

TECHNOLOGY FOR REAL ESTATE LAWYERS



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Norm is an active Fellow of the American College of Real Estate Lawyers (ACREL) and is a current member of its Leasing Committee, Insurance Committee and Practice Technology Committee. He is a past member of ACREL's Board of Governors, as well as a past member and past Secretary of its Executive Committee. Norm is the former Chair of ACREL's Leasing Committee and the former Co-Chair of its Innovation & Practice Committee. Norm also is a member of the Real Estate Sections of the American, Ohio State and Cleveland Metropolitan Bar Associations. Since 1987, Mr. Gutmacher has been an active member of the Northeast Ohio Chapter of the Juvenile Diabetes Research Foundation and has served as an officer and director in the organization. Norm is a 1971 graduate of the University of Cincinnati College of Law, where he was Order of the Coif, and a 1968 graduate of The Ohio State University.

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Technology is here. It's a way of life. It affects everything we do. Following are some Websites, Apps and Desktop programs that can help you stay current, be more productive, and add value to what you do for clients.

The number of Websites and Apps seems endless. Some of them are irrelevant to a typical commercial real estate lawyer's practice. Some of them are bad; and some of them are really good.

What should you be concerned about?

Ethical and Security Concerns and Recommendations

Using the Internet has become an essential part of practicing real estate law. That being said, there are some basic techniques that every real estate lawyer should utilize to protect client confidentiality and data.

Are your calls private? Internet (Wi-Fi) calls in particular are susceptible to being intercepted, particularly if you are making calls utilizing a public Wi-Fi system, such as in a hotel, coffee shop, airplane or airport. It is safer to make your calls only using cellular, rather than public Wi-Fi. If you do use public Wi-Fi to make calls, then use a Virtual Private Network (VPN) tool (see below) to add a level of security to your call.

Similarly, using public Wi-Fi to connect to the Internet introduces risks. It is easy for others to obtain access to your device when you are logged into a public Wi-Fi network. Your cellular wireless connection is much more secure by default, so use it when available (and

for more secure transactions). If you are going to utilize public Wi-Fi, then consider limiting it to non-secure transaction needs (i.e., general browsing without any need to enter credentials) or purchasing a VPN tool from a reputable VPN service provider, such as AnchorFree, Private Internet Access from London Trust Media, NordVPN, Express VPN, F-Secure or Hotspot Shield. In some States, using public Wi-Fi without a VPN could be considered an ethical violation.

If you use the Internet while traveling and you want to connect by Wi-Fi but don't have a VPN tool on your device, then consider purchasing a MiFi Router. A MiFi Router is a very small, portable wireless router that functions as a secure Wi-Fi hotspot. MiFi uses a cellular telephone connection (that you pay for to your cellular carrier) to give you Wi-Fi access wherever you can make a cellular telephone call. This is really much better to use than "free" public Wi-Fi because the MiFi Router can be password protected. Alternatively, set up your smartphone cellular setting so that you can tether another device to it).

Change the settings on your devices so that your devices do not automatically connect to known Wi-Fi networks. If, instead, you connect manually, there is less chance that you will connect to a "spoofed" Wi-Fi hotspot.

Similarly, change the settings on your device so that cellular calls are not automatically switched to Wi-Fi when Wi-Fi is available.

Only turn Wi-Fi on for your device when you intend to use Wi-Fi; that way you are not broadcasting your device/making it an unnecessary target.

Change the default settings on your devices so that your passwords are not automatically saved. Otherwise, if you lose your device, you may also have given away many of your website passwords.

Confidentiality concerns also apply to using public computers, public printers and public scanners, such as in hotels, airports, coffee shops and libraries. Both the public computer and the public printer may be storing some of your information. Therefore, do not use a public computer for anything more than general browsing. If you do use a public computer, then, if you are able to, delete the browsing history on the public computer that you use when you are done. Be aware that public printers and scanners store your information when you print or scan a document or email.

