

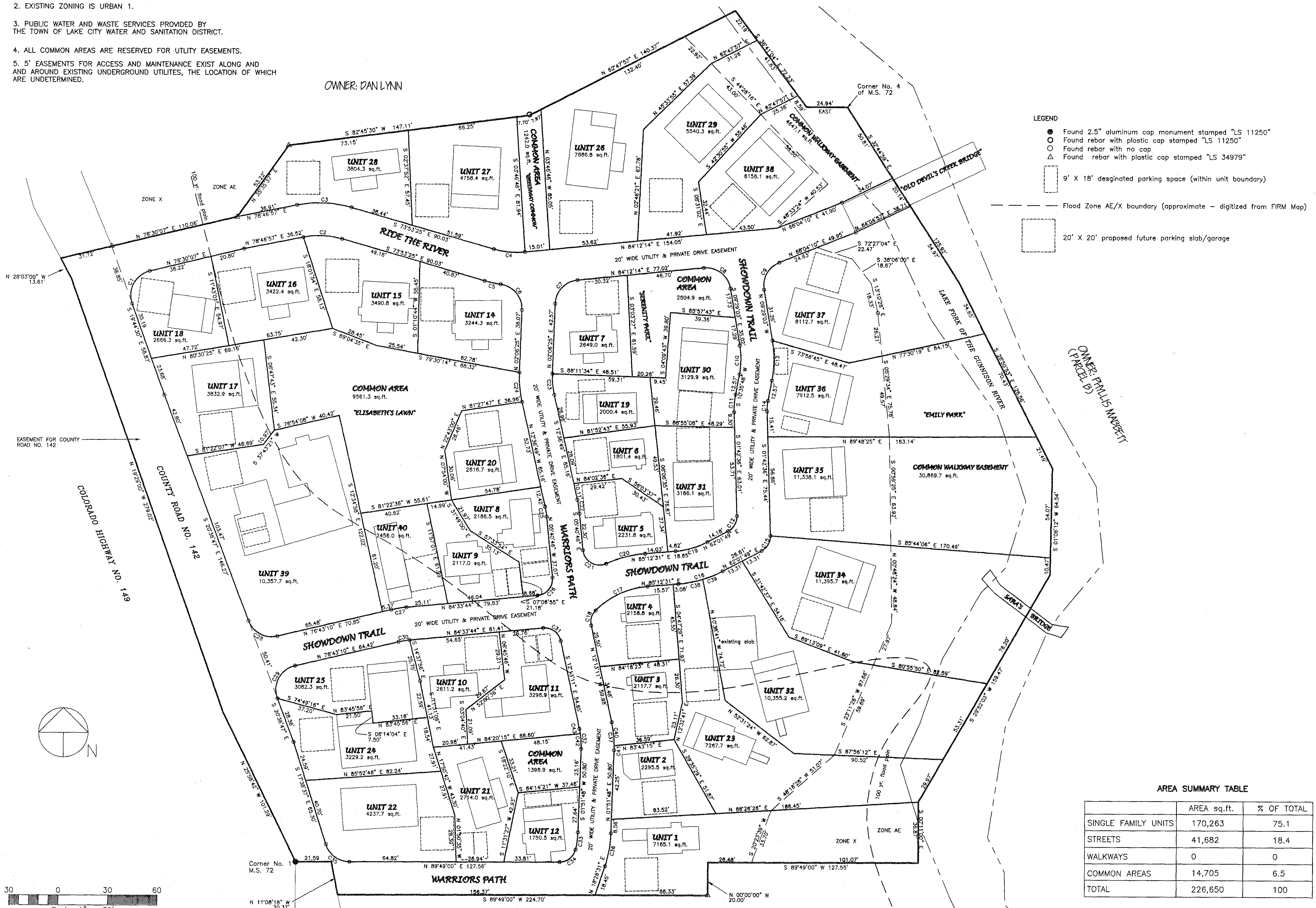
**TEXAN RESORT ESTATES  
WITHIN PARCEL A, MABBETT SUBDIVISION EXEMPTION  
ALSO WITHIN THE GARBUTT & ABBOTT PLACER, M.S. 72  
AND ALSO WITHIN S1/2 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 4 WEST, N.M.P.M.  
HINSDALE COUNTY, COLORADO**

**PLAT NOTES**

1. ALL ACCESS AND UTILITY EASEMENTS SHOWN HEREON SUPERCEDE AND REPLACE THOSE EASEMENTS AFFECTING PARCEL A SHOWN ON PLAT OF MABBETT SUBDIVISION EXEMPTION, RECORDED AT RECEPTION NO. \_\_\_\_\_
2. EXISTING ZONING IS URBAN 1.
3. PUBLIC WATER AND WASTE SERVICES PROVIDED BY THE TOWN OF LAKE CITY WATER AND SANITATION DISTRICT.
4. ALL COMMON AREAS ARE RESERVED FOR UTILITY EASEMENTS.
5. 5' EASEMENTS FOR ACCESS AND MAINTENANCE EXIST ALONG AND AROUND EXISTING UNDERGROUND UTILITIES, THE LOCATION OF WHICH ARE UNDETERMINED.

