

P2019-010 - LOT 1, BLOCK A, & LOT 1, BLOCK B, LADERA ROCKWALL
 FINAL PLAT - LOCATION MAP = [icon]

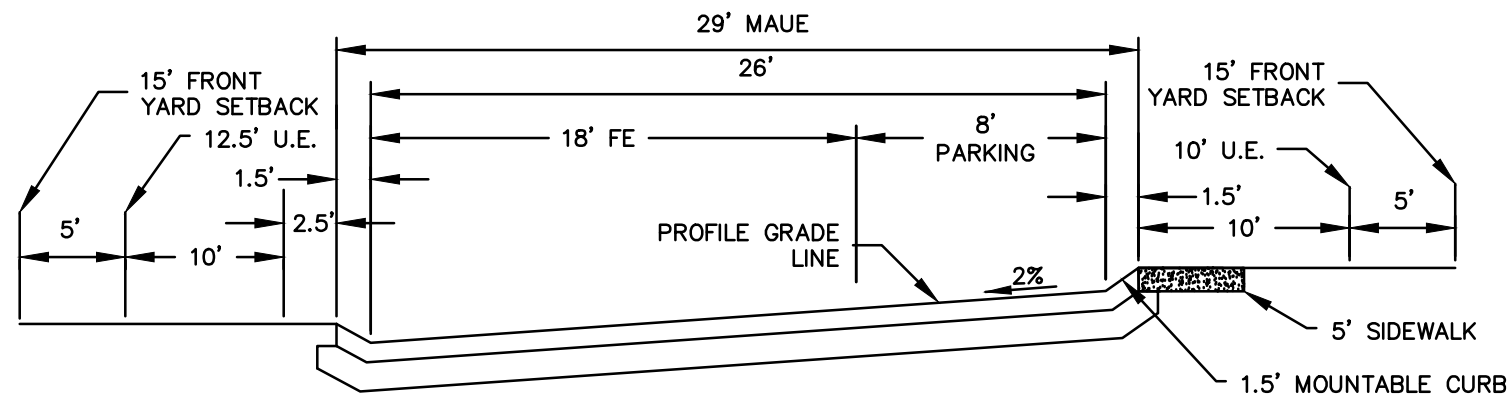


City of Rockwall

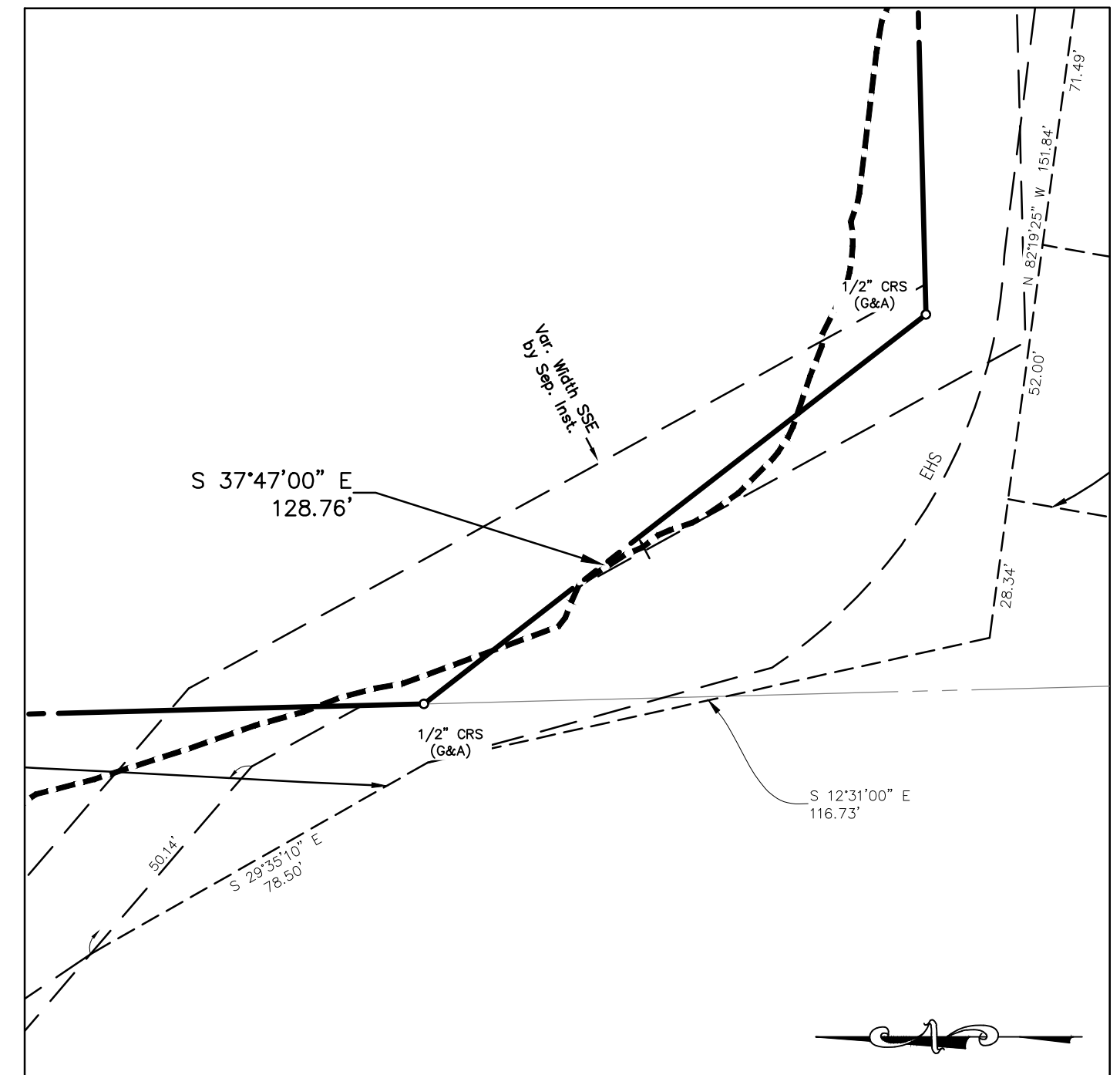
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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PROPOSED STREET SECTION (NTS)
 *PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)



