

ORDINANCE NO. 2026-007

AN ORDINANCE APPROVING THE DAWSON TRAILS PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS, AMENDMENT NO. 3, AND THE INITIAL ZONING FOR MULTIPLE PARCELS OF LAND TOTALING 4.696 ACRES AND LOCATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO (Territorial Road Initial Zoning)

WHEREAS, ACM Dawson Trails VIII JV LLC (“ACM”) and the Town of Castle Rock, Colorado (the “Town”) are the owners of multiple parcels of land totaling 4.696 acres of land in unincorporated Douglas County all as more particularly described in the annexation map attached as *Exhibit A* and legal description attached as *Exhibit B* (the “Property”); and

WHEREAS, pursuant to ACM and the Town’s joint petition, the annexation of the Property was approved by the Town Council at tonight’s meeting; and

WHEREAS, ACM and the Town have proposed a major amendment to the Dawson Trails Planned Development Plan (the “Plan”) and Zoning Regulations (“Amendment No. 3”); and

WHEREAS, the purposes of Amendment No. 3 are to: (i) accurately zone the Property approved for annexation at tonight’s meeting; (ii) add Town-owned right-of-way as a “use by right” in areas designated by the Plan as Public Land-1 and Public Land-2; (iii) reconfigure a four-acre open space property identified in the Plan as Parcel OSP-8; and (iv) add a requirement for four one-acre private parks within Planning Areas C-2 and D as depicted in the Plan; and

WHEREAS, Town staff recommends that the Property be zoned Planned Development pursuant to Chapter 17.32 of the Castle Rock Municipal Code (the “Code”), subject to the Dawson Trails Planned Development Plan and Zoning Regulations, Amendment No. 3; and

WHEREAS, Town staff further recommends that: (i) the Property owned by ACM be incorporated into Planning Area E2 and (ii) the Property owned by the Town be designated as Public Land-1 and Public Land-2, all as depicted in the Plan; and

WHEREAS, according to Section 20.02.030 of the Code, the Town Council may evaluate ACM and the Town’s zoning proposal for the Property concurrently with the annexation request; and

WHEREAS, at its February 12, 2026, meeting, the Planning Commission reviewed ACM and the Town’s zoning proposal in a public hearing and voted to recommend its approval; and

WHEREAS, the Town Council has conducted the required public hearing on Amendment No. 3 to the Plan and the initial zoning of the Property in accordance with the applicable provisions of the Code.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Findings – Dawson Trails Planned Development Plan and Zoning Regulations, Amendment No. 3. Based upon the testimony and evidence presented at tonight’s hearing, the Town Council finds that Amendment No. 3 to the Plan meets: (i) the objectives and criteria of the Town’s Vision and Comprehensive Master Plan, (ii) the Planned Development approval criteria in Section 17.34.030 of the Code, and (iii) the Planned Development amendment criteria in Section 17.36.020 of the Code.

Section 2. Planned Development Plan Approval. The Dawson Trails Planned Development Plan, Amendment No. 3, is hereby approved in the form presented at tonight’s meeting.

Section 3. Zoning Regulations Approval. The Dawson Trails Zoning Regulations, Amendment No. 3, are hereby approved in the form presented at tonight’s meeting.

Section 4. Findings – Initial Zoning of the Property. Based upon the testimony and evidence presented at tonight’s hearing, the Town Council finds that the zoning proposed for the Property meets the zoning approval criteria in Section 17.02.060.C of the Code.

Section 5. Zoning Approval – ACM Property. The Property owned by ACM is hereby zoned Planned Development, subject to the Dawson Trails Planned Development Plan and Zoning Regulations, Amendment No. 3. Such Property shall be incorporated into Planning Area E2.

Section 6. Zoning Approval – Town Property. The Property owned by the Town is hereby zoned Planned Development, subject to the Dawson Trails Planned Development Plan and Zoning Regulations, Amendment No. 3. Such Property shall be designated as Public Land-1 and Public Land-2.

Section 7. Zoning District Map Amendment. The Town’s Zoning District Map pertaining to the Property is amended to conform to the Dawson Trails Planned Development Plan, Amendment No. 3.

Section 8. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this Ordinance.

