

- NOTES:
1. ORIGIN OF BEARING SYSTEM: IRON ROD MONUMENTS FOUND AND THE RECORD BEARING (S 45°39'54" E) ALONG THE SOUTHEAST LINE OF THE CALLED 122.79 ACRE TRACT RECORDED IN VOLUME 13892, PAGE 271 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.) WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS PLAN.
 2. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
 3. A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0220F, EFFECTIVE DATE: APRIL 02, 2014.
 4. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT MIXED USE DISTRICT (PD-M) AS APPROVED BY CITY OF BRYAN CITY COUNCIL ON JULY 12, 2022.
 5. SETBACK REQUIREMENTS SHALL BE AS FOLLOWS:
 -25' FRONT YARD SETBACK
 -20' FRONT YARD SETBACK (CUL-DE-SAC)
 -5' SIDE YARD SETBACK
 -15' SIDE YARD SETBACK (ADJACENT TO COLLECTOR OR LOCAL STREET)
 -5' REAR YARD SETBACK
 6. ALL COMMON AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
 7. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 8. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 9. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 10. SIDEWALKS AND TRAILS SHALL BE PER THE PD-M ZONING REQUIREMENTS.
 11. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION REPAIR AND MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS.
 12. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA). THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION REPAIR AND MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS.
 13. IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
 14. THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL SURVEYING WORK SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY GREGORY HOPCUS RPLS NO. 6047.
 15. THE INFORMATION SHOWN ON THIS PLAN IS NOT FOR CONSTRUCTION, REFER TO SEALED CONSTRUCTION PLANS FOR FINAL INFORMATION.
 16. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE, AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
 17. LINE AND CURVE INFORMATION FOUND ON SHEET 7.

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**PRELIMINARY PLAN
NOT FOR RECORD**

**PRELIMINARY PLAN
YAUPON TRAILS SUBDIVISION
PHASES 3A-5A**

50.293 ACRES - 129 LOTS

**JOHN H JONES LEAGUE, A-26
BRYAN, BRAZOS, TEXAS**

PHASE 3A: 27.841 ACRES - 65 LOTS (13.237 ACRES COMMON AREA)
 PHASE 3B: 8.162 ACRES - 25 LOTS (3.129 ACRES COMMON AREA)
 PHASE 4A: 4.054 ACRES - 0 LOTS (4.054 ACRES COMMON AREA)
 PHASE 4B: 9.254 ACRES - 39 LOTS (2.374 ACRES COMMON AREA)
 PHASE 5A: 0.981 ACRES - 0 LOTS (0 ACRES COMMON AREA)

SCALE: AS SHOWN
MAY, 2023

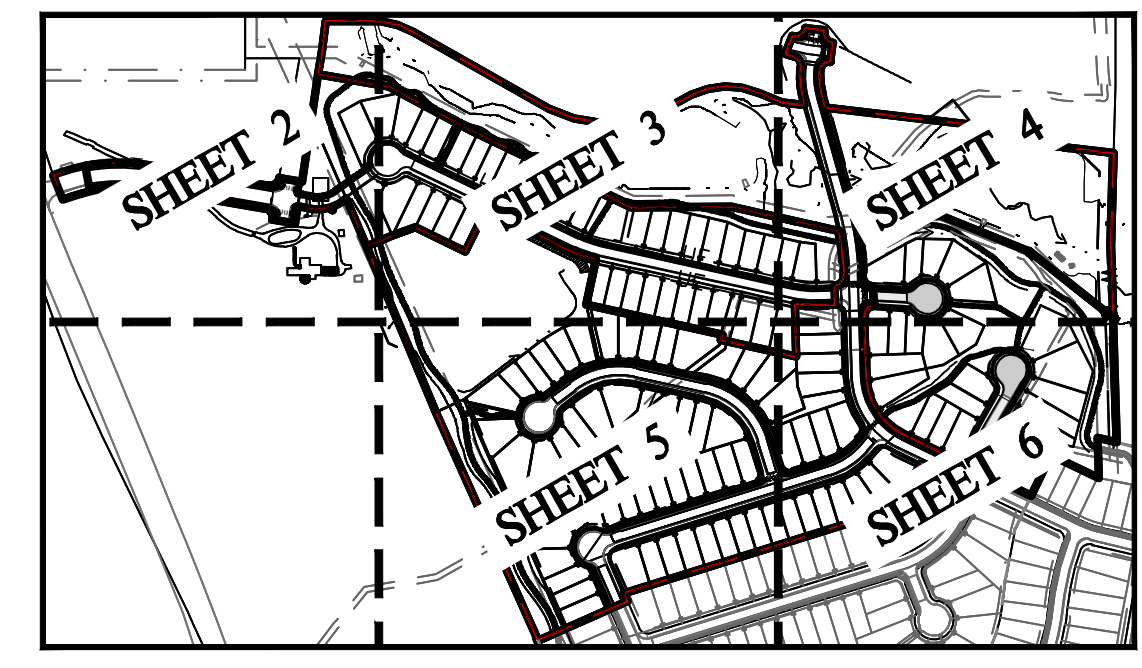
OWNER/DEVELOPER: 1983 LAND INVESTMENTS LLC
4090 STATE HWY 6 SOUTH
COLLEGE STATION, TX 77845
(979) 696-1222

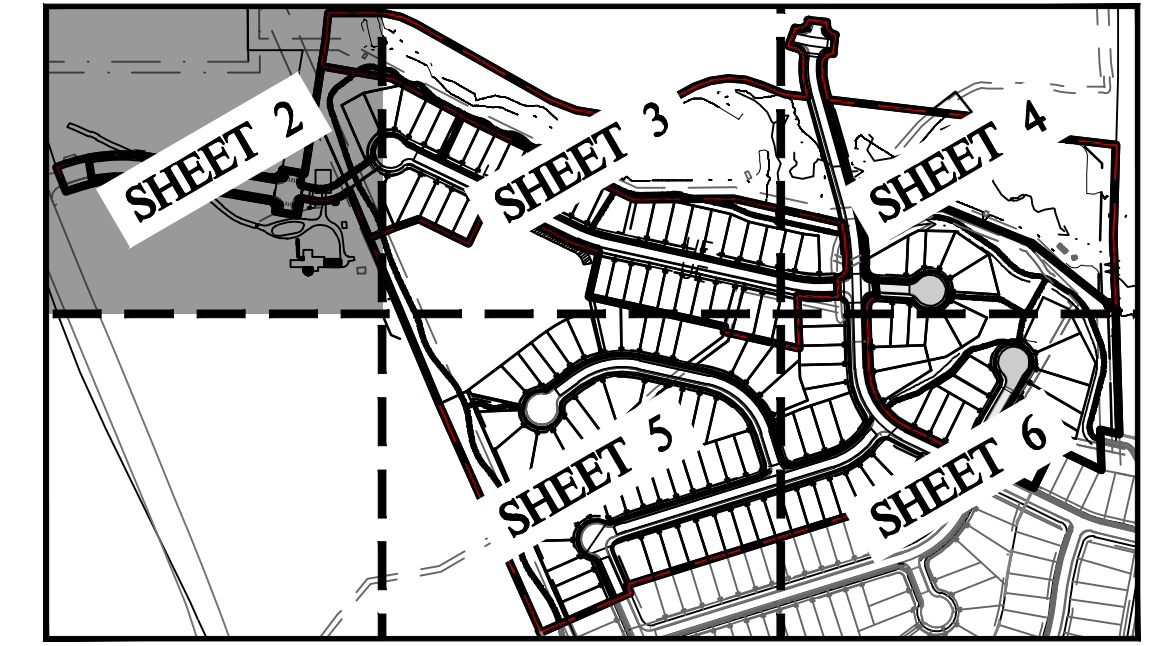
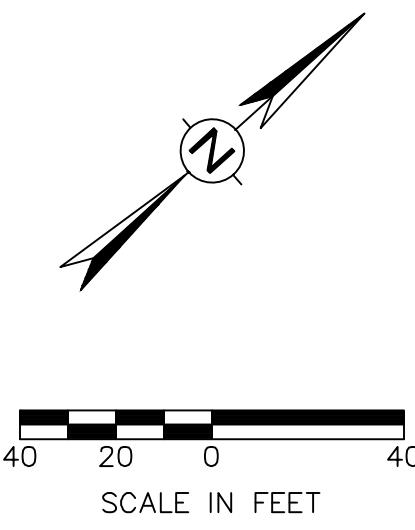
SURVEYOR: McClure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, TX 77845
(979) 693-3838
TBPELS FIRM # 10103300
Firm Reg. No. F - 458

