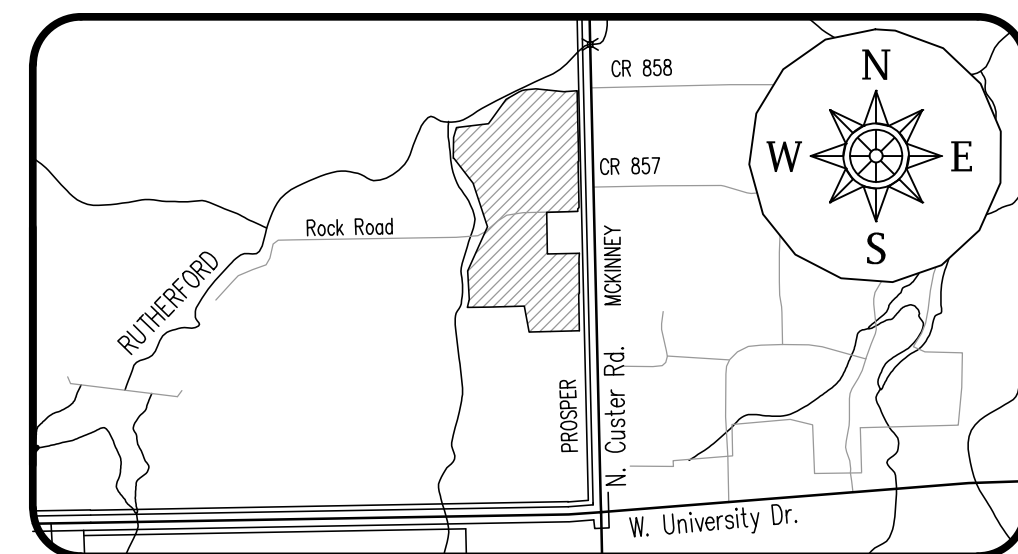


LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP
	OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
(BIP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS



LOCATION MAP  
1" = 200'

NOTES:

- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- A portion of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48085C0255J, effective June 1, 2009. The property is located in Zone "A" (No base flood elevations determined).
- The Purpose of this Final Plat is to dedicate easements for development.

