SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0171.1A.SH **ZAP DATE:** July 21, 2020

SUBDIVISION NAME: Goodnight Ranch Phase Two –East, Section One

AREA: 66.115 acres **LOT(S)**: 175

OWNER/APPLICANT: Austin Goodnight Ranch LP (Myra Goepp) **AGENT:** LandDev Consulting (Greg Fortman)

ADDRESS OF SUBDIVISION: 9308 Capitol View Drive

GRIDS: H/J-11/12 **COUNTY:** Travis

WATERSHED: Onion Creek **JURISDICTION:** Full Purpose

EXISTING ZONING: PUD **DISTRICT:** 2

PROPOSED LAND USE: Single Family, Multifamily, Commercial, ROW

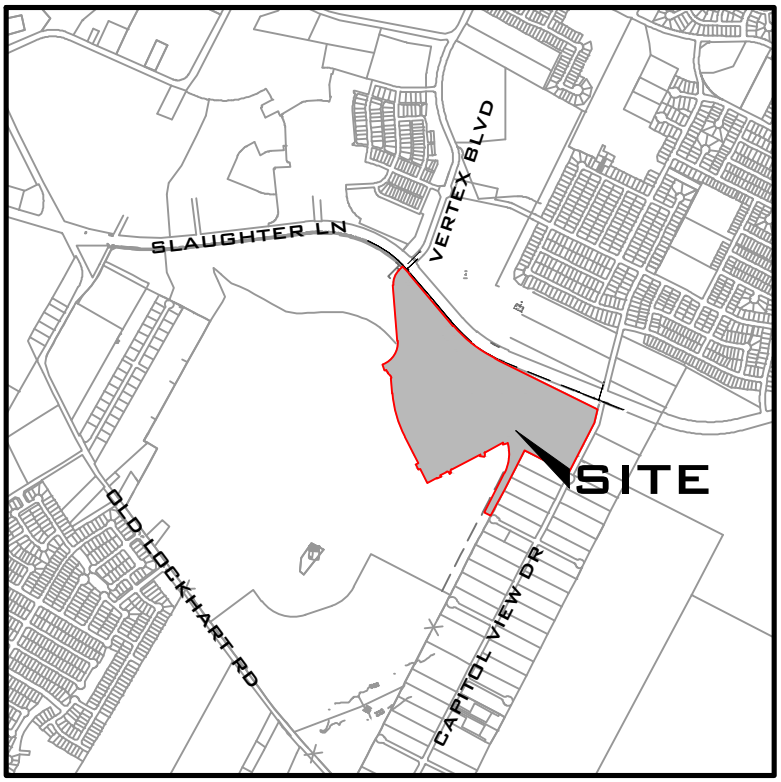
SIDEWALKS: Sidewalks will be provided along subdivision side of Slaughter Lane, Capitol View Drive and both sides of all interior streets prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval a final plat out of an approved preliminary plan namely, Goodnight Ranch Phase Two – East, Section One. The proposed plat is composed of 175 lots on 66.115 acres.

STAFF RECOMMENDATION: The staff recommends approval the plan. This plan meets all applicable City of Austin and State Local Government code requirements.

ZONING AND PLATTING ACTION:

CASE MANAGER: Sylvia Limon **PHONE:** 512-974-2767
E-mail: Sylvia.limon@austintexas.gov



SITE LOCATION MAP

N.T.S.

C.O.A. GRID NO. H-12, H-11, J12, J11

(MAPSCO PAGE 704H, 704M, 705E, 705J)

LAND DEV
CONSULTING, LLC
8200 NORTH MOPAC EXPY., SUITE 250
AUSTIN, TX · 78759
OFFICE: 512.872.6696
FIRM NO. 16384

GOODNIGHT RANCH PHASE TWO-EAST SECTION 1

P:\19000s\194302.004_AGR_GNPh2E_Sec1\03_ACAD\190204 Ph 2 East - Section 1\Exhibits\Site Location Map.dwg, July 02, 2019, 5:10 PM, aennis

FINAL PLAT
GOODNIGHT RANCH
PHASE TWO EAST - SECTION ONE

TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS §
KNOWN TO ALL MEN BY THESE PRESENTS §
THE COUNTY OF TRAVIS §

THAT, AUSTIN GOODNIGHT RANCH, L.P., BEING OWNER OF 66.115 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 88.576 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN DOCUMENT NO. 2018113029, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN CALLED 1.544 ACRES DESCRIBED IN THE DEED OF RECORD IN DOCUMENT NO. 2019198110, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 66.115 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT SHOWN HEREON PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

GOODNIGHT RANCH PHASE TWO EAST, SECTION ONE

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS _____ DAY OF _____, 20_____ A.D.

BY: _____
MYRA GOEPP, VICE PRESIDENT
AUSTIN GOODNIGHT RANCH, L.P.
610 W. 5TH, SUITE 601
AUSTIN, TEXAS 78701

THE STATE OF TEXAS §
KNOWN TO ALL MEN BY THESE PRESENTS §
THE COUNTY OF TRAVIS §

I, THE UNDERSIGNED AUTHORITY, ON THIS _____ DAY OF _____, 20_____ A.D. DID PERSONALLY APPEAR MYRA GOEPP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC _____

PRINTED NAME: _____

COMMISSION EXPIRES: _____

THE STATE OF TEXAS §
KNOWN TO ALL MEN BY THESE PRESENTS §
THE COUNTY OF TRAVIS §

I, GREG FORTMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE APPLICABLE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP NO. 48453C0595K AND 48453C0613K, MAP REVISED DATE: JANUARY 22, 2020. ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF PACES MILL TRIBUTARY.

THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

_____ _____
GREG FORTMAN DATE
LANDDEV CONSULTING LLC
4201 WEST PARMER LANE, SUITE C-100
AUSTIN, TEXAS 78727
512.872.6696
greg.fortman@landdevconsulting.com
TBPE FIRM No. F-16384

STATE OF TEXAS
GREG FORTMAN
94619
LICENSED
PROFESSIONAL ENGINEER

TBPE FIRM No. F-16384

THE STATE OF TEXAS §
KNOWN TO ALL MEN BY THESE PRESENTS §
THE COUNTY OF TRAVIS §

THAT I, ERNESTO NAVARRETE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25, OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS BASED UPON A SURVEY PERFORMED UPON THE GROUND UNDER MY DIRECT SUPERVISION DURING THE MONTHS OF JANUARY - JULY, 2019.

WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS ____ DAY OF _____, 20___ A.D.

_____
ERNESTO NAVARRETE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
ERNESTO.NAVARRETE@LANDDEVCONSULTING.COM
(512) 872-6696

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS THE _____DAY OF_____ 20___.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20___, AD.

