

CITY OF CROWLEY ORDINANCE NO. _____
CITY OF FORT WORTH ORDINANCE NO. _____
JOINT ORDINANCE AND BOUNDARY AGREEMENT

WHEREAS, the City of Fort Worth has received a request by the City of Crowley for a boundary adjustment; and

WHEREAS, the City of Fort Worth (hereinafter called "FORT WORTH") is a home-rule city located in Tarrant, Wise, Parker, Johnson and Denton Counties; and

WHEREAS, the City of Crowley (hereinafter called "CROWLEY") is a home-rule city located in Tarrant and Johnson Counties; and

WHEREAS, FORT WORTH and CROWLEY share a common boundary; and

WHEREAS, FORT WORTH and CROWLEY now desire to adjust the boundary between the two cities to promote orderly development to insure public safety and effective delivery of municipal services; and

WHEREAS, Section 43.031 of the Texas Local Government Code authorizes adjacent municipalities to make mutually agreeable changes to their boundaries that are less than 1,000 feet in width; and

WHEREAS, Section 43.142 of the Texas Local Government Code allows a home-rule municipality to disannex areas in the municipality in accordance with the rules as may be provided by its City Charter;

NOW, THEREFORE, BE IT ORDAINED AND MUTUALLY AGREED BY THE CITY COUNCIL OF THE CITY OF FORTH WORTH AND THE CITY COUNCIL OF THE CITY OF CROWLEY:

EXHIBIT "A"

Pursuant to Section 43.031 of the Texas Local Government Code, FORT WORTH and CROWLEY hereby agree that the boundary between the cities will be adjusted as set out herein so that 34.467-acres of land located in FORT WORTH extraterritorial jurisdiction, as described and shown in Exhibit "A", and with a width of less than 1,000 feet, will be located in the extraterritorial jurisdiction of CROWLEY. In accordance with this Joint Ordinance and Boundary Agreement, FORT WORTH hereby relinquishes the 34.467 acres described in Exhibit A to the City of Crowley and disannexes and discontinues such property as part of the City of Fort Worth extraterritorial jurisdiction. In accordance with the terms of this Joint Ordinance and Boundary Agreement, the City of Crowley accepts and annexes 34.467 acres into its extraterritorial jurisdiction as reflected in Exhibit A attached and incorporated herein.

SECTION 2

This ordinance shall be cumulative of all provisions of the ordinances of the City of Crowley and the City of Fort Worth, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 3

It is hereby declared to be the intention of the City Councils of FORT WORTH and CROWLEY that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4

The City of Crowley and the City of Fort Worth do hereby covenant and agree to protect, preserve and defend the herein described boundary adjustment.

SECTION 5

The City of Crowley and the City of Fort Worth agree and ordain that the adoption by both cities of this Joint Ordinance and Boundary Agreement, and the boundary change resulting from this Agreement do not mitigate, diminish or lessen in any way the rights that either party may have, at law or in equity, to challenge or contest any other annexations, attempted annexations or extraterritorial jurisdiction claims made by the other party.

SECTION 6

This joint ordinance and boundary agreement shall become effective and shall become a binding agreement upon the City of Fort Worth and the City of Crowley by the adoption of same in regular open city council meetings of the City of Crowley and the City of Fort Worth.

SECTION 7

The Mayor of each city shall execute this Joint Ordinance and Boundary Agreement, upon adoption by both cities, in duplicate originals.

