

43652

93-159

Introduce: 7-19-93

ORDINANCE NO. 16436

1 AN ORDINANCE accepting and approving the plat designated as **HIGHLANDS**  
2 **COALITION** as an addition to the City of Lincoln, filed in the office of the  
3 Planning Department of the City of Lincoln, Nebraska, upon certain conditions  
4 herein specified and providing for sureties conditioned upon the strict  
5 compliance with such conditions.

6 WHEREAS, **DUNCAN AVIATION, INC.**, a Nebraska corporation; **CRETE CARRIER**  
7 **CORPORATION**, a Nebraska corporation; and the **CITY OF LINCOLN, NEBRASKA**, a  
8 **municipal corporation**, owners of a tract of land legally described as:

9 A SUBDIVISION COMPOSED OF THE FOLLOWING: LOT 48 I.T. OF  
10 SECTION 9, TOWNSHIP 10 NORTH, RANGE 6 EAST, LOT 46 I.T.  
11 AND LOT 56 I.T. OF SECTION 10, TOWNSHIP 10 NORTH, RANGE  
12 6 EAST, LOT 44 I.T. AND LOT 30 I.T. OF SECTION 2,  
13 TOWNSHIP 10 NORTH, RANGE 6 EAST, LOT 17 I.T., LOT 19  
14 I.T., LOTS 1 THROUGH 6 & OUTLOT "A" HIGHLAND WOODS  
15 ADDITION, A PORTION OF THE EAST 1/2 OF SECTION 3, A  
16 PORTION OF THE SE 1/4 OF SECTION 3, A PORTION OF THE  
17 WEST 1/2 OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 6 EAST,  
18 LOT 23 I.T., LOT 24 I.T., LOT 32 I.T., A PORTION OF LOT  
19 30 I.T. AND A PORTION OF LOT 31 I.T. OF SECTION 4, TOWN-  
20 SHIP 10 NORTH, RANGE 6 EAST, LOT 20 I.T., LOT 6 I.T. AND  
21 A PORTION OF THE SE 1/4 OF SECTION 33, TOWNSHIP 11  
22 NORTH, RANGE 6 EAST, AND A PORTION OF THE SW 1/4 OF  
23 SECTION 34, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH  
24 P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE  
25 PARTICULARLY DESCRIBED AS FOLLOWS:

26 COMMENCING FROM THE NW CORNER OF LOT 9 BLK 3 HIGHLAND  
27 NORTH FIRST ADDITION, SAID POINT ALSO BEING THE TRUE  
28 POINT OF BEGINNING, THENCE SOUTH 9 DEGREES 46 MINUTES 17  
29 SECONDS WEST, ALONG THE WEST LINE OF LOTS 9 THROUGH 21  
30 AND OUTLOTS A & E, A DISTANCE OF 1511.89 FEET TO THE SW  
31 CORNER OF SAID OUTLOT E, THENCE NORTH 80 DEGREES 16  
32 MINUTES 21 SECONDS WEST, ALONG THE NORTH R.O.W. LINE OF  
33 FLETCHER AVENUE, A DISTANCE OF 119.06 FEET TO A POINT OF  
34 CURVATURE, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE  
35 DIRECTION HAVING A DELTA ANGLE OF 1 DEGREE 45 MINUTES 41  
36 SECONDS, AN ARC DISTANCE OF 20.95 FEET, A RADIUS OF  
37 681.38 FEET, AND A CHORD OF NORTH 81 DEGREES 09 MINUTES  
38 12 SECONDS WEST, A DISTANCE OF 20.95 FEET TO A POINT,  
39 THENCE SOUTH 9 DEGREES 46 MINUTES 17 SECONDS WEST, A  
40 DISTANCE OF 100.06 FEET TO A POINT, THENCE AROUND A

