

REATA FILING NO. 1
EL PASO COUNTY, COLORADO
KARCICH & WEBER, INC.
 ENGINEERS - SURVEYORS

4369
 62

A3-62 2/14

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND, SITUATED IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF (E $\frac{1}{2}$ E $\frac{1}{2}$ E $\frac{1}{2}$) OF THE SOUTHEAST ONE-QUARTER OF SECTION 23 AND THE SOUTHWEST ONE-QUARTER (SW $\frac{1}{4}$) OF SECTION 24 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE S. 89°58'33"W. (A TRUE BEARING BASED ON SEVERAL SOLAR OBSERVATIONS AND RELATIVE TO OTHER BEARINGS HEREIN;) ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE 327.50 FEET TO THE SOUTHWEST CORNER OF SAID EAST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF (E $\frac{1}{2}$ E $\frac{1}{2}$ E $\frac{1}{2}$) OF THE SOUTHEAST ONE-QUARTER (SE $\frac{1}{4}$) OF SECTION 23, A BOUNDARY CORNER OF LAND CONVEYED IN BOOK 2669 AT PAGE 153 OF THE RECORDS OF EL PASO COUNTY; THENCE N. 00°45'06"E. ALONG THE WESTE LINE OF SAID EAST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF (E $\frac{1}{2}$ E $\frac{1}{2}$ E $\frac{1}{2}$) OF THE SOUTHEAST ONE-QUARTER (SE $\frac{1}{4}$) OF SECTION 23, A DISTANCE OF 754.15 FEET TO THE POINT OF BEGINNING OF THE LINE DESCRIBED HEREBY, FROM WHENCE THE NORTHWEST BOUNDARY CORNER OF SAID PROPERTY LIES N. 00°45'06"E. ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 847.28 FEET, THENCE S. 89°14'54"E., A DISTANCE OF 584.80 FEET; THENCE N. 00°45'06"E. PARALLEL TO SAID WEST LINE, A DISTANCE OF 231.12 FEET, THENCE S. 89°14'54"E., A DISTANCE OF 302.36 FEET; THENCE N. 62°21'43"E., A DISTANCE OF 608.77 FEET, THENCE N. 66°00'48"E., A DISTANCE OF 827.33 FEET TO INTERSECT THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW $\frac{1}{4}$) OF SECTION 24, THENCE S. 89°43'35"E. ON SAID NORTH LINE, A DISTANCE OF 751.03 FEET TO THE CENTER ONE-QUARTER (C) CORNER OF SAID SECTION 24, BEING THE TERMINUS OF THE DESCRIBED LINE AT A BOUNDARY CORNER OF THE PROPERTY AFOREMENTIONED IN BOOK 2669 AT PAGE 153 OF THE RECORDS OF SAID EL PASO COUNTY;

THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST ONE-QUARTER (NW $\frac{1}{4}$), THE WEST ONE-HALF (W $\frac{1}{2}$) OF THE SOUTHWEST ONE-QUARTER (SW $\frac{1}{4}$), AND THE SOUTHEAST ONE-QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST ONE-QUARTER (SW $\frac{1}{4}$) OF SECTION 26; THE SOUTHEAST ONE-QUARTER (SE $\frac{1}{4}$) AND THE EAST ONE-HALF (E $\frac{1}{2}$) OF THE SOUTHWEST ONE-QUARTER (SW $\frac{1}{4}$) OF SECTION 27 EXCEPT A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER THEREOF, THENCE EAST 14 RODS (231.00 FEET) THENCE IN A NORTHWESTERLY DIRECTION TO A POINT ON THE WEST LINE THEREOF, THENCE SOUTHERLY ON SAID WEST LINE 315.48 FEET (14 RODS OR 231.00 FEET BY DEED) TO THE POINT OF BEGINNING; AND ALL THAT PORTION OF THE WEST 30 RODS (495.00 FEET) OF THE EAST ONE-HALF (E $\frac{1}{2}$) OF SECTION 25, THE WEST ONE-HALF (W $\frac{1}{2}$) OF SECTION 25 AND THE EAST ONE-HALF (E $\frac{1}{2}$) OF SECTION 26, LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED SOUTHEASTERLY RIGHT-OF-WAY LINE OF SWEET ROAD DESCRIBED AS FOLLOWS:

COMMENCING AT THE RE-ESTABLISHED SOUTHWEST CORNER OF SAID SECTION 26; THENCE N. 89°51'24"E. (A TRUE BEARING BASED ON SEVERAL SOLAR OBSERVATIONS AND RELATIVE TO OTHER BEARINGS HEREIN) ON THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 2628.39 FEET TO THE RE-ESTABLISHED SOUTH ONE-QUARTER (S $\frac{1}{4}$) CORNER OF SAID SECTION 26 AND THE POINT OF BEGINNING OF THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SWEET ROAD; THENCE N. 89°51'24"E. ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 362.38 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, ALONG SAID RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 33°46'15", WITH A RADIUS OF 516.16 FEET AND AN ARC LENGTH OF 314.84 FEET TO A POINT OF TANGENCY; THENCE N. 56°05'09". ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2326.80 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, ON SAID RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 09°38'19", WITH A RADIUS OF 1146.08 FEET AND AN ARC LENGTH OF 192.80 FEET TO A POINT OF TANGENCY; THENCE N. 63°43'28"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2555.20 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, ALONG SAID RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE 13°03'38", WITH A RADIUS OF 1787.18 FEET, AND AN ARC LENGTH OF 407.38 FEET TO A POINT OF CURVE; THENCE N. 52°39'50"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 175.55 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, ALONG SAID RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 06°56'33", WITH A RADIUS OF 1952.68 FEET AND AN ARC LENGTH OF 236.61 FEET TO INTERSECT AND TERMINATE AT THE EAST LINE OF SAID WEST 30 RODS (495.00 FEET) OF THE EAST ONE-HALF (E $\frac{1}{2}$) OF SECTION 25, BEING S. 00°02'01"E. ALONG SAID EAST LINE, A DISTANCE OF 2283.28 FEET FROM THE NORTHEAST CORNER THEREOF AND CONTAINING 108.48 ACRES, MORE OR LESS, HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS, AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "REATA FILING NO. 1" EL PASO COUNTY, COLORADO. ALL STREETS AS PLATTED ARE HEREBY DEDICATED FOR PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE GRADED AND GRAVELED AND THAT PROPER DRAINAGE FOR SAME WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY THEM, ALL STREETS AND DRAINAGE WAYS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO AND DOES HEREBY DEDICATED TRACTS 1, 2, 3 AND 4 TO EL PASO COUNTY PARK AND RECREATION DISTRICT FOR PUBLIC PARK, RECREATIONS AND OPEN SPACE USES.

IN WITNESS WHEREOF, THE UNDERSIGNED, "REATA RANCH ASSOCIATES, A LIMITED PARTNERSHIP, BY COLLIER AND COMPANY, A COLORADO CORPORATION", T.M. COLLIER JR., PRESIDENT, AND RUTH E. SHOPE, ASSISTANT SECRETARY, AS A GENERAL PARTNER, HAVE HEREIN SET THEIR HANDS THIS 16 DAY OF JUNE A.D., 1974.

