

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

FEBRUARY 3, 2022

1:30 P.M.

1. Approve the minutes of the January 20, 2022, Planning and Zoning Commission meeting
2. CASE FILE NO. 2022-02-Z
Open a public hearing to consider approval of the original zoning request by Joshua Olliff, owner for Retail (R) on a 1.11 acre tract in Section 8, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of NE Loop 338 and E. 56th St.)
3. CASE FILE NO. 2022-05-P
Consider approval of the short form plat of Jojo Olliff Addition, being an approximately 2.93 acre tract in Section 8, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of NE Loop 338 and E. 56th St.)
4. CASE FILE NO. 2022-06-P
Open a public hearing to consider approval of Original Town, 3rd Filing, being a replat of Lot 1, Block 66, of the east 225 ft. and south 140 ft. (called 15 ft.) of Block 66 Original Town, City of Odessa, Ector County, Texas (northwest of the intersection of E. 1st St. and Adams Ave.)
5. CASE FILE NO. 2021-51-P
Consider approval of the final plat of Shiloh Square, 2nd Filing, being a 6.92 acre tract located in Section 4, Block 41, T-2-S RY, Co. Survey, City of Odessa, Ector County, Texas (north of the intersection of N. Faudree Rd. and State Hwy 191)

6. CASE FILE NO. 2021-68-P (ETJ)
Consider approval of the final plat of Nevaeh Estates, being a 12.25-acre tract located in Section 15, Block 43, T-2-S, T&P Ry Co. Survey, Ector County, Texas (North of the intersection of N. Vega Ave. and W Mars St.)
7. Other business
8. Adjourn

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

JANUARY 20, 2022

1:30 P.M.

1. Approve the minutes of the January 6, 2022, Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-66-P (ETJ)
Consider approval of the final plat of Redline Estates, being a 15.75 acre in Section 39, Block 43, T-2-S, T&P RY, Co. Survey, Ector County Texas. (south of the intersection of S Tripp Ave. and W Interstate Hwy 20 Westbound)
3. Other business
4. Adjourn

Be it said and remembered that at 1:34 p.m. on the 20th day of January, 2022, there came on and was held a Planning and Zoning Commission meeting in the Council Chambers, 5th Floor, 411 W. 8th St., Odessa, Texas.

MEMBERS PRESENT: Jimmy Peacock, Chairman
Renee Earls
Gary Sims
Steve Tercero

MEMBERS ABSENT: Connie Coots
Lance Marker
Wayne Russell

OTHERS PRESENT: Randy Brinlee, Director of Planning and Development; Lorraine Quimiro, Planning Manager; Maria Prieto, Planner; Jared Aguilar, Planning Tech; Joe Tucker, Assistant City Engineer; Fara Hernandez, CIP Coordinator; and Anne Roney, Secretary.

The minutes of the January 6, 2022, Planning and Zoning Commission meeting were approved, motion for approval being made by Member Tercero, seconded by Member Sims, with the vote being a unanimous "aye".

CASE FILE NO. 2021-66-P (ETJ) (approved)

Consider approval of the final plat of Redline Estates, being a 15.75 acre in Section 39, Block 43, T-2-S, T&P RY, Co. Survey, Ector County Texas. (south of the intersection of S Tripp Ave. and W Interstate Hwy 20 Westbound)

Ms. Prieto gave the following presentation: The property involved in this request is south of the intersection of S. Tripp Ave. and W. Interstate Hwy. 20 Westbound. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. Land use in the area consists of industrial development to the north and vacant land to the south, east and west.

The applicant is Redline T&T, LLC, Owner, and S W Howell, Inc, Consultant and the purpose of the final plat is to create four (4) lots for ownership purposes.

The Planning and Zoning Commission gave Preliminary approval to this plat on November 18, 2021 with the following conditions.

1. Recommendation is for consideration to be given to the roadway with the proposed name Redline Road two unique names rather than one name carried through each of the road segments. We recommend a unique street name for the North-South segment and a unique street name for the East-West segment.

2. Also, recommendation is for consideration to also be given to remain consistent with Ector County Addressing standards and use the proper street suffixes and prefix directionals (ex. S. Redline Avenue & W. Streetname Street) to avoid any potential confusion for emergency response teams.
3. Contact TXDOT for street intersection permit to West Murphy Street.
4. Access will need to be coordinated with TXDOT. For this roadway and posted speed limit, the recommended minimum access spacing from the Access Management Standards is 425'. There is an existing driveway to the east that only provides about 230' of separation. Post-development drainage/runoff should not exceed pre-development conditions.

These conditions have been met and the final plat is ready for approval.

There being no questions or comments, Member Sims moved the final plat be approved as presented. Member Tercero seconded the motion, with the vote being a unanimous "aye".

There being no further business to come before the Commission, the meeting was adjourned at 1:36 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on January 20, 2022.

Jimmy Peacock, Chairman

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2022-02-Z

APPLICANT: Joshua Olliff, owner
Newton Engineering, consultant

REQUEST: Original zoning of Retail (R)

PROPERTY INVOLVED: a 1.11 acre tract in Section 8, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of NE Loop 338 and E. 56th St.)

The property involved in this request is located southeast of the intersection of NE Loop 338 and E. 56th St. The site is within the City of Odessa and currently has a Future Development (FD) designation and is vacant. Land use in the area consists of vacant land to the north, south and west, and commercial development to the east.

The applicant is Joshua Olliff, owner, Newton Engineering, agent, and the purpose of the request is to establish zoning for retail development.

Using the City's identified priorities contained in the City of Odessa's Comprehensive Plan to evaluate zoning amendments the following comments are offered:

Comprehensiveness: The proposed original zone request is not contrary to the established land uses in the general area or the land use plan of the City of Odessa's Master Plan.

Livability: The proposed original zoning would not have a negative impact on this site or surrounding properties. The proposed retail development is not out of line with the existing retail development in the area.

