



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) 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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

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, ROUND UP TO ONE (1) ACRE.
²: 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 3611 and 3775 N. Goliad Street

SUBDIVISION Dalton Goliad Addition

LOT 8&9

BLOCK A

GENERAL LOCATION West side of S.H. 205 two lots north of Dalton Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GR w/N SH 205 Overlay

CURRENT USE Vacant

PROPOSED ZONING Same

PROPOSED USE Retail/Rest. Shopping Center

ACREAGE 1.93

LOTS [CURRENT] 2

LOTS [PROPOSED] 1

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]

OWNER Kennor Rockwall Retail, LLC

APPLICANT Vasquez Engineering, LLC

CONTACT PERSON Shane Shoulders

CONTACT PERSON Juan J. Vasquez

ADDRESS 8848 Greenville Ave.

ADDRESS 1919 S. Shiloh Road
Suite 440

CITY, STATE & ZIP Dallas, TX 75243

CITY, STATE & ZIP Garland, TX 75042

PHONE 903-819-1208

PHONE 972-278-2948

E-MAIL sshoulders@sbcglobal.net

E-MAIL jvasquez@vasquezengineering.com

NOTARY VERIFICATION [REQUIRED]

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

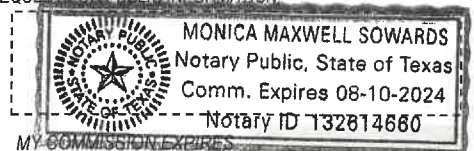
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ ^{338.50} 338.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF February, 2024. BY SIGNING 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 13 DAY OF February, 2024.