OWNER: DAN LYNN

OWNER: DAN PLES



**CURVE TABLE**

NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	25.20	15.00	N 28°52'48" E	22.34
C2	23.85	50.00	S 87°33'14" E	23.62
C3	33.39	70.00	S 87°33'14" E	33.07
C4	19.12	50.00	S 84°50'35" E	19.00
C5	10.02	70.00	S 77°59'30" E	10.01
C6	22.04	15.00	S 39°59'35" E	20.11
C7	21.49	15.00	N 43°09'20" E	19.70
C8	22.60	15.00	S 52°38'24" E	20.52
C9	20.30	15.00	S 29°17'33" W	18.79
C10	17.52	50.00	S 02°33'22" W	17.43
C11	10.74	50.00	S 04°26'36" W	10.72
C12	11.12	10.00	S 30°09'36" W	10.56
C13	24.53	70.00	S 00°53'22" W	24.41
C14	6.44	30.00	S 04°26'36" W	6.43
C15	11.12	10.00	S 30°09'36" W	10.56
C16	28.32	70.00	S 73°37'10" W	28.12
C17	35.62	50.00	S 84°47'59" W	34.87
C18	9.98	10.00	S 16°05'08" W	9.48
C19	20.23	50.00	S 73°37'10" W	20.09
C20	24.45	70.00	S 75°12'03" W	24.33
C21	19.95	10.00	N 60°14'35" W	16.30
C22	8.47	70.00	N 09°08'37" W	8.47
C23	12.85	50.00	N 05°15'12" W	12.81
C24	17.98	70.00	N 05°15'12" W	17.94
C25	6.05	50.00	S 09°08'47" E	6.05
C26	15.75	15.00	S 39°26'29" W	14.17
C27	9.58	70.00	S 80°08'27" W	9.57
C28	21.64	15.00	N 61°56'49" W	19.81
C29	25.46	15.00	N 28°03'11" E	22.53
C30	6.84	50.00	N 80°38'27" E	6.84
C31	14.52	10.00	S 53°49'43" E	13.28
C32	12.29	50.00	S 05°10'41" E	12.26
C33	10.64	50.00	S 07°57'43" W	10.62
C34	13.22	10.00	S 51°56'19" W	12.28
C35	18.99	15.00	N 53°54'40" W	17.75
C36	20.25	70.00	N 10°09'10" E	20.18
C37	17.21	70.00	N 05°10'41" W	17.16
C38	15.28	70.00	N 78°57'54" E	15.23
C39	13.06	70.00	N 67°23'33" E	13.04
C40	14.47	70.00	S 08°17'57" W	14.44
C41	2.74	70.00	S 00°44'33" W	2.74
C42	9.39	50.00	S 03°31'06" E	9.38
C43	2.90	50.00	S 10°33'35" E	2.90

**LEGEND**

- Found 2.5" aluminum cap monument stamped "LS 11250"
- Found rebar with plastic cap stamped "LS 11250"
- Found rebar with no cap
- △ Found rebar with plastic cap stamped "LS 34979"
- 9' X 18' designated parking space (within unit boundary)
- Flood Zone AE/X boundary (approximate - digitized from FIRM Map)
- 20' X 20' proposed future parking slab/garage

**ADDRESS DESIGNATIONS**

- UNIT 1 240 WARRIOR'S PATH
- UNIT 2 252 WARRIOR'S PATH
- UNIT 3 264 WARRIOR'S PATH
- UNIT 4 274 WARRIOR'S PATH
- UNIT 5 406 WARRIOR'S PATH
- UNIT 6 418 WARRIOR'S PATH
- UNIT 7 442 WARRIOR'S PATH
- UNIT 8 333 WARRIOR'S PATH
- UNIT 9 323 SHOWDOWN TRAIL
- UNIT 10 113 SHOWDOWN TRAIL
- UNIT 11 125 WARRIOR'S PATH
- UNIT 12 137 WARRIOR'S PATH
- UNIT 14 353 RIDE THE RIVER
- UNIT 15 363 RIDE THE RIVER
- UNIT 16 373 RIDE THE RIVER
- UNIT 17 850 CNTY. RD. 142
- UNIT 18 840 CNTY. RD. 142
- UNIT 19 430 WARRIOR'S PATH
- UNIT 20 343 WARRIOR'S PATH
- UNIT 21 149 WARRIOR'S PATH
- UNIT 22 990 CNTY. RD. 142
- UNIT 23 228 SHOWDOWN TRAIL
- UNIT 24 980 CNTY. RD. 142
- UNIT 25 101 SHOWDOWN TRAIL
- UNIT 26 634 RIDE THE RIVER
- UNIT 27 624 RIDE THE RIVER
- UNIT 28 610 RIDE THE RIVER
- UNIT 29 646 RIDE THE RIVER
- UNIT 30 456 SHOWDOWN TRAIL
- UNIT 31 468 SHOWDOWN TRAIL
- UNIT 32 216 SHOWDOWN TRAIL
- UNIT 34 507 SHOWDOWN TRAIL
- UNIT 35 519 SHOWDOWN TRAIL
- UNIT 36 531 SHOWDOWN TRAIL
- UNIT 37 543 SHOWDOWN TRAIL
- UNIT 38 658 RIDE THE RIVER
- UNIT 39 860 CNTY. RD. 142
- UNIT 40 313 SHOWDOWN TRAIL

**AREA SUMMARY TABLE**

	AREA sq.ft.	% OF TOTAL
SINGLE FAMILY UNITS	170,263	75.1
STREETS	41,682	18.4
WALKWAYS	0	0
COMMON AREAS	14,705	6.5
TOTAL	226,650	100