DETAIL "A"
 Scale: 1"=30'

FINAL PLAT
 Lot 1, Block A &
 Lot 1, Block B
LADERA ROCKWALL
 47.694 Acres
 Zoned: PD-85
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

2/4




The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712

201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012

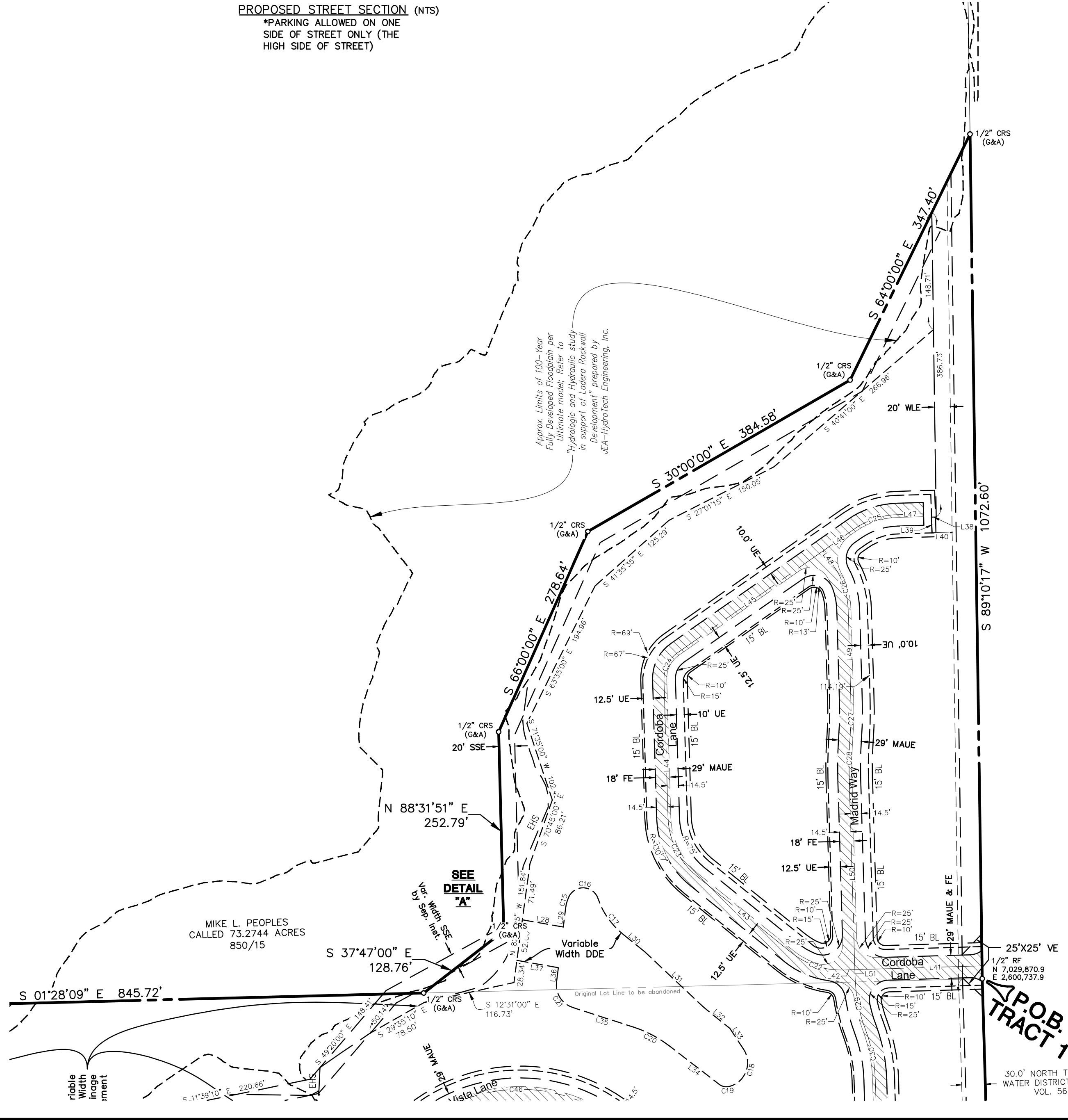
TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
 381 W. BYRON NELSON
 BLVD. STE. 104
 ROANOKE, TX 76262
 Ph. 817.430.3318
 Contact: John Delin

