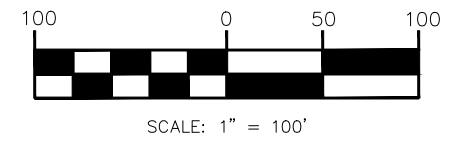


PLAT NUMBER-21-11800143

SUBDIVISION PLAT ESTABLISHING

ALAMAR SUBDIVISION

A 91.207 ACRE TRACT SITUATED WITHIN THE JAMES HORDE SURVEY NO. 90, ABSTRACT 321 AND THE A. HOUSTON SURVEY NO. 341, ABSTRACT 354, NCB 17728, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 8.653 ACRE TRACT AND A PORTION OF A CALLED 104.41 ACRE TRACT RECORDED IN 20210039053, BEXAR COUNTY OFFICIAL PUBLIC RECORDS.



Westwood

Phone (210) 265-8300 211 North Loop 1604 East, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodsps.com

Westwood Professional Services, Inc.
TPELS ENGINEERING FIRM REGISTRATION NO. 11756
TPELS SURVEYING FIRM REGISTRATION NO. 10074301

JOB NUMBER: RO011247.20

STATE OF TEXAS §
COUNTY OF BEXAR §

THE OWNER OF THE 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
ALAMAR SA, LLC
A TEXAS LIMITED LIABILITY COMPANY
BY: ITS MANAGING PARTNER
5814 BRITANNY FORREST LANE
SAN DIEGO, CA 92130

GIL BERKOVICH, MANAGER

STATE OF TEXAS §
COUNTY OF BEXAR §
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GIL BERKOVICH, 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 & SEAL OF OFFICE THIS ___ DAY OF ___, 2023

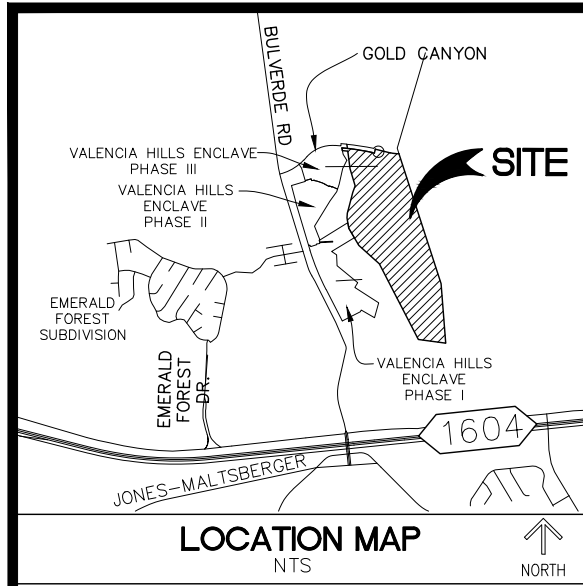
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMAR SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT 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.

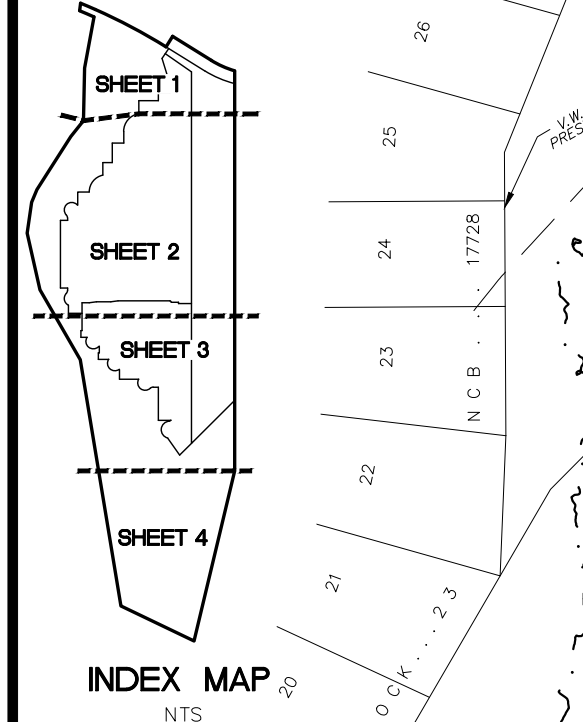
DATED THIS ___ DAY OF ___, A.D. 20__

BY: CHAIRMAN

BY: SECRETARY



LEGEND:
-900- EXISTING CONTOUR
900- PROPOSED CONTOUR
NTS NOT TO SCALE
EGTVE ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
€ CENTERLINE
ESM'T EASEMENT
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
RPR REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOL VOLUME PAGE
P.G. PAGE
R.O.W. RIGHT OF WAY
SET MONUMENTS HEREIN ARE 1/2" IRON RODS WITH ORANGE PLASTIC CAPS STAMPED "WESTWOOD"
FOUND MONUMENTS HEREIN ARE 1/2" IRON RODS (NO CAP), OR AS NOTED



INGRESS/EGRESS NOTE:
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

STATE OF TEXAS §
COUNTY OF BEXAR §

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 MADE ON THE GROUND BY:

JASON R. GABRIEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530

STATE OF TEXAS §
COUNTY OF BEXAR §
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

DREW A. DEFENDORF
142247
LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

CPS/ SAWS/ COSA/ UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE EASEMENTS.
6. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

SURVEYOR'S NOTES:
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. DIMENSIONS AND COORDINATE VALUES SHOWN HEREON ARE SURFACE UTILIZING A COMBINED SCALE FACTOR OF 1.0001645546 (GRID TO SURFACE) APPLIED AT N 13,769,042.19, E 2,153,936.18.
2. SET MONUMENTS HEREIN ARE 1/2" IRON RODS WITH ORANGE PLASTIC CAPS STAMPED "WESTWOOD".