Is your Smartphone or Tablet secure? The fact is that, sooner or later, you will lose a smartphone or tablet or give it to someone to repair. If it is not password protected, preferably with at least a six number and/or letter password, then access to the data on it is not secure. Also, always encrypt (using Bitlocker or another program) your devices (personal laptop, smartphone and tablet). This prevents access if someone removes the storage or if the device is lost or stolen.

Never click on a link contained in an email message, even the message is from someone you know. The link might be infected (malware) without the knowledge of the sender, or may be in a spoofed message. Instead, go directly to the website and search for the linked story.

Use multiple passwords across accounts for logins, so that if you (or the applicable website that you log into) is hacked, the hacker only gains access to that account. A password management program, such as Ascendo DataVault (discussed below) is essential. ABA guidelines and Model Rules require reasonable steps to preserve client confidentiality, including use of emails and the Internet. See, e.g., 2012 ABA Model Rules of Professional Conduct and Formal Opinion 477R.

Turn off name autocomplete in your email. While it will take you longer to complete email addresses, it will significantly reduce the likelihood of your sending an email to the wrong person.

Turn off “save passwords” in your Internet browser; and be sure to “delete history” on any public computer that you use.

Be careful when responding to emails. If you receive an email from another attorney and that email included copies to the other attorney’s client, then if you “reply all,” you may have made unauthorized contact with that attorney’s client, which is not permitted under the ethical guidelines of most jurisdictions unless you copied the other attorney’s client with the express permission of the other attorney.

Don’t breach client confidentiality in a Blog or other public post—even if what you want to discuss is in the public records. See ABA Formal Opinion 480, published March 6, 2018.

ESSENTIAL WEBSITES FOR REAL ESTATE LAWYERS

We all have our favorite Websites to utilize. The Websites listed below are some of my favorite websites that are of particular interest to real estate attorneys. If this material is available to you online, then you can click on the link (usually CTRL+Click) to be taken directly to them.

The American College of Real Estate Lawyers Public Website

<http://www.acrel.org>

One of the links in the ACREL public website is to ACREL real estate attorneys throughout the country. When you have a deal in another city or state and you don’t know of a good real estate attorney in that city or state, then the ACREL website can help you identify lawyers in other states that can help you out when you have an out-of-state or out-of-city deal or issue.

Bloomberg Markets Website

<https://www.bloomberg.com/markets/rates-bonds/government-bonds/us>

This is an excellent source for current rates if you or your client is trying to figure out what the effective interest rate would be on a loan tied to bond or US Treasury rates.

Chicago Title (Title Now) Website

<https://premier.ctic.com/>

An excellent resource for obtaining information on a specific property in most parts of the country. Also a good resource for ascertaining local customs on who pays for what.

Date Calculator

<https://www.timeanddate.com/date/dateadd.html>

When you have a deal that calls for various things to be done a specific number of days after a given date, then quickly calculate dates (e.g., 45 days after a given date) using this website.

First American (myFirstAm) Website

<https://myfirstam.com/Security/Login?ReturnUrl=%2f>

Another excellent resource for obtaining information on a specific property in most counties of the United States.

Google Earth Website

<https://www.google.com/earth/explore/products/desktop.html>

A picture is worth a thousand words. When doing a deal, this is an excellent tool to view the property that you are dealing with and surrounding areas.

Government loan finder Website

https://govloans.gov/loans/loan-finder#benefits&qc=cat_1

Good website for finding government loans, based on various criteria.

LinkedIn Website

<https://www.linkedin.com/>

Network and find out about whom you are dealing with. LinkedIn is even more valuable if you join groups in which you are interested so that you can stay in touch with what is of interest to you or related to your practice.

Loan Calculator Website (inside Zillow)

<https://www.zillow.com/mortgage-calculator/>

Quickly calculate loan payments.

National Park Service Website

<https://www.nps.gov/nr/>

National Register of Historic Places — if you are dealing with a property that is unique or fairly old, check this Website to make certain that it is not listed in the National Register. You should also search the State Register as well. If the property is listed, then there are a variety of restrictions and tax consequences involved in the ownership, remodeling, alteration and/or demolition.

Refdesk Website

<http://refdesk.com/>

While not a real estate related Website per se, Refdesk is my favorite resource for finding other relevant websites and research.