PASSED AND APPROVED by the City Council of the City of Fort Worth on this ____ day of _____, 2016.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

Sarah J. Fullenwider
CITY ATTORNEY

ATTEST

Mary J. Kayser
CITY SECRETARY

PASSED AND APPROVED by the City Council of the City of Crowley on this ____ day of _____, 2016.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY

ATTEST

CITY SECRETARY

**CROWLEY PLOVER ROAD
FROM LONGHORN TRAIL TO MCCART AVENUE**
City of Crowley City Limits & City of Fort Worth Extraterritorial Jurisdiction

Part of the Juan Armendaris Survey, Abstract No. 1767,
the Antonio Fernandez Survey, Abstract No. 506 and
the Mathew H. Toler Survey, Abstract No. 1547
Tarrant County, Texas

DESCRIPTION of a 34.467 acre (1,501,761 square foot) tract of land situated in the Juan Armendaris Survey, Abstract No. 1767, the Antonio Fernandez Survey, Abstract No. 506 and the Mathew H. Toler Survey, Abstract No. 1547, Tarrant County, Texas; said 34.467 acre tract being more particularly described as follows (bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83(2011), North Central Zone 4202, based on observations made on November 20, 2015 with an applied combined scale factor of 1.00012):

BEGINNING, at a point for corner in the west right-of-way line of Crowley Plover Road (F.M. Highway No. 1187 Business) (a variable width right-of-way); said point being in the east line of Lot 1, Block 1, First Baptist Church Addition to the City of Crowley, an addition to the City of Crowley according to the plat recorded in Cabinet B, Slide 1964 of the Plat Records of Tarrant County, Texas; said point being in the west line of that tract of land described in Joint Resolution and Agreement No. 1827 between the City of Crowley and the City of Fort Worth; from said point the northeast corner of said Lot 1 bears North 00 degrees, 02 minutes, 17 seconds East, a distance of 40.87 feet;

THENCE, North 89 degrees, 37 minutes, 04 seconds East, departing the said east line of Lot 1 and with the said west line of the Joint Resolution and Agreement tract, a distance of 439.46 feet to a point for corner;

THENCE, South 00 degrees, 08 minutes, 56 seconds East, continuing along the said west line of the Joint Resolution and Agreement tract, a distance of 3,224.23 to a point for corner in the north line of Lot 1, Block 1, Crowley Middle School No. 4 Addition, an addition to the City of Crowley according to the plat recorded in Instrument No. D210003002 of the Official Public Records of Tarrant County, Texas; said point being the northwest corner of that tract of land described in Joint Resolution and Agreement No. 12-2008-46 (City of Crowley) and No. 3687-12-2008 (City of Fort Worth) between the City of Crowley and the City of Fort Worth;

THENCE, South 89 degrees, 19 minutes, 59 seconds West, along the north line of said Lot 1 and along the north line of the second said Joint Resolution and Agreement; a distance of 355.40 feet to a point for corner in east line of McCart Avenue (an 80-foot wide right-of-way); said point being the northwest corner of said Lot 1 and the northwest corner of the second said Joint Resolution and Agreement tract; said point also being the southwest corner of that tract of land described in Special Warranty Deed to TLH Realty Investments, Ltd. recorded in Instrument No. D208339709 of said Official Public Records; said point also being the beginning of a non-tangent curve to the left;

THENCE, in a northerly direction, continuing along the said east line of McCart Avenue and along said curve, having a central angle of 04 degrees, 26 minutes, 20 seconds, a radius of 958.00 feet, a chord bearing and distance of North 04 degrees, 37 minutes, 53 seconds West, 74.20 feet, an arc distance of 74.22 feet to a point at the end of said curve;

THENCE, North 06 degrees, 51 minutes, 03 seconds West, continuing along the said east line of McCart Avenue, a distance of 100.01 feet to a point for the beginning of a curve to the right;

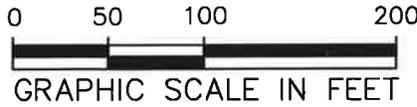
THENCE, in a northerly direction, along the said east line of McCart Avenue and along said curve, having a central angle of 06 degrees, 49 minutes, 31 seconds, a radius of 878.00 feet, a chord bearing and distance of North 03 degrees, 26 minutes, 18 seconds West, 104.53 feet, an arc distance of 104.59 feet to a point at the end of said curve;