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1 CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF  
2 2 DEGREES 04 MINUTES 20 SECONDS, AN ARC DISTANCE OF  
3 21.03 FEET, A RADIUS OF 581.38 FEET, AND A CHORD OF  
4 SOUTH 81 DEGREES 18 MINUTES 31 SECONDS EAST, A DISTANCE  
5 OF 21.02 FEET TO A POINT, THENCE SOUTH 80 DEGREES 16  
6 MINUTES 21 SECONDS EAST, ALONG THE SOUTH R.O.W. LINE OF  
7 FLETCHER AVENUE, A DISTANCE OF 99.11 FEET TO THE NW  
8 CORNER OF OUTLOT D, HIGHLAND NORTH 2ND ADDITION, THENCE  
9 SOUTH 9 DEGREES 46 MINUTES 55 SECONDS WEST, ALONG THE  
10 WEST LINE OF SAID OUTLOT D, A DISTANCE OF 433.66 FEET TO  
11 THE SW CORNER OF SAID OUTLOT D, THENCE SOUTH 80 DEGREES  
12 16 MINUTES 21 SECONDS EAST ALONG THE SOUTH LINE OF SAID  
13 OUTLOT D, A DISTANCE OF 120.00 FEET TO THE SE CORNER OF  
14 SAID OUTLOT D, THENCE SOUTH 79 DEGREES 21 MINUTES 57  
15 SECONDS EAST, ALONG THE SOUTH R.O.W. LINE OF WEST CUSTER  
16 STREET A DISTANCE OF 60.01 FEET TO THE NW CORNER OF  
17 OUTLOT C, HIGHLAND NORTH 2ND ADDITION, THENCE SOUTH 9  
18 DEGREES 45 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE  
19 OF OUTLOT C, HIGHLAND NORTH 2ND ADDITION A DISTANCE OF  
20 105.00 FEET TO THE SW CORNER OF SAID OUTLOT C, THENCE  
21 SOUTH 80 DEGREES 14 MINUTES 01 SECONDS EAST, ALONG THE  
22 SOUTH LINE OF SAID OUTLOT C AND LOTS 24 THROUGH 15 BLOCK  
23 2 HIGHLAND NORTH 2ND ADDITION A DISTANCE OF 833.35 FEET  
24 TO THE NW CORNER OF LOT 14 BLK 2 HIGHLAND NORTH 2ND  
25 ADDITION, THENCE SOUTH 18 DEGREES 01 MINUTES 31 SECONDS  
26 EAST, ALONG THE WEST LINE OF LOTS 14 THROUGH 8 BLOCK 2  
27 A DISTANCE OF 366.74 FEET TO A POINT, THENCE SOUTH 12  
28 DEGREES 00 MINUTES 58 SECONDS WEST, ALONG THE WEST LINE  
29 OF LOTS 8 THROUGH 1 BLOCK 2 A DISTANCE OF 454.47 FEET TO  
30 THE SW CORNER OF SAID LOT 1, THENCE SOUTH 11 DEGREES 49  
31 MINUTES 13 SECONDS EAST, ALONG THE WEST R.O.W. LINE OF  
32 WEST HARVEST DRIVE A DISTANCE OF 65.33 FEET TO THE NW  
33 CORNER OF LOT 11 BLK 3 HIGHLAND NORTH 2ND ADDITION,  
34 THENCE SOUTH 11 DEGREES 54 MINUTES 18 SECONDS WEST,  
35 ALONG THE WEST LINE OF LOT 11 BLOCK 3 A DISTANCE OF  
36 100.04 FEET TO THE SW CORNER OF SAID LOT 11, THENCE  
37 NORTH 77 DEGREES 56 MINUTES 06 SECONDS WEST, ALONG THE  
38 NORTH LINE OF LOT 10 BLOCK 3 A DISTANCE OF 26.46 FEET TO  
39 THE NW CORNER OF SAID LOT 10, THENCE SOUTH 12 DEGREES 04  
40 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF LOTS 10  
41 THROUGH 8 BLOCK 3 A DISTANCE OF 218.15 FEET TO THE SW  
42 CORNER OF SAID LOT 8, THENCE SOUTH 50 DEGREES 38 MINUTES  
43 04 SECONDS WEST, ALONG THE NORTHWEST LINE OF LOTS 7  
44 THROUGH 2 BLOCK 3 A DISTANCE OF 296.40 FEET TO THE NW  
45 CORNER OF SAID LOT 2, THENCE SOUTH 14 DEGREES 49 MINUTES  
46 33 SECONDS EAST, ALONG THE WEST LINE OF LOT 2 BLOCK 3 A  
47 DISTANCE OF 64.90 FEET TO THE NE CORNER OF LOT 1 BLK 3,  
48 THENCE SOUTH 75 DEGREES 16 MINUTES 30 SECONDS WEST,  
49 ALONG THE NORTH LINE OF LOT 1 BLOCK 3 AND THE NORTH  
50 R.O.W. LINE OF WEST GREENFIELD STREET A DISTANCE OF  
51 160.14 FEET TO A POINT, THENCE SOUTH 14 DEGREES 42  
52 MINUTES 19 SECONDS EAST, ALONG THE WEST R.O.W. LINE OF  
53 SAID WEST GREENFIELD STREET A DISTANCE OF 254.67 FEET TO  
54 A POINT OF CURVATURE, THENCE AROUND A CURVE IN A

