

SUBDIVISION PLAT ESTABLISHING HUNTERS RANCH SUBDIVISION PHASE II

8.60 ACRES OUT OF 268.58 ACRES OF LAND SITUATED IN THE E. DAVIS SURVEY NUMBER 6, ABSTRACT No. 1447, MEDINA COUNTY, TEXAS, ALSO BEING A PORTION OF A 268.56 ACRE TRACT CONVEYED TO VINTAGE OAKS LLC RECORDED IN DOCUMENT NUMBER 20190210479 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALSO RECORDED IN DOCUMENT NUMBER 201908001 IN THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS

STATE OF TEXAS COUNTY OF MEDINA

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

HARRY HAUSMAN VINTAGE OAKS, LLC 15720 BANDERA ROAD, SUITE 103 HELOTES, TEXAS 78203 TELEPHONE: (210) 695-6490

STATE OF TEXAS COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HARRY HAUSMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 26th DAY OF August 2020.

NOTARY PUBLIC, MEDINA COUNTY, TEXAS

THIS PLAT OF HUNTERS RANCH SUBDIVISION PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D., 2020.

CHAIRMAN

SECRETARY

THIS PLAT OF HUNTERS RANCH SUBDIVISION PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF A.D., 2020.

JUDGE

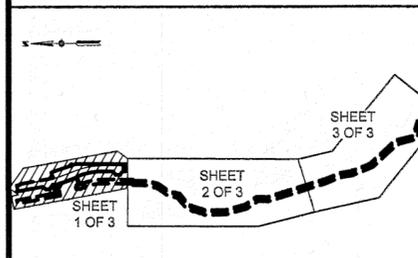
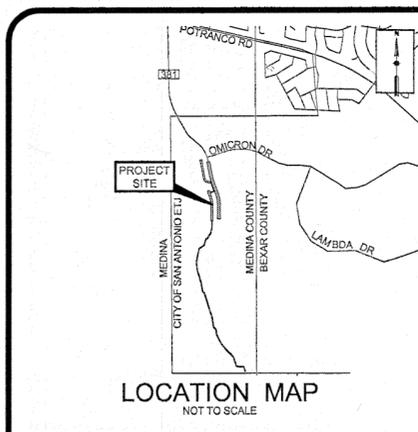
COMMISSIONER PRECINCT 2

STATE OF TEXAS COUNTY OF MEDINA

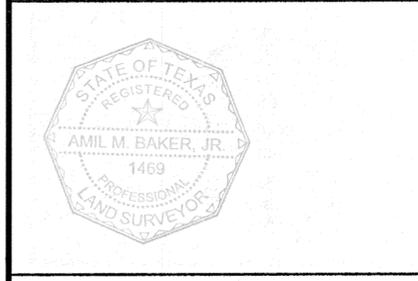
I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OR WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF 2020 AT M. AND DULY RECORDED THE DAY OF 2020 AT M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK / VOLUME, ON PAGE, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF 2020.

