



# 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: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	940 E. INTERSTATE 30			
SUBDIVISION	TOWN PLACE MARRIOT ADDITION	LOT	3	BLOCK B
GENERAL LOCATION	NWC IH-30 & GREENCREST BLVD.			

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	COMMERCIAL	CURRENT USE	UNDEVELOPED		
PROPOSED ZONING	COMMERCIAL	PROPOSED USE	COMMERCIAL		
ACREAGE	4.33 (1.933 AC)	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input type="checkbox"/> OWNER	Randall Noe	<input type="checkbox"/> APPLICANT	DEC
CONTACT PERSON	Randall Noe	CONTACT PERSON	DANIEL STEWART
ADDRESS	PO BOX 818	ADDRESS	5300 TOWN & COUNTRY BLVD. SUITE 150
CITY, STATE & ZIP	Rockwall Tx 75087	CITY, STATE & ZIP	FRISCO, TX 75034
PHONE		PHONE	469-850-0060
E-MAIL	Randall@randallnoe.com	E-MAIL	DSTEWART@DEC-EN.COM

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE

*Randall Noe*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

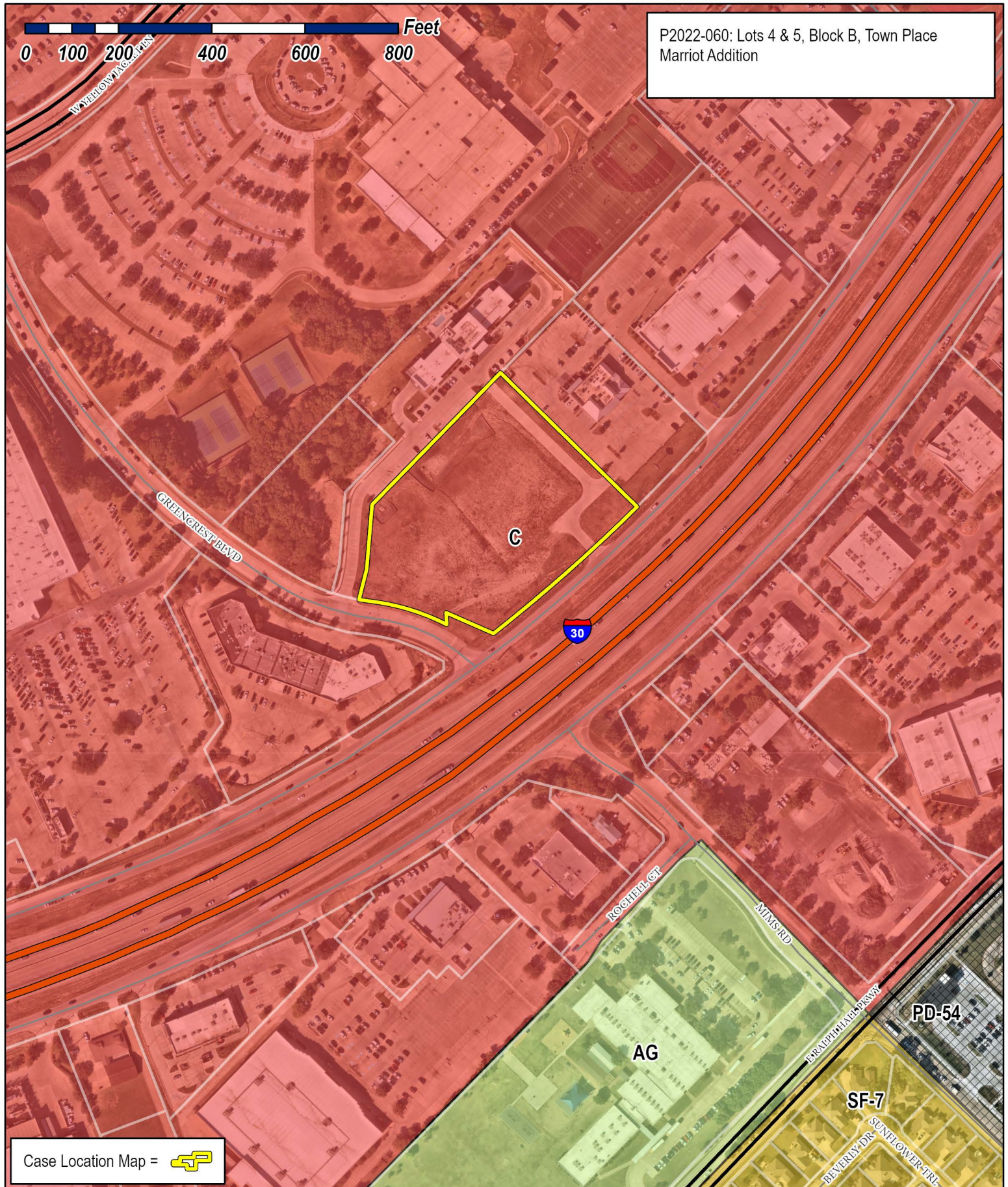


MY COMMISSION EXPIRES





P2022-060: Lots 4 & 5, Block B, Town Place Marriot Addition



Case Location Map =



# City of Rockwall

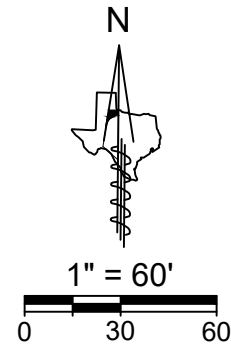
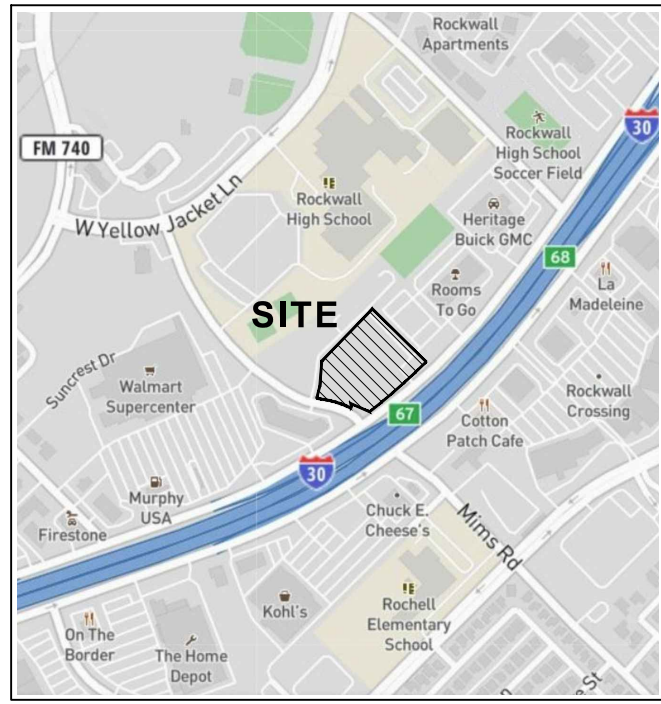
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.