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM

SETBACK NOTE:
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

IMPACT FEE PAYMENT NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

AQUIFER:
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

RESIDENTIAL FINISHED FLOOR
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

DRAINAGE EASEMENT ENCROACHMENTS
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 940 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FLOODPLAIN NOTES:
EASEMENTS FOR FLOODPLAINS
THE DRAINAGE EASEMENTS WERE Delineated TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0260G, DATED 09/29/2010; OR THE 1% ANNUAL (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

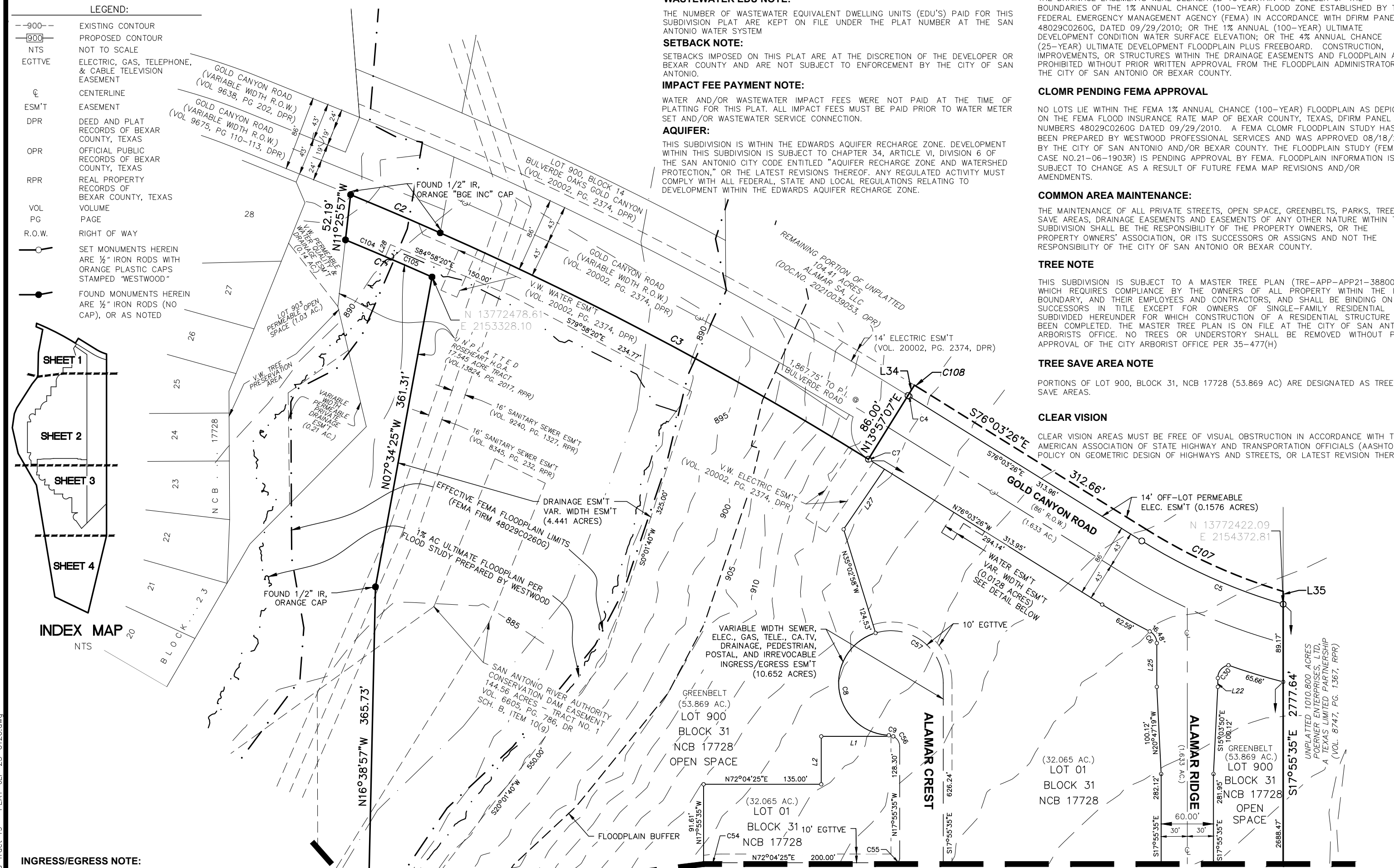
CLOMR PENDING FEMA APPROVAL
NO LOTS LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C0260G DATED 09/29/2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY WESTWOOD PROFESSIONAL SERVICES AND WAS APPROVED 08/18/2021 BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO.21-06-1903R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

