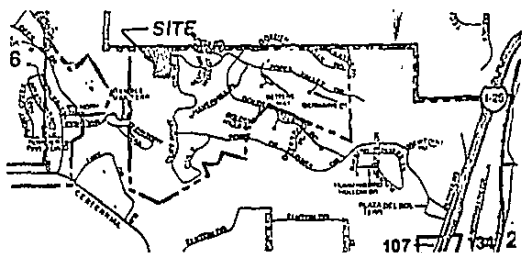
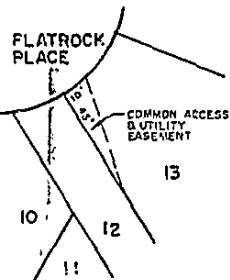


THE WOODLANDS FA

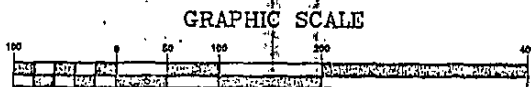
A SUBDIVISION OF A PORTION
TOWNSHIP 13 SOUTH, RA
EL PASO COUNTY, O



CURVE	RADIUS	LENGTH	DELTA
C-1	200.00'	78.10'	22°23'33"
C-2	200.00'	78.10'	22°23'33"
C-3	170.84'	103.47'	34°42'13"
C-4	150.00'	101.95'	30°50'33"
C-5	237.54'	71.97'	17°15'45"



DETAIL



NOTE: Interior lot corners set with 1/2" rebar and cap - PLS 13830

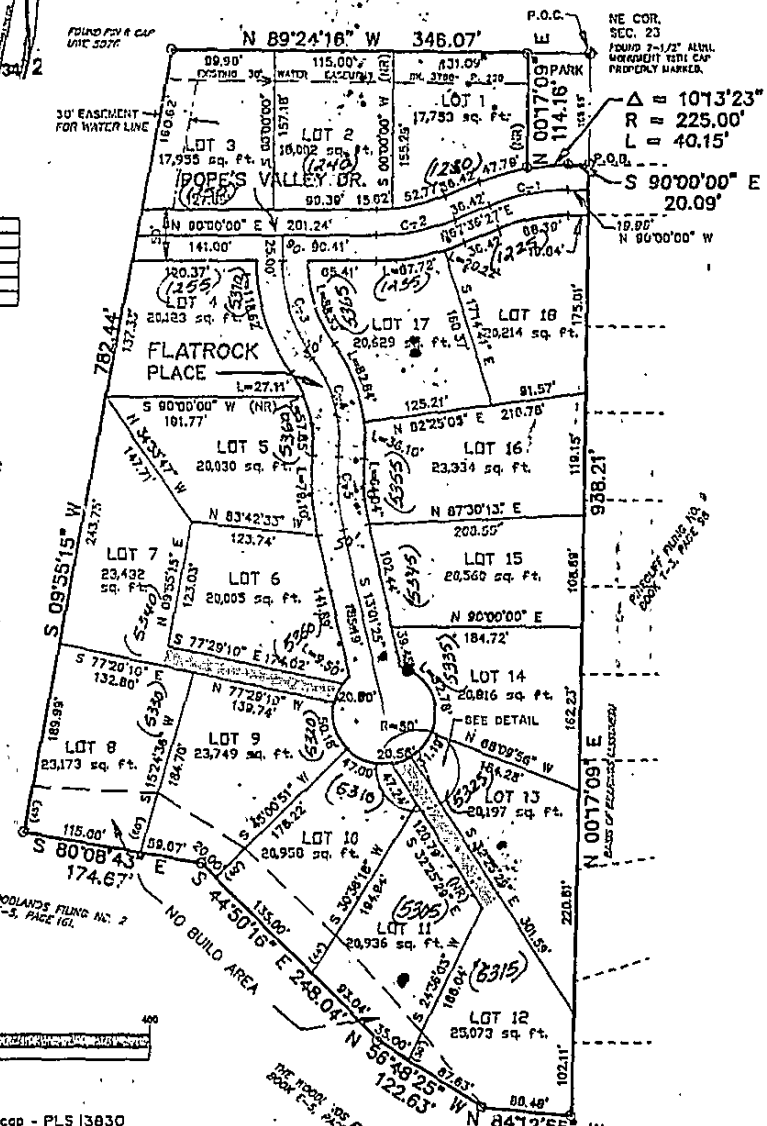
LEGEND:

- Indicates common access and utility easement with maintenance being vested with the adjacent owners sharing the driveway.
- (100')
- (NR)
-

Delivery of emergency services may be delayed due to access limitations.