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1 COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 38  
2 DEGREES 32 MINUTES 10 SECONDS, AN ARC DISTANCE OF 164.63  
3 FEET, A RADIUS OF 244.77 FEET, AND A CHORD OF SOUTH 33  
4 DEGREES 58 MINUTES 24 SECONDS EAST, A DISTANCE OF 161.54  
5 FEET TO A POINT, THENCE SOUTH 53 DEGREES 14 MINUTES 29  
6 SECONDS EAST, ALONG THE SOUTHWEST R.O.W. LINE OF SAID  
7 WEST GREENFIELD STREET A DISTANCE OF 120.03 FEET TO A  
8 POINT, THENCE SOUTH 36 DEGREES 45 MINUTES 34 SECONDS  
9 WEST, A DISTANCE OF 213.26 FEET TO A POINT OF CURVATURE,  
10 THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION  
11 HAVING A DELTA ANGLE OF 35 DEGREES 5 MINUTES 49 SECONDS,  
12 AN ARC DISTANCE OF 202.14 FEET, A RADIUS OF 330.00 FEET,  
13 AND A CHORD OF SOUTH 19 DEGREES 12 MINUTES 40 SECONDS  
14 WEST, A DISTANCE OF 199.00 FEET TO A POINT ON THE  
15 SOUTHEAST R.O.W. LINE OF N.W. FAIRWAY DRIVE, THENCE  
16 NORTH 36 DEGREES 45 MINUTES 34 SECONDS EAST A DISTANCE  
17 OF 363.62 FEET TO THE WEST CORNER OF LOT 1 BLOCK 5  
18 HIGHLANDS NORTH 2ND ADDITION, THENCE SOUTH 52 DEGREES 52  
19 MINUTES 07 SECONDS EAST, ALONG THE SOUTHWEST LINE OF  
20 SAID LOT 1 BLOCK 5 A DISTANCE OF 120.35 FEET TO THE SE  
21 CORNER OF SAID LOT 1 BLK 5, THENCE NORTH 36 DEGREES 56  
22 MINUTES 50 SECONDS EAST, ALONG THE SOUTHEAST LINE OF  
23 LOTS 1 THROUGH 12 BLOCK 5 HIGHLANDS NORTH 2ND ADDITION,  
24 A DISTANCE OF 901.34 FEET TO THE SE CORNER OF LOT 15 BLK  
25 5, THENCE NORTH 84 DEGREES 13 MINUTES 30 SECONDS EAST,  
26 ALONG THE SOUTH LINE OF LOTS 15 THROUGH 24 A DISTANCE OF  
27 770.84 FEET TO SE CORNER OF SAID LOT 24, THENCE AROUND  
28 A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA  
29 ANGLE OF 23 DEGREES 31 MINUTES 18 SECONDS, AN ARC  
30 DISTANCE OF 209.61 FEET, A RADIUS OF 510.58 FEET, AND A  
31 CHORD OF NORTH 72 DEGREES 27 MINUTES 51 SECONDS EAST, A  
32 DISTANCE OF 208.14 FEET TO A POINT, THENCE NORTH 60  
33 DEGREES 42 MINUTES 12 SECONDS EAST, ALONG THE SOUTHEAST  
34 LINE OF LOTS 27 AND 28 BLOCK 5, AND LOTS 22 AND 21 BLOCK  
35 20 HIGHLAND NORTH ADDITION A DISTANCE OF 234.43 FEET TO  
36 A POINT OF CURVATURE, THENCE AROUND A CURVE IN A  
37 CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 15 DEGREES  
38 04 MINUTES 59 SECONDS, AN ARC DISTANCE OF 159.97 FEET,  
39 A RADIUS OF 607.68 FEET, AND A CHORD OF NORTH 68 DEGREES  
40 14 MINUTES 41 SECONDS EAST, A DISTANCE OF 159.51 FEET TO  
41 A POINT, THENCE NORTH 75 DEGREES 47 MINUTES 10 SECONDS  
42 EAST, ALONG THE SOUTH LINE OF LOTS 18 THROUGH 12 BLOCK  
43 20 A DISTANCE OF 454.87 FEET TO A POINT OF CURVATURE,  
44 THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION  
45 HAVING A DELTA ANGLE OF 83 DEGREES 04 MINUTES 13  
46 SECONDS, AN ARC DISTANCE OF 455.37 FEET, A RADIUS OF  
47 314.08 FEET, AND A CHORD OF NORTH 34 DEGREES 15 MINUTES  
48 04 SECONDS EAST, A DISTANCE OF 416.52 FEET TO A POINT,  
49 THENCE NORTH 7 DEGREES 17 MINUTES 03 SECONDS WEST, ALONG  
50 THE EAST LINE OF LOTS 7 THROUGH 1 BLOCK 20 A DISTANCE OF  
51 474.72 FEET TO THE NE CORNER OF SAID LOT 1 BLK 20,  
52 THENCE NORTH 82 DEGREES 45 MINUTES 05 SECONDS EAST,  
53 ALONG THE NORTH LINE OF OUTLOT C HIGHLANDS EAST ADDITION  
54 A DISTANCE OF 19.70 FEET TO A POINT OF CURVATURE, THENCE