T.M. Collier, Jr.
 T.M. Collier, Jr. President

Ruth E. Shope
 Ruth E. Shope, Assistant Secretary

STATE OF COLORADO) S.S.
 COUNTY OF EL PASO)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF JUNE A.D., 1974, BY "REATA RANCH ASSOCIATES, A LIMITED PARTNERSHIP, BY COLLIER AND COMPANY, A COLORADO CORPORATION", T.M. COLLIER, JR., PRESIDENT, AND RUTH E. SHOPE, ASSISTANT SECRETARY, AS A GENERAL PARTNER.

MY COMMISSION EXPIRES Sept. 3, 1974 WITNESS MY HAND AND OFFICIAL SEAL: *Arnel W. Burton*
 NOTARY PUBLIC

THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND DIRECTION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF AND THAT THERE ARE NO RIGHTS-OF-WAY FOR ROADS, ELECTRIC TRANSMISSION LINES, DITCHES OR UTILITIES, OTHER THAN THOSE SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE REQUIREMENTS OF CHAPTER 136, C.R.S. 1963, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF

Matthew F. Karcich
 MATTHEW F. KARCICH, REG. P.E. & L.S. NO. 3854

APPROVAL IS GRANTED THIS 17th DAY OF JULY A.D. 1974, AS TO DRAINAGE AND RELATED MATTERS.
Thomas J. Russell
 COUNTY ENGINEER

APPROVAL IS GRANTED THIS 17th DAY OF JULY A.D. 1974, BY THE EL PASO COUNTY PLANNING DEPARTMENT.
Ray Bradshaw
 COUNTY PLANNING DIRECTOR

APPROVAL IS GRANTED THIS 17th DAY OF JULY A.D. 1974, BY THE EL PASO COUNTY PLANNING COMMISSION.
W. Ted Campbell
 CHAIRMAN OF THE COUNTY PLANNING COMMISSION

APPROVAL IS GRANTED THIS 1st DAY OF AUGUST A.D. 1974, BY THE BOARD OF COUNTY COMMISSIONERS.
John D. Smith
 CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

STATE OF COLORADO) S.S.
 COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, AT 9:10 O'CLOCK P.M., THIS 16th DAY OF JUNE A.D., 1974, AND IS DULY RECORDED IN PLAT BOOK 4-3 AT PAGE 62 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

RECEPTION NO. 93600 HARRIET BEALS RECORDER
 FEE \$70.00 BY *Dorothy Raymond*
 DEPUTY

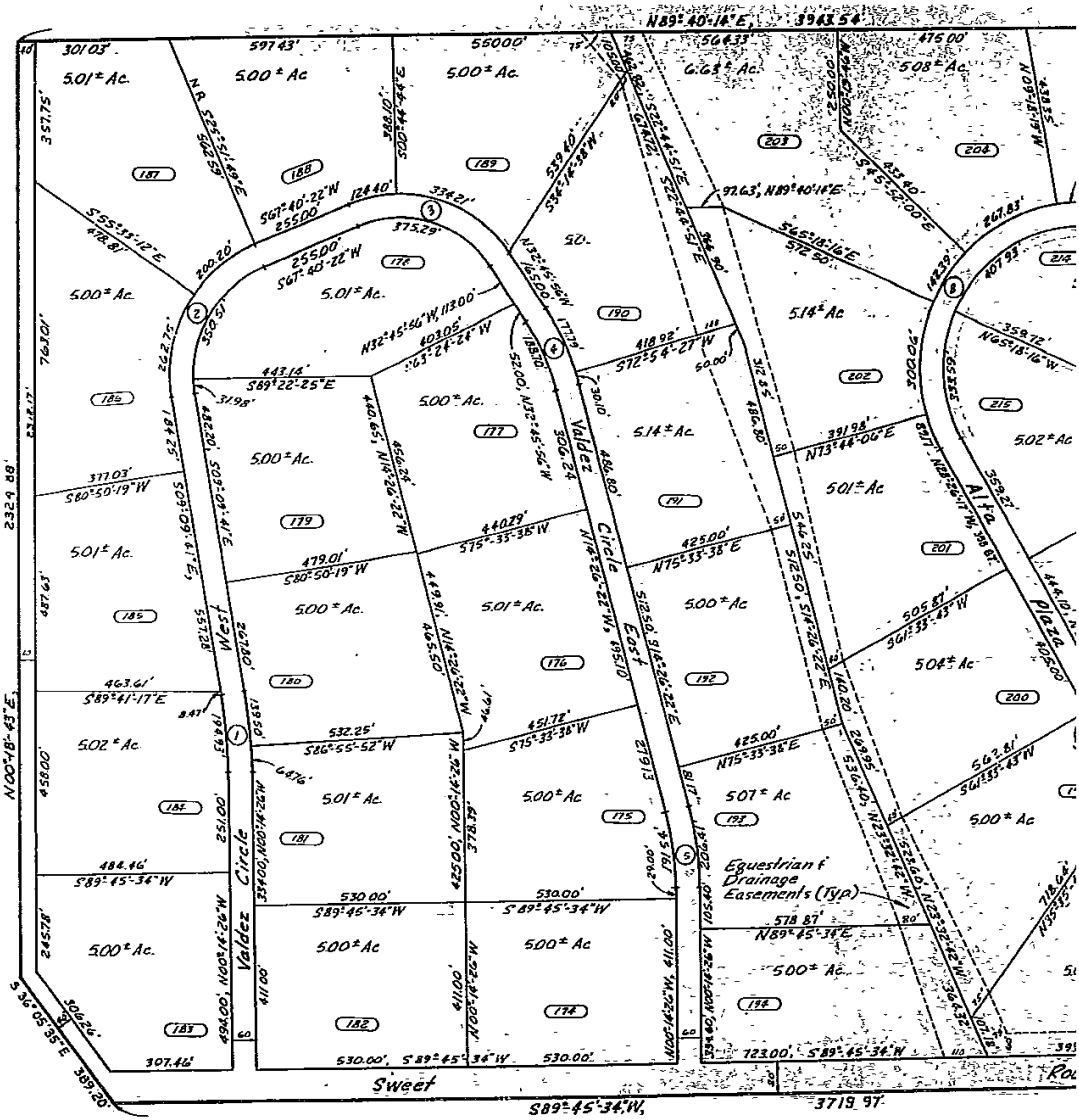


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REATA FILING NO. 1
EL PASO COUNTY, COLORADO
KARGICH & WEBER, INC.
 ENGINEERS - SURVEYORS

A3-62 3/14

State Highway No 217
 (cc. Row)