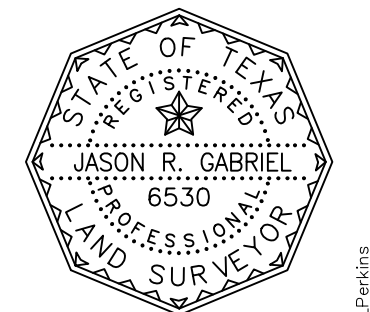
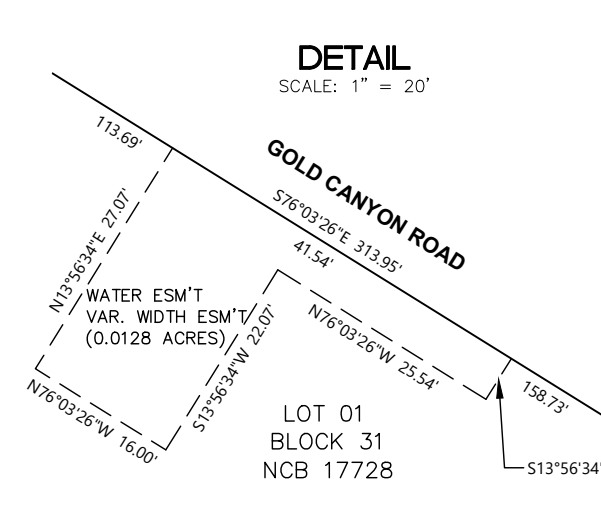
TREE NOTE
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800253) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREAFTER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H)

TREE SAVE AREA NOTE
PORTIONS OF LOT 900, BLOCK 31, NCB 17728 (53.869 AC) ARE DESIGNATED AS TREE SAVE AREAS.

CLEAR VISION
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.



MATCHLINE "A"; SEE SHEET 2 OF 4



Date: Jan 20, 2023, 8:48am User ID: JLPerkins
File: C:\Users\JPerkins\AppData\Local\Temp\Acspublish-35259\Bulverde Oaks Tract_19 - PLAT-19 - PLAT-19.dwg

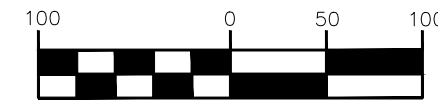
MATCHLINE "A"; SEE SHEET 1 OF 4

PLAT NUMBER-21-11800143

SUBDIVISION PLAT ESTABLISHING

ALAMAR SUBDIVISION

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SCALE: 1" = 100'

Westwood

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Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

JOB NUMBER: R0011247.20

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ALAMAR SA, LLC
A TEXAS LIMITED LIABILITY COMPANY
BY: ITS MANAGING PARTNER
5814 BRITANNY FORREST LANE
SAN DIEGO, CA 92130

GIL BERKOVICH, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GIL BERKOVICH, 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 & SEAL OF OFFICE THIS ___ DAY OF ___, 2023

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMAR SUBDIVISION 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. 20___

BY: CHAIRMAN

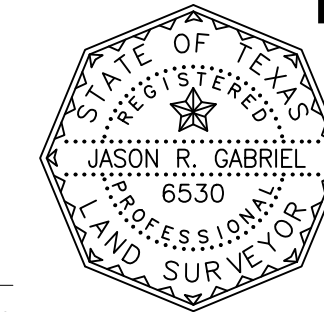
BY: SECRETARY

CPS/SAWS/COSA/UTILITY NOTES:

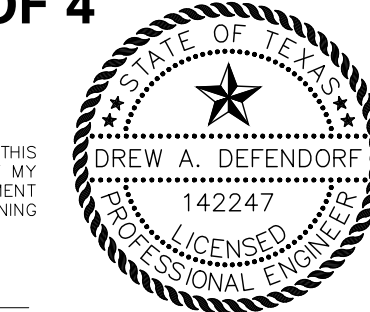
- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS...
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS...
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS...
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE ELECTRIC AND GAS EASEMENTS...
5. ROOF OVERHANGS ARE ALLOWED WITHIN ELECTRIC AND GAS EASEMENTS...

- LEGEND:
--900-- EXISTING CONTOUR
---900--- PROPOSED CONTOUR
NTS NOT TO SCALE
EGTVE ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
E CENTERLINE
ESM'T EASEMENT
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
RPR REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE
R.O.W. RIGHT OF WAY
SET MONUMENTS HEREIN ARE 1/2" IRON RODS WITH ORANGE PLASTIC CAPS STAMPED "WESTWOOD"
FOUND MONUMENTS HEREIN ARE 1/2" IRON RODS (NO CAP), OR AS NOTED

STATE OF TEXAS
COUNTY OF BEXAR
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 MADE ON THE GROUND BY:
JASON R. GABRIEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530



STATE OF TEXAS
COUNTY OF BEXAR
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
DREW A. DEFENDORF
LICENSED PROFESSIONAL ENGINEER
142247



