



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address Horizon Road (FM 3097) and Ranch Trail

Subdivision Ranch Trail Retail Center, Maverick Ranch Addition

Lot

7 & 8

Block

A

General Location East side of Ranch Trail, North of Horizon

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial (C) District

Current Use Retail Center

Proposed Zoning Commercial (C) District

Proposed Use N/A

Acreage

2.113

Lots [Current]

1

Lots [Proposed]

2

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 112.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Ridge Pointe Horizon, LP (LOT 7)

Applicant Engineering Concepts & Design, LP

Contact Person

Contact Person Bill Thomas

Address 2255 Ridge Road, Suite 208

Address 201 Windco Circle

City, State & Zip

City, State & Zip Wylie, TX 75098

Phone 9729618532

Phone 9729418403

E-Mail

E-Mail bill@ecdip.com

NOTARY VERIFICATION [REQUIRED]

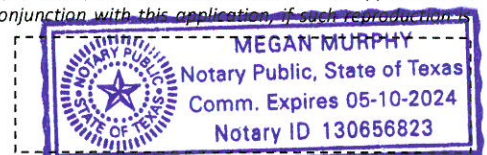
Before me, the undersigned authority, on this day personally appeared Kevin Lafere [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 2nd day of JUNE, 2020. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 2nd day of JUNE, 2020.

Owner's/Applicant's Signature *[Signature]*

Notary Public in and for the State of Texas *[Signature]*



My Commission Expires 5-10-2024



DEVELOPMENT APPLICATION

City of Rockwall
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385 S. Goliad Street
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STAFF USE ONLY

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Notes:

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PROPERTY INFORMATION [PLEASE PRINT]

Address: Horizon Road (FM 3097) and Ranch Trail

Subdivision: Ranch Trail Retail Center, Maverick Ranch Addition

Lot: 7 & 8

Block: A

General Location: East side of Ranch Trail, North of Horizon

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: Commercial (C) District

Current Use: Vacant

Proposed Zoning: Commercial (C) District

Proposed Use: Retail Center

Acreage: 2.113

Lots [Current]: 1

Lots [Proposed]: 2

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner: Texas Ranch Trails, LLC (LOT 8)

Applicant: Engineering Concepts & Design, LP

Contact Person: _____

Contact Person: Bill Thomas

Address: 200 Louisiana Street

Address: 201 Windco Circle

City, State & Zip: Little Rock, AR 72201

City, State & Zip: Wylie, TX 750998

Phone: _____

Phone: 9729418403

E-Mail: _____

E-Mail: bill@ecdip.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Robert A. Powell [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 02 day of June, 2020. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

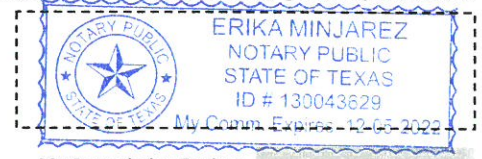
Given under my hand and seal of office on this the 02 day of June, 2020.