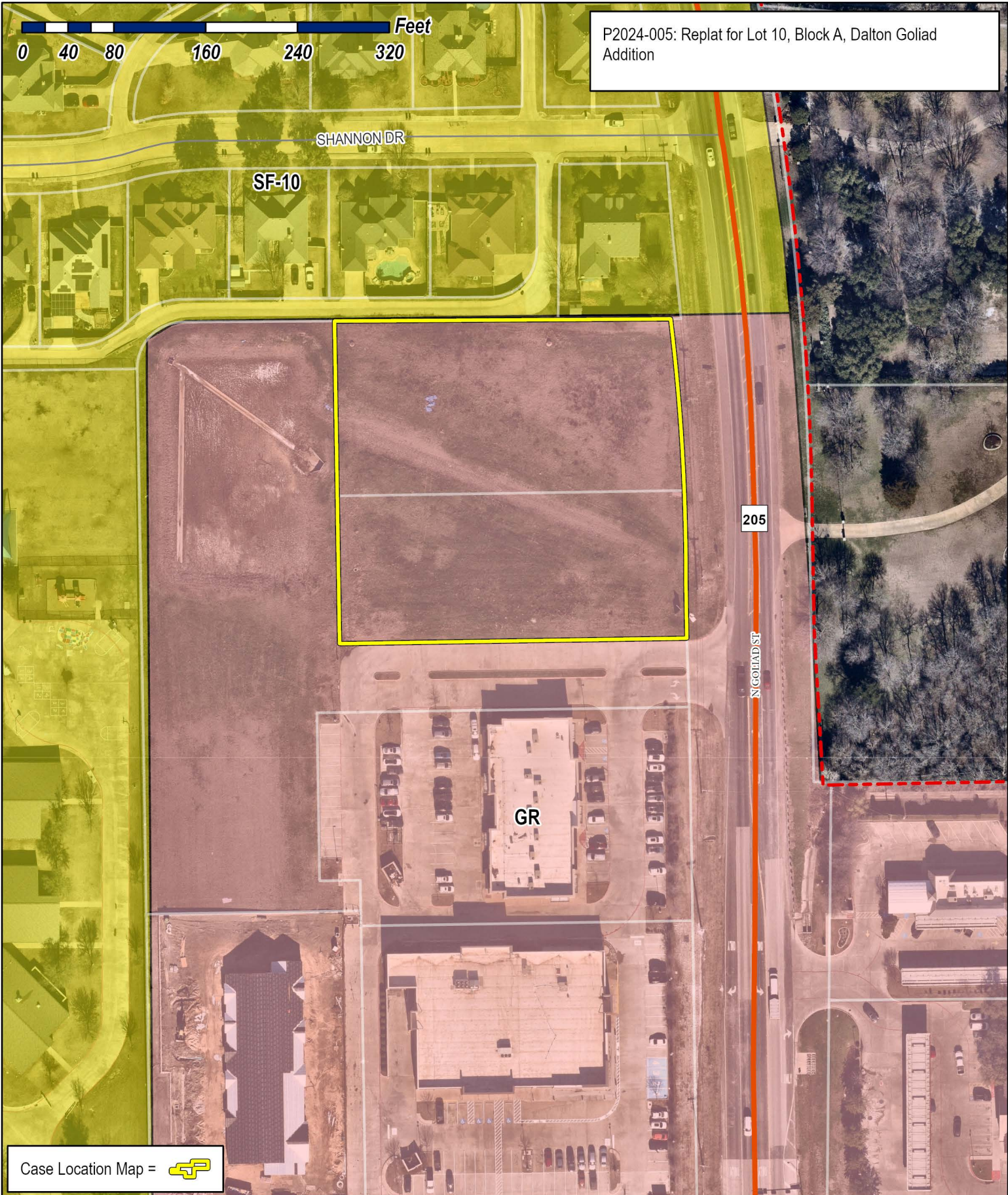
OWNER'S SIGNATURE

[Signature]
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



08-10-2024



P2024-005: Replat for Lot 10, Block A, Dalton Goliad Addition



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.



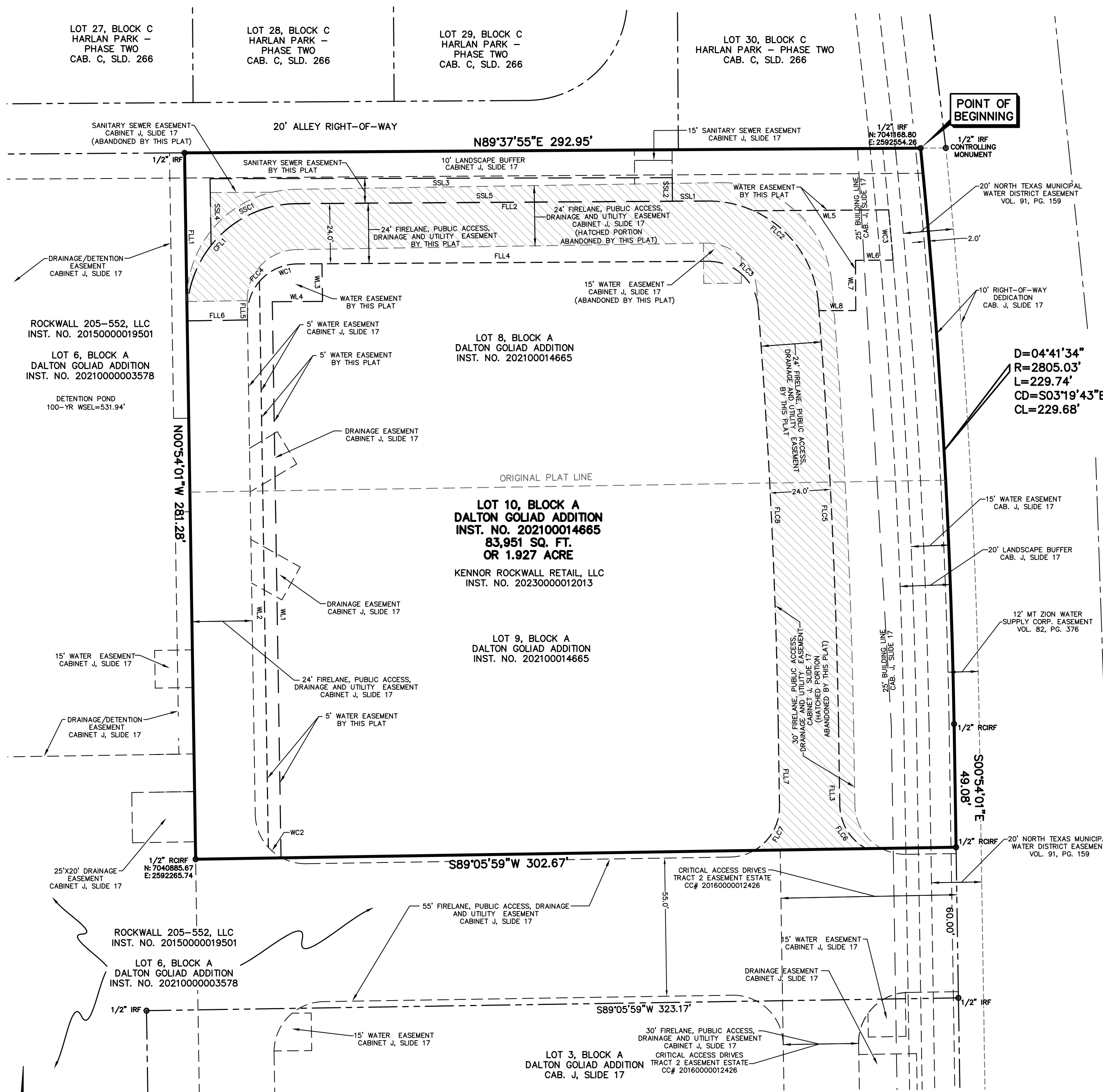
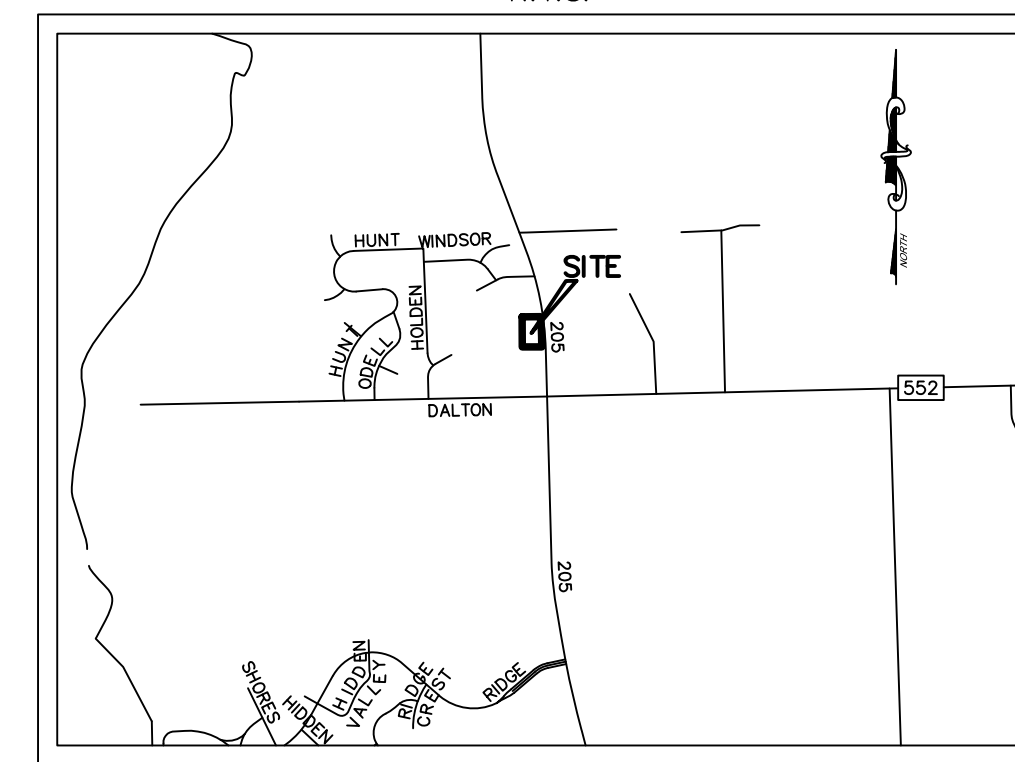
LOT 27, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 28, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 29, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266