Section 9. Safety Clause. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relationship to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 3rd day of March, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ___ for and ___ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this ___ day of _____, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ___ for and ___ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Development Services Director

EXHIBIT A
Annexation Map of Property
(see attached)

TERRITORIAL ROAD ANNEXATION MAP

SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

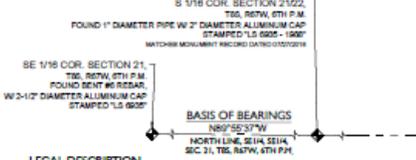
VICINITY MAP
1"=3000'



LINE #	BEARING	DISTANCE
L1	N89°21'57"E	172.31
L2	N4°48'10"E	82.15
L3	N2°03'11"W	152.77
L4	N1°31'55"E	157.59
L5	N3°58'30"E	102.94
L6	N3°58'30"E	79.79
L7	N39°21'42"E	31.65
L8	S1°17'13"W	90.57
L9	S1°17'13"W	136.27
L10	N89°29'30"W	174.31
L11	S59°21'57"W	44.97
L12	N59°21'57"E	1.94
L13	N1°17'13"E	40.85
L14	N89°29'30"W	57.05
L15	N1°17'13"E	93.02
L16	S4°48'10"W	27.10
L17	N89°40'41"E	36.47
L18	S9°32'08"E	80.00

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	706.50	1°45'31"	21.88	N8°37'39"E	21.88
C2	247.00	7°12'50"	31.79	N1°12'59"E	31.79
C3	685.00	1°37'23"	161.89	N0°30'42"E	161.89
C4	500.00	9°07'54"	89.25	N48°09'19"E	89.18
C5	196.50	31°52'12"	110.82	S33°12'33"W	108.28
C6	196.50	10°12'22"	35.45	S54°15'48"W	35.47
C7	138.50	42°06'44"	102.07	N39°19'30"E	99.79
C8	53.50	88°59'23"	63.19	N2°12'29"W	75.07
C9	196.50	27°01'57"	93.88	N39°39'34"E	93.01
C10	685.00	27°21'55"	331.94	S19°28'08"W	338.80
C11	109.00	19°29'44"	28.48	N7°12'44"E	29.39
C12	283.00	12°21'41"	63.21	S21°28'38"W	63.09

POINT OF COMMENCEMENT
S 1/2 SEC. SECTION 21, T8S, R67W, 6TH P.M.



LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACT C AND A PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS SHOWN ON TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161920; THAT PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT SPLIT CLAIM DEED RECORDED AT RECEPTION NO. 861646; PORTIONS OF PARCEL NO. 5 RW-15, RW-16, AND RW-17 AS DESCRIBED BY THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3021025819 AND THOSE TWO (2) PARCELS AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3024020986 ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°29'37"W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED 'L.S. 8000 - 1980', TO THE SOUTHWEST CORNER OF SAID SECTION 21, BEING MONUMENTED BY A 5/8 INCH REBAR, WITH A 1/2 INCH DIAMETER ALUMINUM CAP STAMPED 'L.S. 8000', WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 21 AND 22, THENCE S 89° 29' 37" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT, A DISTANCE OF 172.31 FEET TO THE SOUTHWEST CORNER OF TRACT C, SAID TWIN OAKS PLAT, ALSO BEING A POINT ON THE SOUTHEASTERN LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESIGNATED BY SAID TWIN OAKS PLAT AND THE POINT OF BEGINNING;

THENCE N 89° 21' 57" E, ALONG THE COMMON LINE OF SAID TRACT C AND SAID TERRITORIAL ROAD, A DISTANCE OF 172.31 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 706.50 FEET, A CENTRAL ANGLE OF 01° 45' 31" AND AN ARC LENGTH OF 21.88 FEET, THE CHORD OF WHICH BEARS N 0° 30' 42" E, A DISTANCE OF 21.88 FEET;

THENCE N 04° 48' 10" E, A DISTANCE OF 82.15 FEET TO A POINT ON THE NORTHWESTERN LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT ON THE SOUTHERLY LINE OF SAID PARCEL NO. RW-17;

THENCE N 02° 03' 11" W, A DISTANCE OF 152.77 FEET TO THE COMMON CORNER OF SAID PARCEL NO. RW-17 AND SAID PARCEL NO. RW-16 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID PARCEL NO. RW-16 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 07° 12' 59" AND AN ARC LENGTH OF 31.79 FEET, THE CHORD OF WHICH BEARS N 1° 12' 59" E, A DISTANCE OF 31.79 FEET;
2. N 1° 31' 55" E, A DISTANCE OF 152.59 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 1° 37' 23" AND AN ARC LENGTH OF 161.89 FEET, THE CHORD OF WHICH BEARS N 2° 03' 42" E, A DISTANCE OF 161.89 FEET TO THE EASTERN CORNER OF THE REMAINDER OF LOT 50, TWIN OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 248825;

