A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING A FINAL PLAT AND DEVELOPMENT AGREEMENT FOR THE BRIGHTON CROSSING FILING NO. 6 SUBDIVISION, AN APPROXIMATELY 63.821 ACRE PROPERTY, GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH 40<sup>TH</sup> AVENUE AND SOUTHERN STREET, SOUTH OF FIRE STATION 52, AND WEST OF MT. ELBERT STREET, MORE PARTICULARLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; AUTHORIZING THE MAYOR TO EXECUTE THE DEVELOPMENT AGREEMENT ON BEHALF OF THE CITY; AND SETTING FORTH OTHER DETAILS RELATED THERETO

WHEREAS, Brookfield Residential (Colorado) LLC (the "Owner"), owns an approximately 63.821 acre property that is generally located at the northeast corner of the intersection of South 40th Avenue and Southern Street, south of Fire Station 52, and west of Mt. Elbert Street and more specifically described in <u>Exhibit A</u>, attached hereto (the "Property"); and

WHEREAS, Tom Jansen of Ware Malcomb (the "Applicant"), on behalf of Owner, has requested approval of the Brighton Crossing Filing No. 6 Final Plat, attached hereto as <a href="Exhibit B">Exhibit B</a> (the "Final Plat"); and

WHEREAS, the Property, on December 16, 1986, was annexed to the City of Brighton (the "City") as part of the Bromley Park II Annexation; and

WHERAS, the Property, on December 16, 1986, was zoned as part of the Bromley Park PUD (Planned Unit Development) 1st Amendment for Single Family Detached and Attached residential uses; and

WHERAS, the Property, on October 21, 1994, was zoned as part of the Bromley Park PUD 2nd Amendment for Multi-Family residential uses; and

WHEREAS, the Planning Commission, during a public hearing held on October 24, 2019, approved a Preliminary Plat for the Property; and

WHEREAS, on August 4, 2020, the Bromley Park P.U.D. (Planned Unit Development) 24<sup>th</sup> Amendment was approved by City Council setting the current zoning for the Property; and

WHEREAS, a Notice of Public Hearing was mailed to all property owners within 1,000 feet of the Property, a public notice was published on the City's website, and three (3) signs were posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; and

WHEREAS, the City Council must use the version of the *Land Use and Development Code* in effect at the time the Applicant submitted the application for the Final Plat on March 17, 2019 for its review related to the application; and

WHEREAS, the City Council conducted a public hearing, during a regularly scheduled meeting, on August 15, 2023, to review and consider the Final Plat application and Development Agreement for the Property; and

WHEREAS, at the public hearing, the City Council received and considered all relevant evidence and testimony from City Staff, the Applicant, and other interested parties, including the public at large; and

WHEREAS, the City Council has reviewed the Final Plat pursuant to the applicable provisions and criteria set forth in the *Land Use and Development Code*; and

WHEREAS, the City Council finds and declares that the Final Plat does comply with the requirements of the Subdivision Regulations procedures and regulations, provides consistency with the purpose and intent of the regulations, provides compatibility with surrounding areas, is harmonious with the character of the neighborhood, is not detrimental to the immediate area, is not detrimental to the future development of the area, and is not detrimental to the health, safety, or welfare of the inhabitants of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO AS FOLLOWS:

- <u>Section 1</u>. The Brighton Crossing Filing No. 6 Final Plat, attached hereto as Exhibit B, is hereby approved.
- <u>Section 2</u>. The Brighton Crossing Filing No. 6 Development Agreement, attached hereto as Exhibit C, is hereby approved.
- Section 3. The Mayor is hereby authorized to execute the Final Plat and Development Agreement for the Brighton Crossing Filing No. 6 Final Plat, and in furtherance thereof, the City Manager, or designee, is hereby authorized and directed to execute such additional documents, agreements and/or related instruments, and to take such acts as are reasonably necessary, to carry out the terms and provisions of the Agreement, for and on behalf of the City of Brighton.

RESOLVED, this 15<sup>th</sup> day of August 2023.

	CITY OF BRIGHTON, COLORADO
ATTEST:	GREGORY MILLS, Mayor
NATALIE HOEL, City Clerk	
APPROVED AS TO FORM:	
YASMINA GIBBONS, Deputy City Attorney	

### EXHIBIT A LEGAL DESCRIPTION

### DEDICATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING WORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, SOUTH 00"25"47" EAST, A DISTANCE OF 761.23 FEET;

THENCE NORTH 89"34"28" EAST, A DISTANCE OF 55.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 40TH AVENUE, RECORDED AT RECEPTION NO. 2014000028204 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BRIGHTON CROSSING FILING NO. 5, A PLAT RECORDED AT RECEPTION NO. 2016000039271 IN SAID RECORDS, AND THE POINT OF BEGINNING.

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND ALONG SOUTHERLY BOUNDARY OF A 10 FOOT WIDE FIRE EASEMENT RECORDED AT RECEPTION NO. 2017000013467 IN SAID RECORDS, NORTH 89'34'28" EAST, A DISTANCE OF 844 73 FFFT-

THENCE DEPARTING SAID SOUTHERLY BOUNDARY OF THE FIRE EASEMENT, NORTH 00'25'32" WEST, A DISTANCE OF 90.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 363.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66"14"19", AN ARC LENGTH OF 419.66

THENCE DEPARTING SAID CURVE RADIALLY, SOUTH 24'11'13" EAST, A DISTANCE OF 18.00 FEET TO THE BOUNDARY OF TRACT A, AS SHOWN ON THE PLAT OF BRIGHTON CROSSING FILING NO. 4 RECORDED AT RECEPTION NO. 20051130001311690 IN SAID RECORDS, AND THE BEGINNING OF A CONCENTRIC CURVE TO THE AFOREMENTIONED SAID CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 345.00 FEET THE RADIAL POINT OF SAID CURVE BEARS SOUTH 24'11'13" FAST:

THENCE ALONG THE BOUNDARY OF SAID TRACT A THE FOLLOWING TWELVE (12) COURSES;

- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66"14"19", AN ARC LENGTH OF 398.65 FEET;
- SOUTH 00'25'32" EAST, A DISTANCE OF 517.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET;
- 3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90'00'00", AN ARC LENGTH OF 36.13 FEET;
- NORTH 89'34'28" EAST, A DISTANCE OF 288.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57"21"08", AN ARC LENGTH OF 23.02 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 53.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114'42'16", AN ARC LENGTH OF 106.10 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET;
- 7. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57"21"08", AN ARC LENGTH OF 23.02 FEET;
- NORTH 89'34'28" EAST, A DISTANCE OF 113.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 232.00 FEET;
- 9. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20'56'33", AN ARC LENGTH OF 84.80 FEET;
- NORTH 68'37'55" EAST, A DISTANCE OF 86.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 268.00 FEET;
- 11. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21"04"51", AN ARC LENGTH OF 98.61 FEET;
- NORTH 89\*42'46" EAST, A DISTANCE OF 144.37 FEET TO THE WESTERLY BOUNDARY OF BRIGHTON CROSSING FILING NO. 3, RECORDED AT RECEPTION NO. C1271524 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES;

- SOUTH 0017'14" EAST, A DISTANCE OF 36.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00'17'14" EAST;
- 2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90'00'00". AN ARC LENGTH OF 36.13 FEET:
- TANGENT TO SAID CURVE, SOUTH 00'17'14" EAST, A DISTANCE OF 100.34 FEET TO THE BOUNDARY OF THE VILLAGE SUBDIVISION, RECORDED AT RECEPTION NO. C0903809 IN SAID RECORDS;

THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES;

- 1. SOUTH 89'43'03" WEST, A DISTANCE OF 138.28 FEET;
- SOUTH 00°24'19" EAST, A DISTANCE OF 1,301.58 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SOUTHERN STREET, AS RECORDED AT RECEPTION NO. 2014000028204 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89"43"40" WEST, A DISTANCE OF 1,629.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00"14"44" WEST;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'46", AN ARC LENGTH OF 86.25 FEET TO SAID EASTERLY RIGHT-OF-WAY OF SOUTH 40TH AVENUE:

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00'25'47" WEST, A DISTANCE OF 1,787.50 FEET TO THE POINT OF BEGINNING:

CONTAINING AN AREA OF 63.821 ACRES, (2,780,063 SQUARE FEET), MORE OR LESS.

