

**Ordinance abandoning, vacating, and closing 8.0118 acres of improved and unimproved public right-of-way identified as Starry Road and Starry Circle, between Yorktown Blvd and Oso Creek, conditioned on the Petitioner, MPM Development, LP, meeting specified conditions.**

**WHEREAS**, MPM Development, LP (Petitioner), adjacent Owner, is requesting the closure, abandonment, and vacation of Starry Road and Starry Circle, which had been dedicated to the City by plat;

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested parties and citizens were allowed to appear and be heard;

**WHEREAS**, it has been determined that it is feasible and advantageous to the City of Corpus Christi to close, abandon, and vacate improved and unimproved public right-of-way identified as Starry Road and Starry Circle, between Yorktown Blvd and Oso Creek, being approximately 8.0118 acres, as shown in **Exhibit A**, subject to compliance by the Owner with the conditions specified in this Ordinance;

**WHEREAS**, the construction of Oso Parkway eliminates the public use of Starry Road as required by Corpus Christi Code Sec 49-12 (2); and

**WHEREAS**, acquisition of Lots 3, 4, & 5, Section 35, Flour Bluff & Encinal Farm tract from the City eliminates the public use of Starry Circle as required by Corpus Christi Code Sec 49-12 (2).

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:**

**SECTION 1.** In consideration of the construction of Osito Way and Mapache Pass (estimated value \$4,170,704.11) by Petitioner, the City hereby closes, abandons, and vacates right-of-way for Starry Road from Yorktown Blvd to Oso Creek, being approximately 4.4 acres, less a 15' utility easement, expressly conditioned upon the Petitioner's compliance with the following requirements:

1. Dedication of a 15' utility easement from the west boundary of Starry Road right-of-way toward the center line from the City's lift station site north 1,667.71 feet toward Yorktown Blvd, as shown in **Exhibit B**, to the City;
2. The full build-out of Oso Parkway from Yorktown Blvd to Mapache Pass, as shown in the final plat of Oso Creek Corner Phase 1 in **Exhibit C**; and
3. The full build-out of a driveway at 7738 Krypton Drive to the City's lift station on the City's drainage right-of-way.

There shall be no closure, abandonment, or vacation of right-of-way for Starry Road if the Petitioner fails to comply with all the conditions outlined in this section. The City retains a 15' utility easement from the west boundary of Starry Road right-of-way toward the center line from the City's lift station site north 1,667.71 feet toward Yorktown Blvd, as shown in **Exhibit B**. The abandonment of Starry Road is not related to nor affects the City's Drainage Right of Way Easement, Nueces County Document #2017043998.

**SECTION 2.** In consideration of the construction of Osito Way and Mapache Pass (estimated value \$4,170,704.11) by Petitioner, the City hereby closes, abandons, and vacates right-of-way for Starry Circle from Starry Road to the eastern boundary of Mapache Pass as shown in **Exhibit C**, being approximately 0.9 acres, expressly conditioned upon the Petitioner's compliance with the following requirements:

1. The full build-out of Mapache Pass, as shown in the final plat of Oso Creek Corner Phase 1, as shown in **Exhibit C**.

There shall be no closure, abandonment, or vacation of right-of-way for Starry Circle from Starry Road to the eastern boundary of Mapache Pass, as shown in **Exhibit C**, if the Petitioner fails to comply with all the conditions outlined in this section.

**SECTION 3.** In consideration of the construction of Osito Way and Mapache Pass (estimated value \$4,170,704.11) by Petitioner, the City hereby closes, abandons, and vacates right-of-way for Starry Circle from Mapache Pass to Oso Creek, as shown in **Exhibit C**, being approximately 2.6 acres, expressly conditioned upon the Petitioner's compliance with the following requirements:

1. MPM Development, LP acquisition of Lots 3, 4, and 5, Section 35, Flour Bluff & Encinal Farm Garden tracts from the City.

There shall be no closure, abandonment, or vacation of right-of-way for Starry Circle from Mapache Pass to Oso Creek, as shown in **Exhibit C**, if the Petitioner fails to comply with all the conditions outlined in this section.

**SECTION 4.** Upon approval by the City Council and issuance of the Ordinance, all grants of public street right-of-way closures must be recorded at the Petitioner's expense in the real property Official Deed and Map Records of Nueces County, Texas, in which the affected property is located, with a copy of the recording provided to the City. Failure to record this Ordinance in the real property Official Deed and Map Records of Nueces County, Texas, within 180 calendar days following approval by the City Council will hereby make this Ordinance null and void.

Introduced and voted on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

PASSED and APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

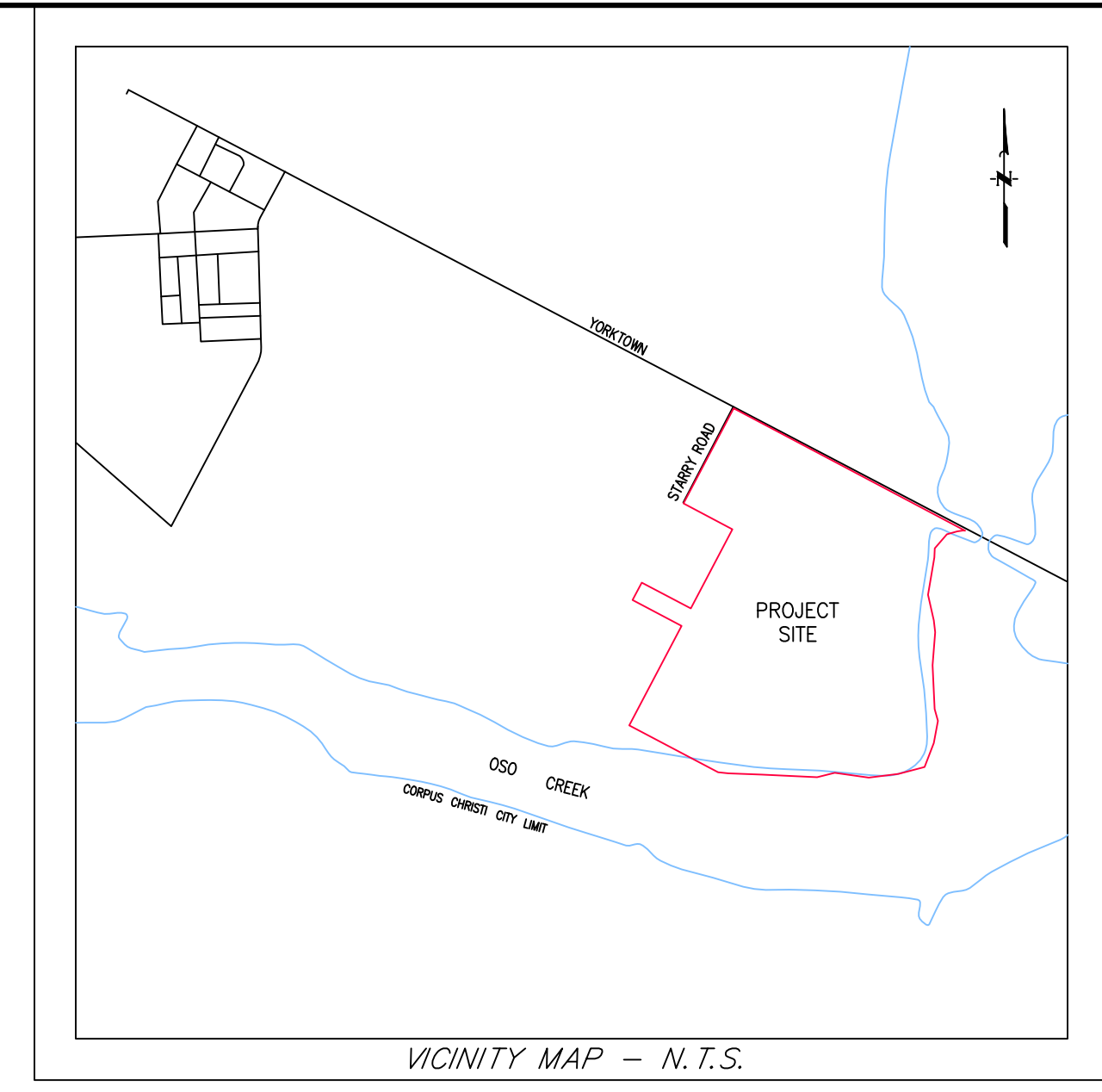
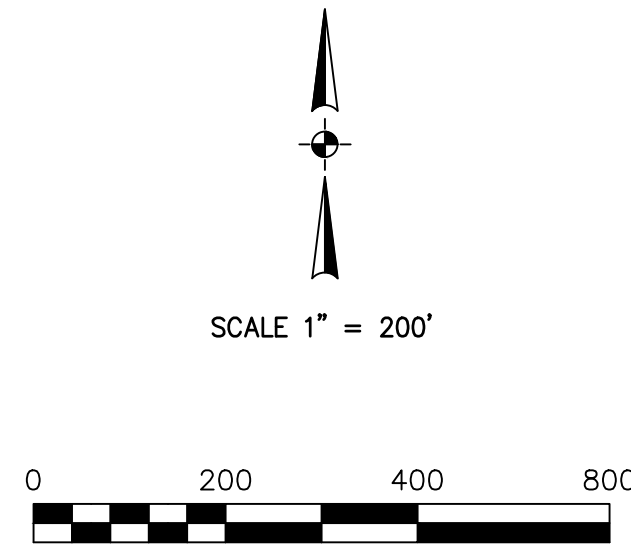
ATTEST:

