

### LEGEND

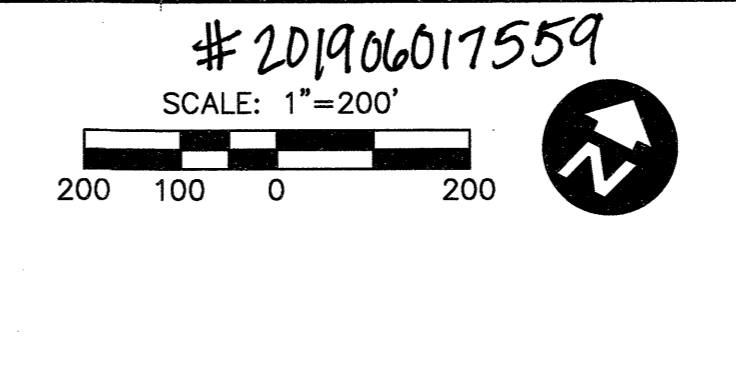
- = PROPOSED BOUNDARY
- = EXISTING BOUNDARY
- = CENTERLINE
- = FOUND 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- = SET IRON ROD WITH CAP STAMPED "DAM #5348"
- P.E.C. = PEDERNALES ELECTRIC COOPERATIVE, INC.
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS OF COMAL COUNTY, TEXAS
- PDE = PUBLIC DRAINAGE EASEMENT
- = EXISTING CONTOUR
- = EASEMENT (ESM'T)
- = FLOOD PLAIN

### # 201906017559

### SCALE: 1"=200'

### OXBOW ON THE GUADALUPE SUBDIVISION

BEING 78.170 ACRES OF LAND OUT OF THE C.A. SMITH SURVEY NO. 321, ABSTRACT NO. 522, COMAL COUNTY, TEXAS AND ALSO BEING OUT OF THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN DOCUMENT NO. 201706040749 AND DOCUMENT NO. 201706043512 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



ENGINEERING CONSULTING  
8710 W. HANSHAM ROAD, SUITE 110  
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-11801

LAND SURVEYING  
5151 W. S.H. 46  
NEW BRAUNFELS, TX 78132  
PH: (830) 730-4449  
FIRM #10191500

- #### GENERAL NOTES
- REFERENCE SHEET 4 OF 4 FOR LINE TABLE & CURVE TABLE INFORMATION.
  - LOT 900 SHALL SERVE AS INGRESS & EGRESS FOR THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF OXBOW ON THE GUADALUPE SUBDIVISION. NO ON-SITE SEWAGE DISPOSAL FACILITIES OR HABITABLE STRUCTURES SHALL BE PERMITTED ON LOT 900.
  - LOT 901 IS A CEMETERY LOT, ACCESSIBLE VIA LOT 900 (BINGHAM LN), AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF OXBOW ON THE GUADALUPE SUBDIVISION. NO ON-SITE SEWAGE DISPOSAL FACILITIES OR HABITABLE STRUCTURES SHALL BE PERMITTED ON LOT 901.
- #### NOTES:
- ALL BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204) NAD83.
  - DATE OF PLAT PREPARATION: 5/8/2019
  - LOTS 900, 901, 902 AND 903 SHALL BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION OF OXBOW ON THE GUADALUPE SUBDIVISION.
  - THIS PROPERTY DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
  - DRIVEWAY ACCESS IS PROHIBITED ALONG SATTTLER ROAD FOR LOTS 50, 51, 52, AND 53. DRIVEWAY ACCESS IS PROHIBITED ALONG BINGHAM LN FOR LOTS 53, 54, AND 57.
  - THIS PROPERTY WILL BE SERVED BY A STATE-CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
  - THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.

