

ORDINANCE NO. 2020-65

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-20-19 BY REZONING APPROXIMATELY 78.853 ACRES OF LAND LOCATED AT 2801 STAPLES ROAD FROM “FD” FUTURE DEVELOPMENT DISTRICT TO “CD-4” CHARACTER DISTRICT-4; 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-4” Character District-4 for approximately 78.853 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 the approximately 78.853-acre tract of land 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-4” Character District-4.

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 All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.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 4 - MULTIFAMILY (CD4)
THE MAYAN

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CD4: PART 1 – 17.209 ACRES (749,624 SQUARE FEET)

BEING A 17.209 ACRE TRACT OF LAND OUT OF 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 17.209 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STAPLES ROAD (80' WIDE RIGHT-OF-WAY), FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT AND THE WEST CORNER OF A CALLED 50.0620 ACRE TRACT CONVEYED IN A DEED TO JAIME M. CADENA AND WIFE, SAN JUANA CADENA, RECORDED IN VOLUME 3141, PAGE 280, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, WITH GRID COORDINATES OF N:13852313.95, E: 2316273.57;

THENCE NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD AND THE SOUTHWESTERLY LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 843.29 FEET TO A POINT, FROM WHICH A TXDOT TYPE I CONCRETE MONUMENT FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD BEARS NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, A DISTANCE OF 137.78 FEET;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 49 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 893.28 FEET TO A POINT, AND
- 2) S 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 843.26 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID 50.0620 ACRE TRACT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEASTERLY LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID 50.0620 ACRE TRACT, A DISTANCE OF 884.61 FEET TO THE POINT OF **BEGINNING** AND CONTAINING 17.209 ACRES OF LAND, MORE OR LESS.

CD4: PART 2 - 17.648 ACRES (768,747 SQUARE FEET)

BEING A 17.648 ACRE TRACT OF LAND OUT OF 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 17.648 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTH 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:13857342.34, E: 2319876.13;

THENCE SOUTH 41 DEGREES 21 MINUTES 30 SECONDS EAST, A DISTANCE OF 609.92 FEET TO THE **POINT OF BEGINNING** AT THE BEGINNING OF A CURVE TO THE RIGHT, WITH GRID COORDINATES OF N: 13856884.57, E: 2320279.12

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 278.66 FEET, A RADIUS OF 373.63 FEET, A DELTA ANGLE OF 42 DEGREES 43 MINUTES 57 SECONDS, AND A CHORD THAT BEARS SOUTH 40 DEGREES 13 MINUTES 28 SECONDS EAST, A DISTANCE OF 272.24 FEET TO A POINT, AND
- 2) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 562.59 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 1,016.53 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 4,999.60 FEET;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 39 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 496.08 FEET TO A POINT,
- 2) NORTH 23 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 231.61 FEET TO A POINT,
- 3) NORTH 48 DEGREES 11 MINUTES 21 SECONDS EAST, A DISTANCE OF 97.07 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,

- 4) WITH SAID CURVE TO THE LEFT, 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 NORTH 41 DEGREES 34 MINUTES 38 SECONDS EAST, A DISTANCE 267.04 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 5) 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 NORTH 41 DEGREES 03 MINUTES 17 SECONDS EAST, A DISTANCE OF 581.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.648 ACRES OF LAND, MORE OR LESS.

CD4-PART 3 - 36.930 ACRES (1,608,671 SQUARE FEET)

BEING A 36.930 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, 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 36.930 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTH 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:13861029.34, E: 2323366.79;

THENCE SOUTH 42 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 1,767.63 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13859719.01, E: 2322180.51;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) SOUTH 19 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE OF 547.44 FEET TO A POINT,
- 2) NORTH 46 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 400.03 FEET TO A POINT,
- 3) SOUTH 21 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 163.38 FEET TO A POINT,
- 4) NORTH 64 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 94.32 FEET TO A POINT,
- 5) SOUTH 47 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 161.57 FEET TO A POINT,
- 6) SOUTH 20 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 331.37 FEET TO A POINT,