Owner's/Applicant's Signature

Robert A. Powell


Notary Public in and for the State of Texas

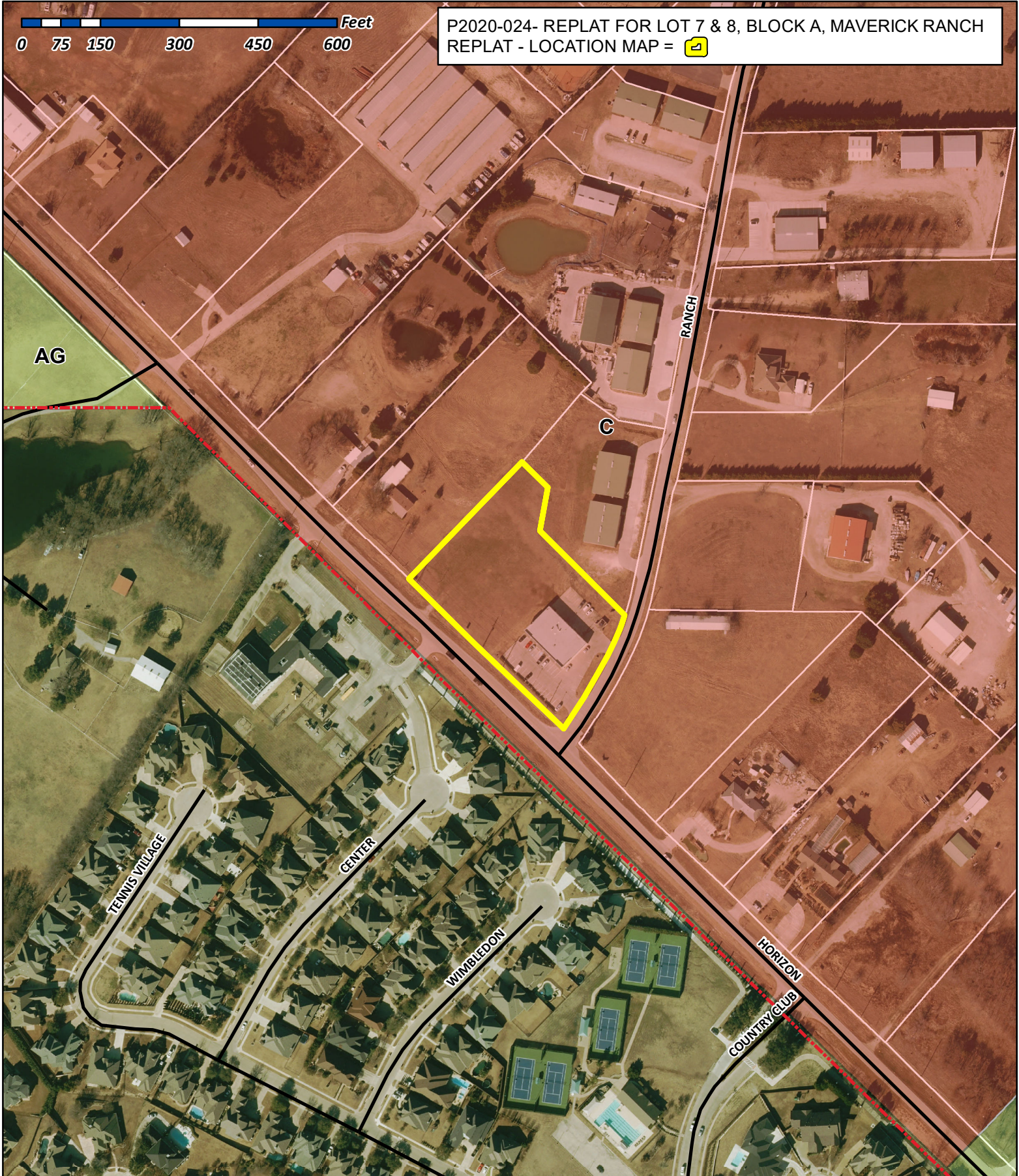
Erika Minjarez



My Commission Expires

0 75 150 300 450 600 Feet

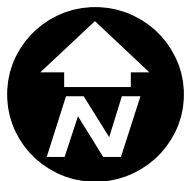
P2020-024- REPLAT FOR LOT 7 & 8, BLOCK A, MAVERICK RANCH
REPLAT - LOCATION MAP = 



