

# PLAT RECORDING SHEET

**PLAT NAME:** Deer Run Meadows Section Three

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 22.70

**LEAGUE:** William Andrews League

**ABSTRACT NUMBER:** 3

**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 86

**NUMBER OF RESERVES:** 5

**OWNERS:** KB Home Lone Star Inc.

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\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, KB HOME LONE STAR, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH DAVID WILLIAMSON, DIRECTOR OF LAND DEVELOPMENT, AND MICHEAL KASKA, PROJECT MANAGER-LAND DEVELOPMENT, BEING OFFICERS OF KB HOME LONE STAR, INC., A TEXAS CORPORATION, HEREIN AFTER REFERRED TO AS OWNERS OF THE 22.70 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF DEER RUN MEADOWS SECTION THREE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF DEER RUN MEADOWS SECTION THREE WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, KB HOME LONE STAR, INC., A TEXAS CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR OF LAND DEVELOPMENT, DAVID WILLIAMSON, HEREUNTO AUTHORIZED, AND ATTESTED BY ITS PROJECT MANAGER-LAND DEVELOPMENT MICHAEL KASKA, AND HEREUNTO AFFIXED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

KB HOME LONE STAR, INC.  
A TEXAS CORPORATION

BY: \_\_\_\_\_  
DAVID WILLIAMSON, DIRECTOR OF LAND DEVELOPMENT

ATTEST: \_\_\_\_\_  
MICHAEL KASKA, PROJECT MANAGER-LAND DEVELOPMENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID WILLIAMSON, DIRECTOR OF LAND DEVELOPMENT AND MICHAEL KASKA, PROJECT MANAGER-LAND DEVELOPMENT OF KB HOME LONE STAR, INC., A TEXAS CORPORATION, KNOWN TO BE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

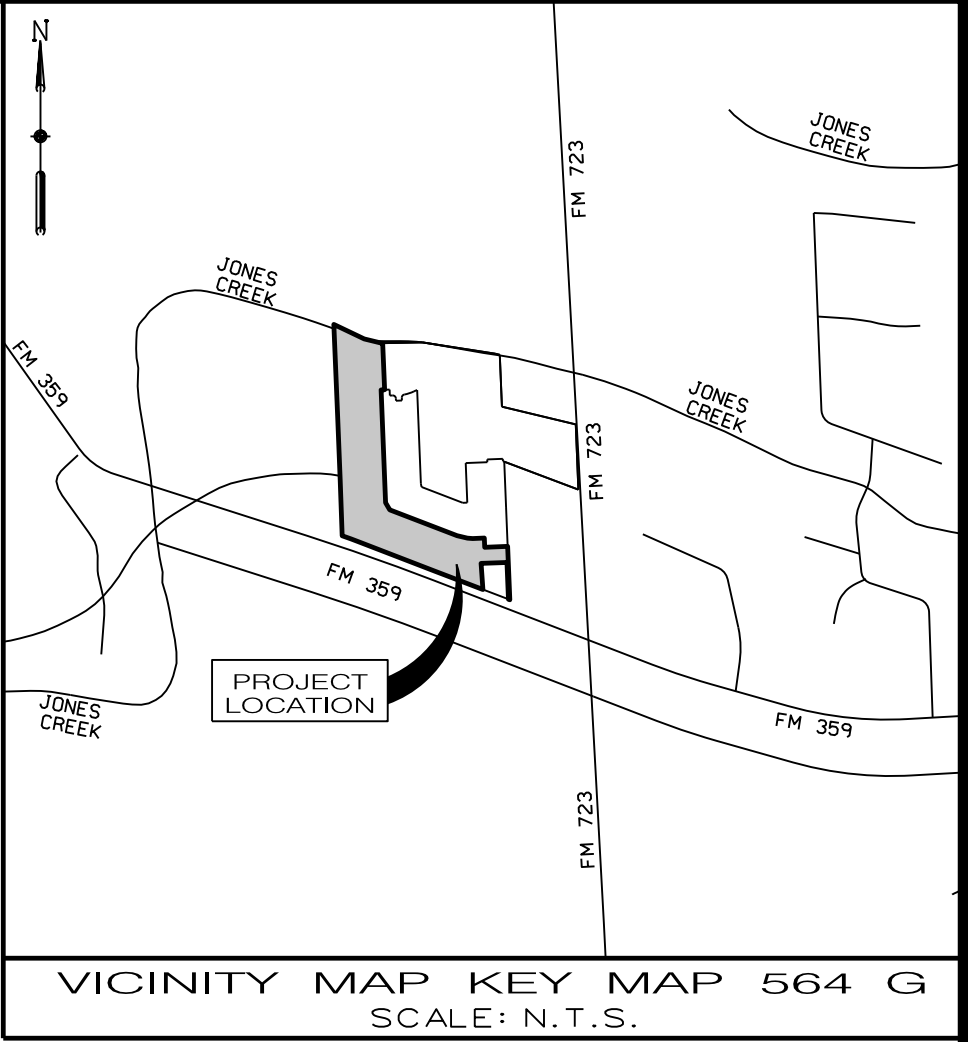
PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, JOSEPH B. MAY AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