SHEET 2 OF 4
PREPARATION DATE: 01/20/2023

MATCHLINE "B"; SEE SHEET 3 OF 4

REMAINING PORTION OF 104.41 ACRES
ALAMAR SA, LLC
(DOC. NO. 20210039053, OPR)

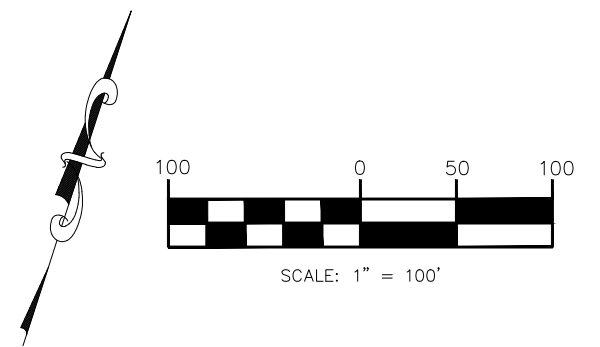
Date: Jan 20, 2023, 8:48am User ID: jPerkins
File: C:\Users\jPerkins\AppData\Local\Temp\Ksp\Public\11-23-23-0120.dwg

LEGEND:	
---900---	EXISTING CONTOUR
---000---	PROPOSED CONTOUR
NTS	NOT TO SCALE
EGTTVE	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
⊕	CENTERLINE
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OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
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VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT OF WAY
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①	REMAINING PORTION OF 104.41 ACRES ALAMAR SA, LLC (DOC.NO. 20210039053, OPR)

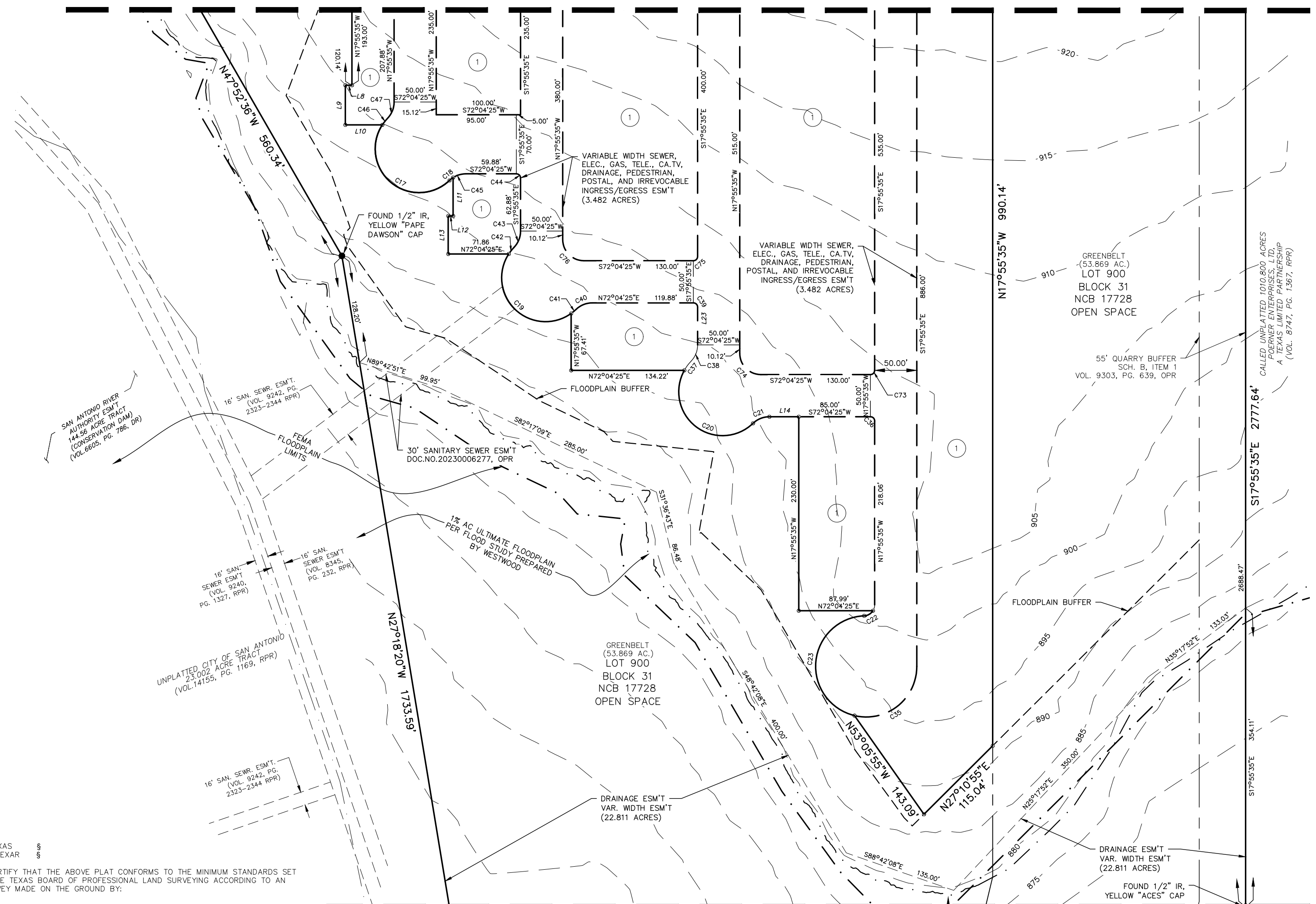
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PLAT NUMBER-21-11800143
SUBDIVISION PLAT ESTABLISHING
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MATCHLINE "B"; SEE SHEET 2 OF 4