### EXHIBIT B FINAL PLAT

### 4. INDICH 8674725" EAST, A DISTANCE OF 200.04 FEET TO THE BECANNING OF A TANABUT CURVE CONCAVE MORTHWESTERLY HANNIN A RAQUES OF 20.00 FEET; NORTH 6807765" EAST, A DISTANCE OF 86.88 FEET TO THE BEDWARDS OF A TANABUT CURVE CONCAVE SOUTHBOILY MAKING A RADIUS OF 268.00 FEET; 3. SUPPEASIBLY ALONG SHE CHIEF INFOUGH A CONTRAL ANGLE OF SCOOLOG, AN ARC LONGTH OF SELS PERF. MORTH 3940746" EAST, A DISTANCE OF 144.37 FEET TO THE MESTERLY BOUNDARY OF BROWNING ORIGISMS FILMS NO. 3, RECORDED AT MEDIPHICA MA. CH271524 M. SAID RECORDS. 11. EASTERLY ALONG SAID CURNE IMPOUGH A CENTRAL ANGLE OF 21'04'51", AN ARC LENGTH OF SILVE FEET; HONE ROBBEASTERY ALONG SAID CURVE THROUGH A CENTRAL ANALE OF REVE'TO", AN ARC LEHOTH OF ARROSS THEY TO THE RECOMMENS OF A CAMBERY CONCLARY SOUTHEASTERLY HAVINGS A RADIUS OF JUCASO THEY, DEDICATION & ACKNOWLEDGEMENT BOTH ALL BITS THE PROSTRET BITS THE UNDESCRIPTION ALL BITS THE PROSTRET BITS THE UNDESCRIPTION AND A RESISTANCE OF A PROSTRET BITS THE UNDESCRIPTION AND A RESISTANCE OF A PROSTRET BITS THE UNDESCRIPTION AND A RESISTANCE OF A PROSTRET BITS THE WARRANT OF A PROSTRET BITS THE WARRANT OF A PROSTRET BITS OF A Herne Alling sam deringen form ing-mak, south asketaut meist. A eccamat of locals feet to ing Remains of a rike injected come comeant expressions y mains a regions of scale feet, the anguls point of sam curre beads warth odder mest. 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THEN'T ALCHO SAID BOUNDARY THE FOLLOWING TWO (2) COURSES; THENCE ALONG THE BOUNDARY OF SAID TRACT A THE FOLLOWNG THEIRE (12) COURSES: inenaz alono ine nest line of said normnest divarier, south dozsó47° east, a distance of 781.23 feet ZAMAZNOJNO AT THE NORTHMEST CORNER OF THE NORTHMEST CHARTER OF SAID SECTION 10; SOUTH BONDON WEST, A DISTANCE OF 138-28 FEET, TANGENT TO SAID CHEME, SOUTH 001774" EAST, A DISTANCE OF 100,34 FEET TO THE BOUNDARY OF THE VILLAGE SHEWHOOM, RECORDED AT RECEPTION NO. CONCORDS IN SAID RECORDS. EASTERLY ALCHO SAID CIRRE THROUGH A CENTRAL AWAIE OF 1844219", MA ARC LEWOTH OF 106.10 FEET TO THE BECOMMINE OF A TUMBENT PETROSE CORNE CONCAVE HORTHOLASTERLY HARMS A PAULOS OF 23.00 FEET; MONDESCRIPT, ALONG SHIP CHROCKEN A CRUTHAL ANGLE OF STOTOS", AN ARC LENGTH OF 22.02 FEET TO THE RECEMBER OF A TANGENT REMINES CHROCKE CONCAVE STUTHERLY HAWAR A RACIUS OF \$3.00 FEET; SOTH ODDATOF DUST, A DISTANCE OF 1,201,58 FEET TO THE MORNESLY RIGHT-OF-WAY OF SOUTHERN STREET, AS RECORDED AT RECEPTION NO. 2014000022504 NI SAID RECORDES SOUTHEASTERLY ALDING SAID CHEME THROUGH A CENTRAL AMOLE OF SCOOLOG, AM ARC LENGTH OF 36.15 FEET, SUTH OUTFOR EAST, A DESIMEN OF SLAD FIXET TO THE RECOMMEND OF A MAN-TAMBENT CHARGE CONFIDER SUCH HARMS A RADIUS OF SLAD FIXET, THE SAMELS FORM OF SUP CLIENT RELIES SOUTH OUTFOR SAME. EKSTERLY ALCHO SAID CIRKE IMPOUGH A CENTRAL ARRIE OF 20'55'CS", AN ARC LENGTH OF SAJAD FEETS with apply exet, a distance of 113.54 feet to the beginning of a tandent curve compare morningly manner a faculty of 232.00 feet. SOUTHEASTERLY ALONG SAID CHENE THROUGH A CENTRAL ANGLE OF ST'21'06", AN ARC LENGTH OF 23:02 FEET, SOUTH 002572" EAST, A DISTANCE OF SULFF FEET TO THE REGINNING OF A TANGENT CHINE CONCARE HOWERESTERLY HAVING A RAPHIS OF 25.00 FEET; SOUTHWESTERLY ALONG SAID CURNE THROUGH A CENTRAL AWAIE OF RETAYS!", AN ARC LENGTH OF 308.05 FEET. A PORTION OF THE NORTHWEST 1/4 BRIGHTON $\Gamma ON\ CROSSING\ FILING\ NO.\ 6$ 1/4 of section 10, township 1 south, range 66 west of the sixth principal meridian, city of brighton, county of adams, state of colorado OWNER THIS COUNTY OF \_\_\_ (COLORADO) LLC, A NEVADA LIMITED LIABILITY COMPANY THE PORECONS DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE WE THIS \_\_\_\_\_ DAY OF STATE OF \_\_\_ MINESS MY HAND AND OFFICIAL SEAL brookfield residential (colorado) LLC, a nevada limited liability company COMMISSION EXPRES: **BWN** NOTARY PUBLIC BRIDGE ST DAY OF FINAL PLAT OF 40TH AVE SHEET 1 OF 12 VICINITY MAP SOUTHERN ST 릚 Ĕ -SITE 20\_\_ A.D. OF BROOKFIELD RESIDENTIAL S 50TH AND BY ARTHORY K. PEAL ANTHORY DIRECTOR, P.L.S. 38538 FOR ANTHORY OF METAL TO CONSULTANTS, NO. 700 E. MEEDAL ANDLE, SHIE 1 UTILITOR, CO., 40122 (200) 773-1869 A WHINDIN'S FEMIL, A DUST UDDESSE PROFESSIONAL LIMB SHRAYON, RECISERING IT HE STATE OF COLORADO DO RETREE CERTE YOU HAVE A PROFESSIONAL LIMB SHRAYON RESISERING IT HE STATE OF COLORADO RECISERING THE STATE OF COLORADO RECISERIO RECEPTION NO. COUNTY CLERK AND RECORDER CLERK AND RECORDER'S CERTIFICATE THIS FINAL FLAT WAS FLED FOR RECORD IN THE OFFICE OF THE JOANS COUNTY RECORDER, AN THE STATE OF COLORADO, AT \_\_\_\_\_\_\_\_, ON THE \_\_\_\_\_\_\_\_\_DAY NOTICE REP HE STATE OF COMMAND ROADS OF LICENSES FOR AMORTICES, REPORTSONAL DESIGNATION OF THE PROPERTY AS A USE OF CONTRACT AS A MERCAN CONTRACT AS A MERCAN CONTRACT AS A MERCAN CONTRACT A MERCANTY OF COMMAND OF MERCAN CONTRACT, EMPERISON OF PROPERTY AND AS A MANY TO PROSECUE OF THE AMORTICE AND ADMINISTRATION OF AS A MERCAN CONTRACT AND ASSAULT ASSAULT ASSAULT AS A MERCAN CONTRACT AND ASSAULT AS A MERCAN CONTRACT AS A MERCAN CONTRACT AND ASSAULT AS A MERCAN CONTRACT AND ASSAULT AS A MERCAN CONTRACT AS A ME SURVEYOR'S CERTIFICATE: INFORCE ADDRESSES TO CALCERADO LAW YOU MUST COMMENCE ANY EIGHA, ACTION BASED HOW MAY EDITED IN A MAY AND THE SESSION WHITE THE SESSION THAT SESSION WHICH THE SESSION WHITE SESSION THAT SESSION WHICH THAT SESSION WHICH THAT SESSION WHITE SESSION WHIT SESSION WHITE SESS MAYOR: GREGORY MILLS TRACTS 2107 RIGHT-OF-WAY ALDEGG AZTEC DESCRIPTION SUBDIVISION DATA TABLE NUMBER 263 CITY CLERK: NATALE HOEL 63.821 ACRES 12,650 ACRES 11.680 ACRES 39.491 ACRES ACRES SHEET 1 OF 12 COERX AND 07-25-201