City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

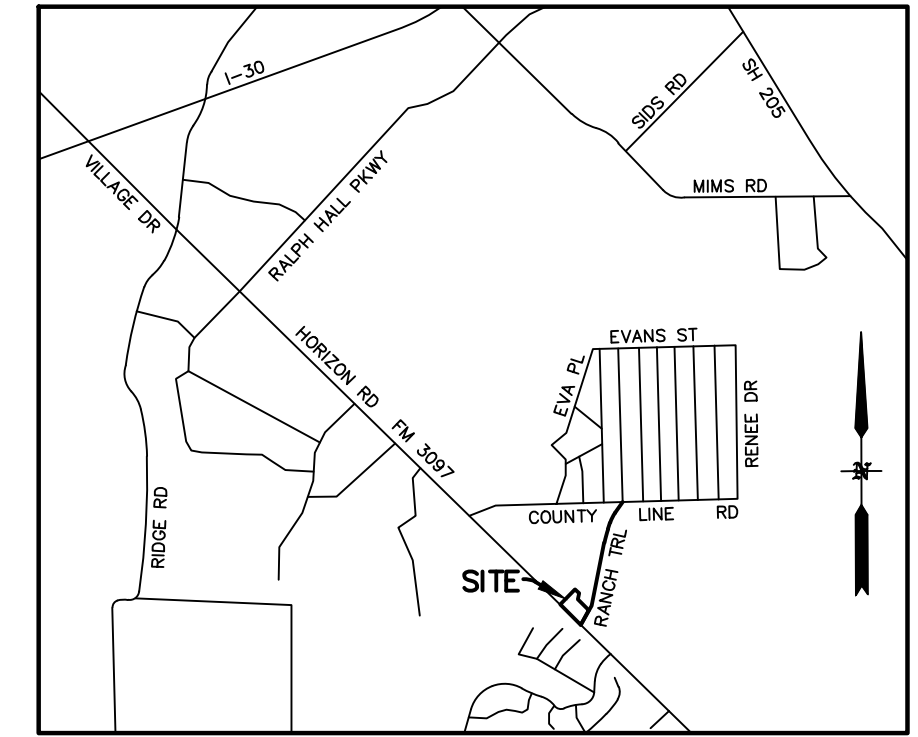


LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 45°46'23" E	80.00'
L2	S 10°18'02" W	84.59'
L3	S 44°51'27" W	20.12'
L4	S 45°08'33" E	20.00'
L5	S 89°51'27" W	20.36'
L6	N 44°52'38" W	15.19'
L7	S 9°05'26" E	19.62'
L8	N 45°00'38" E	15.00'
L9	N 44°51'27" E	24.57'
L10	N 45°08'33" W	13.19'
L11	N 21°29'03" E	16.24'
L12	N 7°10'38" E	13.19'
L13	N 11°49'14" W	14.95'
L14	N 30°57'12" W	8.86'
L15	N 45°08'33" W	15.14'
L16	N 44°51'27" E	5.22'
L17	S 45°31'02" E	33.37'
L18	S 0°00'18" E	31.14'
L19	S 22°36'43" W	31.31'
L20	S 41°10'13" W	39.91'
L21	S 27°26'10" W	18.54'
L22	S 34°58'34" W	26.77'
L23	S 24°19'34" W	9.66'
L24	N 45°13'21" E	63.37'
L25	S 45°08'33" E	20.00'
L26	S 0°08'33" E	27.23'