TOWN APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary \_\_\_\_\_

Engineering Department \_\_\_\_\_

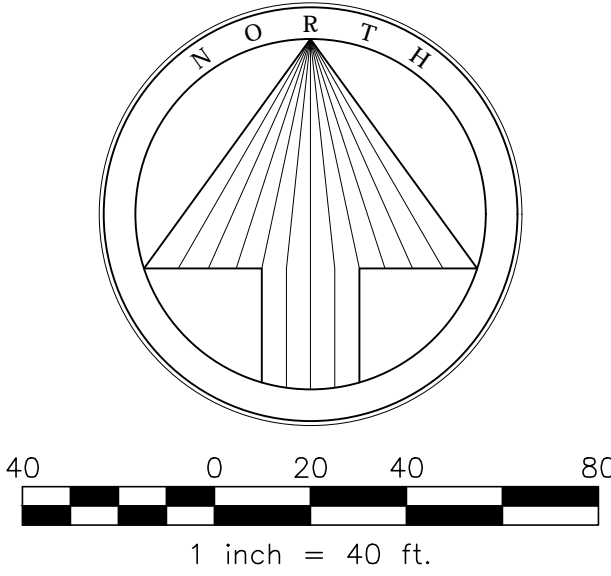
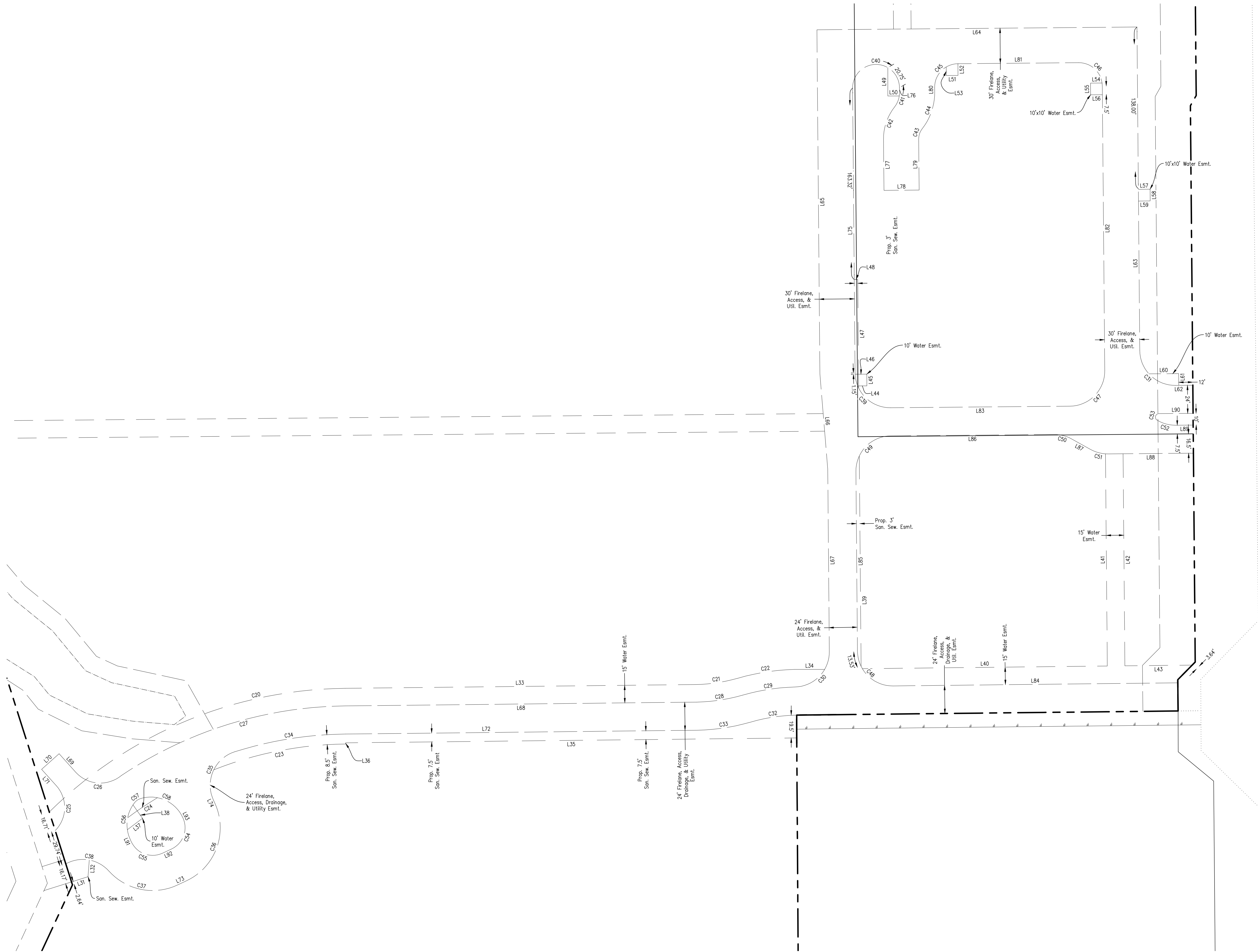
Development Services Department \_\_\_\_\_

Town Case No. DEVAPP-24-0145  
FINAL PLAT

**SCI PROSPER  
TRAILS ADDITION**  
BLOCK A, LOTS 1&2  
BEING 53.193 ACRES  
IN THE J. HORN SURVEY, ABST. NO. 411  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
Page 1 of 3

OWNER/APPLICANT  
SCI Texas Funeral Services, LLC  
1929 Allen Parkway  
Houston, TX 77219  
Telephone: (713) 525-5277  
Contact: Michael White

ENGINEER / SURVEYOR  
Spars Engineering, Inc.  
TBPE No. F-2121  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
Contact: David Bond



LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
ORF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
DROCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS

Town Case No. DEVAPP-24-0145  
FINAL PLAT  
**SCI PROSPER  
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Printed By: D:\Board10 Plt, Date: 2/4/2025, 2:07 PM  
Drawing: C:\2020\_005\20-167 North Dallas Cemetery\20-167 Final Plat.dwg, Saved By: D:\Board10, Save Time: 2/4/2025, 9:27:01 AM

STATE OF TEXAS §  
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS SCI TEXAS FUNERAL SERVICES, LLC, is the owner of a tract of land situated in the J. Horn Survey, Abstract No. 411, Town of Prosper, Collin County, Texas, being all of those tracts described by deeds recorded in Document No. 20210309000465540 and Document No. 20210309000465550, of the Deed Records, Collin County, Texas (DRCCT), and being all of Lots 1 and 2, Block A, SCI Prosper Trails Addition, according to the plat recorded in Cabinet 2021, Page 351, Plat Records, Collin County, Texas (PRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap found on the west line of Custer Road, a variable width right-of-way (also known as Farm to Market Road 2478), for the northeast corner of a tract conveyed to City of Prosper, recorded in Volume 6022, Page 4345 DRCCT;

THENCE S 89°25'44" W, 525.26 feet along the north line thereof;

THENCE N 09°46'27" W, 273.57 feet along the north line thereof;