- THIS PROPERTY DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- SUBJECT SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- COMAL COUNTY REQUIRES A MINIMUM 25 FT BUILDING SET-BACK LINE FROM ROAD FRONTAGE.
- A DRAINAGE ANALYSIS HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEER'S OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN BUILDING SET-BACKS OR DRAINAGE EASEMENTS. THE CONSTRUCTION OF BUILDINGS WITHIN BUILDING SET-BACKS REQUIRES COMMISSIONERS COURT APPROVAL. THE CONSTRUCTION OF BUILDINGS WITHIN DRAINAGE EASEMENTS IS PROHIBITED.
- PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR THE MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THE INTENDED USE (I.E., NO STRUCTURES, SEPTIC TANK FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENT RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- LOTS 42, 43, 44, 45, 50, 51, 52 & 53 WILL NOT MEET THE MINIMUM ROAD FRONTAGE REQUIREMENTS FOR RE-SUBDIVISION IN COMAL COUNTY, TEXAS, AND THE SUBDIVISION OF THIS LOT/THESE LOTS FOR THE PURPOSE OF FINANCING HOME CONSTRUCTION OR FOR ANY OTHER PURPOSE WILL NOT COMPLY WITH CURRENT COMAL COUNTY SUBDIVISION REGULATIONS.
- LIENHOLDER:  
MOODY NATIONAL BANK  
400 WEST 15TH STREET, SUITE 100, AUSTIN, TX 78701  
LIEN DOCUMENTS # 201706040749, 201706040750, 201706040751, 201706043512, AND 201706043513, COMAL COUNTY OFFICIAL PUBLIC RECORDS  
LIENHOLDER ACKNOWLEDGEMENT DOCUMENT # 201906017559  
COMAL COUNTY OFFICIAL PUBLIC RECORDS

STATE OF TEXAS  
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY SUBDIVIDES THIS LAND ACCORDING TO THE DIMENSIONS AS SHOWN. ALL ROADS TO BE CONSTRUCTED BY THIS PLAT SHALL NOT BE DEDICATED TO ANY STATE, MUNICIPALITY, OR OTHER GOVERNMENT ENTITY. THEY SHALL REMAIN PRIVATE ROADS.

*William Koriath*  
BY: WILLIAM KORIOATH, MANAGER

**OWNER/DEVELOPER**  
KONA COAST VENTURE LTD,  
A TEXAS LIMITED PARTNERSHIP  
795 SATTTLER ROAD  
NEW BRAUNFELS, TEXAS 78132

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **WILLIAM KORIOATH**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 8<sup>th</sup> DAY OF May, 2019.

*Angela Row*  
ANGELA ROW  
My Notary ID # 4739714  
Expires November 26, 2020  
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: Nov 26 2020

THIS PLAT OF OXBOW ON THE GUADALUPE SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS, AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON:

May 23, 2019.

DATED THIS 23 DAY OF May, A.D. 2019.

BY: *[Signature]*  
COUNTY CLERK

ATTEST: *Sammy Kowalski*  
COUNTY CLERK - DEPUTY

STATE OF TEXAS  
COUNTY OF COMAL

I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 23 DAY OF May, A.D. 2019 AT 10:27 AND DULY RECORDED THE 23 DAY OF May, A.D. 2019, AT 10:27 IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # 201906017559.

TESTIMONY IN PRESENCE OF MY HAND AND OFFICIAL SEAL OF OFFICE THIS 23 DAY OF May, 2019.