WILLIAM M. FORD SURVEY
A-80

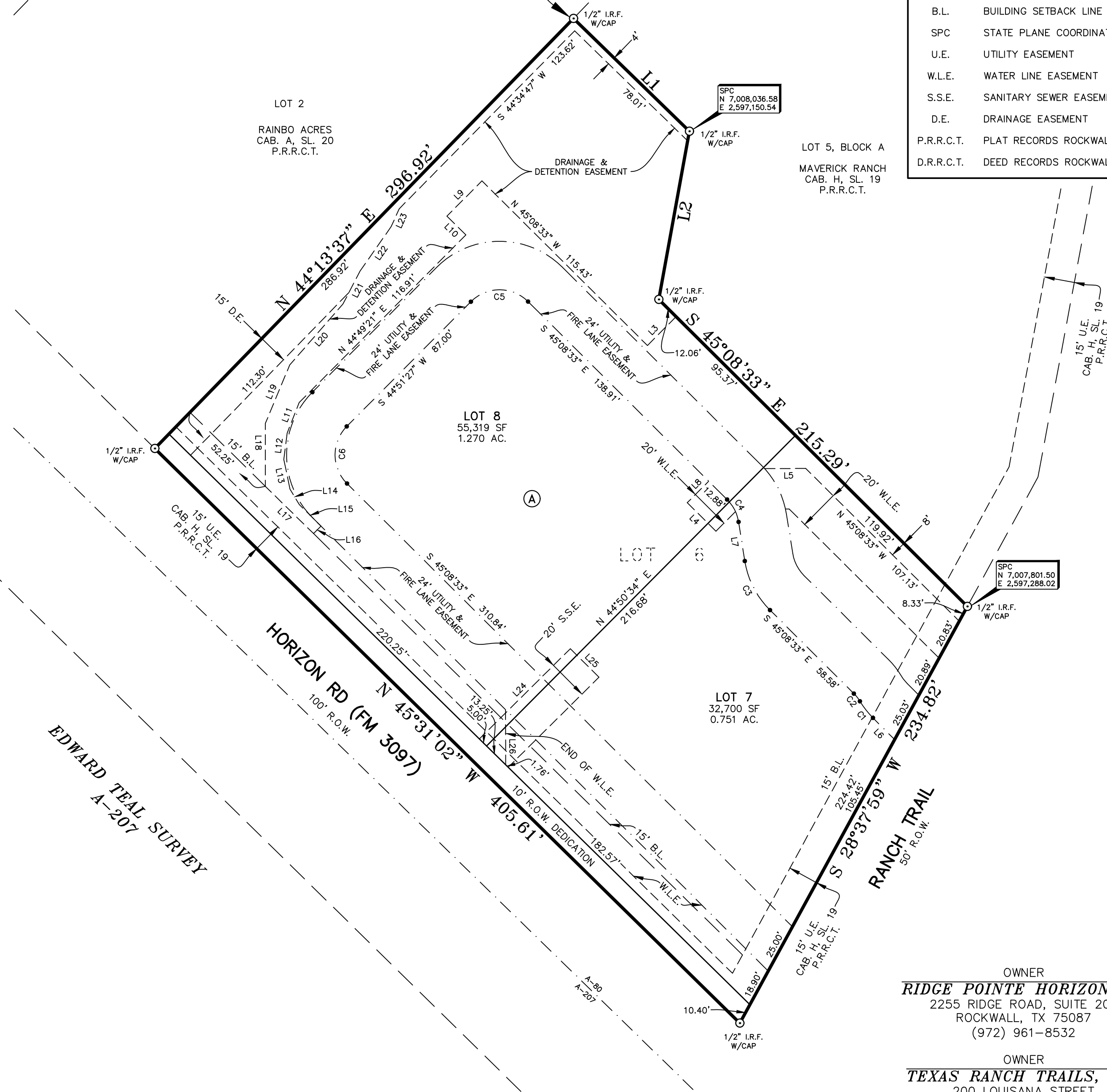
POINT OF BEGINNING

LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
SPC	STATE PLANE COORDINATES
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	013°37'54"	44.00'	5.26'	10.47'	S 38°03'40" E	10.44'
C2	013°53'50"	20.00'	2.44'	4.85'	N 38°11'38" W	4.84'
C3	036°03'07"	44.00'	14.32'	27.69'	S 27°06'59" E	27.23'
C4	036°03'07"	20.00'	6.51'	12.58'	N 27°06'59" W	12.38'
C5	090°00'00"	20.00'	20.00'	31.42'	S 89°51'27" W	28.28'
C6	090°00'00"	20.00'	20.00'	31.42'	S 0°08'33" E	28.28'



NOTES:

- Bearings are based on Texas State Plane Coordinates: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet. (TX83-NCF)
- All monuments are 1/2" I.R.S. W/CAP unless otherwise noted.
- By graphical plotting, the parcel described hereon lies within a an area of minimal flood hazard (Zone X) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48397C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- The purpose of this replat is to divide Lot 6 into Lots 7 and 8 and create easements required for development of Lot 8.

REPLAT
**MAVERICK RANCH
LOT 7 AND 8, BLOCK A**

BEING A REPLAT OF

LOT 6, BLOCK A
MAVERICK RANCH
CAB. H, SL. 19, P.R.R.C.T.

AND BEING

2.113 ACRES

SITUATED IN THE

WILLIAM M. FORD SURVEY, A-80
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER
RIDGE POINTE HORIZON, LP
2255 RIDGE ROAD, SUITE 208
ROCKWALL, TX 75087
(972) 961-8532

OWNER
TEXAS RANCH TRAILS, LLC
200 LOUISIANA STREET
LITTLE ROCK, AR 72201
(X) X

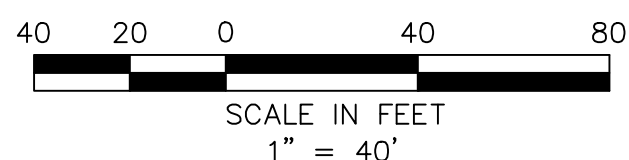
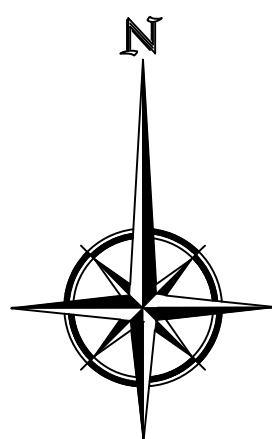
LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75604
(903) 295-1560
FAX (903) 295-1570
FIRM NO. 10083600 JOB NO. ____