Case No. P2017-068

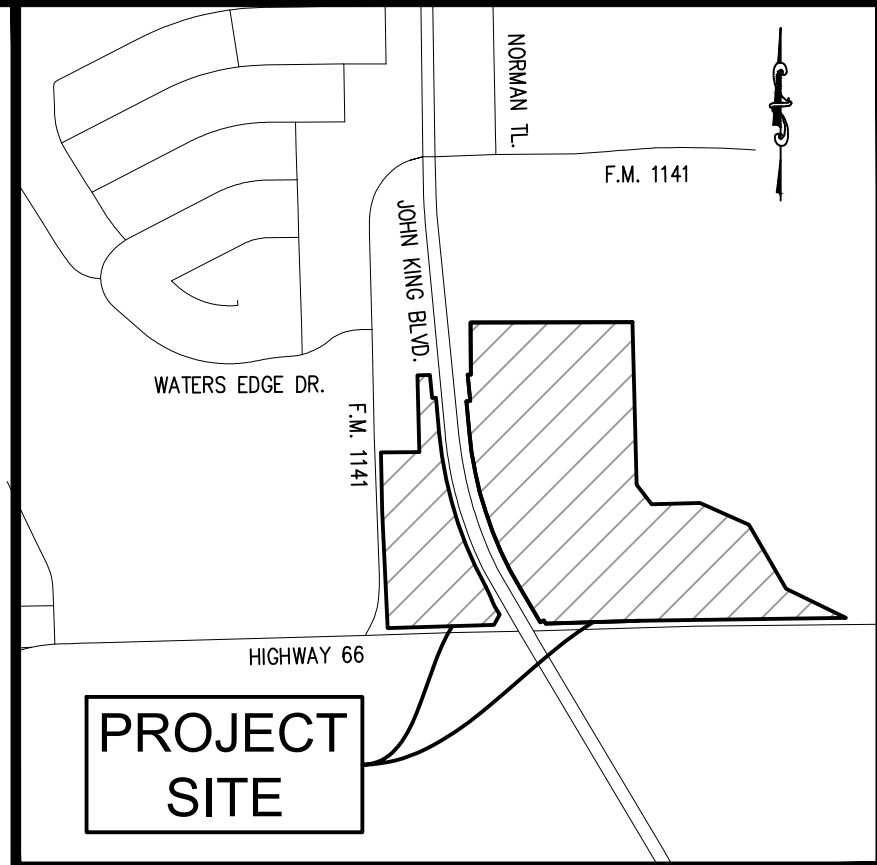
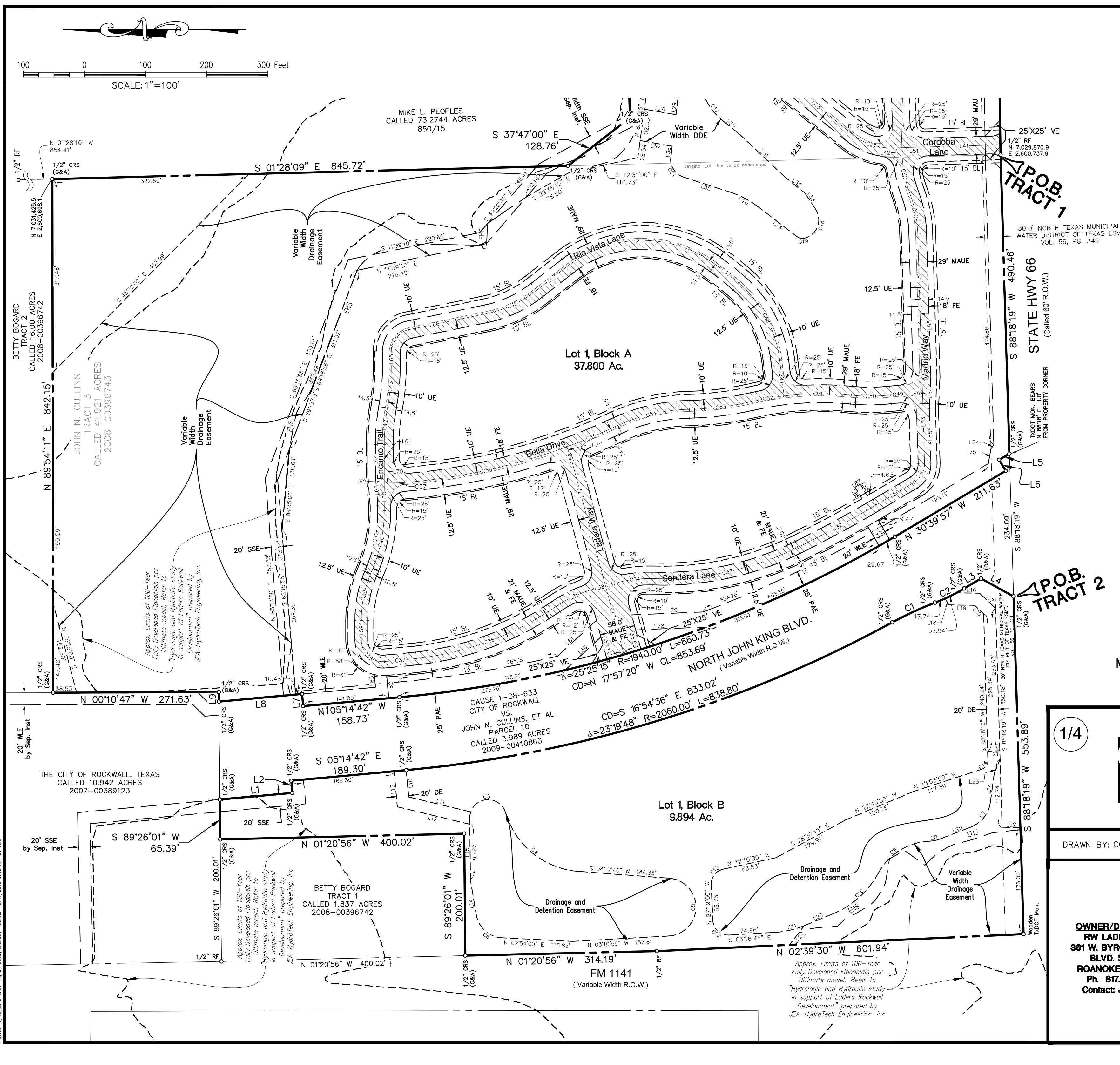
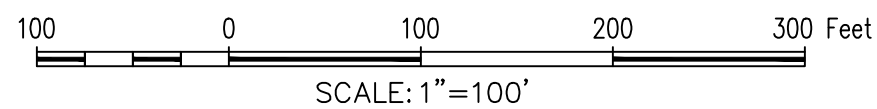
File: Z:\2017\17191\Drawings\FP & Const Plans\17191_FP_BASE
 Plotted: 3/12/2019 7:23 AM by Duval, Michael; Sowed: 3/11/2019 9:02 AM by cde



Approx. Limits of 100-Year Fully Developed Floodplain per Ultimate model; Refer to "Hydrologic and Hydraulic study in support of Ladera Rockwall Development" prepared by JEA-Hydro Tech Engineering, Inc.

P.O.B. TRACT 1

30.0' NORTH TEXAS MUNICIPAL WATER DISTRICT OF TEXAS ESMT. VOL. 56, PG. 349



LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
P.O.B.	=	POINT OF BEGINNING
MAE	=	MUTUAL ACCESS EASEMENT
MAUE	=	MUTUAL ACCESS & UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
LS	=	LANDSCAPE
DDE	=	DRAINAGE & DETENTION EASEMENT
EHS	=	EROSION HAZARDOUS SETBACK
VF	=	VISIBILITY EASEMENT
FE	=	FIRELANE EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEMENT

FINAL PLAT
Lot 1, Block A &
Lot 1, Block B
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 in the
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1/4