*Sammy Kowalski*  
COUNTY CLERK  
COMAL COUNTY, TEXAS  
DEPUTY

STATE OF TEXAS  
COUNTY OF COMAL

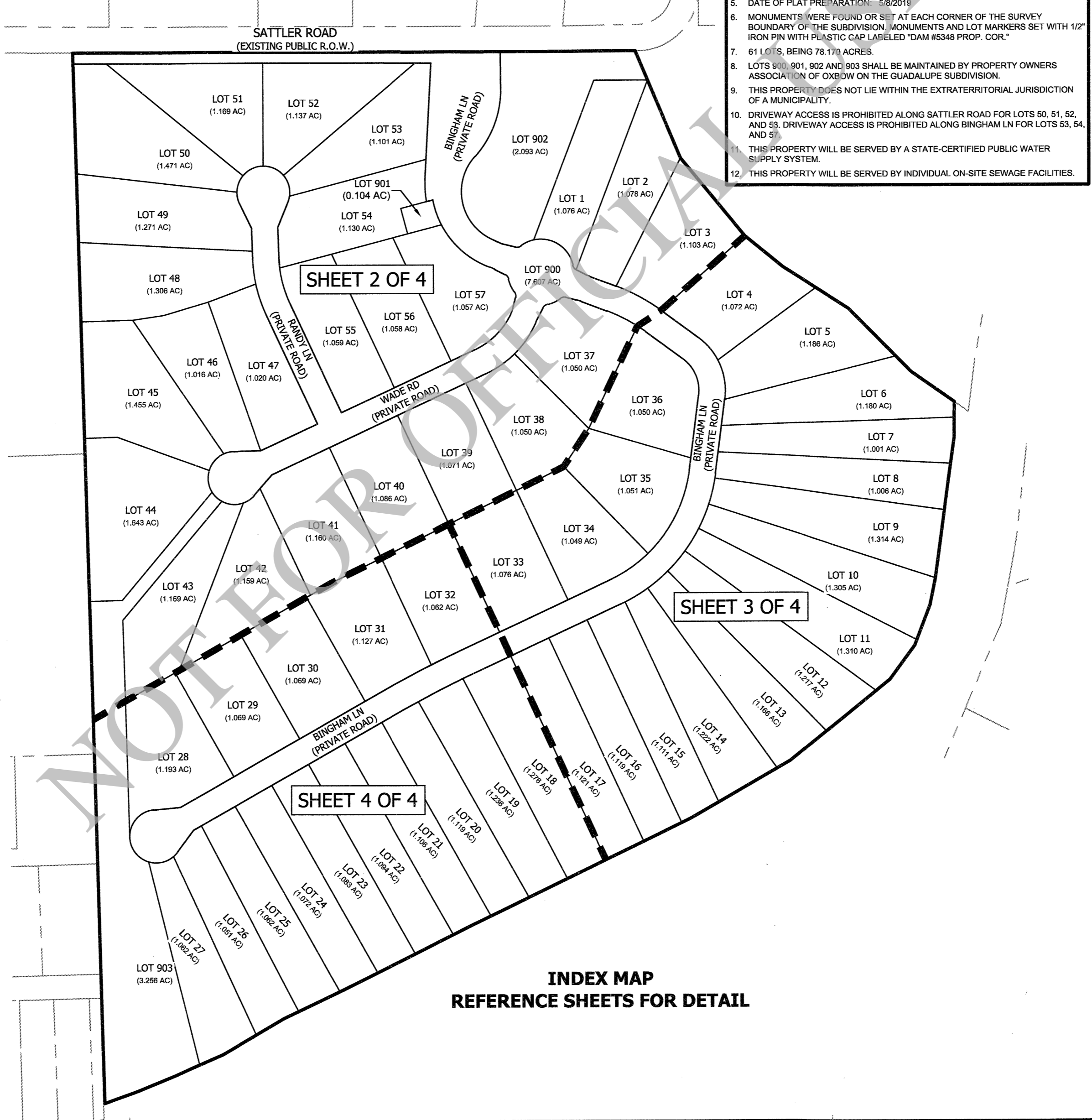
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*Drew A. Mawyer*  
DREW A. MAWYER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

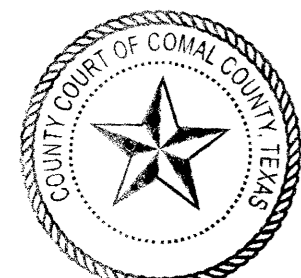
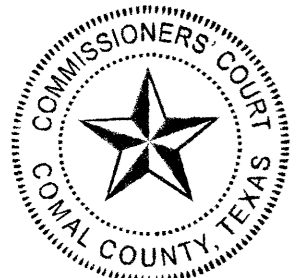
SWORN AND SUBSCRIBED BEFORE ME  
THIS THE 14<sup>th</sup> DAY OF May, 2019.