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: MAY 11, 2020

SHEET 1 OF 2

05210/dwg/5210 Replat 2018.dwg



STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE & DEDICATION

WHEREAS RIDGE POINT HORIZON, LP AND TEXAS RANCH TRAILS, LLC , BEING THE OWNERS OF a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 2.113 acre tract of land situated in the William M. Ford Survey, Abstract 80, Rockwall County, Texas, and being all of Lot 6, Block A, Maverick Ranch, an addition to the City of Rockwall, as recorded in Cabinet H, Slide 19, Plat Records Rockwall County, Texas, said 2.113 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped GRIFFITH 4846 found for the north corner of said Lot 6 and the west corner of Lot 5 of said Block A, said corner being on the southeast boundary line of Lot 2, Rainbo Acres, an addition to Rockwall County, as recorded in Cabinet A, Slide 20 of said Plat Records;

THENCE Southeasterly, with the common boundary lines of said Lot 6 and said Lot 5, the following courses:

South 45 degrees 46 minutes 23 seconds East, a distance of 80.00 feet to a 1/2-inch iron rod with cap stamped GRIFFITH 4846 found for corner;

South 10 degrees 18 minutes 02 seconds West, a distance of 84.59 feet to a 1/2-inch iron rod with cap stamped GRIFFITH 4846 found for corner;

South 45 degrees 08 minutes 33 seconds East, a distance of 215.29 feet to a 1/2-inch iron rod with cap stamped GRIFFITH 4846 found for the east corner of said Lot 6, said corner being in the northwest right-of-way line of Ranch Trail, a 50 ft. right-of-way;

THENCE South 28 degrees 37 minutes 59 seconds West, with the common boundary line of said Ranch Trail and said Lot 6, a distance of 234.82 feet to a 1/2-inch iron rod with cap stamped GRIFFITH 4846 found for the south corner of said Lot 6, said corner being the intersection of the northwest right-of-way line of said Ranch Road, and Horizon Road, a 100 ft. right-of-way;

THENCE North 45 degrees 31 minutes 02 seconds West, with the common boundary line of said Lot 6 and said Horizon Road, a distance of 405.61 feet to a 1/2-inch iron rod with cap stamped GRIFFITH 4846 found for the west corner of said Lot 6 and the south corner of said Lot 2;

THENCE North 44 degrees 13 minutes 37 seconds East, with the common boundary line of said Lot 2 and said Lot 6, a distance of 296.92 feet to the POINT OF BEGINNING AND CONTAINING 92,060 square feet or 2.113 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

RIDGE POINT HORIZON, LP AND TEXAS RANCH TRAILS, LLC, the undersigned owners of the land shown on this plat, and designated herein as MAVERICK RANCH, LOT 7 AND 8, BLOCK A, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in MAVERICK RANCH, LOT 7 AND 8, BLOCK A, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any wa endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the City Secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: RIDGE POINTE HORIZON, LP (OWNER)

BY: _____
PRINTED NAME:
TITLE:

FOR: TEXAS RANCH TRAILS, LLC (OWNER)

BY: _____
PRINTED NAME:
TITLE:

FOR: _____ (LEIN-HOLDER)

BY: _____
PRINTED NAME:
TITLE:

STATE OF TEXAS
COUNTY OF _____

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/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this ____ day of _____, 2020.

Notary Public in and for the State of Texas
My Commission Expires:

STATE OF TEXAS
COUNTY OF _____

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/she executed the same for the purpose and consideration therein stated.