THENCE, North 00 degrees, 01 minutes, 32 seconds West, at a distance of 8.75 feet passing the northwest corner of said TLH Realty Investments, Ltd. tract and the south right-of-way line of F.M. Highway No. 1187 (a variable width right-of-way); continuing in all a total distance of 311.89 feet to a point for corner in the north line of said F.M. Highway No. 1187;

**BRIAR
CIRCLE**

BLOCK 3
CAMBRIDGE
SOUTH
(VOL.
388-179,
PG. 87)

BLOCK 1
CAMBRIDGE SOUTH
(VOL. 388-190, PG. 2)



LOT 1, BLOCK 1
CROWLEY HIGH
SCHOOL ADDITION
(INST. NO.
D203090310)



ANTONIO FERNANDEZ SURVEY - ABST. NO. 506
BEVERLY POOL SURVEY - ABST. NO. 1243

**EAGLE
DRIVE**

LEGEND	
	PROPERTY LINE
	CITY LIMITS/ETJ LINE

**LONGHORN
TRAIL**

**POINT OF
BEGINNING**

N 0°02'17" E
40.87'

N 89°37'04" E 439.46'

LOT 1, BLOCK 1
FIRST BAPTIST
CHURCH
ADDITION
TO THE
CITY OF
CROWLEY
(CAB. B,
SL. 1964)

N 0°02'17" E 462.29'

ANTONIO FERNANDEZ SURVEY - ABST. NO. 506
MATHEW H TOLER SURVEY - ABST. NO. 1547

ANNEXATION AREA
34.467 ACRES
(1,501,761 SF)

BILL BOYSEN, JR.
(INST. NO. D206226346)

**CROWLEY
PLOVER ROAD**

MATHEW H TOLER SURVEY
ABST. NO. 1547

S 0°08'56" E
3,224.23'

BLOCK 1
PARK
MEADOWS
ADDITION
PHASE 3
(INST. NO.
D202241909)

LOT 15

LOT 16
BLOCK 1

LOT 17

LOT 12

LOT 10

BLOCK 2
LOT 11

MATCH LINE (SEE PAGE 4)

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the annexation tract described.

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83(2011), North Central Zone 4202, based on observations made on November 20, 2015 with an applied combined scale factor of 1.00012.

MBILLINGSLEY 12/9/2015 4:34 PM
J:\DWG-36\3696-15.371\DWG\SURVEY C.3D 2012\3696-15.371B.DWG

Michael Cleo Billingsley Date
Registered Professional
Land Surveyor No. 6558



**CROWLEY PLOVER
ROAD FROM
LONGHORN TRAIL TO
MCCART AVENUE**

CITY OF CROWLEY CITY LIMITS
& CITY OF FORT WORTH
EXTRATERRITORIAL JURISDICTION
PART OF THE
JUAN ARMENDARIS SUR., ABST. NO. 1767,
THE ANTONIO FERNANDEZ SUR., ABST. NO. 506,
& THE MATHEW H. TOLER SUR., ABST. NO. 1547
TARRANT COUNTY, TEXAS
PAGE 3 OF 7

Pacheco Koch

6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MCB	MLL	1"=100'	11/20/2015	3696-15.371

MATCH LINE (SEE PAGE 3)

LOT 1, BLOCK 1
FIRST BAPTIST CHURCH
ADDITION,
TO THE CITY OF CROWLEY
(CAB. B, SL. 1964)

CITY OF CROWLEY

RES. NO. 1827 (MAY 5, 1992)
(CITY OF FORT WORTH
EXTRATERRITORIAL JURISDICTION)

N 01°10'55" W
59.48'

Δ=14°27'48"

R=766.20'

L=193.41'

T=97.22'

CB=N 7°17'44" E

CD=192.90'

FIRST BAPTIST CHURCH OF CROWLEY
(INST. NO. D205186448)

KEVIN NELSON
(INST. NO. D213164027)

KELLIE MYERS
(INST. NO. D207045774)

LARRY FREEMAN
(INST. NO. D212305861)