*Angela Row*  
ANGELA ROW  
My Notary ID # 4739714  
Expires November 26, 2020  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: Nov 26 2020



- #### PRIVATE ROAD NOTES:
- ALL PRIVATE ROADS SHOWN HEREON AND ALL SECURITY GATES AND DEVICES CONTROLLING ACCESS TO SUCH ROADS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF THIS SUBDIVISION.
  - THE PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE HEREBY NOTIFIED THAT IF THE PRIVATE ROADS WITHIN THIS SUBDIVISION ARE DESIRED TO BECOME PUBLIC ROADS IN THE FUTURE, THE PROPERTY OWNERS ARE REQUIRED TO BRING THE ROADS INTO COMPLIANCE WITH PUBLIC ROAD STANDARDS OR MAY BE ASSESSED AN AMOUNT SUFFICIENT FOR ALL COSTS ASSOCIATED WITH THE CONVERSION OF SAID PRIVATE ROADS TO COUNTY MAINTAINED ROADS. CONDITIONS FOR CONVERSION TO PUBLIC ROADS MAY INCLUDE NEW ROAD CONSTRUCTION, REPAIR/IMPROVEMENT OF EXISTING ROADS, CLEARING OF RIGHT-OF-WAY, RELOCATION OF UTILITIES, REMOVAL AND REPLACEMENT OF DRIVEWAYS AND MAILBOXES, REMOVAL OF ISLANDS AND DECORATIVE TREATMENTS, REMOVAL OF SIGNS, REMOVAL OF LANDSCAPING, REPLACEMENT OF SIGNS AND POSTS, AND ANY OTHER IMPROVEMENTS AS DEEMED NECESSARY BY COMAL COUNTY TO BRING EXISTING ROADS UP TO COUNTY ROAD DESIGN STANDARDS.
  - THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 7.607 ACRES OF LAND FOR PRIVATE ROADS, OUT OF SAID 78.170 ACRE TRACT, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "OXBOW ON THE GUADALUPE SUBDIVISION", SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES THE USE OF ALL PRIVATE ROAD AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, THE PUBLIC UTILITIES SERVING THE SUBDIVISION, THE EMERGENCY SERVICE PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES. THE PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE ROADS ARE THE RESPONSIBILITY OF THE OWNER(S) OF THE ROADS OR ANY DULY CONSTITUTED HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE ROADS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY.
  - PRIVATE ROADS IDENTIFIED ON THIS PLAT SHALL SERVE AS ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS TO SERVE THE PROPERTY OWNERS WITHIN THE SUBDIVISION.
  - ALL DRAINAGE EASEMENTS (INCLUDING THOSE ALONG LOTS 44, 45, 48, 49 AND 50) WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF "OXBOW ON THE GUADALUPE" SUBDIVISION.
- #### PUBLIC UTILITY NOTES:
- IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES. WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY ESM'TS DEDICATED ON THIS PLAT, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY ESM'T AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY ESM'T AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH, AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
- THIS PROPERTY LIES WITHIN THE FOLLOWING PUBLIC UTILITY SERVICE AREA(S):
- ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE, INC. (P.E.C.)  
TELEPHONE: AT&T, SPECTRUM  
WATER: CANYON LAKE WATER SERVICE COMPANY (C.L.W.S.C.)



**LEGEND**

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**GENERAL NOTES:**

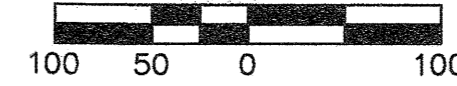
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#20190601659