NO BUILD AREA: The "No Build" area shown is subject to the following: The use of motorized vehicles, removal of trees, shrubs, rocks, grading or digging of earth, erection of fences or other structures is prohibited. Not prohibited is the exclusive right of the individual property owner to maintain and preserve the natural beauty of the land within the "No Build" area, including the removal of diseased trees. The installation and maintenance of public utilities is not prohibited in the "No Build" area. Adjustments to the "No Build" area may be approved by the manager of development services at the request of the property owner.

EASEMENTS: Unless shown greater in width, both sides of all side lot lines are hereby platted with a five (5) foot easement for public utilities only, and both sides of all rear lot lines are hereby platted with a seven (7) foot easement for drainage and public utilities only and a two and one-half (2.5) foot easement; is hereby platted along all street right-of-ways, with the sole responsibility for maintenance being vested with the adjacent property owners.



THE CITY OF EL PASO, TEXAS
 PLAT 197 BOB
 STA COL
 ATTE
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LANDS FILING NO. 3

OF A PORTION OF SECTION 23,
3 SOUTH, RANGE 67 WEST,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Acuff & Rhodes, a Colorado general partnership, Russell V. Acuff, partner, being the owner of the following described tract of land to wit:

That portion of the Northeast one-quarter of Section 23, Township 13 South, Range 67 West of the 6th P.M., El Paso County, Colorado, described as follows:
Commencing at the Northeast corner of said Section 23, said point being the Northwest corner of PINECLIFF NO. 9 as recorded in Plat Book T-3 at Page 98 of the records of said El Paso County; thence South 00°17'09" West along the East line of said Section 23 and the West line of said PINECLIFF NO. 9, a distance of 109.96 feet to the Point of Beginning of the tract to be described hereby; thence continue South 00°17'09" West on said East line of Section 23 and said West line of PINECLIFF NO. 9, a distance of 938.21 feet to a point on the North line of THE WOODLANDS FILING NO. 1 as recorded in Plat Book E-5 at Page 78 of said El Paso County records; thence along said North line the following four (4) courses: 1) thence North 84°12'55" West, 86.46 feet; 2) thence North 56°48'25" West, 122.63 feet; 3) thence North 44°50'16" West, 248.04 feet; 4) thence North 80°08'43" West, 25.00 feet to the Northeast corner of THE WOODLANDS FILING NO. 2 as recorded in Plat Book E-5 at Page 161 of said El Paso County records; thence continue North 80°08'43" West on the North line of said THE WOODLANDS FILING NO. 2, a distance of 149.67 feet; thence North 09°55'15" East, 782.44 feet to a point on the North line of said Section 23; thence South 89°24'16" East on said North line, 346.07 feet to the Northwest corner of that tract conveyed to the City of Colorado Springs by Book 607, Page 552 of said El Paso County records; thence along the westerly and southerly lines of said tract the following two (2) courses: 1) thence South 00°17'09" West, 114.16 feet to a point on a non-tangent curve; thence on the arc of said curve to the right, having a radius of 225.00 feet, a central angle of 10°13'23", an arc length of 40.15 feet and whose long-chord bears North 84°53'18" East, 40.09 feet; thence South 90°00'00" East, tangent to said curve, 20.09 feet to the Point of Beginning, containing 9.82 Acres, more or less.

DEDICATION:

The above party in interest has caused said tract of land to be platted in lots, streets and easements as shown on the plat. The undersigned does hereby grant unto the City of Colorado Springs these public easements shown on the plat and further restricts the use of all public easements to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to release or "Quit Claim" all or any such easements shall remain exclusively vested in the City of Colorado Springs. All streets are hereby dedicated to the City of Colorado Springs for public use. This tract of land as platted herein shall be known as "THE WOODLANDS FILING NO. 3"

IN WITNESS WHEREOF:

The aforementioned Acuff & Rhodes, Russell V. Acuff, partner, being the owner has executed this instrument this 7th day of DECEMBER, 1992, A.D.

R. V. Acuff
Russell V. Acuff

STATE OF COLORADO SS
COUNTY OF EL PASO

The above and aforementioned instrument was acknowledged before me this 7th day of December, 1992, A.D. by Russell V. Acuff, partner of Acuff & Rhodes.