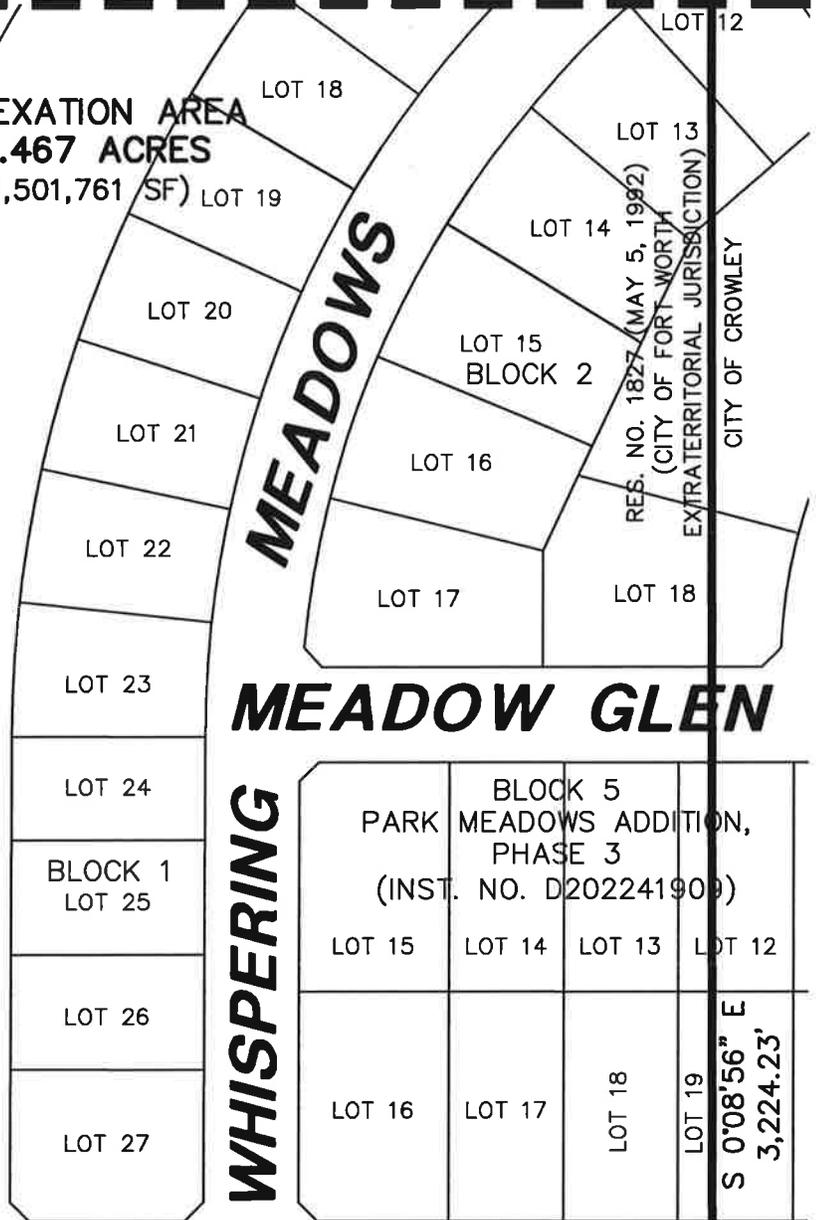
N 0°02'17" E
462.29'

N 0°03'50" E 1,316.53'

CROWLEY PLOVER ROAD

ANTONIO FERNANDEZ SURVEY - ABST. NO. 506
MATHEW H. TOLER SURVEY - ABST. NO. 1547

ANNEXATION AREA
34.467 ACRES
(1,501,761 SF)

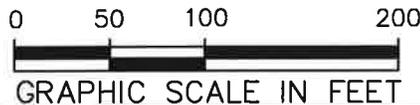


MEADOW GLEN

MEADOWBROOK LANE

MATCH LINE (SEE PAGE 5)