MATCHLINE "C"; SEE SHEET 4 OF 4

Westwood

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 Toll Free (888) 937-5150 San Antonio, TX 78232
 westwoodps.com

Westwood Professional Services, Inc.
 TBPES ENGINEERING FIRM REGISTRATION NO. 11756
 TBPES SURVEYING FIRM REGISTRATION NO. 10074301

JOB NUMBER: R0011247.20

STATE OF TEXAS §
 COUNTY OF BEXAR §

THE OWNER OF THE 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
 ALAMAR SA, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 BY: ITS MANAGING PARTNER
 5814 BRITANNY FORREST LANE
 SAN DIEGO, CA 92130

GIL BERKOVICH, MANAGER

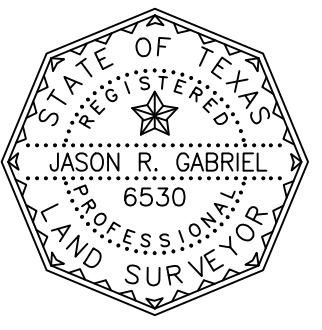
STATE OF TEXAS §
 COUNTY OF BEXAR §
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GIL BERKOVICH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF _____, 2023

NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

THIS PLAT OF _____ ALAMAR SUBDIVISION _____ 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. 20____
 BY: _____ CHAIRMAN
 BY: _____ SECRETARY



STATE OF TEXAS §
 COUNTY OF BEXAR §
 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 MADE ON THE GROUND BY:

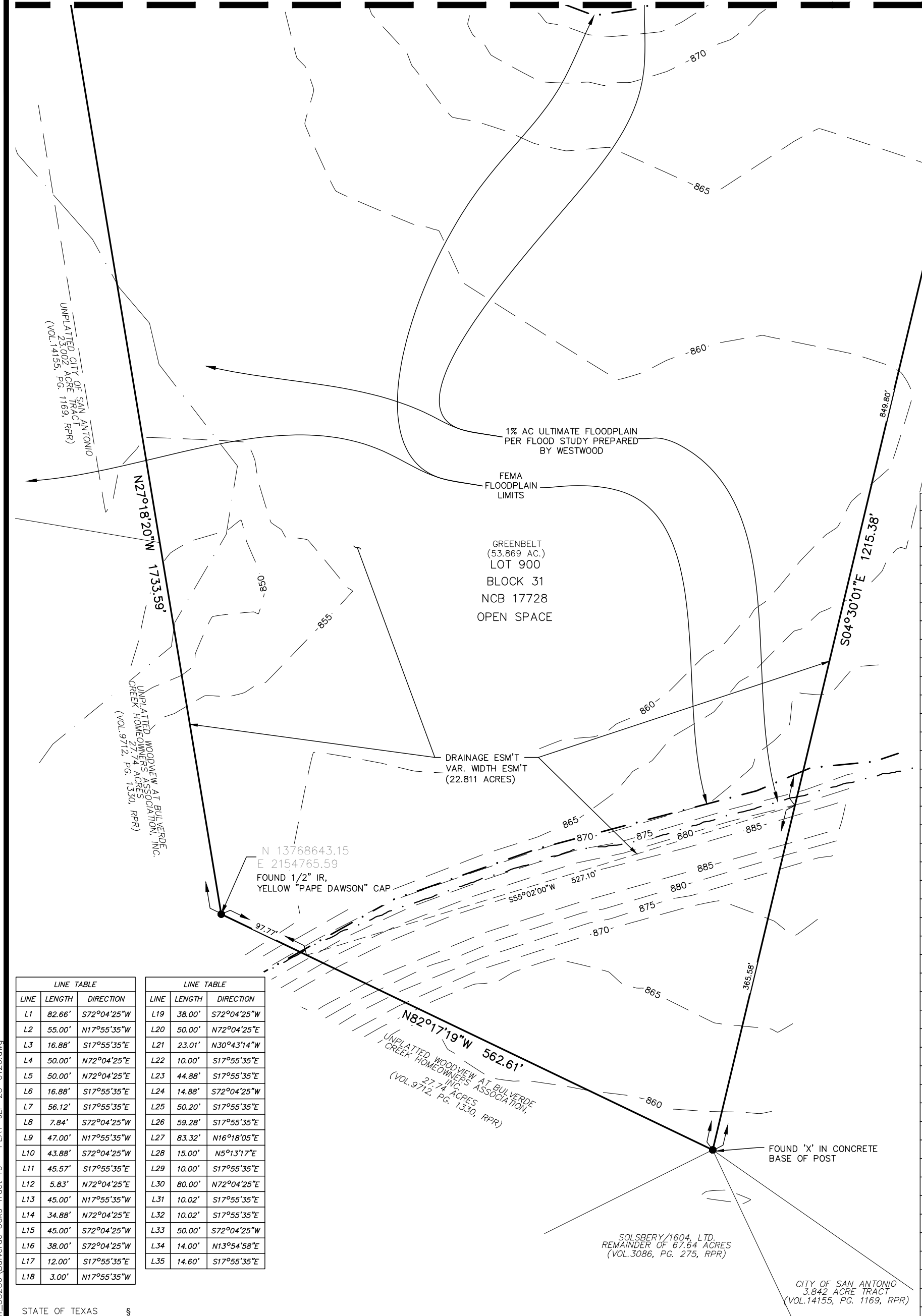
JASON R. GABRIEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530

