

**ORDINANCE NO. 2020-64**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY IN CASE NO. ZC-20-18 BY REZONING APPROXIMATELY 30.326 ACRES OF LAND LOCATED AT 2801 STAPLES ROAD FROM “FD” FUTURE DEVELOPMENT DISTRICT TO “CD-5” CHARACTER DISTRICT-5; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS:**

1. On August 11, 2020, the Planning and Zoning Commission of the City of San Marcos held a public hearing regarding a request to change the zoning designation from “FD” Future Development District to “CD-5” Character District-5 for approximately 30.326 acres of land located 2801 Staples Road.
2. The Planning and Zoning Commission approved a recommendation to the City Council regarding the request.
3. The City Council held a public hearing on September 1, 2020 regarding the request.
4. All requirements pertaining to Zoning Map amendments have been met.
5. The City Council hereby finds and determines that the adoption of the following ordinance is in the interest of the public health, morals, welfare and safety.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:**

**SECTION 1.** The Official Zoning Map of the City is amended to rezone three tracts of land totaling approximately 30.326 acres (Part 1-18.031 acres, Part 2-7.850 acres and Part 3-4.445 acres) described by metes and bounds in Exhibit A, attached hereto and made a part hereof for all purposes, from “FD” Future Development District to “CD-5” Character District-5.

**SECTION 2.** If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

**SECTION 3.** All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

**SECTION 4.** This ordinance will take effect after its passage, approval and adoption on second reading.

**PASSED AND APPROVED** on first reading on September 1, 2020.

**PASSED, APPROVED AND ADOPTED** on second reading on September 15, 2020.

Jane Hughson  
Mayor

Attest:

Tammy K. Cook  
Interim City Clerk

Approved:

Michael J. Cosentino  
City Attorney

## EXHIBIT A

PROPOSED ZONE DEDICATION DESCRIPTION  
CHARACTER DISTRICT 5 - MULTIFAMILY (CD5)  
THE MAYAN

JOB NO. LJAS1005-2001  
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### CD5-PART 1 – 18.031 ACRES (785,430 SQUARE FEET)

**BEING** A 18.031 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 813 AND THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56, SITUATED IN HAYS COUNTY, TEXAS, AND THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 18.031 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., ON THE NORTHEASTERLY RIGHT-OF-WAY OF STAPLES ROAD (80-FOOT RIGHT-OF-WAY) AND FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAME BEING THE SOUTH CORNER OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., WITH GRID COORDINATES OF N:13853757.83, E: 2314950.70, FROM WHICH POINT A 1/2-INCH IRON ROD FOUND BEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 0.79 FEET,

**THENCE** SOUTH 44 DEGREES 51 MINUTES 11 SECONDS EAST, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, A DISTANCE OF 410.27 FEET TO A TXDOT TYPE II DISK MONUMENT FOUND AT THE SOUTH CORNER OF SAID 53.897 ACRE TRACT, FOR THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13853467.70, E: 2315240.04;

**THENCE** WITH THE SOUTHEAST LINE OF SAID 53.897 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 00 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 169.59 FEET TO A POINT,
- 2) NORTH 45 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 222.18 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 3) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 589.76 FEET, A RADIUS OF 4,632.00 FEET, A DELTA ANGLE 07 DEGREES 17 MINUTES 42 SECONDS, AND A CHORD THAT BEARS NORTH 40 DEGREES 06 MINTUES 18 SECONDS EAST, A DISTANCE OF 589.37 FEET TO A POINT;

**THENCE** SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, DEPARTING THE SOUTHEAST LINE OF SAID 53.897 ACRE TRACT, A DISTANCE OF 940.79 FEET TO A POINT;

**THENCE** SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, OVER AND ACROSS SAID 563.797 ACRE TRACT, A DISTANCE OF 893.28 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FROM WHICH A FENCE CORNER POST FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT, SAME BEING THE WEST CORNER OF A CALLED 50.0620 ACRE TRACT CONVEYED IN DEED TO JAIME M. CADENA AND WIFE, SAN JUANA CADENA, RECORDED IN VOLUME 3141, PAGE 280, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, BEARS SOUTH 41 DEGREES 21 MINUTES 04 SECONDS EAST, A DISTANCE OF 843.29 FEET;

**THENCE** WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, SAME BEING THE SOUTHWEST LINE OF SAID 563.797 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, A DISTANCE OF 300.48 FEET TO A TXDOT TYPE I CONCRETE MONUMENT AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 352.30 FEET, A RADIUS OF 5,767.28 FEET, A DELTA ANGLE OF 03 DEGREES 30 MINUTES 00 SECONDS, AND CHORD THAT BEARS NORTH 43 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE 352.25 FEET TO A TXDOT TYPE I CONCRETE MONUMENT, AND
- 3) NORTH 44 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 52.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.031 ACRES OF LAND, MORE OR LESS.