**VICINITY MAP**  
NOT TO SCALE

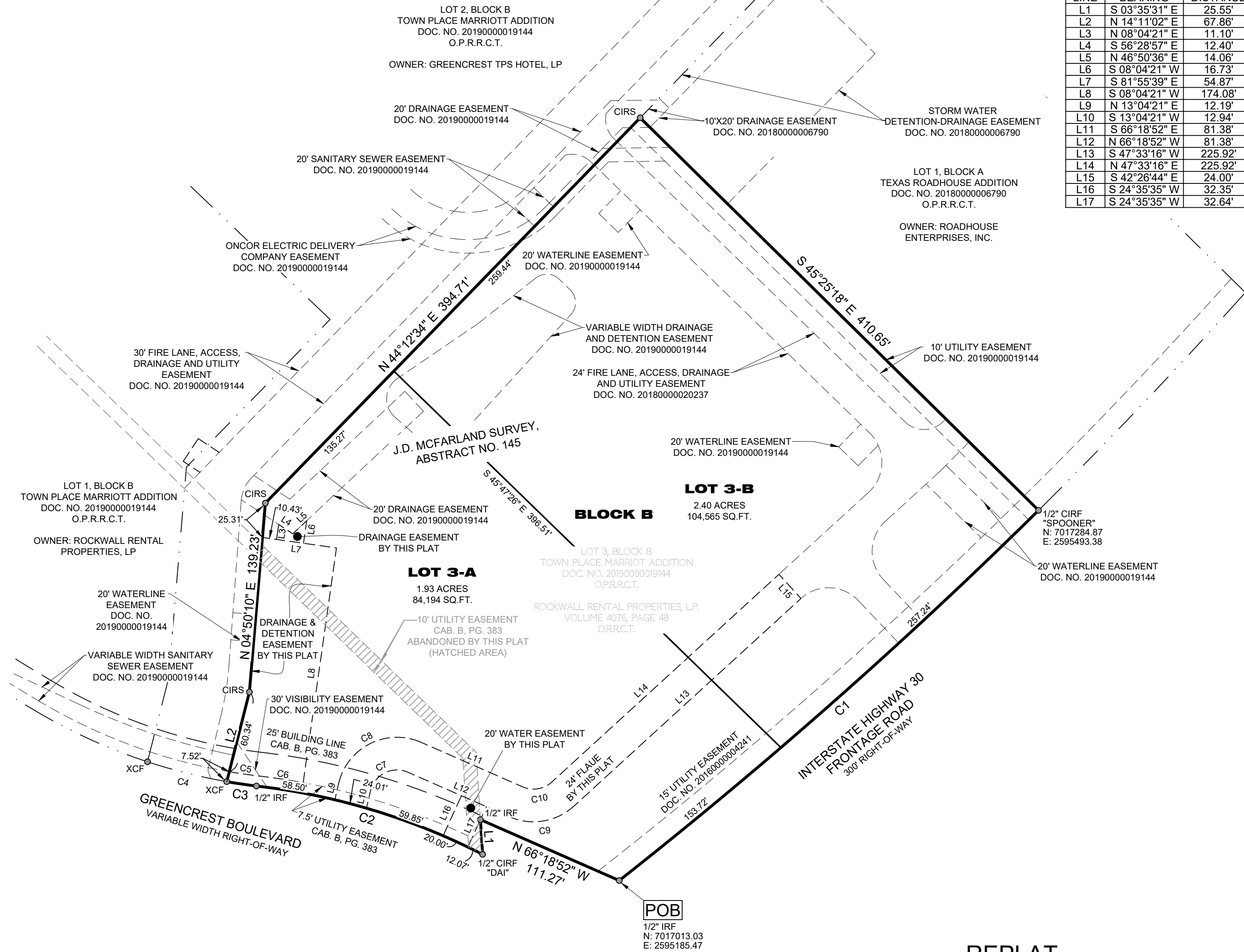


CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	410.95'	3669.86'	6°24'58"	S 48°33'37" W	410.74'
C2	174.44'	485.00'	20°36'27"	N 73°10'49" W	173.50'
C3	22.04'	415.00'	3°02'37"	N 81°36'37" W	22.04'
C4	60.05'	415.00'	8°17'27"	N 75°56'35" W	60.00'
C5	21.06'	407.50'	2°57'42"	N 81°38'53" W	21.06'
C6	33.81'	492.50'	3°56'00"	N 81°30'52" W	33.80'
C7	35.12'	20.00'	100°36'47"	S 63°22'44" W	30.78'
C8	77.27'	44.00'	100°36'47"	N 63°22'44" E	67.71'
C9	50.79'	44.00'	66°07'52"	S 80°37'12" W	48.01'
C10	23.08'	20.00'	66°07'52"	N 80°37'12" E	21.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°35'31" E	25.55'
L2	N 14°11'02" E	67.86'
L3	N 08°04'21" E	11.10'
L4	S 56°28'57" E	12.40'
L5	N 46°50'36" E	14.06'
L6	S 08°04'21" W	16.73'
L7	S 81°55'39" E	54.87'
L8	S 08°04'21" W	174.08'
L9	N 13°04'21" E	12.19'
L10	S 13°04'21" W	12.94'
L11	S 66°18'52" E	81.38'
L12	N 66°18'52" W	81.38'
L13	S 47°33'16" W	225.92'
L14	N 47°33'16" E	225.92'
L15	S 42°26'44" E	24.00'
L16	S 24°35'35" W	32.35'
L17	S 24°35'35" W	32.64'

**GENERAL NOTES**

- The purpose of this plat is to create two lots from an existing lot of record and to dedicate easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 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/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.