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My Commission Expires:

OWNER
RIDGE POINTE HORIZON, LP
2255 RIDGE ROAD, SUITE 208
ROCKWALL, TX 75087
(972) 961-8532

OWNER
TEXAS RANCH TRAILS, LLC
200 LOUISIANA STREET
LITTLE ROCK, AR 72201
(X) X

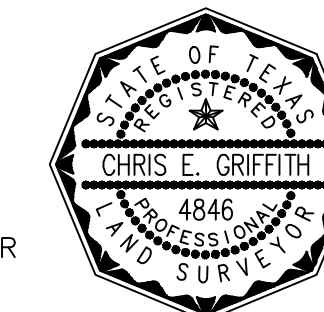
LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75604
(903) 295-1560
FAX (903) 295-1570
FIRM NO. 10083600 JOB NO. ____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4846

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Chris E. Griffith, 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 consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date

APPROVED

I hereby certify that the above and foregoing plat of MAVERICK RANCH, LOT 7 AND 8, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2020.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer

REPLAT

**MAVERICK RANCH
LOT 7 AND 8, BLOCK A**

BEING A REPLAT OF

LOT 6, BLOCK A
MAVERICK RANCH
CAB. H, SL. 19, P.R.R.C.T.

AND BEING

2.113 ACRES

SITUATED IN THE

**WILLIAM M. FORD SURVEY, A-80
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS**

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

Parcel Map Check Report

Client:

Client

Client Company

Address 1

Date: 6/19/2020 8:04:18 AM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: Lots - Standard : 7

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,007,801.5029'

East: 2,597,288.0223'

Segment# 1: Line

Course: S28°37'59"W

Length: 224.42'

North: 7,007,604.5280'

East: 2,597,180.4806'

Segment# 2: Line

Course: N45°31'02"W

Length: 182.57'

North: 7,007,732.4538'

East: 2,597,050.2240'

Segment# 3: Line

Course: N44°50'34"E

Length: 216.68'

North: 7,007,886.0896'

East: 2,597,203.0189'

Segment# 4: Line

Course: S45°08'33"E

Length: 119.92'

North: 7,007,801.5045'

East: 2,597,288.0258'

Perimeter: 743.59'

Area: 32,700Sq.Ft.

Error Closure: 0.0038

Course: N65°28'01"E

Error North : 0.00159

East: 0.00349

Precision 1: 195,681.58

Parcel Name: Lots - Standard : 8

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,007,953.3575'

East: 2,597,135.4104'

Segment# 1: Line

Course: S45°08'33"E

Length: 95.37'

North: 7,007,886.0886' East: 2,597,203.0147'

Segment# 2: Line

Course: S44°50'34"W Length: 216.68'
North: 7,007,732.4529' East: 2,597,050.2198'

Segment# 3: Line

Course: N45°31'02"W Length: 220.25'
North: 7,007,886.7809' East: 2,596,893.0800'

Segment# 4: Line

Course: N44°13'37"E Length: 286.92'
North: 7,008,092.3828' East: 2,597,093.2074'

Segment# 5: Line

Course: S45°46'23"W Length: 80.00'
North: 7,008,036.5827' East: 2,597,150.5340'

Segment# 6: Line

Course: S10°18'02"W Length: 84.59'
North: 7,007,953.3560' East: 2,597,135.4083'

Perimeter: 983.80' Area: 55,319Sq.Ft.
Error Closure: 0.0026 Course: S54°54'56"W
Error North : -0.00152 East: -0.00216

Precision 1: 378,388.46

Parcel Name: Overall - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,008,092.3811' East:2,597,093.2087'

Segment# 1: Line

Course: S45°46'23"E Length: 80.00'
North: 7,008,036.5809' East: 2,597,150.5353'

Segment# 2: Line

Course: S10°18'02"W Length: 84.59'
North: 7,007,953.3542' East: 2,597,135.4096'

Segment# 3: Line

Course: S45°08'33"E Length: 215.29'

North: 7,007,801.5003'

East: 2,597,288.0208'

Segment# 4: Line

Course: S28°37'59"W

North: 7,007,595.3972'

Length: 234.82'

East: 2,597,175.4955'

Segment# 5: Line

Course: N45°31'02"W

North: 7,007,879.6061'

Length: 405.61'

East: 2,596,886.1085'

Segment# 6: Line

Course: N44°13'37"E

North: 7,008,092.3738'

Length: 296.92'

East: 2,597,093.2108'

Perimeter: 1,317.22'

Error Closure: 0.0076

Error North : -0.00731

Area: 92,060Sq.Ft.

Course: S16°15'55"E

East: 0.00213

Precision 1: 173,319.74