LOT 30, BLOCK C
HARLAN PARK - PHASE TWO
CAB. C, SLD. 266

VICINITY MAP
N.T.S.



POINT OF BEGINNING

D=04°41'34"
R=2805.03'
L=229.74'
CD=S03°19'43"E
CL=229.68'

STATE HIGHWAY NO. 205
(CALLED 100' RIGHT-OF-WAY)

FIRE LANE LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| FLL1 | S 00°54'01" E | 66.91' |
| FLL2 | N 89°37'55" E | 163.36' |
| FLL3 | S 00°54'01" E | 32.52' |
| FLL4 | S 89°37'55" W | 163.36' |
| FLL5 | S 00°54'01" E | 2.00' |
| FLL6 | S 89°05'59" W | 24.00' |
| FLL7 | S 00°54'01" E | 31.50' |

FIRE LANE CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|
| FLC1 | 71.53' | 44.09' | 092°56'32" | N 43°05'33" E | 63.94' |
| FLC2 | 65.95' | 44.00' | 85°52'57" | S 47°25'36" E | 59.95' |
| FLC3 | 29.98' | 20.00' | 085°52'41" | N 47°25'44" W | 27.25' |
| FLC4 | 31.60' | 20.00' | 090°31'56" | S 44°21'57" W | 28.42' |
| FLC5 | 168.89' | 2759.03' | 03°30'11" | S 02°44'02" E | 168.66' |
| FLC6 | 21.31' | 20.00' | 61°03'43" | S 31°25'53" E | 20.32' |
| FLC7 | 21.31' | 20.00' | 61°02'41" | N 29°37'19" E | 20.31' |
| FLC8 | 167.20' | 2735.03' | 03°30'10" | N 02°44'02" W | 167.18' |

