAMES ALLEN BERRY
 - 4 MARIE G. RICH
 - 5 ANDREW E. AND DOROTHY CASTANEDA
 - 6 JAMES ALLEN BERRY
 - 7 JAMES ALLEN BERRY
 - 8 JAMES ALLEN BERRY
 - 9 JAMES ALLEN BERRY
 - 10 JAMES ALLEN BERRY
 - 11 RUBY S. BUNN
 - 12 CHRISTOPHER HEZEL
 - 13 AND LARINA E. SCHLOTTERMEIER C/S VETERANS LAND BANK
 - 14 JAMES ALLEN BERRY
 - 15 JOE GONZALES
 - 16 JAMES ALLEN BERRY
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LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	1329.17'	N052°21'27"	L34	263.00'	S062°02'17"
L2	263.00'	S062°02'17"	L35	634.81'	S02°03'02"
L3	260.00'	N89°20'24"	L36	260.00'	N89°20'24"
L4	666.89'	S80°48'14"	L37	331.86'	S18°55'12"
L5	147.17'	N02°01'42"	L38	143.51'	S02°01'42"
L6	335.93'	N02°01'42"	L39	588.00'	S17°05'46"
L7	187.17'	N02°01'42"	L40	37.55'	S36°33'7"
L8	187.17'	N02°01'42"	L41	138.89'	N89°08'00"
L9	334.29'	N02°01'42"	L42	182.77'	S80°08'40"
L10	296.58'	N02°01'42"	L43	86.44'	N89°08'40"
L11	315.86'	N02°01'42"	L44	157.29'	N55°33'22"
L12	108.46'	N02°01'42"	L45	480.00'	S43°39'19"
L13	187.17'	N02°01'42"	L46	205.87'	S12°32'48"
L14	310.78'	N02°01'42"	L47	28.80'	S12°32'48"
L15	116.38'	N02°01'42"	L48	158.89'	N87°31'48"
L16	336.00'	N02°01'42"	L49	157.80'	S88°29'00"
L17	350.00'	N02°01'42"	L50	174.58'	S88°00'40"
L18	389.11'	N02°01'42"	L51	278.49'	S89°22'14"
L19	389.44'	N02°01'42"	L52	156.62'	N89°36'46"
L20	389.69'	N02°01'42"	L53	87.21'	N89°30'12"
L21	390.00'	N02°01'42"	L54	302.44'	N89°30'12"
L22	482.70'	S187°42'29"	L55	600.24'	N89°31'38"
L23	183.99'	S02°01'42"	L56	1307.77'	S02°01'42"
L24	1639.42'	N89°21'58"	L57	45.19'	N58°35'51"
L25	18.00'	S84°12'28"	L58	70.00'	S74°27'12"
L26	390.01'	S02°01'42"	L59	28.80'	N12°32'48"
L27	18.00'	S84°12'28"	L60	228.30'	N12°32'48"
L28	278.87'	S02°01'42"	L61	5.00'	S46°20'41"
L29	136.37'	S02°01'42"	L62	284.53'	N43°39'19"
L30	187.77'	N74°03'21"	L63	623.37'	S46°20'41"
L31	22.84'	S02°01'42"	L64	185.69'	S04°39'24"
L32	38.82'	N74°03'21"	L65	219.42'	N89°30'12"
L33	358.44'	S02°01'42"	L66	600.00'	S02°01'42"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1801.05'	4888.11'	862.65'	221°44'	1889.13'	N78°23'32"E
C2	2328.07'	5800.00'	2883.00'	44°33'	487.44'	N83°38'41"W
C3	1192.44'	1843.00'	873.93'	37°04'15"	1171.70'	S84°17'05"E
C4	267.60'	1167.00'	382.84'	37°01'01"	244.14'	S24°03'45"W
C5	19.48'	1141.00'	8.24'	0°08'42"	19.48'	S24°03'45"W
C6	173.86'	1141.00'	87.10'	8°43'48"	173.86'	S00°09'41"E
C7	33.81'	1088.00'	188.12'	17°06'00"	338.12'	S08°24'46"E
C8	108.82'	558.00'	58.77'	10°45'00"	108.82'	S08°01'10"W
C9	78.74'	429.00'	39.89'	10°45'00"	78.74'	S88°01'10"W
C10	281.92'	743.00'	143.68'	21°04'27"	289.23'	N52°09'24"E
C11	23.58'	15.00'	15.00'	90°00'00"	21.81'	S01°20'41"W
C12	380.58'	735.00'	184.00'	28°08'31"	358.89'	N29°28'04"W
C13	336.54'	655.00'	162.84'	28°08'31"	312.89'	