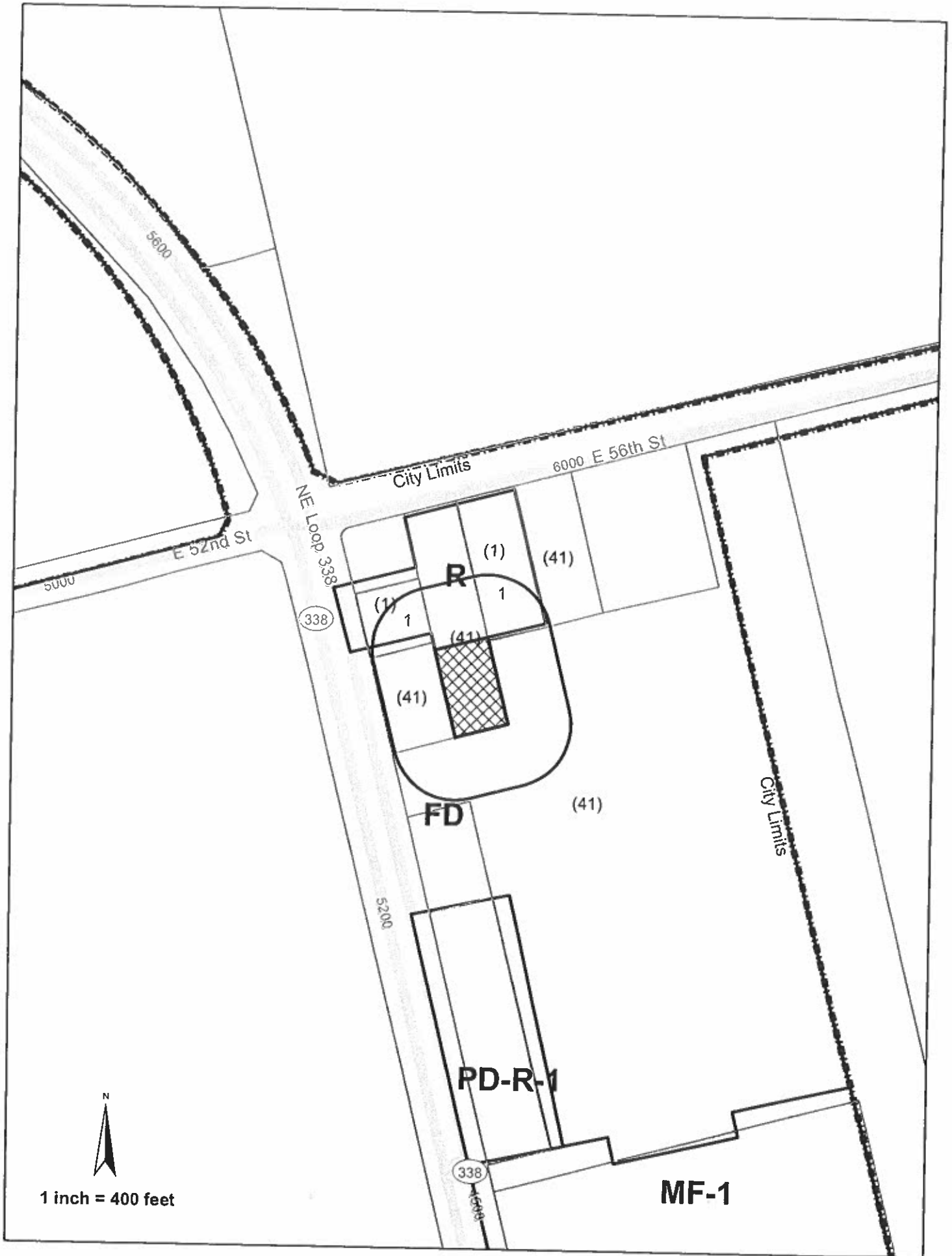
Reasonableness: The proposed original zoning will be in line with existing zoning directly to the north allowing the lot to have one single zoning designation.

Based upon the preceding analysis, Staff recommends approval of the request.

Information in order of inclusion:

--Area zoning/notification map

--List of uses allowed in a Retail (R) Zoning District



RETAIL

The following uses are allowed in the Retail (R) District:

PRIMARY RESIDENTIAL USES (14-2-2.1)

Single Family Dwelling Detached
Single Family Dwelling Attached
Two-Family Dwelling (Duplex)
Three or Four Family Dwelling
Multiple-Family Dwelling (Apartment)
Residence Home for the Elderly
Mobile or HUD-Manufactured Home Dwelling
RV Park
Housing, Special Arrangement and Types
Hotel or Motel

ACCESSORY AND INCIDENTAL USES (14-2-2.2)

Accessory Building or Use (Residential)
Accessory Building or Use (Business or Industry)
Beauty Shop -- One Chair Accessory Use
Garage or Estate Sale Accessory Use
Home Occupation
Off-Street Parking Required for Primary Use
Off-Street Parking Excess to Minimum Requirement
Swimming Pool (Private)
Temporary Field Office, Construction Yard or Office (Subject to temporary permit issued by Building Official)

UTILITY AND SERVICE USES (14-2-2.3)

Electrical Energy Generating Plant (by Specific Use Permit)
Electrical Substation (High Voltage Bulk Power)
Electrical Transmission Line (High Voltage)
Fire Station or Similar Public Safety Building
Gas Line and/or Regulating Station
Library, Public
Local Utility Line
Municipal Office Building or City Hall
Public Building, Shop or Yard of Local, State or Federal Agency
Wireless Communications Systems
Radio or Television Transmitting Station
Sewage Pumping Station
Storm Water Retention Basin or Pumping Station

(Retail -- Cont.)

Page 2

(Utility and Service Uses -- Cont.)

Telephone Business Office

Telephone Exchange--Switching, Relay or Transmitting Station Only

Utility Shops, Storage Yards or Building (Private)

Water Reservoir, Water Well or Pumping Station

Water Stand Pipe and Elevated Storage Tank

Water Treatment Plant

RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)

Amusement, Commercial (Indoor)

Country Club (Private)

Dance Hall or Night Club (by Specific Use Permit)

Golf Course (Commercial) (by Specific Use Permit)

Park or Playground (Public)

Park or Playground (Other Than Public)

Playfield or Stadium (Public)

Private Club (by Specific Use Permit)

Roller or Ice Skating Rink (by Specific Use Permit)

Swim or Tennis Club

Swimming Pool or Tennis Complex (Commercial) (by Specific Use Permit)

Tavern or Lounge (by Specific Use Permit)

Theater or Playhouse (Indoor)

EDUCATIONAL, INSTITUTIONAL & SPECIAL USES (14-2-2.5)

Art Gallery or Museum

Cemetery or Mausoleum (by Specific Use Permit)

Church or Rectory

College or University

Convent or Monastery

Day Care Center

Fairgrounds or Exhibition Area

Fraternal Club or Lodge

Home for Senior Citizens or Nursing Home

Hospital, Acute Care

Hospital, Chronic Care

Institution or Center for Alcoholic, Narcotic or Psychiatric Patients

Institution of Religious, Charitable or Philanthropic Nature

Institutional Out-Patient Medical Clinic

(Retail -- Cont.)

Page 3

Kindergarten or Nursery School
School, Business
School, Public or Denominational
School, Trade, Technical or Commercial

AUTOMOTIVE & TRANSPORTATION RELATED USES (14.2-2.6)

Auto Glass, Seat Cover or Muffler Shop
Auto Laundry or Car Wash
Auto Parts and Accessory Sales (Indoor)
Bicycle Sales and Service
Gasoline Sales
Gasoline or Motor Fuel Service Station
Helistop (by Specific Use Permit)
New Auto Display and Sales (Indoor)
Parking Lot or Structure Commercial (Primary Use) (by Specific Use Permit)
Parking Lot or Structure Non-Commercial
Railroad Track or Right-of-Way
Repair Garage (by Specific Use Permit)

RETAIL AND SERVICE TYPE USES (14-2-2.7)

Antique Shop
Art Supply Store
Bakery or Confectionery Shop (Retail)
Bank or Savings and Loan Office
Book or Stationery Shop
Cleaning and Pressing, Small Shop and Pick-Up
Clinic, Medical or Dental
Custom Personal Service Shop
Department, Variety or Discount Store
Drapery, Needlework, Fabric or Weaving Shop
Drug Store or Pharmacy
Florist or Garden Shop
Food and Beverage Sales
Furniture or Appliance Store
Greenhouse or Plant Nursery (Retail Sales)
Hardware Store
Household Appliance Service or Repair
Incidental or Accessory Retail or Service Use
Key Shop

(Retail -- Cont.)