\_\_\_\_\_  
JOSEPH B. MAY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5484

I, LOUIS T. BROWN, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
LOUIS T. BROWN  
LICENSE PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 138402



I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

\_\_\_\_\_  
J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS.  
THIS DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

\_\_\_\_\_  
GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

\_\_\_\_\_  
KP GEORGE  
COUNTY JUDGE

\_\_\_\_\_  
W.A. "ANDY" MEYERS  
COMMISSIONER, PRECINCT 3

\_\_\_\_\_  
KEN R. DEMERCHANT  
COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_ 2021, AT \_\_\_\_\_ O'CLOCK (A.M. OR P.M.), IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

\_\_\_\_\_  
LAURA RICHARD  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## DEER RUN MEADOWS SECTION THREE

A SUBDIVISION OF 22.70 ACRES  
LOCATED IN THE  
WILLIAM ANDREWS LEAGUE, ABSTRACT NO. 3  
AND IN THE  
JOHN FOSTER 2-1/2 LEAGUE GRANT, ABSTRACT NO. 26  
FORT BEND COUNTY, TEXAS

86 LOTS 4 BLOCKS 5 RESERVES

DATE: SEPTEMBER, 2021



DEVELOPER/OWNER:  
KB HOME LONE STAR INC.,  
A TEXAS CORPORATION  
11314 Richmond Avenue  
Houston, TX 77062  
Tel: (281) 668-3800