LEGEND	
	PROPERTY LINE
	CITY LIMITS/ETJ LINE



Pacheco Koch

6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MCB	MLL	1"=100'	11/20/2015	3696-15.371

**CROWLEY PLOVER
ROAD FROM
LONGHORN TRAIL TO
MCCART AVENUE**

CITY OF CROWLEY CITY LIMITS
& CITY OF FORT WORTH
EXTRATERRITORIAL JURISDICTION
PART OF THE

JUAN ARMENDARIS SUR., ABST. NO. 1767,
THE ANTONIO FERNANDEZ SUR., ABST. NO. 506,
& THE MATHEW H. TOLER SUR., ABST. NO. 1547
TARRANT COUNTY, TEXAS
PAGE 4 OF 7

MATCH LINE (SEE PAGE 4)

LARRY FREEMAN
(INST. NO. D212305861)

GRACE PRESBYTERY, INC.
(VOL. 10629, PG. 824)

ADRIAN COX
(INST. NO. D205198650)

SUSAN HANN
(VOL. 13669, PG. 468)

JO MORROW
(INST. NO. D206261990)

N 0°03'50" E 1,316.53'

CROWLEY PLOVER ROAD

ANTONIO FERNANDEZ SURVEY - ABST. NO. 506
MATHEW H. TOLER SURVEY - ABST. NO. 1547

LOT 20 LOT 19 LOT 18 LOT 17 LOT 16 LOT 15

BLOCK 6
PARK MEADOWS ADDITION, PHASE 4
(INST. NO. D205124485)

LOT 23 LOT 24 LOT 25 LOT 30

ROBINWOOD COURT

LOT 22 LOT 26 LOT 29

LOT 21 LOT 27 LOT 28

PARK CREST DR.

BLOCK 7
PARK MEADOWS ADDITION, PHASE 4
(INST. NO. D205124485)

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6

ANNEXATION AREA
34.467 ACRES
(1,501,761 SF)

PART OF PLAINSCAPITAL BANK
(INST. NO. D214213798)
(CITY OF CROWLEY PER DEED)

RES. NO. 1827 (MAY 5, 1992)
(CITY OF FORT WORTH
EXTRATERRITORIAL
JURISDICTION)

S 0°08'56" E
3,224.23'
CITY OF CROWLEY

MATCH LINE (SEE PAGE 6)



LEGEND

PROPERTY LINE
CITY LIMITS/ETJ LINE

0 50 100 200



GRAPHIC SCALE IN FEET

CROWLEY PLOVER ROAD FROM LONGHORN TRAIL TO MCCART AVENUE

CITY OF CROWLEY CITY LIMITS
& CITY OF FORT WORTH
EXTRATERRITORIAL JURISDICTION
PART OF THE

JUAN ARMENDARIS SUR., ABST. NO. 1767,
THE ANTONIO FERNANDEZ SUR., ABST. NO. 506,
& THE MATHEW H. TOLER SUR., ABST. NO. 1547
TARRANT COUNTY, TEXAS
PAGE 5 OF 7

Pacheco Koch

6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MCB	MLL	1"=100'	11/20/2015	3696-15.371

MATCH LINE (SEE PAGE 5)

SOUTH CENTRAL CHURCH OF CHRIST OF CROWLEY, INC. (INST. NO. D203437027)

PART OF TIMOTHY MARTIN (INST. NO. D211011928)

CHARLES R. COLLINS (INST. NO. D212184933)

Δ=45°42'21" R=666.20' L=531.44' T=280.77'

CB=N 22°55'00" E CD=517.46'

CROWLEY SPACE STATION, LP (INST. NO. D205135392)

CURTIS HEWSON (VOL. 11455, PG. 1326)

N 0°28'07" W 184.61'

NICK A. DANELSKI (INST. NO. D204304260)

ANTONIO FERNANDEZ SURVEY - ABST. NO. 506 MATHEW H. TOLER SURVEY - ABST. NO. 1547

CROWLEY PLOVER ROAD

WAL-MART REAL ESTATE BUSINESS TRUST (INST. NO. D214213799) (CITY OF CROWLEY PER DEED)

