

L&G Engineering

Transportation Consultants

October 16, 2023

Eduardo "Eddie" Cantu
Hidalgo County Commissioner, PCT #2
300 W. Hall Acres, Ste. G
Pharr, Tx 78577

RE: County: Hidalgo
ROW CSJ No. 0921-02-404
ElDora Road: From Jackson Road To Veterans Blvd. (I Road)
Parcel No. 8

Dear Commissioner Cantu:

Attached herewith is a counter-offer as submitted by Pharr San Juan Alamo ISD, owners of Parcel 8 on October 13, 2023. Brighton Group along with L&G Engineering has reviewed the aforementioned and recommends that counteroffer be **approved**. Attached also is the N-9, Administrative Settlement Evaluation and Approval Form.

Brighton Group believes the counteroffer is a legal and cost savings issue and a timing issue due to the imminent "let" date. More importantly due to recent court awards on similar projects and the cost to litigate through the Special Commissioners' Hearing we recommend that the counteroffer of **\$6,000.00** be accepted.

Please review these documents and feel free to contact me at (956)603-2005 if you wish to discuss this matter personally.

Sincerely,

Fernando Herrera, Jr.
ROW Administrator

cc: File
Attachments

RECEIVED OCT 17 2023



HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ: 0921-02-404

Highway: El Dora Road

Parcel No.: 8

Owner's Name: Pharr San Juan Alamo ISD

Approved Offer: \$4,500.00

Owner's Counteroffer: \$6,000.00

County: Hidalgo

Project Limits: From FM 3362 (Jackson Rd.)

To Veterans Blvd. (I Road)

Date Offer Sent: 9/14/2023

Date Counteroffer Received: 10/8/2023

Factors considered in evaluation:

1. Valuation Issues

- a. Reconciliation of all available appraisals, including Owner's.
b. Other: Property owner has requested additional monies for safety equipment.

2. Legal Issues

- a. Analysis of recent court awards on similar properties or projects.
b. Analysis of recent court decisions which may affect the outcome of a condemnation action.
c. Analysis of previously unlitigated issues.
d. Other: _____

3. Cost Savings

- a. Approximate cost to litigate through Special Commissioners' Hearing \$20,000.00
b. Approximate additional cost to litigate through jury trial \$40,000.00
c. Other: _____

4. Timing Issues

- a. Maintain project schedule: Yes
Possession of this property is needed by: 10/2023
Projected possession date, if settled is: 11/2023
Projected possession date, if condemned is: 2/2024
Letting date: 5/2024
b. Other: _____

5. Other Issues

** The following documents have been considered and are incorporated by reference: appraisals, appraisal review form, owner's counteroffer and supporting documentation, negotiator's log, and _____

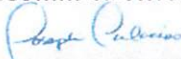
Analysis and Conclusion:

Our approval/ disapproval recommendation is based on the items checked above and has been evaluated as follows: (attach additional sheets as necessary)

Parcel 8 is 3,600 sq. ft. or 0.083 of one acre tract of land situated in Hidalgo County, Texas and being in Lot 123, Kelly Pharr Subdivision, as recorded in Volume 3, page 133. On September 14, 2023, Brighton Group, Acquisition Provider for the County, made an offer of \$4,500.00 to owners of record, PSJA ISD, via certified mail. Initial contact was made with Ms. Espinoza the Superintendent's Secretary and she asked if offer package could be emailed to Dr. Elais for his review with the Facilities Director. On October 8, 2023 I received a counteroffer from Rebecca Gonzales, Assistant Superintendent of Finance. The school district has expressed the need to purchase additional safety equipment to ensure the safety of children at crosswalk along Eldora Road. After discussion and review by the evaluation team, it is the recommendation that the administrative settlement be approved. The difference between the approved value of \$4,500.00 versus the property owner's counter offer is \$1,500.00. We believe that the proposed counteroffer is within a reasonable range and seek the County's consideration for approval. This amount does not warrant the risk and added expenses associated with standard eminent domain proceedings. Accepting said counter offer will help avoid project time delays, and associated condemnation proceedings, thus resulting in a cost savings to the county.

This administrative settlement of \$6,000.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):



Project Engineer/ROW Administrator

10/13/2023
Date

RPIC/Authorized Pct. Representative

Date

COUNTY APPROVAL:

County Judge

Date



PHARR-SAN JUAN-ALAMO ISD
Office of Superintendent
Dr. Alejandro Elias, *Superintendent of Schools*

October 6, 2023

Brighton Group, LLC
2805 Fountain Plaza Blvd., Suite A
Edinburg, Texas 78539

Dear Alice Rodriguez,

Regarding the proposed easement agreement, we've considered your request and have decided to submit a counteroffer to defray the additional cost of additional crossing guards ensuring the safety of children crossing to the school and possible traffic issues during the expansion of Eldora street.