# FINAL PLAT OF

BRIGHTON A PORTION OF THE NORTHWEST 1/4 OF SI TON CROSSING FILING 144 OF SECTION 10, TOWNSHIP I SOUTH, RANGE 66 WEST OF CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO 10.6

# SHEET 2 OF 12

		TRACT SUM	TRACT SUMMARY TABLE	
TRACT	AREA (SO.FT)	AREA (AC ±)	380	OWNED BY / MAINTAINED BY
TRACT A	279,084	6.407	DRAINAGE	B.C.O.B. / B.C.O.B.
TRACT B	2,602	0.060	LANDSCAPE	B.C.O.B. / B.C.O.B.
TRACT C	161,723	3.713	PARK	B.C.O.B. / B.C.O.B.
TRACT D	44,370	1,019	LANDSCAPE	B.C.O.B. / B.C.O.B.
TRACT E	3,212	0.074	LANDSCAPE	B.C.O.B. / B.C.O.B.
TRACT F	35,668	0.819	LANDSCAPE	B.C.O.B. / B.C.O.B.
TRACT 6	19,412	0.446	LANDSCAPE	B.C.O.B. / B.C.O.B.
TRACT H	4,860	0.112	LANDSCAPE	B.C.O.B. / B.C.O.B.
TOTAL	550,931	12.650	B.C.O.B. = BRIGHTO	B.C.O.B BRIGHTON CROSSING OPERATIONS BOARD

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  ALMANIAN CAP STAMPED TS 24995" HI A FANCE BOX, ASSUMED TO BEAR SOUTH
  OUTZING EAST.
- 2. ANY PERSON WHICH DEPARTS OF MORRHALD TO MICES TO BE READYDD ANY CARREST OF MICES AND ANY CARREST ANY CARRES
- DISTANCES ON THE PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF, A U.S. SURVEY FOOT IS DEFINED AS EXACILY 1200/2007 METERS.
- A JOHEN WATYS TELEMENTE TO BE OLIZIER HE UTS WORMTH CHANGE LOOK. YOUR DESIGNATION OF THE WATER THROUGH THROU
- SUPPLACE ACCESS FOACS CAPABLE OF WINISTANCIAN INC. WHOSED LOACS OF FRE APPARATUS AND ALL REGISERD REF HIGGERTS SAML BE RETALED AND MADE SERVICEABLE PRICE TO AND DIRENG CONSTRUCTION.
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- A BLANKET MANTENANCE ACCESS EASEMENT IS GRANTED OVER TRACT A TO SOUTH BEEBE METRO DISTRICT.

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CURVE	DELTA	661419*	90'00'00"	57"21"08"	114'42'16"	57'21'08"	2056'33"	21'04'51"	90'00'00"	89'50'46"	341091591	28'08'27"	28'24'24"	90'00'00"	87'42'55"	93'14'05"	200,00,00	89'59'45"	200,00,00	90'00'00"	34'09'59"	90'00'00"	89'32'45"	90'00'15"	90'00'00"	00,00,00
TABLE	RADIUS	345.00	23.00'	23,00	53.00′	23.00	232.00'	268,00"	23.00"	55,00	15.00	19.00'	19.00	23.00'	23.00'	23.00'	23.00"	19.00	23,00	23.00"	15.00"	23.00"	23.00'	19.00"	23.00'	23.00
	LENGTH	398.85	36.13	23.02	106.10"	23.02'	84.80'	,19'86	36.13	86.25	8.94	9.33'	9.42	36.13	35.21	37.43'	36.13	29.84	36.13	36.13	8,94"	36.13	36.13	29.85	36.13	36,13
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CURVE	DELTA	90'01'13"	89'58'47"	30'01'13"	89'58'47"	90'01'13"	89'58'47"	93'51'36"	*00'00'8	90'00'00"	89'58'47"	90'00'00"	90'01'13"	89'59'45"	90'00'15"	90'00'00"	95'37'30"	86"01"45"	00'00'00"	90'00'00"	90'00'00"	00'00'00"	90'00'00"	,00,00,00	90'16'43"	90'00'00"
31871	RADIUS	23.00'	23.00'	23.00	15.00′	15.00	23.00'	23,00'	23.00	23.00'	23.00	23.00'	23.00'	19.00'	19.00	23.00'	23.00	23.00'	23.00	23.00"	23.00'	23.00"	23.00"	23.00'	23.00'	23.00
	5	36.1	36.1	8	23.5	23.5	36.1	37.6	34.1	36.1	36.1	36.1	36.1	29.8	29.8	36.1	38.3	34.5	85	36.	36.1	8	36.1	8.1	36.2	8