- 7) SOUTH 11 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 523.34 FEET TO A POINT,
- 8) SOUTH 20 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 106.23 FEET TO A POINT, AND
- 9) SOUTH 12 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 286.70 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 8,772.36 FEET;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 399.55 FEET TO A POINT;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 45 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 28.55 FEET TO A POINT,
- 2) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 221.56 FEET TO A POINT,
- 3) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT,
- 4) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 246.65 FEET TO A POINT, AND
- 5) NORTH 45 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 1334.51 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 727.64 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE OF 03 DEGREES 47 MINUTES 37 SECONDS, AND A CHORD THAT BEARS NORTH 44 DEGREES 30 MINUTES 31 SECONDS EAST, A DISTANCE OF 727.51 FEET, AND

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- 2) NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, A DISTANCE OF 350.98 FEET TO THE **POINT OF BEGINNING**, CONTAINING 36.930 ACRES OF LAND, MORE OR LESS.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.


06/30/2020
Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533



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LIFT STATION
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LIFT STATION – 2.066 ACRES (90,012 SQUARE FEET)

BEING A 2.066 ACRE TRACT OF LAND OUT OF 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 2.066 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 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. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), ON THE NORTH LINE OF SAID 563.797 ACRE TRACT, SAME BEING THE SOUTH LINE 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:13861029.34, E: 2323366.79, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN ENG" FOUND BEARS NORTH 49 DEGREES 10 MINUTES 04 SECONDS EAST A DISTANCE OF 1,310.37 FEET,

THENCE SOUTH 15 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 2,958.15 FEET TO THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13858184.74, E: 2322555.60;

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

- 1) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 300.02 FEET TO A POINT,
- 2) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT, FROM WHICH A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 BEARS SOUTH 81 DEGREES 00 MINUTES 29 SECONDS WEST, A DISTANCE OF 2,680.85 FEET,
- 3) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT, AND

(INTENTIONALLY LEFT BLANK)

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- 4) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 300.02 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.066 ACRES OF LAND, MORE OR LESS.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.



Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533



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	846.70			

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C13	1148.824	4425.000	147°04'47"	107°20'00"	1141.48
C14	918.826	10263.000	41°27'11"	103°27'00"	914.37
C15	1467.298	3113.000	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	67.33			
L39	S89°53'51"E	165.37			
L40	S89°53'51"E	165.37			
L41	S47°22'28"W	126.17			
L42	N07°02'06"W	143.14			
L43	S49°32'21"E	133.61			
L44	S49°32'21"E	133.61			
L45	S49°32'21"E	133.61			
L46	S49°32'21"E	133.61			
L47	S49°32'21"E	133.61			
L48	S49°32'21"E	133.61			
L49	S49°32'21"E	133.61			
L50	S49°32'21"E	133.61			
L51	S49°32'21"E	133.61			
L52	S49°32'21"E	133.61			
L53	S49°32'21"E	133.61			
L54	S49°32'21"E	133.61			
L55	S49°32'21"E	133.61			
L56	S49°32'21"E	133.61			
L57	S49°32'21"E	133.61			
L58	S49°32'21"E	133.61			
L59	S49°32'21"E	133.61			
L60	S49°32'21"E	133.61			
L61	S49°32'21"E	133.61			
L62	S49°32'21"E	133.61			
L63	S49°32'21"E	133.61			
L64	S49°32'21"E	133.61			
L65	S49°32'21"E	133.61			
L66	S49°32'21"E	133.61			
L67	S49°32'21"E	133.61			
L68	S49°32'21"E	133.61			
L69	S49°32'21"E	133.61			
L70	S49°32'21"E	133.61			