Legend
 (176) Lot Numbers
 (NR) Non-Recordal

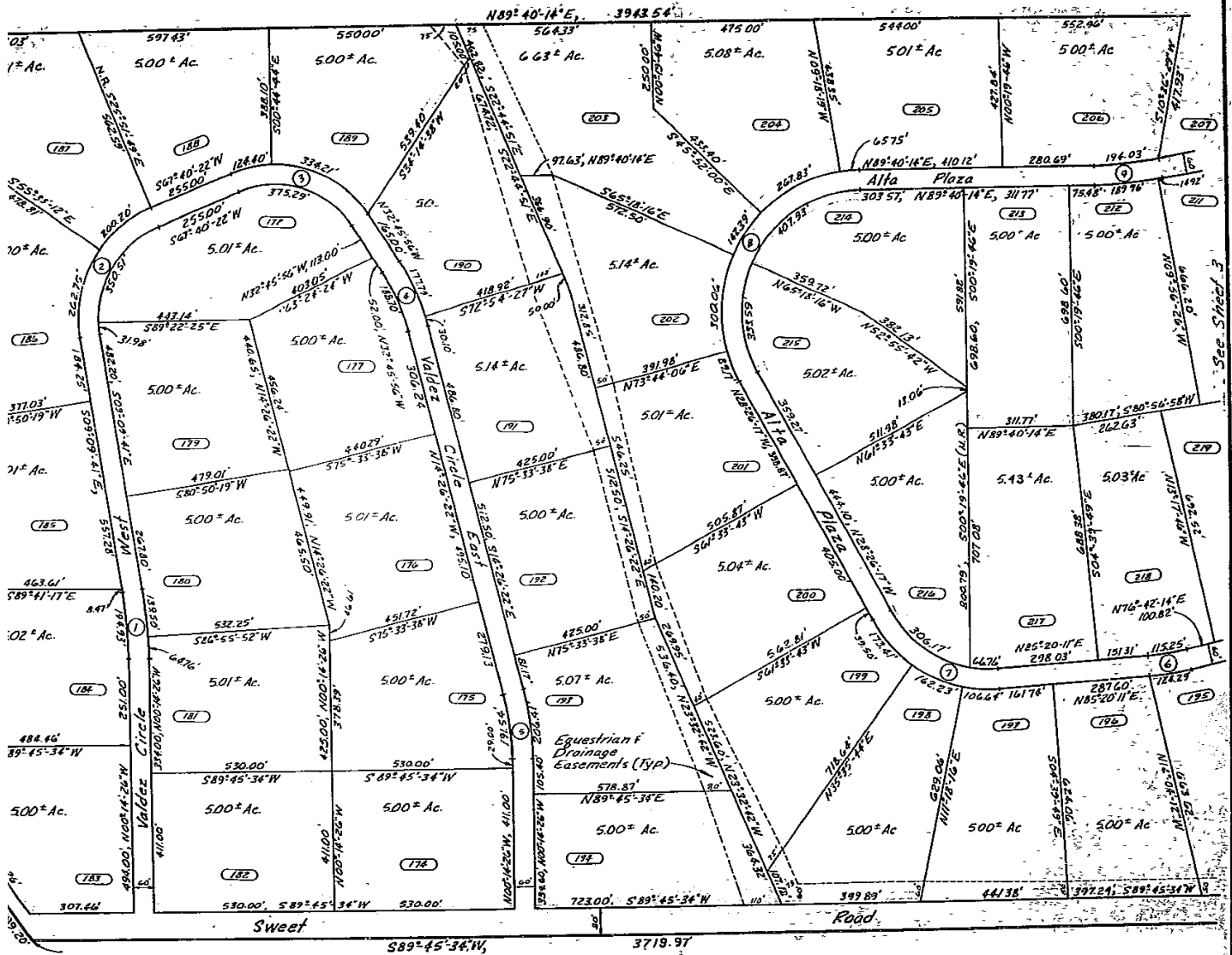
Drawn: L.A.B.
 Checked: S.L.H.

REATA FILING NO. 1 EL PASO COUNTY, COLORADO

KARCICH & WEBER, INC.
ENGINEERS - SURVEYORS

4369
62

A3-62 4/14



Legend
 (76) Lot Numbers
 (NR) Non-Radial

| Curve No. | Radius | Arc | Delta | Tangent |
|-----------|---------|--------|------------|---------|
| 1 | 1291.94 | 199.60 | 8°55'15" | 1000.00 |
| 2 | 315.23 | 422.72 | 76°50'04" | 250.00 |
| 3 | 300.26 | 416.95 | 79°33'42" | 250.00 |
| 4 | 619.95 | 198.39 | 18°19'34" | 100.00 |
| 5 | 802.92 | 198.98 | 18°11'56" | 100.00 |
| 6 | 794.97 | 119.77 | 8°37'57" | 100.00 |
| 7 | 352.65 | 407.61 | 66°19'33" | 230.00 |
| 8 | 389.72 | 803.37 | 118°06'31" | 650.00 |
| 9 | 1102.40 | 198.45 | 10°21'59" | 100.00 |

REATA FILING NO 1 EL PASO COUNTY, COLORADO

KARGICH & WEBER, INC.
ENGINEERS - SURVEYORS

S89°56'35"N; 1318.00'