We are requesting compensation of \$6,000. This will assist with safety measures like signage, crosswalks, and additional crossing guards while the expansion is taking place.

Thank you for your consideration.

Sincerely,

Dr. Alejandro Elias
Superintendent of Schools

START COLLEGE NOW! COMPLETE EARLY! GO FAR!

601 E. Kelly St., Pharr, TX 78577 P: (956) 354-2000 F: (956) 354-3000 www.psjaisd.us

It is the policy of Pharr-San Juan-Alamo ISD not to discriminate on the basis of sex, disability, race, color, religion, national origin or age.



BRIGHTON GROUP

Date: September 6, 2023
2805 Fountain Plaza Blvd., Ste A-2 Edinburg, TX 78539

County: Hidalgo
Federal Project No.: N/A
Highway: EIDora Road

ROW CSJ: 0921-02-404
Parcel ID: 8
From: Jackson Road
To: Veterans Blvd (I Road)

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, NO. 7019 1120 0001 3896 2444.

PSJA ISD Administration Building
601 E. Kelly
Pharr, Texas 78577

Dear Sirs & Madams,

In acquiring property for the highway system of Texas, the Texas Department of Transportation (the "Department") and Hidalgo County (the "County") follows a definite procedure for appraising the land needed and for handling personal negotiations with each owner. As has been or will be explained by the County's negotiator, Joseph Palacios, is to be acquired for the construction or improvement of the above-referenced highway project. The property is located at EIDora Road, as described in the enclosed legal description and survey (the "Property").

The County believes at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the County is authorized to offer you \$4,500.00 for the Property, which includes \$4,500.00 for the Property to be purchased and \$0.00 for damages to your remaining property.

The amount listed above is the total amount of just compensation for all interests in the portion of the property, as determined in accordance with State law, less oil, gas and sulphur, subject to clear title being conveyed to the County. In accordance with State law, it is the policy of the County to negotiate with the fee owner(s) of the Property with the understanding that the fee owner(s) will, in turn, negotiate with any lessee or other party who may own any interest in the Property or improvements located within the Property, with the exception of public utility easements, which will be handled separately by the Department/County.

This offer to purchase includes the contributory value(s) of the improvement(s) owned by you as listed below, which are considered to be part of the Property. Since the improvement(s) must be removed, it is the policy of the Department/County to permit the owner(s) who convey voluntarily to the Department/County to thereafter retain the improvement(s), if they wish to do so. The retention value(s) are estimated amounts the improvement(s) would bring if sold on public bids. If you wish to retain title to any of the following improvement(s) and remove it (them) from the Property, the above offer must be reduced by the appropriate retention amount(s). This option to retain the improvement(s) does NOT apply should it become necessary for the Department/County to acquire the Property by eminent domain.

<u>Improvement</u>	<u>Amount to be Subtracted if Retained</u>
N/A	\$N/A
	\$
	\$
	\$
	\$

If you wish to accept the offer based upon this appraisal, please contact Joseph Palacios, who is an employee of Brighton Group, an affiliate that is providing acquisition services on behalf of the County, as soon as possible, at (956) 603-2005 so that the process of issuing your payment may be started. If you are not willing to accept this offer, you may submit a written request for administrative settlement/counteroffer, setting forth a counteroffer amount and the basis for such amount, provided such settlement request is received in writing within 30 days from the date of this letter. Please note that your opportunity to submit an administrative settlement shall be forfeited if such a settlement request is not received by the Department within the 30-day time deadline.

In the event the condition of the Property changes for any reason, the County shall have the right to withdraw or modify this offer.

After the date of payment of the purchase price, or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire the Property, you will be reimbursed by the Department/County for any fair and reasonable incidental expenses necessarily incurred in transferring title to the Property to the Department/County. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes, and similar expenses incidental to conveying the Property to the Department/County, and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the Property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the Department/County failed to properly determine the eligibility for, or the amount of, incidental expenses to be reimbursed. There is no standard form to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the Department's/County's determination on any claim for reimbursement.

You may be entitled to additional payments and services under the Department's Relocation Assistance Program. It is emphasized, however, that any benefits that you may be entitled under this program will be handled entirely separate from and in addition to this transaction. You will receive a brochure entitled "*Relocation Assistance*", which will inform you of eligibility requirements, payments, and services that are available.