\_\_\_\_\_  
Paulette Guajardo, Mayor

\_\_\_\_\_  
Rebecca Huerta, City Secretary

# EXHIBIT A

NO.	BEARING	LENGTH
L1	S 61°17'59" E	5.11'
L2	N 28°42'01" E	25.01'
L3	S 61°14'51" E	40.10'
L4	S 21°49'03" W	40.30'
L5	N 83°10'16" W	43.12'
L6	N 61°18'24" W	5.00'



**LEGEND**

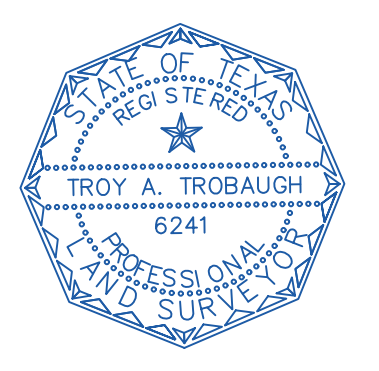
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ⊙ DISK
- ⊙ FENCE POST
- ▲ SIGN
- ⊙ TELEPHONE PEDESTAL
- ⊙ TELEPHONE CABLE MARKER
- ⊙ UTILITY POLE
- ⊙ GUY ANCHOR
- OVERHEAD UTILITIES
- x- BARBED WIRE FENCE
- /// EDGE OF ASPHALT
- 10x10 SCHEDULE B ITEM NO.
- O.P.R. OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
- M.R. MAP RECORDS OF NUECES COUNTY, TEXAS
- O.R. OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

**NOTES:**

- The bearings shown herein are referenced to the Texas Coordinate System of 1983, South Zone. Coordinates and distances shown are Surface Values. Combined Scale Factor is 1.00004.

THIS IS NOT A LAND TITLE SURVEY

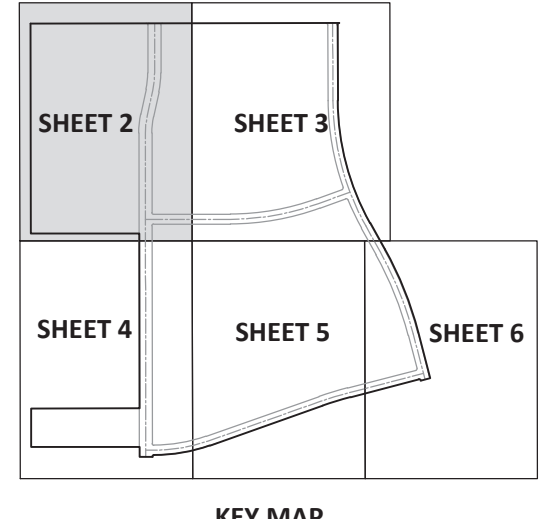
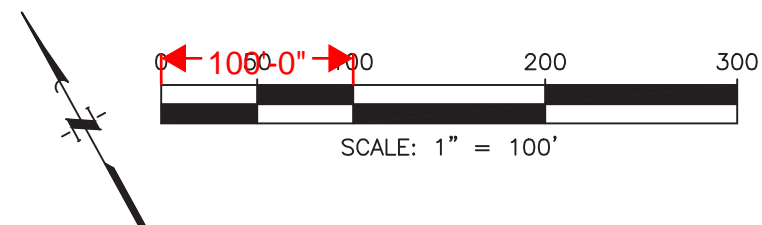
RIGHT-OF-WAY  
ABANDONMENT EXHIBIT  
BEING  
8.0118 ACRES  
OUT OF THE  
ENRIQUEZ VILLAREAL SURVEY, A-1  
CITY OF CORPUS CHRISTI  
NUECES COUNTY, TEXAS  
JUNE 2023  
PAGE 1 OF 1



Troy A. Trobaugh  
Registered Professional Land Surveyor No. 6241  
email: ttrobaugh@quiddity.com