WATER EASEMENT LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| WL1 | S 00°54'01" E | 221.28' |
| WL2 | N 00°54'01" W | 225.32' |
| WL3 | S 00°54'01" E | 15.00' |
| WL4 | S 89°37'55" W | 20.00' |
| WL5 | N 89°37'55" E | 53.77' |
| WL6 | N 89°37'55" E | 14.92' |
| WL7 | N 00°16'02" W | 20.00' |
| WL8 | S 89°52'27" W | 14.65' |

WATER EASEMENT CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|
| WC1 | 17.15' | 20.00' | 49°07'22" | S 65°04'15" W | 16.63' |
| WC2 | 6.49' | 20.00' | 018°35'25" | N 51°36'18" W | 6.46' |
| WC3 | 20.07' | 2790.03' | 00°24'43" | N 04°59'32" W | 20.07' |

SANITARY SEWER EASEMENT LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| SSL1 | S 89°37'55" W | 19.94' |
| SSL2 | N 00°22'05" W | 9.37' |
| SSL3 | S 89°52'27" W | 183.94' |
| SSL4 | S 00°54'01" E | 26.54' |
| SSL5 | N 89°37'55" E | 149.44' |

SANITARY SEWER EASEMENT CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| SSC1 | 39.26' | 44.14' | 050°57'18" | N 64°03'58" E | 37.98' |

LOT 8, BLOCK A
DALTON GOLIAD ADDITION
INST. NO. 202100014665

LOT 10, BLOCK A
DALTON GOLIAD ADDITION
INST. NO. 202100014665
83,951 SQ. FT.
OR 1.927 ACRE

KENOR ROCKWALL RETAIL, LLC
INST. NO. 20230000012013

LOT 9, BLOCK A
DALTON GOLIAD ADDITION
INST. NO. 202100014665

ROCKWALL 205-552, LLC
INST. NO. 20150000019501

LOT 6, BLOCK A
DALTON GOLIAD ADDITION
INST. NO. 20210000003578

LOT 3, BLOCK A
DALTON GOLIAD ADDITION
CAB. J, SLIDE 17

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:
KENOR ROCKWALL RETAIL, LLC
706 VALENCIA STREET
DALLAS, TEXAS 75223
SHANE SHOULDERS
903-819-1208

FINAL PLAT
DALTON GOLIAD ADDITION
LOT 10, BLOCK A
BEING A REPLAT OF LOTS 8 AND 9, BLOCK A,
DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P _____
JOB NO.: 15-1216L8&9
DATE: 11/27/2023
REV: 1/31/2024
SCALE: 1" = 30'
DRAWN: J.M.N.

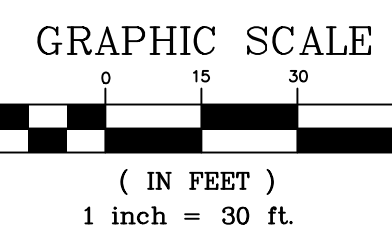
PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 2



LINETYPE TABLE

| | |
|--|-------------------|
| | BOUNDARY LINE |
| | ADJOINER LINE |
| | EASEMENT LINE |
| | BUILDING LINE |
| | STREET CENTERLINE |

OWNER'S CERTIFICATION

WHEREAS KENNOR ROCKWALL RETAIL, LLC, is the sole owner of that tract of land in the City of Rockwall, Rockwall County, Texas, situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, and being a portion of that certain tract of land conveyed to Kennor Rockwall Retail, LLC in Special Warranty Deed recorded under Instrument Number 20230000012013, Deed Records, Rockwall County, Texas, and being Lots 8 and 9, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the replat recorded in under Clerk's File No. 20210000014665, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (hereinafter referred to as 1/2 inch iron rod with red cap found) for the northeast corner of said Lot 8, same being in the south line of Block C, Harlan Park-Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 266, Plat Records, Rockwall County, Texas, same being in the westerly right-of-way line of Sate Highway No. 205 (called 100 foot right-of-way), same being the beginning of a curve to the right, having a radius of 2805.03 feet and a delta angle of 04 deg. 41 min. 34 sec.;

