87008

TRACT A

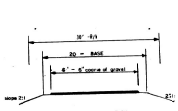
THE POINT OF BEGINNING FOR THIS TRACT IS A 2" PIPE (FND) AT THE NORTHEAST CORNER OF SAID TRACT, WHICH BEARS S41°13'11"W A DISTANCE OF 2004.17 FEET FROM A 2" PIPE (FND) AT THE NORTHERN MOST POINT OF TRACT "A" OF THE REPLATTED AND AMENDED PORTION OF 4-2 EXTENSION.

FROM THE POINT OF BEGINNING THE EASTERN BOUNDARY BEARS S36° 16'20"E A DISTANCE OF 403.97 FEET TO A 1/2" CAPPED REBAR (SET). THENCE ALONG CALLE RETIRO BEARING S38°20'00"W A DISTANCE OF 30.00 FEET TO A 1/2" CAPPED REBAR SET). THENCE ALONG A CURVE HAVING A DELTA OF 81° 22'15", A LENGTH OF 85.21 FEET, A RADIUS OF 60.00 FEET, A CHORD OF 76.23 FEET AND A CHORD BEARING OF S02° 21'07"E. TO A 1/2" CAPPED REBAR (SET). THENCE BEARING S43° 02'15"E A DISTANCE OF 439.19 FEET TO A 1/2" CAPPED REBAR (SET). THENCE FOLLOWING AVENIDA DESCANSO ALONG A CURVE HAVING A DELTA OF 90° 00'00", A LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, A CHORD OF 28.28 FEET, AND A CHORD BEARING OF S41°57'45"W, TO A 1/2" CAPPED REBAR (SET). THENCE BEARING S46° 57'45"W A DISTANCE OF 390.17 FEET TO A 1/2" CAPPED REBAR (SET). THENCE ALONG A CURVE HAVING A DELTA OF 53° 00'00", A LENGTH OF 111.30 FEET, A RADIUS OF 120.00 FEET, A CHORD OF 107.09 FEET, A CHORD BEARING OF S32° 32'15"W, TO A 1/2" CAPPED REBAR (SET). THENCE BEARING S06° 02'15"E A DISTANCE OF 412.21 FEET TO A 1/2" CAPPED REBAR (SET). THENCE ALONG A CURVE HAVING A DELTA OF 23°04'01", A LENGTH OF 68.44 FEET, A RADIUS OF 170.00 FEET, A CHORD OF 67.98 FEET, AND A CHORD BEARING OF S05°29'45"W, TO A 1/2" CAPPED REBAR (SET). THENCE BEARING S17°01'41"W A DISTANCE OF 752.41 FEET TO A 1/2" CAPPED REBAR (SET) AT THE SOUTHEAST CORNER OF THIS TRACT. THENCE LEAVING AVENIDA DESCANSO BEARING N84°25'01"W A DISTANCE OF 1011.57 FEET TO A 2" PIPE (FND) AT THE SOUTHEST CORNER OF THIS TRACT. THENCE BEARING N02°58'27"E A DISTANCE OF 196.64 FEET TO A 1/2" CAPPED REBAR (SET). THENCE BEARING N02°19'19"E A DISTANCE OF 989.50 FEET TO A 1/2" CAPPED REBAR (SET). THENCE BEARING N02° 19'19"E A DISTANCE OF 997.61 FEET TO A 1/2" CAPPED REBAR (SET). THENCE BEARING N 84°37'40"E A DISTANCE OF 212.34 FEET TO A 1/2" CAPPED REBAR (SET). THENCE BEARING N84°29'08"E A DISTANCE OF 107.82 FEET TO THE POINT OF BEGINNING.