_____
SYLVIA LIMON, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE _____DAY OF _____20___.

_____ _____ _____
JOLENE KIOLBASSA, CHAIR ANA AGUIRRE, SECRETARY

STATE OF TEXAS:
COUNTY OF TRAVIS:
I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20_____, A.D AT _____ O'CLOCK ____.M., AND DULY RECORDED ON THE _____ DAY OF_____, 20_____, A.D., AT _____O'CLOCK _____.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____DAY OF _____, 20_____, A.D.
DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS
_____
DEPUTY

GENERAL NOTES:

1. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LAND OWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20__, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC. NO._____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS IN PART BY THE OFF-SITE POND SERVING THIS SUBDIVISION AS APPROVED BY THE CITY OF AUSTIN AND CONSTRUCTED WITH GOODNIGHT VERTEX BOULEVARD (SP-2013-0147D.SH).
6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK.
7. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. ALL BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING ORDINANCE REQUIREMENTS OF THE APPROVED PUD (ORDINANCE NO. 20061116-053), AND AS AMENDED. TRAILS MAY BE CONSTRUCTED IN LIEU OF SIDEWALK ON COMMON LOTS WHEN REQUIRED BY THE ONION CREEK METRO PARK DISTRICT.
10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AND ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: SLAUGHTER LANE. VERTEX BOULEVARD, ROTUNDA VIEW, RANGELAND ROAD, MC MURTRY STREET, COMANCHE MOON TRAIL, COWMAN WAY, STOCKMAN DRIVE. AND CAPITOL VIEW DRIVE. SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. COMMON AREA OR OPEN SPACE LOTS MAY SUBSTITUTE TRAIL CONSTRUCTION FOR PUBLIC SIDEWALK.
11. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY, AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
15. ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS. STREET SECTIONS WILL BE PER THE GOODNIGHT P.U.D. ORDINANCE (20061116-053), AND AS AMENDED.
16. FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE PRIVATE INSTRUMENT RECORDED IN DOCUMENT NO. 2016030040 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS FOR SINGLE FAMILY LOTS, AND DOCUMENT NO. 2016033389 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS FOR MULTIFAMILY AND COMMERCIAL LOTS.
17. ALL DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
18. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
19. PER AUSTIN CITY CODE SECTION 6-3-62, A PERSON MAY NOT PLANT A TREE ON PUBLIC PROPERTY WITHIN (1) TEN LATERAL FEET OF AN OVERHEAD UTILITY LINE IF THE TREE MAY REACH A HEIGHT OF 20 FEET; OR (2) FIVE LATERAL FEET OF AN UNDERGROUND UTILITY LINE.
20. LOTS 1 & 4, BLOCK A, LOT 1, BLOCK B, LOTS 13 & 35, BLOCK C, LOTS 10 & 23, BLOCK D, LOTS 7 & 17, BLOCK E, LOT 1, BLOCK F, AND LOT 1, BLOCK J ARE OPEN SPACE LOTS AND NOT FOR RESIDENTIAL USE.
21. PARKLAND DEDICATION FEES HAVE BEEN PAID FOR 3,533 UNITS AS EVIDENCED BY SECTION 5.03(D) OF THE CONSENT AGREEMENT BY AND AMONG THE CITY OF AUSTIN, TEXAS ONION CREEK METRO PARK DISTRICT AND AUSTIN GOODNIGHT RANCH, LLP DATE JUNE 26, 2014. THIS FINAL PLAT REPRESENTS 146 UNITS OF THE 3,533 UNITS PAID. RESIDENTIAL UNITS ASSOCIATED WITH LOTS 21 & 22 BLOCK C, LOTS 15 & 16 BLOCK D, LOTS 11 & 12 BLOCK E, LOTS 1-5 BLOCK H, AND LOTS 18 & 19 BLOCK I, SHALL BE INCLUDED ON SUBSEQUENT SITE PLANS. THE CUMULATIVE TOTAL OF UNITS APPROVED IN SUBDIVISIONS AND SITE PLANS WITHIN THE BOUNDARY OF PUD ORDINANCE 2006116-053 IS 1775.
22. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER.
23. COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ONION CREEK METRO PARK DISTRICT OR ASSIGNS FOR THIS SUBDIVISION. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL- SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN AND PLANNING.
24. AS PER PUD REQUIREMENT D.3.B, ACCESS TO COWMAN WAY, ROTUNDA VIEW, RANGELAND ROAD, MC MURTRY STREET, COMANCHE MOON TRAIL, AND STOCKMAN DRIVE IS PROHIBITED FOR SINGLE FAMILY RESIDENTIAL USES. ACCESS MUST BE TAKEN FROM THE ALLEY.
25. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
26. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
27. FOR MAINTENANCE OF THE DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT #_____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
28. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE. [LDC 25-8-211].
29. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL- SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN AND PLANNING.

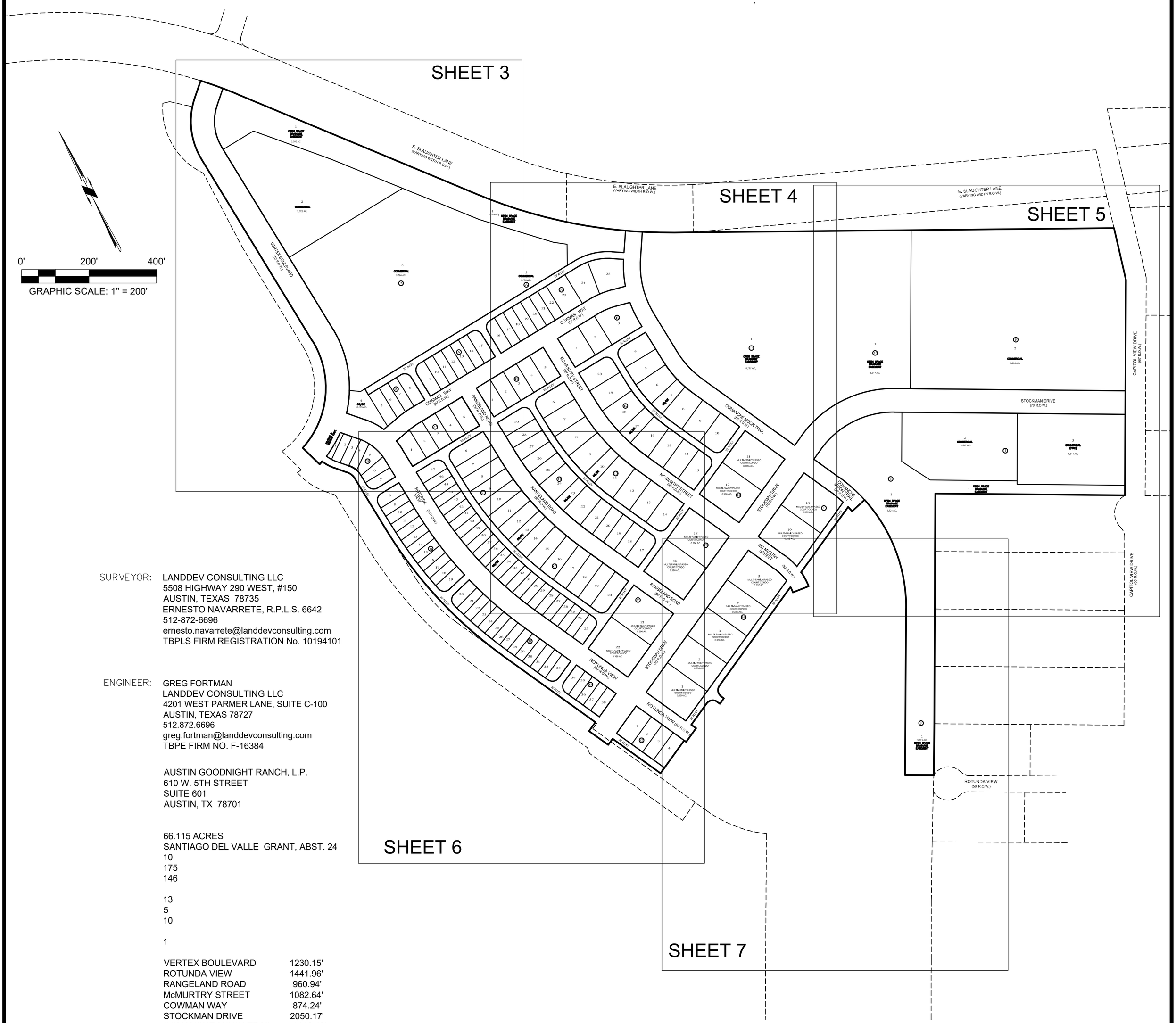
C8-2018-0171.1A.SH

PLAT PREPARATION DATE: FEBRUARY 19, 2020
APPLICATION SUBMITTAL DATE: AUGUST 28, 2019

LANDDEV CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX · 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