Page 4

(Retail and Service Type Uses -- Cont.)

Laboratory, Medical or Dental
Laundry and Cleaning Shop (Self Service)
Medical Appliances and Fitting, Sales or Rental
Mortuary or Funeral Home
Office, General Business or Professional
Pawn Shop
Pet Grooming
Pet Shop
Reprographic Service
Restaurant or Cafeteria (Not Drive-In) (With Dining Room)
Restaurant or Eating Place (Drive-In Service)
Retail Shop, Apparel, Gifts, Accessories and Similar Items
Retail Shop or Store (General Items)
Sales, Outdoor Temporary
Studio -- Decorator, Artist or Photographer
Studio, Health, Exercise and Reducing
Studio -- Music, Dance or Drama
Tool Rental, Domestic, Small Equipment
Travel Bureau or Travel Consultant
Veterinarian Hospital (Indoor Animal Pens)
Veterinarian Office Only (No Animal Pens)

SIGN AND IDENTIFICATION USES (14-2-2.8)
(see Section 14-10-1)

Apartment or Housing Project Identification Sign
Apartment or Housing Project Informational Sign
Construction Sign Temporary
Development Sign Temporary
General Business Sign
Institutional Identification Sign
Institutional Information Sign
Name Plate
Office Identification Sign
Real Estate Sign (Temporary)

(Retail -- Cont.)
Page 5

COMMERCIAL TYPE USES (14-2-2.9)

Building Material and Home Supply Sales (Indoor Storage)
Laboratory, Scientific or Research
Mini-Warehouse

AGRICULTURAL TYPE USES (14-2.2.10)

Greenhouse or Nursery (Commercial)

NATURAL RESOURCE STORAGE AND EXTRACTION (14-2.2.11)

Petroleum or Gas Well (permitted in any district carrying Drill Reservation "DR" suffix subject to Oil and Gas Ordinance)

SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

Asphalt or Concrete Batching Plant (Temporary) (by Specific Use Permit)

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, DIRECTOR OF PLANNING
SUBJECT: CASE FILE NO. 2022-05-P

APPLICANT: Joshua Olliff, owner
Newton Engineering, consultant

REQUEST: Short Form Plat

PROPERTY INVOLVED: Jojo Olliff Addition, being an approximately 2.93 acre tract in Section 8, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of NE Loop 338 and E. 56th St.)

The property involved in this request is located southeast of the intersection of NE Loop 338 and E. 56th St. The site is within the City of Odessa and is currently zoned Retail (R) and designated Future Development (FD) with an original zoning request of Retail (R) pending. The land is currently vacant. Land use in the area consists of vacant land to the north, south and west, and commercial development to the east.

The applicant is Joshua Olliff, owner, Newton Engineering, consultant, and the purpose of the request is to create one (1) lot for retail development.

Comments were sent to the consultant for review on January 25, 2022.

Staff Comments:

- A Blanket Refuse Collection Easement is noted on the plat.
- Original tax certificates needed prior to filing the plat.
- Water is available. Sewer is not available. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- An Improvements Agreement will not be required.

- A Blanket Refuse Collection Easement Agreement will be required.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.
- 56th Street on the plat should be East 56th Street.

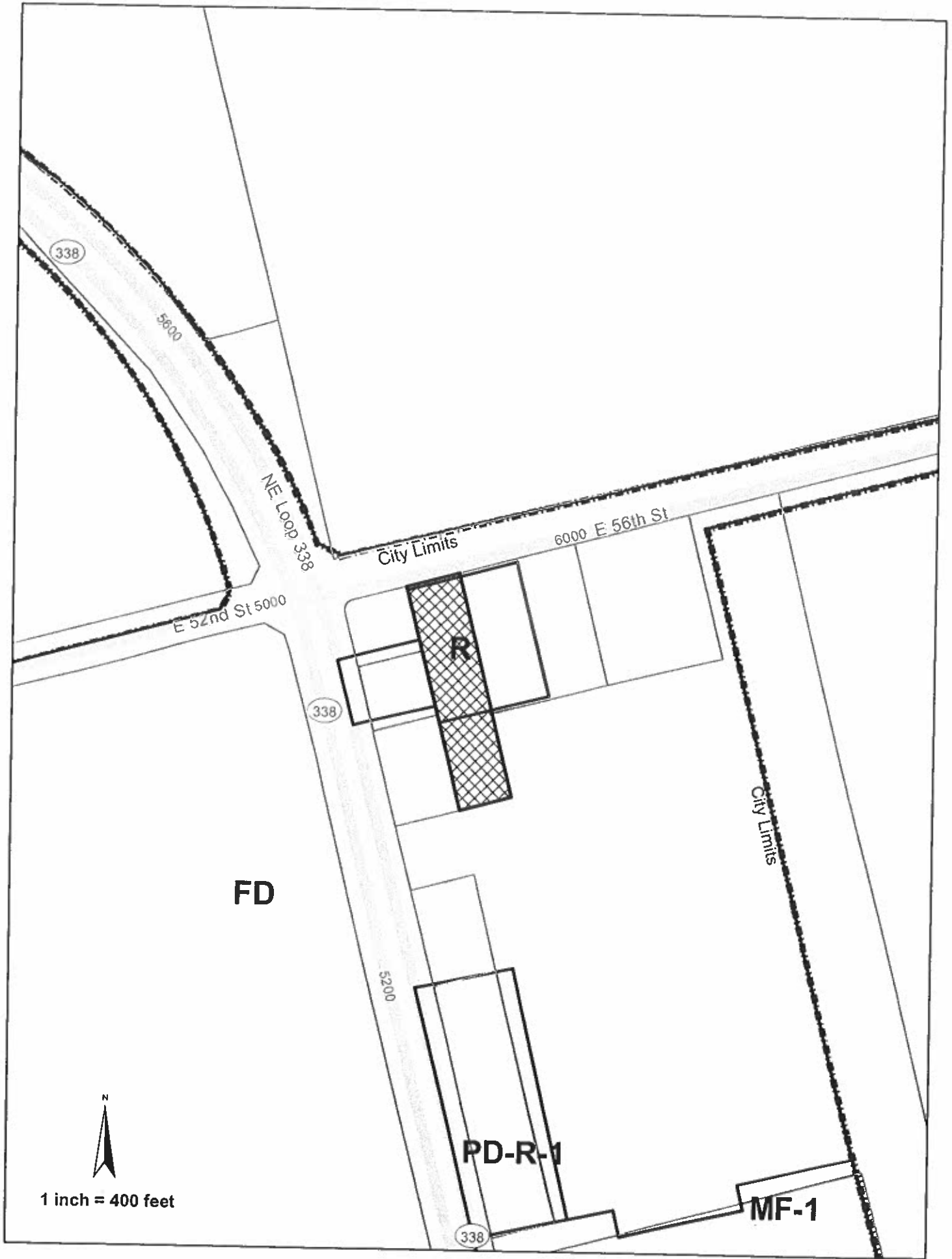
Commission action is requested on the following items:

1. Contact TXDOT for driveway permit for Lot 2. (TxDOT)

The following agencies submitted no comments or response with regard to this short form plat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, GIS, Cable One, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Grande Communications, and Chevron.