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]
Notary Public
My Commission expires: 12/31/93

The undersigned Professional Land Surveyor registered in the State of Colorado does hereby state that the accompanying plat has been prepared under his supervision and direction and in accordance with Title 38 of the Colorado Revised Statutes, 1973, as amended, and that said plat does accurately show the described tract of land and the subdivision thereof to the best of his knowledge and belief.

[Signature]
Professional Land Surveyor
State of Colorado registration number 13830

The undersigned hereby approves for filing the accompanying plat of "THE WOODLANDS FILING NO. 3" in the City of Colorado Springs, El Paso County, Colorado.

[Signature] 11/19/93
Manager of Development Services

[Signature] CITY ENGINEER 2-2-93
Director of Public Works

KNOW ALL MEN BY THESE PRESENTS:

That the City of Colorado Springs, Colorado, authorized the platting of the above described tract of land as set forth in the plat and at the same time authorized the undersigned to acknowledge the same which is done accordingly on behalf of the City of Colorado Springs this 4th day of February, 1993 A.D.

ATTEST: [Signature]
City Clerk

BY: [Signature]
Mayor of Colorado Springs

STATE OF COLORADO SS
COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in my office at 12:50 O'clock P.M. this 4th day of February, 1993 A.D. and duly recorded in Plat Book E-5 at Page 193.

D COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Acuff & Rhoads, a Colorado general partnership, Russell V. Acuff, partner, being the owner of the following described tract of land to wit:
 That portion of the Northeast one-quarter of Section 23, Township 13 South, Range 67 West of the 6th P.M., El Paso County, Colorado, described as follows:
 Commencing at the Northeast corner of said Section 23, said point being the Northwest corner of PINECLIFF NO. 9 as recorded in Plat Book T-3 at Page 98 of the records of said El Paso County; thence South 00°17'09" West along the East line of said Section 23 and the West line of said PINECLIFF NO. 9, a distance of 109.96 feet to the Point of Beginning of the tract to be described hereby; thence continue South 00°17'09" West on said East line of Section 23 and said West line of PINECLIFF NO. 9, a distance of 938.21 feet to a point on the North line of THE WOODLANDS FILING NO. 1 as recorded in Plat Book E-5 at Page 78 of said El Paso County records; thence along said North line the following four (4) courses: 1) thence North 84°12'55" West, 86.46 feet; 2) thence North 56°43'25" West, 122.63 feet; 3) thence North 44°50'16" West, 248.04 feet; 4) thence North 80°08'43" West, 25.00 feet to the Northeast corner of THE WOODLANDS FILING NO. 2 as recorded in Plat Book E-5 at Page 161 of said El Paso County records; thence continue North 80°08'43" West on the North line of said THE WOODLANDS FILING NO. 2, a distance of 149.67 feet; thence North 09°55'15" East, 792.44 feet to a point on the North line of said Section 23; thence South 89°24'16" East on said North line, 346.07 feet to the Northwest corner of that tract conveyed to the City of Colorado Springs by Book 6071, Page 552 of said El Paso County records; thence along the westerly and southerly lines of said tract the following two (2) courses: 1) thence South 00°17'09" West, 114.16 feet to a point on a non-tangent curve; thence on the arc of said curve to the right, having a radius of 225.00 feet, a central angle of 10°13'23", an arc length of 40.15 feet and whose long chord bears North 84°53'18" East, 40.09 feet; thence South 90°00'00" East, tangent to said curve, 20.09 feet to the Point of Beginning, containing 9.82 Acres, more or less.

DEDICATION:

The above party in interest has caused said tract of land to be platted in lots, streets and easements as shown on the plat. The undersigned does hereby grant unto the City of Colorado Springs those public easements shown on the plat and further restricts the use of all public easements to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to release or "Quit Claim" all or any such easements shall remain exclusively vested in the City of Colorado Springs. All streets are hereby dedicated to the City of Colorado Springs for public use. This tract of land as platted herein shall be known as "THE WOODLANDS FILING NO. 3"

IN WITNESS WHEREOF:

The aforementioned Acuff & Rhoads, Russell V. Acuff, partner, being the owner has executed this instrument this 7th day of December, 1992, A.D.