COUNTY CLERK, MEDINA COUNTY, TEXAS

DEPUTY

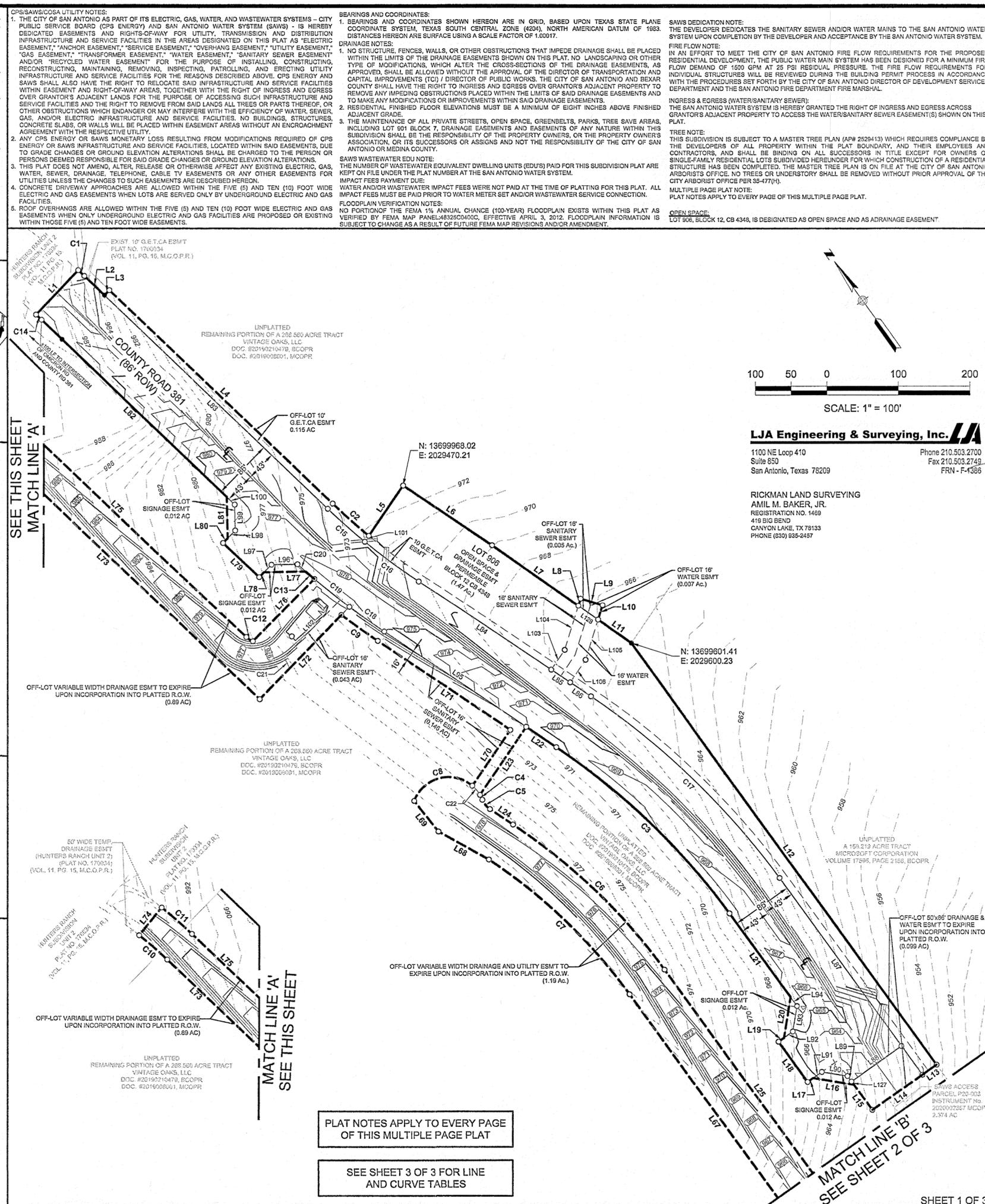


LEGEND table with symbols for iron rod found, contours, easements, and other features.



STATE OF TEXAS COUNTY OF MEDINA I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

STATE OF TEXAS COUNTY OF MEDINA I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT...



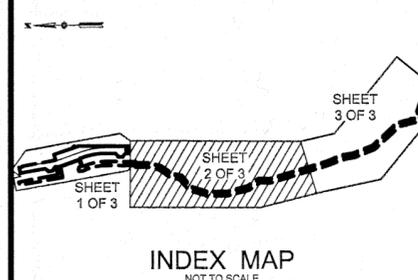
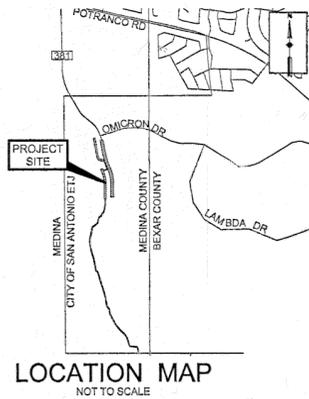
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

MATCH LINE 'B' SEE SHEET 2 OF 3



Vertical text on the right edge of the page.