THENCE S 89°29'42" W, 591.96 feet along the north line thereof to a point;

THENCE departing said City of Prosper tract, the following:

N 12°50'22" E, 87.80 feet;

N 02°03'26" W, 293.83 feet;

N 24°51'40" E, 503.92 feet;

N 17°37'31" W, 480.17 feet;

N 37°00'43" W, 326.39 feet;

N 88°01'20" W, 4.88 feet;

N 01°24'14" E, 121.57 feet;

N 58°07'02" E, 510.02 feet;

N 57°19'01" E, 327.70 feet;

N 68°32'53" E, 117.72 feet;

N 79°08'50" E, 82.82 feet to the west end of a ROW Dedication recorded in Document Number 20025000011671, OPRCCT;

THENCE around a non-tangent curve to the right having a central angle of 01°25'40", a radius of 250.00 feet, a chord of S 88°38'58" E – 6.23 feet, an arc length of 6.23 feet;

THENCE around a non-tangent curve to the left having a central angle of 11°32'34", a radius of 250.00 feet, a chord of N 86°17'55" E – 50.28 feet, an arc length of 50.37 feet;

THENCE N 79°09'29" E, 136.43 feet;

THENCE around a tangent curve to the right having a central angle of 10°50'00", a radius of 407.50 feet, a chord of N 84°34'29" E – 76.93 feet, an arc length of 77.05 feet;

THENCE S 89°49'53" E, 104.33 feet;

THENCE S 44°22'51" E, 36.15 feet to a point on the west line of Custer Road;

THENCE along the west line of Custer Road, the following:

THENCE S 00°29'41" E, 681.39 feet to a 5/8" iron rod with plastic cap found;

S 29°30'19" W, 10.00 feet to a 5/8" iron rod with plastic cap found;

S 00°29'41" E, 474.72 feet to a 5/8" iron rod with plastic cap found;

S 44°40'57" W, 21.15 feet to a 5/8" iron rod with plastic cap found;

And S 00°29'41" E, 26.69 feet to a 5/8" iron rod with plastic cap found on the north line of a tract conveyed to Montepolo, LLC, recorded in Document No. 20150821001062480 DRCCT;

THENCE along the common line thereof, the following:

S 89°22'52" W, 325.39 feet to a 5/8" iron rod found;

S 00°22'27" E, 435.34 feet to a 1/2" iron rod with plastic cap found;

And N 89°26'52" E, 331.04 feet to a 5/8" iron rod with plastic cap found on the west line of Custer Road;

THENCE along the west line thereof, the following:

A non-tangent curve to the left having a central angle of 05°44'49", a radius of 1140.00 feet, a chord of S 02°22'43" W – 114.30 feet, an arc length of 114.34 feet;

S 00°29'41" E, 298.29 feet to a 5/8" iron rod with plastic cap found;

S 29°30'19" W, 20.00 feet to a 5/8" iron rod with plastic cap found;

And S 00°29'41" E, 378.43 feet to the POINT OF BEGINNING with the subject tract containing 2,317,081 square feet or 53.193 acres of land.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all times for the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any 'homeowners' association hereafter established for the owners of lots in this subdivision and/or the owners of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by the court as a matter of equity and is not subject to the provisions of law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

DRAINAGE & DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasions by drainage in or adjacent to the Drainage and Detention Easement, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The Town shall not be held liable for any damages of any nature resulting from the failure of any structure of structures, within the Easement.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SCI TEXAS FUNERAL SERVICES, LLC, does hereby certify and adopt this plat designating the hereinabove described property as SCI PROSPER TRAILS ADDITION, BLOCK A, LOTS 1&2, an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon.

SCI TEXAS FUNERAL SERVICES, LLC, does herein certify the following:

- The streets and alleys are dedicated for street purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the said easements.
- The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

Witness our hands at \_\_\_\_\_ County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

SCI TEXAS FUNERAL SERVICES, LLC  
a Delaware limited liability company

By: \_\_\_\_\_  
Michael White, President

By: \_\_\_\_\_  
Janet S. Kay, Secretary

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer 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 AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer 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.