The Free Dictionary Website

<http://www.thefreedictionary.com/>

Free dictionary (duh).

HELPFUL E-NEWSLETTERS FOR REAL ESTATE LAWYERS

What follows is a list, in alphabetical order, of the e-newsletters that I read just about every day (or whenever they come in, if weekly or monthly). Most of them are free. Yes, there are a lot of them, but just by skimming the headlines of the various articles; you can go through them very quickly. Perusing these e-newsletters enhances your ability to keep current, not only in the law, but also in what interests my clients and referral sources. As a security note, consider using a “shadow” personal email account for newsletter sign-up (especially for non-primary news sites). The news sites tend to sell your information, and using a shadow personal email account will reduce the amount of spam that you receive in your primary account.

Chain Store Age

<http://www.chainstoreage.com/>

A newsletter focused on chain stores that will help you keep current on chain store related developments.

Energy Wire

<https://www.eenews.net/ew>

A newsletter to help you keep current on energy related news and developments.

General Counsel News

<http://generalcounselnews.com/>

Not real estate related, but an excellent way to know what alerts and news general counsel may be interested in.

How to Geek

<https://www.howtogeek.com/>

This newsletter often contains tips that will help you use your smartphone, pad or computer.

IPhoneJD

<http://www.iphonejd.com/>

Information and recommendations for attorneys using iPhones or iPads.

IRMI (International Risk Management Institute) Newsletter

Blurbs on current insurance forms and developments. Unfortunately, to have the full benefit of this newsletter, you must have a paid subscription.

JD Supra

<http://www.jdsupra.com/>

Newsletter that you can tailor to topics of interest to you.

Legaltech News

<http://www.legaltechnews.com/>

Newsletter about legal technology trends and daily product updates.

Lexology Newsletter

<http://www.lexology.com/>

Newsletters about legal technology trends and daily product updates as well.

National Law Review

<https://www.natlawreview.com/>

Newsletter that you can limit, for example to construction and real estate news.

National and local bar association newsletters

These include the ABA Real Property, and State and local Bar newsletters and e-magazines.

National Bisnow

https://www.bisnow.com/national?be=ngutmacher%40beneschlaw.com&utm_source=Newsletter&utm_medium=email&utm_campaign=thu-06-apr-2017-000000-0500_national-re

Regional and local business information and developments with a regional and local focus. Easy to limit to cities or regions in your area.

National Real Estate Investor

<http://nreionline.com/>

Subscribe for the daily newsletter to receive current information.

Real Estate Law360

<https://www.law360.com/>

Real estate news and developments by region. This is another newsletter that requires a paid subscription to receive the full benefit.

REBusinessOnline

<http://rebusinessonline.com/>

News on what is happening by region and real estate sector.

Retail & Restaurant Facility Business

<http://www.retailrestaurantfb.com/>

Newsletter tailored to retail and restaurant news. If your practice involves shopping centers or restaurants, this is an easy way of staying informed on who is doing what.

Seniors Housing Business

<http://www.seniorshousingbusiness.com/>

Weekly update on deals relating to senior housing, assisted living, etc.

Shopping Center Business

<http://www.shoppingcenterbusiness.com/>

News on what is happening in shopping centers.

Smartbrief on Commercial Real Estate

<http://www.smartbrief.com/subscribe>

Sign up for newsletters on real estate topics that interest you. <http://www.smartbrief.com/subscribe>

Title Company newsletters

Sign up to receive them from Fidelity, Stewart, First American, Old Republic, and other title companies in your area—even if you don't use the particular title company that often. The title company newsletters often alert you to new legislation that can be very relevant.

SOME OF THE BEST IOS REAL ESTATE AND OTHER APPS (MOST IN ANDROID TOO) FOR REAL ESTATE LAWYERS

So many apps. So little time to figure out what would really help you. Below are my favorites—with the icons following the name so you can download the ones that I use, as there are many similar apps with similar names.

Adobe Scan

A free app. Very good for scanning documents. Will take continuous photos that can be converted to a grouped PDF file.