FINAL PLAT
GOODNIGHT RANCH
PHASE TWO EAST - SECTION ONE

TRAVIS COUNTY, TEXAS



SURVEYOR: LANDDEV CONSULTING LLC
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512-872-6696
ernesto.navarrete@landdevconsulting.com
TBPLS FIRM REGISTRATION No. 10194101

ENGINEER: GREG FORTMAN
LANDDEV CONSULTING LLC
4201 WEST PARMER LANE, SUITE C-100
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greg.fortman@landdevconsulting.com
TBPE FIRM NO. F-16384

AUSTIN GOODNIGHT RANCH, L.P.
610 W. 5TH STREET
SUITE 601
AUSTIN, TX 78701

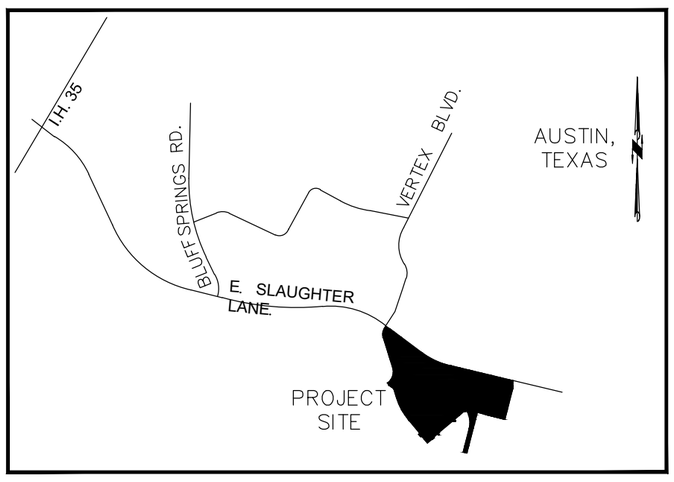
66.115 ACRES
SANTIAGO DEL VALLE GRANT, ABST. 24
10
175
146

13
5
10

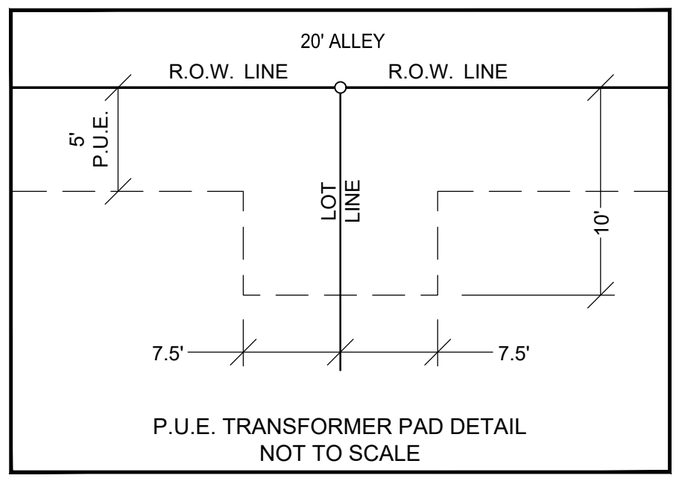
1

VERTEX BOULEVARD	1230.15'
ROTUNDA VIEW	1441.96'
RANGELAND ROAD	960.94'
McMURTRY STREET	1082.64'
COWMAN WAY	874.24'
STOCKMAN DRIVE	2050.17'
COMANCHE MOON TRAIL	1113.42'
TOTAL	8753.52'
TOTAL	7258.93'

VICINITY MAP – NTS



AN EASEMENT CONFORMING TO THE EXAMPLE BELOW SHALL BE LOCATED AT EACH TRANSFORMER



P.U.E. TRANSFORMER PAD DETAIL
NOT TO SCALE

BENCHMARK LIST: NAVD88

BM 3: SQUARE FOUND IN THE NORTHWEST CORNER OF A HEADWALL LOCATED AT THE NORTHWEST INTERSECTION OF EAST SLAUGHTER LANE AND VERTEX BOULEVARD.
ELEVATION=588.71'

BM 9: 3-INCH ALUMINUM DISC IN CONCRETE STAMPED "CHAPARRAL LAND SURVEYING, BM: 9, ELEVATION=582.98' " FOUND ON DRAIN STRUCTURE LOCATED APPROXIMATELY 1422 FEET EAST OF THE INTERSECTION OF EAST SLAUGHTER LANE AND VERTEX BOULEVARD., AND APPROXIMATELY 531 FEET NORTH OF EAST SLAUGHTER LANE.
ELEVATION=582.98'

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FINAL PLAT
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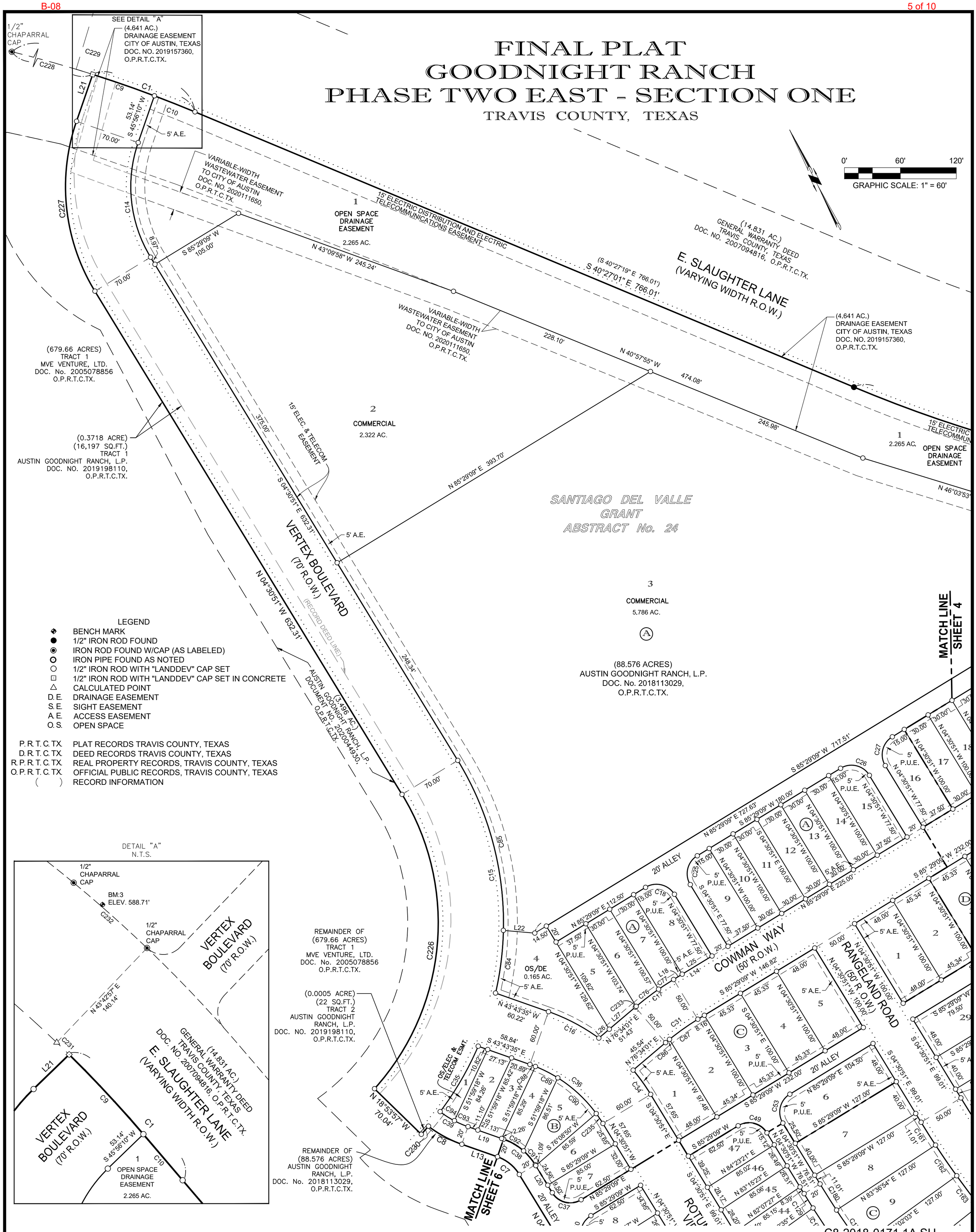