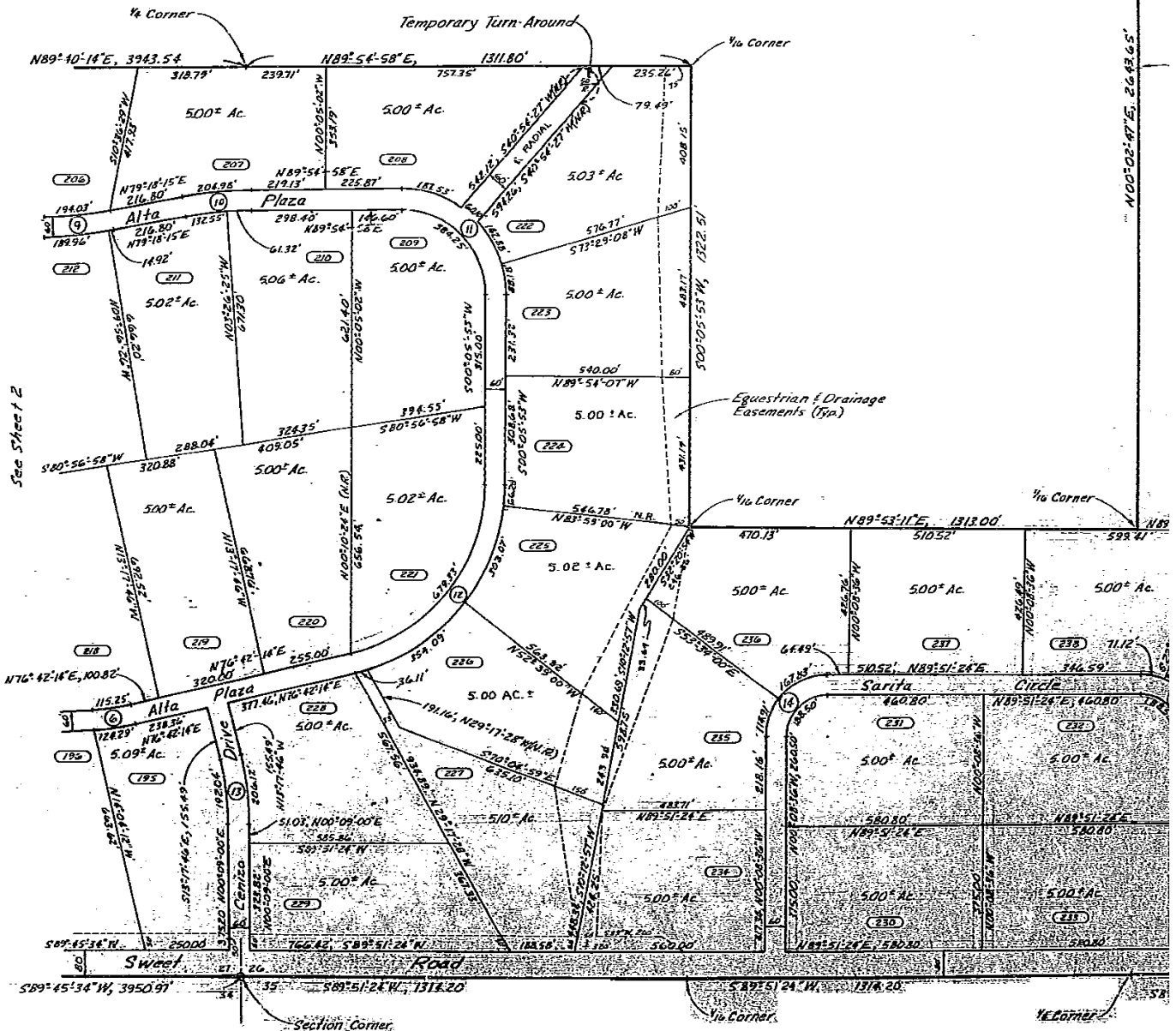
A3-62 5/14

| Curve No. | Radius | Arc | Delta | Tangent |
|-----------|---------|--------|-----------|---------|
| 10 | 1076.76 | 199.43 | 70°36'43" | 100.00 |
| 11 | 27413 | 431.47 | 90°10'55" | 215.00 |
| 12 | 55809 | 719.44 | 76°36'21" | 425.00 |
| 13 | 84837 | 119.08 | 13°26'46" | 100.00 |
| 14 | 15000 | 235.62 | 90°00'00" | 150.00 |
| 15 | 15000 | 235.62 | 90°00'00" | 150.00 |
| 16 | 494.16 | 291.26 | 33°46'15" | 150.00 |



Legend

- (11a) - Lot Numbers
- (NR) - Non Radial



Drawn: C.A.B.
Checked: S.L.B.

REATA FILING NO 1 EL PASO COUNTY, COLORADO

KARCICH & WEBER, INC.
ENGINEERS - SURVEYORS

See Sheet 6 of 7

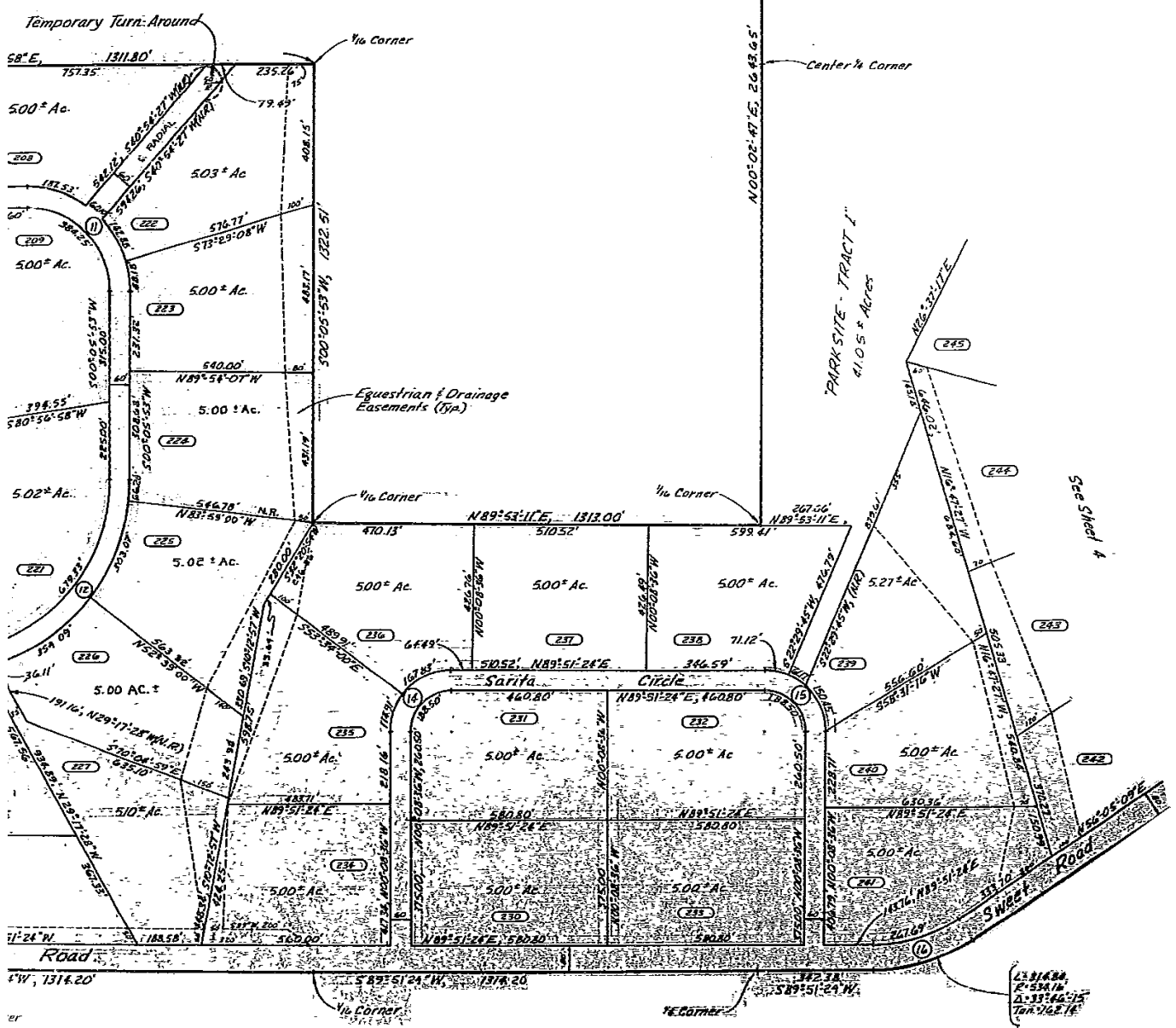
4369
62

A3-62 6/14

| Curve No. | Radius | ARC | Ch/100 | Tangent |
|-----------|---------|---------|-----------|---------|
| 10 | 1074.76 | 199.43 | 78°36'43" | 100.00 |
| 11 | 27613 | 431.47 | 90°10'55" | 27500 |
| 12 | 53809 | 719.44 | 76°36'21" | 42500 |
| 13 | 81831 | 1199.08 | 73°26'46" | 10000 |
| 14 | 15000 | 235.62 | 90°00'00" | 15000 |
| 15 | 15000 | 235.62 | 90°00'00" | 15000 |
| 16 | 194.16 | 291.26 | 33°46'15" | 15000 |