THENCE along said curve to the right, and along the common line of said Lot 8 and said State Highway No. 205, passing a 1/2 inch iron rod with red cap found for the southeast corner of said Lot 8, same being the northeast corner of aforesaid Lot 9, and continuing along the common line of said Lot 9 and said State Highway No. 205, a total arc distance of 229.74 feet and a chord bearing and distance of South 03 deg. 19 min. 43 sec. East, 229.68 feet to a 1/2 inch iron rod with red cap found for angle point;

THENCE South 00 deg. 54 min. 01 sec. East, continuing along the common line of said Lot 9 and said State Highway No. 205, a distance of 49.08 feet to a 1/2 inch iron rod with red cap found for the southeast corner of said Lot 9, same being the most easterly northeast corner of Lot 6, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20210000003578, aforesaid Official Public Records;

THENCE along the common line of said Lots 9 and 6 as follows:

South 89 deg. 05 min. 59 sec. West, a distance of 302.67 feet to a 1/2 inch iron rod with red cap found for the southwest corner of said Lot 9, same being an internal corner of said Lot 6;

North 00 deg. 54 min. 01 sec. West, passing at a distance of 146.18 feet, a 1/2 inch iron rod with red cap found for the northeast corner of said Lot 9, same being the southwest corner of aforesaid Lot 8, and continuing along the common line of said Lot 8 and said Lot 6, a total distance of 281.28 feet to the 1/2 inch iron rod with red cap found for the northwest corner of said Lot 8, same being in the south line of aforesaid Block C, Harlan Park-Phase Two;

THENCE North 89 deg. 37 min. 55 sec. East, along the common line of said Lot 8 and said Block C, a distance of 292.95 feet to the POINT OF BEGINNING and containing 83,951 square feet or 1.927 acres of computed land, more or less.

APPROVED:

I hereby certify that the above and foregoing plat of Dalton Goliad Addition, Lot 10, Block A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the ___ day of _____, 2024.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, 2024.

Director of Planning

City of Engineer

Date

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY-NOT TO BE RECORDED

Timothy R. Mankin Date Registered Professional Land Surveyor, No. 6122

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the DALTON GOLIAD 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 the DALTON GOLIAD ADDITION 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. All detention/drainage systems to be maintained, repaired, and replaced by property owner. 7. 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.

WITNESS MY HAND, this _____ day of _____, 2024

KENNOR ROCKWALL RETAIL, LLC

By: SHANE SHOULDERS, MANAGER

STATE OF TEXAS: COUNTY OF DALLAS: BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared SHANE SHOULDERS, 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS

ENGINEER:

VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972-278-2948 CONTACT: JUAN VASQUEZ, P.E.

OWNER:

KENNOR ROCKWALL RETAIL, LLC 706 VALENCIA STREET DALLAS, TEXAS 75223 SHANE SHOULDERS 903-819-1208

NOTES:

- 1. IRF - Iron Rod Found
2. RCIRF - Iron Rod Found w/ "PEISER & MANKIN SURV" red plastic cap
3. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001480389 was used to scale grid coordinates and distances to surface.
4. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
5. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
6. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
7. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
8. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
9. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.

FINAL PLAT DALTON GOLIAD ADDITION LOT 10, BLOCK A BEING A REPLAT OF LOTS 8 AND 9, BLOCK A, DALTON GOLIAD ADDITION T. R. BAILEY SURVEY, ABSTRACT NO. 30 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Table with 3 columns: Case No., Surveying Firm (PEISER & MANKIN SURVEYING, LLC), and Sheet No. Includes contact info for J.M.N. and firm details.

| Northing | Easting | Bearing | Distance |
|---------------------------|-----------------------|------------------------|------------|
| 7041168.80 | 2592554.26 | | |
| Radius: 2805.03 | Chord: 229.68 | Degree: 2°02'33" | Dir: Right |
| Length: 229.74 | Delta: 4°41'34" | Tangent: 114.94 | |
| Chord BRG: S 03°19'43" E | Rad-In: S 84°19'31" W | Rad-Out: S 89°01'04" W | |
| Radius Point: 7040891.43, | 2589762.98 | | |
| 7040939.51 | 2592567.59 | S 00°54'01" E | 49.08 |
| 7040890.43 | 2592568.37 | S 89°05'59" W | 302.67 |
| 7040885.67 | 2592265.74 | N 00°54'01" W | 281.28 |
| 7041166.92 | 2592261.32 | N 89°37'55" E | 292.95 |
| 7041168.80 | 2592554.26 | | |

Closure Error Distance> 0.0000
Total Distance> 1155.71
Polyline Area: 83951 sq ft, 1.927 acres