LEGEND

- BENCH MARK
- 1/2" IRON ROD FOUND
- IRON ROD FOUND W/CAP (AS LABELED)
- IRON PIPE FOUND AS NOTED
- 1/2" IRON ROD WITH "LANDDEV" CAP SET
- 1/2" IRON ROD WITH "LANDDEV" CAP SET IN CONCRETE
- CALCULATED POINT
- D. E. DRAINAGE EASEMENT
- S. E. SIGHT EASEMENT
- A. E. ACCESS EASEMENT
- O. S. OPEN SPACE

- P. R. T. C. TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D. R. T. C. TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R. P. R. T. C. TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O. P. R. T. C. TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- ( ) RECORD INFORMATION

C8-2018-0171.1A.SH

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FINAL PLAT GOODNIGHT RANCH PHASE TWO EAST - SECTION ONE

TRAVIS COUNTY, TEXAS

E. SLAUGHTER LANE
(VARYING WIDTH R.O.W.)

GRAPHIC SCALE: 1" = 60'

(14.831 AC.) GENERAL WARRANTY DEED TRAVIS COUNTY, TEXAS DOC. NO. 2007094816, DOD. O.P.R.T.C.TX.

(1.216 AC.) STREET DEED CITY OF AUSTIN DOC. NO. 2010044359, O.P.R.T.C.TX.

(0.506 AC.) DRAINAGE EASEMENT TRAVIS COUNTY DOC. NO. 2013037896, O.P.R.T.C.TX.

15' ELECTRIC DISTRIBUTION AND ELECTRIC TELECOMMUNICATIONS EASEMENT

(4.641 AC.) DRAINAGE EASEMENT CITY OF AUSTIN, TEXAS DOC. NO. 2019157360, O.P.R.T.C.TX.

10' WATERLINE EASEMENT CITY OF AUSTIN DOC. NO. 2010014746 O.P.R.T.C.TX.

0.314 ACRE DRAINAGE EASEMENT CITY OF AUSTIN DOC. NO. 2010014747 O.P.R.T.C.TX

0.013 ACRE WATERLINE EASEMENT CITY OF AUSTIN DOC. NO. 2010014738 O.P.R.T.C.TX.

VARIABLE-WIDTH WASTEWATER EASEMENT TO CITY OF AUSTIN DOC. NO. 2020111650, O.P.R.T.C.TX.

(88.576 ACRES) AUSTIN GOODNIGHT RANCH, L.P. DOC. No. 2018113029, O.P.R.T.C.TX.

2.317 ACRE DRAINAGE EASEMENT CITY OF AUSTIN (2010014739)

OPEN SPACE DRAINAGE EASEMENT 8.717 AC.

FEMA FLOODPLAIN (MAP NO. 48453C059K AND 48453C0613K, JANUARY 22, 2020

SANTIAGO DEL VALLE GRANT ABSTRACT No. 24

SHEET 3 MATCH LINE

MATCH LINE SHEET 5

MATCH LINE SHEET 6

MATCH LINE SHEET 7

COWMAN WAY (50' R.O.W.)

MC MURTRY STREET (50' R.O.W.)

COMANCHE MOON TRAIL (50' R.O.W.)

STOCKMAN DRIVE (70' R.O.W.)

RANGELAND ROAD (50' R.O.W.)

20' ALLEY

15' ELEC. & TELECOM EASEMENT

ZONE "X" / ZONE "AE"

OS/DE

MULTI-FAMILY/PASEO COURT/CONDO 0.386 AC.

MULTI-FAMILY/PASEO COURT/CONDO 0.385 AC.

MULTI-FAMILY/PASEO COURT/CONDO 0.388 AC.

MULTI-FAMILY/PASEO COURT/CONDO 0.357 AC.

MULTI-FAMILY/PASEO COURT/CONDO 0.336 AC.

C8-2018-0171.1A.SH

PLAT PREPARATION DATE: FEBRUARY 19, 2020
APPLICATION SUBMITTAL DATE: AUGUST 28, 2019

SHEET 4 OF 8

LAND DEV CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX · 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

FINAL PLAT GOODNIGHT RANCH PHASE TWO EAST – SECTION ONE

TRAVIS COUNTY, TEXAS

E. SLAUGHTER LANE
(VARYING WIDTH R.O.W.)

(3.902 AC.)
SPECIAL WARRANTY DEED
TRAVIS COUNTY, TEXAS
DOC. NO. 2013037893,
O.P.R.T.C.TX.

(0.506 AC.)
DRAINAGE EASEMENT
TRAVIS COUNTY
DOC. NO. 2013037896,
O.P.R.T.C.TX.

(0.506 AC.)
DRAINAGE EASEMENT
TRAVIS COUNTY
DOC. NO. 2013037896,
O.P.R.T.C.TX.

REMAINDER OF
(22.802 AC.)
DANNELLY TRACT, LTD.
DOC. 2007210182,
O.P.R.T.C.TX.

(LOT 4, 4.428 AC.)
DONALD FRANK SCHMIDT, RICHARD KEITH SCHMIDT AND NINA KAY SCHMIDT FULLILOVE
VOL. 5059, PG. 1448, D.R.T.C.TX.

(4.428 AC.)
SAN ANTONIO LIEN HOA DAO TRANG
DOC. 2011190748, O.P.R.T.C.TX.

(99.497 AC.)
MARIA E. VALENCIA–QUANT AND JEORGE CHEN LAU AND WEI HONG FAN
DOC. 2014175588, O.P.R.T.C.TX.

(88.576 ACRES)
AUSTIN GOODNIGHT RANCH, L.P.
DOC. No. 2018113029,
O.P.R.T.C.TX.

REMAINDER OF
(88.576 ACRES)
AUSTIN GOODNIGHT RANCH, L.P.
DOC. No. 2018113029,
O.P.R.T.C.TX.

SANTIAGO DEL VALLE GRANT ABSTRACT No. 24

CAPITOL VIEW DRIVE
(60' R.O.W.)

STOCKMAN DRIVE
(70' R.O.W.)

COMANCHE MOON TRAIL
(50' R.O.W.)

20' ALLEY

SHEET 4 MATCH LINE

MATCH LINE SHEET 7

GRAPHIC SCALE: 1" = 60'