Russell V. Acuff
 Russell V. Acuff

STATE OF COLORADO SS
 COUNTY OF EL PASO

The above and aforementioned instrument was acknowledged before me this 7th day of December, 1992, A.D. by Russell V. Acuff, partner of Acuff & Rhoads.

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]
 Notary Public
 My Commission expires: October

The undersigned Professional Land Surveyor registered in the State of Colorado does hereby state that the accompanying plat has been prepared under his supervision and direction and in accordance with Title 38 of the Colorado Revised Statutes, 1973, as amended, and that said plat does accurately show the described tract of land and the subdivision thereof to the best of his knowledge and belief.

[Signature]
 Professional Land Surveyor
 State of Colorado registration number 13830

The undersigned hereby approves for filing the accompanying plat of "THE WOODLANDS FILING NO. 3" in the City of Colorado Springs, El Paso County, Colorado.

[Signature] 11/17/93
 Manager of Development Services

[Signature] CITY ENGINEER 2-2-93
 Director of Public Works

KNOW ALL MEN BY THESE PRESENTS:

That the City of Colorado Springs, Colorado, authorized the platting of the above described tract of land as set forth in the plat and at the same time authorized the undersigned to acknowledge the same which is done accordingly on behalf of the City of Colorado Springs this 4th day of February, 1993 A.D.

ATTEST: *[Signature]*
 City Clerk

BY: *[Signature]*
 Mayor of Colorado Springs

STATE OF COLORADO SS
 COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in my office at 12:50 o'clock P.M. this 4th day of February, 1993 A.D. and duly recorded in Plat Book E-5 at Page 193

ARDIS W. SCHMIDT, RECORDER

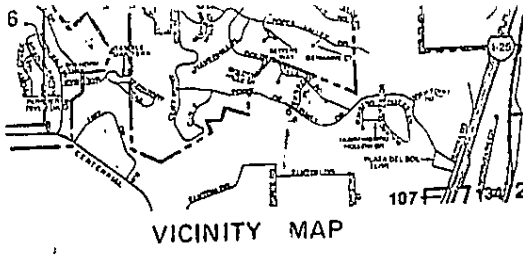
Reception No. 2255302

BY: *[Signature]*
 Deputy

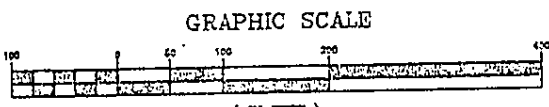
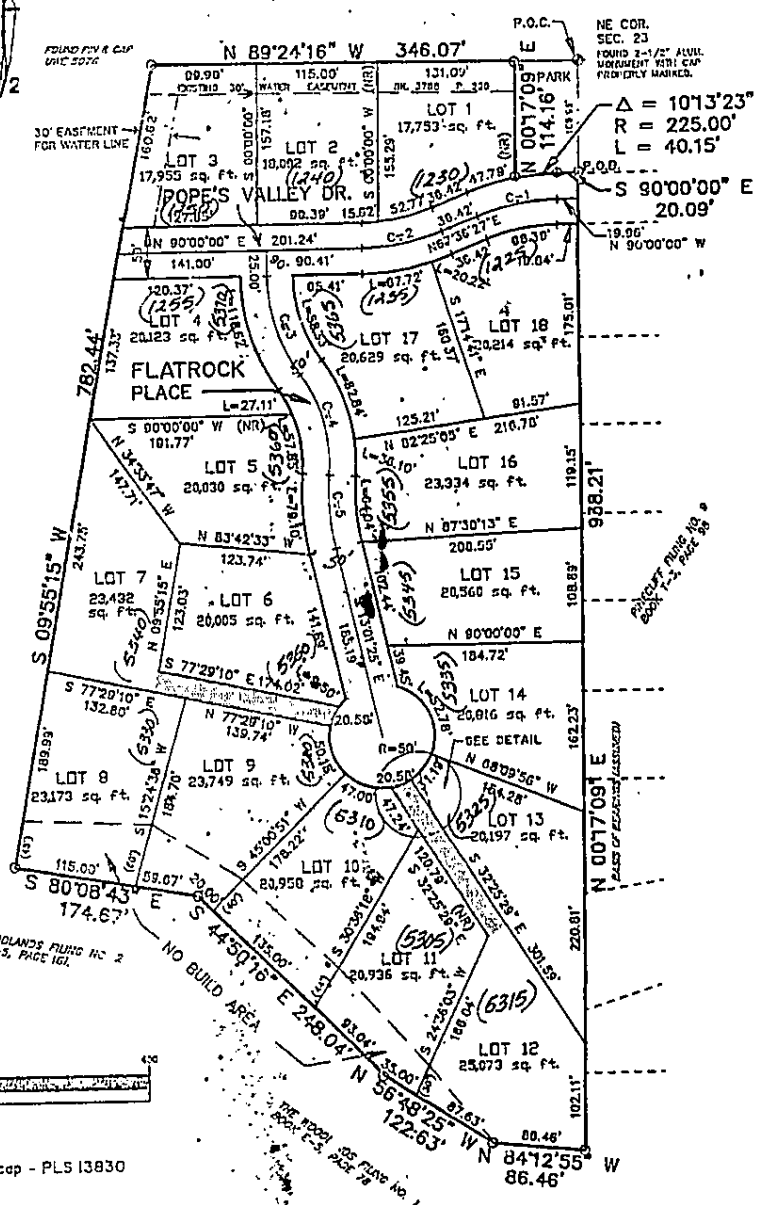
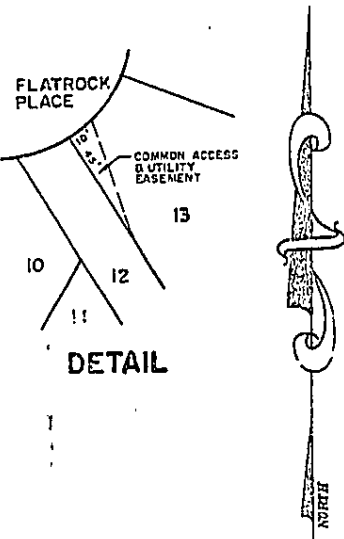
School Fee: 10.00
 Park Fee: 5.00
 Drainage Fee: 5.00
 Bridge Fee: 5.00