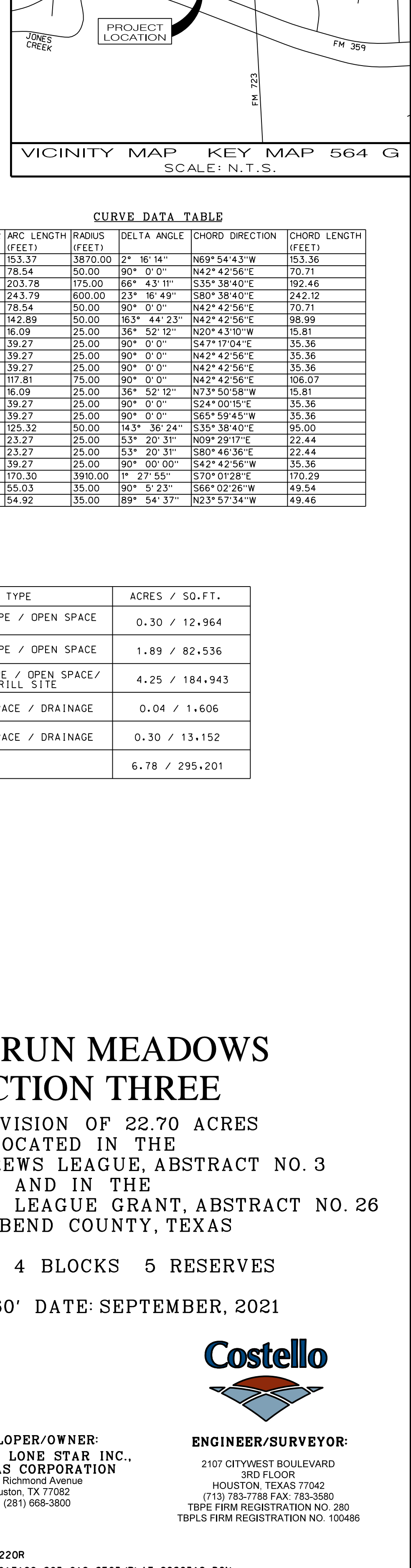
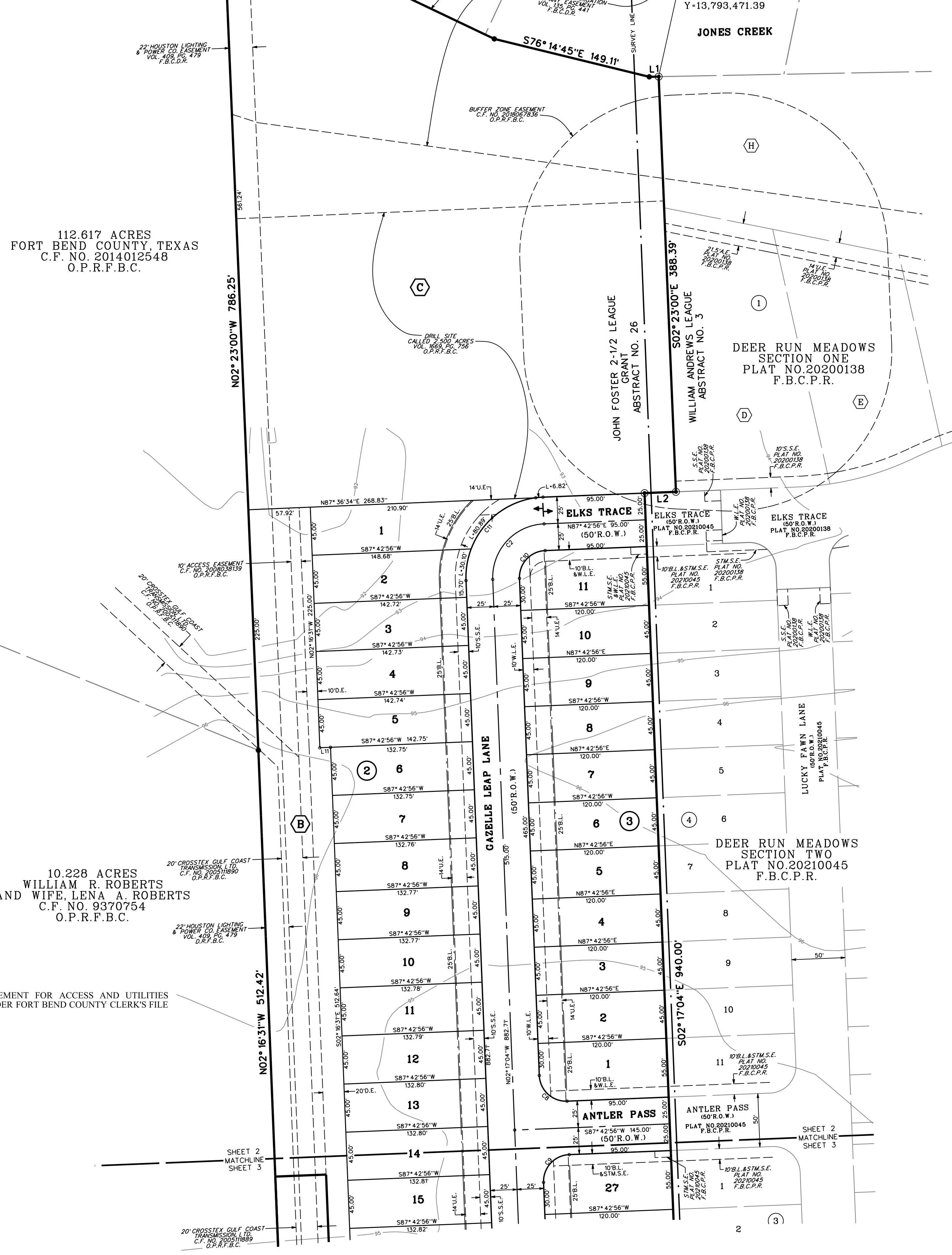
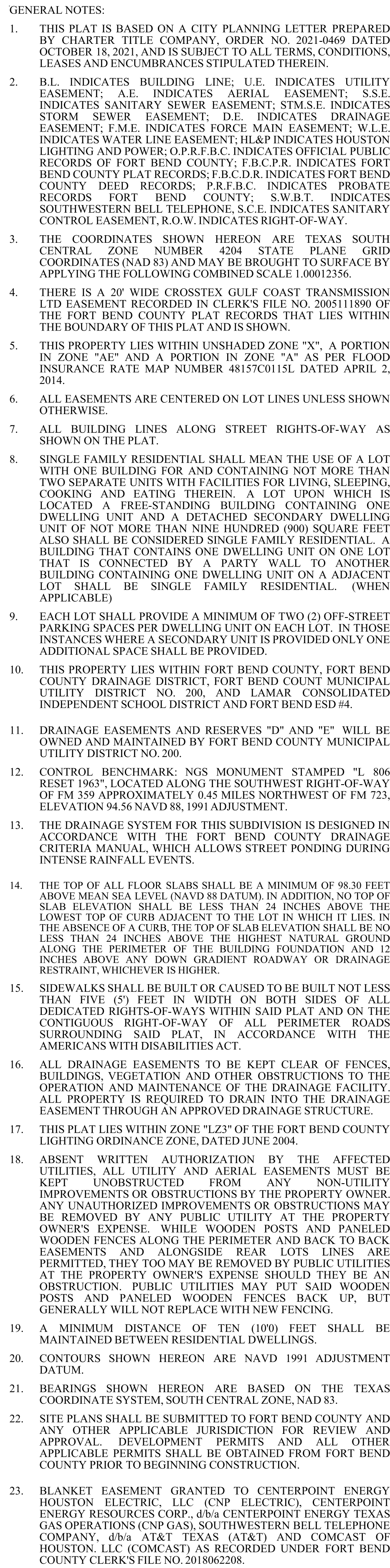
ENGINEER/SURVEYOR:  
2107 CITYWEST BOULEVARD  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486