C8-2018-0171.1A.SH

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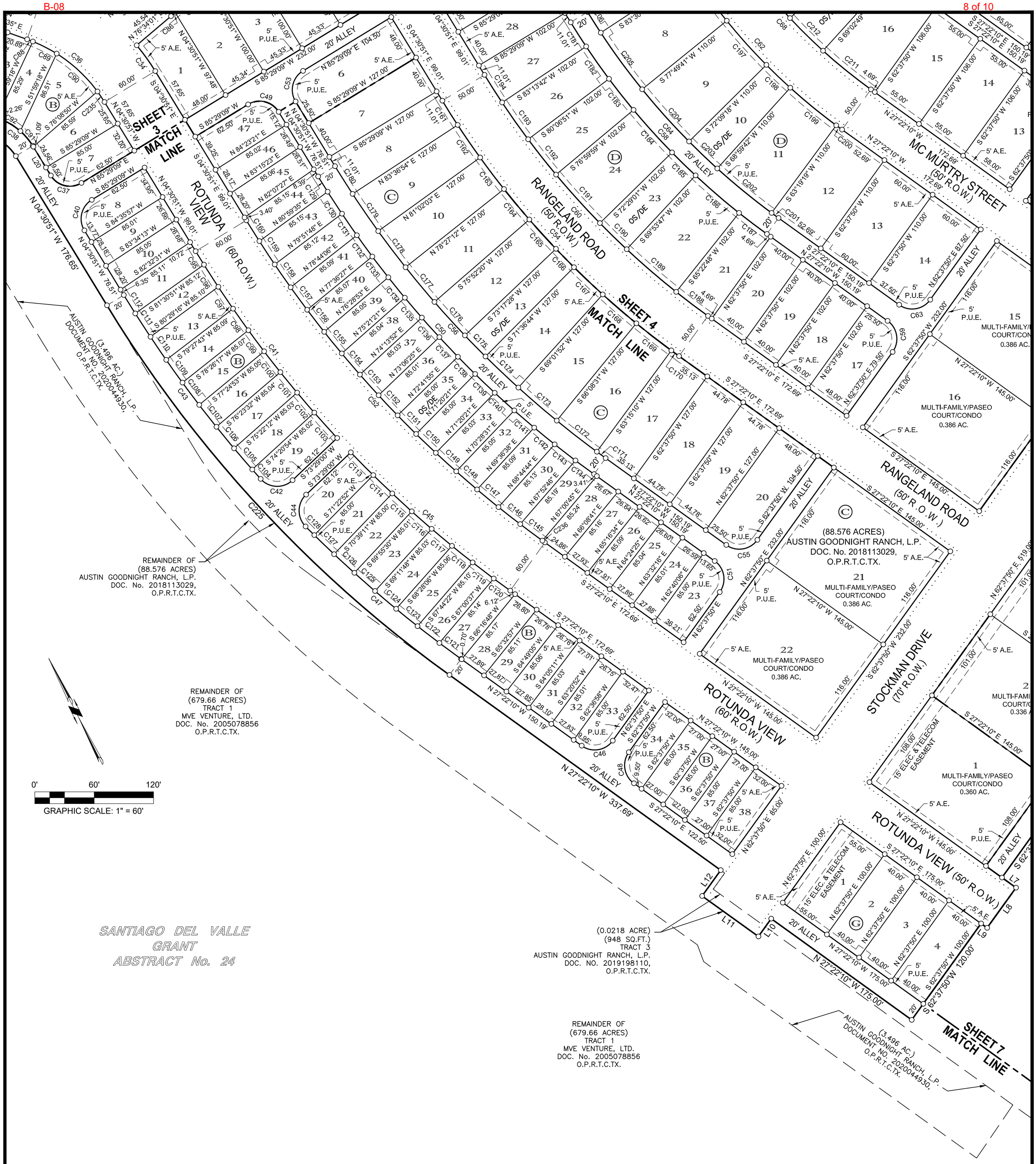

FINAL PLAT
GOODNIGHT RANCH
PHASE TWO EAST - SECTION ONE

TRAVIS COUNTY, TEXAS

C8-2018-0171.1A.SH

PLAT PREPARATION DATE: FEBRUARY 19, 2020
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SHEET 6 OF 8

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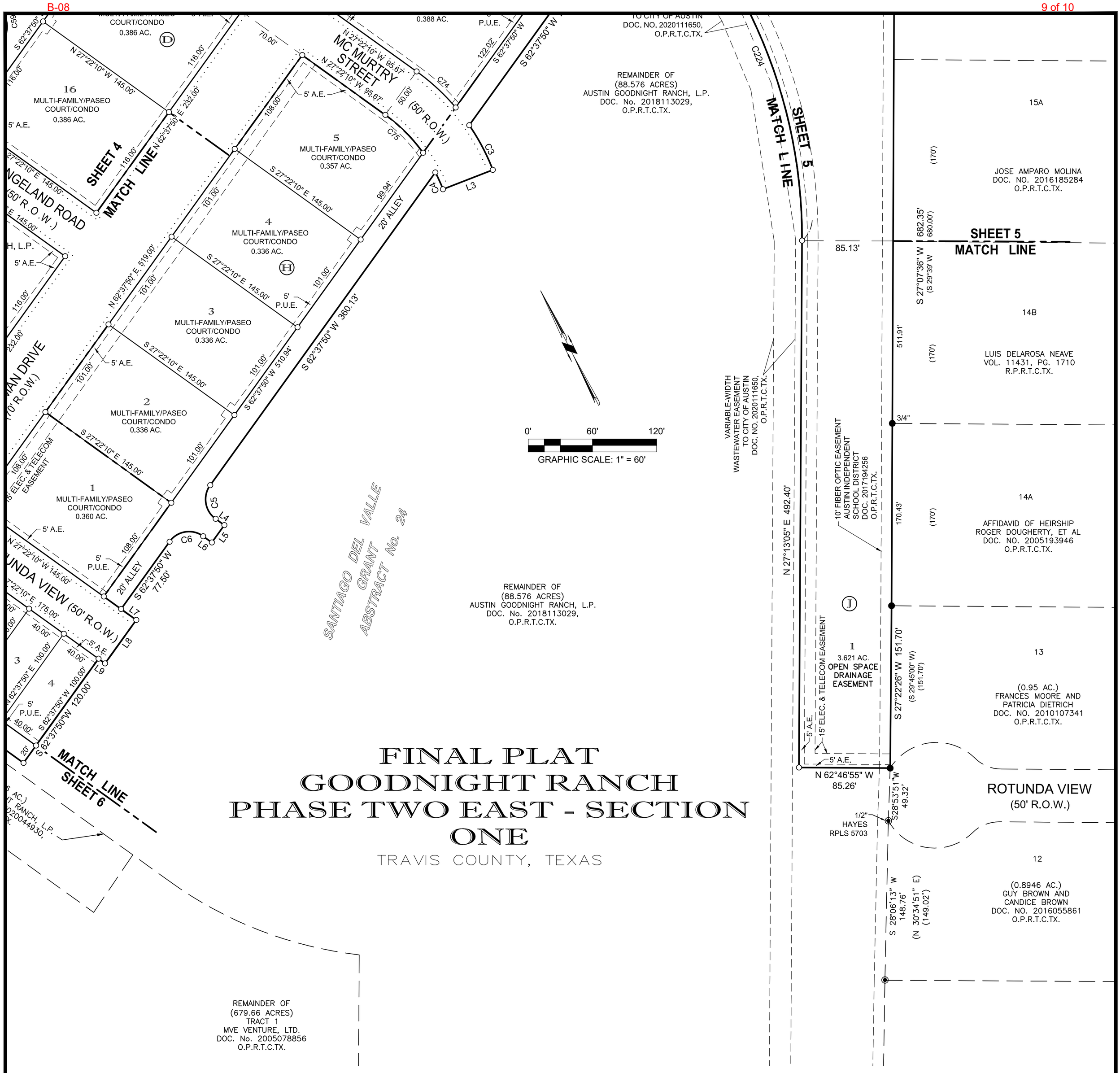

FINAL PLAT
GOODNIGHT RANCH
PHASE TWO EAST - SECTION ONE

TRAVIS COUNTY, TEXAS

LOT SUMMARY

RIGHT-OF-WAY (STREETS & ALLEYS)	14.412 ACRES
MULTI-FAMILY/PASEO COURT/CONDO (13)	4.813 ACRES
S.F. LOTS (146)	13.522 ACRES
OPEN SPACE LOT, DRAINAGE ESMT. (10)	15.220 ACRES
OPEN SPACE ELECTRIC & TELEPHONE ESMT. (1)	0.024 ACRES
COMMERCIAL (5)	18.124 ACRES
TOTAL	66.115 ACRES