You have the right to discuss with others any offer or agreement regarding the Department's/County's acquisition of the Property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as it may apply to the Department/County.

Please see the enclosed copy of the proposed instrument that will convey the Property and any improvement owned by you on the Property to the Department. Additionally, please see the enclosed copy of the Texas Landowner Bill of Rights.

Also enclosed is a copy of the Department brochure entitled "*Right of Way Purchase*", which the Department trusts will give you a better understanding of the procedures followed by the Department in purchasing property interests for highway purposes. The County respectfully requests the opportunity to meet with you or to otherwise discuss and answer any questions you may have regarding the details of the type of facility to be built or concerning the County's offer or proposed purchase transaction. Also, please do not hesitate to contact me at the telephone number provided above regarding any question you may have.

Finally, enclosed are copies of all appraisal reports relating to the Property being acquired, which were prepared in the ten (10) years preceding the date of this offer and produced or acquired by the Department/County, including the appraisal that determined this offer. These appraisals were prepared by a certified appraiser certified to practice as a certified general appraiser under Chapter 1103, Occupations Code.

Sincerely,

A handwritten signature in blue ink that reads "Joseph Calocico". The signature is written in a cursive style with a large initial "J".

Right of Way Manager or other signatory

ENCLOSURES:

Draft Conveyance Instrument
Legal Description and Survey of the Property
Appraisal Report(s)
Landowner Bill of Rights
"Right of Way Purchase" Brochure

REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Eldora Road (S/S) 0.24 miles east of Sugar Road, District: 21
 Pharr, Texas
 Property Owner: City of Pharr Parcel: 8
 Address of Property Owner: 118 South Cage Boulevard, Pharr, Texas 78577 ROW CSJ: 0921-02-404
 Occupant's Name: City of Pharr Federal Project No: N/A
 Whole: Partial: Acquisition Highway: Eldora Road County: Hidalgo

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and Sulphur. If this acquisition is of less than the whole property, then any special benefits and /or damages to the remainder property must be included in accordance with the laws of Texas.

Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

Certificate of Appraiser

I hereby certify:

That it is my opinion the total compensation for the acquisition of the herein described property is \$4,500 as of February 2, 2022, based upon my independent appraisal and the exercise of my professional judgment;

That on February 2, 2022, October 27, 2021 and November 23, 2020, I personally inspected in the field the property herein appraised; that I afforded City of Pharr, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection;

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on September 27, 2021;

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than The Brighton Group and the proper officials Hidalgo County and/or their representatives, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified to such findings;

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB-18 of the Texas 82nd Regular Legislative Session and finds as follows:

1. Is there a denial of direct access of the parcel? No (yes or no)
2. If so, is the denial of direct access material? No (yes, no, or not applicable)
3. The lack of any access denial or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of \$ 0 .

I certify to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct;

That the reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions;

That I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right-of-way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner, has been disregarded in estimating the compensation for the property.

Appraiser Signature _____
 Leonel Garza III
 Certification Number _____
 TX 1328375 - G
 Date: February 2, 2022

To the best of my knowledge, the value does not include any items which are not compensable under State law.

Harvey L. Heerssen 2/8/2022
 Reviewing Appraiser Date



County: Hidalgo
CCSJ: 0921-02-409
HIGHWAY: Eldora Road
LIMITS: Jackson Road to Veteran's Boulevard (I Road)

EXHIBIT: A
FIELD NOTES FOR PARCEL 8

Being a 3,600 square feet or 0.083 of one acre tract of land, situated in Lot 123, Kelly-Pharr Subdivision, as recorded in Volume 3, Page 133, of the Deed Records, Hidalgo County, Texas, being out of a tract of land owned by the City of Pharr (NO RECORDED DOCUMENT FOUND), bounded on the West by Crystal Estates Phase II, as recorded in Volume 40, Page 177, of the Map Records, Hidalgo County, Texas, and bounded on the East by Allen and William Arnold Elementary School Subdivision, as recorded in Document Number 2452761, of the Map Records, Hidalgo County, Texas, said 3,600 square feet or 0.083 of one acre tract of land being more particularly described as follows:

Commencing at a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being the common corner of said City of Pharr tract of land and a 25.00 foot Additional Drainage Right-of-Way dedicated by said Allen and William Arnold Elementary School Subdivision;