Legend

- (LN) - Lot Numbers
- (N.R.) - Non Radial

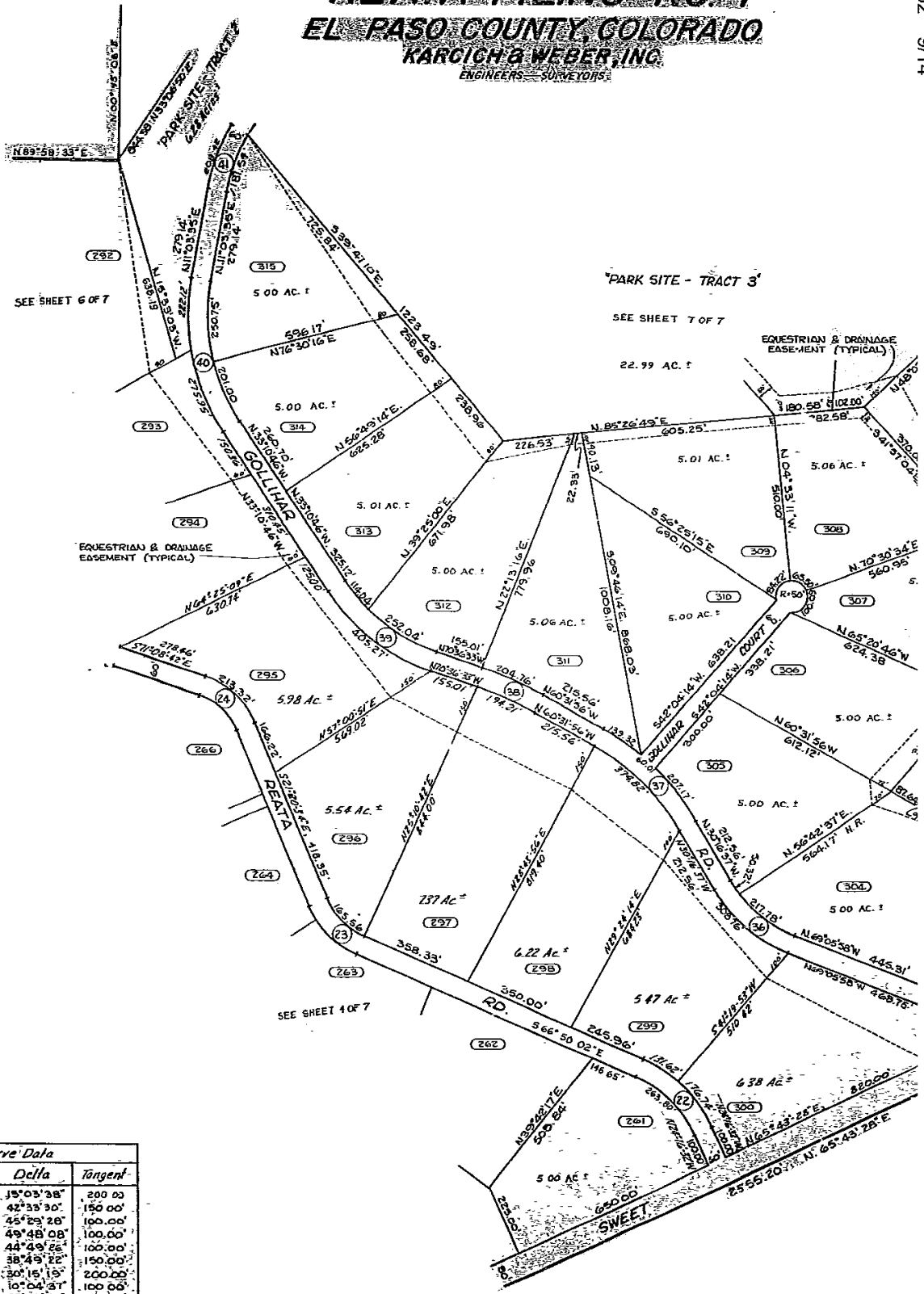


REATA FILING NO 1

EL PASO COUNTY, COLORADO

KARCICH & WEBER, INC.
ENGINEERS - SURVEYORS

A3-62 9/14



Scale: 1" = 200'
0 50 100 200

| Centerline Curve Data | | | | |
|-----------------------|---------|--------|-------------|---------|
| Curve No. | Radius | Arc | Delta | Tangent |
| 18 | 1747.18 | 378.27 | 15° 03' 38" | 200.00 |
| 22 | 385.14 | 286.08 | 42° 33' 30" | 150.00 |
| 23 | 238.53 | 189.38 | 45° 23' 28" | 100.00 |
| 24 | 215.42 | 181.25 | 49° 48' 08" | 100.00 |
| 35 | 242.47 | 189.69 | 44° 49' 25" | 100.00 |
| 36 | 425.68 | 288.43 | 38° 49' 22" | 150.00 |
| 37 | 739.81 | 390.66 | 30° 15' 15" | 200.00 |
| 28 | 1134.23 | 199.48 | 10° 04' 37" | 100.00 |
| 39 | 590.37 | 385.67 | 31° 25' 47" | 200.00 |
| 40 | 615.07 | 474.91 | 44° 14' 21" | 250.00 |
| 41 | 568.81 | 197.98 | 19° 56' 32" | 100.00 |
| 59 | 336.25 | 282.18 | 48° 01' 57" | 150.00 |
| 60 R | 1712.68 | 271.11 | 08° 07' 17" | 135.78 |
| 60 TPT | 1712.68 | 271.31 | 08° 58' 04" | 150.00 |