TABLE OF LAND USES

BLOCK A, LOT 1 & LOT 4	OPEN SPACE / DRAINAGE EASEMENT
BLOCK A, LOT 2 & LOT 3	COMMERCIAL
BLOCK B, LOT 1	OPEN SPACE / ELECTRIC AND TELECOM. EASEMENT
BLOCK C, LOT 13 & LOT 35	OPEN SPACE / DRAINAGE EASEMENT
BLOCK C, LOT 21 & 22	MULTI-FAMILY/PASEO COURT/CONDO
BLOCK D, LOT 10 AND LOT 23	OPEN SPACE / DRAINAGE EASEMENT
BLOCK D, LOT 15 & 16	MULTI-FAMILY/PASEO COURT/CONDO
BLOCK E, LOT 7 AND LOT 17	OPEN SPACE / DRAINAGE EASEMENT
BLOCK E, LOT 11 & 12	MULTI-FAMILY/PASEO COURT/CONDO
BLOCK F, LOT 1	OPEN SPACE / DRAINAGE EASEMENT
BLOCK F, LOT 2	COMMERCIAL
BLOCK H, LOT 1, 2, 3, 4, & 5	MULTI-FAMILY/PASEO COURT/CONDO
BLOCK I, LOT 18 & 19	MULTI-FAMILY/PASEO COURT/CONDO
BLOCK J, LOT 1	OPEN SPACE / DRAINAGE EASEMENT
BLOCK J, LOT 2 AND LOT 3	COMMERCIAL

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FINAL PLAT
GOODNIGHT RANCH
PHASE TWO EAST - SECTION ONE

TRAVIS COUNTY, TEXAS

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1330.00'	116.80'	5°01'54"	S 42°58'04" E	116.76'
C2	425.00'	17.18'	2°18'58"	N 16°29'44" W	17.18'
C3	205.00'	47.18'	13°11'06"	S 01°00'39" E	47.07'
C4	155.00'	17.27'	6°22'57"	N 02°23'25" E	17.26'
C5	22.50'	35.34'	90°00'00"	S 17°37'50" W	31.82'
C6	22.50'	35.34'	90°00'00"	N 72°22'10" W	31.82'
C7	45.00'	30.80'	39°12'43"	N 24°07'13" W	30.20'
C8	130.00'	40.87'	18°00'40"	N 34°43'14" W	40.70'
C9	1330.00'	70.01'	3°00'57"	S 43°58'32" E	70.00'
C10	1330.00'	46.79'	2°00'57"	N 41°27'36" W	46.79'
C11	1486.00'	457.71'	17°38'52"	S 49°16'54" E	455.90'
C12	1486.00'	50.00'	1°55'41"	N 59°04'11" W	50.00'
C13	1486.00'	94.91'	3°39'35"	N 61°51'48" W	94.90'
C14	145.00'	127.68'	50°27'01"	N 20°42'39" E	123.59'
C15	335.00'	259.19'	44°19'45"	S 17°39'01" W	252.77'
C16	210.00'	61.16'	16°41'12"	N 35°22'59" W	60.94'
C17	325.00'	50.59'	8°55'08"	S 81°01'35" W	50.54'
C18	22.50'	35.34'	90°00'00"	S 49°30'51" E	31.82'
C19	190.00'	117.38'	35°23'49"	N 76°48'57" W	115.52'
C20	275.00'	169.89'	35°23'49"	N 13°11'03" E	167.20'
C21	274.00'	109.30'	22°51'18"	S 15°56'31" E	108.57'
C22	335.00'	320.43'	54°48'11"	N 89°58'04" W	308.35'
C23	265.00'	253.47'	54°48'11"	N 89°58'04" W	243.92'
C24	475.00'	99.75'	12°01'55"	S 21°21'12" E	99.56'
C25	22.50'	35.34'	90°00'00"	S 40°29'09" W	31.82'
C26	22.50'	35.34'	90°00'00"	S 49°30'51" E	31.82'
C27	22.50'	35.34'	90°00'00"	S 40°29'09" W	31.82'
C28	170.00'	105.02'	35°23'49"	N 76°48'57" W	103.36'
C29	325.00'	79.91'	14°05'14"	S 22°54'47" W	79.71'
C30	275.00'	78.04'	16°15'37"	N 86°23'03" W	77.78'
C31	275.00'	42.81'	8°55'08"	S 81°01'35" W	42.76'
C32	225.00'	63.85'	16°15'37"	S 86°23'03" E	63.64'
C33	325.00'	65.57'	11°33'36"	S 01°15'57" W	65.46'
C34	210.00'	32.09'	8°45'22"	S 08°53'32" E	32.06'
C35	335.00'	81.40'	13°55'18"	S 57°03'15" W	81.20'
C36	150.00'	102.66'	39°12'43"	N 24°07'13" W	100.67'
C37	22.50'	35.34'	90°00'00"	S 49°30'51" E	31.82'
C38	65.00'	44.48'	39°12'43"	S 24°07'13" E	43.62'
C39	110.00'	34.08'	17°44'57"	S 34°51'06" E	33.94'
C40	22.50'	35.34'	90°00'00"	S 40°29'09" W	31.82'
C41	1180.00'	237.19'	11°31'01"	N 10°16'22" W	236.79'
C42	22.50'	35.93'	91°29'56"	N 60°46'02" W	32.23'
C43	1265.00'	231.90'	10°30'13"	N 09°45'58" W	231.58'
C44	22.50'	35.93'	91°29'56"	N 27°44'02" E	32.23'
C45	1180.00'	213.51'	10°22'01"	N 22°11'09" W	213.22'
C46	22.50'	35.34'	90°00'00"	S 72°22'10" E	31.82'
C47	1265.00'	206.52'	9°21'14"	S 22°41'33" E	206.29'
C48	22.50'	35.34'	90°00'00"	S 17°37'50" W	31.82'
C49	22.50'	35.34'	90°00'00"	N 49°30'51" W	31.82'
C50	1035.00'	412.86'	22°51'18"	N 15°56'31" W	410.13'
C51	22.50'	35.34'	90°00'00"	N 17°37'50" E	31.82'
C52	1120.00'	446.76'	22°51'18"	S 15°56'31" E	443.81'
C53	22.50'	35.34'	90°00'00"	S 40°29'09" W	31.82'
C54	888.00'	354.22'	22°51'18"	N 15°56'31" W	351.88'
C55	22.50'	35.34'	90°00'00"	N 72°22'10" W	31.82'
C56	1015.00'	404.88'	22°51'18"	S 15°56'31" E	402.20'
C57	22.50'	35.34'	90°00'00"	N 49°30'51" W	31.82'
C58	736.00'	293.59'	22°51'18"	N 15°56'31" W	291.65'
C59	22.50'	35.34'	90°00'00"	N 17°37'50" E	31.82'
C60	838.00'	334.28'	22°51'18"	N 15°56'31" W	332.06'
C61	22.50'	35.34'	90°00'00"	S 40°29'09" W	31.82'
C62	606.00'	241.73'	22°51'18"	N 15°56'31" W	240.13'
C63	22.50'	35.34'	90°00'00"	N 72°22'10" W	31.82'
C64	716.00'	285.61'	22°51'18"	N 15°56'31" W	283.72'
C65	22.50'	35.34'	90°00'00"	S 49°30'51" E	31.82'
C66	450.00'	179.50'	22°51'18"	N 15°56'31" W	178.32'
C67	22.50'	35.34'	90°00'00"	S 17°37'50" W	31.82'
C68	556.00'	221.79'	22°51'18"	N 15°56'31" W	220.32'
C69	22.50'	35.34'	90°00'00"	S 40°29'09" W	31.82'
C70	324.00'	129.24'	22°51'18"	N 15°56'31" W	128.39'
C71	22.50'	35.34'	90°00'00"	S 72°22'10" E	31.82'
C72	430.00'	171.53'	22°51'18"	S 15°56'31" E	170.39'
C73	425.00'	51.85'	6°59'24"	N 23°52'26" W	51.82'
C74	205.00'	49.82'	13°55'23"	N 20°24'28" W	49.69'
C75	155.00'	50.20'	18°33'23"	N 18°05'28" W	49.98'
C76	325.00'	30.18'	5°19'13"	S 79°26'35" W	30.17'
C77	325.00'	19.19'	3°22'57"	S 83°47'40" W	19.18'
C78	170.00'	32.13'	10°49'42"	S 89°06'00" E	32.08'
C79	170.00'	72.90'	24°34'07"	N 71°24'06" W	72.34'
C80	275.00'	39.20'	8°10'02"	S 82°20'16" E	39.17'
C81	275.00'	38.84'	8°05'35"	N 89°31'56" E	38.81'
C82	190.00'	69.66'	21°00'24"	S 69°37'14" E	69.27'
C83	190.00'	47.72'	14°23'25"	S 87°19'09" E	47.59'
C84	335.00'	67.83'	11°36'03"	S 34°00'52" W	67.71'
C85	335.00'	191.36'	32°43'42"	S 11°51'00" W	188.77'
C86	275.00'	5.52'	1°08'59"	N 77°08'30" E	5.52'
C87	275.00'	37.29'	7°46'09"	S 81°36'04" W	37.26'
C88	150.00'	6.24'	2°22'55"	N 42°32'07" W	6.24'
C89	150.00'	27.05	10°19'57"	N 36°10'41" W	27.01'
C90	150.00'	56.55'	21°36'08"	N 20°12'39" W	56.22'
C91	65.00'	19.47'	17°09'49"	N 13°05'46" W	19.40'
C92	65.00'	25.01'	22°02'54"	S 32°42'08" E	24.86'
C93	110.00'	15.97'	8°19'11"	N 39°33'59" W	15.96'
C94	110.00'	15.98	9°25'45"	S 30°41'31" E	18.08'
C95	1180.00'	16.23'	0°46'33"	N 04°54'08" W	15.98'
C96	1180.00'	26.69'	1°17'46"	N 05°56'17" W	26.69'
C97	1180.00'	26.69'	1°17'45"	S 07°14'03" E	26.69'
C98	1180.00'	26.66'	1°17'40"	S 08°31'45" E	26.66'
C99	1180.00'	26.66'	1°17'39"	S 09°49'25" E	26.65'
C100	1180.00'	26.65'	1°17'39"	N 11°07'04" W	26.65'
C101	1180.00'	26.65'	1°17'38"	N 12°24'42" W	26.65'