ENGINEER: SCHULTZ
TBPEN 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

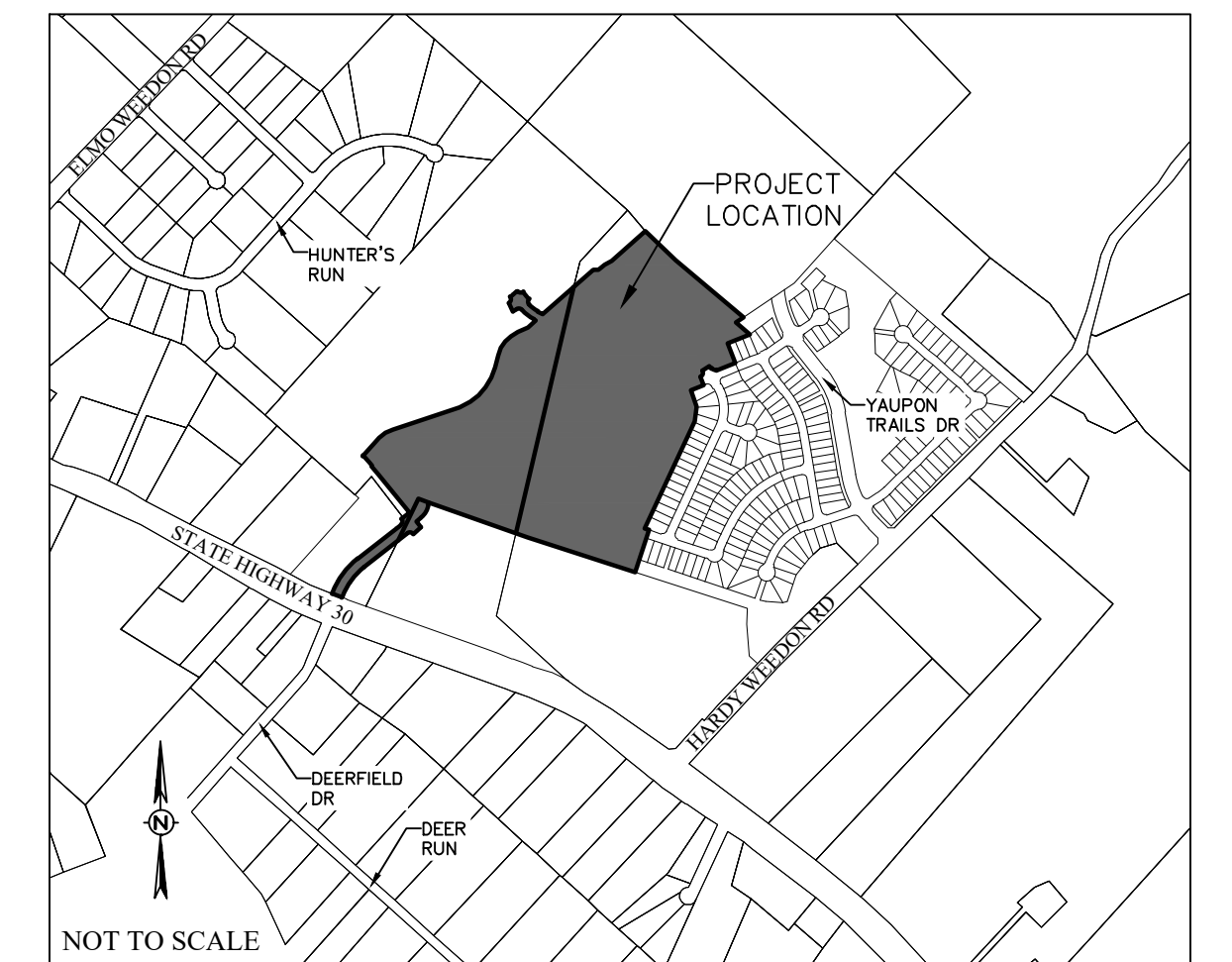
PRELIMINARY PLAN

Phase	Number of Lots	Acreage
3A	65	27.841
3B	25	8.162
4A	0	4.054
4B	39	10.235
5A	0	0.000





VICINITY MAP



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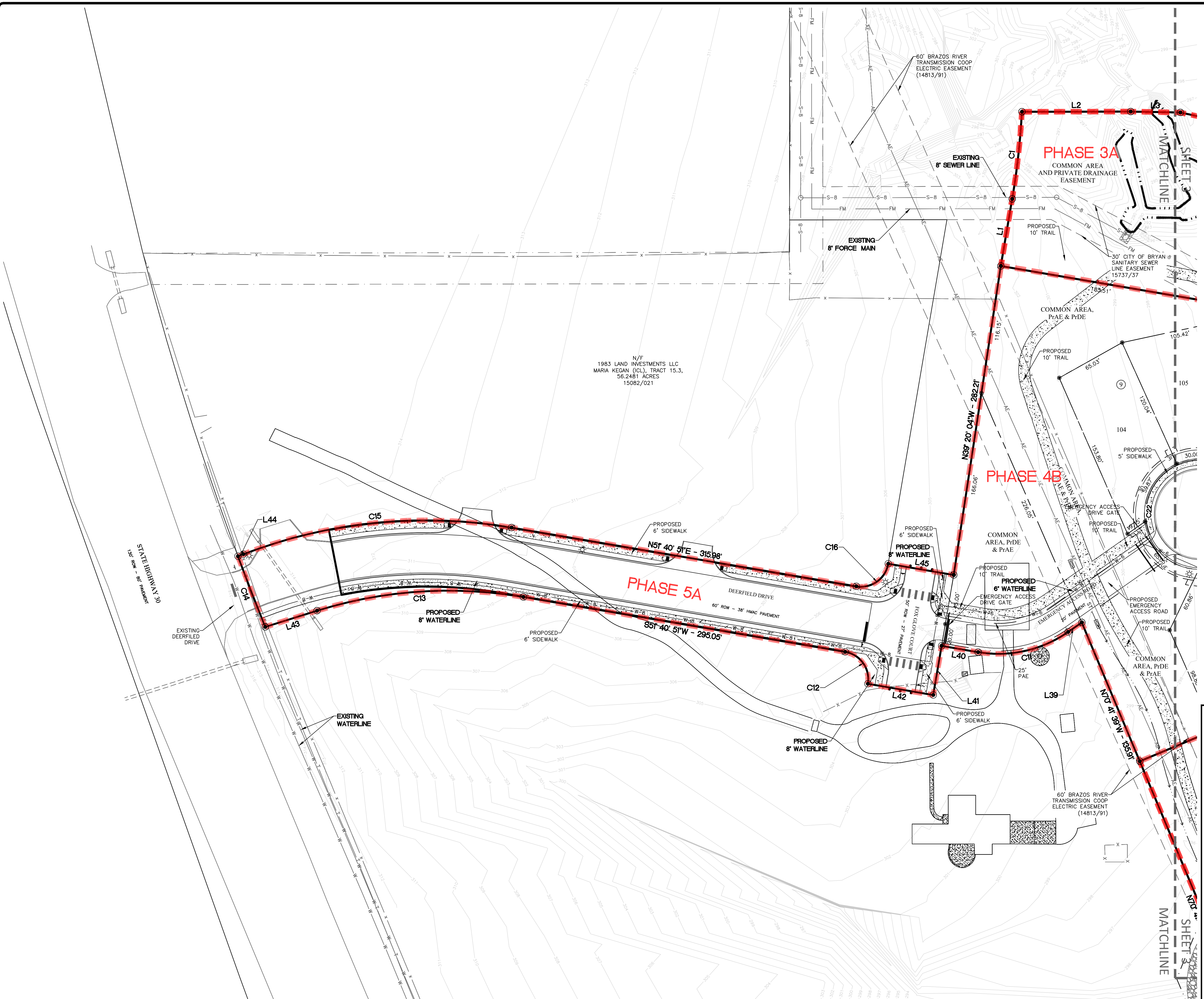
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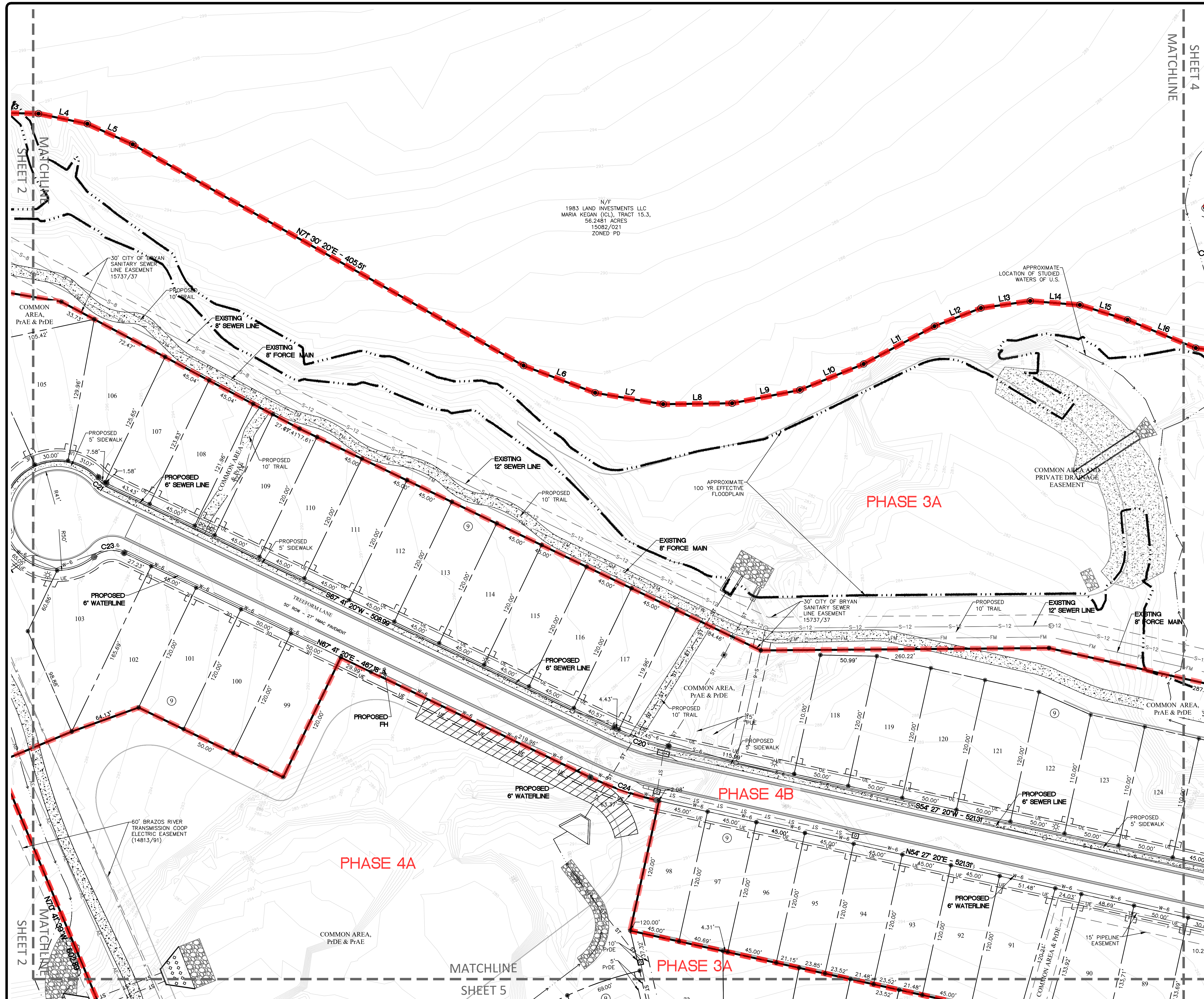
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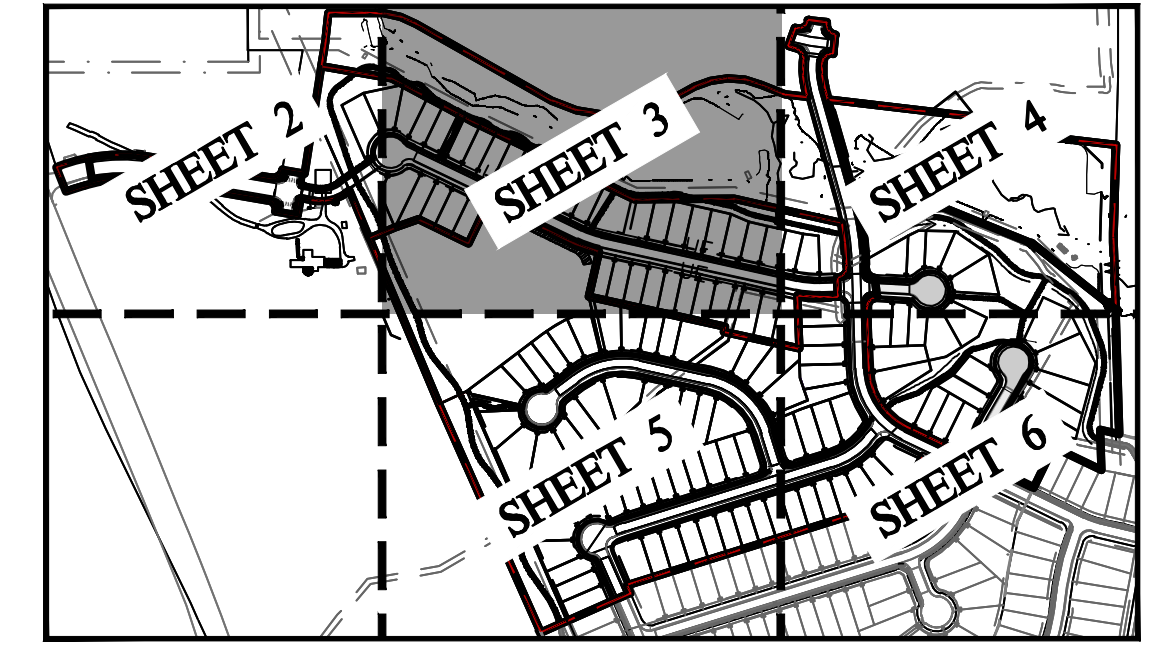
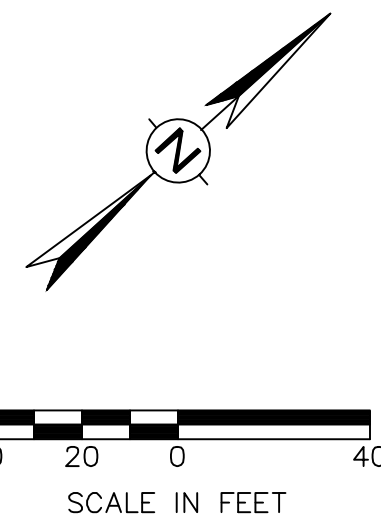
ENGINEER:

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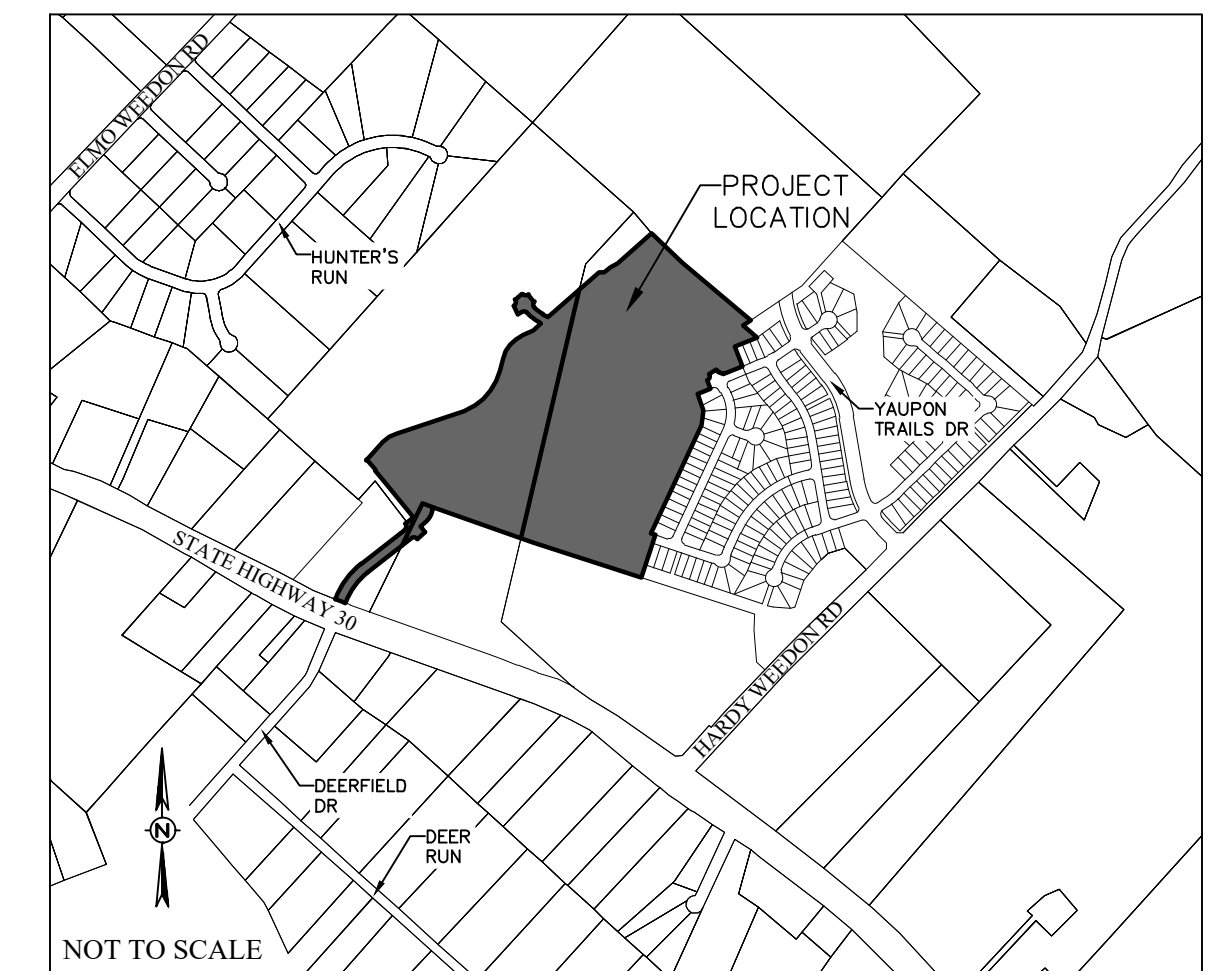