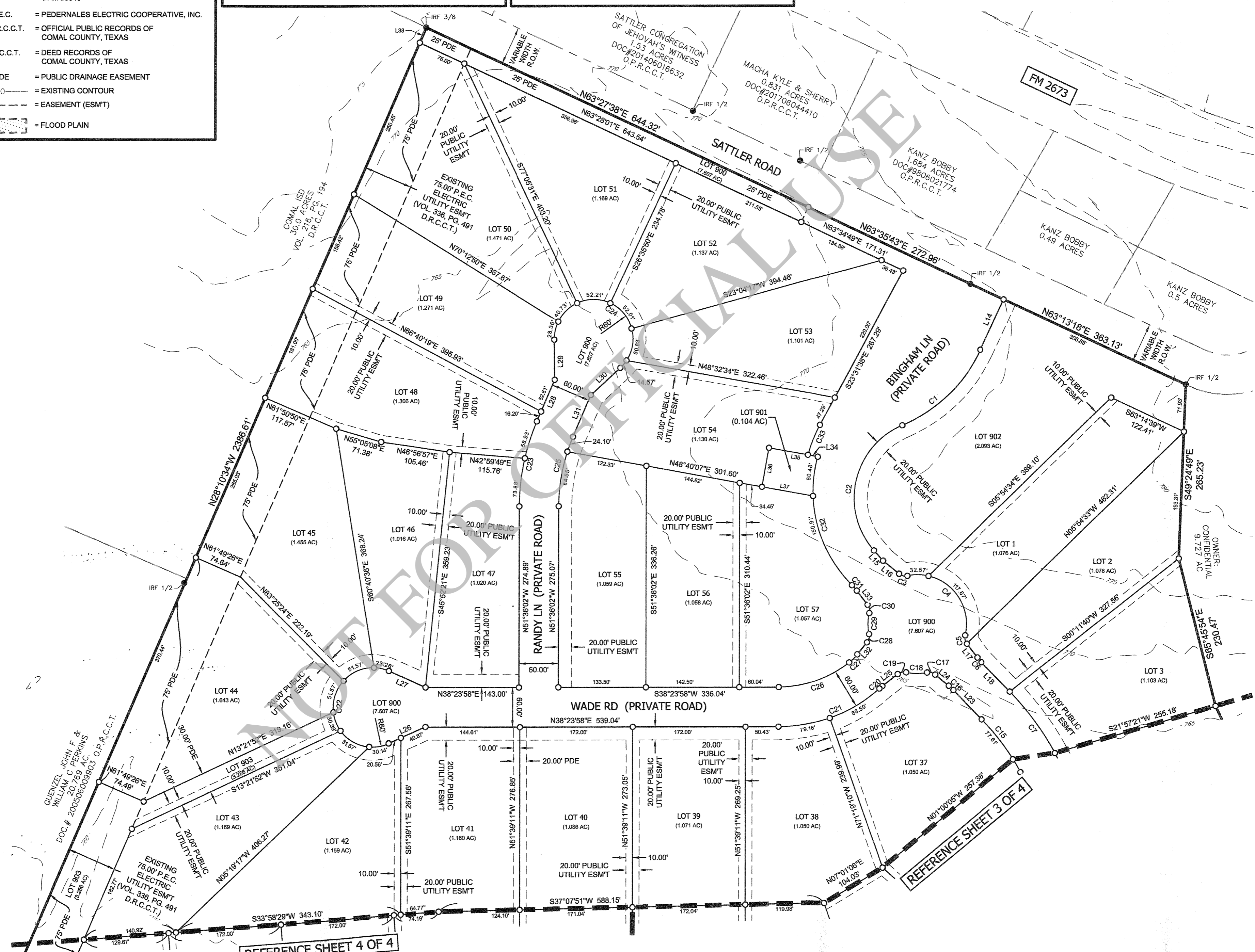
SCALE: 1"=100'



210.860.9224 WWW.BIGREDDOG.COM

ENGINEERING | CONSULTING  
8710 W. HAUERMAN ROAD, SUITE 115  
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-11201