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C102	1180.00'	26.65'	1°17'38"	S 13°42'21" E	26.65'
C103	1180.00'	34.57'	1°40'43"	S 15°11'31" E	34.57'
C104	1265.00'	12.76'	0°34'41"	S 14°43'44" E	12.76'
C105	1265.00'	28.16'	1°16'32"	S 13°48'08" E	28.16'
C106	1265.00'	28.17'	1°16'33"	S 12°31'35" E	28.16'
C107	1265.00'	28.17'	1°16'33"	S 11°15'03" E	28.17'
C108	1265.00'	28.17'	1°16'34"	S 09°58'29" E	28.17'
C109	1265.00'	28.18'	1°16'35"	S 08°41'55" E	28.18'
C110	1265.00'	28.21'	1°16'39"	S 07°25'18" E	28.21'
C111	1265.00'	28.22'	1°16'41"	S 06°08'38" E	28.22'
C112	1265.00'	21.87'	0°59'26"	S 05°00'35" E	21.87'
C113	1180.00'	32.28'	1°34'02"	N 17°47'09" W	32.28'
C114	1180.00'	26.75'	1°17'55"	N 19°13'08" W	26.75'
C115	1180.00'	26.75'	1°17'55"	N 20°31'04" W	26.75'
C116	1180.00'	26.75'	1°17'56"	S 21°48'59" E	26.75'
C117	1180.00'	26.76'	1°17'57"	S 23°06'56" E	26.76'
C118	1180.00'	26.76'	1°17'59"	N 24°24'54" W	26.76'
C119	1180.00'	26.78'	1°18'00"	N 25°42'53" W	26.78'
C120	1180.00'	20.69'	1°00'16"	N 26°52'02" W	20.69'
C121	1265.00'	27.19'	1°13'54"	S 26°45'13" E	27.19'
C122	1265.00'	27.86'	1°15'42"	N 25°30'25" W	27.86'
C123	1265.00'	27.84'	1°15'40"	N 24°14'44" W	27.84'
C124	1265.00'	27.84'	1°15'39"	S 22°59'04" E	27.84'
C125	1265.00'	27.83'	1°15'38"	S 21°43'26" E	27.83'
C126	1265.00'	27.83'	1°15'37"	S 20°27'48" E	27.83'
C127	1265.00'	27.83'	1°15'37"	S 19°12'11" E	27.83'
C128	1265.00'	12.30'	0°33'26"	S 18°17'39" E	12.30'
C129	1035.00'	18.15'	1°00'17"	N 05°01'00" W	18.15'
C130	1035.00'	26.53'	1°28'07"	N 06°15'12" W	26.53'
C131	1035.00'	26.52'	1°28'05"	S 07°43'17" E	26.52'
C132	1035.00'	26.51'	1°28'03"	S 09°11'22" E	26.51'
C133	1035.00'	26.50'	1°28'02"	N 10°39'24" W	26.50'
C134	1035.00'	26.50'	1°28'00"	N 12°07'25" W	26.49'
C135	1035.00'	26.49'	1°27'59"	N 13°35'25" W	26.49'
C136	1035.00'	26.48'	1°27'58"	N 15°03'23" W	26.48'
C137	1035.00'	27.31'	1°30'43"	N 16°32'44" W	27.31'
C138	1035.00'	24.56'	1°21'34"	N 17°58'52" W	24.56'
C139	1035.00'	27.50'	1°31'21"	N 19°25'20" W	27.50'
C140	1035.00'	26.61'	1°28'24"	N 20°55'12" W	26.61'
C141	1035.00'	26.63'	1°28'26"	N 22°23'37" W	26.63'
C142	1035.00'	26.64'	1°28'29"	N 23°52'05" W	26.64'
C143	1035.00'	26.66'	1°28'33"	N 25°20'36" W	26.66'
C144	1035.00'	23.27'	1°17'17"	N 26°43'31" W	23.27'
C145	1120.00'	27.96'	1°25'50"	S 26°29'44" E	27.96'
C146	1120.00'	27.94'	1°25'46"	S 25°03'56" E	27.94'
C147	1120.00'	27.92'	1°25'42"	S 23°38'12" E	27.92'
C148	1120.00'	27.91'	1°25'40"	S 22°12'31" E	27.91'
C149	1120.00'	27.89'	1°25'37"	S 20°46'53" E	27.89'
C150	1120.00'	27.50'	1°24'25"	S 19°21'52" E	27.50'
C151	1120.00'	26.57'	1°21'34"	S 17°58'52" E	26.57'
C152	1120.00'	27.92'	1°25'41"	S 16°35'15" E	27.92'
C153	1120.00'	28.15'	1°26'25"	S 15°09'12" E	28.15'
C154	1120.00'	28.16'	1°26'26"	S 13°42'46" E	28.16'
C155	1120.00'	28.16'	1°26'27"	S 12°16'20" E	28.16'
C156	1120.00'	28.17'	1°26'28"	S 10°49'52" E	28.17'
C157	1120.00'	28.18'	1°26'30"	S 09°23'23" E	28.18'
C158	1120.00'	28.19'	1°26'32"	S 07°56'52" E	28.19'
C159	1120.00'	28.20'	1°26'34"	S 06°30'19" E	28.20'
C160	1120.00'	24.82'	1°16'11"	S 05°08'57" E	24.82'
C161	888.00'	28.99'	1°52'15"	S 05°26'59" E	28.99'
C162	888.00'	40.00'	2°34'51"	S 07°40'32" E	40.00'
C163	888.00'	40.00'	2°34'51"	N 10°15'23" W	40.00'
C164	888.00'	40.00'	2°34'52"	S 12°50'14" E	40.00'
C165	888.00'	40.00'	2°34'52"	N 15°25'06" W	40.00'
C166	888.00'	26.02'	1°40'44"	S 17°32'54" E	26.02'
C167	888.00'	40.00'	2°34'52"	N 19°40'42" W	40.00'
C168	888.00'	44.78'	2°53'21"	N 22°24'49" W	44.77'
C169	888.00'	44.78'	2°53'21"	N 25°18'09" W	44.77'
C170	888.00'	9.64'	°37'20"	N 27°03'30" W	9.64'
C171	1015.00'	11.02'	°37'20"	N 27°03'30" W	11.02'
C172	1015.00'	51.18'	2°53'21"	S 25°18'09" E	51.18'
C173	1015.00'	51.18'	2°53'21"	S 22°24'49" E	51.18'
C174	1015.00'	45.72'	2°34'52"	S 19°40'42" E	45.72'
C175	1015.00'	29.74'	1°40'44"	S 17°32'54" E	29.74'
C176	1015.00'	45.72'	2°34'52"	S 15°25'06" E	45.72'
C177	1015.00'	45.72'	2°34'52"	S 12°50'14" E	45.72'
C178	1015.00'	45.72'	2°34'51"	S 10°15'23" E	45.72'
C179	1015.00'	45.72'	2°34'51"	S 07°40'32" E	45.72'
C180	1015.00'	33.14'	1°52'15"	S 05°26'59" E	33.14'
C181	736.00'	29.00'	2°15'26"	S 05°38'35" E	29.00'
C182	736.00'	40.00'	3°06'51"	N 08°19'44" W	40.00'
C183	736.00'	40.00'	3°06'51"	N 11°26'35" W	40.00'
C184	736.00'	58.02'	4°30'59"	N 15°15'30" W	58.00'
C185	736.00'	33.23'	2°35'14"	N 18°48'36" W	33.23'
C186	736.00'	58.02'	4°30'59"	S 22°21'43" E	58.00'
C187	736.00'	35.32'	2°44'58"	N 25°59'41" W	35.31'
C188	838.00'	40.21'	2°44'58"	S 25°59'41" E	40.21'
C189	838.00'	66.06'	4°30'59"	S 22°21'43" E	66.04'
C190	838.00'	37.84'	2°35'14"	S 18°48'36" E	37.84'
C191	838.00'	66.06'	4°30'59"	S 15°15'30" E	66.04'
C192	838.00'	45.55'	3°06'51"	S 11°26'35" E	45.54'
C193	838.00'	45.55'	3°06'51"	S 08°19'44" E	45.54'
C194	838.00'	33.02'	2°15'26"	S 05°38'35" E	33.01'
C195	606.00'	20.99'	1°59'06"	S 05°30'24" E	20.99'
C196	606.00'	60.00'	5°40'22"	S 09°20'08" E	59.98'
C197	606.00'	60.00'	5°40'22"	N 15°00'30" W	59.98'
C198	606.00'	33.42'	3°09'37"	N 19°25'30" W	33.42'
C199	606.00'	60.00'	5°40'22"	N 23°50'30" W	59.98'
C200	606.00'	7.31'	°41'29"	N 27°01'25" W	7.31'
C201	716.00'	8.64'	°41'29"	N 27°01'25" W	8.64'
C202	716.00'	70.89'	5°40'22"	S 23°50'30" E	70.86'