N/F
1983 LAND INVESTMENTS LLC
MARIA KEGAN (CL), TRACT 15.3,
56.2481 ACRES
15082/021
ZONED PD



VICINITY MAP



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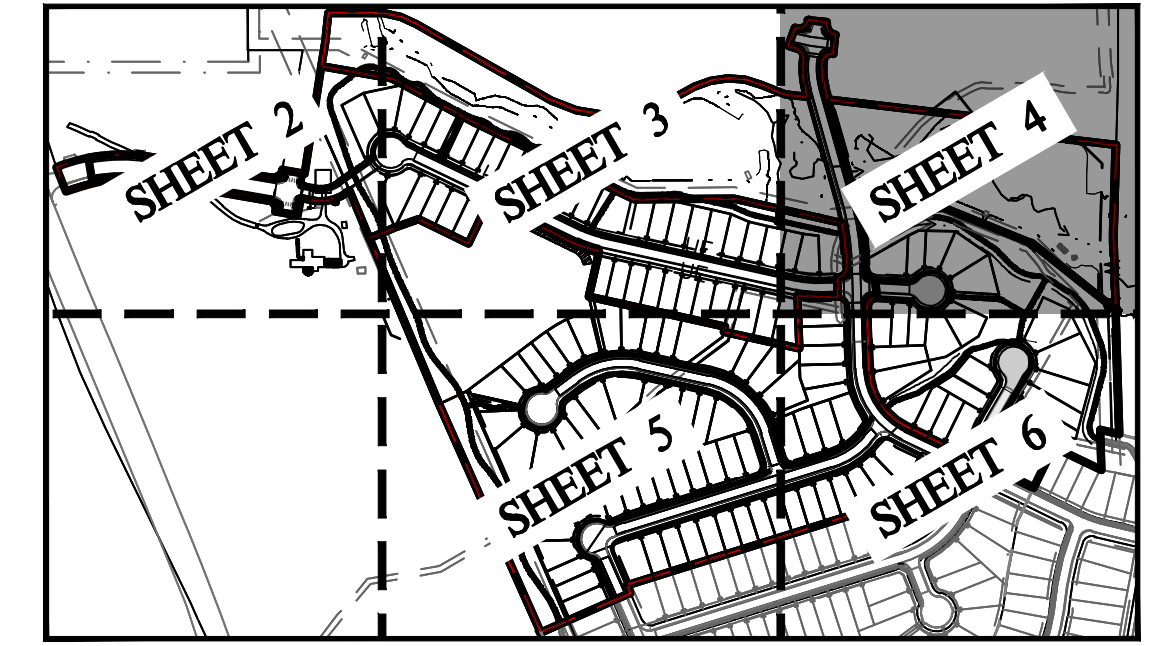
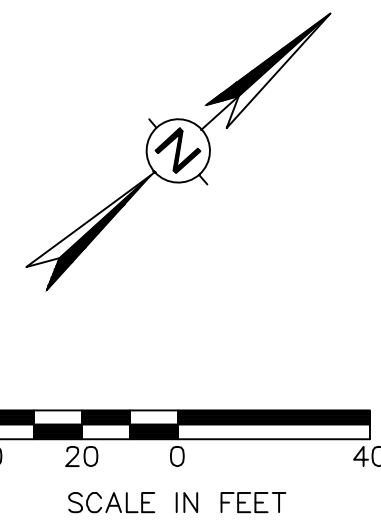
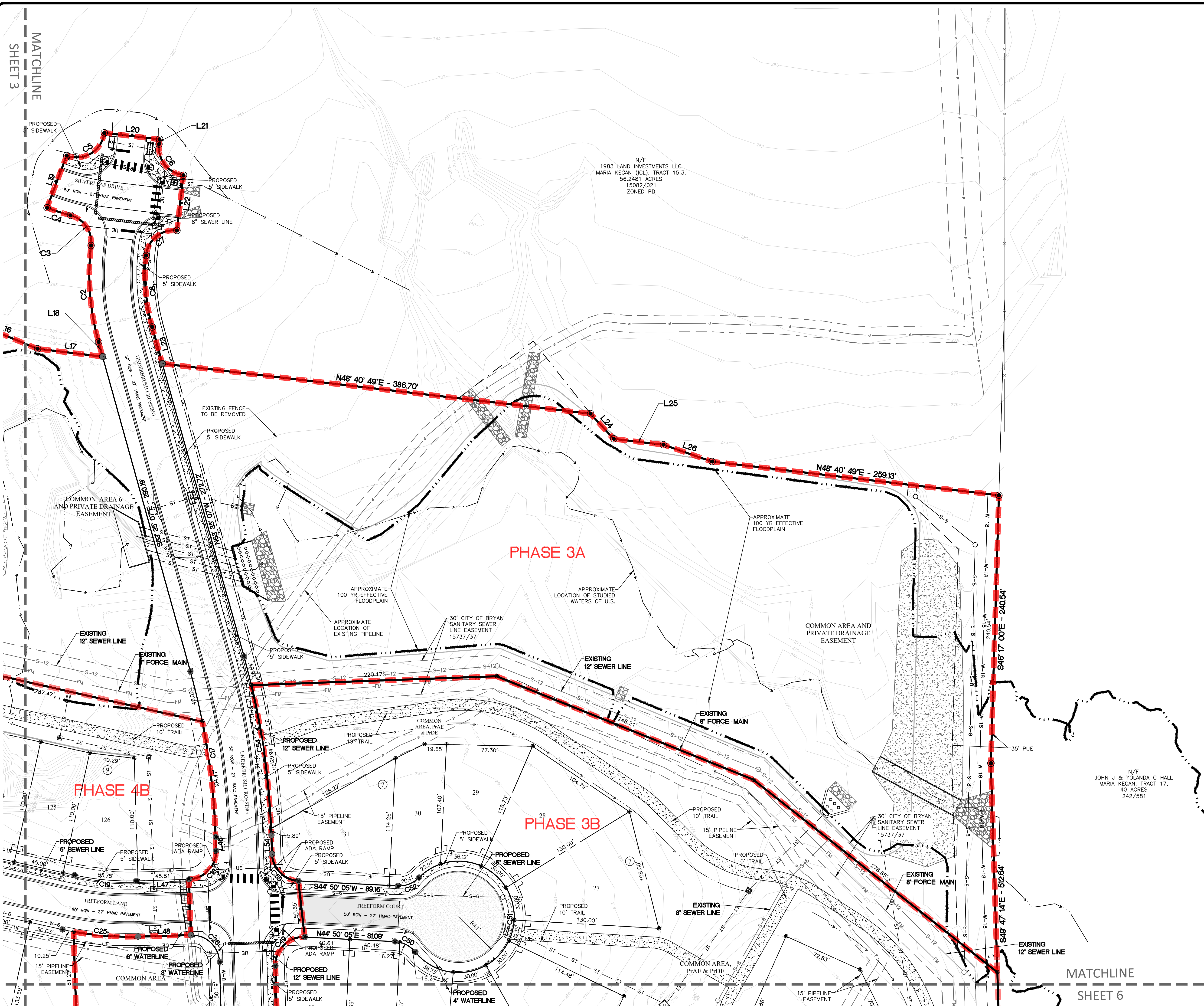
SURVEYOR:

ENGINEER:

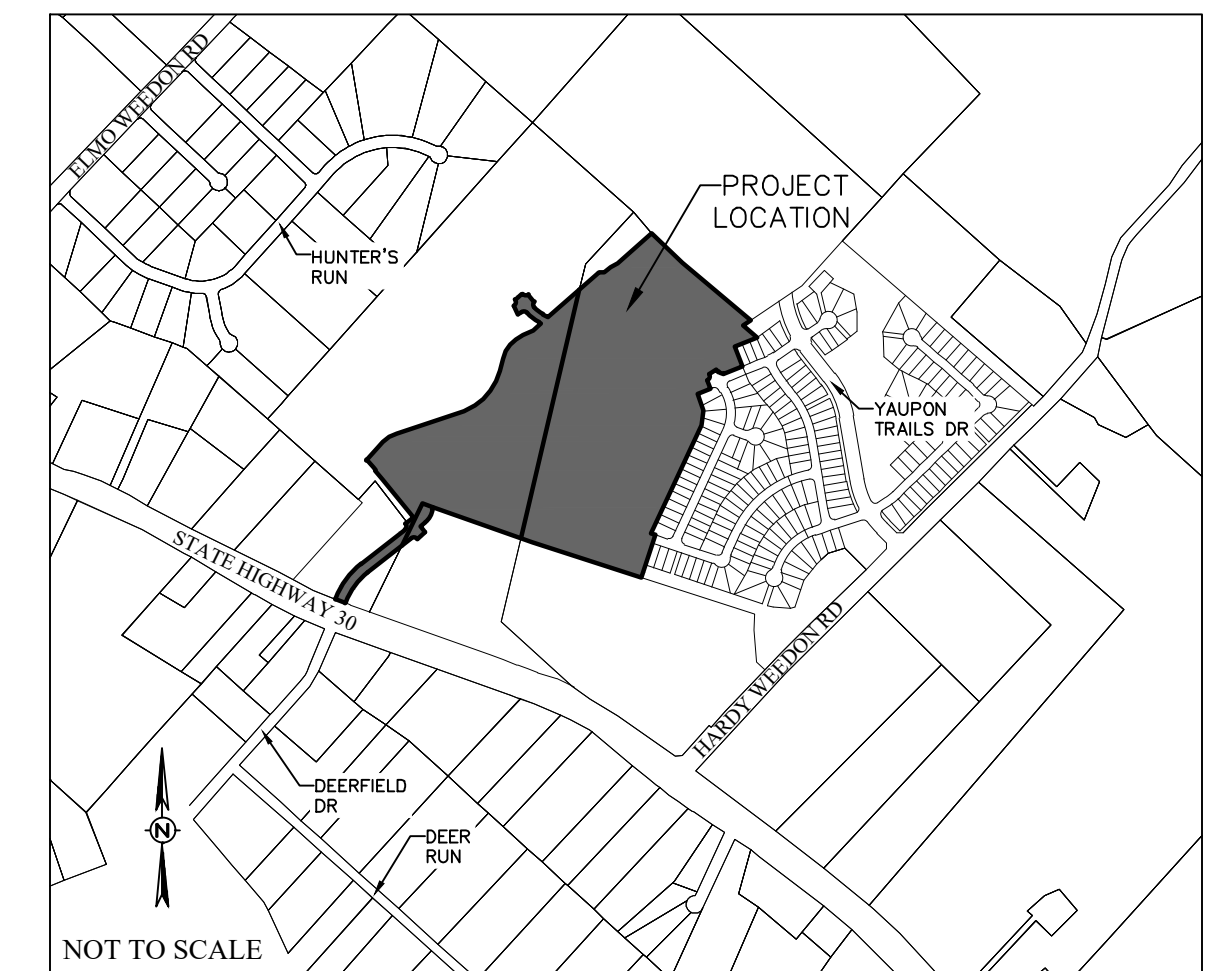
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SCHULTZ
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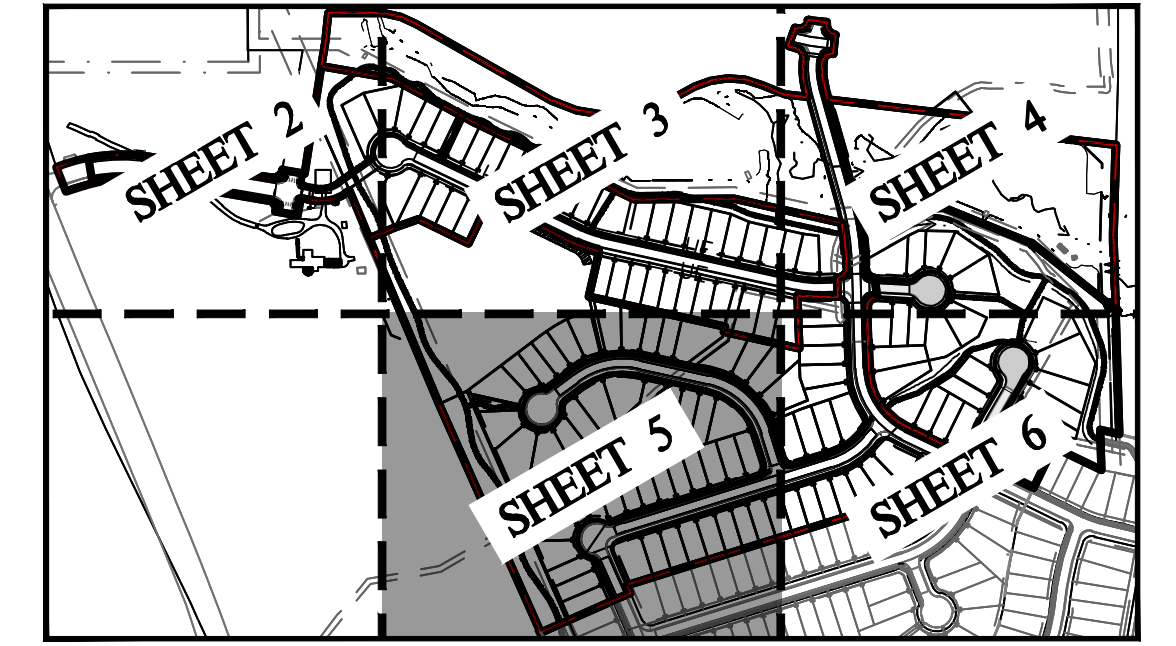
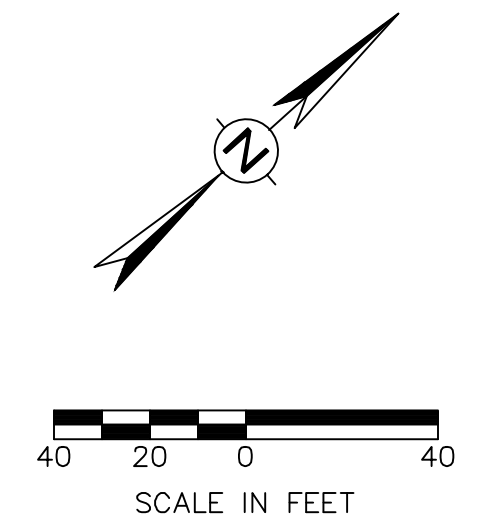
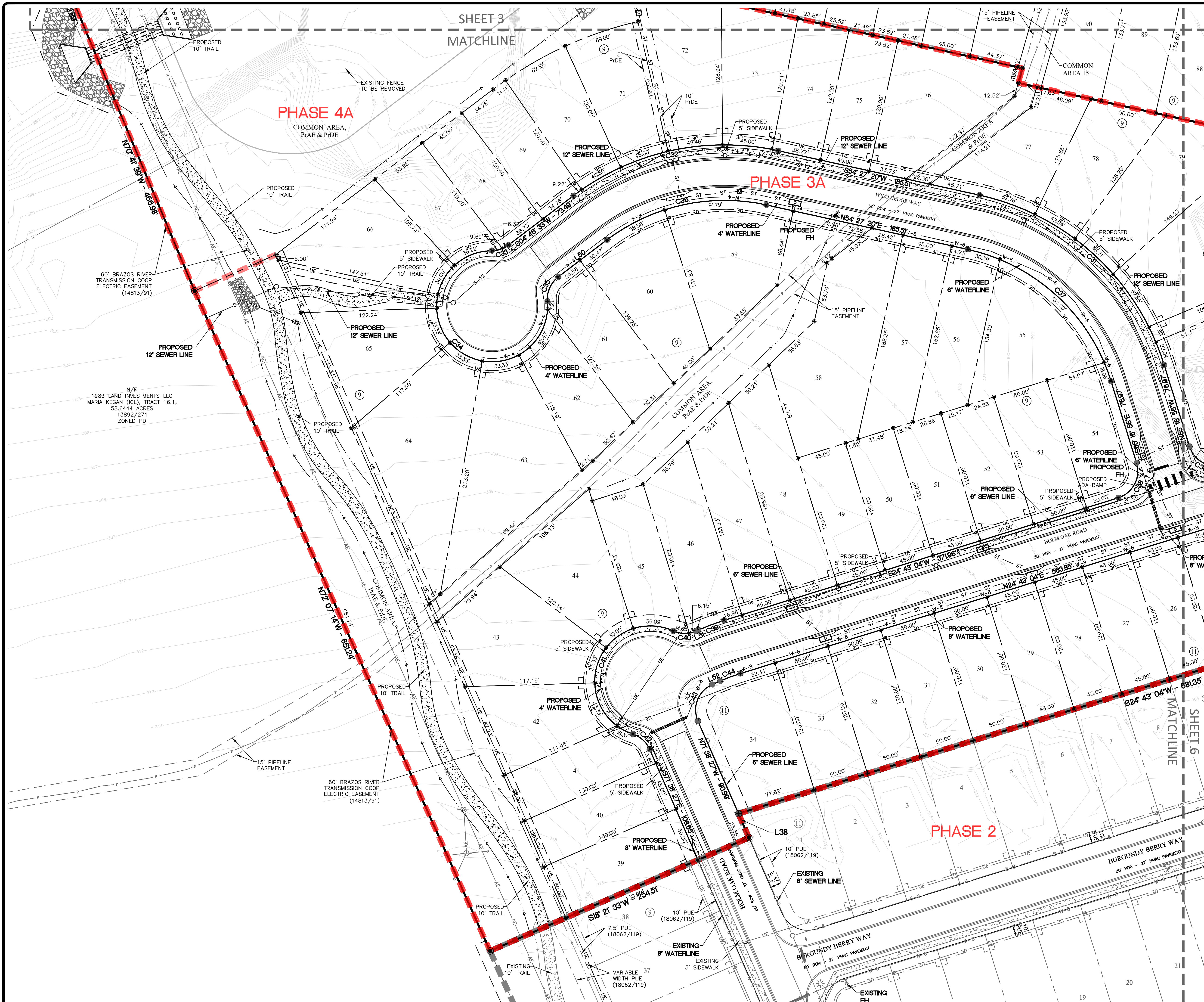
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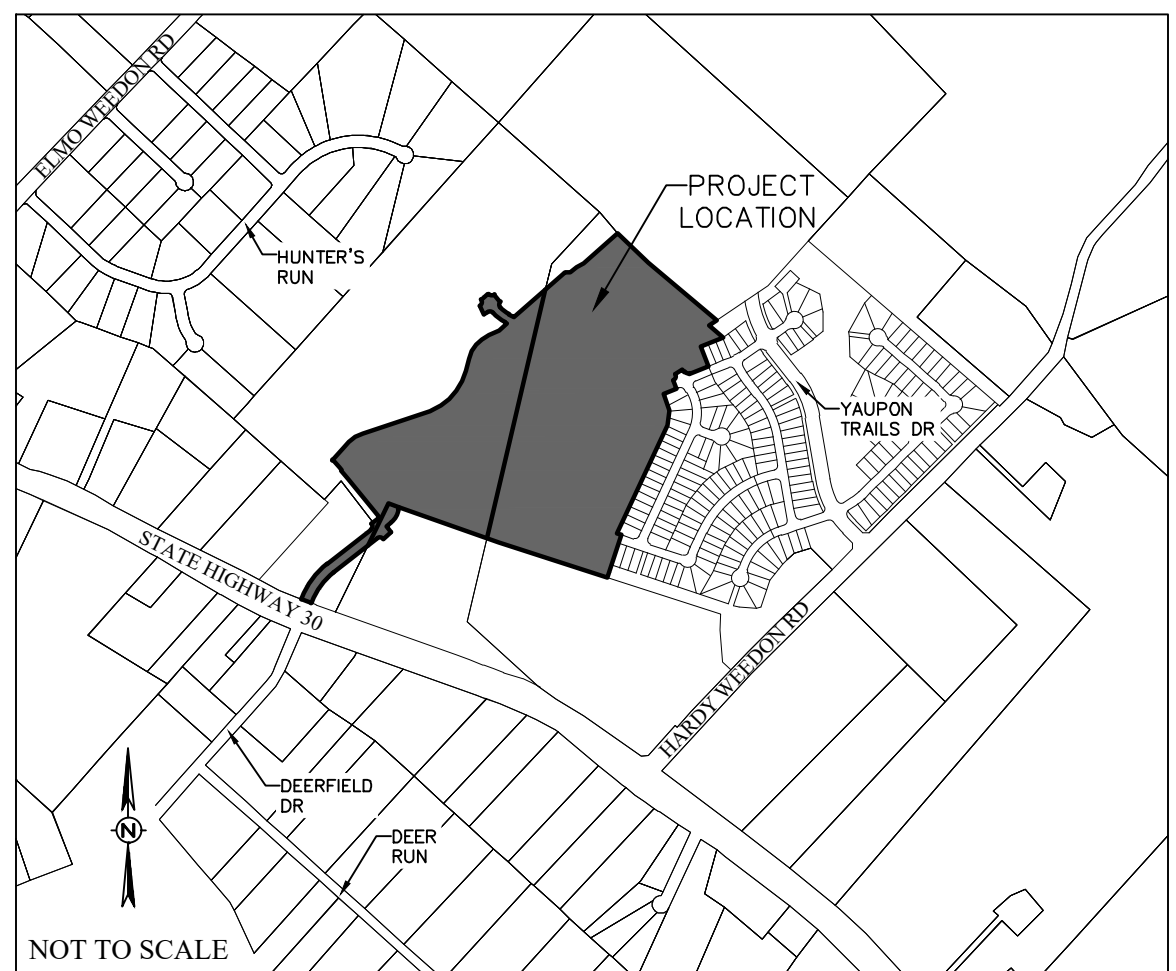
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MATCHLINE
SHEET 6