Information in order of inclusion:

- Area zoning map
- Copy of proposed short form plat



FD

R

PD-R-1

City Limits

MF-1



1 inch = 400 feet

5200

6000 E 56th St

E 52nd St 5000

NE Loop 338

City Limits

338

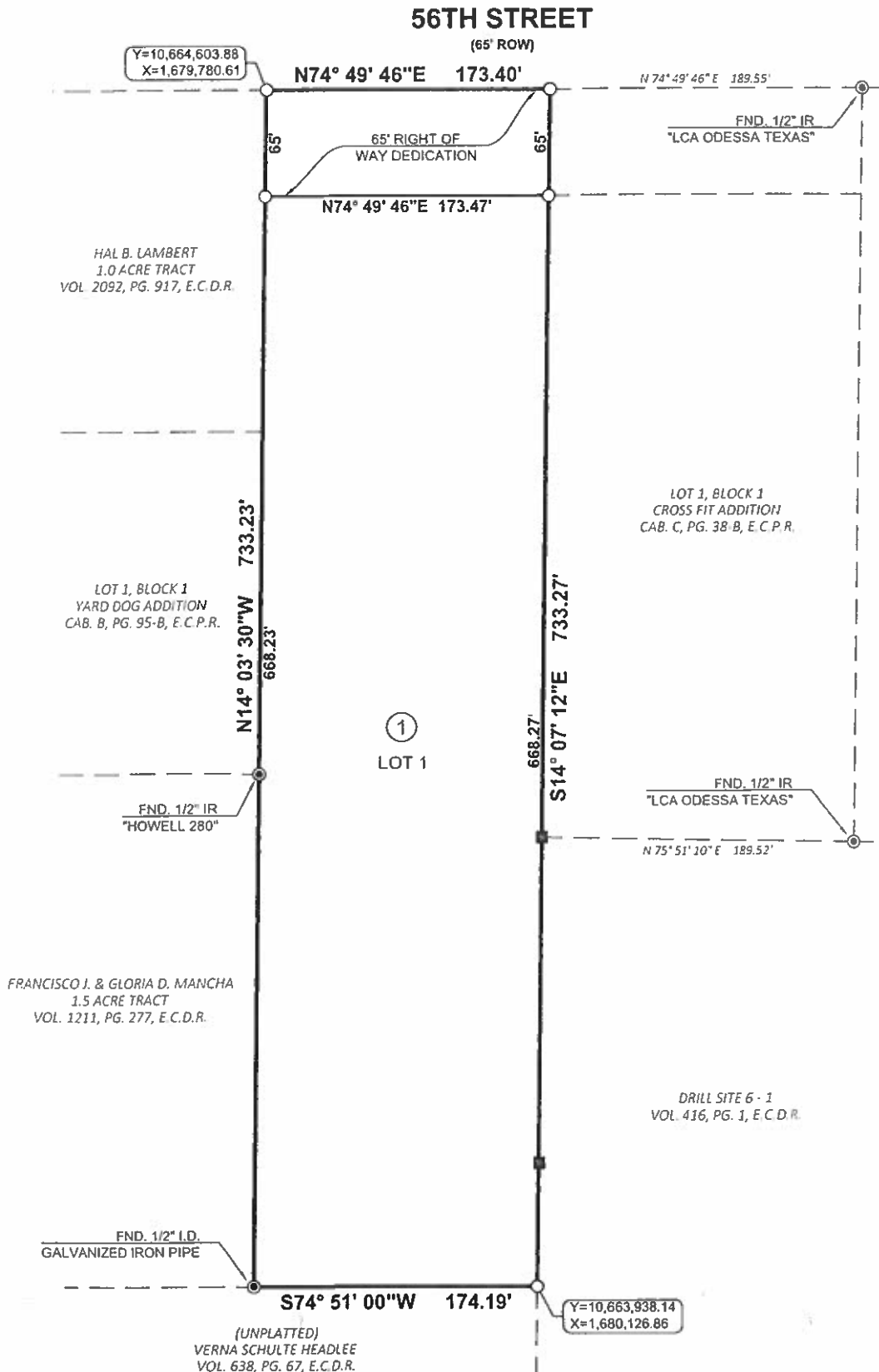
5600

338

338

JOJO OLLIFF ADDITION

BEING A 2.93 ACRE TRACT LOCATED IN
SECTION 8, BLOCK 41, T-2-S, T&P RR CO. SURVEY,
ODESSA, ECTOR COUNTY, TEXAS



TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2022-06-P

APPLICANT: Virgil Trower, owner
LCA, Consultant

REQUEST: Replat

PROPERTY INVOLVED: Original Town, 3rd Filing, being a replat of Lot 1, Block 66, of the east 225 ft. and south 140 ft. (called 15 ft.) of Block 66 Original Town, City of Odessa, Ector County, Texas (southwest of the intersection of E. 1st St. and Adams Ave.)

The property involved in this replat request is located southwest of the intersection of E. 1st St. and Adams Ave. The site is zoned Light Commercial (LC) and is occupied by commercial development. Land use in the area consists of commercial development.

The applicant is Virgil Trower owner, LCA, consultant and the purpose of the replat is to create two (2) lots for commercial purposes.

Comments were sent to the consultant for review on January 25, 2022.

Staff Comments:

- Tax certificates are needed prior to filing the plat.
- A blanket refuse collection easement needs to be noted on the plat.
- Water and sewer are available. No pro rata is due.
- Drainage report has been submitted. This tract is in a special flood hazard area.

- An Improvements Agreement will be required for sidewalk installation.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.