# EXHIBIT B

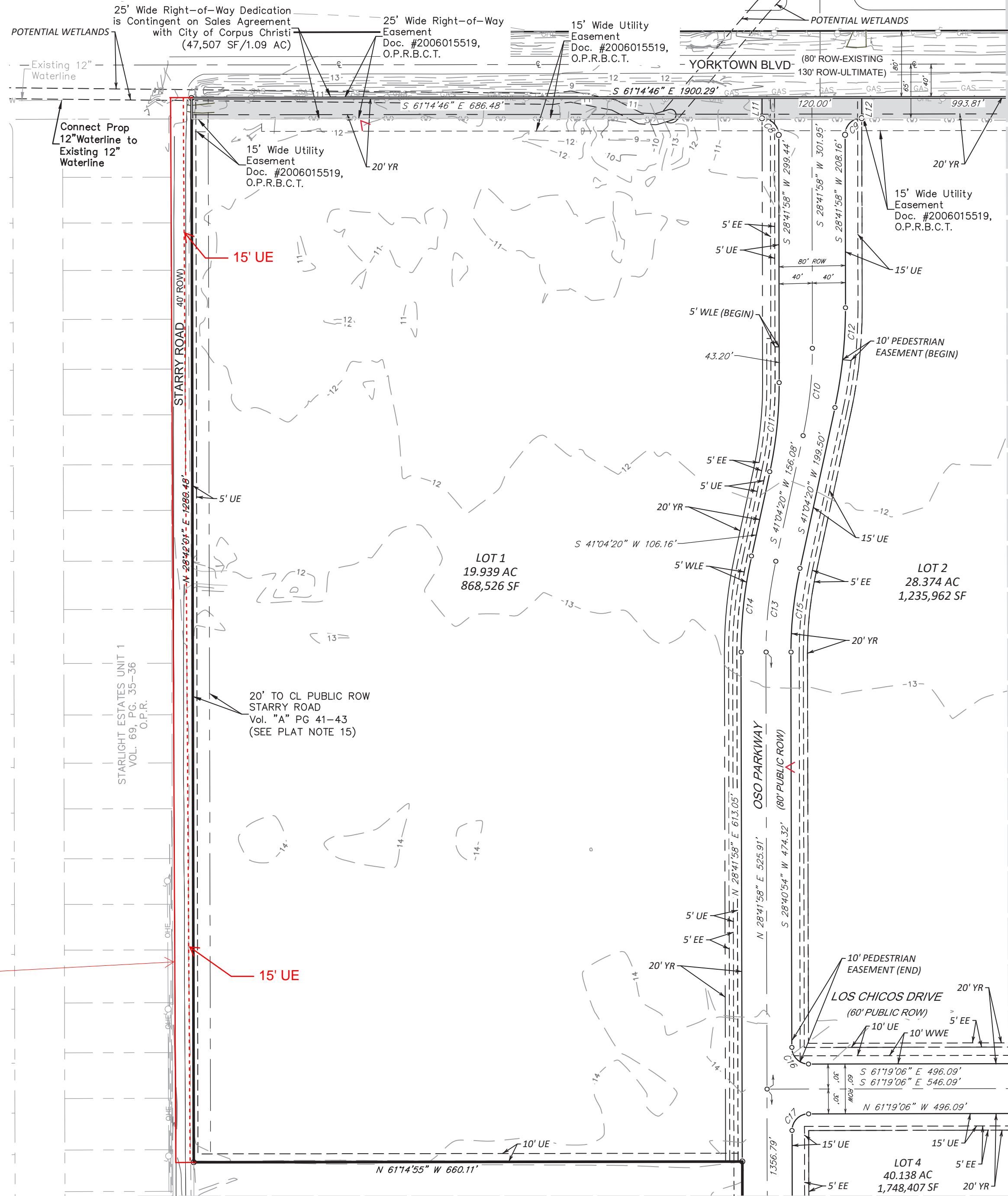
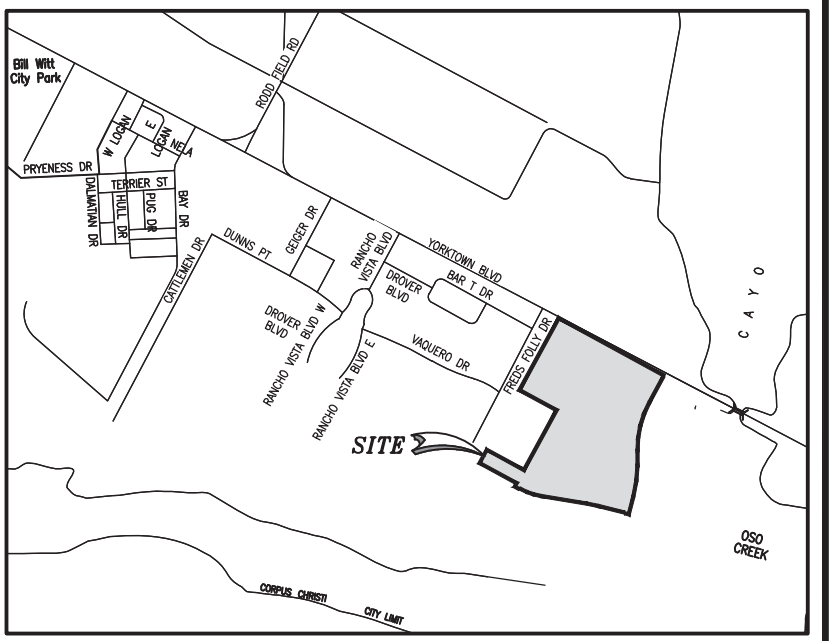


CIVIL ENGINEER & LAND SURVEYOR

QUIDDITY  
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290 & 10046100  
4350 Lockhill-Seima Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511  
CONTACT: Joseph E. York V, PE  
CONTACT: Troy A. Trobaugh, RPLS

## FINAL PLAT OF OSO CREEK CORNER PHASE 1

A 103.015 ACRE TRACT OF LAND, BEING ALL OF LOTS 8, 9, 13, 14, AND A PORTION OF LOTS 10, 12, AND 15 SECTION 34, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, IN VOLUME "A", PAGES 41-43, MAP RECORDS, NUECES COUNTY, TEXAS, CORPUS CHRISTI, TEXAS  
DATE OF PRINT: August 3, 2023



15 foot Utility Easement

SEE SHEET 6 FOR LINE AND CURVE TABLES

MATCH LINE ~ SEE SHEET 4

SHEET 2 OF 6

LOCATION MAP SCALE: 1" = 3000'

### GENERAL NOTES

- TOTAL NUMBER OF BUILDABLE LOTS: 4
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE OSO CREEK AS "CONTACT RECREATION" USE.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, SOUTH ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH NGS OPUS POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCES TO SURFACE, APPLY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.00004.
- ALL ELEVATIONS SHOWN HEREON ARE NAVD'88 DATUM, AS DETERMINED BY GPS OBSERVATION.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE TOTAL PLATTED AREA CONTAINS 103.299 ACRES OF LAND INCLUDING STREET DEDICATION.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, PANEL 48355C0540G, DATED OCTOBER 13, 2022, PORTIONS OF THIS TRACT ARE LOCATED IN UNSHADED ZONE "X" & SHADED ZONE "X".
- ACCORDING TO THE NATIONAL WETLANDS INVENTORY, POTENTIAL WETLANDS EXIST ON SITE.
- WATER, WASTEWATER LOT/ACREAGE AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
- ALL UTILITY AND TEMPORARY R.O.W. EASEMENTS DEDICATED BY SEPARATE INSTRUMENT SHALL BE RECORDED AND LABELED ON THE FINAL PLAT.
- EACH LOT WITHIN THIS PLAT SHALL CONFIRM TO ZONING DEVELOPMENT STANDARDS (UDC4.3.3) THE FINAL PLAT IS REQUIRED TO BE CONSISTENT TO THE ZONING DEVELOPMENT STANDARDS.
- THE DEVELOPMENT, CURRENTLY MOSTLY UNDEVELOPED WITH SEVERAL FARM BUILDINGS AND SINGLE FAMILY RESIDENCES, WILL BE DEVELOPED IN TWO PHASES TO INCLUDE RETAIL SITES, MULTI-FAMILY, EDUCATIONAL AND SINGLE FAMILY DEVELOPMENT. SINGLE FAMILY DEVELOPMENT IS ANTICIPATED TO CONTAIN APPROXIMATELY 4.5-5 UNITS PER ACRE. THERE ARE NO EXISTING DRAINAGE STRUCTURES ONSITE. THE SITE IS PROPOSED TO OUTFALL TO THE EAST INTO OSO CREEK.
- THE PROPERTY IS NOT IN THE AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ).
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- THE STARRY ROAD ROW WITHIN THE PLATTED AREA WILL BE CLOSED BY CITY ORDINANCE.

LEGEND	
OPRNCT	OFFICIAL PUBLIC RECORDS NUECES COUNTY TX
DRNCT	DEED RECORDS NUECES COUNTY TX
MRNCT	MAP RECORDS NUECES COUNTY TX
"S"	SET 1/2-INCH IRON ROD (W/CAP STAMPED "JONES CARTER")
"F"	FOUND 1/2-INCH IRON ROD
"FPK"	FOUND PK-NAIL
YR	YARD REQUIREMENT (SEE NOTE 5)
UE	UTILITY EASEMENT
EE	ELECTRIC EASEMENT
DE	DRAINAGE EASEMENT
WWE	WASTEWATER EASEMENT
WLE	WATERLINE EASEMENT

LEGEND	
---	YARD REQUIREMENT
---	EXISTING EASEMENT
---	PLAT BOUNDARY

MATCH LINE ~ SEE SHEET 3

QUIDDITY ENGINEERING Job No. S0870-0123-00

Date: Aug 03, 2023, 4:29pm, User: JF  
File: K:\S0870\0123-00\Drawings\S0870-0123-00 OSO CREEK Plat Phase 1 - FINAL PLAT.dwg

# EXHIBIT C

STATE OF TEXAS  
COUNTY OF NUECES

MPM HOMES INC., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
MOSES MOSTAGHASI, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MOSES MOSTAGHASI 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
BRIA WHITMIRE, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY PLANNING COMMISSION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
Al Raymond, A.I.A.  
Secretary