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REFERENCE SHEET 4 OF 4

REFERENCE SHEET 3 OF 4

**LEGEND**

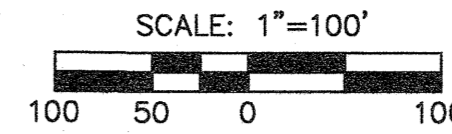
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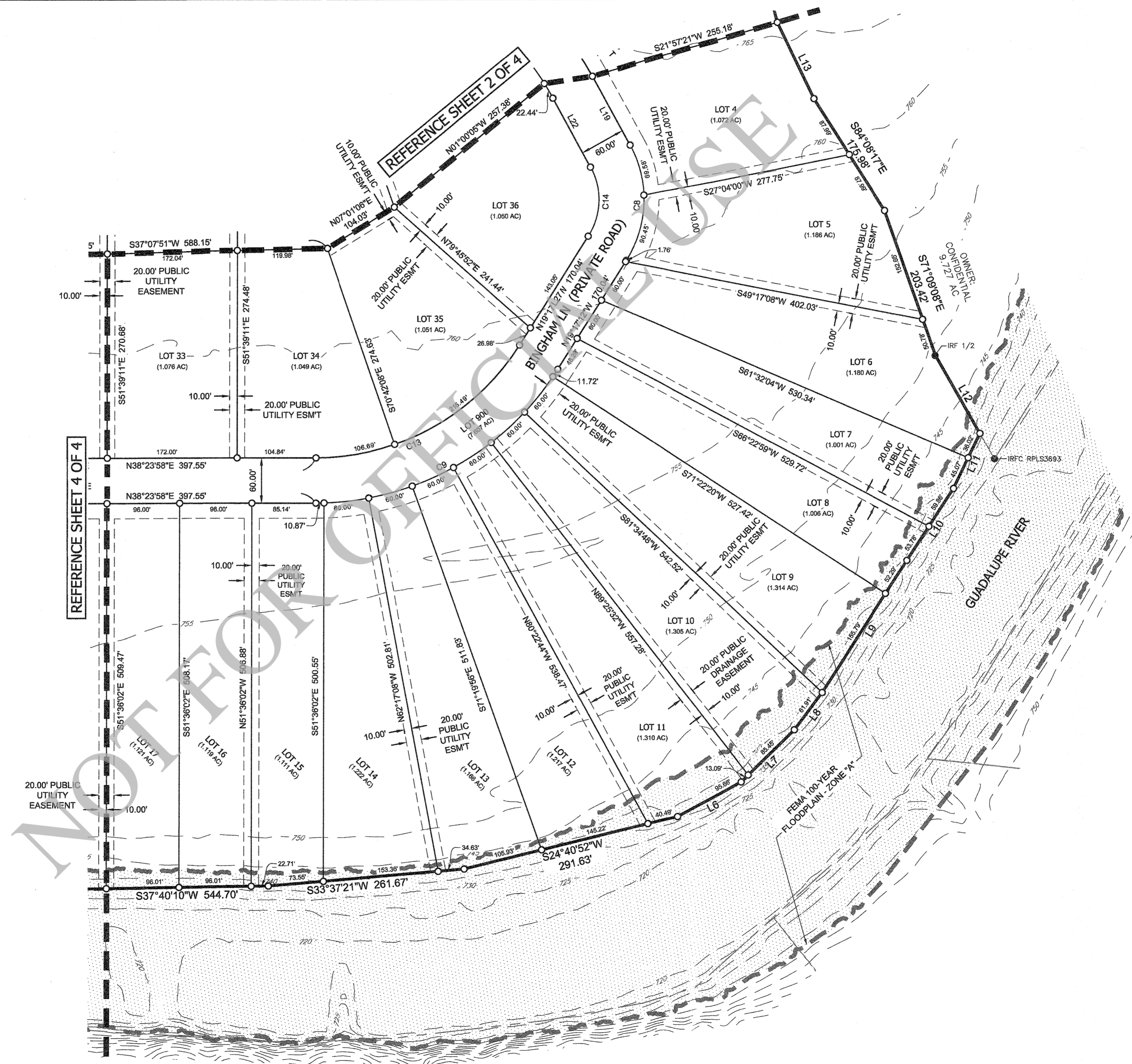
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**D.A. MAWYER**  
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# 20190607559

SCALE: 1"=100'



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ENGINEERING | CONSULTING  
5710 W. HANSMAN ROAD, SUITE 110  
SAN ANTONIO, TEXAS 78249 TEL: 210-860-9224 F-11801