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- 740 - EXISTING CONTOURS
- 740 - PROPOSED CONTOURS
- BCOPR BEXAR COUNTY OFFICIAL PUBLIC RECORDS
- MCOPR MEDINA COUNTY OFFICIAL PUBLIC RECORDS
- VOL. VOLUME
- PG. PAGE
- ESMT EASEMENT
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- AC ACRES
- B.S.L BUILDING SETBACK LINE
- ⌒ CENTER LINE



STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

Amil M. Baker, Jr.
AMIL M. BAKER, JR., R.P.L.S. # 1469

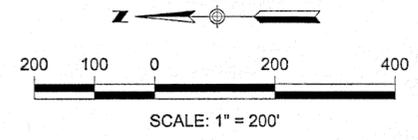
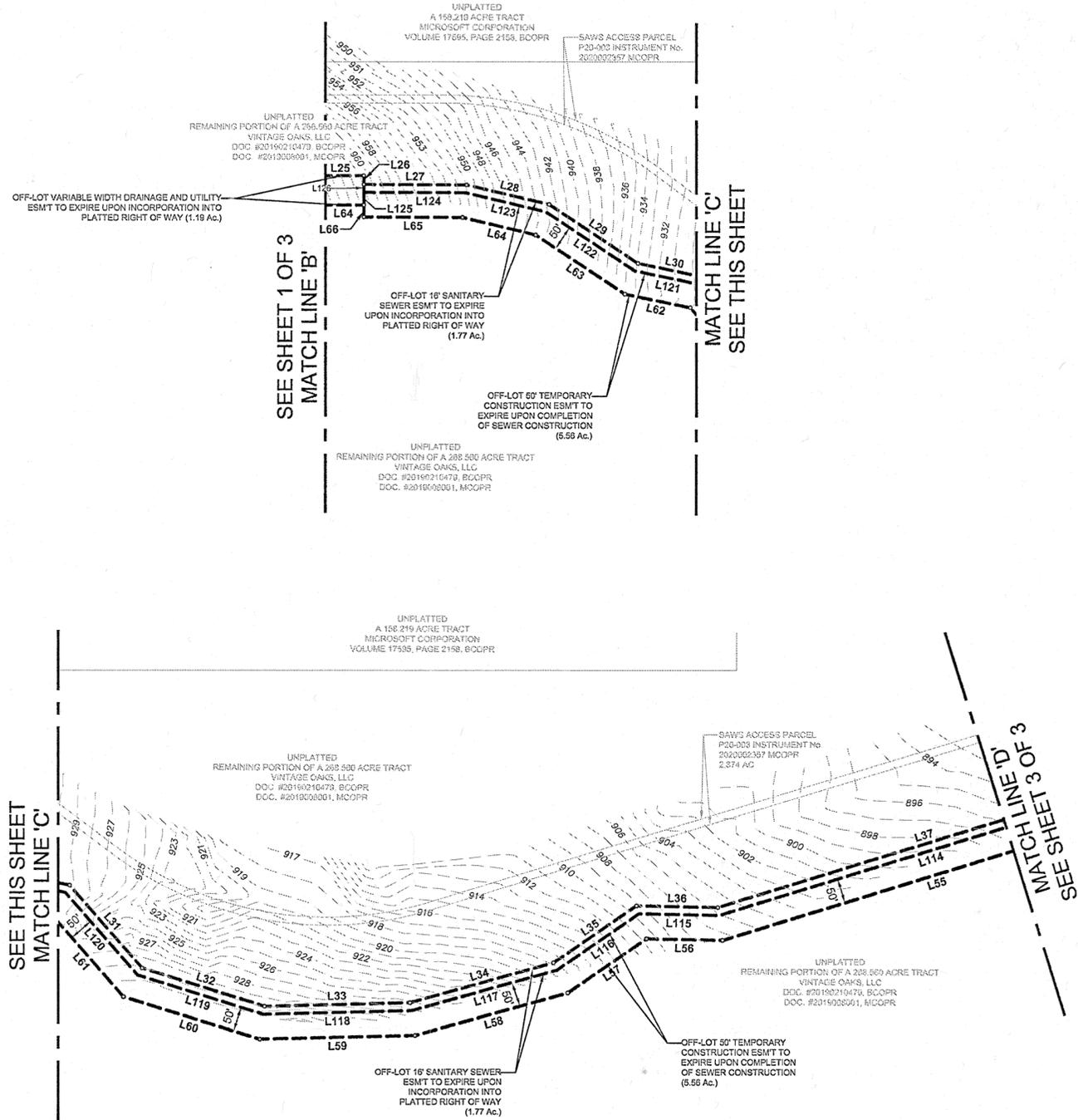
STATE OF TEXAS
COUNTY OF MEDINA