THENCE N 3° 58' 30" E, A DISTANCE OF 102.94 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-16, ALSO BEING A POINT ON THE SOUTH LINE OF CLARK'S CIRCLE RIGHT-OF-WAY, AS DESIGNATED BY SAID TWIN OAKS PLAT;

THENCE N 3° 58' 30" E, A DISTANCE OF 79.79 FEET TO A POINT ON THE NORTH LINE OF SAID CLARK'S CIRCLE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID PARCEL NO. RW-16;

LEGAL DESCRIPTION (CONTINUED)

THENCE N 30° 21' 47" E, A DISTANCE OF 31.65 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-15 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE NORTH LINE OF SAID PARCEL RW-15 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 89° 07' 54" AND AN ARC LENGTH OF 89.25 FEET, THE CHORD OF WHICH BEARS N 48° 09' 19" E, A DISTANCE OF 89.18 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT, BEING THE NORTH CORNER OF SAID PARCEL NO. RW-15, AND BEING THE NORTHWEST CORNER OF PARCEL NO. RW-14, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3024020986, SAID DOUGLAS COUNTY RECORDS;

THENCE S 1° 17' 13" W, ALONG THE EAST LINE OF SAID TWIN OAKS PLAT AND ALONG THE COMMON LINE OF SAID PARCEL NO. RW-15 AND SAID PARCEL NO. RW-14, A DISTANCE OF 90.57 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL NO. RW-15, BEING THE NORTHWEST CORNER OF SAID CLARK'S CIRCLE RIGHT-OF-WAY AND NORTHWEST CORNER OF THAT PORTION OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 861646;

THENCE N 89° 40' 41" E, ALONG THE NORTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 162.83 FEET TO A POINT ON THE WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE S 0° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 62.30 FEET TO A POINT ON THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 861646;

THENCE S 89° 40' 41" W, ALONG THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 159.82 FEET TO THE SOUTHWEST CORNER OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, ALSO BEING THE NORTH CORNER OF THE EASTERN LINE OF THAT PORTION OF TERRITORIAL ROAD, AS SHOWN ON SAID TWIN OAKS PLAT, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3023080913, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE COMMON LINE OF SAID PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING TWO (2) COURSES:

1. S 1° 17' 13" W, A DISTANCE OF 324.53 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 196.50 FEET, A CENTRAL ANGLE OF 31° 52' 12" AND AN ARC LENGTH OF 110.82 FEET, THE CHORD OF WHICH BEARS S 33° 12' 33" W, A DISTANCE OF 108.28 FEET TO THE NORTH CORNER OF SAID TRACT C;

THENCE S 0° 17' 13" W, ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 136.27 FEET TO THE SOUTHWEST CORNER OF SAID TRACT C;

THENCE N 89° 28' 38" W, ALONG THE SOUTH LINE OF SAID TRACT C, A DISTANCE OF 174.31 FEET TO THE POINT OF BEGINNING;

CONTAINING A TOTAL AREA OF 204.745 SQUARE FEET OR 4.700 ACRES, MORE OR LESS.

CONTIGUITY STATEMENT

TOTAL ACREAGE OF ANNEXATION BOUNDARY = 4.700 ACRES
PERIMETER OF BOUNDARY = 5,393.93 FEET
95% OF PERIMETER BOUNDARY = 5,086.98 FEET
CONTIGUITY WITH TOWN BOUNDARY = 4,340.04 FEET

TOWN COUNCIL APPROVAL

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____

SURVEYOR'S CERTIFICATE

I, JEFFREY C. ANTON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY AND THAT THIS ANNEXATION MAP COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

JEFFREY C. ANTON
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38818
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____, ON THE _____ DAY OF _____, 20____, AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER _____

BY: _____

DEPUTY _____

ENGINEER AND SURVEYOR
CORE CONSULTANTS, INC.
3473 S. BROADWAY
DENVER, CO. 80113
(303) 752-4444

EXHIBIT B

Legal Description of Property

A PARCEL OF LAND BEING TRACT C AND A PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS SHOWN ON TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972; THAT PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 8816440; PORTIONS OF PARCEL NO.'S RW-15, RW-16, AND RW-17 AS DESCRIBED BY THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021053518 AND THOSE TWO (2) PARCELS AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020899; ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'37" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A BENT #6 REBAR, WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 21 AND 22, THENCE S 89° 28' 35" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT, A DISTANCE OF 651.86 FEET TO THE SOUTHWEST CORNER OF TRACT C, SAID TWIN OAKS PLAT, ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT AND THE POINT OF BEGINNING;