\_\_\_\_\_  
Kamran Zarghouni  
Chairman

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
AL RAYMOND, A.I.A.  
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS  
COUNTY OF NUECES

I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORGOING MAP DATED THE DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, AND DULY RECORDED IN VOL \_\_\_\_\_ PAGES \_\_\_\_\_ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

DOCUMENT NO. \_\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK

\_\_\_\_\_  
DEPUTY

STATE OF TEXAS  
COUNTY OF NUECES

I, TROY A. TROUBAUGH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

\_\_\_\_\_  
TROY A TROUBAUGH, RPLS NO. 6241

STATE OF TEXAS  
COUNTY OF NUECES

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

\_\_\_\_\_  
JOSEPH E. YORK V, PE NO. 124934

CIVIL ENGINEER & LAND SURVEYOR



## QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290 & 10046100  
4350 Lockhill-Seima Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

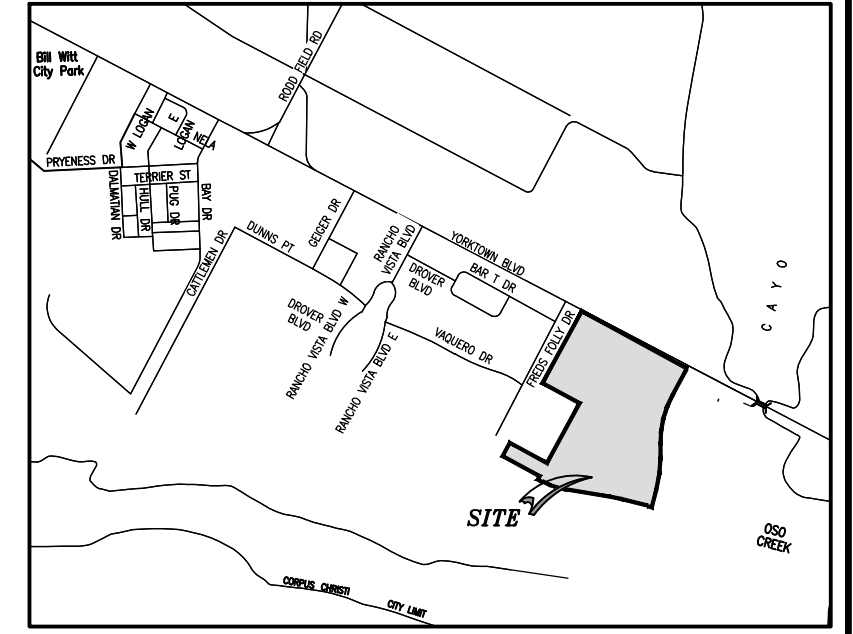
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### FINAL PLAT OF OSO CREEK CORNER PHASE 1

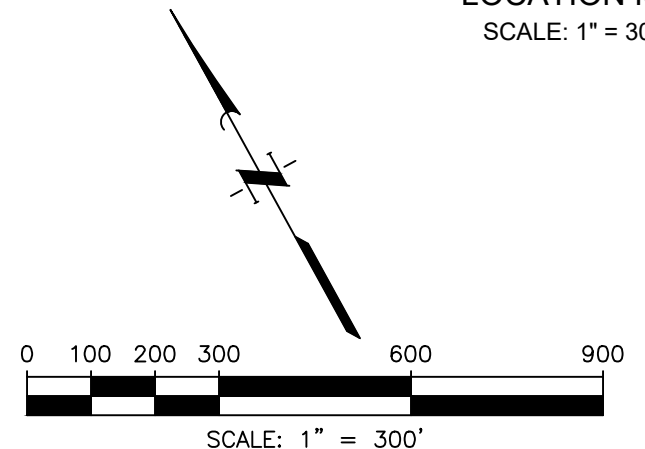
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DATE OF PRINT: August 3, 2023

INDEX MAP



LOCATION MAP  
SCALE: 1" = 3000'



LEGEND	
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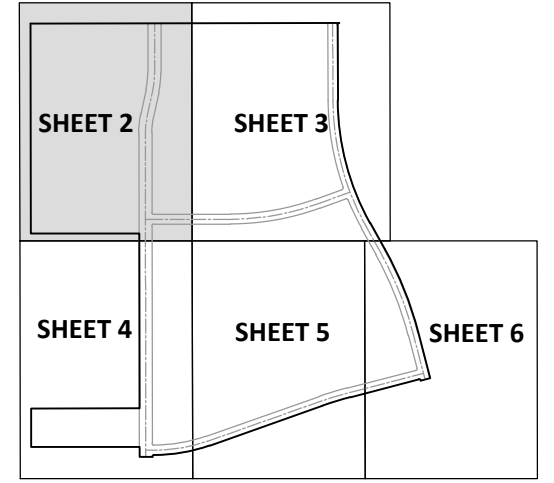
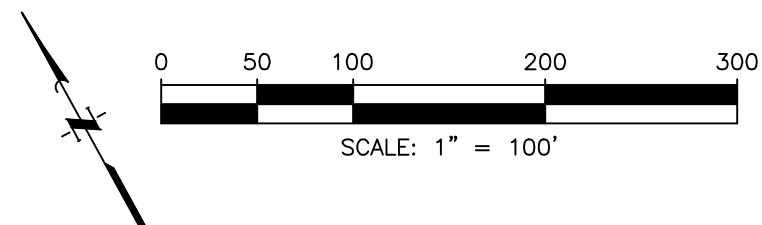
SEE SHEET 6 FOR LINE AND CURVE TABLES  
**SHEET 1 OF 6**

QUIDDITY ENGINEERING Job No. S0870-0123-00

Date: Aug 03, 2023, 2:29pm User: JF File: K:\S0870\S0870-0123-00\Yorktown\2 Design Phase\CAD\Printing\S0870-0123-00 OSO CREEK Plat Phase 1 - FINAL PLAT.dwg