ANNEXATION AREA 34.467 ACRES (1,501,761 SF)

RES. NO. 1827 (MAY 5, 1992) (CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION)

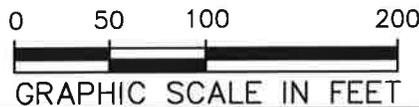
CITY OF CROWLEY

S 0°08'56" E 3,224.23'

MATCH LINE (SEE PAGE 7)



LEGEND	
	PROPERTY LINE
	CITY LIMITS/ETJ LINE



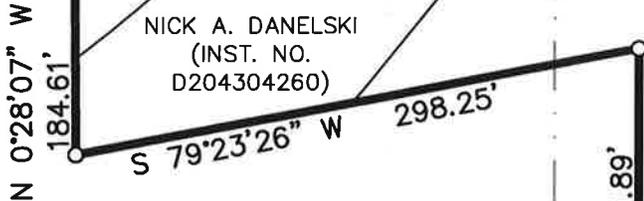
6100 WESTERN PLACE, SUITE 1001 FORT WORTH, TX 76107 817.412.7155 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193824

CROWLEY PLOVER ROAD FROM LONGHORN TRAIL TO MCCART AVENUE

CITY OF CROWLEY CITY LIMITS & CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION PART OF THE JUAN ARMENDARIS SUR., ABST. NO. 1767, THE ANTONIO FERNANDEZ SUR., ABST. NO. 506, & THE MATHEW H. TOLER SUR., ABST. NO. 1547 TARRANT COUNTY, TEXAS
PAGE 6 OF 7

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MCB	MLL	1"=100'	11/20/2015	3696-15.371

MACHTH LINE (SEE PAGE 6)



NICK A. DANIELSKI
(INST. NO. D204304260)

ANTONIO FERNANDEZ SURVEY - ABST. NO. 506

JUAN ARMENDARIS SURVEY - ABST. NO. 1767

MATHEW H. TOLER SURVEY - ABST. NO. 1547

**F.M. HIGHWAY
NO. 1187**

**ANNEXATION AREA
34.467 ACRES
(1,501,761 SF)**

$\Delta=6^{\circ}49'31''$
 $R=878.00'$
 $L=104.59'$
 $T=52.36'$
 $CB=N\ 3^{\circ}26'18''\ W$
 $CD=104.53'$

BHM CROWLEY, LP
(INST. NO. D209011931)

$\Delta=4^{\circ}26'20''$
 $R=958.00'$
 $L=74.22'$
 $T=37.13'$
 $CB=N\ 4^{\circ}37'53''\ W$
 $CD=74.20'$

**MCCART
AVENUE**

8.75'
 TLH REALTY INVESTMENTS, LTD.
(INST. NO. D208339709)

TLH REALTY INVESTMENTS, LTD.
(VOL. 15608, PG. 240)

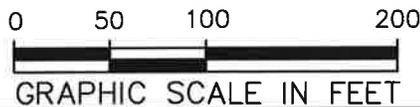
RES. NO. 3687-12-2008
(DECEMBER 2, 2008)
(CITY OF FORT WORTH
EXTRATERRITORIAL JURISDICTION)

$S\ 89^{\circ}19'59''\ W\ 355.40'$
 RES. NO. 12-2008-46
(DECEMBER 4, 2008)
(CITY OF CROWLEY)
 LOT 1, BLOCK 1
 CROWLEY MIDDLE SCHOOL NO. 4 ADDITION
(INST. NO. D210003002)

RES. NO. 1827 (MAY 5, 1992)
 (CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION)
 S $0^{\circ}08'56''\ E$
 3,224.23'
 CITY OF CROWLEY



LEGEND	
	PROPERTY LINE
	CITY LIMITS/ETJ LINE



6100 WESTERN PLACE, SUITE 1001
 FORT WORTH, TX 76107 817.412.7155
 TX REG. ENGINEERING FIRM F-14439
 TX REG. SURVEYING FIRM LS-10193824