**LEGEND**

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUE = FIRE LANE, ACCESS & UTILITY EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT

**REPLAT**  
**LOT 3-A & 3-B, BLOCK B**  
**TOWN PLACE MARRIOTT**  
**ADDITION**  
4.33 ACRES (188,759 SF)

BEING A REPLAT OF LOT 3, BLOCK B OF TOWN PLACE MARRIOTT ADDITION, RECORDED IN DOCUMENT NUMBER 20190000019144, O.P.R.R.C.T., SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2206.067-03	<p><b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date	12/12/2022	
Drafter	EN	

<p><b>SURVEYOR</b> Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009</p>	<p><b>ENGINEER</b> Development Engineering Consultants, LLC Contact: Daniel Stewart, P.E. 5300 Town &amp; Country Boulevard, Suite 150 Frisco, TX 75034 (469) 850-0060</p>
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**OWNER**  
Rockwall Rental Properties, L.P.  
P.O. BOX B  
Terrell, TX 75160



**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

**WHEREAS ROCKWALL RENTAL PROPERTIES, L.P.** is the sole owner of a 4.33 acre tract of land situated in the J.D. MCFARLAND SURVEY, ABSTRACT NO. 145, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 3, Block B of Town Place Marriott Addition, a subdivision of record in Document Number 20190000019144, of the Official Public Records of Rockwall County, Texas, conveyed to Rockwall Rental Properties, L.P. by Warranty recorded in Volume 4076, Page 48, of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2" iron rod found at the intersection of the northeast right-of-way line of Greencrest Boulevard and the northwest right-of-way line of Interstate Highway 30 (300' right-of-way), being the southeast corner of said Lot 3;

**THENCE**, along the northeast right-of-way line of said Greencrest Boulevard, being the common southwest line of said Lot 3, the following four (4) bearings and distances:

1. N66°18'52"W, a distance of 111.27 feet to a 1/2" iron rod found;
2. S03°35'31"E, a distance of 25.55 feet to a 1/2" iron rod with yellow plastic cap stamped "DAI" found at the beginning of a non-tangent curve to the left;
3. In a northwesterly direction, along said non-tangent curve to the left, having a radius of 485.00 feet, a chord bearing of N73°10'49"W, a chord length of 173.50 feet, a delta angle of 20°36'27", an arc length of 174.44 feet to a 1/2" iron rod found at the end of said non-tangent curve to the left and the beginning of a reverse curve to the right;
4. In a northwesterly direction, along said reverse curve to the right, having a radius of 415.00 feet, a chord bearing of N81°36'37"W, a chord length of 22.04 feet, a delta angle of 03°02'37", an arc length of 22.04 feet to an X-cut in concrete found at the end of said reverse curve to the right, being a southerly corner of Lot 2, Block B of said Town Place Marriott Addition, and the southwest corner of said Lot 3;

**THENCE**, along the southeast line of said Lot 2, being the common northwest line of said Lot 3, the following three (3) bearings and distances:

1. N14°11'02"E, a distance of 67.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N04°50'10"E, a distance of 139.23 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. N44°12'34"E, a distance of 394.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the west corner of Lot 1, Block A of Texas Roadhouse Addition, a subdivision of record in Document Number 20180000006790, of the Official Public Records of Rockwall County, Texas and the north corner of said Lot 3;

**THENCE**, S45°25'18"E, along the southwest line of said Lot 1, being the common northeast line of said Lot 3, a distance of 410.65 feet to a 1/2" iron rod with orange plastic cap stamped "SPOONER" found in the northwest right-of-way line of said Interstate Highway 30, being the south corner of said Lot 1 and the east corner of said Lot 3, at the beginning of a non-tangent curve to the right;

**THENCE**, in a southwesterly direction and along said non-tangent curve to the right, having a radius of 3669.86 feet, a chord bearing of S48°33'37"W, a chord length of 410.74 feet, a delta angle of 06°24'58", an arc length of 410.95 feet to the **POINT OF BEGINNING**, containing 4.33 acres or 188,759 square feet, more or less;

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, **ROCKWALL RENTAL PROPERTIES, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as **TOWN PLACE MARRIOTT ADDITION**, a subdivision 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 the **TOWN PLACE MARRIOTT ADDITION**, subdivision 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 way 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 we may have as a result of the dedication of exactions made herein.

OWNER: ROCKWALL RENTAL PROPERTIES, L.P.