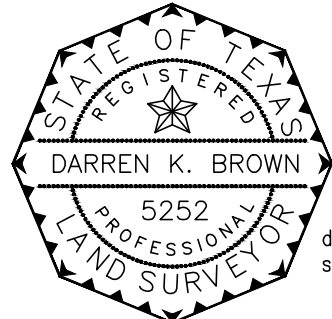
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.



darren.brown@  
spiarsengineering.com

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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 AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

Line Table		
Line #	Bearing	Distance
L1	N 00°29'41" W	385.16'
L2	N 29°30'19" W	20.00'
L3	N 00°29'41" W	291.59'
L4	S 00°29'41" E	39.23'
L5	S 44°40'57" W	21.15'
L6	S 00°29'41" E	470.28'
L7	S 29°30'19" W	10.00'
L8	S 00°29'41" E	699.46'
L9	S 89°30'19" W	765.98'
L10	N 89°30'19" E	762.45'
L11	S 03°03'40" W	268.65'
L12	N 03°03'40" E	273.44'
L13	S 00°29'41" E	86.54'
L14	S 22°10'15" E	121.73'
L15	S 00°29'41" E	86.54'
L16	S 22°10'15" E	120.83'
L17	S 44°40'57" W	49.00'
L18	S 26°33'00" E	27.74'
L19	S 40°33'44" E	27.50'
L20	S 00°29'41" E	43.80'
L21	S 39°30'37" E	42.24'
L22	S 45°25'48" E	19.66'
L23	S 77°54'00" E	33.96'
L24	S 77°36'12" E	26.07'
L25	S 29°10'02" E	47.35'

Line Table		
Line #	Bearing	Distance
L26	S 85°15'48" E	42.55'
L27	S 80°47'59" E	41.84'
L28	S 83°36'02" E	41.61'
L29	S 39°05'07" E	25.98'
L30	S 56°55'31" E	15.55'
L31	S 72°31'12" W	14.77'
L32	S 04°19'27" W	14.26'
L33	N 89°22'48" E	298.23'
L34	N 90°00'00" E	25.60'
L35	S 89°22'48" W	384.81'
L36	S 00°37'12" E	1.00'
L37	N 03°03'37" E	16.19'
L38	N 35°10'34" W	14.11'
L39	S 00°29'41" E	179.91'
L40	N 89°22'50" E	208.95'
L41	N 00°29'41" E	181.04'
L42	S 00°29'41" E	180.92'
L43	N 89°22'52" E	57.42'
L44	S 89°30'19" W	7.85'
L45	S 00°29'41" E	10.00'
L46	N 89°30'19" E	9.96'
L47	S 00°29'41" E	99.76'
L48	N 89°30'19" E	3.00'
L49	S 00°00'00" E	24.21'
L50	S 90°00'00" E	9.81'

Line Table		
Line #	Bearing	Distance
L51	N 89°30'19" E	10.00'
L52	N 00°29'41" W	10.00'
L53	S 00°29'41" E	7.32'
L54	N 89°30'19" E	9.84'
L55	N 00°29'39" W	10.00'
L56	S 89°30'19" W	10.00'
L57	N 89°30'19" E	10.00'
L58	S 00°29'41" E	10.00'
L59	S 89°30'19" W	10.00'
L60	N 89°30'19" E	25.36'
L61	S 00°29'41" E	10.00'
L62	S 89°30'19" W	15.00'
L63	N 00°29'41" W	276.00'
L64	S 89°30'19" W	273.00'
L65	S 00°29'41" E	293.59'
L66	S 04°43'15" E	81.43'
L67	S 00°29'41" E	155.75'
L68	S 89°22'48" W	299.78'
L69	N 41°57'17" W	21.71'
L70	S 48°03'19" W	20.00'
L71	S 41°56'40" E	18.69'
L72	N 89°22'48" E	299.80'
L73	N 65°11'33" E	8.51'
L74	N 24°45'36" W	2.99'
L75	N 00°29'41" W	243.80'