M&B NO. 137220R

S:\NEW\DEER RUN MEADOW\ DEER RUN PLATS\2017198-S03-012 SEC3\PLAT\_9850312.DGN

SHEET 1 OF 3





NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	153.37	3870.00	2° 16' 14"	N69° 54' 43"W	153.36
C2	78.54	50.00	90° 0' 0"	N42° 42' 56"E	78.54
C3	263.78	175.00	60° 43' 11"	S80° 46' 36"E	192.45
C4	243.79	60.00	23° 16' 58"	S53° 38' 40"E	242.12
C5	78.54	50.00	90° 0' 0"	N42° 42' 56"E	70.71
C6	142.89	50.00	163° 44' 23"	N42° 42' 56"E	98.99
C7	16.09	25.00	36° 52' 12"	N20° 43' 10"W	15.81
C8	39.27	25.00	90° 0' 0"	S41° 13' 19"E	35.36
C9	39.27	25.00	90° 0' 0"	N42° 42' 56"E	35.36
C10	39.27	25.00	90° 0' 0"	N42° 42' 56"E	35.36
C11	117.81	75.00	90° 0' 0"	N42° 42' 56"E	106.07
C12	16.09	25.00	36° 52' 12"	S73° 50' 58"W	15.81
C13	39.27	25.00	90° 0' 0"	S24° 00' 15"E	35.36
C14	39.27	25.00	90° 0' 0"	S67° 04' 45"E	35.36
C15	125.32	50.00	143° 36' 24"	S35° 38' 40"E	95.00
C16	23.27	25.00	53° 20' 31"	N09° 29' 17"E	22.44
C17	39.27	25.00	53° 20' 31"	S80° 46' 36"E	22.44
C18	39.27	25.00	90° 00' 00"	N42° 42' 56"E	35.36
C19	30.30	60.00	27° 56' 00"	S70° 04' 45"E	29.29
C20	55.03	35.00	9° 57' 3"	S60° 02' 26"E	49.54
C21	54.92	35.00	89° 54' 37"	N29° 45' 34"W	49.54

LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE (FEET)
L1	N88° 54'09"E	8.81
L2	S87° 42'56"W	29.37
L3	S30° 18'08"E	68.95
L4	S41° 12'28"E	88.63
L5	S85° 45'47"E	44.31
L6	N02° 17'04"W	76.92
L7	N69° 06'24"W	12.18
L8	S54° 21'20"W	15.00
L9	S87° 42'56"W	18.76
L10	S47° 17'04"E	6.57
L11	S87° 42'56"W	10.00
L12	N02° 17'04"W	17.98

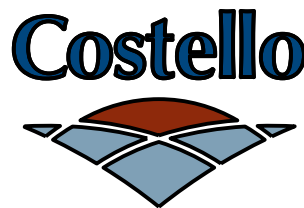
RESERVE TABLE	TYPE	ACRES / SQ.FT.
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.30 / 12,964
RESERVE "B"	LANDSCAPE / OPEN SPACE	1.89 / 82,536
RESERVE "C"	LANDSCAPE / OPEN SPACE/ DRILL SITE	4.25 / 184,943
RESERVE "D"	OPEN SPACE / DRAINAGE	0.04 / 1,606
RESERVE "E"	OPEN SPACE / DRAINAGE	0.30 / 13,152
TOTAL:		6.78 / 295,201

# DEER RUN MEADOWS SECTION THREE

A SUBDIVISION OF 22.70 ACRES  
LOCATED IN THE  
WILLIAM ANDREWS LEAGUE, ABSTRACT NO. 3  
AND IN THE  
JOHN FOSTER 2-1/2 LEAGUE GRANT, ABSTRACT NO. 26  
FORT BEND COUNTY, TEXAS