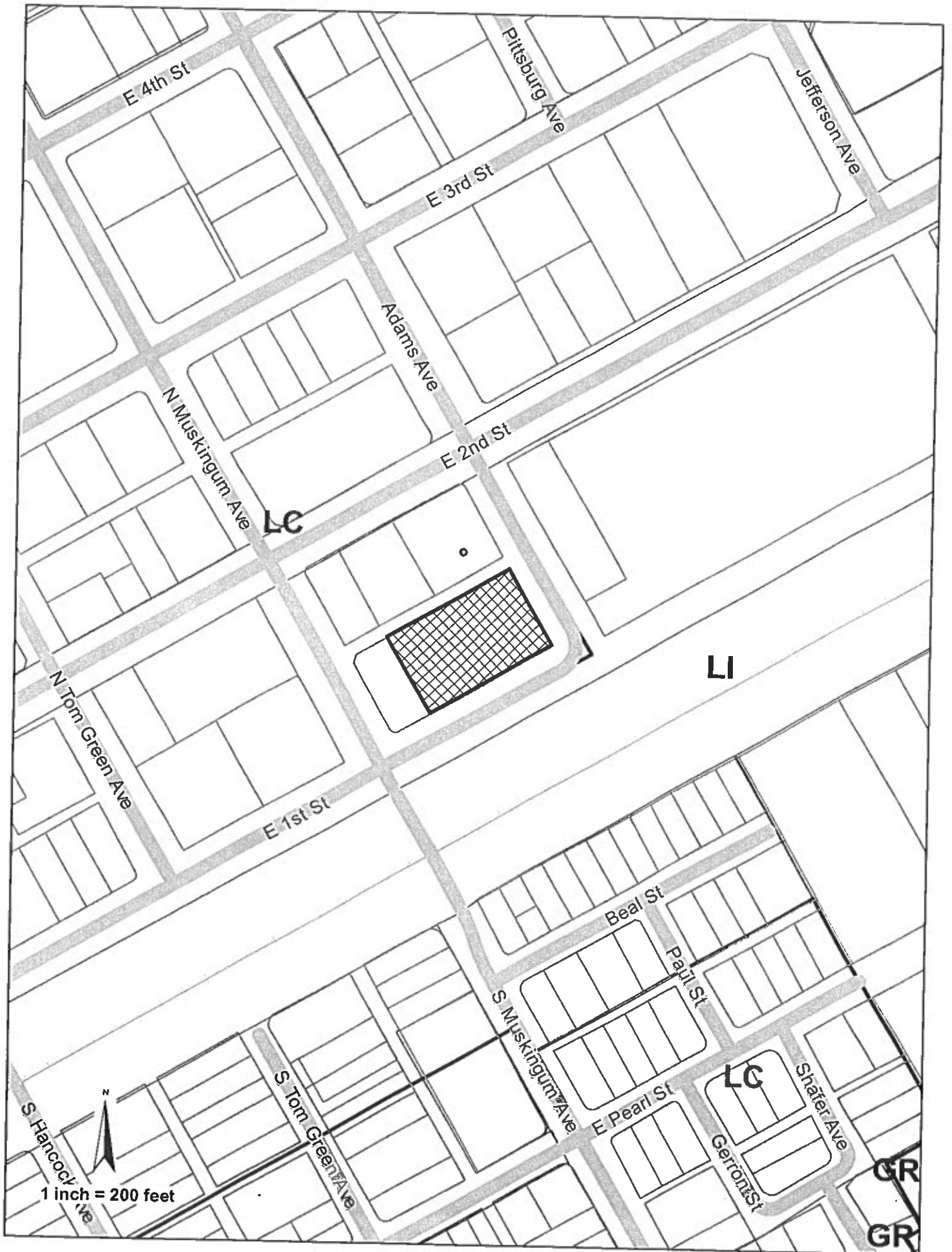
Commission action is requested on the following items:

1. Sidewalk is needed on 1st Street and Adams Avenue. (Public Works)
2. First Street on the plat is actually E. 1st Street. (Ector County 911)

The following agencies submitted no comments or response with regard to this replat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Sanitation, Building Inspection, Sparklight, Atmos Energy, Ector County Public Works, ECISD, SBC, PostMaster, T.H.D, El Paso Natural, Oncor, Appraisal District, TxDOT, Grande Communications, ConocoPhillips Pipeline Company, Chevron, and CRMWD

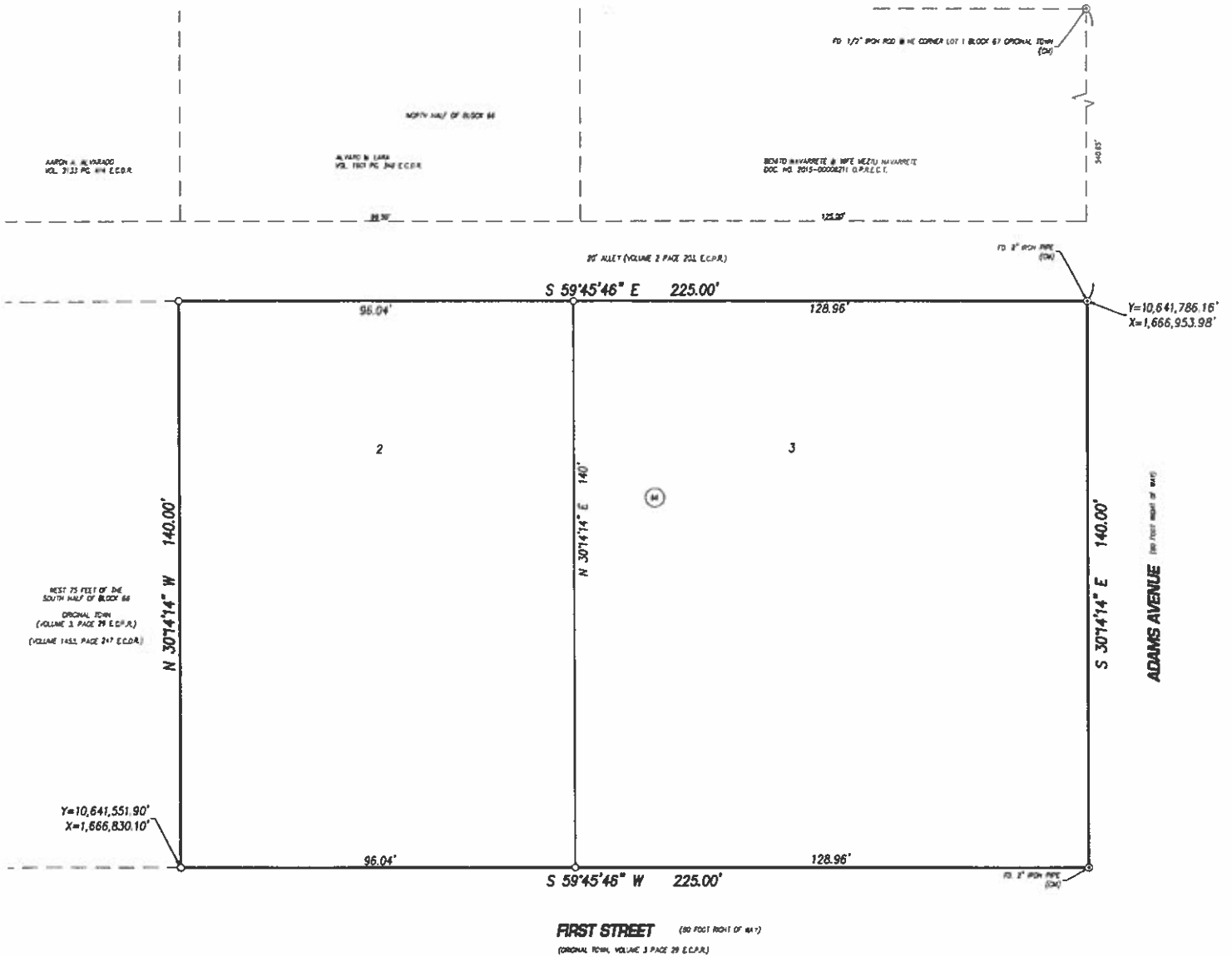
Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



ORIGINAL TOWN 3RD FILING

BEING A REPLAT OF LOT 1 BLOCK 66, REPLAT OF THE EAST 225' AND THE SOUTH 140' (CALLED 150') OF BLOCK 66 ORIGINAL TOWN AS DESCRIBED IN VOLUME 23 PAGE 53 OF THE ECTOR COUNTY PLAT RECORDS
 ODESSA, ECTOR COUNTY TEXAS



TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2021-51-P

APPLICANT: Wyly Brown and Fredna Family Partnership LTD., owner
LCA, Agent

REQUEST: Final Plat

PROPERTY INVOLVED: Shiloh Square, 2nd Filing, being a 6.92 acre tract located in Section 4, Block 41, T-2-S RY, Co. Survey, City of Odessa, Ector County, Texas (north of the intersection of N. Faudree Rd. and State Hwy 191)

The property involved in this request is located north of the intersection of N. Faudree Rd. and State Hwy 191. The site is zoned Retail-One (R-1) and is undeveloped. Land use in the area consists of commercial development, and vacant land.