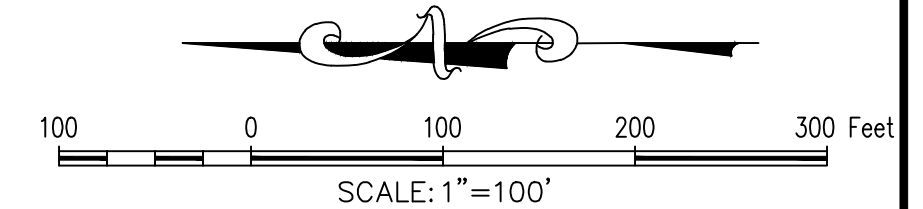
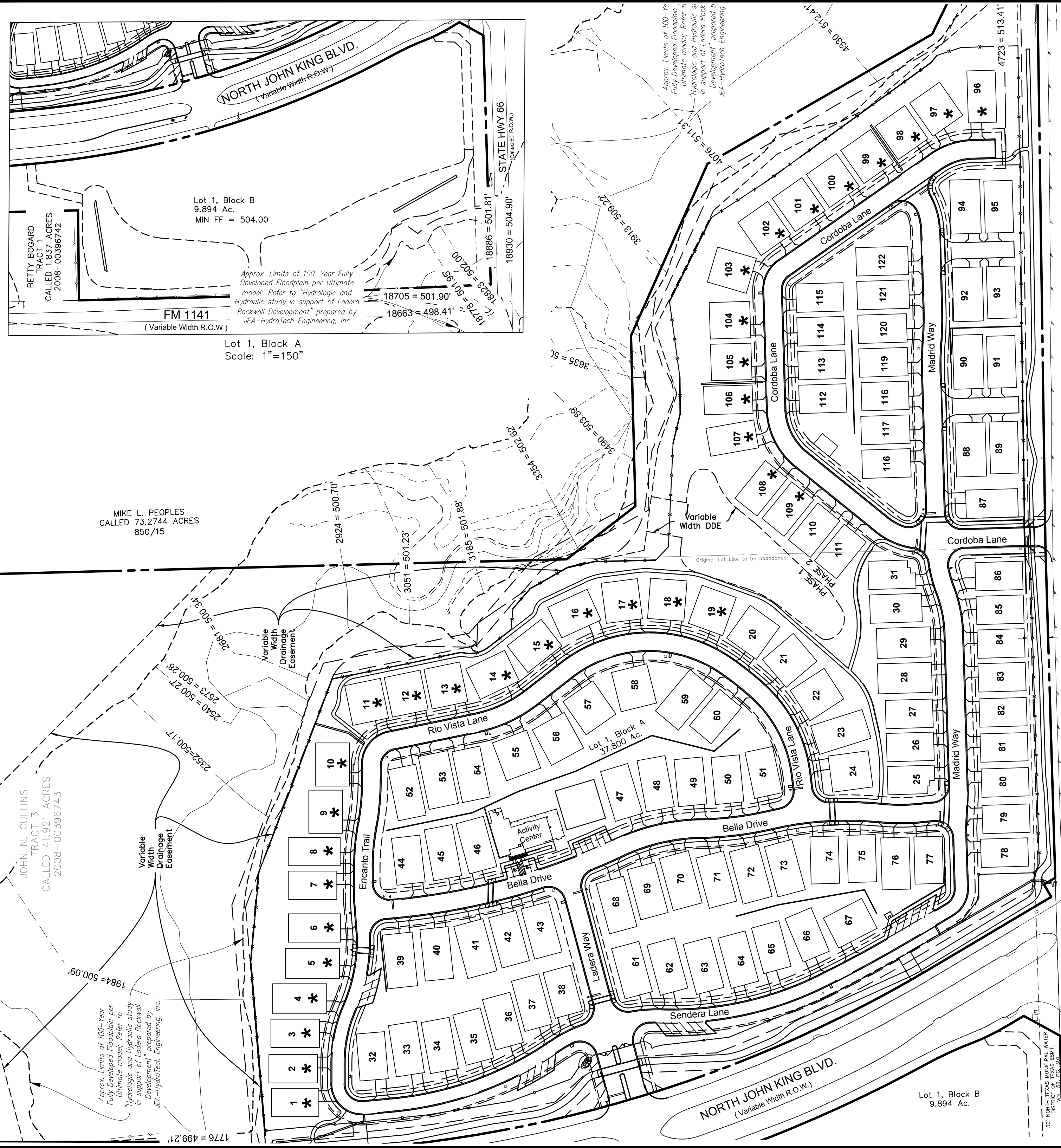

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361 W. BYRON NELSON
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Ph. 817.430.3318
Contact: John Delin

Case No. P2017-068

File: Z:\2017\17191\Drawings\FP & Const Plans\17191.FP.BA5E
 Plotted: 3/12/2019 7:23 AM by David, Michael; Sweet: 3/11/2019 9:02 AM by cole



GENERAL NOTE:

- FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.