**DAMAWYER**

1488 BERRYVILLE  
5151 W. G.H. 46  
NEW BRAUNFELS, TX 78132  
PH: (830) 730-4448  
FIRM #10191500



LINE TABLE		
LINE	LENGTH	BEARING
L1	80.09'	S43°35'19"W
L2	94.72'	S41°21'05"W
L3	116.33'	S39°58'45"W
L4	160.40'	S33°05'57"W
L5	155.29'	S37°46'26"W
L6	95.66'	S09°42'02"W
L7	98.54'	N05°52'48"W
L8	61.91'	N14°56'16"W
L9	208.08'	S18°51'36"E
L10	113.63'	S18°37'56"E
L11	81.08'	S26°05'20"E
L12	118.69'	N81°35'49"W
L13	112.34'	N77°24'18"W
L14	84.21'	S26°47'21"E
L15	20.88'	S86°36'18"W
L16	31.52'	S77°31'28"W
L17	26.70'	N89°20'35"W
L18	62.11'	S84°05'26"W
L19	104.11'	N80°24'56"W
L20	61.43'	N10°05'55"E
L21	61.43'	S57°51'03"W
L22	104.11'	S80°24'56"E
L23	62.11'	N84°05'26"E
L24	26.70'	N77°31'07"E
L25	29.41'	N00°39'25"E
L26	61.43'	N14°31'24"E
L27	61.43'	S62°16'32"W
L28	68.81'	S28°32'30"E
L29	61.43'	N52°25'04"W
L30	61.43'	N04°39'56"W
L31	68.81'	N28°32'30"W
L32	23.43'	S12°28'53"E
L33	27.05'	S89°20'14"E
L34	15.05'	N48°40'07"E
L35	60.21'	S48°40'07"W
L36	48.97'	S41°19'53"E
L37	79.10'	N48°40'07"E
L38	25.00'	S28°10'34"E
L39	91.93'	S48°38'55"E
L40	33.58'	N41°21'05"E
L41	97.87'	N28°34'56"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	230.00'	170.01'	42°21'08"	166.17'	S5°36'47"E
C2	120.00'	227.91'	108°49'02"	195.17'	N38°59'10"W
C3	15.00'	13.30'	50°49'15"	12.87'	S52°08'50"W
C4	75.00'	150.24'	114°46'29"	126.35'	S84°05'26"W
C5	15.00'	13.30'	50°49'15"	12.87'	N63°55'57"W
C6	84.00'	9.63'	6°33'58"	9.62'	S87°22'26"W
C7	430.00'	116.28'	15°29'37"	115.92'	S88°09'45"E
C8	150.00'	160.03'	61°07'44"	152.55'	N49°51'04"W
C9	380.00'	382.59'	57°41'10"	366.63'	N9°33'23"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C10	1970.00'	152.14'	4°25'29"	152.10'	N38°11'13"E
C11	60.00'	238.50'	227°45'09"	109.73'	N56°01'31"W
C12	2030.00'	156.77'	4°25'29"	156.73'	S36°11'13"W
C13	320.00'	322.18'	57°41'10"	308.74'	N9°33'23"E
C14	90.00'	96.02'	61°07'44"	91.53'	S49°51'04"E
C15	370.00'	100.05'	15°29'37"	99.75'	S88°09'45"E
C16	84.00'	9.64'	6°34'19"	9.63'	N80°48'17"E
C17	15.00'	13.30'	50°48'49"	12.87'	N52°08'44"E
C18	75.04'	32.22'	24°35'49"	31.97'	S39°00'28"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C19	15.00'	13.52'	51°37'49"	13.06'	N26°28'19"E
C20	230.00'	167.65'	41°45'51"	163.97'	N17°31'02"E
C21	230.00'	167.65'	41°45'51"	163.97'	N17°31'02"E
C22	60.00'	238.50'	227°45'10"	109.73'	S51°36'02"E
C23	330.00'	132.81'	23°03'32"	131.92'	S40°04'16"E
C24	60.00'	238.50'	227°45'11"	109.73'	S61°27'30"W
C25	270.00'	108.66'	23°03'32"	107.93'	N40°04'16"W
C26	170.00'	115.62'	38°57'59"	113.40'	S18°54'58"W
C27	84.00'	17.47'	11°54'51"	17.44'	S63°12'27"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C28	15.00'	13.30'	50°48'48"	12.87'	S37°53'17"E
C29	75.00'	32.42'	24°46'14"	32.17'	S50°54'34"E
C30	15.00'	13.30'	50°48'49"	12.87'	S63°55'51"E
C31	84.00'	11.06'	7°32'41"	11.05'	N86°53'25"E
C32	200.00'	211.36'	60°33'28"	201.68'	S66°36'10"E
C33	215.00'	49.33'	13°06'48"	49.22'	S30°06'02"E