Thence, North 08°29'41" East, a distance of 1,279.63 feet, along the common line of said City of Pharr tract of land and said 25.00 foot Additional Drainage Right-of-Way dedicated by said Allen and William Arnold Elementary School Subdivision, to a set 5/8-inch iron rod (N=16,608,632.581, E=1,087,097.322) with plastic cap stamped "ROWSS PROP COR", being 40.00 feet right from centerline station 41+61.47, and being the **POINT OF BEGINNING** of this herein described tract of land;


1. **Thence**, North 81°29'40" West, a distance of 90.00 feet, over and across said City of Pharr tract of land, to a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being the Northeast corner of Lot 140 of said Crystal Estates Phase II, conveyed to Maria Eugenia Padron by a "Warranty Deed with Vendor's Lien", dated July 19, 2004 and recorded on December 20, 2004, as described in Document Number 1415566, of the Official Records, Hidalgo County, Texas;
2. **Thence**, North 08°30'20" East, a distance of 40.00 feet, along the West line of said City of Pharr tract of land, to a point for corner, being the Northwest corner of said City of Pharr tract of land, and being the centerline of Eldora Road (width varies);
3. **Thence**, South 81°29'40" East, a distance of 89.99 feet, along the common line of said City of Pharr tract of land and the centerline of Eldora Road (width varies), to a point for corner, being the Northeast corner of said City of Pharr tract of land;

4. **Thence**, South $08^{\circ}29'41''$ West, a distance of 40.00 feet, along the East line of said City of Pharr tract of land, to the **POINT OF BEGINNING**, containing a computed area of 3,600 square feet or 0.083 of one acre.

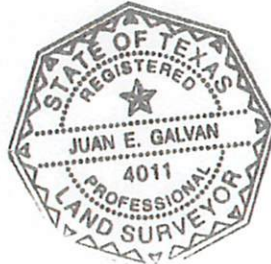
Bearings based on the Texas Coordinate System, South Zone, NAD83 (NA2011), adjusted to surface using a grid to surface adjustment factor of 1.00004.

A plat of even survey date herewith accompanies this description.

I, Juan E. Galvan, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.



Juan E. Galvan 07/01/2020
Registered Professional Land Surveyor
Texas Registration No. 4011

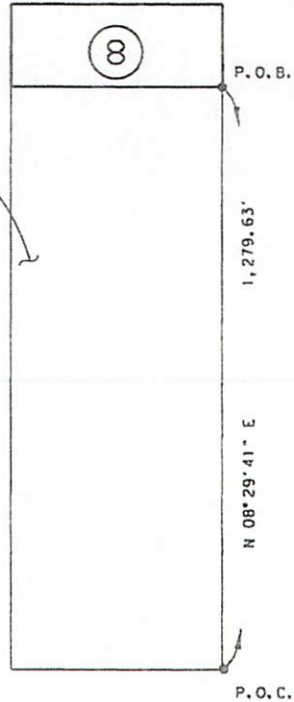


ELDORA ROAD

PARENT TRACT INSET
PARCEL 8
N.T.S.



CITY OF PHARR
NO RECORDED
DOCUMENT FOUND
2.729 ACRE



I DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON
CONFORMS TO THE CURRENT GENERAL RULES OF
PROCEDURES AND PRACTICES AS PROMULGATED BY
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Juan E. Galvan
JUAN E. GALVAN, R.P.L.S. #4011 07/01/2020



EXISTING	TAKING	REMAINING	
		LEFT	RIGHT
2.729 AC.	0.083 AC.	2.646 AC.	
		3,600 SQ. FT.	

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983,(NA2011). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY AN ADJUSTMENT FACTOR OF 1.00004.
2. ● INDICATES A 5/8 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "ROWSS PROP COR"
3. ○ INDICATES A FOUND 1/2 INCH IRON ROD, UNLESS OTHERWISE NOTED.
4. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

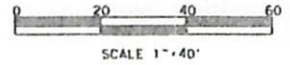
DATE: JUNE 22, 2020

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
PARCEL 8
ELDORA ROAD
JACKSON RD. TO VETERANS BLVD.(I RD.)
HIDALGO COUNTY, TEXAS

ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD., SUITE 113
MISSION, TEXAS 78572
TEL: (361) 424-3152
FAX: (361) 424-3152

TOPLS REG. FIRM# 10193888
RCSJ: 0921-02-404 CCSJ: 0921-02-409

EXHIBIT _____



ELDORA ROAD
(RIGHT-OF-WAY VARIES)

S 81° 29' 40" E 89.99'

(BASE LINE)

N 08° 30' 20" E
40.00'



EXIST. R.O.W.