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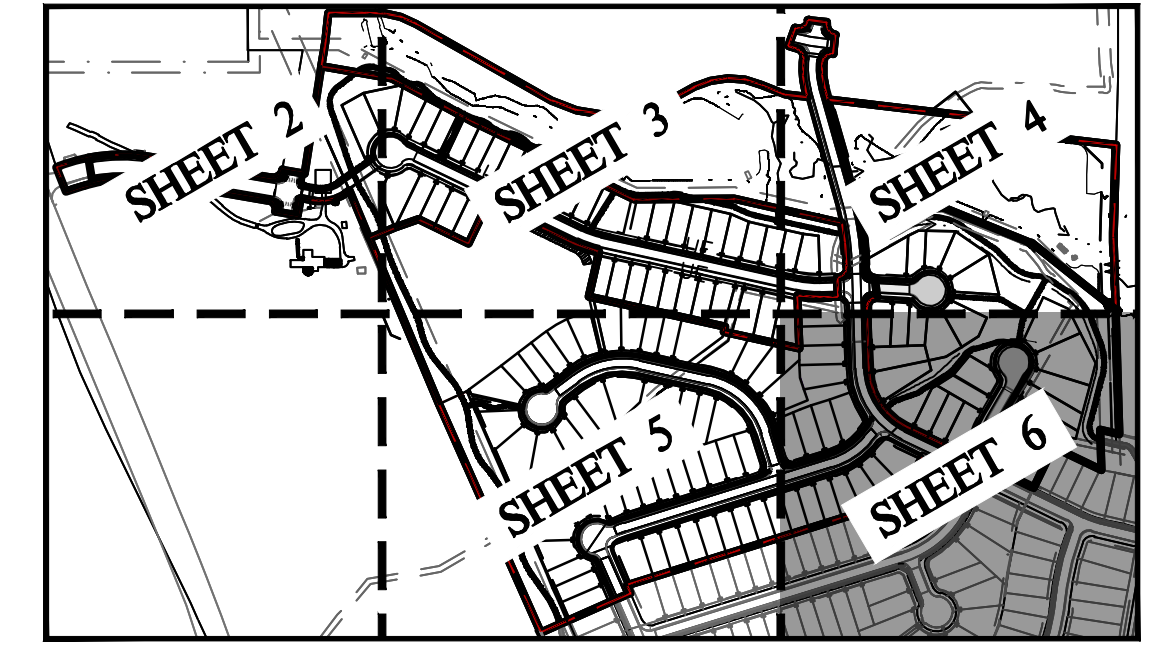
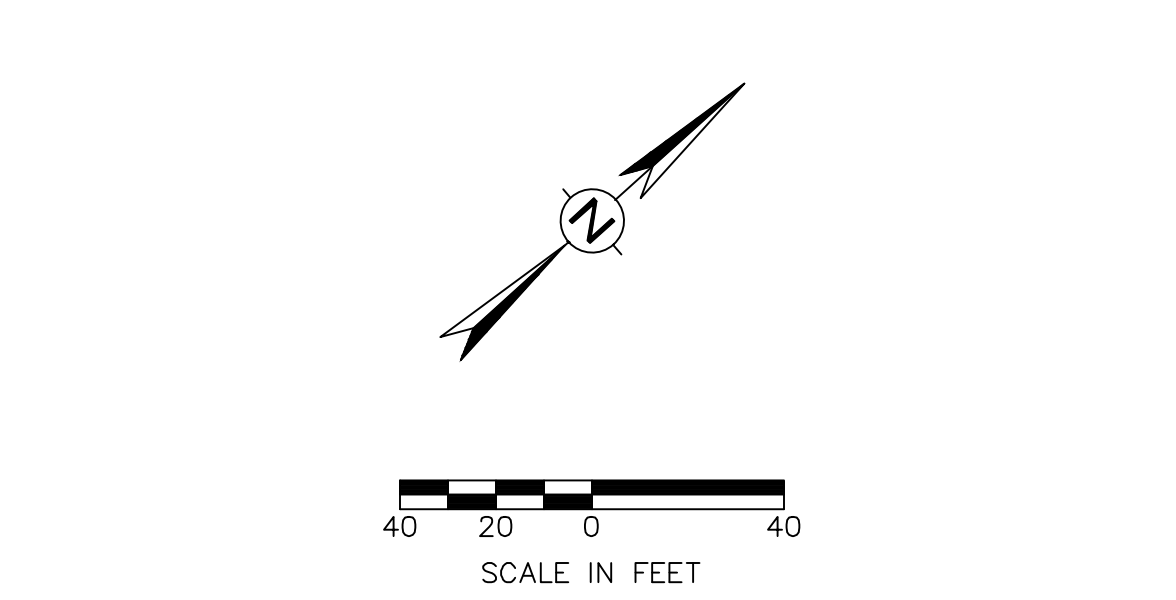
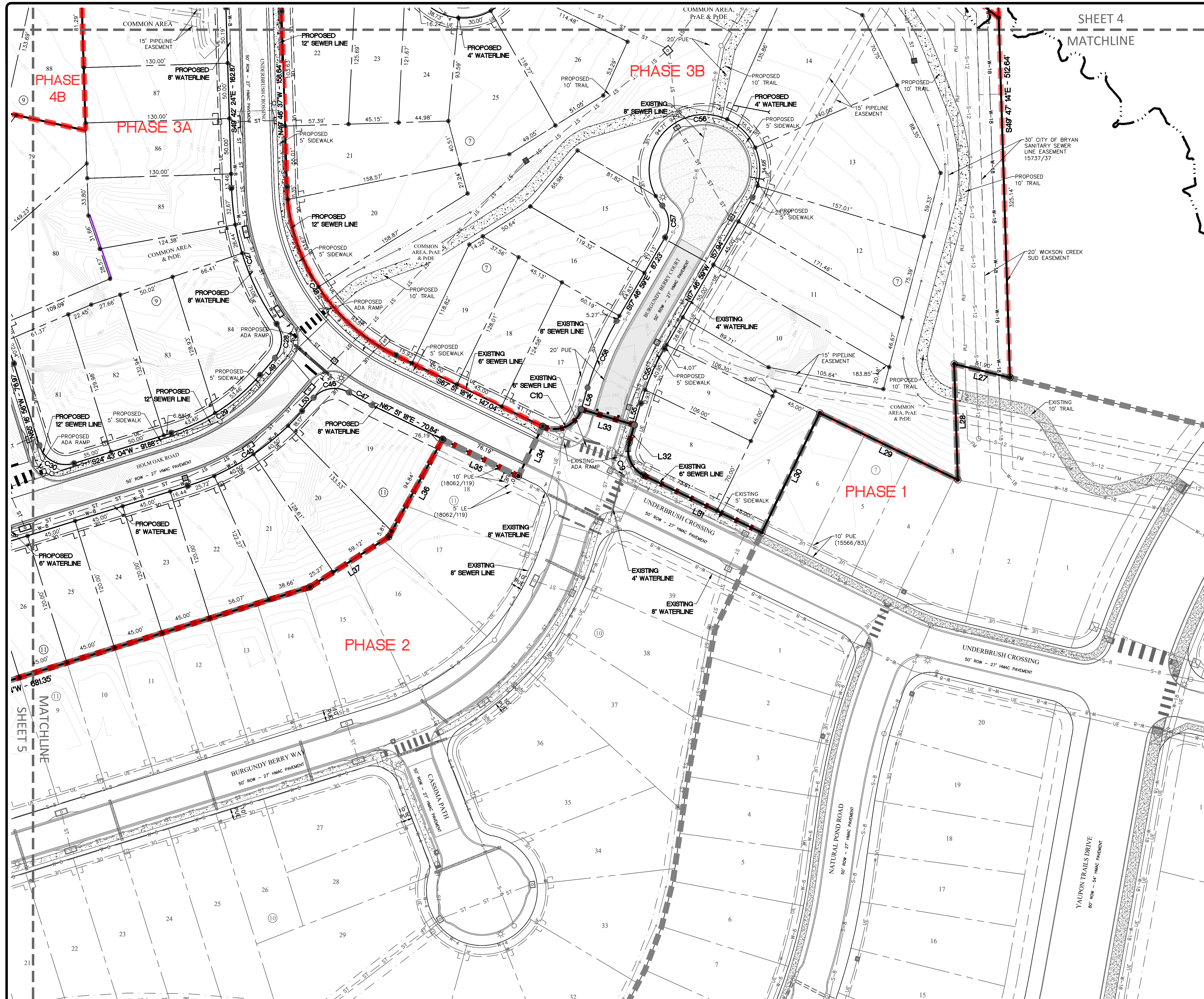
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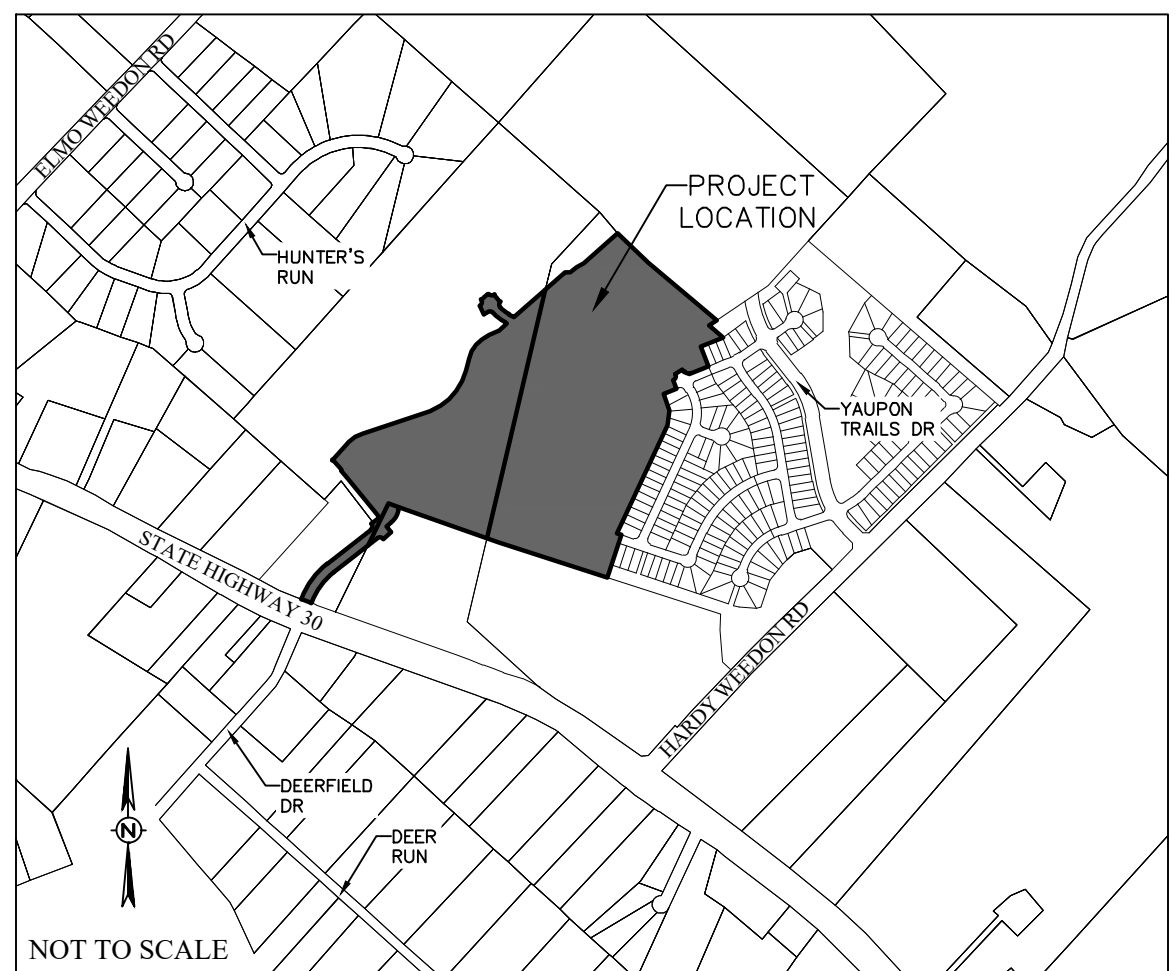
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Parcel Table				
Parcel #	PHASE	BLOCK	LOT	AREA (SF)
3A0939	3A	9	39	6,500
3A0940	3A	9	40	6,850
3A0941	3A	9	41	5,624
3A0942	3A	9	42	7,006
3A0943	3A	9	43	10,377
3A0944	3A	9	44	8,085
3A0945	3A	9	45	6,108
3A0946	3A	9	46	7,568
3A0947	3A	9	47	7,847
3A0948	3A	9	48	8,849
3A0949	3A	9	49	5,400
3A0950	3A	9	50	5,400
3A0951	3A	9	51	5,400
3A0952	3A	9	52	6,000
3A0953	3A	9	53	6,000
3A0954	3A	9	54	6,460
3A0955	3A	9	55	8,667
3A0956	3A	9	56	6,714
3A0957	3A	9	57	7,897
3A0958	3A	9	58	13,377
3A0959	3A	9	59	9,518
3A0960	3A	9	60	9,083
3A0961	3A	9	61	6,997
3A0962	3A	9	62	6,315
3A0963	3A	9	63	13,082
3A0964	3A	9	64	14,188
3A0965	3A	9	65	8,217
3A0966	3A	9	66	8,314
3A0967	3A	9	67	5,328
3A0968	3A	9	68	5,398
3A0969	3A	9	69	5,572
3A0970	3A	9	70	6,164
3A0971	3A	9	71	8,851
3A0972	3A	9	72	9,207
3A0973	3A	9	73	7,083
3A0974	3A	9	74	5,505
3A0975	3A	9	75	5,400
3A0976	3A	9	76	9,887
3A0977	3A	9	77	7,401
3A0978	3A	9	78	6,772
3A0979	3A	9	79	9,701
3A0980	3A	9	80	9,452
3A0981	3A	9	81	7,496