86 LOTS      4 BLOCKS      5 RESERVES

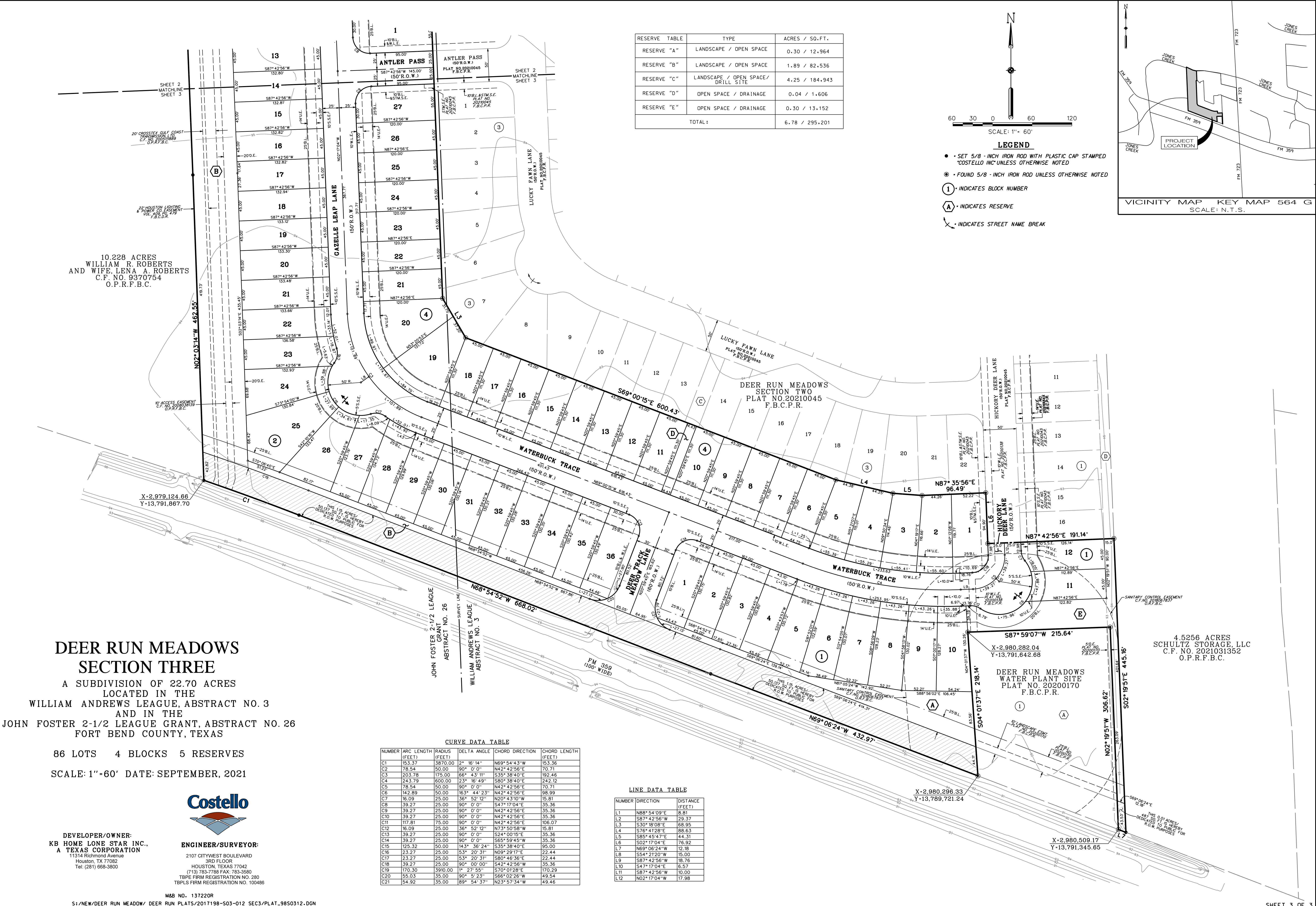
SCALE: 1"=60' DATE: SEPTEMBER, 2021



**DEVELOPER/OWNER:**  
**KB HOME LONE STAR INC.,**  
**A TEXAS CORPORATION**  
11314 Richmond Avenue  
Houston, TX 77082  
Tel: (281) 668-3800