Line Table		
Line #	Bearing	Distance
L76	S 00°29'41" E	3.97'
L77	S 00°29'41" E	43.55'
L78	N 89°30'19" E	30.00'
L79	N 00°29'41" W	43.55'
L80	N 00°29'41" W	3.96'
L81	N 89°30'19" E	103.00'
L82	S 00°29'41" E	243.00'
L83	S 89°30'17" W	153.00'
L84	N 89°22'52" E	242.94'
L85	S 00°29'41" E	153.35'
L86	S 89°30'18" W	139.41'
L87	N 60°57'22" W	18.66'
L88	S 89°30'18" W	72.78'
L89	S 89°30'18" W	15.00'
L90	S 23°30'19" E	29.14'
L91	S 23°30'07" E	2.53'
L92	N 65°11'33" E	8.51'
L93	N 24°45'36" W	0.42'
L94	N 03°03'40" E	273.44'
L95	S 03°03'40" W	268.65'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	114.31'	1165.00'	53°19'	N 02°18'58" E	114.26'
C2	18.02'	61.07'	16°54'36"	S 10°12'41" E	17.96'
C3	14.93'	61.07'	14°00'34"	S 05°14'50" W	14.89'
C4	34.12'	125.02'	10°38'10"	S 17°22'01" W	34.02'
C5	17.60'	60.12'	16°46'18"	S 32°11'29" W	17.54'
C6	34.89'	22.88'	87°31'13"	S 82°28'29" W	31.61'
C7	18.58'	142.93'	72°50'	N 63°29'21" W	18.57'
C8	29.88'	54.35'	31°29'43"	N 87°02'53" W	29.50'
C9	30.50'	96.49'	18°06'38"	S 73°04'13" W	30.37'
C10	49.26'	148.97'	18°56'43"	S 73°04'13" W	49.03'
C11	16.52'	16.22'	58°19'50"	N 70°00'48" W	15.81'
C12	41.28'	128.09'	18°27'50"	N 34°40'54" W	41.10'
C13	16.30'	86.79'	10°40'37"	N 16°00'07" W	16.28'
C14	17.73'	25.56'	39°44'34"	N 12°54'11" E	17.38'
C15	130.96'	166.28'	45°07'37"	N 60°36'01" E	127.60'
C16	83.82'	114.03'	35°49'33"	S 78°10'58" E	82.46'
C17	28.48'	44.88'	36°21'23"	S 39°18'33" E	28.00'
C18	34.99'	92.50'	21°40'34"	S 11°19'58" E	34.79'
C19	46.67'	107.50'	21°40'34"	S 11°19'58" E	46.43'
C20	286.36'	364.00'	44°07'48"	N 67°18'54" E	273.48'
C21	37.34'	138.00'	15°30'12"	N 81°37'40" E	37.32'
C22	49.08'	192.00'	14°38'46"	N 81°17'59" E	48.95'
C23	115.26'	316.50'	20°31'57"	S 78°56'43" W	114.63'
C24	30.68'	316.50'	53°31'17"	S 56°00'46" W	30.67'
C25	42.30'	28.00'	86°33'33"	S 01°20'10" W	38.39'
C26	42.65'	28.28'	86°25'46"	N 86°19'20" W	38.72'
C27	202.85'	348.00'	33°18'38"	S 72°43'53" W	200.01'
C28	39.85'	153.00'	14°55'18"	S 81°19'52" W	39.73'
C29	45.26'	177.00'	14°39'00"	S 81°11'52" W	45.13'
C30	46.61'	30.00'	89°01'53"	S 44°00'50" W	42.06'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C31	47.12	30.00	90°00'	N 45°29'41" W	42.43
C32	39.91	153.00	14°56'50"	N 81°20'47" E	39.80
C33	46.22	177.00	15°47'41"	N 81°02'47" E	46.09
C34	16.51	323.00	16°56'49"	N 80°54'32" E	95.78
C35	50.88	29.00	91°22'	N 23°50'42" E	47.94
C36	75.86	50.00	89°57'28"	N 70°22'01" E	70.68
C37	63.58	50.00	72°51'35"	N 72°03'27" E	59.88
C38	40.34	30.00	77°02'41"	N 45°29'41" E	37.37
C39	47.12	30.00	90°00'00"	N 45°29'41" W	42.43
C40	62.81	200.00	18°00'00"	N 81°40'31" E	45.00
C41	13.51	20.00	134°26'18"	N 18°46'30" W	18.26
C42	29.60	44.00	36°37'39"	N 19°49'07" E	29.10
C43	94.34	14.00	39°27'39"	N 19°49'07" E	9.36
C44	33.75	50.00	36°40'14"	N 19°49'07" E	33.11
C45	31.42	20.00	90°00'00"	N 45°29'41" W	28.26
C46	31.42	20.00	90°00'00"	N 45°29'41" W	28.26
C47	47.12	30.00	89°59'58"	S 44°30'18" W	42.43
C48	47.12	30.00	90°01'27"	S 45°33'25" E	42.47
C49	47.12	30.00	90°00'00"	N 45°29'41" W	42.43
C50	15.47	30.00	29°32'20"	N 70°43'50" E	15.30
C51	15.47	30.00	29°32'20"	N 70°43'50" E	15.30
C52	16.54	30.00	31°51'30"	N 74°26'30" E	16.33
C53	7.77	30.00	148°24'49"	N 15°57'42" E	5.77
C54	35.40	20.00	89°57'28"	N 70°22'01" E	28.27
C55	32.62	20.00	89°57'28"	S 60°53'51" E	28.57
C56	37.83	30.00	62°35'06"	S 60°53'51" E	31.13
C57	5.85	10.00	135°29'37"	S 65°50'11" W	5.85
C58	43.84	30.00	82°33'02"	N 55°59'40" E	39.52