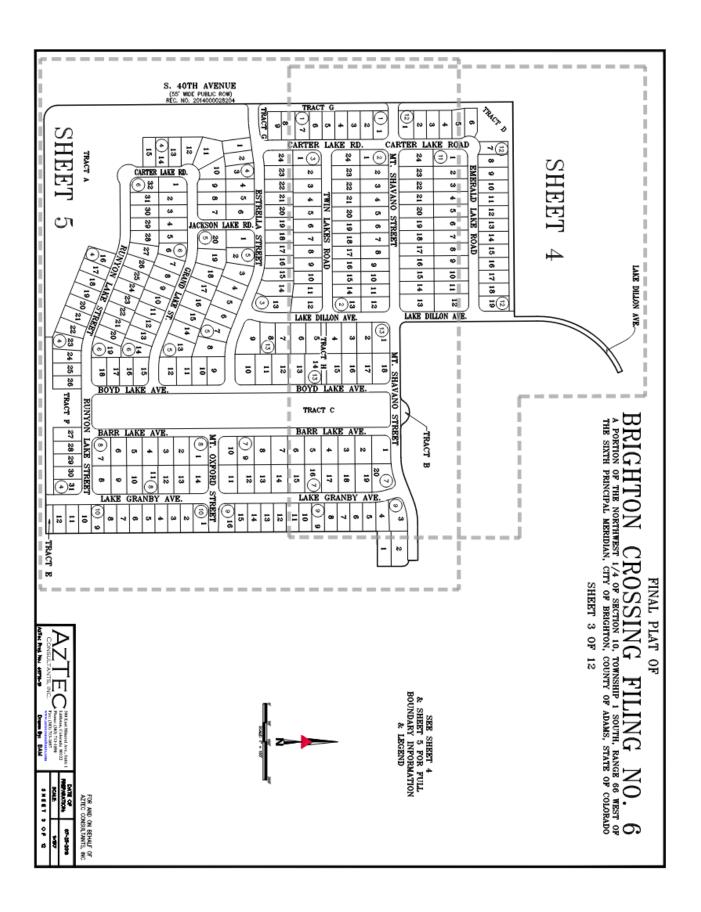
ŧ	8,39	6.13	9,85	9.84	6.14	8.13	6.12	8.13	4.12	7,68	8.12	3.57	3.56	4	6.12	6.14	NGTH	
067	086	065	084	063	082	061	080	059	058	057	353	350	654	533	052	33	CURVE	
90'00'00"	90'00'00"	90'00'00"	34'09'59"	34'09'59"	90'00'00"	90'00'00"	90'00'00"	90'00'00"	90'00'00"	90'00'00"	90'00'00"	34'09'59"	34'09'59"	90'00'00"	90'00'00"	90'00'00"	DELTA	CURVE
30.00	30.00	23.00'	,00°51	15,00	23.00	23.00'	23.00	23.00"	23.00	23.00	30.00	,00°51	15.00'	23.00	23.00'	23.00	SNIDVA	TABLE
47.12	47.12	36.13	8.94	8.94	36.13	36.13	36.13	36.13	36.13	36.13	47.12	8.94	8.94	36.13	36.13	36.13	HENGTH	
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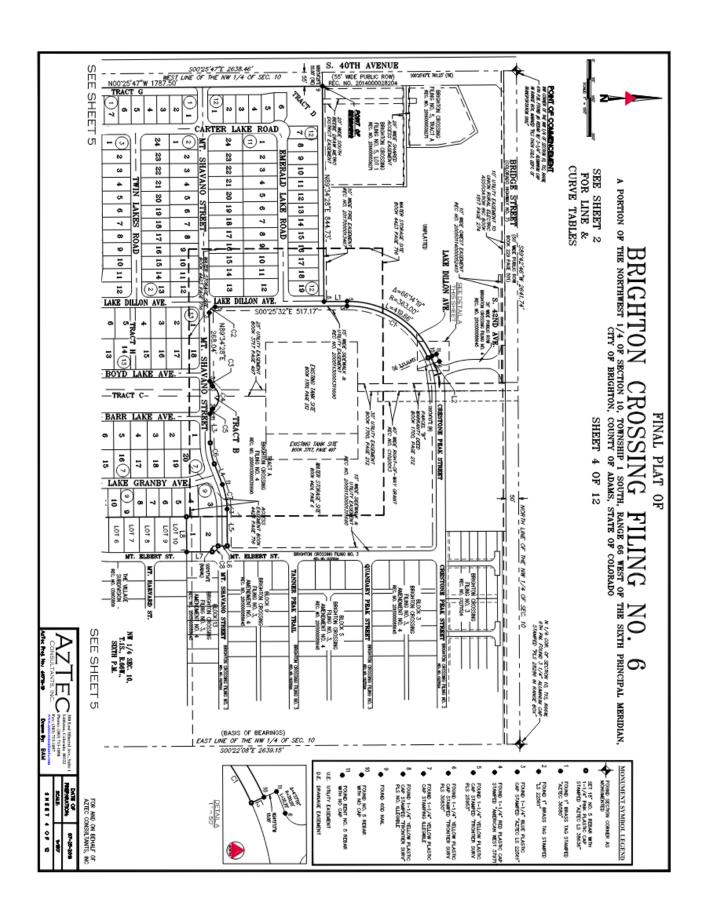
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6.13	ដ	N89'34'28'E	113.84
.94	L4	N68'37'55"E	86.88
.94	22	N89'42'46"E	144.37
7.12	16	S0017'14"E	36.00'
6.13	ני	3,71,21,005	100,34
6.13"	18	S89'43'03"W	138.28
8.13	6	S007714TE	4.01
5.13	L10	N08'46'01"E	3.51"
84			