BY: \_\_\_\_\_  
 Signature Date

BY: \_\_\_\_\_  
 Printed Name & Title

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

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, \_\_\_\_\_ of ROCKWALL RENTAL PROPERTIES, L.P., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**CERTIFICATE OF SURVEYOR**

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT I, **MATTHEW RAABE**, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

**PRELIMINARY**  
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

\_\_\_\_\_  
 Matthew Raabe Date  
 Registered Professional Land Surveyor #6402

**CERTIFICATE OF APPROVAL**

\_\_\_\_\_  
 Chairman Date  
 Planning & Zoning Commission

**APPROVED:**

I hereby certify that the above and foregoing plat of **TOWN PLACE MARRIOTT ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Mayor, City of Rockwall City Secretary, City of Rockwall

\_\_\_\_\_  
 City Engineer

**REPLAT  
 LOT 3-A & 3-B, BLOCK B  
 TOWN PLACE MARRIOTT  
 ADDITION  
 4.33 ACRES (188,759 SF)**

BEING A REPLAT OF LOT 3, BLOCK B  
 OF TOWN PLACE MARRIOTT ADDITION,  
 RECORDED IN DOCUMENT NUMBER 20190000019144, O.P.R.C.T.,  
 SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.  
 P \_\_\_\_\_  
 PAGE 2 OF 2

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Date	12/12/2022	
Drafter	EN	

**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: Brad Eubanks  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009

**ENGINEER**  
 Development Engineering Consultants, LLC  
 Contact: Daniel Stewart, P.E.  
 5300 Town & Country Boulevard, Suite 150  
 Frisco, TX 75034  
 (469) 850-0060

**OWNER**  
 Rockwall Rental Properties, L.P.  
 P.O. BOX B  
 Terrell, TX 75160

Lot Report  
2022

Mon Dec 12 13:01:59

Lot File: Z:\OFFICE\PROJECTS\2022\2206- June 2022\2206.067 E I30 AND  
GREENCREST BLVD\LOT\2206.067.lot  
CRD File: Z:\OFFICE\COORD\2206.067.CRD

Lot: OVERALL BOUN, Block: B, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
111			7017013.03	2595185.47	0.00
	N 66°18'52" W	111.27			
106			7017057.73	2595083.57	111.27
	S 03°35'31" E	25.55			
107			7017032.23	2595085.17	136.82
	Radius: 485.00	Length: 174.44	Chord: 173.50	Delta: 20°36'27"	
	Chord BRG: N 73°10'49" W	Rad-In: S 27°07'24" W	Rad-Out: S 06°30'58" W		
	Radius Pt: R2 7016600.56,2594864.06	Tangent: 88.17	Dir: Left		
	Tangent-In: N 62°52'36" W	Tangent-Out: N 83°29'02" W	Non Tangential-In		
	Non Tangential-Out				
110			7017082.43	2594919.10	311.26
	Radius: 415.00	Length: 22.04	Chord: 22.04	Delta: 3°02'37"	
	Chord BRG: N 81°36'37" W	Rad-In: N 06°52'04" E	Rad-Out: N 09°54'41" E		
	Radius Pt: R3 7017494.45,2594968.72	Tangent: 11.03	Dir: Right		
	Tangent-In: N 83°07'56" W	Tangent-Out: N 80°05'19" W	Non Tangential-In		
	Non Tangential-Out				
109			7017085.65	2594897.29	333.30
	N 14°11'02" E	67.86			
S1			7017151.43	2594913.92	401.16
	N 04°50'10" E	139.23			
S2			7017290.17	2594925.66	540.39
	N 44°12'34" E	394.71			
S3			7017573.10	2595200.88	935.10
	S 45°25'18" E	410.65			
105			7017284.87	2595493.38	1345.75
	Radius: 3669.86	Length: 410.95	Chord: 410.74	Delta: 6°24'58"	
	Chord BRG: S 48°33'37" W	Rad-In: N 44°38'52" W	Rad-Out: N 38°13'54" W		
	Radius Pt: R1 7019895.75,2592914.40	Tangent: 205.69	Dir: Right		
	Tangent-In: S 45°21'08" W	Tangent-Out: S 51°46'06" W	Non Tangential-In		
111			7017013.03	2595185.47	1756.71
	Closure Error Distance>	0.0033	Error Bearing>	S 56°34'19" W	
	Closure Precision>	1 in 525962.8	Total Distance>	1756.71	
	Area: 188759 Sq. Feet,	4.3333	Acres		

Block B Total Area: 188759 Sq. Feet, 4.3333 Acres