Chicago Title — Title Now

You need someone at Chicago Title to set up the account. It allows you to quickly and easily obtain information on property – ownership, address, parcel number, aerial photo, tax map, etc.

Convoto

A paid app (\$4.99). Very useful in converting lengths (meters to feet and vice versa), area, currency, etc.

Currency (by Oanda)

Excellent for when you travel. Current exchange rates of most countries – either US dollars to the country currency equivalent; or the country to U.S.

Datavault by Ascendo

My favorite Password storage program. Use one “master” password to open it up; then set up different entries for different logins and passwords. You can sync with a laptop or other smartphone devices over the Cloud. Paid app.

Date Difference Calculator (by Heli-av8er)

An excellent app to use for things like calculating when 45 days after July 14 falls or for purposes of various contracts. Particularly useful to avoid days in contracts that fall on weekends or holidays.

Dropbox

A very good Cloud storage app for personal documents. Also useful for synchronizing many programs.

Evernote (basic)

An excellent App to store information and important documents on the Website and on one mobile device (for free). Similar to OneNote, but you have to purchase the program (for about \$35/year) if you want to sync it to more than the Website and one mobile device. Evernote also will sync with Penultimate.

Excel

If you use Excel on your desktop, you will want it on your smart device. Free app.

Expensify

A very good program for tracking expenses when you travel. It syncs with the website version. You can then categorize expenses and download a report. You can also take photos of receipts and include them with the expenses.

First American — myFirstAm

You need someone at First American to set up the account. It allows you to easily and quickly obtain information on property – ownership, address, parcel number, aerial photo, tax map, etc., usually anywhere in the country.

GoodReader

A PDF reader app that allows you to annotate, highlight and markup PDF files. Also with GoodReader, you can read virtually anything, anywhere: books, movies, maps, pictures.

Google Photo

You need to have a Gmail email account to use this app. If you store your photos or videos on an Apple device, this is a must have. You can set it to sync with your Apple photos and videos, and then, once synced, you can delete the photos and videos from your Apple devices (saving storage) and they will still be in Google Photo – on your devices and online. Only syncs through Wi-Fi and you must open Google Photo to sync. A problem with Apple Photo is that if you delete a photo on your device, it also is deleted from the Cloud, so you eat up more and more storage if you do not want to permanently delete a photo.

(Google) Sheets

Very similar to Excel, except that it is entirely Cloud based. If you are thinking about retiring, consider importing personal Excel spreadsheets into Sheets, unless you want to purchase the Microsoft Suite. Most commands in Google Sheets are the same as Excel commands.

Hiya

A free phone app that will block (or identify, depending on the setting you select) many spam callers.

Just Press Record

An audio recorder for your phone that can sync recorded audio to multiple devices and transcribe audio into punctuated text. \$4.99.

Legal Dictionary (by Farlex)

A free legal dictionary. Also includes some legal concepts. Free App, but has advertisements.

LinkedIn

Same as the LinkedIn website. Easy to use.

Lists To Do (by Thomas Tsopanakis)

A very simple, easy to use app that lets you create multiple checklists. Works well if you want a fast and simple checklist app for your deals. Set reminders. Then send the checklist to yourself or others. Cost is \$0.99.

Loan Calculator (Loan Calculator by ChuChu Train Productions)

A simple, free loan amortization program that allows you to email the amortization table to yourself or others as

either a HTML or CSV file. Free version has ads; paid version (\$2.99) deletes ads and allows saving multiple loans.

Mag Light (by Falcon in Motion)

As it sounds, both lights up what you are looking at and magnifies it to make it easier to read. Great for those of us with impaired vision or where the print is really small.

Metes and Bounds

Versions for the iPad and iPhone, as well as a desktop version. Allows you to easily and quickly input calls and generate a scaled drawing of the property. Particularly helpful if you do not have a survey, if you need a drawing to attach to a contract, or if you want to double check a survey to verify that it closes.

Mobile Pass

This is a free government app that works well with your passport. It can help you go through passport control lines more quickly.

News Funnel

Both a free app and a Website. Daily news feeds that you can tailor to your interests, including by location and industry.