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 SAN ANTONIO PLANNING COMMISSION.

Nathan Chamberlain
NATHAN CHAMBERLAIN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 129338

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES



LJA Engineering & Surveying, Inc.

1100 NE Loop 410
Suite 850
San Antonio, Texas 78209

Phone 210.503.2700
Fax 210.503.2749
FRN - F-1366

RICKMAN LAND SURVEYING
AMIL M. BAKER, JR.
REGISTRATION NO. 1469
419 BIG BEND
CANYON LAKE, TX 78133
PHONE (830) 935-2437

LAND -PLAT NUMBER-19-11800383

SUBDIVISION PLAT ESTABLISHING
HUNTERS RANCH
SUBDIVISION PHASE II

8.60 ACRES OUT OF 268.58 ACRES OF LAND SITUATED IN THE E. DAVIS SURVEY NUMBER 6, ABSTRACT No. 1447, MEDINA COUNTY, TEXAS, ALSO BEING A PORTION OF A 268.56 ACRE TRACT CONVEYED TO VINTAGE OAKS LLC RECORDED IN DOCUMENT NUMBER 20190210479 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALSO RECORDED IN DOCUMENT NUMBER 2019008001 IN THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MEDINA

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

H. Hausman
OWNER:
HARRY HAUSMAN
VINTAGE OAKS, LLC
15720 BANDERA ROAD, SUITE 103
HELOTES, TEXAS 78203
TELEPHONE: (210) 695-5490

STATE OF TEXAS
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HARRY HAUSMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 26 DAY OF August 2020.

R. Meji
NOTARY PUBLIC,
MEDINA COUNTY, TEXAS

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DATED THIS _____ DAY OF _____ A.D., 2020.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

THIS PLAT OF HUNTERS RANCH SUBDIVISION PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2020.

BY: _____
JUDGE

BY: _____
COMMISSIONER PRECINCT 2

STATE OF TEXAS
COUNTY OF MEDINA

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OR WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, 2020 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2020 AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK / VOLUME _____, ON PAGE _____, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

_____ COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: _____ DEPUTY



C:\Users\chamberlain\OneDrive\Documents\Projects\Hunters Ranch\Hunters Ranch_Phase II.dwg
Plot Date/Time: Aug 06, 2020 - 11:11:48
User: chamberlain

LAND - PLAT NUMBER-19-11800383
 SUBDIVISION PLAT ESTABLISHING
HUNTERS RANCH
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OWNER:
 HARRY HAUSMAN
 VINTAGE OAKS, LLC
 15720 BANDERA ROAD, SUITE 103
 HELOTES, TEXAS 78203
 TELEPHONE: (210) 695-8490

STATE OF TEXAS
 COUNTY OF MEDINA
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HARRY HAUSMAN, 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 26 DAY OF August, 2020.

P. M. Meij
 NOTARY PUBLIC,
 MEDINA COUNTY, TEXAS

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DATED THIS _____ DAY OF _____ A.D., 2020.