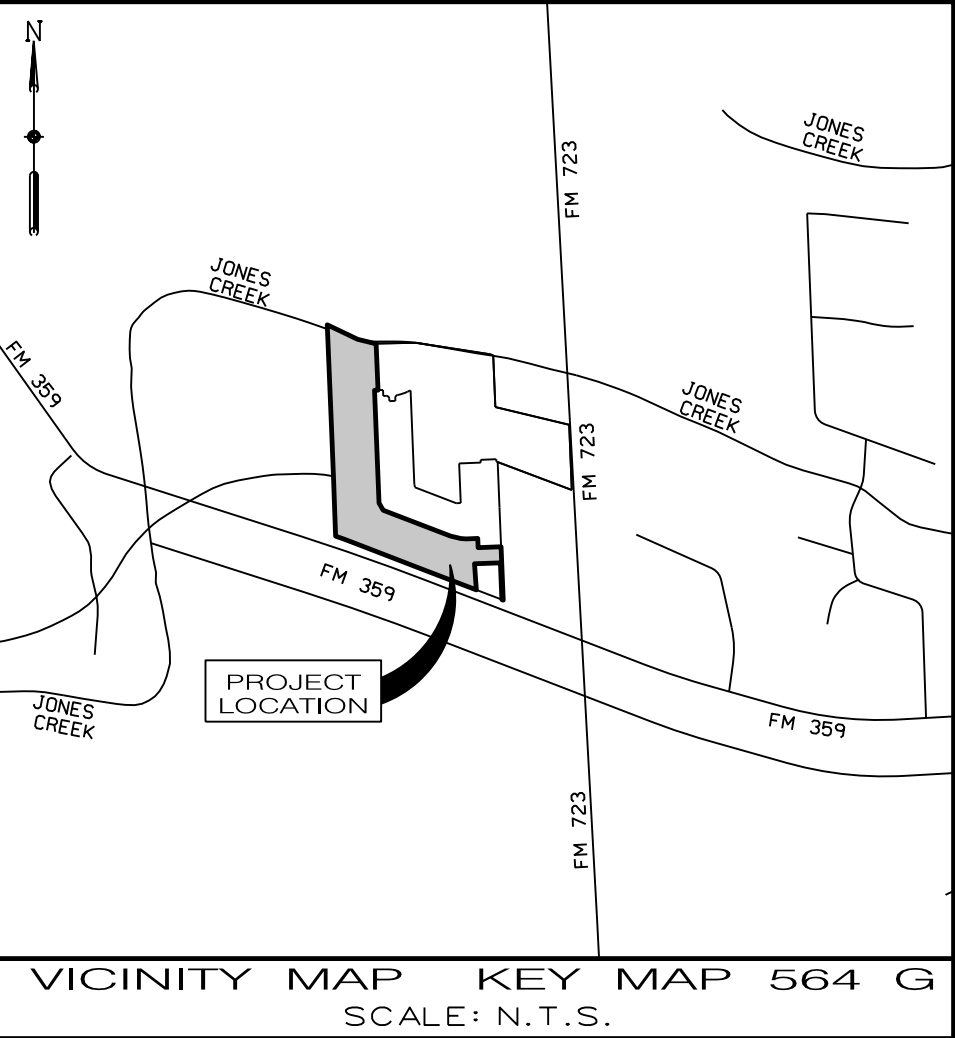
**ENGINEER/SURVEYOR:**  
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3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
BPLS FIRM REGISTRATION NO. 1004





RESERVE	TABLE	TYPE	ACRES / SQ. FT.
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TOTAL:			6.78 / 295,201

- LEGEND**
- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED 'COSTELLO INC' UNLESS OTHERWISE NOTED
  - FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
  - ① - INDICATES BLOCK NUMBER
  - A - INDICATES RESERVE
  - X - INDICATES STREET NAME BREAK



10.228 ACRES  
WILLIAM R. ROBERTS  
AND WIFE, LENA A. ROBERTS  
C.F. NO. 9370754  
O.P.R.F.B.C.

DEER RUN MEADOWS  
SECTION TWO  
PLAT NO. 20210045  
F.B.C.P.R.

4.5256 ACRES  
SCHULTZ STORAGE, LLC  
C.F. NO. 2021031352  
O.P.R.F.B.C.

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M&B NO. 137220R  
S:/NEW/DEER RUN MEADOW/ DEER RUN PLATS/2017198-S03-012 SEC3/PLAT-98S0312.DGN

CURVE DATA TABLE					
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C16	23.27	25.00	53° 20' 31"	N09° 29' 17" E	22.44
C17	23.27	25.00	53° 20' 31"	S80° 46' 36" E	22.44
C18	39.27	25.00	90° 0' 0"	S47° 17' 04" E	35.36
C19	170.30	390.00	1° 27' 55"	S70° 01' 28" E	170.29
C20	55.03	35.00	90° 5' 23"	S66° 02' 26" W	49.54
C21	54.92	35.00	89° 54' 37"	N23° 57' 34" W	49.46

LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE (FEET)
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L5	S85° 45' 47" E	44.31
L6	S02° 17' 04" E	76.92
L7	N69° 06' 24" W	12.18
L8	S54° 21' 20" W	15.00
L9	S87° 42' 56" W	18.76
L10	S47° 17' 04" E	6.57
L11	S87° 42' 56" W	10.00
L12	N02° 17' 04" W	17.98