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AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 68 DEGREES 24 MINUTES 06 SECONDS, AN ARC DISTANCE OF 537.23 FEET, A RADIUS OF 450.00 FEET, AND A CHORD OF SOUTH 63 DEGREES 02 MINUTES 52 SECONDS EAST, A DISTANCE OF 505.89 FEET TO A POINT, THENCE SOUTH 28 DEGREES 50 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF OUTLOT D HIGHLANDS EAST ADDITION A DISTANCE OF 1621.42 FEET TO A POINT OF CURVATURE, THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 78 DEGREES 21 MINUTES 42 SECONDS, AN ARC DISTANCE OF 619.95 FEET, A RADIUS OF 453.29 FEET, AND A CHORD OF SOUTH 10 DEGREES 20 MINUTES 02 SECONDS WEST, A DISTANCE OF 572.75 FEET TO A POINT, THENCE SOUTH 49 DEGREES 30 MINUTES 53 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID OUTLOT D A DISTANCE OF 99.93 FEET TO A POINT, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 11 DEGREES 10 MINUTES 07 SECONDS, AN ARC DISTANCE OF 110.63 FEET, A RADIUS OF 567.52 FEET, AND A CHORD OF SOUTH 43 DEGREES 55 MINUTES 49 SECONDS WEST, A DISTANCE OF 110.45 FEET TO THE SOUTH CORNER OF SAID OUTLOT D, THENCE NORTH 54 DEGREES 22 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF SAID OUTLOT D A DISTANCE OF 207.19 FEET TO A POINT OF CURVATURE, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 07 DEGREES 06 MINUTES 32 SECONDS, AN ARC DISTANCE OF 78.17 FEET, A RADIUS OF 630.00 FEET, AND A CHORD OF NORTH 57 DEGREES 56 MINUTES 02 SECONDS WEST, A DISTANCE OF 78.12 FEET TO A POINT, THENCE NORTH 61 DEGREES 29 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID OUTLOT D A DISTANCE OF 24.91 FEET TO A POINT, THENCE NORTH 28 DEGREES 30 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE OF SAID OUTLOT D A DISTANCE OF 78.05 FEET TO A POINT, THENCE NORTH 6 DEGREES 57 MINUTES 49 SECONDS WEST, ALONG THE WEST LINE OF SAID OUTLOT D A DISTANCE OF 162.42 FEET TO A POINT, THENCE NORTH 22 DEGREES 39 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF SAID OUTLOT D A DISTANCE OF 96.10 FEET TO A POINT, THENCE NORTH 32 DEGREES 18 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF SAID OUTLOT D A DISTANCE OF 505.18 FEET TO A POINT, THENCE NORTH 44 DEGREES 17 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF SAID OUTLOT D A DISTANCE OF 87.78 FEET TO A POINT, THENCE NORTH 50 DEGREES 39 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF OUTLOT E A DISTANCE OF 87.50 FEET TO A POINT, THENCE SOUTH 35 DEGREES 10 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 120.00 FEET TO A POINT, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 03 DEGREES 55 MINUTES 18 SECONDS, AN ARC DISTANCE OF 32.85 FEET, A RADIUS OF 480.00 FEET, AND A CHORD OF NORTH 56 DEGREES 47 MINUTES 37 SECONDS WEST, A DISTANCE OF 32.85 FEET TO A POINT, THENCE NORTH 31 DEGREES 14 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 120.00 FEET TO A POINT,