# EXHIBIT C

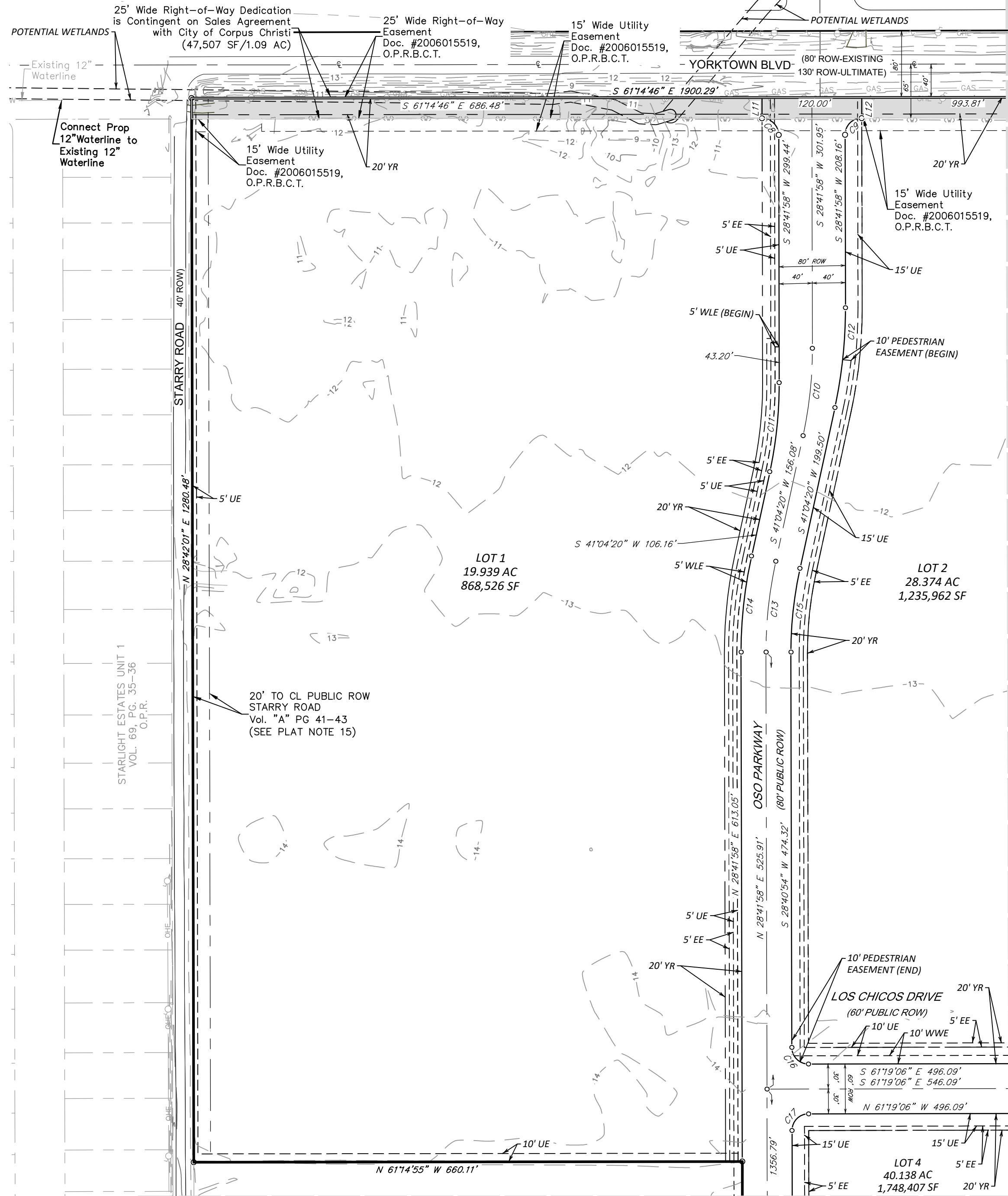
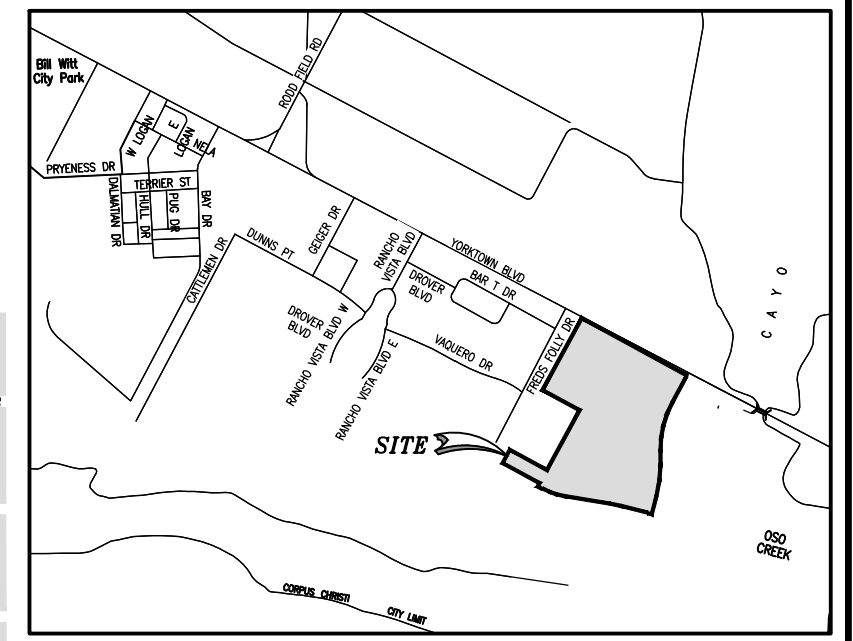


CIVIL ENGINEER & LAND SURVEYOR

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---	PLAT BOUNDARY

SEE SHEET 6 FOR LINE AND CURVE TABLES

MATCH LINE ~ SEE SHEET 4

SHEET 2 OF 6

MATCH LINE ~ SEE SHEET 3

CIVIL ENGINEER & LAND SURVEYOR



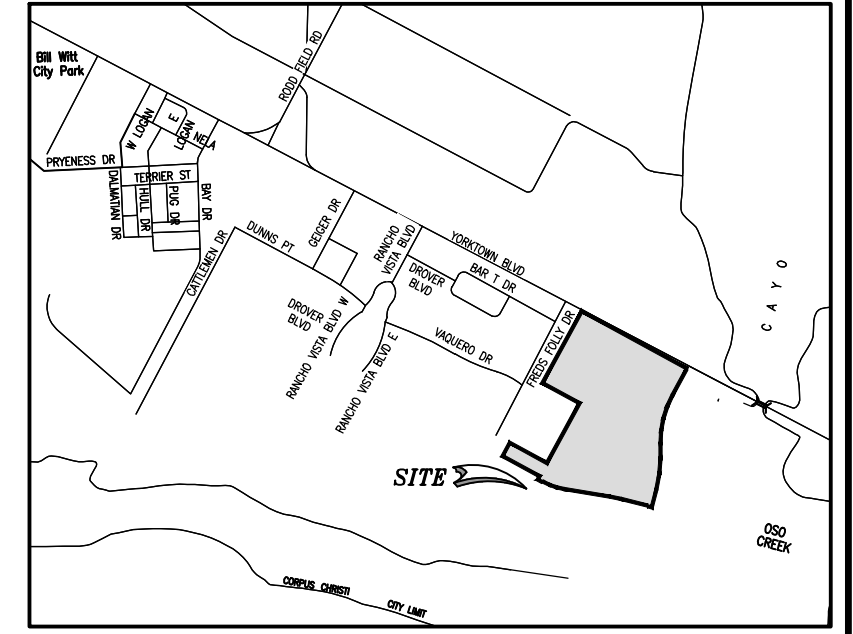
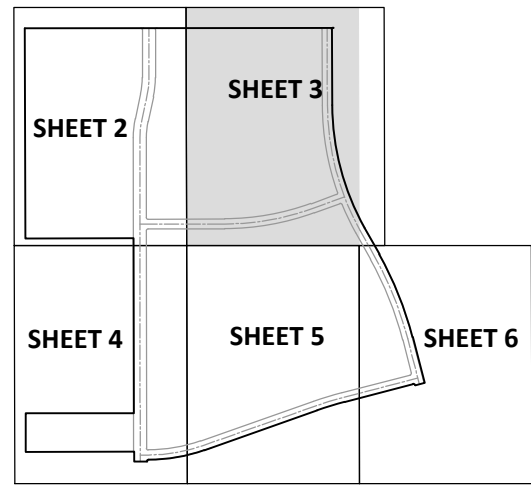
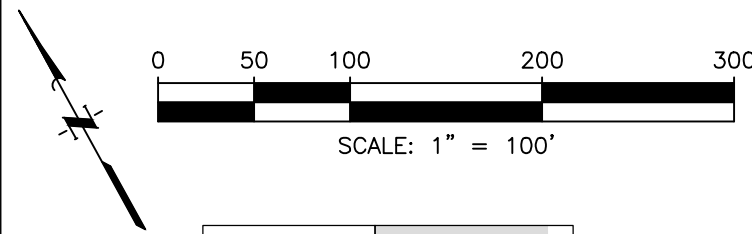
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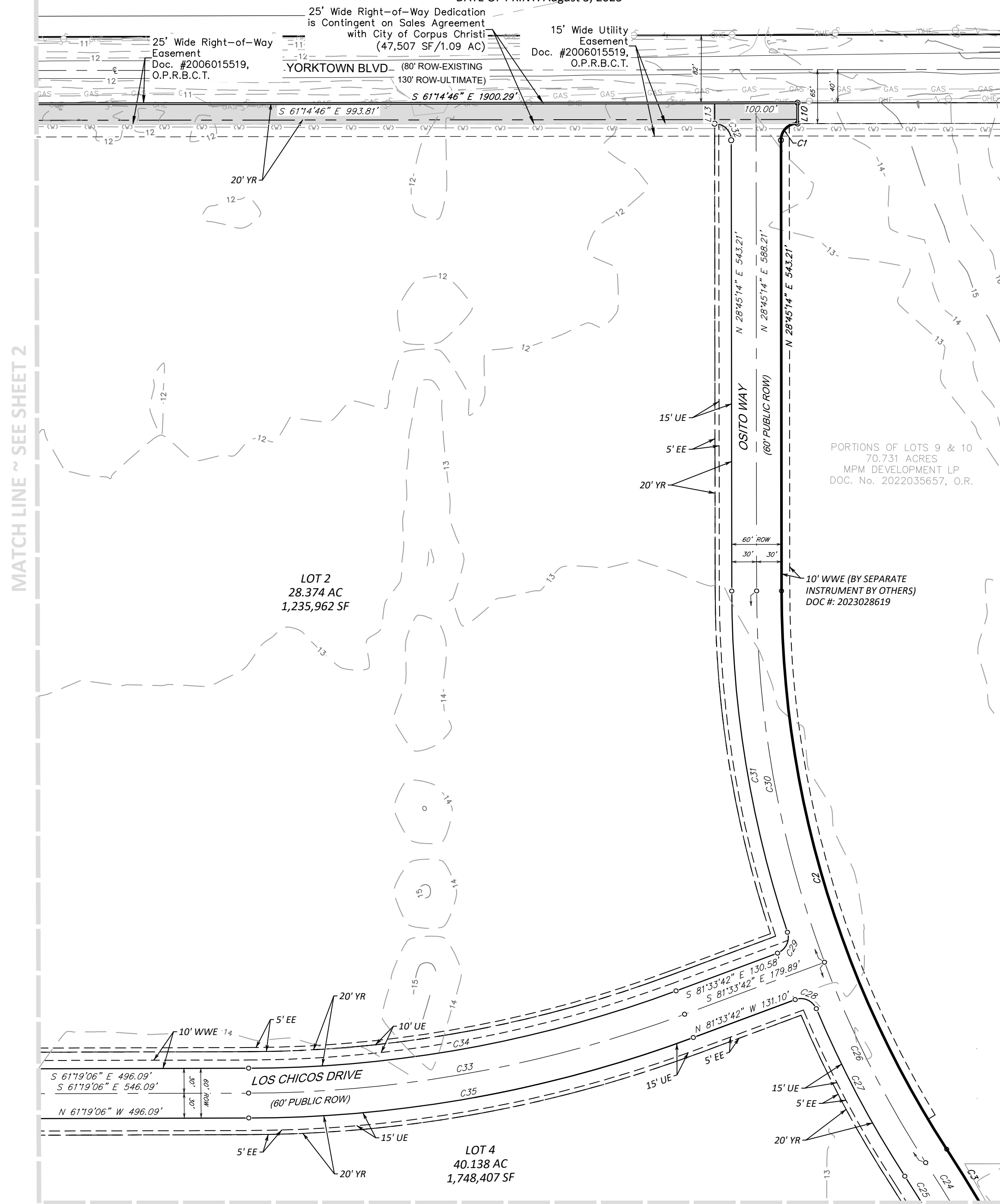
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LOCATION MAP  
SCALE: 1" = 3000'