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

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DATED THIS _____ DAY OF _____ A.D., 2020.

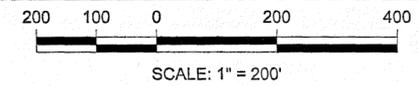
BY: _____
 JUDGE

BY: _____
 COMMISSIONER PRECINCT 2

STATE OF TEXAS
 COUNTY OF MEDINA
 I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OR WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, 2020 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2020 AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK/VOLUME _____, ON PAGE _____, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

COUNTY CLERK, MEDINA COUNTY, TEXAS

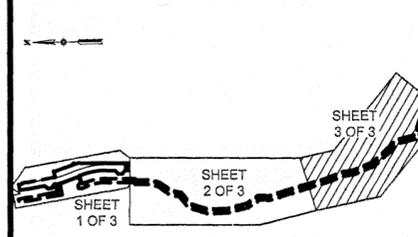
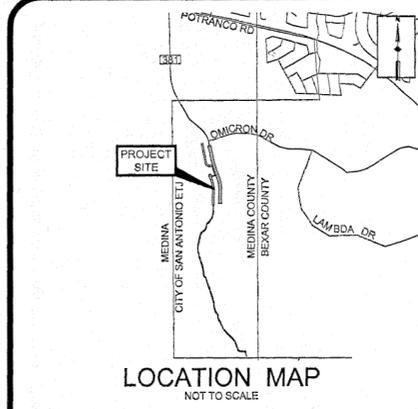
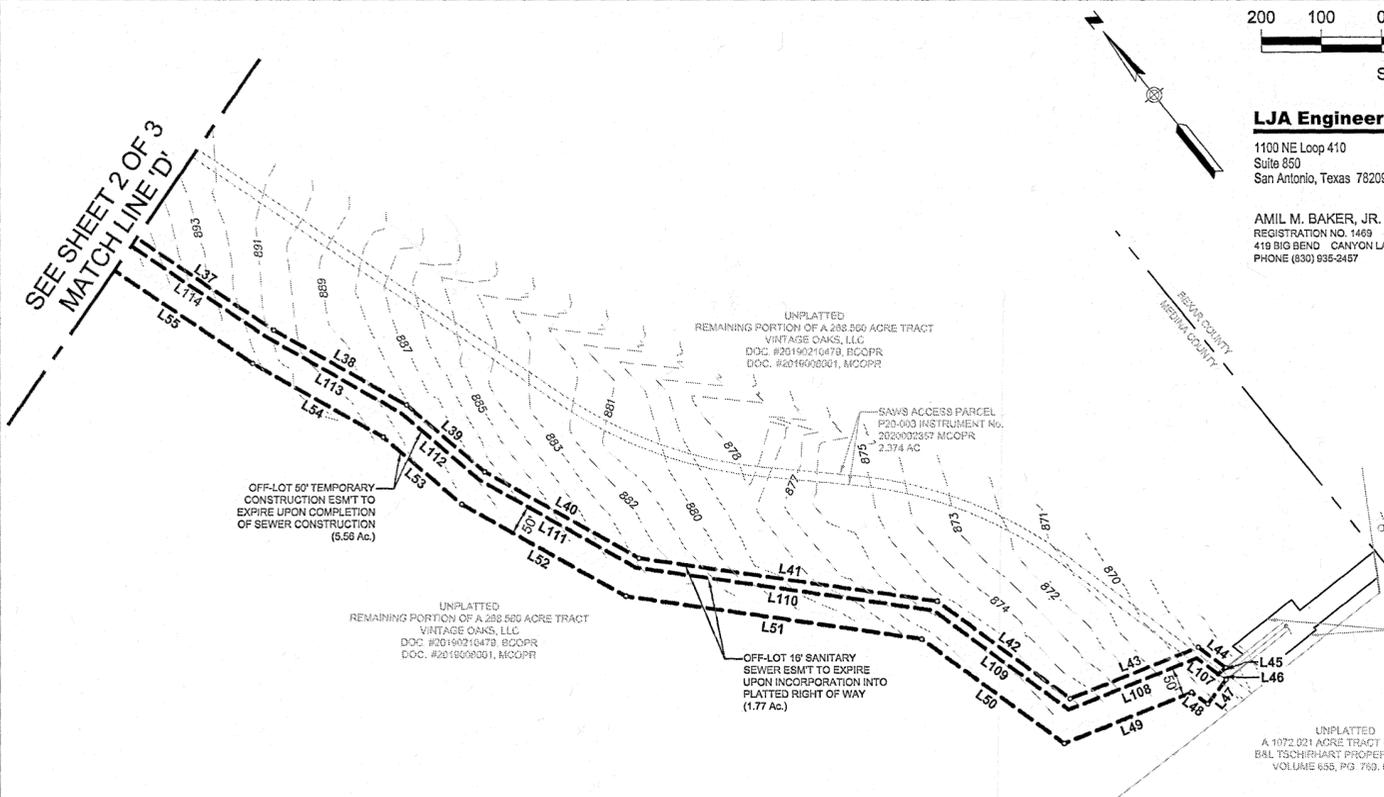
BY: _____
 DEPUTY