**CD5-PART 2 – 7.850 ACRES (341,948 SQUARE FEET)**

**BEING** A 7.850 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, SITUATED IN HAYS COUNTY, TEXAS AND THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 7.850 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.40 E: 2323366.95;

**THENCE** SOUTH 17 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 259.02 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13857094.72, E: 2319952.15;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) SOUTH 47 DEGREES 59 MINUTES 08 SECONDS EAST, A DISTANCE OF 77.76 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 281.62 FEET, A RADIUS OF 770.72 FEET, A DELTA ANGLE OF 20 DEGREES 56 MINUTES 08 SECONDS, AND A CHORD THAT BEARS SOUTH 58 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 280.05 FEET TO A POINT,
- 3) SOUTH 65 DEGREES 57 MINUTES 47 SECONDS EAST, A DISTANCE OF 32.38 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 581.18 FEET, A RADIUS OF 9,855.55 FEET, A DELTA ANGLE OF 03 DEGREES 22 MINUTES 43 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 03 MINUTES 17 SECONDS WEST, A DISTANCE OF 581.10 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 268.65 FEET, A RADIUS OF 707.27 FEET, A DELTA ANGLE OF 21 DEGREES 45 MINUTES 48 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 267.04 FEET TO A POINT,
- 6) SOUTH 48 DEGREES 11 MINUTES 21 SECONDS WEST, A DISTANCE OF 97.07 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 41 DEGREES 06 MINUTES 01 SECONDS WEST, A DISTANCE OF 5,133.48 FEET, AND
- 7) NORTH 30 DEGREES 40 MINUTES 06 SECONDS WEST, A DISTANCE OF 458.24 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE LEFT;

**THENCE** WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 747.96 FEET, A RADIUS OF 5,110.00 FEET, A DELTA ANGLE OF 08 DEGREES 23 MINUTES 11 SECONDS, AND A CHORD THAT BEARS NORTH 46 DEGREES 02 MINUTES 44 SECONDS EAST, A DISTANCE OF 747.29 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7.850 ACRES OF LAND, MORE OR LESS.

**CD5-PART 3 - 4.445 ACRES (193,624 SQUARE FEET)**

**BEING** A 4.445 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813 AND THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 4.445 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.40, E: 2323366.95;

**THENCE** SOUTH 40 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 1,368.19 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13859995.44, E: 2322470.80;

**THENCE** OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 10 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 165.19 FEET TO A POINT,
- 2) SOUTH 23 DEGREES 27 MINUTES 29 SECONDS EAST, A DISTANCE OF 386.34 FEET TO A POINT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN ENG" FOUND ON THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT BEARS NORTH 35 DEGREES 16 MINUTES 50 SECONDS EAST, A DISTANCE OF 2,948.93 FEET,
- 3) SOUTH 46 DEGREES 32 MINUTES 15 SECONDS WEST, A DISTANCE OF 400.03 FEET TO A POINT, AND
- 4) NORTH 19 DEGREES 40 MINUTES 40 SECONDS WEST, A DISTANCE OF 547.44 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110;

**THENCE** NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, A DISTANCE OF 400.92 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4.445 ACRES OF LAND, MORE OR LESS.



**Note: Part 4 (12.546 Acres) is excluded from the Zoning Map Amendment and is not rezoned by this Ordinance**

CD3 - PART 1 LINE AND CURVE TABLES

Line #	Bearing	Length	Curve Table	Chord Bearing	Chord Length
L32	N67°24'51"E	836.27			
L33	S29°02'01"E	198.24			
L34	S22°21'31"E	231.61			
L35	S49°22'29"W	115.29			
L36	N40°52'42"W	846.79			

  

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C13	1148.824	4425.000	147°04'47"	107°20'00"	1441.48
C14	918.826	10263.000	41°27'11"	103°27'00"	814.37
C15	1467.298	2113.000	194°48'36"	158°07'27"	1652.82

CD3 - PART 2 LINE AND CURVE TABLES

Line #	Bearing	Length	Curve Table	Chord Bearing	Chord Length
L37	S71°35'58"E	51.89			
L38	S81°14'11"E	67.23			
L39	S89°07'28"E	893.29			
L40	S89°53'31"E	165.37			
L41	S47°22'28"W	1281.21			

