

This legal description is for the entire parcel, which includes the commercial parcel. Please revise to correspond to only the residential portion.

TRINITY RANCH
Project No. 21006
May 5, 2026
Sheet 1 of 1

EXHIBIT "A"

LEGAL DESCRIPTION: MAP AMENDMENT (REZONE) PARCEL BREAKOUT REMAINDER

A parcel of land being a portion of the Southeast Quarter of Section 9, Township 14 South, Range 63 West of the 6th P.M., also being a portion of that tract described by document (Reception No. 224041723, El Paso County, Colorado records), situate in El Paso County, Colorado, described as follows:

Commencing at the Southeast corner of said Section 9 (all bearings in this description are relative to a line between the Northwesterly corner of Lot 2, Block 2, ANTELOPE PARK RANCHETTES (Plat Book Y-2, Page 51, said El Paso County records) and the Northwesterly corner of Lot 71, VIEWPOINT ESTATES (Reception No. 099189220, said records), said line also being considered the East line of said Section 9, said line between them assumed to bear $S01^{\circ}10'40''E$, a distance of 2935.36 feet); thence $S89^{\circ}47'17''W$ along the South line of said Section 9, said line also being considered the centerline of Colorado State Highway 94 (100' r.o.w.), 2320.00 feet; thence $N01^{\circ}10'40''W$, parallel with said Section 9's East line, 707.25 feet to the Point of Beginning of the parcel herein described; thence continue $N01^{\circ}10'40''W$, parallel with said Section 9's East line, 1932.75 feet; thence $N89^{\circ}47'17''E$, parallel with said Section 9's South line, 2320.00 feet to a point on said Section 9's East line, said point also being on the Westerly boundary line of said ANTELOPE PARK RANCHETTES; thence $S01^{\circ}10'40''E$ along said Section 9's East line and coincident ANTELOPE PARK RANCHETTES' Westerly boundary line and the coincident Westerly boundary line of said VIEWPOINT ESTATES, 1932.75 feet; thence $S89^{\circ}47'17''W$, parallel with said Section 9's South line, 2320.00 feet to the Point of Beginning and the terminus point of this description;

Containing 102.923 acres (4,483,342 square feet), more or less.

SURVEYOR'S STATEMENT: I, David V. Hostetler, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION was prepared under my direct responsibility, supervision, and checking, and on the basis of my knowledge, information and belief, is correct.

David V. Hostetler, Professional Land Surveyor
Colorado P.L.S. No. 20681
For and on behalf of LDC, Inc.

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DVH/dh