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C203	716.00'	39.49'	3°09'37"	S 19°25'30" E	39.49'
C204	716.00'	70.89'	5°40'22"	N 15°00'30" W	70.86'
C205	716.00'	70.89'	5°40'22"	S 09°20'08" E	70.86'
C206	716.00'	24.80'	1°59'06"	N 05°30'24" W	24.80'
C207	450.00'	27.00'	3°26'18"	S 06°14'00" E	27.00'
C208	450.00'	64.05'	8°09'20"	S 12°01'50" E	64.00'
C209	450.00'	38.05'	4°50'41"	N 18°31'50" W	38.04'
C210	450.00'	50.39'	6°24'59"	N 24°09'40" W	50.37'
C211	556.00'	62.26'	6°24'59"	S 24°09'40" E	62.23'
C212	556.00'	47.01'	4°50'41"	S 18°31'50" E	47.00'
C213	556.00'	79.14'	8°09'20"	S 12°01'50" E	79.08'
C214	556.00'	33.37'	3°26'18"	S 06°14'00" E	33.36'
C215	324.00'	13.99'	2°28'29"	S 05°45'06" E	13.99'
C216	324.00'	55.00'	9°43'34"	N 11°51'07" W	54.93'
C217	324.00'	32.93'	5°49'27"	S 19°37'38" E	32.92'
C218	324.00'	27.31'	4°49'49"	S 24°57'15" E	27.31'
C219	430.00'	36.25'	4°49'49"	S 24°57'15" E	36.24'
C220	430.00'	43.71'	5°49'27"	S 19°37'38" E	43.69'
C221	430.00'	72.99'	9°43'34"	S 11°51'07" E	72.91'
C222	430.00'	18.57'	2°28'29"	N 05°45'06" W	18.57'
C223	1486.00' (1486.00')	602.62' -	23°14'07" -	S 52°04'32" E -	598.50' -
C224	475.00'	352.80'	42°33'20"	N 05°56'25" E	344.75'
C225	1285.00'	512.58'	22°51'18"	N 15°56'31" W	509.19'
C226	265.00'	339.88'	73°29'06"	N 32°13'42" E	317.06'
C227	215.00'	189.31'	50°27'01"	N 20°42'39" E	183.26'
C228	1330.00'	1188.98'	51°13'14"	S 71°05'38" E	1149.78'
C229	1330.00' (1330.00')	1305.78' (1305.84')	56°15'08" -	S 68°34'41" E (S 68°34'40" E)	1253.96' (1254.02)'
C230	335.00'	11.57'	1°58'43"	S 68°25'36" W	11.57'
C231	1455.32'	18.58'	0°43'53"	S 45°53'02" E	18.58'
C232	1470.00'	105.40'	4°06'29"	S 48°20'20" E	105.37'
C233	325.00'	1.23'	0°12'58"	S 76°40'30" W	1.23'
C234	475.00'	452.55'	54°35'15"	N 00°04'32" W	435.63'
C235	150.00'	12.82'	00°53'44"	S 06°57'43" E	12.81'
C236	1120.00'	3.10'	0°09'31"	S 27°17'24" E	3.10'

LINE	BEARING	DISTANCE
L1	S 63°42'12" E (S 63°41'20" E)	55.92' (55.95')
L2	S 74°39'45" W	50.00'
L3	N 84°25'06" W	50.00'
L4	S 27°22'10" E	10.00'
L5	S 62°37'50" W	20.00'
L6	N 27°22'10" W	10.00'
L7	S 27°22'10" E	17.50'
L8	S 62°37'50" W	50.00'
L9	N 27°22'10" W	7.50'
L10	S 62°37'50" W	22.12'
L11	N 27°22'10" W	70.00'
L12	N 62°37'50" E	32.12'
L13	N 43°43'35" W	40.50'
L14	N 85°29'09" E	48.32'
L15	N 59°07'02" W	34.87'
L16	S 62°37'50" W	35.95'
L17	N 62°37'50" E	35.95'
L18	S 85°29'09" W	10.82'
L19	S 43°43'35" E	40.50'
L20	N 04°30'51" W	35.15'
L21	N 45°56'10" E	53.25'
L22	N 58°06'52" W	33.77'
L23	S 26°20'09" W	62.42'
L24	-	-
L25	N 85°29'09" E	37.50'
L26	N 76°34'01" E	14.70'
L27	N 76°34'01" E	36.73'
L28	S 30°45'40" W	20.00'

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SHEET 8 OF 8

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