  

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C16	278.608	5117.000	75°39'17"	127°53'52"	258.13
C17	131.124	10666.000	24°31'31"	124°51'31"	131.12
C18	1315.462	10925.000	87°13'36"	128°42'58"	1314.70
C19	203.287	251.234	52°29'56"	118°40'09"	186.17
C20	59.458	819.900	85°46'10"	81°07'38"	69.72
C21	278.608	5117.000	127°43'37"	107°12'38"	272.24
C22	181.818	770.228	107°45'08"	103°00'17"	200.05

CD3 - PART 3 LINE TABLE

Line #	Bearing	Length
L42	N47°21'04"W	643.29
L43	S49°09'42"E	656.29
L44	S49°22'29"W	1018.32
L45	S89°53'31"E	328.89
L46	N46°11'37"E	97.07

CD4 - PART 1 LINE TABLE

Line #	Bearing	Length
L47	S71°35'58"E	51.89
L48	S81°14'11"E	67.23
L49	S89°07'28"E	893.29
L50	S89°53'31"E	165.37
L51	S47°22'28"W	1281.21

  

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C23	278.608	5117.000	75°39'17"	127°53'52"	258.13
C24	131.124	10666.000	24°31'31"	124°51'31"	131.12
C25	1315.462	10925.000	87°13'36"	128°42'58"	1314.70
C26	203.287	251.234	52°29'56"	118°40'09"	186.17
C27	59.458	819.900	85°46'10"	81°07'38"	69.72
C28	278.608	5117.000	127°43'37"	107°12'38"	272.24
C29	181.818	770.228	107°45'08"	103°00'17"	200.05

CD4 - PART 2 LINE AND CURVE TABLES

Line #	Bearing	Length	Curve Table	Chord Bearing	Chord Length
L52	S49°09'42"E	656.29			
L53	S49°22'29"W	1018.32			
L54	S89°53'31"E	165.37			
L55	N46°11'37"E	97.07			

  

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C30	278.608	5117.000	75°39'17"	127°53'52"	258.13
C31	131.124	10666.000	24°31'31"	124°51'31"	131.12
C32	1315.462	10925.000	87°13'36"	128°42'58"	1314.70
C33	203.287	251.234	52°29'56"	118°40'09"	186.17
C34	59.458	819.900	85°46'10"	81°07'38"	69.72
C35	278.608	5117.000	127°43'37"	107°12'38"	272.24
C36	181.818	770.228	107°45'08"	103°00'17"	200.05

CD4 - PART 3 LINE AND CURVE TABLES

Line #	Bearing	Length	Curve Table	Chord Bearing	Chord Length
L56	S71°35'58"E	51.89			
L57	S81°14'11"E	67.23			
L58	S89°07'28"E	893.29			
L59	S89°53'31"E	165.37			
L60	N46°11'37"E	97.07			

  

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C37	278.608	5117.000	75°39'17"	127°53'52"	258.13
C38	131.124	10666.000	24°31'31"	124°51'31"	131.12
C39	1315.462	10925.000	87°13'36"	128°42'58"	1314.70
C40	203.287	251.234	52°29'56"	118°40'09"	186.17
C41	59.458	819.900	85°46'10"	81°07'38"	69.72
C42	278.608	5117.000	127°43'37"	107°12'38"	272.24
C43	181.818	770.228	107°45'08"	103°00'17"	200.05

PROPOSED LEFT STATION LINE TABLE

Line #	Bearing	Length
L61	S49°09'42"E	656.29
L62	S49°22'29"W	1018.32
L63	S89°53'31"E	165.37
L64	N46°11'37"E	97.07

CD5 - PART 1 LINE AND CURVE TABLES

Line #	Bearing	Length	Curve Table	Chord Bearing	Chord Length
L65	N67°24'51"E	836.27			
L66	S29°02'01"E	198.24			
L67	S22°21'31"E	231.61			
L68	S49°22'29"W	115.29			
L69	N40°52'42"W	846.79			

  

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C29	1148.824	4425.000	147°04'47"	107°20'00"	1441.48
C30	918.826	10263.000	41°27'11"	103°27'00"	814.37
C31	1467.298	2113.000	194°48'36"	158°07'27"	1652.82

CD5 - PART 2 LINE AND CURVE TABLES

Line #	Bearing	Length	Curve Table	Chord Bearing	Chord Length
L70	S71°35'58"E	51.89			
L71	S81°14'11"E	67.23			
L72	S89°07'28"E	893.29			
L73	S89°53'31"E	165.37			
L74	S47°22'28"W	1281.21			