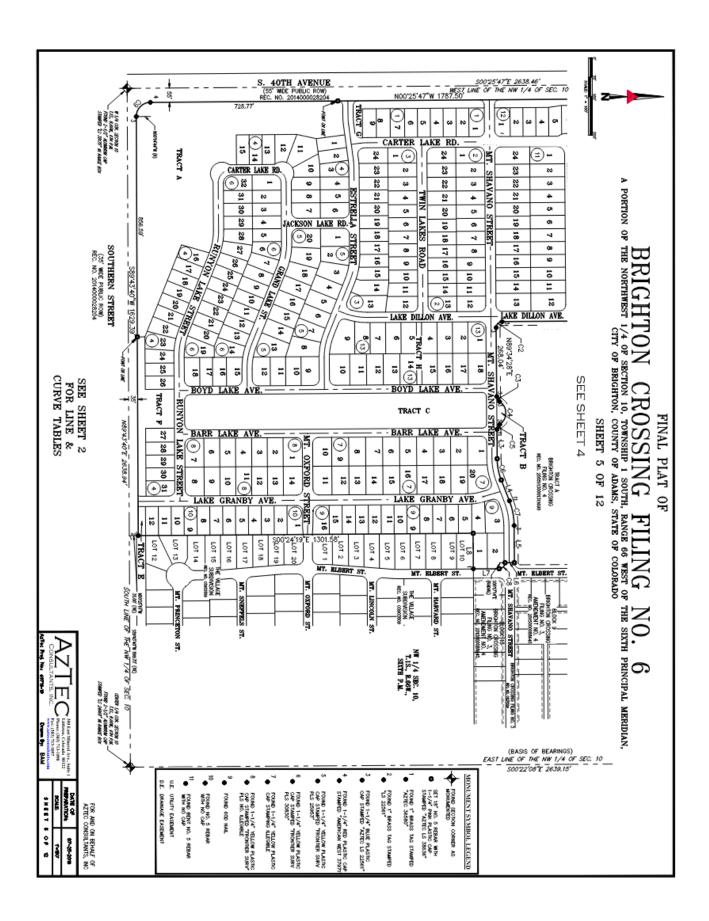
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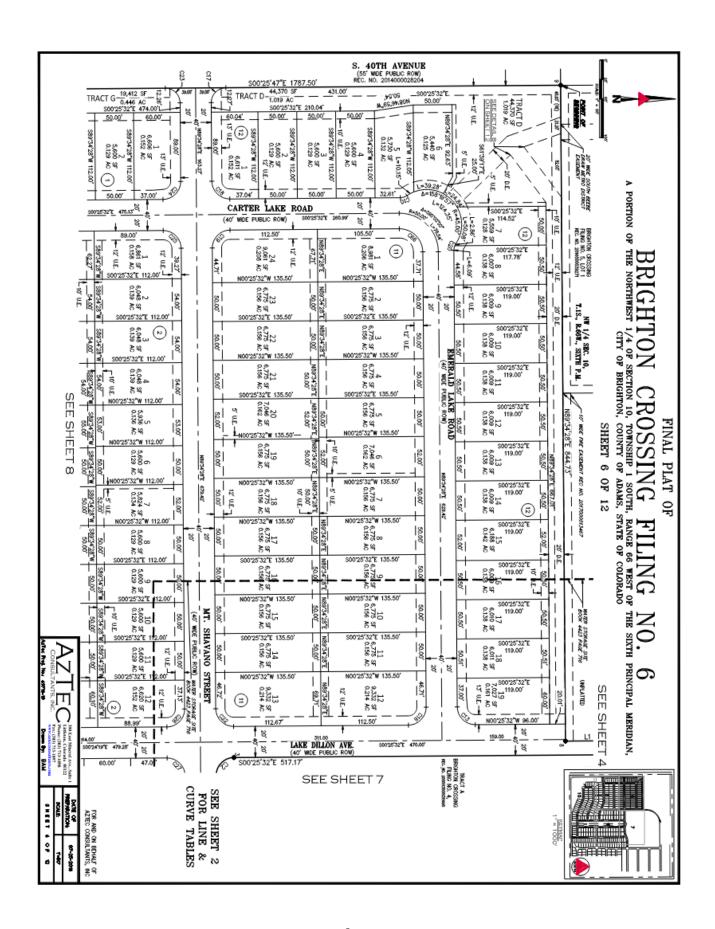
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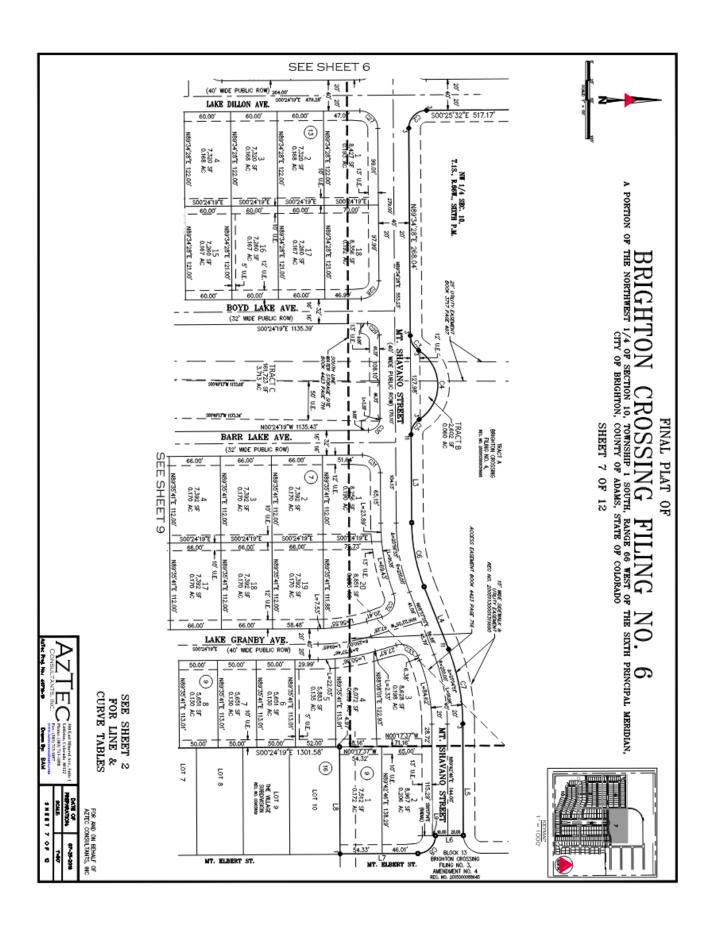
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