CD4 - PART 1 LINE TABLE

Line #	Bearing	Length
L42	S49°09'42"E	656.29
L43	S49°09'42"E	656.29
L44	S49°09'42"E	656.29
L45	S49°09'42"E	656.29
L46	S49°09'42"E	656.29
L47	S49°09'42"E	656.29
L48	S49°09'42"E	656.29
L49	S49°09'42"E	656.29
L50	S49°09'42"E	656.29
L51	S49°09'42"E	656.29
L52	S49°09'42"E	656.29
L53	S49°09'42"E	656.29
L54	S49°09'42"E	656.29
L55	S49°09'42"E	656.29
L56	S49°09'42"E	656.29
L57	S49°09'42"E	656.29
L58	S49°09'42"E	656.29
L59	S49°09'42"E	656.29
L60	S49°09'42"E	656.29
L61	S49°09'42"E	656.29
L62	S49°09'42"E	656.29
L63	S49°09'42"E	656.29
L64	S49°09'42"E	656.29
L65	S49°09'42"E	656.29
L66	S49°09'42"E	656.29
L67	S49°09'42"E	656.29
L68	S49°09'42"E	656.29
L69	S49°09'42"E	656.29
L70	S49°09'42"E	656.29

CD4 - PART 2 LINE AND CURVE TABLES

Line #	Bearing	Length	Curve Table	Chord Bearing	Chord Length
L42	S49°09'42"E	656.29			
L43	S49°09'42"E	656.29			
L44	S49°09'42"E	656.29			
L45	S49°09'42"E	656.29			
L46	S49°09'42"E	656.29			
L47	S49°09'42"E	656.29			
L48	S49°09'42"E	656.29			
L49	S49°09'42"E	656.29			
L50	S49°09'42"E	656.29			
L51	S49°09'42"E	656.29			
L52	S49°09'42"E	656.29			
L53	S49°09'42"E	656.29			
L54	S49°09'42"E	656.29			
L55	S49°09'42"E	656.29			
L56	S49°09'42"E	656.29			
L57	S49°09'42"E	656.29			
L58	S49°09'42"E	656.29			
L59	S49°09'42"E	656.29			
L60	S49°09'42"E	656.29			
L61	S49°09'42"E	656.29			
L62	S49°09'42"E	656.29			
L63	S49°09'42"E	656.29			
L64	S49°09'42"E	656.29			
L65	S49°09'42"E	656.29			
L66	S49°09'42"E	656.29			
L67	S49°09'42"E	656.29			
L68	S49°09'42"E	656.29			
L69	S49°09'42"E	656.29			
L70	S49°09'42"E	656.29			

CD4 - PART 3 LINE AND CURVE TABLES

Line #	Bearing	Length	Curve Table	Chord Bearing	Chord Length
L71	S19°49'07"E	247.41			
L72	S19°49'07"E	247.41			
L73	S19°49'07"E	247.41			
L74	S19°49'07"E	247.41			
L75	S19°49'07"E	247.41			
L76	S19°49'07"E	247.41			
L77	S19°49'07"E	247.41			
L78	S19°49'07"E	247.41			
L79	S19°49'07"E	247.41			
L80	S19°49'07"E	247.41			
L81	S19°49'07"E	247.41			
L82	S19°49'07"E	247.41			
L83	S19°49'07"E	247.41			
L84	S19°49'07"E	247.41			
L85	S19°49'07"E	247.41			
L86	S19°49'07"E	247.41			
L87	S19°49'07"E	247.41			
L88	S19°49'07"E	247.41			
L89	S19°49'07"E	247.41			
L90	S19°49'07"E	247.41			
L91	S19°49'07"E	247.41			
L92	S19°49'07"E	247.41			
L93	S19°49'07"E	247.41			
L94	S19°49'07"E	247.41			
L95	S19°49'07"E	247.41			
L96	S19°49'07"E	247.41			
L97	S19°49'07"E	247.41			
L98	S19°49'07"E	247.41			
L99	S19°49'07"E	247.41			
L100	S19°49'07"E	247.41			