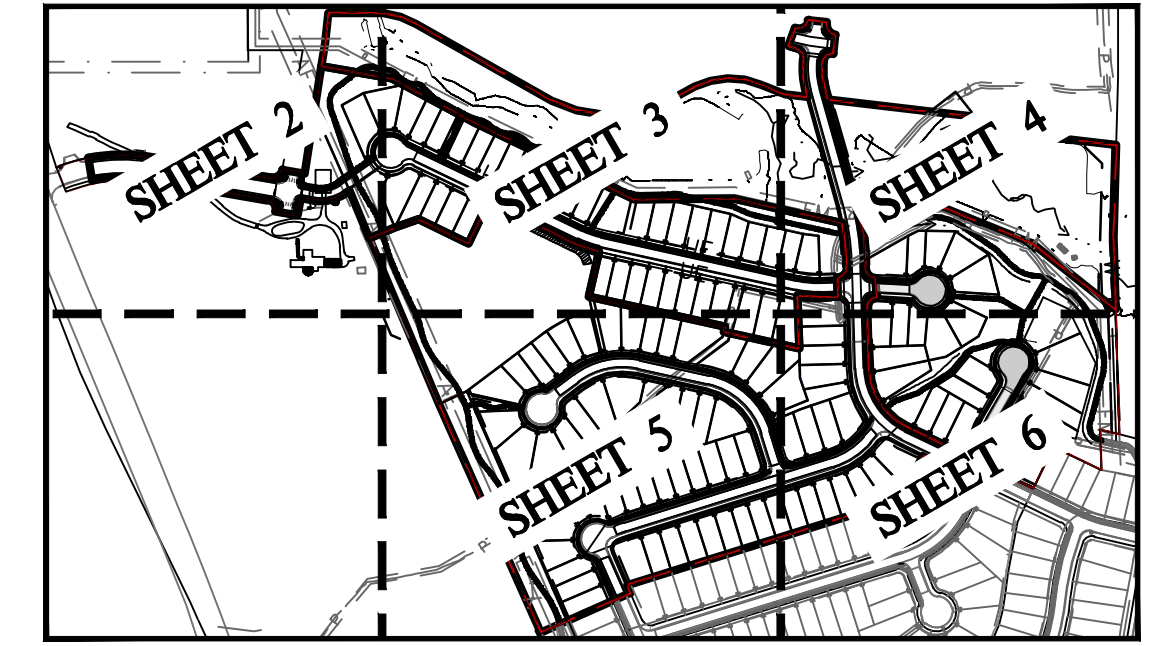
Parcel Table				
Parcel #	PHASE	BLOCK	LOT	AREA (SF)
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3A0983	3A	9	83	6,605
3A0984	3A	9	84	8,234
3A0985	3A	9	85	7,147
3A0986	3A	9	86	6,500
3A0987	3A	9	87	6,500
3A1119	3A	11	19	8,927
3A1120	3A	11	20	6,884
3A1121	3A	11	21	6,573
3A1122	3A	11	22	5,914
3A1123	3A	11	23	5,400
3A1124	3A	11	24	5,400
3A1125	3A	11	25	5,400
3A1126	3A	11	26	5,400
3A1127	3A	11	27	5,400
3A1128	3A	11	28	5,400
3A1129	3A	11	29	5,400
3A1130	3A	11	30	6,000
3A1131	3A	11	31	6,000
3A1132	3A	11	32	6,000
3A1133	3A	11	33	6,000
3A1134	3A	11	34	9,160
3B0707	3B	7	7	5,400
3B0708	3B	7	8	6,950
3B0709	3B	7	9	4,810
3B0710	3B	7	10	8,602
3B0711	3B	7	11	7,995
3B0712	3B	7	12	9,028
3B0713	3B	7	13	13,635
3B0714	3B	7	14	12,562
3B0715	3B	7	15	7,198
3B0716	3B	7	16	5,877
3B0717	3B	7	17	7,445
3B0718	3B	7	18	5,883
3B0719	3B	7	19	5,790
3B0720	3B	7	20	8,922
3B0721	3B	7	21	8,111
3B0722	3B	7	22	7,845
3B0723	3B	7	23	5,568
3B0724	3B	7	24	4,972
3B0725	3B	7	25	8,438
3B0726	3B	7	26	7,927
3B0727	3B	7	27	8,511

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Parcel #	PHASE	BLOCK	LOT	AREA (SF)
3B0728	3B	7	28	7,827
3B0729	3B	7	29	6,033
3B0730	3B	7	30	5,253
3B0731	3B	7	31	8,463
4B0988	4B	9	88	7,657
4B0989	4B	9	89	6,685
4B0990	4B	9	90	6,980
4B0991	4B	9	91	5,751
4B0992	4B	9	92	5,400
4B0993	4B	9	93	5,400
4B0994	4B	9	94	5,400
4B0995	4B	9	95	5,400
4B0996	4B	9	96	5,400
4B0997	4B	9	97	5,400
4B0998	4B	9	98	5,400
4B0999	4B	9	99	6,000
4B09100	4B	9	100	6,000
4B09101	4B	9	101	5,400
4B09102	4B	9	102	6,428
4B09103	4B	9	103	9,148
4B09104	4B	9	104	8,833
4B09105	4B	9	105	7,995
4B09106	4B	9	106	6,835
4B09107	4B	9	107	5,614
4B09108	4B	9	108	5,530
4B09109	4B	9	109	5,416
4B09110	4B	9	110	5,400
4B09111	4B	9	111	5,400
4B09112	4B	9	112	5,400
4B09113	4B	9	113	5,400
4B09114	4B	9	114	5,400
4B09115	4B	9	115	5,400
4B09116	4B	9	116	5,400
4B09117	4B	9	117	5,400
4B09118	4B	9	118	5,750
4B09119	4B	9	119	6,000
4B09120	4B	9	120	6,000
4B09121	4B	9	121	6,000
4B09122	4B	9	122	5,750
4B09123	4B	9	123	5,500
4B09124	4B	9	124	5,500
4B09125	4B	9	125	4,950
4B09126	4B	9	126	5,991