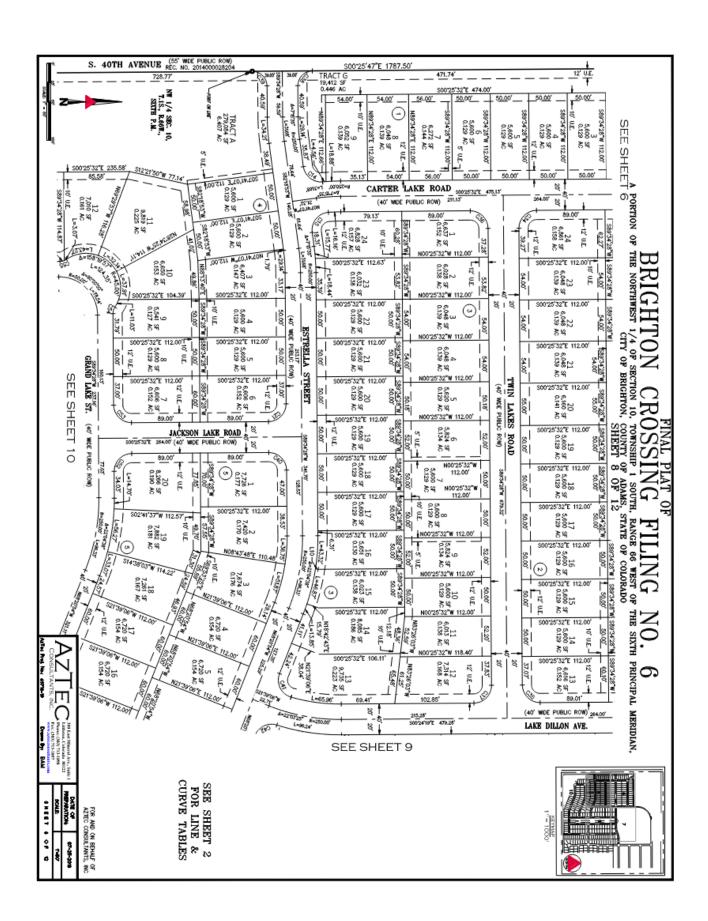


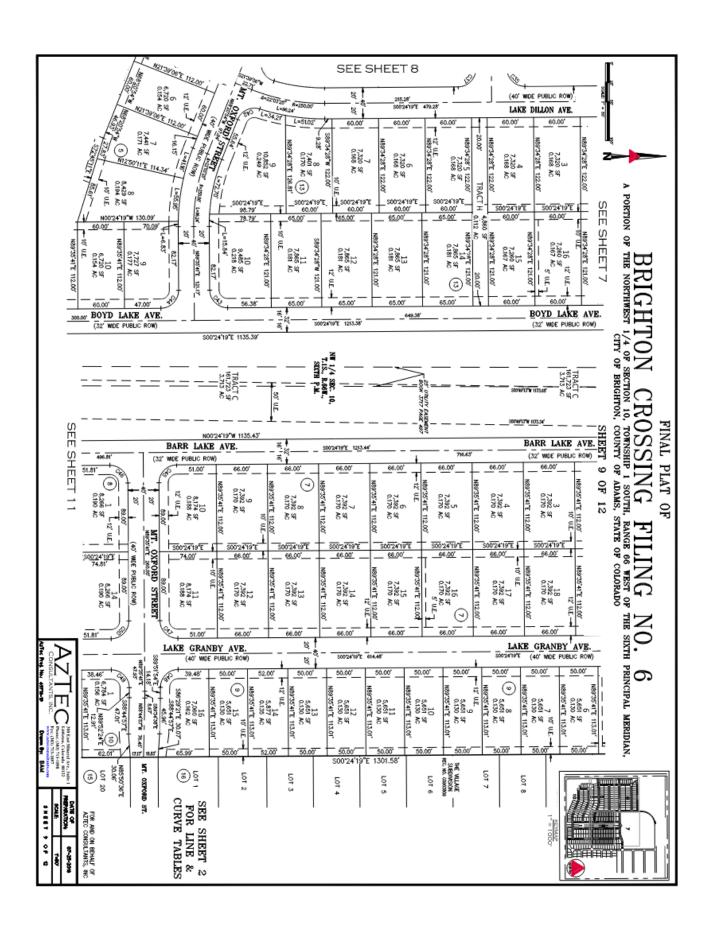


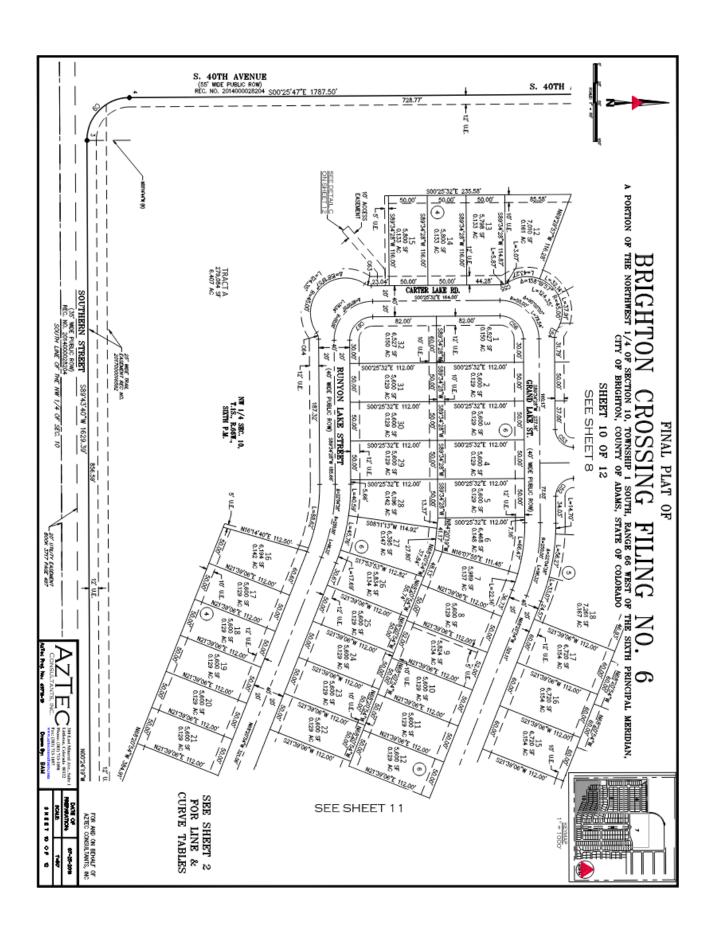