PROPOSED LEFT STATION LINE TABLE

Line #	Bearing	Length
L97	S49°09'42"E	302.82
L98	S49°09'42"E	302.82
L99	S49°09'42"E	302.82
L100	S49°09'42"E	302.82
L101	S49°09'42"E	302.82
L102	S49°09'42"E	302.82
L103	S49°09'42"E	302.82
L104	S49°09'42"E	302.82
L105	S49°09'42"E	302.82
L106	S49°09'42"E	302.82
L107	S49°09'42"E	302.82
L108	S49°09'42"E	302.82
L109	S49°09'42"E	302.82
L110	S49°09'42"E	302.82
L111	S49°09'42"E	302.82
L112	S49°09'42"E	302.82
L113	S49°09'42"E	302.82
L114	S49°09'42"E	302.82
L115	S49°09'42"E	302.82
L116	S49°09'42"E	302.82
L117	S49°09'42"E	302.82
L118	S49°09'42"E	302.82
L119	S49°09'42"E	302.82
L120	S49°09'42"E	302.82
L121	S49°09'42"E	302.82
L122	S49°09'42"E	302.82
L123	S49°09'42"E	302.82
L124	S49°09'42"E	302.82
L125	S49°09'42"E	302.82
L126	S49°09'42"E	302.82
L127	S49°09'42"E	302.82
L128	S49°09'42"E	302.82
L129	S49°09'42"E	302.82
L130	S49°09'42"E	302.82
L131	S49°09'42"E	302.82
L132	S49°09'42"E	302.82
L133	S49°09'42"E	302.82
L134	S49°09'42"E	302.82
L135	S49°09'42"E	302.82
L136	S49°09'42"E	302.82
L137	S49°09'42"E	302.82
L138	S49°09'42"E	302.82
L139	S49°09'42"E	302.82
L140	S49°09'42"E	302.82
L141	S49°09'42"E	302.82
L142	S49°09'42"E	302.82
L143	S49°09'42"E	302.82
L144	S49°09'42"E	302.82
L145	S49°09'42"E	302.82
L146	S49°09'42"E	302.82
L147	S49°09'42"E	302.82
L148	S49°09'42"E	302.82
L149	S49°09'42"E	302.82
L150	S49°09'42"E	302.82
L151	S49°09'42"E	302.82
L152	S49°09'42"E	302.82
L153	S49°09'42"E	302.82
L154	S49°09'42"E	302.82
L155	S49°09'42"E	302.82
L156	S49°09'42"E	302.82
L157	S49°09'42"E	302.82
L158	S49°09'42"E	302.82
L159	S49°09'42"E	302.82
L160	S49°09'42"E	302.82
L161	S49°09'42"E	302.82
L162	S49°09'42"E	302.82
L163	S49°09'42"E	302.82
L164	S49°09'42"E	302.82
L165	S49°09'42"E	302.82
L166	S49°09'42"E	302.82
L167	S49°09'42"E	302.82
L168	S49°09'42"E	302.82
L169	S49°09'42"E	302.82
L170	S49°09'42"E	302.82
L171	S49°09'42"E	302.82
L172	S49°09'42"E	302.82
L173	S49°09'42"E	302.82
L174	S49°09'42"E	302.82
L175	S49°09'42"E	302.82
L176	S49°09'42"E	302.82
L177	S49°09'42"E	302.82
L178	S49°09'42"E	302.82
L179	S49°09'42"E	302.82
L180	S49°09'42"E	302.82
L181	S49°09'42"E	302.82
L182	S49°09'42"E	302.82
L183	S49°09'42"E	302.82
L184	S49°09'42"E	302.82
L185	S49°09'42"E	302.82
L186	S49°09'42"E	302.82
L187	S49°09'42"E	302.82
L188	S49°09'42"E	302.82
L189	S49°09'42"E	302.82
L190	S49°09'42"E	302.82
L191	S49°09'42"E	302.82
L192	S49°09'42"E	302.82
L193	S49°09'42"E	302.82
L194	S49°09'42"E	302.82
L195	S49°09'42"E	302.82
L196	S49°09'42"E	302.82
L197	S49°09'42"E	302.82
L198	S49°0	