GENERAL NOTES

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- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, SOUTH ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH NGS OPUS POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCES TO SURFACE, APPLY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.00004.
- ALL ELEVATIONS SHOWN HEREON ARE NAVD'88 DATUM, AS DETERMINED BY GPS OBSERVATION.
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- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, PANEL 48355C0540G, DATED OCTOBER 13, 2022, PORTIONS OF THIS TRACT ARE LOCATED IN UNSHADED ZONE "X" & SHADED ZONE "X".
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LEGEND	
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MRNCT	MAP RECORDS NUECES COUNTY TX
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"F"	FOUND 1/2-INCH IRON ROD
"FPK"	FOUND PK-NAIL
YR	YARD REQUIREMENT (SEE NOTE 5)
UE	UTILITY EASEMENT
EE	ELECTRIC EASEMENT
DE	DRAINAGE EASEMENT
WWE	WASTEWATER EASEMENT
WLE	WATERLINE EASEMENT

LEGEND	
---	YARD REQUIREMENT
---	EXISTING EASEMENT
---	PLAT BOUNDARY

MATCH LINE ~ SEE SHEET 2

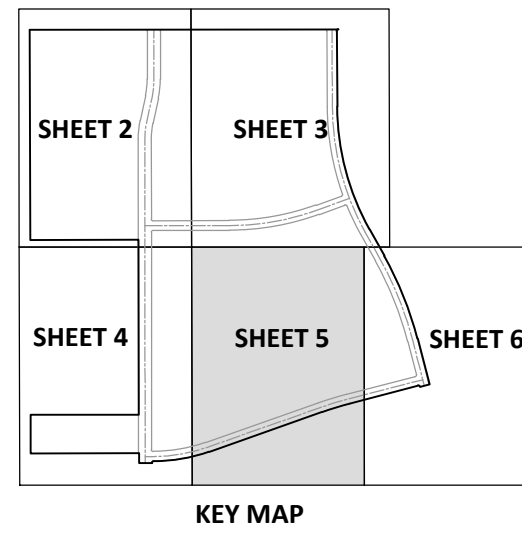
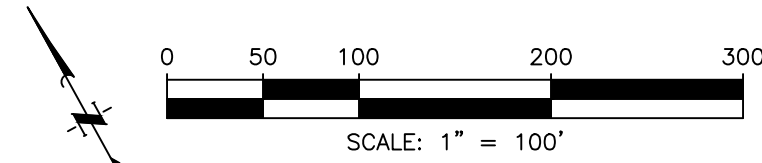
SEE SHEET 6 FOR LINE AND CURVE TABLES

MATCH LINE ~ SEE SHEET 5

MATCH LINE ~ SEE SHEET 6







CIVIL ENGINEER & LAND SURVEYOR



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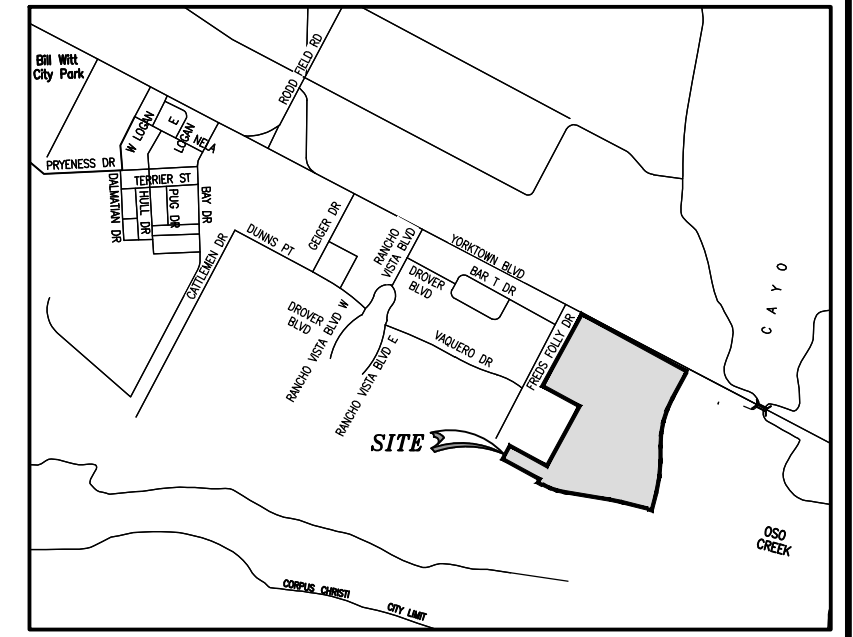
CONTACT: Joseph E. York V, PE  
CONTACT: Troy A. Trobaugh, RPLS