* UNIT #	BFE	MIN FF	UNIT #	BFE	MIN FF
1	499.21	501.21	96	513.41	515.41
2	499.75	501.75	97	513.00	515.00
3	500.00	502.00	98	512.41	514.41
4	500.09	502.09	99	512.20	514.20
5	500.12	502.12	100	511.80	513.80
6	500.14	502.14	101	511.50	513.50
7	500.16	502.16	102	511.31	513.31
8	500.17	502.17	103	510.50	512.50
9	500.23	502.23	104	509.22	511.22
10	500.27	502.27	105	507.00	509.00
11	500.70	502.70	106	505.61	507.61
12	501.23	503.23	107	503.89	505.89
13	501.40	503.40	108	503.89	505.89
14	501.88	503.88	109	503.89	505.89
15	502.25	504.25	Lot 1, B	502.00	504.00
16	502.62	504.62			
17	503.00	505.00			
18	503.00	505.00			
19	503.00	505.00			

UNIT EXHIBIT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
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DRAWN BY: MD DATE: 02/20/2019 SCALE: 1"=100' JOB. No. 17191

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File: Z:\2017\17191\Drawings\FP & Const Plans\Sheets\17191_UNIT
 Plotted: 3/12/2019 7:24 AM by David, Michael; Saved: 2/20/2019 8:43 AM by mduval

LEGAL DESCRIPTION
LOT 1, BLOCK A
TRACT 1

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

LEGAL DESCRIPTION
LOT 1, BLOCK B
TRACT 2

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet;

THENCE S 88°18'19" W, a distance of 553.89 feet with the north line of U. S. Highway 66, to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, a distance of 601.94 feet with the east line of F. M. 1141, to a 1/2 inch rebar found;

THENCE N 01°20'56" W, a distance of 314.19 feet continuing with the east line of F. M. 1141, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, a distance of 200.01 feet with the south line of said 1.837 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, a distance of 400.02 feet with the east line of said 1.837 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, a distance of 65.39 feet with the south line of said 10.942 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNING and containing approximately 9.894 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, RW Ladera, LLC, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as Ladera Rockwall, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2019.

John Delin, Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public

My course describes the			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 05°14'42" E	119.42'	L23	S 66°45'40" E	23.94'	L45	N 35°00'00" W	226.11'	L67	S 37°59'40" E	64.63'			
L2	N 84°45'18" E	20.00'	L24	S 82°22'00" E	49.46'	L46	S 35°00'00" E	48.77'	L68	S 83°05'06" W	58.72'			
L3	S 30°39'57" E	32.25'	L25	S 21°12'10" E	55.37'	L47	N 01°41'40" W	33.34'	L69	S 01°41'40" E	32.68'			
L4	S 28°49'11" W	60.93'	L26	S 22°26'45" E	50.94'	L48	N 55°00'00" E	24.21'	L70	S 00°00'00" E	16.98'			
L5	N 30°39'57" W	19.44'	L27	N 52°16'25" W	40.00'	L49	S 88°18'20" W	114.19'	L71	N 69°46'00" E	10.99'			
L6	S 59°20'03" W	21.30'	L28	N 10°00'00" E	52.75'	L50	S 88°18'20" W	243.58'	L72	N 74°55'30" E	207.70'			
L7	N 84°45'18" E	20.00'	L29	N 83°02'15" W	23.90'	L51	S 88°18'20" W	10.39'	L73	N 74°55'30" E	116.59'			
L8	N 05°14'42" W	136.88'	L30	N 38°50'30" E	35.47'	L52	S 88°18'20" W	262.85'	L74	S 57°15'50" E	8.84'			
L9	N 89°26'01" E	15.52'	L31	N 43°17'40" E	103.29'	L53	S 88°18'20" W	114.67'	L75	N 79°45'20" W	24.17'			
L10	S 84°45'30" W	44.16'	L32	N 38°46'42" E	41.90'	L54	S 87°14'00" E	51.43'	L76	N 59°37'10" E	37.50'			
L11	S 13°33'50" W	104.66'	L33	N 56°35'00" E	32.01'	L55	S 88°18'20" W	89.61'	L77	N 59°37'10" E	37.50'			
L12	S 13°33'50" W	122.24'	L34	S 37°33'50" W	80.00'	L56	N 30°39'55" W	72.41'	L78	N 02°20'15" W	115.92'			
L13	S 84°45'30" W	58.48'	L35	S 17°53'30" W	81.24'	L57	N 15°04'30" W	20.00'	L79	N 02°20'15" W	117.56'			
L14	N 80°32'08" E	59.21'	L36	N 83°02'15" W	18.50'	L58	N 15°04'30" W	20.00'	L80	S 42°49'10" E	80.16'			
L15	N 89°26'01" E	100.40'	L37	S 10°00'00" W	53.40'	L59	N 90°00'00" E	32.61'	L81	S 42°49'10" E	86.72'			
L16	S 00°57'10" W	37.69'	L38	S 00°49'43" E	5.95'	L60	N 90°00'00" E	45.27'	L82	S 84°45'18" W	37.58'			
L17	S 43°18'20" W	36.30'	L39	N 88°18'20" E	20.00'	L61	N 90°00'00" E	62.99'	L83	N 84°45'18" E	20.70'			
L18	S 59°37'10" W	12.24'	L40	S 00°49'43" E	25.65'	L62	N 81°52'00" W	50.52'	L84	N 28°43'46" W	25.65'			
L19	S 00°57'10" W	42.23'	L41	N 01°41'40" W	161.58'	L63	N 85°35'40" E	50.16'	L85	S 88°18'20" W	236.64'			
L20	S 43°18'20" W	20.27'	L42	S 01°41'40" E	14.97'	L64	N 90°00'00" E	49.86'	L8					
L21	S 01°41'41" E	20.00'	L43	S 38°56'48" W	153.58'	L65	N 90°00'00" E	26.24'	L8					
L22	S 01°41'41" E	30.00'	L44	S 88°18'20" W	175.59'	L66	S 11°39'10" E	129.43'	L8					