OneNote (2016)

A free app. An excellent way to store information and documents on the web, on your computer and in your device and have them sync up. Besides using it for notes, it can be used to store documents and information that you always want to have handy, such as medications that you and others who are important to you take, Passports, Living Wills, Healthcare POA, DNR's, etc. Note, however that Microsoft will be sun setting OneNote 2016 with OneNote for Windows 10, so the OneNote 2016 app will no longer be updated.

Orderly (by Tekton Technologies)

Another simple, easy to use app that lets you create multiple checklists. Works well if you want a fast and simple checklist app for your deals. Set reminders. Then send the checklist to yourself or others. Base app (fully functional) is free. Cost is \$0.99 for the Premium version.

Penultimate

A free app. Digital handwriting on iPad. Take meeting notes, journal your thoughts, or outline your next big idea - in the office or on the go. Will sync with Evernote.

Poynt

Another excellent app for when you are traveling. GPS-based, so you can easily locate restaurants, gas stations, hotels, businesses, etc. in the area.

Real Estate Dictionary (by Farlex)

A handy dictionary of real estate terms.

SIRI or equivalent

Very helpful to set reminders on your smartphone or even to voice call a number or contact.

Terminology (by Agile Tortoise)

A free app. Combined dictionary/thesaurus. Also a paid version (\$1.99 with no ads).

Tiny Scanner Pro: PDF Doc Scan

Uses your phone's camera to scan documents, photos, and receipts and convert them to PDFs on your phone, which you can then send via e-mail or any Cloud storage application, such as Dropbox. More importantly, the app links multiple scanned pages into a single PDF. \$4.95 - but a free version is also available for use that does not link multiple pages.

Tripit

A travel app. Email your various reservations to Tripit and it merges them together in the correct order so that you can easily generate an itinerary.

Truecaller

A free app (you can purchase an upgrade) that helps identify and block spam callers on your mobile device. Similar to Hiya

Waze

Similar to Google Maps, except that you can obtain real time traffic information (including location of police and accidents) and alternative directions while driving. If you set it up properly, it will play through your car speakers.

WeCard Pro

A business card scanning app. Cost of the app is \$0.99. Load the app, then when you receive a business card, allow the app scan the business card and save all the information into your contacts. Easy to use and reasonably accurate. Sometimes the information goes in the wrong fields, but easily corrected. A great time saver.

(MS) Word

If you open documents on your device using Word instead of the default Apple document program, you can see redlining. This is a free app.

DESKTOP OR ONLINE PROGRAMS FOR REAL ESTATE LAWYERS

Desktop (or online) programs that I have found to be useful.

AIA Online

American Institute of Architects ("AIA") documents in editable form. Note, with the recent changes to the AIA form documents, using and editing AIA documents is not for the faint of heart, particularly with the way the AIA forms deal with insurance. You need to subscribe annually.

Excel Loan Amortization Template

A free template for loan amortization computations.

Net Deed Plotter

<https://deedplotter.com/?AspxAutoDetectCookieSupport=1>

An easy-to-use desktop program for easily plotting metes and bounds description. \$200 one-time charge. See also Metes and Bounds - desktop and iPad versions. Net Deed Plotter is my favorite program. I use it on almost every real estate deal. See sample attached at the end of this material. It took less than 10 minutes to create the drawing from the legal description.

Nomorobo

<http://www.nomorobo.com/>

Stop about 75% of robocalls at home (only works on VOIP systems); there is also a paid mobile version for smartphones if you want to significantly cut down on those annoying robocalls.

Solidworks CAD viewer

A free CAD viewer to review and print CAD drawings. Can be very helpful when dealing with surveyors or architects.