FINAL PLAT OF  
**OSO CREEK CORNER PHASE 1**

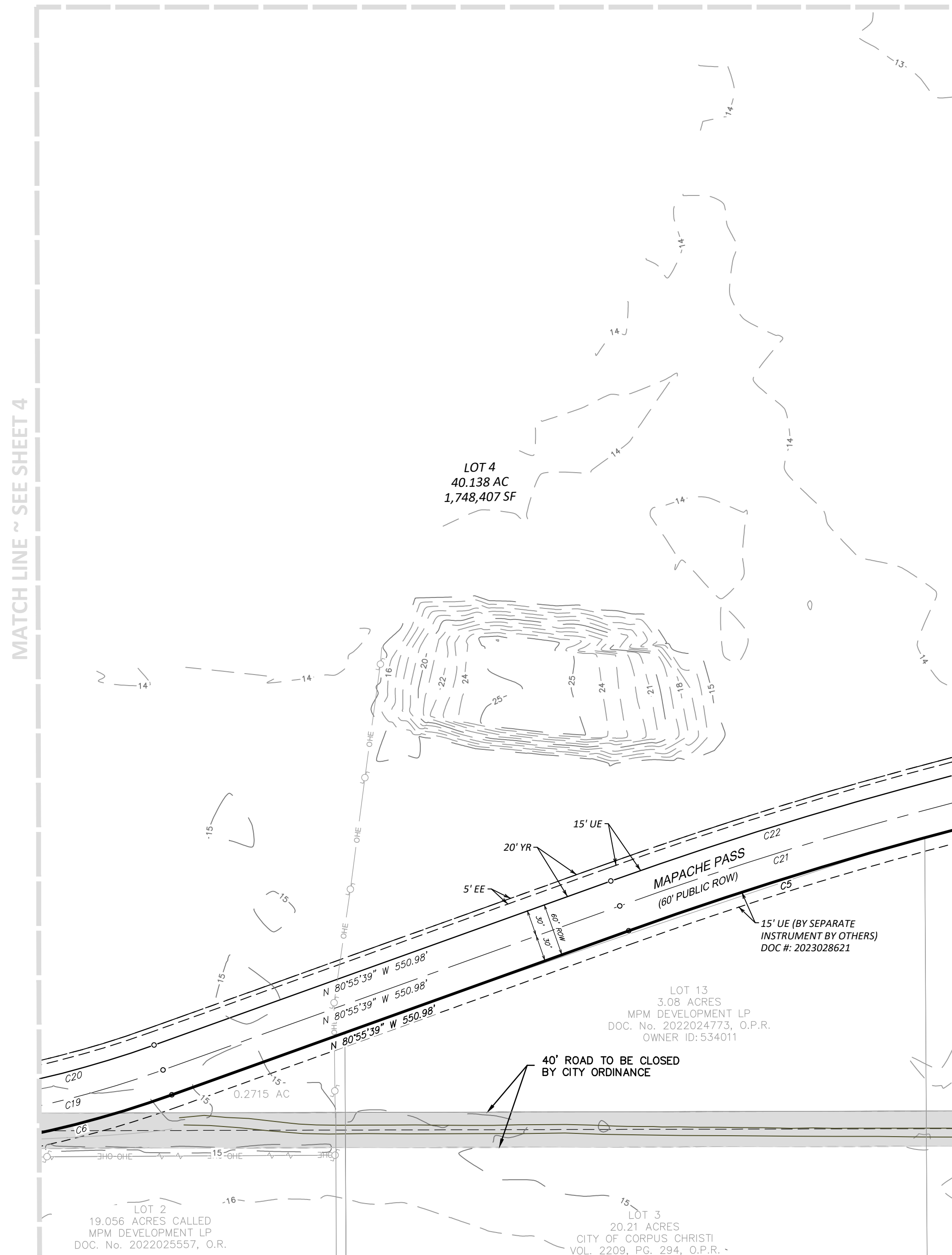
A 103.015 ACRE TRACT OF LAND, BEING ALL OF LOTS 8, 9, 13, 14,  
AND A PORTION OF LOTS 10, 12, AND 15 SECTION 34, FLOUR  
BLUFF AND ENCINAL FARM AND GARDEN TRACTS, IN VOLUME  
"A", PAGES 41-43, MAP RECORDS, NUECES COUNTY, TEXAS,  
CORPUS CHRISTI, TEXAS

DATE OF PRINT: August 3, 2023

MATCH LINE ~ SEE SHEET 3



LOCATION MAP  
SCALE: 1" = 3000'