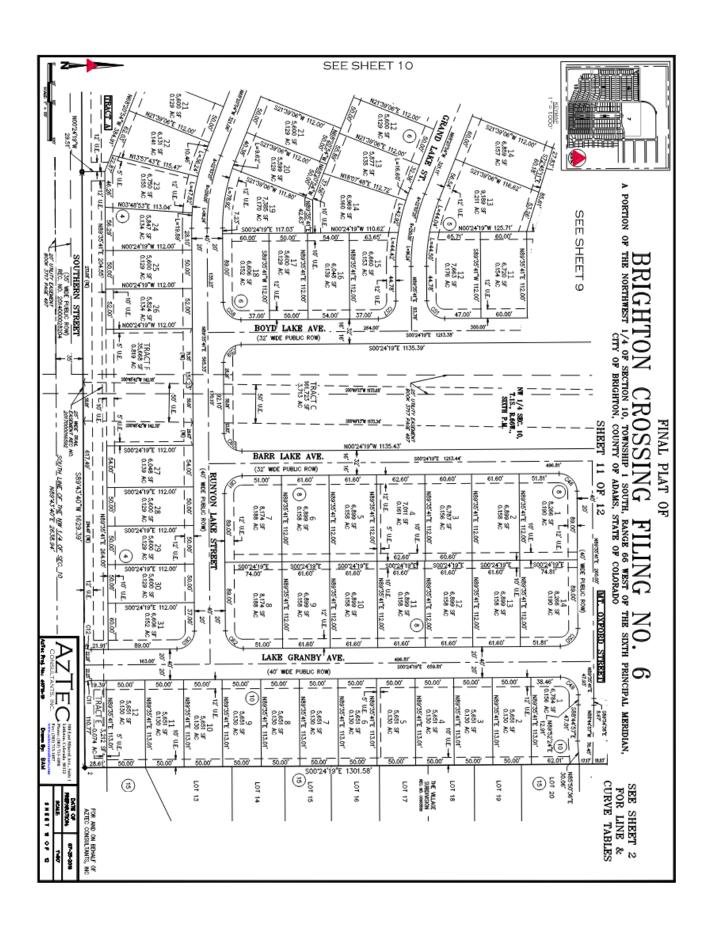


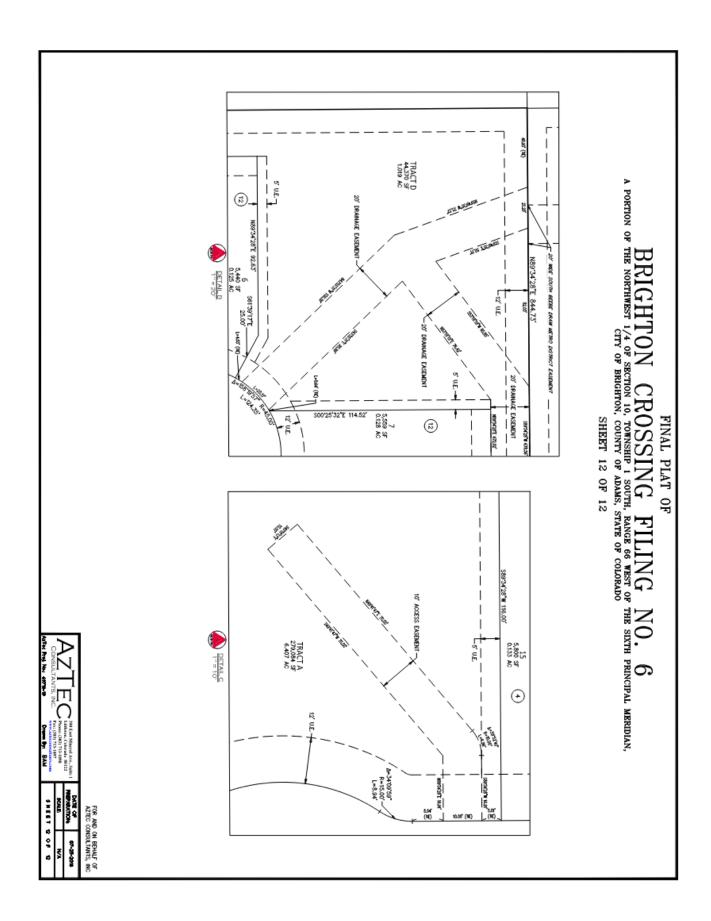












## EXHIBIT C DEVELOPMENT AGREEMENT

(The document starts on the next page.)