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**CROWLEY PLOVER
ROAD FROM
LONGHORN TRAIL TO
MCCART AVENUE**

CITY OF CROWLEY CITY LIMITS
 & CITY OF FORT WORTH
 EXTRATERRITORIAL JURISDICTION
 PART OF THE
 JUAN ARMENDARIS SUR., ABST. NO. 1767,
 THE ANTONIO FERNANDEZ SUR., ABST. NO. 506,
 & THE MATHEW H. TOLER SUR., ABST. NO. 1547
 TARRANT COUNTY, TEXAS
 PAGE 7 OF 7

North: 6891697.4964'

East: 2308787.4452'

Segment #1 : Line

Course: N89° 19' 59"E
North: 6891701.6333'Length: 355.40'
East: 2309142.8211'

Segment #2 : Line

Course: N0° 08' 56"W
North: 6894925.8524'Length: 3224.23'
East: 2309134.4426'

Segment #3 : Line

Course: S89° 37' 04"W
North: 6894922.9208'Length: 439.46'
East: 2308694.9924'

Segment #4 : Line

Course: S0° 02' 17"W
North: 6894460.6309'Length: 462.29'
East: 2308694.6853'

Segment #5 : Line

Course: S1° 10' 55"E
North: 6894401.1635'Length: 59.48'
East: 2308695.9122'

Segment #6 : Curve

Length: 193.41'

Radius: 766.20'

Delta: 14° 27' 48"

Tangent: 97.22'

Chord: 192.90'

Course: S7° 17' 44"W

Course In: S75° 28' 22"E

Course Out: N89° 56' 10"W

RP North: 6894208.9700'

East: 2309437.6157'

End North: 6894209.8252'

East: 2308671.4163'

Segment #7 : Line

Course: S0° 03' 50"W
North: 6892893.2960'Length: 1316.53'
East: 2308669.9483'

Segment #8 : Curve

Length: 531.44'

Radius: 666.20'

Delta: 45° 42' 21"

Tangent: 280.77'

Chord: 517.46'

Course: S22° 55' 00"W

Course In: N89° 56' 10"W

Course Out: S44° 13' 49"E

RP North: 6892894.0389'

East: 2308003.7487'

End North: 6892416.6780'

East: 2308468.4536'

Segment #9 : Line

Course: S0° 28' 07"E
North: 6892232.0742'Length: 184.61'
East: 2308469.9634'

34.476 ACRES.txt

Segment #10 : Line

Course: N79° 23' 26"E Length: 298.25'
North: 6892286.9860' East: 2308763.1149'

Segment #11 : Line

Course: S0° 01' 32"E Length: 311.89'
North: 6891975.0960' East: 2308763.2540'

Segment #12 : Curve

Length: 104.59' Radius: 878.00'
Delta: 6°49'31" Tangent: 52.36'
Chord: 104.53' Course: S3° 26' 18"E
Course In: N89° 58' 28"E Course Out: S83° 08' 57"W
RP North: 6891975.4877' East: 2309641.2539'
End North: 6891870.7542' East: 2308769.5231'

Segment #13 : Line

Course: S6° 51' 03"E Length: 100.01'
North: 6891771.4583' East: 2308781.4528'

Segment #14 : Curve

Length: 74.22' Radius: 958.00'
Delta: 4°26'20" Tangent: 37.13'
Chord: 74.20' Course: S4° 37' 53"E
Course In: S83° 08' 57"W Course Out: N87° 35' 17"E
RP North: 6891657.1833' East: 2307830.2928'
End North: 6891697.5005' East: 2308787.4440'

Perimeter: 7655.82' Area: 1501761.45 Sq. Ft.
Error Closure: 0.0043 Course: N15° 09' 14"W
Error North: 0.00413 East: -0.00112

Precision 1: 1777032.56