SEE SHEET 6 FOR LINE  
AND CURVE TABLES

SHEET 5 OF 6

GENERAL NOTES

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LEGEND

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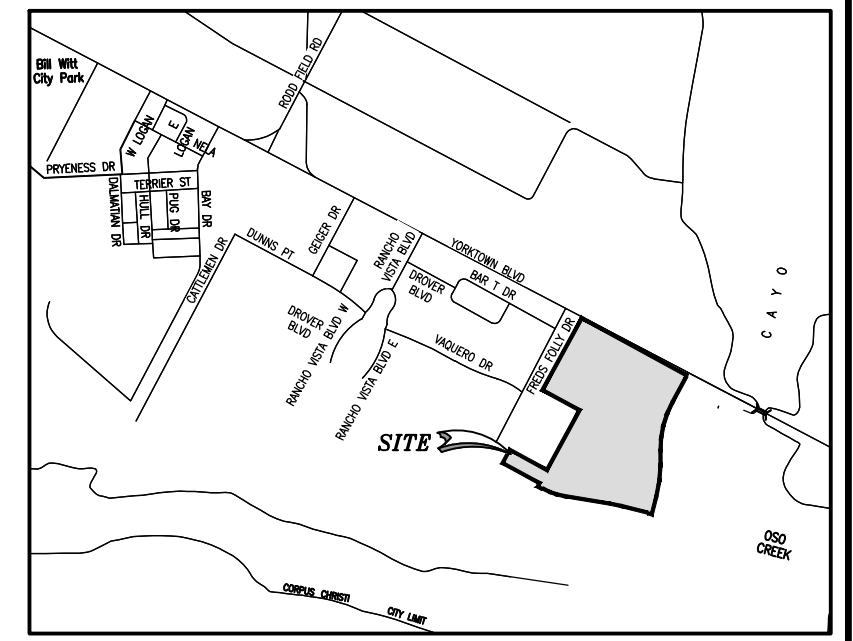
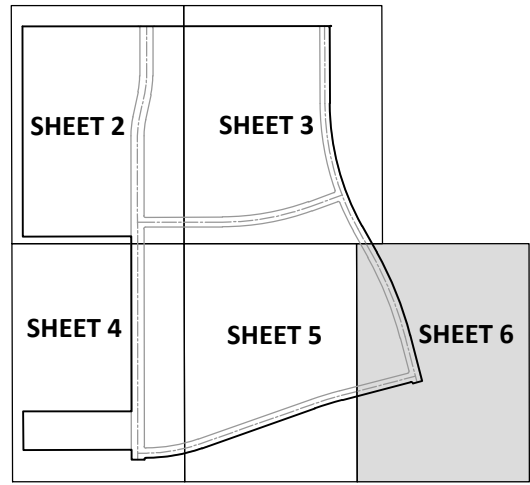
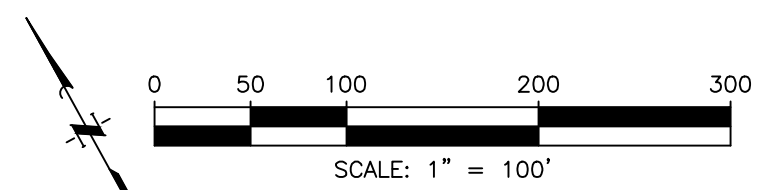
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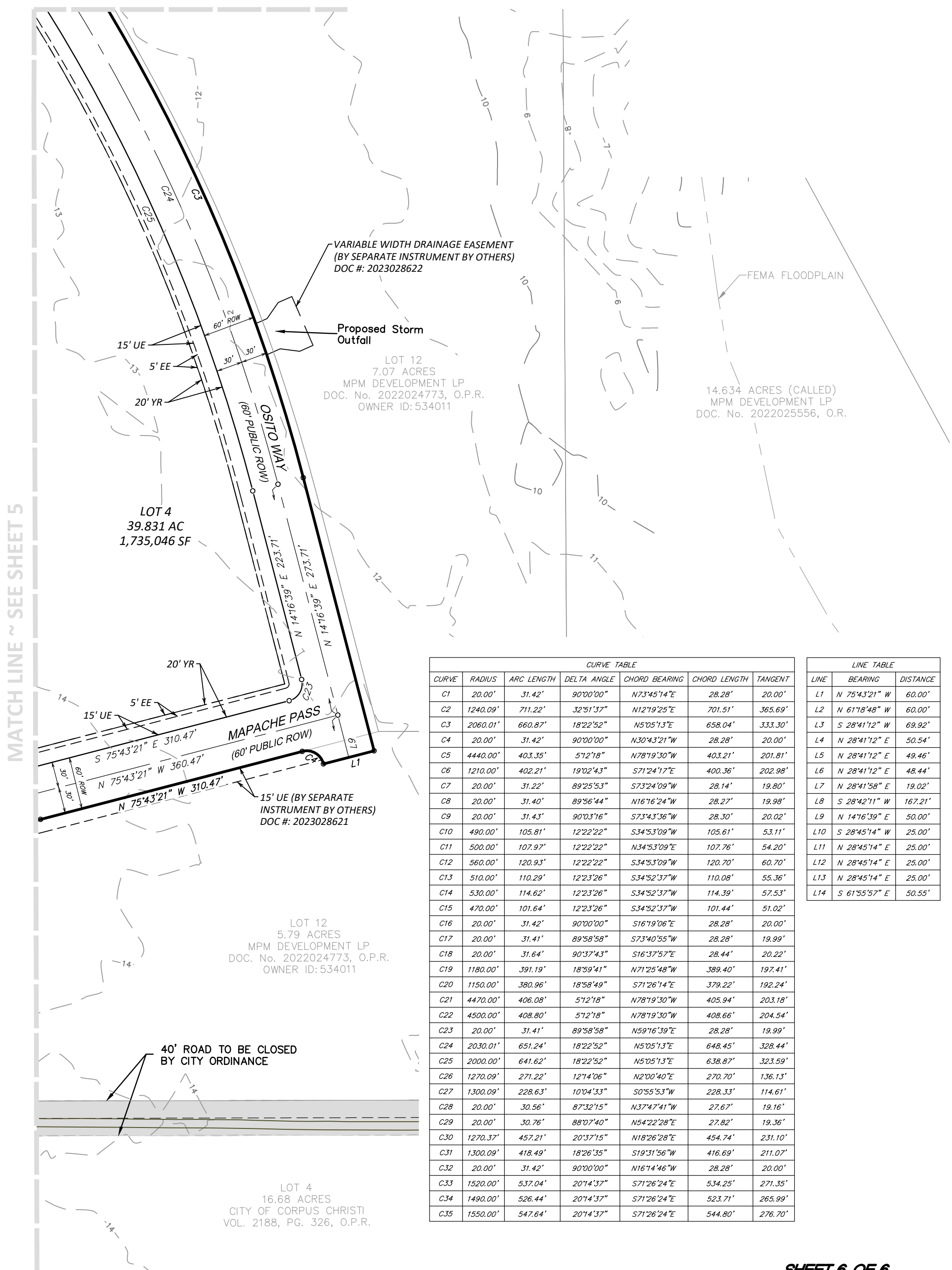
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LOCATION MAP  
SCALE: 1" = 3000'

MATCH LINE ~ SEE SHEET 3



MATCH LINE ~ SEE SHEET 5

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CURVE TABLE						LINE TABLE			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT	LINE	BEARING	DISTANCE
C1	20.00'	31.42'	90°00'00"	N73°45'14"E	28.28'	20.00'	L1	N 75°43'21" W	60.00'
C2	1240.09'	711.22'	32°51'37"	N12°19'25"E	701.51'	365.69'	L2	N 61°18'48" W	60.00'
C3	2060.01'	660.87'	18°22'52"	N5°05'13"E	658.04'	333.30'	L3	S 28°41'12" W	69.92'
C4	20.00'	31.42'	90°00'00"	N30°43'21"W	28.28'	20.00'	L4	N 28°41'12" E	50.54'
C5	4440.00'	403.35'	5°12'18"	N78°19'30"W	403.21'	201.81'	L5	N 28°41'12" E	49.46'
C6	1210.00'	402.21'	19°02'43"	S71°24'17"E	400.36'	202.98'	L6	N 28°41'12" E	48.44'
C7	20.00'	31.22'	89°25'53"	S73°24'09"W	28.14'	19.80'	L7	N 28°41'58" E	19.02'
C8	20.00'	31.40'	89°56'44"	N16°16'24"W	28.27'	19.98'	L8	S 28°42'11" W	167.21'
C9	20.00'	31.43'	90°03'16"	S73°43'36"W	28.30'	20.02'	L9	N 14°16'39" E	50.00'
C10	490.00'	105.81'	12°22'22"	S34°53'09"W	105.61'	53.11'	L10	S 28°45'14" W	25.00'
C11	500.00'	107.97'	12°22'22"	N34°53'09"E	107.76'	54.20'	L11	N 28°45'14" E	25.00'
C12	560.00'	120.93'	12°22'22"	S34°53'09"W	120.70'	60.70'	L12	N 28°45'14" E	25.00'
C13	510.00'	110.29'	12°23'26"	S34°52'37"W	110.08'	55.36'	L13	N 28°45'14" E	25.00'
C14	530.00'	114.62'	12°23'26"	S34°52'37"W	114.39'	57.53'	L14	S 61°55'57" E	50.55'
C15	470.00'	101.64'	12°23'26"	S34°52'37"W	101.44'	51.02'			
C16	20.00'	31.42'	90°00'00"	S16°19'06"E	28.28'	20.00'			
C17	20.00'	31.41'	89°58'58"	S73°40'55"W	28.28'	19.99'			
C18	20.00'	31.64'	90°37'43"	S16°37'57"E	28.44'	20.22'			
C19	1180.00'	391.19'	18°59'41"	N71°25'48"W	389.40'	197.41'			
C20	1150.00'	380.96'	18°58'49"	S71°26'14"E	379.22'	192.24'			
C21	4470.00'	406.08'	5°12'18"	N78°19'30"W	405.94'	203.18'			
C22	4500.00'	408.80'	5°12'18"	N78°19'30"W	408.66'	204.54'			
C23	20.00'	31.41'	89°58'58"	N59°16'39"E	28.28'	19.99'			
C24	2030.01'	651.24'	18°22'52"	N5°05'13"E	648.45'	328.44'			
C25	2000.00'	641.62'	18°22'52"	N5°05'13"E	638.87'	323.59'			
C26	1270.09'	271.22'	12°14'06"	N2°00'40"E	270.70'	136.13'			
C27	1300.09'	228.63'	10°04'33"	S0°55'53"W	228.33'	114.61'			
C28	20.00'	30.56'	87°32'15"	N37°42'41"W	27.67'	19.16'			
C29	20.00'	30.76'	88°07'40"	N54°22'28"E	27.82'	19.36'			
C30	1270.37'	457.21'	20°37'15"	N18°26'28"E	454.74'	231.10'			
C31	1300.09'	418.49'	18°26'35"	S19°31'56"W	416.69'	211.07'			
C32	20.00'	31.42'	90°00'00"	N16°14'46"W	28.28'	20.00'			
C33	1520.00'	537.04'	20°14'37"	S71°26'24"E	534.25'	271.35'			
C34	1490.00'	526.44'	20°14'37"	S71°26'24"E	523.71'	265.99'			
C35	1550.00'	547.64'	20°14'37"	S71°26'24"E	544.80'	276.70'			

LEGEND	
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