STATE OF TEXAS §
 COUNTY OF BEXAR §
 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

DREW A. DEFENDORF
 LICENSED PROFESSIONAL ENGINEER

Date: Jan 20, 2023, 8:48am User ID: JPerkins File: C:\Users\jperkins\AppData\Local\Temp\35256\Bulwerds Oaks Tract_19 - PLAT--J.P. 23-0120.dwg

MATCHLINE "C"; SEE SHEET 3 OF 4



LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	82.66'	S72°04'25\"W	L19	38.00'	S72°04'25\"W
L2	55.00'	N17°55'35\"E	L20	50.00'	N72°04'25\"E
L3	16.88'	S17°55'35\"E	L21	23.01'	N30°43'14\"W
L4	50.00'	N72°04'25\"E	L22	10.00'	S17°55'35\"E
L5	50.00'	N72°04'25\"E	L23	44.88'	S17°55'35\"E
L6	16.88'	S17°55'35\"E	L24	14.88'	S72°04'25\"W
L7	56.12'	S17°55'35\"E	L25	50.20'	S17°55'35\"E
L8	7.84'	S72°04'25\"W	L26	58.28'	S17°55'35\"E
L9	47.00'	N17°55'35\"W	L27	83.32'	N16°18'05\"E
L10	43.88'	S72°04'25\"W	L28	15.00'	N5°13'17\"E
L11	45.57'	S17°55'35\"E	L29	10.00'	S17°55'35\"E
L12	5.83'	N72°04'25\"E	L30	80.00'	N72°04'25\"E
L13	45.00'	N17°55'35\"W	L31	10.02'	S17°55'35\"E
L14	34.88'	N72°04'25\"E	L32	10.02'	S17°55'35\"E
L15	45.00'	S72°04'25\"W	L33	50.00'	S72°04'25\"W
L16	38.00'	S72°04'25\"W	L34	14.00'	N13°54'58\"E
L17	12.00'	S17°55'35\"E	L35	14.60'	S17°55'35\"E
L18	3.00'	N17°55'35\"W			

STATE OF TEXAS §
COUNTY OF BEXAR §

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 MADE ON THE GROUND BY:

JASON R. GABRIEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530

STATE OF TEXAS §
COUNTY OF BEXAR §

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

DREW A. DEFENDORF
LICENSED PROFESSIONAL ENGINEER
142247

LICENSED PROFESSIONAL ENGINEER

CPS/ SAWS/ COSA/ UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE EASEMENTS.

LEGEND:

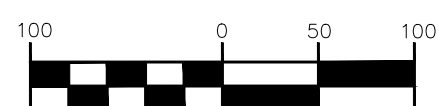
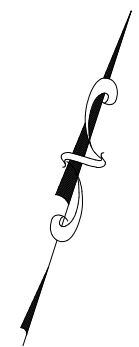
- 900--- EXISTING CONTOUR
- 000--- PROPOSED CONTOUR
- NTS NOT TO SCALE
- EGTTVE ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- € CENTERLINE
- ESM'T EASEMENT
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- RPR REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT OF WAY
- SET MONUMENTS HEREIN ARE 1/2" IRON RODS WITH ORANGE PLASTIC CAPS STAMPED "WESTWOOD"
- FOUND MONUMENTS HEREIN ARE 1/2" IRON RODS (NO CAP), OR AS NOTED

PLAT NUMBER-21-11800143

SUBDIVISION PLAT ESTABLISHING

ALAMAR SUBDIVISION

A 91.207 ACRE TRACT SITUATED WITHIN THE JAMES HORDE SURVEY NO. 90, ABSTRACT 321 AND THE A. HOUSTON SURVEY NO. 341, ABSTRACT 354, NCB 17728, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 8.653 ACRE TRACT AND A PORTION OF A CALLED 104.41 ACRE TRACT RECORDED IN DOC. NO. 20210039053, BEXAR COUNTY OFFICIAL PUBLIC RECORDS.