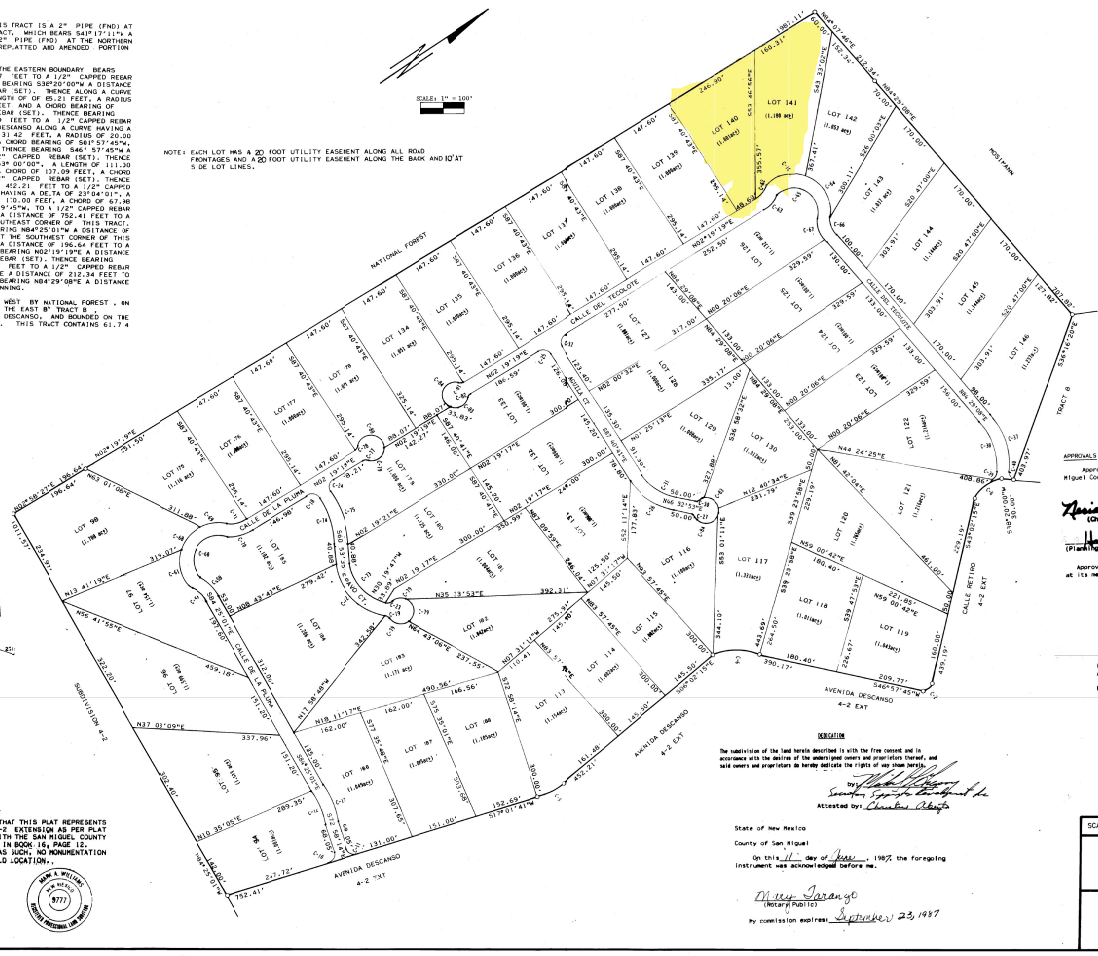
THIS TRACT IS BOUNDED ON THE WEST BY NATIONAL FOREST, ON THE NORTH BY MOSIMANN , ON THE EAST BY TRACT B , CALLE RETIRO AND AVENIDA DESCANSO, AND BOUNDED ON THE SOUTH BY SUBDIVISION 4-2 . THIS TRACT CONTAINS 61.74 ACRES MORE OR LESS.

SEE SHEET #2 FOR TRACT DETAILS

53 LOTS	58.968 AC±
ROADS	2.746 AC±
TOTAL	61.714 AC±



TYPICAL ROAD SECTION


SCALE: 1" = 100'
NOTE: EACH LOT HAS A 20' FOOT UTILITY EASEMENT ALONG ALL ROAD FRONTAGES AND A 20 FOOT UTILITY EASEMENT ALONG THE BACK AND 10' AT 5 DE LOT LINES.
NATIONAL FOREST
MOSIMANN
TRACT B
CALLE DEL TECOLOTE
CALLE DE LA PLUMA
CALLE RETIRO 4-2 EXT
AVENIDA DESCANSO 4-2 EXT
SUBDIVISION 4-2
LOT 141 (1.189 ACS)
LOT 140 (1.404ACS)
LOT 142 (1.053 ACS)
LOT 98 (1.198 ACS)
LOT 83 (1.404ACS)
LOT 84 (1.198 ACS)
LOT 116 (1.184ACS)
LOT 117 (1.311ACS)
LOT 118 (1.318ACS)
LOT 119 (1.344ACS)
LOT 120 (1.184ACS)
LOT 121 (1.184ACS)
LOT 122 (1.184ACS)
LOT 123 (1.184ACS)
LOT 124 (1.184ACS)
LOT 125 (1.184ACS)
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LOT 154 (1.184ACS)
LOT 155 (1.184ACS)
LOT 156 (1.184ACS)
LOT