THENCE N 59° 21' 57" E, ALONG THE COMMON LINE OF SAID TRACT C AND SAID TERRITORIAL ROAD, A DISTANCE OF 172.31 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 706.50 FEET, A CENTRAL ANGLE OF 01° 45' 31" AND AN ARC LENGTH OF 21.68 FEET, THE CHORD OF WHICH BEARS N 05° 37' 59" E, A DISTANCE OF 21.68 FEET;

THENCE N 04° 45' 10" E, A DISTANCE OF 52.15 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT ON THE SOUTHERLY LINE OF SAID PARCEL NO. RW-17;

THENCE N 02° 03' 11" W, A DISTANCE OF 152.77 FEET TO THE COMMON CORNER OF SAID PARCEL NO. RW-17 AND SAID PARCEL NO. RW-16 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID PARCEL NO. RW-16 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 07° 21' 55" AND AN ARC LENGTH OF 31.75 FEET, THE CHORD OF WHICH BEARS N 17° 12' 56" E, A DISTANCE OF 31.73 FEET;

2. N 13° 31' 59" E, A DISTANCE OF 157.59 FEET TO A POINT OF NON-TANGENT CURVATURE;

3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 13° 57' 26" AND AN ARC LENGTH OF 161.99 FEET, THE CHORD OF WHICH BEARS N 20° 30' 42" E, A DISTANCE OF 161.59 FEET TO THE EASTERLY CORNER OF THE REMAINDER OF LOT 58, TWIN OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 248925;

THENCE N 37° 58' 39" E, A DISTANCE OF 102.94 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-16, ALSO BEING A POINT ON THE SOUTH LINE OF CLARKES CIRCLE RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT;

THENCE N 37° 58' 39" E, A DISTANCE OF 79.79 FEET TO A POINT ON THE NORTH LINE OF SAID CLARKES CIRCLE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID PARCEL NO. RW-15;

THENCE N 37° 58' 39" E, A DISTANCE OF 31.48 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. RW-15 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE NORTH LINE OF SAID PARCEL RW-15 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 09° 08' 48" AND AN ARC LENGTH OF 89.40 FEET, THE CHORD OF WHICH BEARS N 46° 17' 31" E, A DISTANCE OF 89.30 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT, BEING THE NORTH CORNER OF SAID PARCEL NO. RW-15, AND BEING THE NORTHWEST CORNER OF PARCEL NO. RW-14, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020898, SAID DOUGLAS COUNTY RECORDS;

THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TWIN OAKS PLAT AND ALONG THE COMMON LINE OF SAID PARCEL NO. RW-15 AND SAID PARCEL NO. RW-14, A DISTANCE OF 90.44 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. RW-15, BEING THE NORTHEAST CORNER OF SAID CLARK'S CIRCLE RIGHT-OF-WAY AND NORTHWEST CORNER OF THAT PORTION OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;

THENCE N 89° 40' 41" E, ALONG THE NORTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1628.83 FEET TO A POINT ON THE WEST LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE S 15° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 62.30 FEET TO A POINT ON THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. 8816440;

THENCE S 89° 40' 41" W, ALONG THE SOUTH LINE OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1599.62 FEET TO THE SOUTHWEST CORNER OF SAID PORTION OF TERRITORIAL ROAD RIGHT-OF-WAY, ALSO BEING A POINT ON THE EASTERLY LINE OF THAT PORTION OF TERRITORIAL ROAD, AS SHOWN ON SAID TWIN OAKS PLAT, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE COMMON LINE OF SAID PORTION OF THE TERRITORIAL ROAD RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING TWO (2) COURSES:

1. S 17° 17' 13" W, A DISTANCE OF 534.53 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31° 52' 19" AND AN ARC LENGTH OF 110.69 FEET, THE CHORD OF WHICH BEARS S33°13'23"W, A DISTANCE OF 109.26 FEET TO THE NORTH CORNER OF SAID TRACT C;

THENCE S 17° 17' 13" W, ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 139.27 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;

THENCE N 89° 28' 35" W, ALONG THE SOUTH LINE OF SAID TRACT C, A DISTANCE OF 174.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 204,543 SQUARE FEET OR 4.696 ACRES, MORE OR LESS.