Legend
 (R) - Lot Numbers
 (NR) - Non-Radial

Drawn: WBT
 Checked: JFL

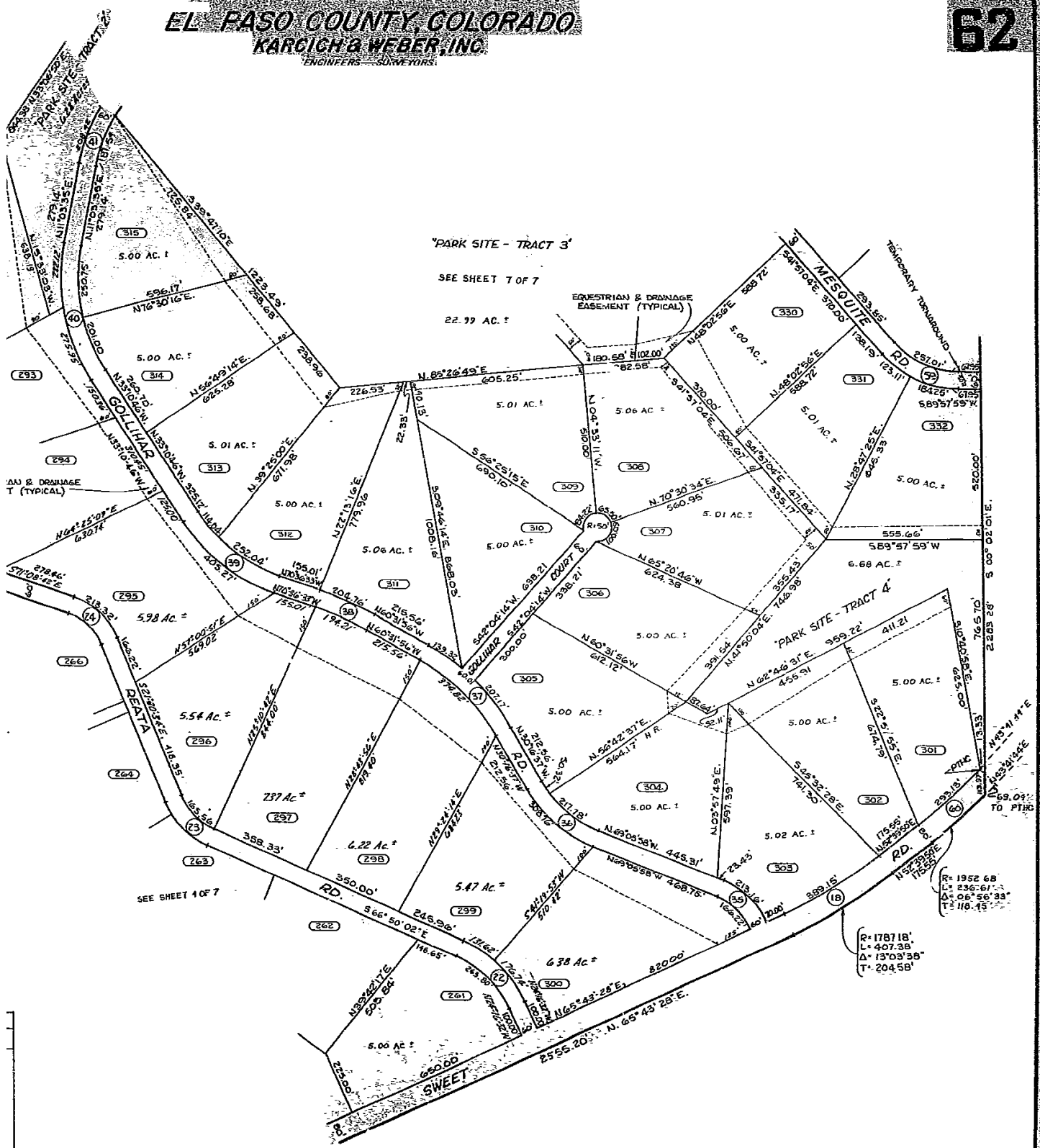
REATA FILING NO 1

EL PASO COUNTY, COLORADO

KARGICH & WEBER, INC.
ENGINEERS—SURVEYORS

4269
62

A3-62 10/14



"PARK SITE - TRACT 3"
SEE SHEET 7 OF 7
22.77 AC. ±

"PARK SITE - TRACT 4"
411.21 AC. ±

EAU & DRAINAGE T (TYPICAL)

EQUESTRIAN & DRAINAGE EASEMENT (TYPICAL)

TEMPORARY TURNAROUND

SEE SHEET 4 OF 7

R= 1952.68
L= 236.61
Δ= 06° 56' 33"
T= 118.15

R= 1787.18'
L= 407.38'
Δ= 13° 03' 38"
T= 204.58'

Legend

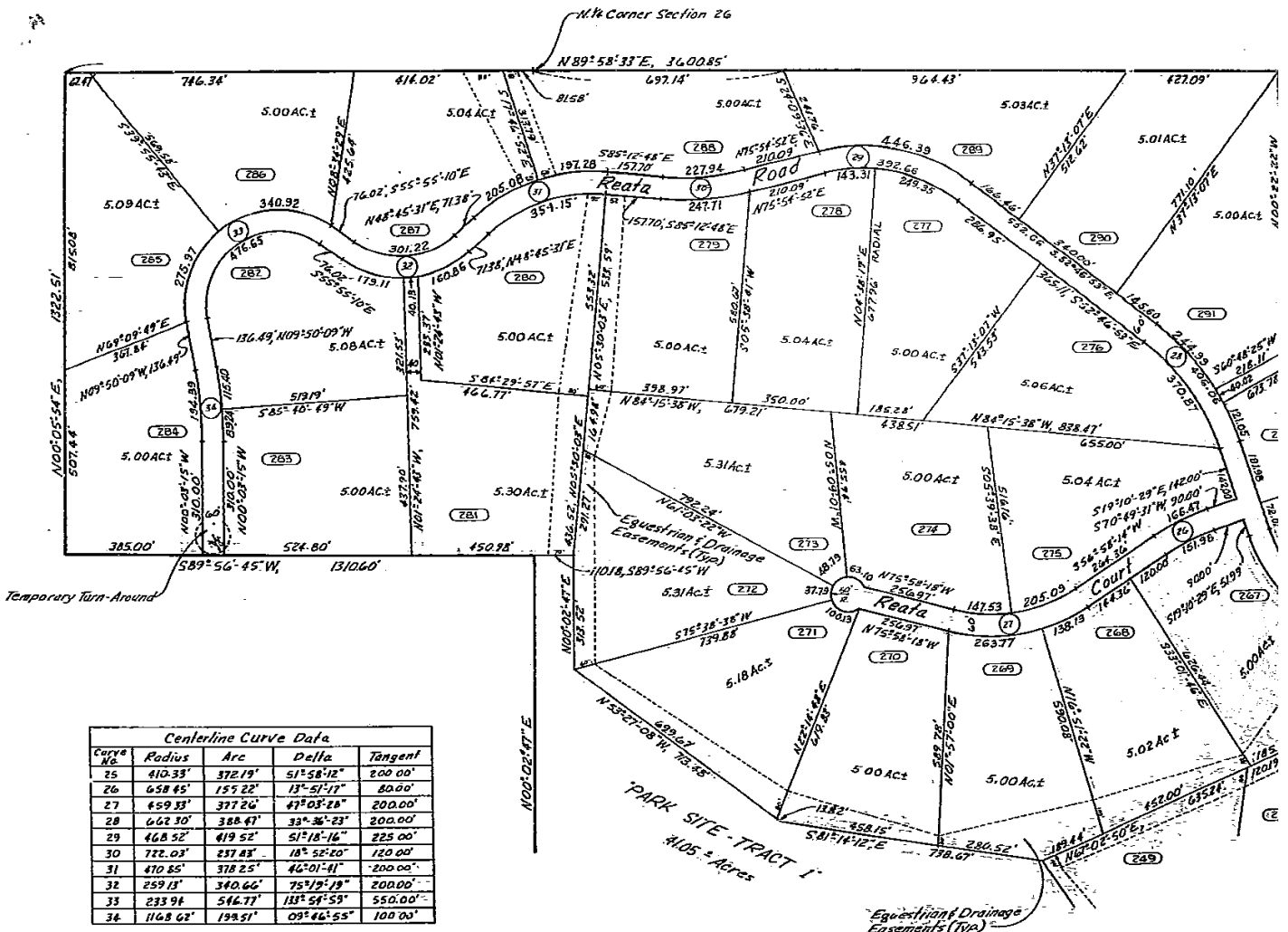
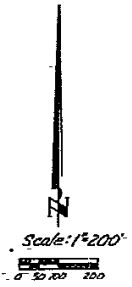
- (176) • Lot Numbers
- (NR) • Non-Radial

REATA FILING NO 1

EL PASO COUNTY, COLORADO

KARGISH & WEBER, INC.
ENGINEERS - SURVEYORS

A-3-62 11/14



Centerline Curve Data

| Curve No. | Radius | Arc | Delta | Tangent |
|-----------|----------|---------|------------|---------|
| 25 | 410.33' | 372.19' | 51°58'12" | 200.00' |
| 26 | 658.45' | 155.22' | 13°51'17" | 80.00' |
| 27 | 459.33' | 377.26' | 47°03'28" | 200.00' |
| 28 | 662.30' | 388.47' | 33°36'23" | 200.00' |
| 29 | 468.52' | 419.52' | 51°18'16" | 225.00' |
| 30 | 722.03' | 237.83' | 18°52'20" | 120.00' |
| 31 | 470.85' | 378.25' | 46°01'41" | 200.00' |
| 32 | 259.13' | 340.66' | 75°19'19" | 200.00' |
| 33 | 233.94' | 544.77' | 131°51'59" | 550.00' |
| 34 | 1168.02' | 199.51' | 09°46'55" | 100.00' |