LJA Engineering & Surveying, Inc.

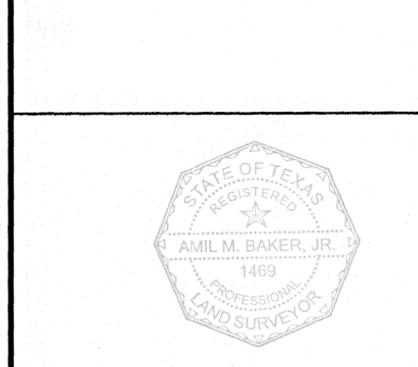
1100 NE Loop 410
 Suite 850
 San Antonio, Texas 78209
 Phone 210.503.2700
 Fax 210.503.2749
 FRN - F-1386

AMIL M. BAKER, JR.
 REGISTRATION NO. 1469
 419 BIG BEND CANYON LAKE, TX 78133
 PHONE (830) 935-2457



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- 740 - EXISTING CONTOURS
- 740 - PROPOSED CONTOURS
- BCOPR BEKAR COUNTY OFFICIAL PUBLIC RECORDS
- MCOPR MEDINA COUNTY OFFICIAL PUBLIC RECORDS
- VOL. VOLUME
- PG. PAGE
- ESMT EASEMENT
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- AC ACRES
- B.S.L BUILDING SETBACK LINE
- CL CENTER LINE



STATE OF TEXAS
 COUNTY OF MEDINA
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Amil M. Baker, Jr.
 AMIL M. BAKER, JR., R.P.L.S. # 1469

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 COUNTY OF MEDINA
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Nathan Chamberlain
 NATHAN CHAMBERLAIN, P.E.
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 129336

LINE	LENGTH	DIRECTION
L1	86.00'	N78° 31' 24"E
L2	39.00'	S10° 36' 15"E
L3	10.00'	N79° 23' 45"E
L4	432.57'	S10° 36' 15"E
L5	85.32'	N69° 31' 49"E
L6	150.00'	S20° 28' 11"E
L7	148.30'	S18° 56' 10"E
L8	10.63'	N52° 31' 31"E
L9	32.00'	S37° 28' 29"E
L10	21.37'	S52° 31' 31"W
L11	57.03'	S18° 56' 10"E
L12	732.33'	S0° 08' 45"E
L13	24.23'	S89° 50' 29"W
L14	86.00'	S89° 50' 29"W
L15	44.18'	N0° 10' 54"W
L16	57.84'	N44° 54' 05"W
L17	9.47'	S89° 49' 06"W
L18	70.00'	N0° 09' 31"W
L19	9.44'	N89° 49' 06"E
L20	57.84'	N44° 32' 15"E
L21	146.00'	N0° 10' 54"W
L22	50.77'	N20° 28' 11"W
L23	115.27'	S69° 31' 50"W
L24	38.80'	S20° 28' 10"E
L25	432.60'	S0° 09' 31"E