NET DEED PLOTTER SAMPLE

Description of Real Property

Being a 13.856-acres (603,573 square-foot) tract of land situated in the David Harris Survey, Abstract 26, Harris County, Texas, and being all of Restricted Reserve "A", Restricted Reserve "B", and Restricted Reserve "C", Block 1 of Atascocita Town Center, Section Four Replat and Extension, as recorded under Film Code No. 497043 of the Harris County Map Records. Said 13.856-acre tract being conveyed to AmReit Market at Lake Houston, LP as recorded under Harris County Clerk's File Number 20110083597, Film Code Number 076-30-0135 of the Official Public Records of Real Property, Harris County, Texas and being more particularly described by metes and bounds as follows with the basis of bearing being the northeast line of said Restricted Reserve "A";

BEGINNING at a 5/8-inch iron rod with a plastic cap stamped "WEISSER ENG HOUSTON, TX" set in the southwest right-of-way line of West Lake Houston Parkway (based on a width of 100 feet) as recorded in Volume 331, Page 140 of the Harris County Map Records for the northeast of Unrestricted Reserve "A", Block 1 of Atascocita Office Park, Section Two as recorded in Volume 337, Page 26 of the Harris County Map Records, and for the northerly southeast corner of said tract herein described;

THENCE South 71° 33' 39" West, with the north line of said Unrestricted Reserve "A", Block 1 of Atascocita Office Park, Section Two and with a south line of said tract herein described, a distance of 200.00 feet to a 5/8-inch iron rod with a "SURVCON" cap found for the northeast corner of Restricted Reserve "A", Block 1 of Atascocita Town Center, Section Five as recorded under Film Code No. 370083 of the Harris County Map Records, for the northwest corner of said Unrestricted Reserve "A", Block 1 of Atascocita Office Park, Section Two and for an angle point of said tract herein described;

THENCE South 78° 33' 24" West, with the north line of said Restricted Reserve "A", Block 1 of Atascocita Town Center, Section Five and with a south line of said tract herein described, a distance of 153.32 feet to a 5/8-inch

iron rod with a "SURVCON" cap found, for the northwest corner of said Restricted Reserve "A", Block 1 of Atascocita Town Center, Section Five and for an interior corner of said tract herein described;

THENCE South 09° 37' 27" East, with the west line of said Restricted Reserve "A", Block 1 of Atascocita Town Center, Section Five and with an east line of said tract herein described, a distance of 248.39 feet to a 5/8-inch iron rod with a "SURVCON" cap found in the northerly right-of-way line of F.M. 1960 Road East (right-of-way width varies) as recorded in Volume 1017, Page 506 and Volume 2560, Page 226 of the Harris County Deed Records, on a curve to the right, for the southwest corner of said Restricted Reserve "A", Block 1 of Atascocita Town Center, Section Five and for the southerly southeast corner of said tract herein described;

THENCE along said curve to the right, having an arc length of 457.71 feet, a radius of 2814.79 feet, a central angle of 09° 19' 01", a chord bearing of South 85° 01' 14" West and a chord length of 457.21 feet to a Mag Nail found, for the point of tangency;

THENCE South 89° 41' 58" West, with the north right-of-way line of said F.M. 1960 Road East and with the southerly south line of said tract herein described, a distance of 34.67 feet to a 5/8-inch iron rod with cap (unreadable) found for the southeast corner of Restricted Reserve "A", Block 1 of Chili's Atascocita as recorded under Film Code No. 520096 of the Harris County Map Records and for the southwest corner of said tract herein described;

THENCE with the east line of said Restricted Reserve "A", Block 1 of Chili's Atascocita, with the east lines of Restricted Reserve "A", Block 1 of Lowe's Home Center – FM 1960 as recorded under Film Code No. 511122 of the Harris County Map Records and with the west lines of said tract herein described, the following five courses and distances:

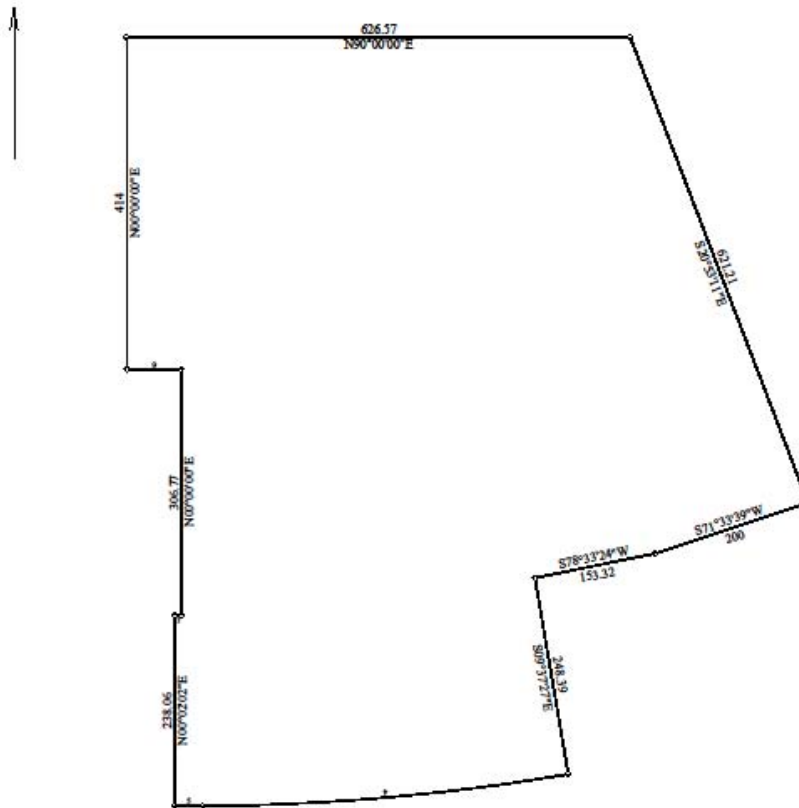
1. North 00° 02' 02" East, a distance of 238.06 feet to a 1/2-inch iron rod with cap (unreadable) found;
2. North 90° 00' 00" East, a distance of 7.92 feet to a 1/2-inch iron rod with cap (unreadable) found;
3. North 00° 00' 00" East, a distance of 306.77 feet to an "X" in concrete curb found;
4. North 90° 00' 00" West, a distance of 67.47 feet to an "X" in concrete set;

5. North 00° 00' 00" East, a distance of 414.00 feet to a point on the south line of Restricted Reserve "A", Block 1 of Atascocita Business Park as recorded under Film Code No. 622240 of the Harris County Map Records, for the northeast corner of said Restricted Reserve "A", Block 1 of Lowe's Home Center – FM 1960 and the northwest corner of said tract herein described, from which a 1/2-inch iron rod found bears North 49° 06' East, a distance of 0.45 feet;

THENCE North 90° 00' 00" East, with the south line of said Restricted Reserve "A", Block 1 of Atascocita Business Park, with the south line of Restricted Reserve "A", Block 1 of Fazoli's Lake Houston as recorded under Film Code No. 578272 of the Harris County Map Records

and with the north line of said tract herein described, a distance of 626.57 feet to a point in the southwest right-of-way line of said West Lake Houston Parkway, for the southeast corner of said Restricted Reserve "A", Block 1 of Fazoli's Lake Houston and for the northeast corner of said tract herein described from which a 5/8-inch iron rod with cap (unreadable) found bears North 64° 03' East, a distance of 0.64 feet;

THENCE South 20° 53' 11" East, with the southwest right-of-way line of said West Lake Houston Parkway and with the northeast line of said tract herein described, a distance of 621.21 feet to the POINT OF BEGINNING and containing 13.856 acres (603,573 square feet) of land. 📍



Title: Texas Parcel 10307846		Date: 12-28-2017
Scale: 1 inch = 150 feet	File: Texas sample.des	
Tract 1: 13.856 Acres: 603574 Sq Feet. Closure = s61.4139e 0.00 Feet. Precision >1/999999. Perimeter = 3376 Feet		
001=S71.3339W 200	006=N00.0202E 238.06	011=N90.0000E 626.57
002=S78.3324W 153.32	007=N90.0000E 7.92	012=S20.5311E 621.21
003=S09.3727E 248.39	008=N00.0000E 306.77	
004=RL, R=2814.79, Arc=457.71, Delta=69.1901	009=N90.0000W 67.47	
005=S89.4158W 34.67	010=N00.0000E 414	