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	586.00'	7°34'10"	77.42'	N 24°47'26" W, 77.36'
C2	314.00'	9°39'36"	52.94'	S 25°50'09" E, 52.88'
C3	30.00'	164°03'56"	85.90'	S 08°32'01" E, 59.42'
C4	135.00'	69°12'17"	163.06'	S 38°53'48" W, 153.33'
C5	47.50'	172°31'21"	143.03'	N 89°26'40" W, 94.80'
C6	45.00'	77°38'09"	60.97'	N 41°43'04" E, 56.42'
C7	50.00'	61°09'50"	53.38'	S 51°47'05" E, 50.88'
C8	50.00'	19°05'33"	16.66'	S 11°39'24" E, 16.58'
C9	100.00'	59°20'39"	103.58'	N 31°46'57" W, 99.01'
C10	150.00'	39°00'32"	102.12'	S 41°57'01" E, 100.16'
C11	150.00'	19°09'59"	50.18'	S 12°51'45" E, 49.94'
C12	25.00'	90°35'45"	39.53'	S 42°01'07" W, 35.54'
C13	25.00'	80°31'00"	35.13'	N 52°25'30" W, 32.31'
C14	15.00'	73°37'51"	19.28'	N 54°52'45" W, 17.98'
C15	50.00'	17°02'00"	14.86'	N 74°31'15" W, 14.81'
C16	20.00'	137°10'12"	47.88'	N 02°34'51" E, 37.24'
C17	100.00'	32°19'27"	56.42'	S 55°00'14" W, 55.67'
C18	31.00'	108°46'23"	58.85'	S 69°01'49" E, 50.40'
C19	15.00'	52°12'27"	13.67'	S 11°27'36" W, 13.20'
C20	150.00'	19°40'20"	51.50'	N 27°43'40" E, 51.25'
C21	30.00'	79°04'15"	41.40'	S 57°25'37" W, 38.19'
C22	100.00'	40°38'28"	70.93'	S 18°37'34" W, 69.45'
C23	100.00'	49°21'32"	86.15'	S 63°37'34" W, 83.51'
C24	39.50'	56°41'40"	39.09'	N 63°20'50" W, 37.51'
C25	100.00'	33°18'20"	58.13'	N 18°20'50" W, 57.31'
C26	100.00'	33°18'20"	58.13'	N 71°39'10" E, 57.31'
C27	500.00'	5°43'55"	50.02'	S 88°49'42" E, 50.00'
C28	500.00'	5°43'55"	50.02'	S 88°49'42" W, 50.00'
C29	200.00'	19°01'01"	66.38'	S 78°47'50" W, 66.08'
C30	200.00'	19°01'01"	66.38'	N 78°47'50" E, 66.08'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C31	35.50'	61°01'45"	37.81'	S 61°10'48" E, 36.05'
C32	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C33	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C34	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C35	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C36	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C37	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'
C38	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C39	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C40	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C41	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C42	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C43	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.82'
C44	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C45	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C46	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C47	514.50'	6°07'37"	55.02'	N 38°07'09" E, 54.99'
C48	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C49	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C50	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C51	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C52	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C53	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C54	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C55	1000.00'	4°55'30"	85.96'	S 22°41'45" E, 85.93'
C56	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'
C57	200.00'	4°32'34"	15.86'	S 02°16'17" E, 15.85'
C58	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- The coordinates shown at the Northeast and Southeast corners are expressed