  

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C44	278.608	5117.000	75°39'17"	127°53'52"	258.13
C45	131.124	10666.000	24°31'31"	124°51'31"	131.12
C46	1315.462	10925.000	87°13'36"	128°42'58"	1314.70
C47	203.287	251.234	52°29'56"	118°40'09"	186.17
C48	59.458	819.900	85°46'10"	81°07'38"	69.72
C49	278.608	5117.000	127°43'37"	107°12'38"	272.24
C50	181.818	770.228	107°45'08"	103°00'17"	200.05

CD5 - PART 3 LINE TABLE

Line #	Bearing	Length
L75	S71°35'58"E	51.89
L76	S81°14'11"E	67.23
L77	S89°07'28"E	893.29
L78	S89°53'31"E	165.37
L79	S47°22'28"W	1281.21

CD5 - PART 4 LINE TABLE

Line #	Bearing	Length
L80	S49°09'42"E	656.29
L81	S49°22'29"W	1018.32
L82	S89°53'31"E	165.37
L83	N46°11'37"E	97.07

CD5 - PART 5 LINE AND CURVE TABLES

Line #	Bearing	Length	Curve Table	Chord Bearing	Chord Length
L84	S71°35'58"E	51.89			
L85	S81°14'11"E	67.23			
L86	S89°07'28"E	893.29			
L87	S89°53'31"E	165.37			
L88	N46°11'37"E	97.07			

  

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C51	278.608	5117.000	75°39'17"	127°53'52"	258.13
C52	131.124	10666.000	24°31'31"	124°51'31"	131.12
C53	1315.462	10925.000	87°13'36"	128°42'58"	1314.70
C54	203.287	251.234	52°29'56"	118°40'09"	186.17
C55	59.458	819.900	85°46'10"	81°07'38"	69.72
C56	278.608	5117.000	127°43'37"	107°12'38"	272.24
C57	181.818	770.228	107°45'08"	103°00'17"	200.05

CD5 - PART 6 LINE AND CURVE TABLES

Line #	Bearing	Length	Curve Table	Chord Bearing	Chord Length
L89	S71°35'58"E	51.89			
L90	S81°14'11"E	67.23			
L91	S89°07'28"E	893.29			
L92	S89°53'31"E	165.37			
L93	N46°11'37"E	97.07			

  

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C58	278.608	5117.000	75°39'17"	127°53'52"	258.13
C59	131.124	10666.000	24°31'31"	124°51'31"	131.12
C60	1315.462	10925.000	87°13'36"	128°42'58"	1314.70
C61	203.287	251.234	52°29'56"	118°40'09"	186.17
C62	59.458	819.900	85°46'10"	81°07'38"	69.72
C63	278.608	5117.000	127°43'37"	107°12'38"	272.24
C64	181.818	770.228	107°45'08"	103°00'17"	200.05

CD6 - PART 1 LINE AND CURVE TABLES

Line #	Bearing	Length	Curve Table	Chord Bearing	Chord Length
L94	N67°24'51"E	836.27			
L95	S29°02'01"E	198.24			
L96	S22°21'31"E	231.61			
L97	S49°22'29"W	115.29			
L98	N40°52'42"W	846.79			

  

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C40	1148.824	4425.000	147°04'47"	107°20'00"	1441.48
C41	918.826	10263.000	41°27'11"	103°27'00"	814.37
C42	1467.298	2113.000	194°48'36"	158°07'27"	1652.82

CD6 - PART 2 LINE AND CURVE TABLES

Line #	Bearing	Length	Curve Table	Chord Bearing	Chord Length
L99	S71°35'58"E	51.89			
L100	S81°14'11"E	67.23			
L101	S89°07'28"E	893.29			
L102	S89°53'31"E	165.37			
L103	S47°22'28"W	1281.21			

  

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C65	278.608	5117.000	75°39'17"	127°53'52"	258.13
C66	131.124	10666.000	24°31'31"	124°51'31"	131.12
C67	1315.462	10925.000	87°13'36"	128°42'58"	1314.70
C68	203.287	251.234	52°29'56"	118°40'09"	186.17
C69	59.458	819.900	85°46'10"	81°07'38"	69.72
C70	278.608	5117.000	127°43'37"	107°12'38"	272.24
C71	181.818	770.228	107°45'08"	103°00'17"	200.05

CD6 - PART 3 LINE TABLE

Line #</
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