DRAWN BY	BC	DATE	10/2/92
CHECKED BY	CB	PLATTING NO.	
JOB NO.	920429	SHEET	1 OF 1

berga-brewer & associates, inc.
 6755 east drive, suite 100
 colorado springs, colorado
 (719) 594-4111
 ENGINEERS PLANNERS SURVEYORS



CURVE	RADIUS	LENGTH	DELTA
C-1	200.00	78.16	22°23'33"
C-2	200.00	78.16	22°23'33"
C-3	170.04	103.47	34°49'13"
C-4	150.00	101.95	30°40'33"
C-5	237.54	71.57	17°15'45"



NOTE: Interior lot corners set with 1/2" rebar and cap - PLS 13830

- LEGEND:**
- Indicates common access and utility easement with maintenance being vested with the adjacent owners sharing the driveway.
 - (100') Indicates distance to the "No Build" line.
 - (NR) Indicates a non-radial line.
 - \circ Indicates found rebar & cap marked - PLS 13830 unless otherwise shown.

NO BUILD AREA: The "No Build" area shown is subject to the following: The use of motorized vehicles, removal of trees, shrubs, rocks, grading or digging of earth, erection of fences or other structures is prohibited. Not prohibited is the exclusive right of the individual property owner to maintain and preserve the natural beauty of the land within the "No Build" area, including the removal of diseased trees. The installation and maintenance of public utilities is not prohibited in the "No Build" area. Adjustments to the "No Build" area may be approved by the manager of development services at the request of the property owner.

EASEMENTS: Unless shown greater in width, both sides of all side lot lines are hereby platted with a five (5) foot easement for public utilities only, and both sides of all rear lot lines are hereby platted with a seven (7) foot easement for drainage and public utilities only and a two and one-half (2.5) foot easement is hereby platted along all street right-of-ways, with the sole responsibility for maintenance being vested with the adjacent property owners.

NOTICE IS HEREBY GIVEN: No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or, alternatively, until acceptable assurances, including but not limited to letters of credit, cash subdivision bonds or combinations thereof, guaranteeing the completion of all required public and private improvements have been placed on file with the City of Colorado Springs.

NOTICE IS HEREBY GIVEN: That the area included in the plat described herein is subject to the Code of the City of Colorado Springs, 1980, as amended.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S.)

School Fee: FREE
 Park Fee: FREE
 Drainage Fee: P
 Bridge Fee: PLS

Handwritten signatures and initials at the bottom right of the page.