S 08° 29' 41" W
40.00'

PROP. R.O.W. LINE

N 81° 29' 40" W 90.00'

P.O.B.
PARCEL 8
N=16,608,632.581
E=1,087,097.322
STA. 41+61.47
40.00' RT.

SET
STA. 40+71.48
40.00' RT.

CITY OF PHARR
NO RECORDED
DOCUMENT FOUND
2.729 ACRE

N 08° 29' 41" E 1,279.63'

25.0' ADDITIONAL DRAINAGE R.O.W.
DOCUMENT NO. 2452761, M.R.H.C.

ALLEN AND WILLIAM ARNOLD
ELEMENTARY SCHOOL
SUBDIVISION
DOCUMENT NO. 2452761
M.R.H.C.
RECORDED ON OCTOBER 02,
2013

LOT 140
MARIA EUGENIA PADRON
DOCUMENT NO. 1415566
O.R.H.C.
DATED JULY 19, 2004
RECORDED DECEMBER 20,
2004

LOT 141

15.0' ELECTRICAL & UTILITY EASEMENT
VOLUME 40, PAGE 177, M.R.H.C.

20.0' H.C.I.D. NO. 2 EASEMENT
VOLUME 40, PAGE 177, M.R.H.C.

CRYSTAL ESTATES PHASE II
VOLUME 40, PAGE 177 M.R.H.C.
RECORDED ON SEPTEMBER 30, 2002

P.O.C. PARCEL 8

KELLY-PHARR SUBDIVISION, LOT 123,
VOLUME 3 PAGE 133, D.R.H.C.

LEGEND

PROPERTY LINE	
LOT LINE	
PARCEL NUMBER	
RIGHT OF WAY	R.O.W.
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
DEED RECORDS	D.R.H.C.
HIDALGO COUNTY	
OFFICIAL RECORDS	O.R.H.C.
HIDALGO COUNTY	
MAP RECORDS	M.R.H.C.
HIDALGO COUNTY	
SET 5/8 INCH IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" FOUND 1/2 INCH IRON PIN UNLESS OTHERWISE NOTED	
OVERHEAD ELEC.	
WIRE FENCE	
WOODEN FENCE	
WATER LINE	
GAS LINE	
EASEMENT LINE	

PLAT OF SURVEY
PARCEL 8
FOR ELDORA ROAD

A 0.083 AC. (13,600 SQ. FT.) TRACT OF LAND
SITUATED IN LOT 123, KELLY-PHARR SUBDIVISION,
DESCRIBED IN VOLUME 3, PAGE 133, DEED RECORDS,
HIDALGO COUNTY, TEXAS.

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, (NA2011). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY AN ADJUSTMENT FACTOR OF 1.00004.
2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. SURVEYED ON THE GROUND 2018-2020.

DATE: JUNE 22, 2020.

RIGHT OF WAY SKETCH

SHOWING PROPERTY OF
PARCEL 8
ELDORA ROAD
JACKSON RD. TO VETERANS BLVD. (1 RD.)
HIDALGO COUNTY, TEXAS



TBPLS REG. FIRM# 10193886

900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78149
TEL: (361) 424-3325
FAX: (361) 424-3152

RCSJ: 0921-02-404 CCSJ: 0921-02-409

Parcel 8

* BENTLEY HORIZONTAL ALIGNMENT REVIEW

*

* Alignment name: Parcel 8

* Alignment description:

* Alignment style:

*

	STATION	NORTHING	EASTING
Element: Linear			
POB()	0+000.00	16608632.581	1087097.322
PI()	0+090.00	16608645.892	1087008.314
Tangential Direction:	N 81°29'40" W		
Tangential Length:	90.00		

Element: Linear			
PI()	0+090.00	16608645.892	1087008.314
PI()	0+130.00	16608685.452	1087014.230
Tangential Direction:	N 8°30'20" E		
Tangential Length:	40.00		

Element: Linear			
PI()	0+130.00	16608685.452	1087014.230
PI()	0+219.99	16608672.142	1087103.231
Tangential Direction:	S 81°29'40" E		
Tangential Length:	89.99		

Element: Linear			
PI()	0+219.99	16608672.142	1087103.231
POE()	0+000.00	16608632.581	1087097.322
Tangential Direction:	S 8°29'41" W		
Tangential Length:	40.00		

Northing Error: 0.00 ft
 Easting Error: 0.00 ft
 Closing Direction: S 90°00'00" E
 Closing Distance: 0.00 ft
 Closed Area: 3599.7636 sq ft (0.082645 ac)
 Perimeter: 259.99 ft
 Precision: 3967770882943.88