Inverse With Area

Tue Mar 12 08:46:10 2019

PntNo	Bearing	Distance	Northing	Easting	Description
			7028173.31	2605199.51	
	S 88°18'19" W	490.46			
			7028158.80	2604709.26	
	N 30°39'57" W	19.44			
			7028175.52	2604699.35	
	S 59°20'03" W	21.30			
			7028164.66	2604681.03	
	N 30°39'57" W	211.63			
			7028346.69	2604573.09	
Radius:	1940.00	Chord: 853.69	Degree: 2°57'12"		Dir: Right
Length:	860.73	Delta: 25°25'15"	Tangent: 437.57		
Chord BRG:	N 17°57'20" W	Rad-In: N 59°20'03" E	Rad-Out: N 84°45'18" E		
Radius PntNo:	N: 7029336.15	E: 2606241.79			
			7029158.81	2604309.91	
	N 05°14'42" W	158.73			
			7029316.87	2604295.40	
	N 84°45'18" E	20.00			
			7029318.70	2604315.32	
	N 05°14'42" W	136.88			
			7029455.01	2604302.81	
	N 89°26'01" E	15.52			
			7029455.16	2604318.33	
	N 00°10'47" W	271.63			
			7029726.79	2604317.47	
	N 89°54'11" E	842.15			
			7029728.21	2605159.63	
	S 01°28'09" E	845.72			
			7028882.77	2605181.31	
	S 37°47'00" E	128.76			
			7028781.01	2605260.20	
	N 88°31'51" E	252.79			
			7028787.49	2605512.91	
	S 66°00'00" E	278.64			
			7028674.16	2605767.46	
	S 30°00'00" E	384.58			
			7028341.11	2605959.75	
	S 64°00'00" E	347.40			
			7028188.82	2606271.99	
	S 89°10'17" W	1072.60			
			7028173.31	2605199.51	

Closure Error Distance> 0.0000

Total Distance Inversed> 6358.96

Area: 1646534, 38

Inverse With Area

Tue Mar 12 08:50:14 2019

PntNo	Bearing	Distance	Northing	Easting	Description
			7029023.02	2603172.54	
	S 88°18'19" W	553.89			
			7029006.64	2602618.89	
	N 02°39'30" W	601.94			
			7029607.94	2602590.97	
	N 01°20'56" W	314.19			
			7029922.04	2602583.57	
	N 89°26'01" E	200.01			
			7029924.01	2602783.57	
	N 01°20'56" W	400.02			
			7030323.92	2602774.16	
	N 89°26'01" E	65.39			
			7030324.57	2602839.54	
	S 05°14'42" E	119.42			
			7030205.65	2602850.46	
	N 84°45'18" E	20.00			
			7030207.48	2602870.37	
	S 05°14'42" E	189.30			
			7030018.97	2602887.68	
Radius:	2060.00	Chord: 833.02	Degree: 2°46'53"		Dir: Left
Length:	838.80	Delta: 23°19'48"	Tangent: 425.29		
Chord BRG:	S 16°54'36" E Rad-In: N 84°45'18" E Rad-Out: N 61°25'30" E				
Radius PntNo:	N: 7030207.29 E: 2604939.05				
			7029221.97	2603129.98	
Radius:	586.00	Chord: 77.36	Degree: 9°46'39"		Dir: Right
Length:	77.42	Delta: 7°34'10"	Tangent: 38.77		
Chord BRG:	S 24°47'26" E Rad-In: S 61°25'29" W Rad-Out: S 68°59'39" W				
Radius PntNo:	N: 7028941.68 E: 2602615.36				
			7029151.74	2603162.41	
Radius:	314.00	Chord: 52.88	Degree: 18°14'49"		Dir: Left
Length:	52.94	Delta: 9°39'36"	Tangent: 26.53		
Chord BRG:	S 25°50'09" E Rad-In: N 68°59'39" E Rad-Out: N 59°20'03" E				
Radius PntNo:	N: 7029264.30 E: 2603455.55				
			7029104.15	2603185.46	
	S 30°39'57" E	32.25			
			7029076.41	2603201.91	
	S 28°49'11" W	60.93			
			7029023.02	2603172.54	

Closure Error Distance> 0.0000

Total Distance Inversed> 3526.48

Area: 430981, 10