SCALE: 1" = 100'

Westwood

Phone (210) 265-8300 211 North Loop 1604 East, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodsps.com

Westwood Professional Services, Inc.
TBELS ENGINEERING FIRM REGISTRATION NO. 11756
TBELS SURVEYING FIRM REGISTRATION NO. 10074301

JOB NUMBER: R0011247.20

STATE OF TEXAS §
COUNTY OF BEXAR §

THE OWNER OF THE 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ALAMAR SA, LLC
A TEXAS LIMITED LIABILITY COMPANY
BY: ITS MANAGING PARTNER
5814 BRITANNY FOREST LANE
SAN DIEGO, CA 92130

GIL BERKOVICH, MANAGER

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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 & SEAL OF OFFICE THIS ____ DAY OF _____, 2023

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF _____ ALAMAR SUBDIVISION _____ 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. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CURVE TABLE					CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	108.09'	3949.94'	1°34'05"	N84°42'55\"W	108.09'	C55	7.85'	5.00'	90°00'00"	N27°04'25\"E	7.07'
C2	111.81'	4000.01'	1°36'06"	N84°50'45\"W	111.81'	C56	19.89'	13.00'	87°38'41"	N61°44'55\"W	18.00'
C3	556.10'	4000.00'	7°57'56"	N80°04'03\"W	555.65'	C57	112.18'	60.00'	107°07'24"	N71°29'17\"W	96.54'
C4	1.90'	4086.00'	0°01'36"	S76°03'51\"E	1.90'	C58	7.85'	5.00'	90°00'00"	S62°55'35\"E	7.07'
C5	178.29'	657.00'	15°32'54"	S83°49'53\"E	177.74'	C59	14.49'	15.00'	55°21'35"	N44°23'38\"E	13.94'
C6	16.48'	15.00'	62°57'27"	N49°24'18\"W	15.67'	C60	149.35'	80.00'	106°58'00"	S70°11'50\"W	128.59'
C7	1.91'	4000.00'	0°01'39"	N76°04'15\"W	1.91'	C61	13.51'	15.00'	51°36'25"	S82°07'22\"E	13.06'
C8	168.10'	60.00'	160°31'17"	S25°18'37\"E	118.27'	C62	15.71'	10.00'	90°00'00"	N27°04'25\"E	14.14'
C9	5.32'	13.00'	23°27'34"	S86°09'32\"W	5.29'	C63	15.71'	10.00'	90°00'00"	N62°55'35\"W	14.14'
C10	176.26'	125.00'	80°47'35"	S22°28'13\"W	162.02'	C64	38.05'	70.00'	31°08'45"	N2°21'12\"W	37.58'
C11	163.31'	120.00'	77°58'31"	S21°03'41\"W	151.00'	C65	141.33'	130.00'	62°17'29"	S17°55'35\"E	134.48'
C12	5.51'	28.00'	11°16'14"	S69°36'44\"E	5.50'	C66	38.05'	70.00'	31°08'45"	N13°29'57\"W	37.58'
C13	161.46'	52.00'	177°53'56"	S27°04'25\"W	103.98'	C67	109.96'	70.00'	90°00'00"	N27°04'25\"E	98.99'
C14	21.48'	28.00'	43°56'58"	N39°54'04\"W	20.96'	C68	15.71'	10.00'	90°00'00"	S62°55'35\"E	14.14'
C15	21.48'	28.00'	43°56'58"	N4°02'54\"E	20.96'	C69	7.85'	5.00'	90°00'00"	N27°04'25\"E	7.07'
C16	97.08'	52.00'	106°57'48"	S27°27'31\"E	83.58'	C70	14.49'	15.00'	55°21'35"	S80°14'47\"E	13.94'
C17	151.62'	52.00'	167°03'29"	S68°20'48\"E	103.34'	C71	149.35'	80.00'	106°58'00"	N73°57'00\"E	128.59'
C18	5.51'	28.00'	11°16'14"	S33°45'34\"W	5.50'	C72	13.51'	15.00'	51°36'25"	S46°16'13\"W	13.06'
C19	144.20'	52.00'	158°53'22"	S64°15'45\"E	102.24'	C73	7.85'	5.00'	90°00'00"	N27°04'25\"E	7.07'
C20	148.11'	52.00'	163°11'38"	S70°16'44\"E	102.88'	C74	39.27'	25.00'	90°00'00"	S62°55'35\"E	35.36'
C21	21.48'	28.00'	43°56'58"	S50°05'56\"W	20.96'	C75	7.85'	5.00'	90°00'00"	N27°04'25\"E	7.07'
C22	12.57'	13.00'	55°23'16"	N42°01'28\"E	12.08'	C76	39.27'	25.00'	90°00'00"	S62°55'35\"E	35.36'