Legend
 (TLB) - Lot Numbers
 (NR) - Non-Radial

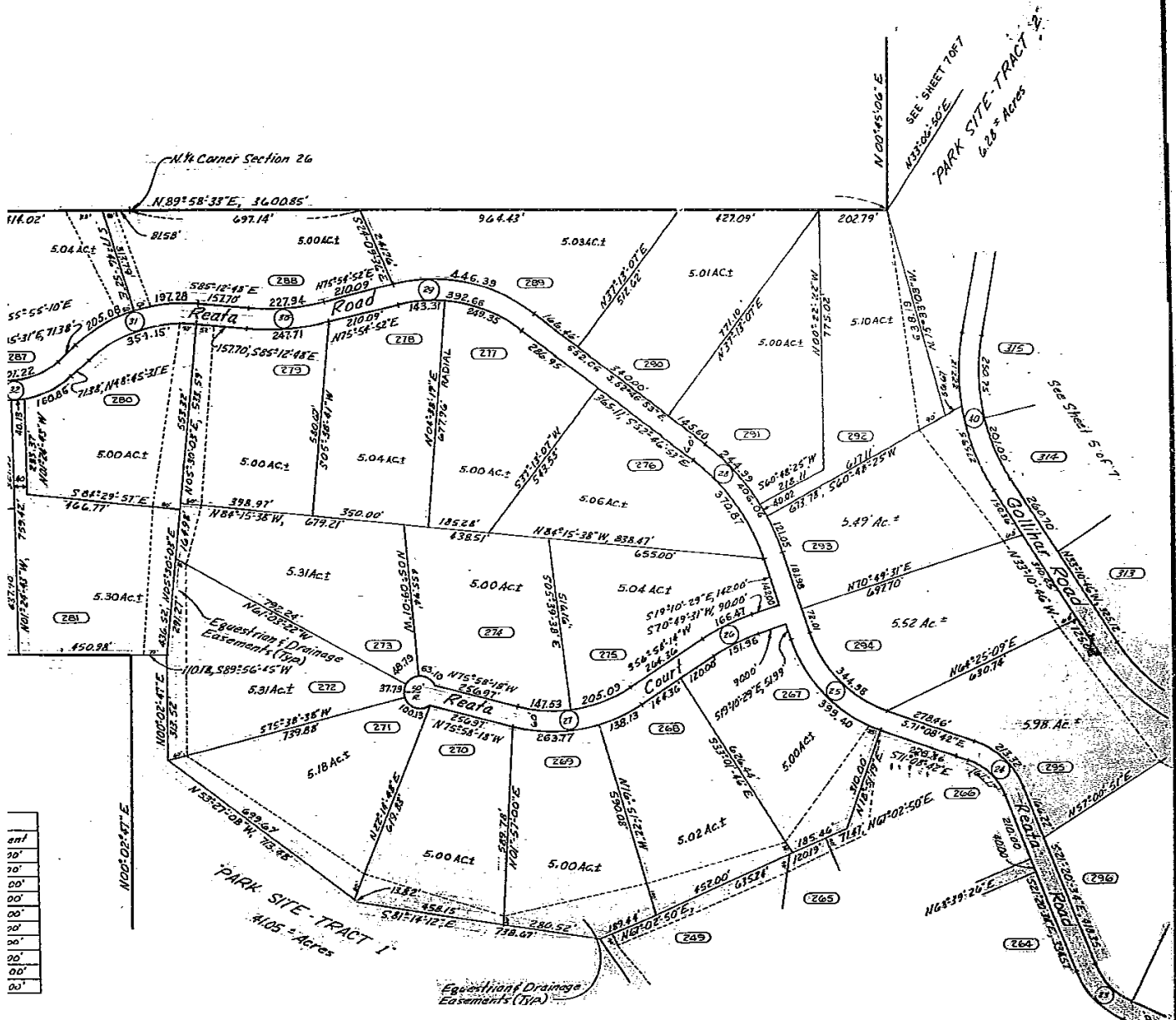
Drawn: L.A.B.
 Checked: S.P.N.

SEE SHEET 4 OF 7.

REATA FILING NO. 1
EL PASO COUNTY, COLORADO
KARGISH & WEBER, INC.
 ENGINEERS - SURVEYORS

4369
62

A3-62 12/14



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| ent |
| 90' |
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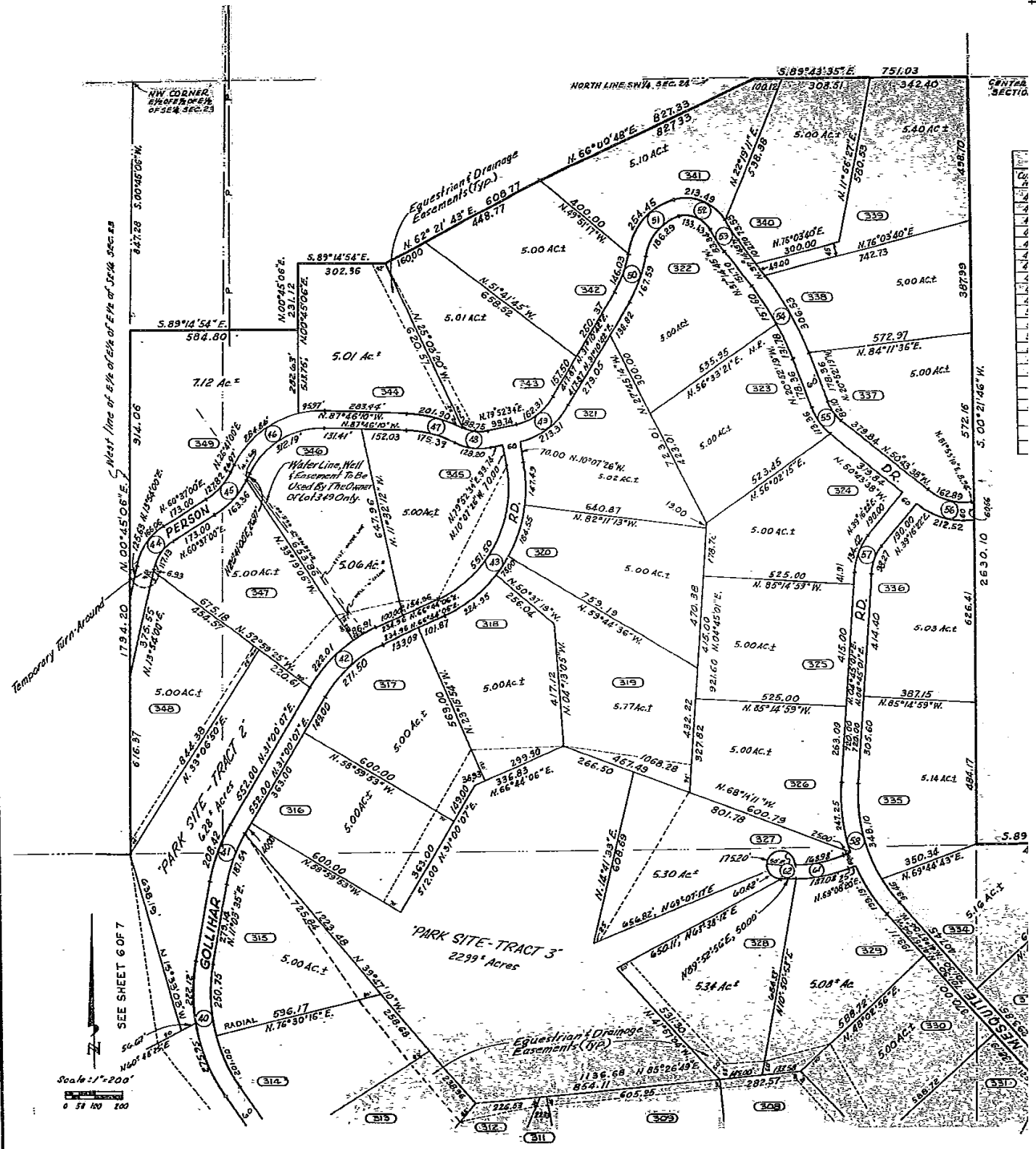
SEE SHEET 4 OF 7

REATA FILING NO 1

EL PASO COUNTY, COLORADO

KARCICH & WEBER, INC.
ENGINEERS—SURVEYORS.