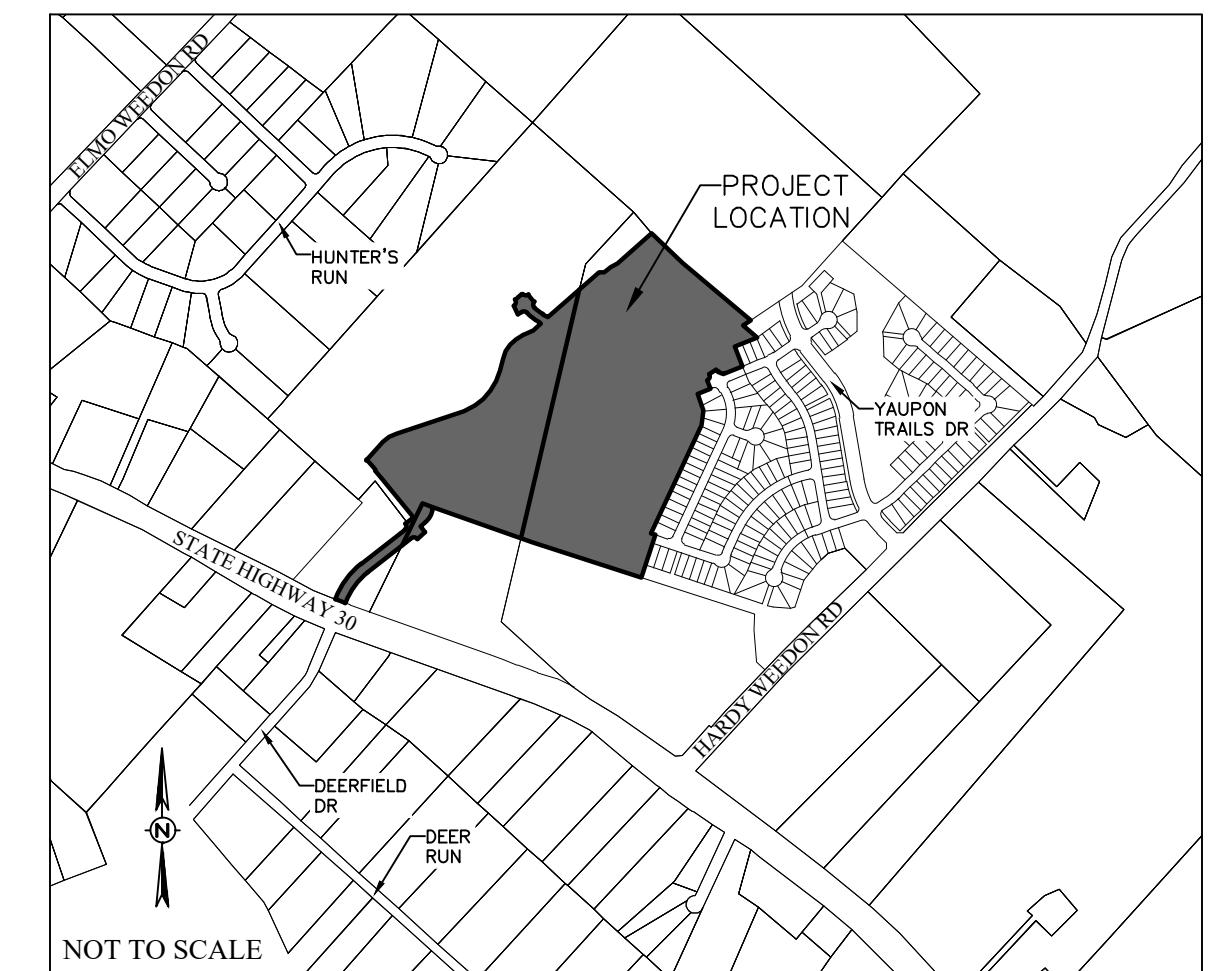
COMMON AREA TABLE				
PHASE	BLOCK	LOT	AREA (AC)	
3A	9	COMMON AREA, P/AE & P/DE	1.67	
3A	9	COMMON AREA & P/DE	0.05	
3A	9	COMMON AREA & P/DE	0.14	
3A	9	COMMON AREA	0.22	
3A	9	COMMON AREA AND PRIVATE DRAINAGE EASEMENT	6.43	
3A	7	COMMON AREA AND PRIVATE DRAINAGE EASEMENT	4.73	
3B	7	COMMON AREA, P/AE & P/DE	3.13	
4A	9	COMMON AREA, P/DE & P/AE	4.05	
4B	9	COMMON AREA, P/AE & P/DE	0.93	
4B	9	COMMON AREA, P/AE & P/DE	0.06	
4B	9	COMMON AREA, P/AE & P/DE	0.96	
4B	9	COMMON AREA & P/DE	0.07	

NOTES:

- ORIGIN OF BEARING SYSTEM: IRON ROD MONUMENTS FOUND AND THE RECORD BEARING (S 45°39'54" E) ALONG THE SOUTHEAST LINE OF THE CALLED 122.79 ACRE TRACT RECORDED IN VOLUME 13892, PAGE 271 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.) WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS PLAN.
- THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
- A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0220F, EFFECTIVE DATE: APRIL 02, 2014.
- ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT MIXED USE DISTRICT (PD-M) AS APPROVED BY CITY OF BRYAN CITY COUNCIL ON JULY 12, 2022.
- SETBACK REQUIREMENTS SHALL BE AS FOLLOWS:
-25' FRONT YARD SETBACK
-20' FRONT YARD SETBACK (CUL-DE-SAC)
-5' SIDE YARD SETBACK
-15' SIDE YARD SETBACK (ADJACENT TO COLLECTOR OR LOCAL STREET)
-5' REAR YARD SETBACK
- ALL COMMON AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
- ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
- SIDEWALKS AND TRAILS SHALL BE PER THE PD-M ZONING REQUIREMENTS.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION REPAIR AND MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS.
- DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION REPAIR AND MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS.
- IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
- THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY GREGORY HOPCINS RPLS NO. 6047.
- THE INFORMATION SHOWN ON THIS PLAN IS NOT FOR CONSTRUCTION, REFER TO SEALED CONSTRUCTION PLANS FOR FINAL INFORMATION.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.



VICINITY MAP



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON NOVEMBER 30, 2022. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

PRELIMINARY PLAN NOT FOR RECORD

PRELIMINARY PLAN YAUPON TRAILS SUBDIVISION PHASES 3A-5A

50.293 ACRES - 129 LOTS

JOHN H JONES LEAGUE, A-26 BRYAN, BRAZOS, TEXAS

- PHASE 3A: 27.841 ACRES - 65 LOTS (13.237 ACRES COMMON AREA)
- PHASE 3B: 8.162 ACRES - 25 LOTS (3.129 ACRES COMMON AREA)
- PHASE 4A: 4.054 ACRES - 0 LOTS (4.054 ACRES COMMON AREA)
- PHASE 4B: 9.254 ACRES - 39 LOTS (2.374 ACRES COMMON AREA)
- PHASE 5A: 0.981 ACRES - 0 LOTS (0 ACRES COMMON AREA)

SCALE: AS SHOWN MAY, 2023

OWNER/DEVELOPER:
1983 LAND INVESTMENTS LLC
4090 STATE HWY 6 SOUTH
COLLEGE STATION, TX 77845
(979) 696-1222

SURVEYOR:
McClure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, TX 77845
(979) 693-3838
TBPELS FIRM # 10103300
Firm Reg. No. F - 458

ENGINEER:
SCHULTZ
TBPES NO. 12327
4900 STATE HWY 6 SOUTH
COLLEGE STATION, TEXAS 77840
(979) 764-3900

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	61.52'	N38° 19' 09"W
L2	98.18'	N41° 52' 16"E
L3	45.00'	N43° 09' 37"E
L4	45.00'	N53° 52' 08"E
L5	45.00'	N66° 24' 27"E
L6	69.16'	N62° 48' 50"E
L7	62.28'	N51° 33' 37"E
L8	62.28'	N41° 13' 59"E
L9	62.37'	N30° 54' 21"E
L10	62.12'	N19° 45' 14"E
L11	72.49'	N13° 54' 50"E
L12	45.00'	N20° 45' 33"E
L13	45.00'	N33° 40' 21"E
L14	45.00'	N46° 35' 29"E
L15	45.00'	N59° 25' 11"E
L16	66.74'	N64° 26' 37"E
L17	58.77'	N48° 48' 06"E
L18	13.54'	N63° 35' 07"W
L19	50.00'	N27° 18' 02"W
L20	50.00'	N48° 40' 49"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	4.47'	S41° 19' 11"E
L22	50.00'	S41° 20' 57"E
L23	34.01'	S63° 35' 07"E
L24	30.71'	N89° 19' 03"E
L25	45.00'	N48° 40' 49"E
L26	46.10'	N61° 12' 33"E
L27	51.90'	S55° 45' 21"W
L28	104.69'	S49° 47' 14"E
L29	138.48'	S67° 51' 17"W
L30	120.00'	S22° 08' 43"E
L31	118.61'	S67° 51' 17"W
L32	16.51'	N31° 31' 06"W
L33	50.00'	S58° 28' 54"W
L34	50.00'	S22° 08' 42"E
L35	76.19'	S67° 51' 18"W
L36	100.65'	S19° 06' 11"E
L37	84.39'	S9° 31' 29"W
L38	23.56'	S71° 38' 27"E
L39	14.98'	S7° 06' 51"W
L40	33.37'	S51° 40' 51"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	45.00'	S38° 19' 09"E
L42	60.00'	S51° 40' 51"W
L43	48.98'	S24° 40' 42"W
L44	5.26'	N20° 59' 31"E
L45	60.00'	N51° 40' 51"E
L46	12.11'	S49° 46' 37"E
L47	47.37'	S40° 13' 23"W
L48	47.37'	N40° 13' 23"E
L49	20.31'	S7° 07' 03"E
L50	55.05'	N4° 46' 33"E
L51	1.98'	S18° 21' 33"W
L52	7.89'	N18° 21' 33"E
L53	15.85'	N7° 07' 03"W
L54	16.71'	N49° 02' 58"W
L55	20.24'	N31° 31' 06"W
L56	20.24'	S31° 31' 06"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	79.23'	680.00'	006°40'33"	39.66'	79.19'	N41°39'25"W
C2	87.32'	225.00'	022°14'09"	44.22'	86.77'	N52°28'02"W
C3	35.61'	25.00'	081°36'47"	21.58'	32.68'	N82°09'21"W
C4	22.23'	225.00'	005°39'42"	11.13'	22.22'	S59°52'07"W
C5	45.39'	25.00'	104°01'08"	32.01'	39.41'	N10°41'24"E
C6	39.27'	25.00'	090°00'00"	25.00'	35.36'	N85°19'11"E
C7	39.73'	25.00'	091°03'49"	25.47'	35.68'	S03°08'55"W
C8	64.76'	175.00'	021°12'07"	32.75'	64.39'	S52°59'03"E
C						