The applicant is Wyly Brown and Fredna Family Partnership LTD., Owner, and LCA, Agent and the purpose of the final plat is to create one (1) lot and private road easements for retail development.

The Planning and Zoning Commission gave preliminary approval with conditions to this request on September 2, 2021 with the following conditions:

1. Add a note to the plat: No direct access to Faudree from Lot 1, Block 2 is allowed (Public Works)
2. Proposed 191 spacing is acceptable for Lionsgate Access. Add a note to the plat: No additional driveways will be allowed between Faudree Road and Lionsgate Access. (Public Works & TxDOT)

3. Shiloh Market Street is similar in name to Shiloh Road in the City of Odessa. (Ector County 911)
4. Shiloh Square 2nd Filing only has 1 GPS point. (GIS)
5. CRMWD has a 33" pipeline running through and along portions of this addition. Prior to finalizing the plat, the location of this line shall be determined. If needed the existing CRMWD easements shall be adjusted on the new plat so that the existing pipelines are within the easements. (CRMWD)

These conditions have been met and the final plat is ready for Commission approval.

Information in order of inclusion:

- Area zoning map
- Copy of proposed final plat

PD-SF-E

R-1

LC

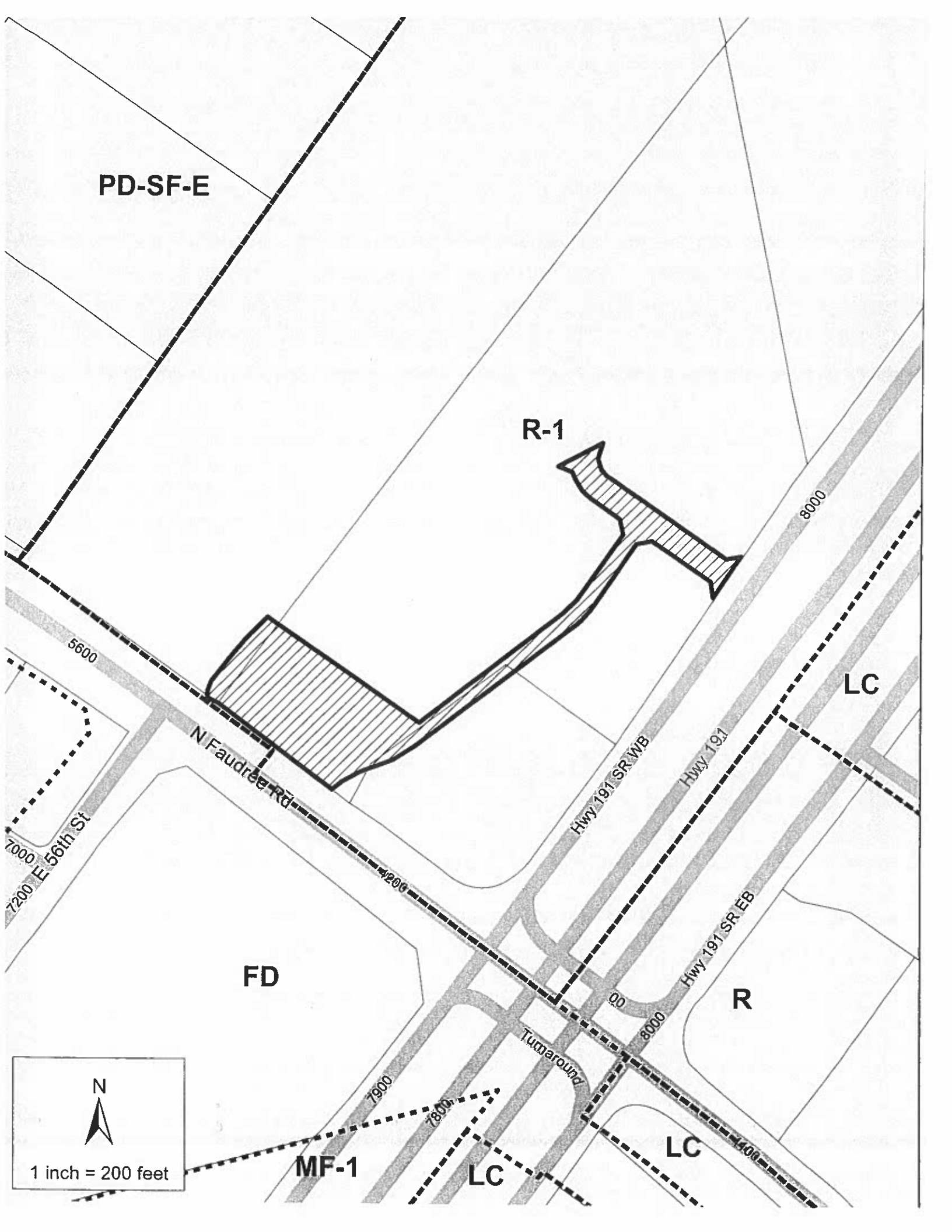
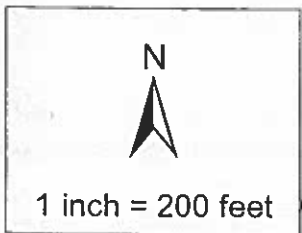
FD