LINE	LENGTH	DIRECTION
L26	17.96'	S89° 50' 29"W
L27	205.28'	S0° 05' 20"W
L28	170.03'	S13° 25' 32"W
L29	213.50'	S33° 35' 57"W
L30	142.95'	S11° 40' 05"W
L31	221.38'	S48° 48' 36"W
L32	256.22'	S17° 12' 47"W
L33	291.29'	S1° 34' 05"E
L34	297.97'	S15° 45' 31"E
L35	201.89'	S34° 49' 57"E
L36	162.46'	S1° 00' 57"W
L37	674.28'	S17° 18' 24"E
L38	253.50'	S21° 50' 32"E
L39	171.74'	S10° 39' 36"E
L40	293.72'	S22° 13' 59"E
L41	500.53'	S43° 16' 59"E
L42	274.24'	S15° 00' 01"E
L43	229.56'	S73° 35' 49"E
L44	57.30'	S14° 38' 59"E
L45	16.54'	N90° 00' 00"W
L46	16.54'	S14° 38' 59"E
L47	50.95'	S75° 21' 16"W
L48	32.92'	N14° 38' 44"W
L49	228.19'	N73° 35' 49"W
L50	294.65'	N15° 00' 01"W

LINE	LENGTH	DIRECTION
L51	496.16'	N43° 16' 59"W
L52	312.67'	N22° 13' 59"W
L53	171.97'	N10° 39' 36"W
L54	249.65'	N21° 50' 32"W
L55	887.54'	N17° 18' 24"W
L56	151.76'	N1° 00' 57"E
L57	191.63'	N34° 49' 57"W
L58	317.28'	N15° 45' 31"W
L59	310.42'	N1° 34' 05"W
L60	285.80'	N17° 12' 47"E
L61	217.88'	N48° 48' 36"E
L62	133.56'	N11° 40' 05"E
L63	214.55'	N33° 35' 57"E
L64	150.57'	N13° 25' 32"E
L65	197.28'	N0° 05' 20"E
L66	23.96'	N89° 50' 29"E
L67	432.60'	N0° 09' 31"W
L68	80.96'	N25° 00' 15"W
L69	55.01'	N2° 38' 42"W
L70	94.65'	N69° 31' 50"E
L71	223.39'	N20° 28' 11"W
L72	164.66'	S79° 19' 42"W
L73	589.39'	N10° 41' 06"W
L74	50.00'	N74° 10' 03"E
L75	515.37'	S10° 41' 27"E

LINE	LENGTH	DIRECTION
L76	123.41'	N79° 31' 50"E
L77	58.17'	N55° 40' 05"W
L78	9.61'	S79° 23' 45"W
L79	70.00'	N10° 37' 08"W
L80	9.32'	N79° 23' 45"E
L81	57.84'	N34° 06' 56"E
L82	358.62'	N10° 36' 15"W
L83	432.58'	S10° 36' 15"E
L84	223.39'	S20° 28' 02"E
L85	32.00'	S20° 28' 10"E
L86	34.98'	S20° 29' 11"E
L87	292.58'	S0° 10' 54"E
L88	86.00'	S89° 50' 29"W
L89	9.58'	N0° 10' 54"W
L90	36.34'	N45° 10' 54"W
L91	15.00'	S89° 49' 06"W
L92	15.00'	N89° 49' 06"E
L93	36.34'	N44° 49' 06"E
L94	15.40'	N0° 10' 54"W
L95	239.39'	N20° 28' 11"W
L96	36.34'	N55° 36' 15"W
L97	15.00'	S79° 23' 45"W
L98	15.00'	N79° 23' 45"E
L99	36.34'	N34° 23' 45"E
L100	15.40'	N10° 36' 15"W