C23	171.98'	60.00'	164°13'36"	S12°23'42\"E	118.86'	C77	39.27'	25.00'	90°00'00"	S62°55'35\"E	35.36'
C24	7.85'	5.00'	90°00'00"	N62°55'35\"W	7.07'	C78	39.27'	25.00'	90°00'00"	S27°04'25\"W	35.36'
C25	15.71'	10.00'	90°00'00"	S27°04'25\"W	14.14'	C79	7.85'	5.00'	90°00'00"	N62°55'35\"W	7.07'
C26	15.71'	10.00'	90°00'00"	N62°55'35\"W	14.14'	C80	7.85'	5.00'	90°00'00"	N27°04'25\"E	7.07'
C27	15.71'	10.00'	90°00'00"	S27°04'25\"W	14.14'	C81	7.85'	5.00'	90°00'00"	S27°04'25\"W	7.07'
C28	15.71'	10.00'	90°00'00"	N62°55'35\"W	14.14'	C82	7.85'	5.00'	90°00'00"	N62°55'35\"W	7.07'
C29	15.71'	10.00'	90°00'00"	S27°04'25\"W	14.14'	C83	7.85'	5.00'	90°00'00"	S27°04'25\"W	7.07'
C30	20.74'	15.00'	79°14'16"	S21°41'33\"W	19.13'	C84	7.85'	5.00'	90°00'00"	N62°55'35\"W	7.07'
C31	70.67'	130.00'	31°08'45"	N2°21'12\"W	69.80'	C85	15.71'	10.00'	90°00'00"	N27°04'25\"E	14.14'
C32	76.10'	70.00'	62°17'29"	S17°55'35\"E	72.41'	C86	15.71'	10.00'	90°00'00"	S62°55'35\"E	14.14'
C33	70.67'	130.00'	31°08'45"	N33°29'57\"W	69.80'	C87	7.85'	5.00'	90°00'00"	S27°04'25\"W	7.07'
C34	204.20'	130.00'	90°00'00"	N27°04'25\"E	183.85'	C88	7.85'	5.00'	90°00'00"	N62°55'35\"W	7.07'
C35	108.30'	60.00'	103°25'05"	N33°46'58\"E	94.18'	C89	15.71'	10.00'	90°00'00"	N27°04'25\"E	14.14'
C36	7.85'	5.00'	90°00'00"	N62°55'35\"W	7.07'	C90	15.71'	10.00'	90°00'00"	S62°55'35\"E	14.14'
C37	13.35'	52.00'	14°42'18"	S18°40'14\"W	13.31'	C91	7.85'	5.00'	90°00'00"	S62°55'35\"E	7.07'
C38	21.48'	28.00'	43°56'58"	N4°02'54\"E	20.96'	C92	109.96'	70.00'	90°00'00"	S27°04'25\"W	98.99'
C39	7.85'	5.00'	90°00'00"	N62°55'35\"W	7.07'	C93	7.85'	5.00'	90°00'00"	N62°55'35\"W	7.07'
C40	21.48'	28.00'	43°56'58"	S50°05'56\"W	20.96'	C94	7.85'	5.00'	90°00'00"	N27°04'25\"E	7.07'
C41	7.41'	52.00'	8°10'06"	N32°12'31\"E	7.41'	C95	7.85'	5.00'	90°00'00"	S62°55'35\"E	7.07'
C42	9.84'	52.00'	10°50'27"	S20°36'10\"W	9.82'	C96	7.85'	5.00'	90°00'00"	S27°04'25\"W	7.07'
C43	21.48'	28.00'	43°56'58"	N4°02'54\"E	20.96'	C97	7.85'	5.00'	90°00'00"	N62°55'35\"W	7.07'
C44	7.85'	5.00'	90°00'00"	N62°55'35\"W	7.07'	C98	7.85'	5.00'	90°00'00"	N27°04'25\"E	7.07'
C45	15.97'	28.00'	32°40'44"	S55°44'03\"W	15.75'	C99	7.85'	5.00'	90°00'00"	S62°55'35\"E	7.07'
C46	9.84'	52.00'	10°50'27"	S20°36'10\"W	9.82'	C100	117.81'	75.00'	90°00'00"	S27°04'25\"W	106.07'
C47	21.48'	28.00'	43°56'58"	N4°02'54\"E	20.96'	C101	7.85'	5.00'	90°00'00"	N62°55'35\"W	7.07'
C48	21.48'	28.00'	43°56'58"	S50°05'56\"W	20.96'	C102	7.85'	5.00'	90°00'00"	N27°04'25\"E	7.07'
C49	64.38'	52.00'	70°56'08"	N63°35'31\"E	60.35'	C103	92.20'	90.00'	58°41'45"	S81°54'43\"E	88.22'
C50	15.97'	28.00'	32°40'44"	N88°24'47\"E	15.75'	C104	49.66'	3949.94'	0°43'13"	N85°08'20\"W	49.66'
C51	7.85'	5.00'	90°00'00"	N27°04'25\"E	7.07'	C105	58.43'	3949.94'	0°50'51"	N84°21'18\"W	58.43'
C52	25.18'	120.00'	12°01'29"	S66°03'41\"W	25.14'	C106	92.20'	90.00'	58°41'45"	S46°03'43\"W	88.22'
C53	7.85'	5.00'	90°00'00"	N27°04'25\"E	7.07'	C107	170.39'	643.00'	15°10'58"	S83°38'55\"E	169.89'
C54	20.09'	125.00'	9°12'25"	S67°28'13\"W	20.06'	C108	3.21'	4100.00'	0°02'41"	N76°03'41\"W	3.21'