R

MF-1

LC

LC

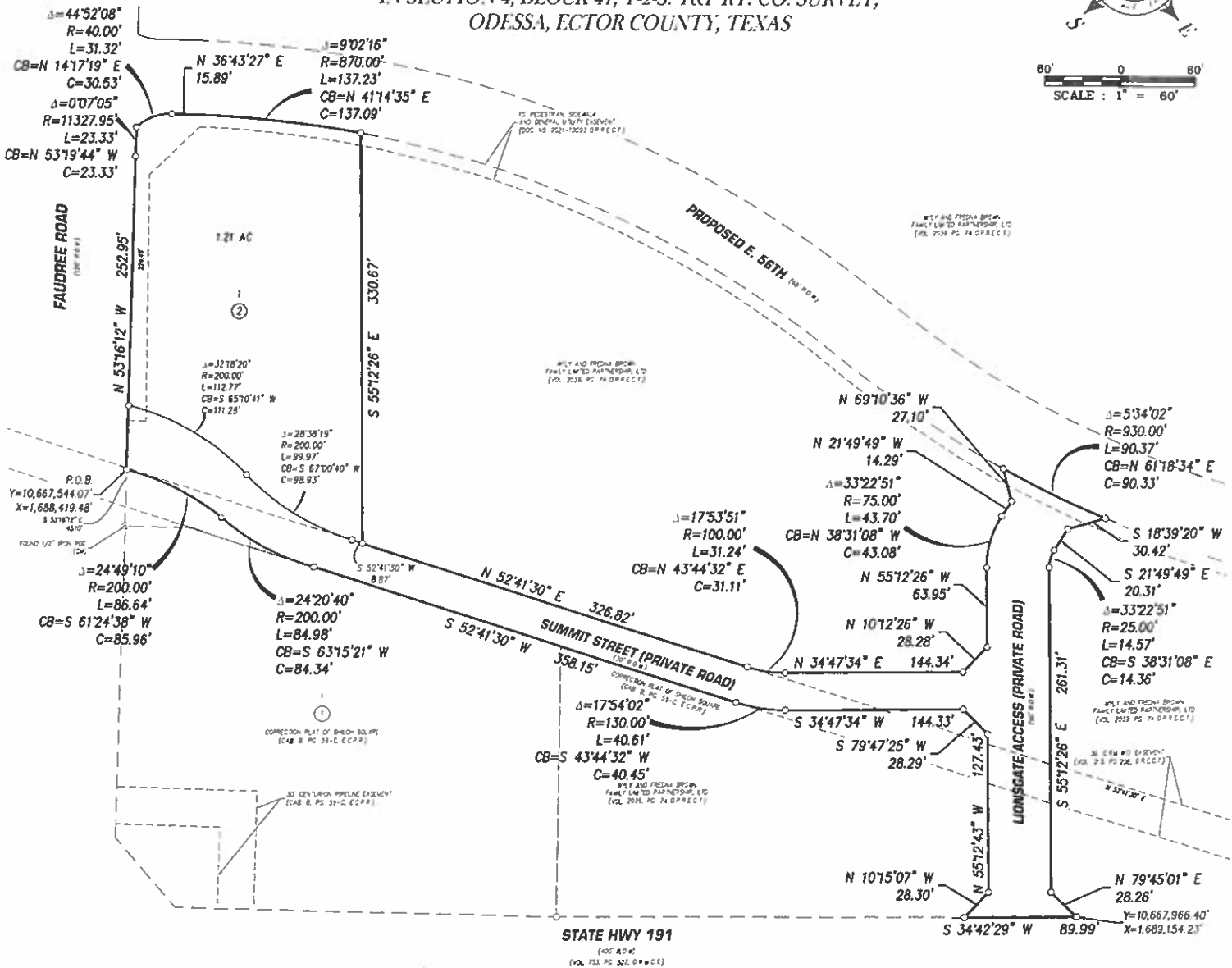


SHILOH SQUARE, 2ND FILING

BEING A 2.192 ACRE TRACT LOCATED
IN SECTION 4, BLOCK 41, T-2-S. T&P RY. CO. SURVEY,
ODESSA, ECTOR COUNTY, TEXAS



60' 0 60'
SCALE: 1" = 60'



NOTES:

1. BEARINGS, DISTANCES AND COORDINATES ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, 1983 MAD, CENTRAL ZONE, WITH A THETA ANGLE OF -01°08'18" AND A COMBINED GRID FACTOR OF 0.999833738 AT THE NORTHWEST CORNER OF THE SURVEY. THE ELEVATIONS ARE NAVD 88. ACREAGE STATED IS AVERAGE SURFACE.
2. THIS PROPERTY LIES IN ZONE X PER FEMA FIRM MAP NUMBER 48135C0350C, WITH A REVISED DATE OF MARCH 15, 2012.
3. NO DIRECT ACCESS TO FAUDREE FROM LOT 1, BLOCK 2 IS ALLOWED.
4. NO ADDITIONAL DRIVEWAYS WILL BE ALLOWED BETWEEN FAUDREE ROAD AND LIONSGATE ACCESS.

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2021-68-P(ETJ)

APPLICANT: Mark Wu, owner,
SW Howell, Inc, consultant

REQUEST: Final Plat

PROPERTY INVOLVED: Nevaeh Estates, being a 12.25-acre tract located in Section 15, Block 43, T-2-S, T&P Ry Co. Survey, Ector County, Texas (north of the intersection of N. Vega Ave. and W. Mars St.)

The property involved in this request is located north of the intersection of N. Vega Ave. and W. Mars St. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by residential development and vacant land.

The applicant is Mark Wu, Owner, SW Howell, Inc., Consultant, and the purpose of the plat is to create four (4) lots for ownership purposes.)

The Planning and Zoning Commission gave preliminary approval to this request on January 6, 2021 with the following conditions:

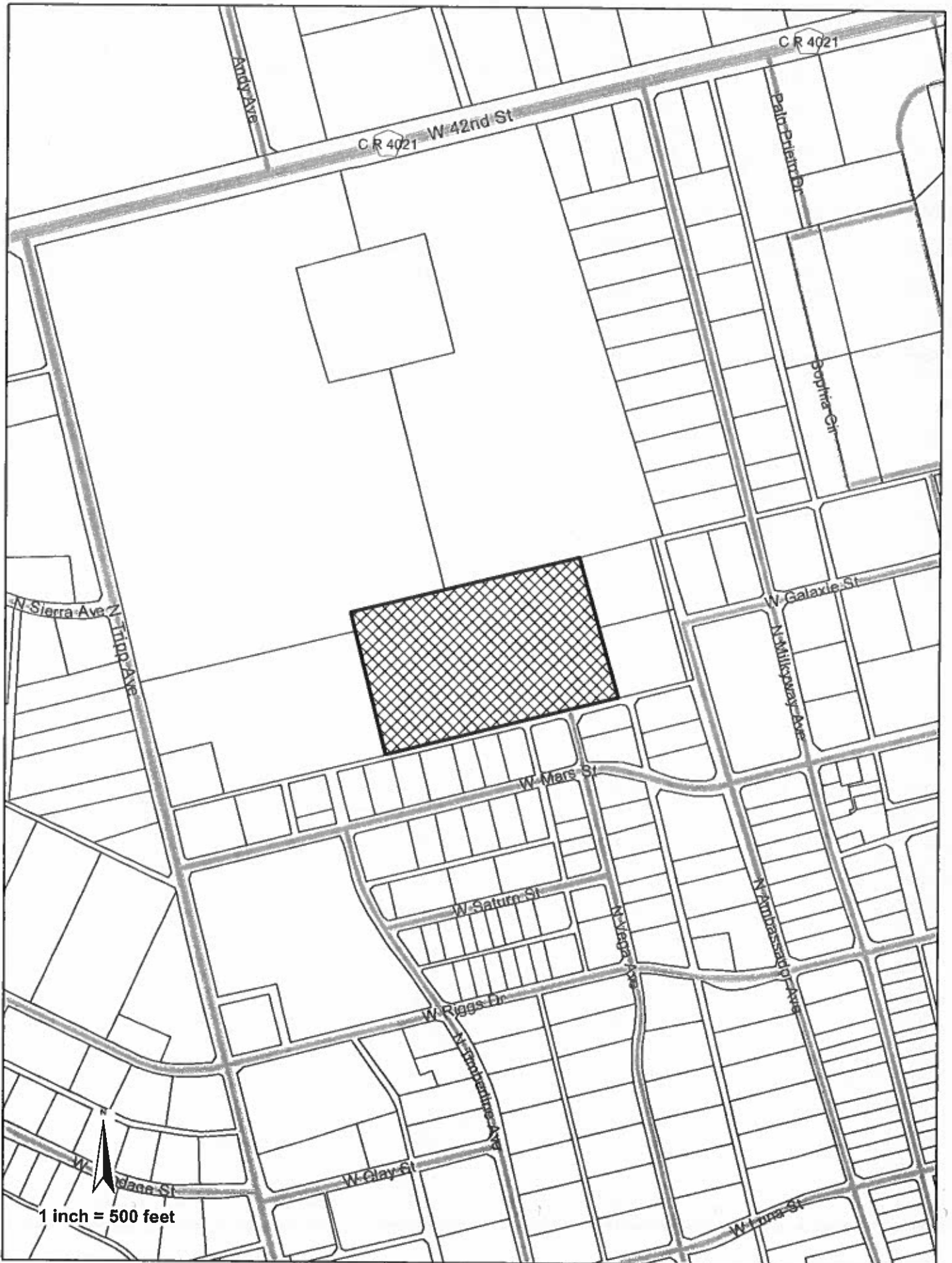
1. Property identification needs to be addressed and corrected for lots 2 & 3 located north of N Cassidy Circle.
2. Recommendation is for consideration to be given to give the roadway with the proposed name N Cassidy Circle two unique names rather than one name carried through each of the road segments.
3. Recommendation is for consideration to be given to the East-West segment the "West" prefix directional and "Street" street suffix (ex. W Cassidy Street) to remain consistent with Ector County Rural Addressing standards.