A-3-62 13/14



Drawn: J.A.E.
Checked: J.P.H.

SEE SHEET 5 OF 7

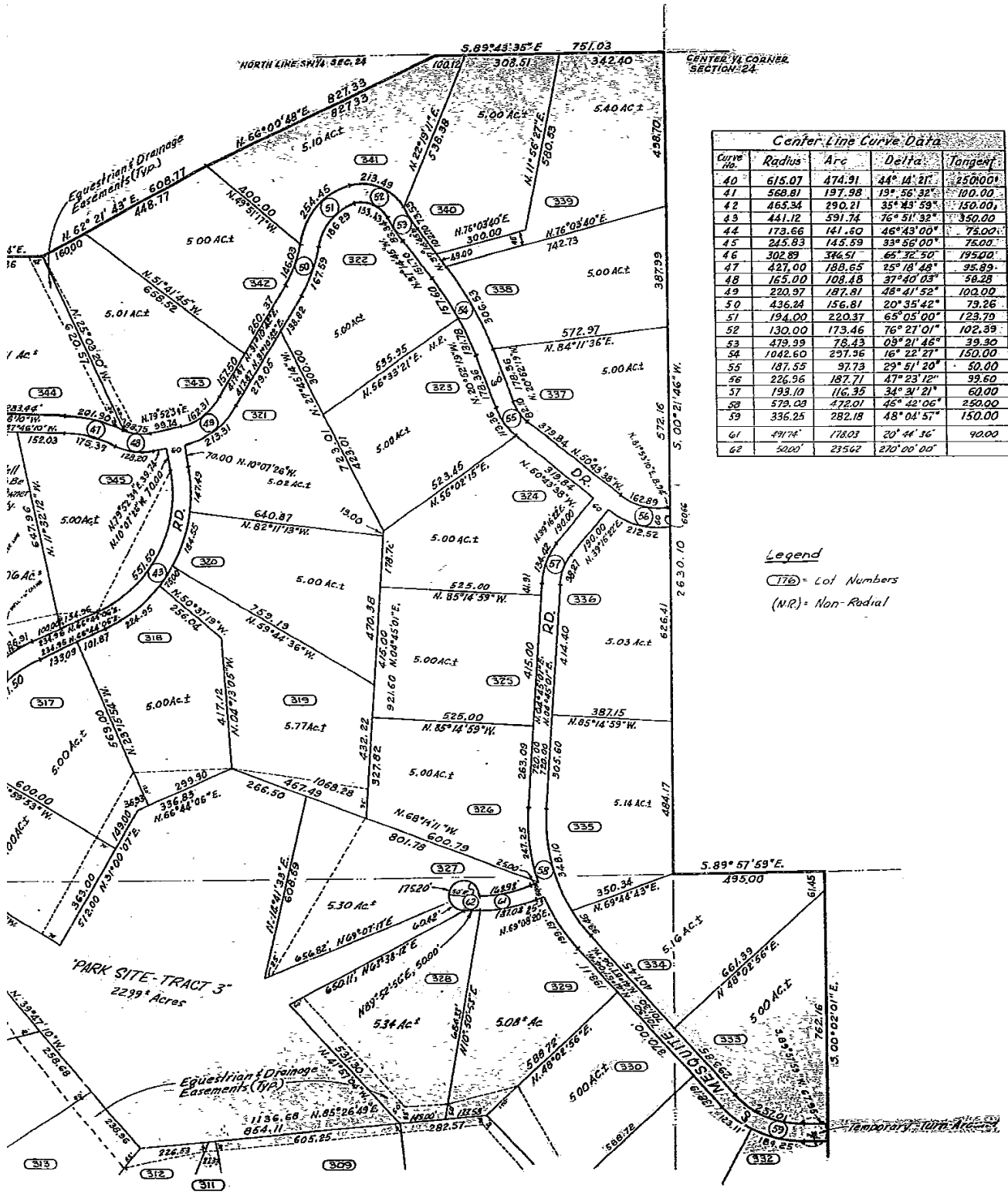
REATA FILING NO 1

EL PASO COUNTY, COLORADO

KARCICH & WEBER, INC.
ENGINEERS-SURVEYORS

4369
62

A-3-62 14/14



Center Line Curve Data

| Curve No. | Radius | Arc | Delta | Tangent |
|-----------|---------|--------|--------------|---------|
| 40 | 615.07 | 474.91 | 44° 14' 31" | 250.00 |
| 41 | 568.81 | 197.98 | 19° 56' 32" | 100.00 |
| 42 | 465.34 | 290.21 | 35° 43' 59" | 150.00 |
| 43 | 441.12 | 591.74 | 76° 51' 32" | 350.00 |
| 44 | 173.66 | 141.60 | 46° 43' 00" | 75.00 |
| 45 | 245.83 | 145.59 | 33° 56' 00" | 75.00 |
| 46 | 302.89 | 346.51 | 66° 32' 50" | 195.00 |
| 47 | 427.00 | 188.65 | 25° 18' 48" | 95.89 |
| 48 | 165.00 | 108.48 | 37° 40' 03" | 58.28 |
| 49 | 220.97 | 187.81 | 48° 41' 52" | 100.00 |
| 50 | 436.24 | 156.81 | 20° 35' 42" | 79.26 |
| 51 | 194.00 | 220.37 | 65° 05' 00" | 123.79 |
| 52 | 130.00 | 173.46 | 76° 21' 01" | 102.39 |
| 53 | 479.99 | 78.43 | 09° 21' 46" | 39.30 |
| 54 | 1042.60 | 297.96 | 16° 22' 27" | 150.00 |
| 55 | 187.55 | 97.73 | 29° 51' 20" | 50.00 |
| 56 | 226.96 | 187.71 | 47° 23' 12" | 99.60 |
| 57 | 193.10 | 116.35 | 34° 31' 21" | 60.00 |
| 58 | 579.03 | 472.01 | 46° 42' 06" | 250.00 |
| 59 | 336.25 | 282.18 | 48° 04' 57" | 150.00 |
| 61 | 491.78 | 178.03 | 20° 44' 36" | 90.00 |
| 62 | 500 | 235.62 | 270° 00' 00" | |

Legend
 (776) = Lot Numbers
 (NR) = Non-Radial