LINE	LENGTH	DIRECTION
L101	10.05'	N69° 31' 49"E
L102	113.54'	N79° 19' 42"E
L103	33.53'	N69° 31' 50"E
L104	65.36'	N52° 31' 31"E
L105	59.41'	N52° 31' 31"E
L106	38.32'	N69° 31' 50"E
L107	44.07'	N14° 38' 59"W
L108	229.49'	N73° 35' 49"W
L109	279.19'	N15° 00' 01"W
L110	499.47'	N43° 16' 59"W
L111	298.31'	N22° 13' 59"W
L112	171.80'	N10° 39' 36"W
L113	252.57'	N21° 50' 32"W
L114	877.49'	N17° 18' 24"W
L115	159.88'	N1° 00' 57"E
L116	199.40'	N34° 49' 57"W
L117	302.85'	N15° 45' 31"W
L118	295.93'	N1° 34' 05"W
L119	283.39'	N17° 12' 47"E
L120	220.53'	N48° 48' 36"E
L121	140.68'	N11° 40' 05"E
L122	213.75'	N33° 35' 57"E
L123	165.31'	N13° 25' 32"E
L124	203.34'	N0° 05' 20"E
L125	26.04'	N89° 50' 29"E

LINE	LENGTH	DIRECTION
L126	16.00'	N89° 50' 29"E
L127	5.82'	N0° 10' 54"W
L128	33.75'	S18° 56' 10"E

CURVE	RAD	ARC	DELTA	TAN	CHORD	CHORD BEARING
C1	843.00'	11.78'	0°48'03"	5.89'	11.78'	S11° 04' 35"E
C2	947.00'	67.77'	4°06'01"	33.90'	67.75'	S12° 43' 31"E
C3	957.00'	339.26'	20°18'42"	171.43'	337.49'	N10° 19' 37"W
C4	51.00'	7.61'	8°32'43"	3.81'	7.60'	S9° 17' 32"W
C5	29.00'	17.23'	34°02'04"	8.88'	16.97'	S3° 27' 09"E
C6	837.00'	296.71'	20°18'39"	149.93'	295.16'	S10° 18' 51"E
C7	777.00'	275.44'	20°18'39"	139.18'	274.00'	N10° 18' 51"W
C8	51.00'	98.46'	110°36'46"	73.67'	63.87'	S69° 04' 45"E
C9	1059.00'	62.56'	3°23'05"	31.29'	62.55'	N18° 46' 39"W
C10	583.00'	51.95'	5°06'20"	25.99'	51.93'	N13° 14' 40"W

CURVE	RAD	ARC	DELTA	TAN	CHORD	CHORD BEARING
C11	633.00'	56.44'	5°08'30"	28.24'	56.42'	S13° 14' 45"E
C12	29.00'	10.95'	21°38'19"	5.54'	10.89'	S21° 33' 53"E
C13	1043.00'	16.12'	0°53'08"	8.06'	16.12'	N13° 16' 22"W
C14	757.00'	10.58'	0°48'03"	5.29'	10.58'	N11° 04' 35"W
C15	957.00'	69.49'	4°09'37"	34.76'	69.47'	S12° 45' 18"E
C16	957.00'	94.11'	5°38'05"	47.09'	94.08'	S17° 39' 09"E
C17	1043.00'	369.32'	20°17'17"	188.61'	367.39'	S10° 19' 32"E
C18	1043.00'	59.82'	3°17'09"	29.92'	59.81'	N18° 49' 37"W
C19	1043.00'	63.13'	3°28'06"	31.58'	63.13'	N15° 26' 59"W
C20	1043.00'	15.40'	0°50'46"	7.70'	15.40'	N12° 24' 25"W

CURVE	RAD	ARC	DELTA	TAN	CHORD	CHORD BEARING
C21	51.00'	17.16'	19°16'22"	8.68'	17.07'	N9° 45' 43"E
C22	51.00'	16.73'	18°47'33"	8.44'	16.65'	S4° 22' 38"E

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