4. Also, recommendation is for consideration to be given to name the North-South segment N Vega Avenue as it should be a continuation of the existing N Vega Avenue. (Ector 911)

These conditions have been worked out and final plat is ready for Commission approval.

Information in order of inclusion:

- Area zoning map
- Copy of proposed final plat



CR 4021

W 42nd St

Palomares Dr

Poplar Cir

W Galaxie St

N Millisport Ave

W Mars St

W Saturn St

W Riggs Dr

N Virginia Ave

N Ambassador Ave

N Sierra Ave

N Finn Ave

W Linn St

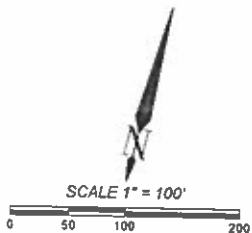
W Clay St

W Linn St

1 inch = 500 feet

NEVAEH ESTATES

A SUBDIVISION OF 12.25 ACRES IN ECTOR COUNTY,
 LOCATED IN SECTION 15, BLOCK 43, T-2-S, T. & P. RY. CO. SURVEY, ECTOR COUNTY, TEXAS



LEGEND

- = PROPERTY LINE
- = PROPERTY CORNER
 IR w/CAP "HOWELL F-100147
 (TO BE SET UPON PLAT APPROVAL)

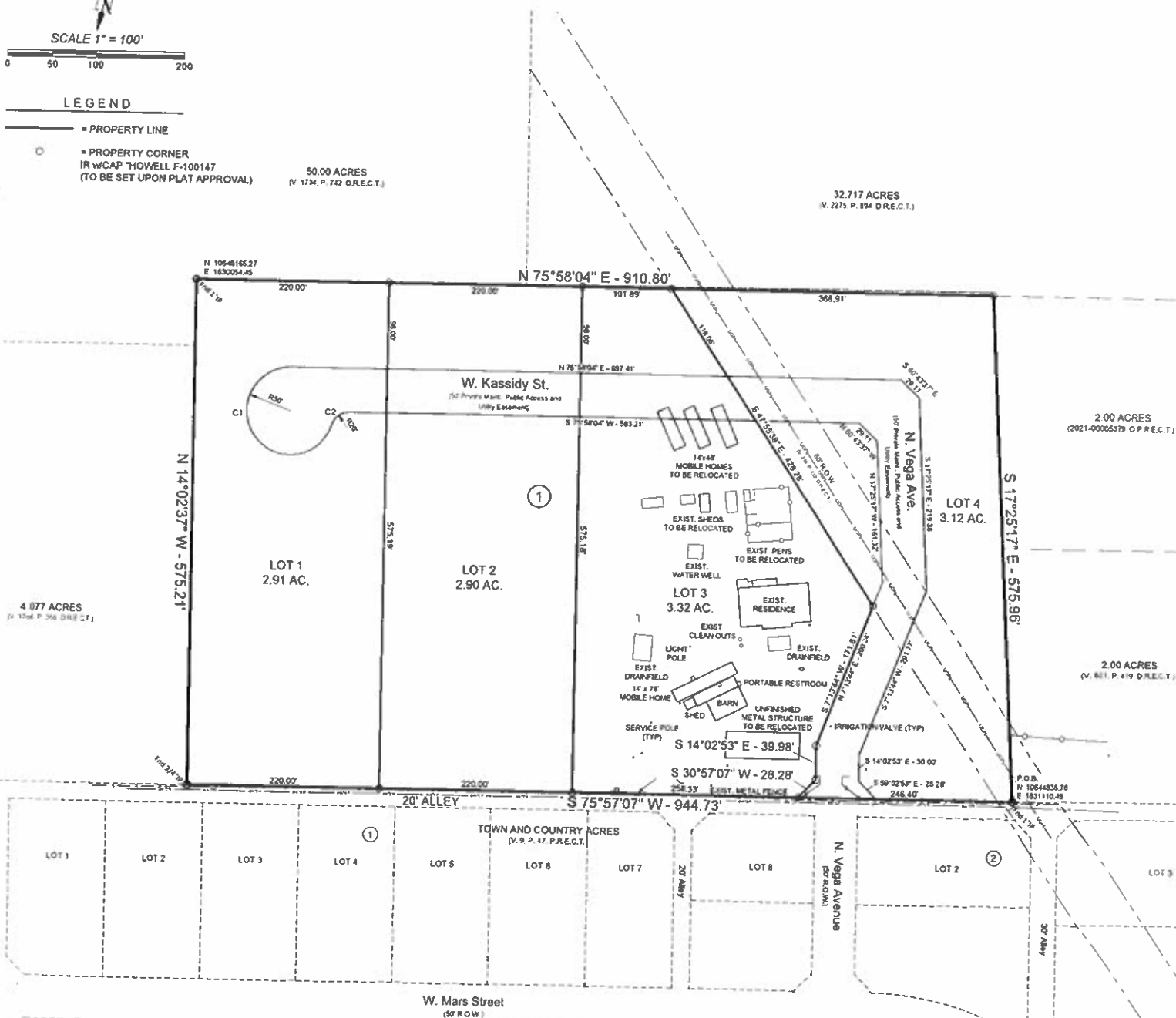
50.00 ACRES
 (V. 1734, P. 742 D.R.E.C.T.)

32.717 ACRES
 (V. 2275, P. 854 D.R.E.C.T.)

4.077 ACRES
 (V. 1756, P. 366 D.R.E.C.T.)

2.00 ACRES
 (2021-00005379, O.P.R.E.C.T.)

2.00 ACRES
 (V. 881, P. 419 D.R.E.C.T.)



CURVE DATA			
CURVE	RADIUS	LENGTH	CHORD BRG & LENGTH
C1	50'	142.59'	N 50°43'33" W - 80.17'
C2	20'	25.62'	S 39°16'07" W - 23.90'