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THENCE NORTH 62 DEGREES 43 MINUTES 43 SECONDS WEST,  
ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF  
83.17 FEET TO A POINT, THENCE NORTH 70 DEGREES 40  
MINUTES 37 SECONDS WEST, ALONG THE NORTH LINE OF SAID  
OUTLOT E A DISTANCE OF 83.17 FEET TO A POINT, THENCE  
NORTH 78 DEGREES 37 MINUTES 31 SECONDS WEST, ALONG THE  
NORTH LINE OF SAID OUTLOT E A DISTANCE OF 83.17 FEET TO  
A POINT, THENCE NORTH 86 DEGREES 34 MINUTES 25 SECONDS  
WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE  
OF 83.17 FEET TO A POINT, THENCE SOUTH 85 DEGREES 28  
MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID  
OUTLOT E A DISTANCE OF 83.17 FEET TO A POINT, THENCE  
SOUTH 77 DEGREES 40 MINUTES 39 SECONDS WEST, ALONG THE  
NORTH LINE OF SAID OUTLOT E A DISTANCE OF 80.49 FEET TO  
A POINT, THENCE SOUTH 69 DEGREES 13 MINUTES 36 SECONDS  
WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE  
OF 91.01 FEET TO A POINT, THENCE SOUTH 55 DEGREES 25  
MINUTES 23 SECONDS WEST, ALONG THE NORTH LINE OF SAID  
OUTLOT E A DISTANCE OF 93.33 FEET TO A POINT, THENCE  
SOUTH 41 DEGREES 18 MINUTES 53 SECONDS WEST, ALONG THE  
NORTH LINE OF SAID OUTLOT E A DISTANCE OF 93.33 FEET TO  
A POINT, THENCE SOUTH 27 DEGREES 12 MINUTES 23 SECONDS  
WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE  
OF 93.33 FEET TO A POINT, THENCE SOUTH 13 DEGREES 05  
MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF SAID  
OUTLOT E A DISTANCE OF 93.33 FEET TO A POINT, THENCE  
SOUTH 83 DEGREES 57 MINUTES 21 SECONDS EAST, ALONG THE  
NORTH LINE OF SAID OUTLOT E A DISTANCE OF 120.00 FEET TO  
A POINT, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE  
DIRECTION HAVING A DELTA ANGLE OF 04 DEGREES 24 MINUTES  
30 SECONDS, AN ARC DISTANCE OF 20.00 FEET, A RADIUS OF  
260.00 FEET, AND A CHORD OF SOUTH 3 DEGREES 50 MINUTES  
23 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT,  
THENCE NORTH 88 DEGREES 21 MINUTES 52 SECONDS WEST,  
ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF  
120.00 FEET TO A POINT, THENCE SOUTH 5 DEGREES 25  
MINUTES 07 SECONDS EAST, ALONG THE NORTH LINE OF SAID  
OUTLOT E A DISTANCE OF 93.33 FEET TO A POINT, THENCE  
SOUTH 41 DEGREES 43 MINUTES 51 SECONDS WEST, ALONG THE  
NORTH LINE OF SAID OUTLOT E A DISTANCE OF 72.02 FEET TO  
A POINT, THENCE NORTH 43 DEGREES 37 MINUTES 08 SECONDS  
WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE  
OF 68.70 FEET TO A POINT, THENCE NORTH 48 DEGREES 52  
MINUTES 09 SECONDS WEST, ALONG THE NORTH LINE OF SAID  
OUTLOT E A DISTANCE OF 68.70 FEET TO A POINT, THENCE  
NORTH 54 DEGREES 07 MINUTES 10 SECONDS WEST, ALONG THE  
NORTH LINE OF OUTLOT E A DISTANCE OF 68.70 FEET TO A  
POINT, THENCE SOUTH 33 DEGREES 15 MINUTES 19 SECONDS  
WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE  
OF 120.00 FEET TO A POINT, THENCE AROUND A CURVE IN A  
COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 02  
DEGREES 31 MINUTES 32 SECONDS, AN ARC DISTANCE OF 27.77  
FEET, A RADIUS OF 630.00 FEET, AND A CHORD OF NORTH 58  
DEGREES 00 MINUTES 27 SECONDS WEST, A DISTANCE OF 27.77

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FEET TO A POINT, THENCE NORTH 30 DEGREES 43 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 120.00 FEET TO A POINT, THENCE NORTH 62 DEGREES 06 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 74.43 FEET TO A POINT, THENCE NORTH 67 DEGREES 48 MINUTES 48 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 75.66 FEET TO A POINT, THENCE NORTH 71 DEGREES 23 MINUTES 14 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 135.38 FEET TO A POINT, THENCE NORTH 79 DEGREES 45 MINUTES 19 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 87.32 FEET TO A POINT, THENCE SOUTH 82 DEGREES 45 MINUTES 16 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 95.12 FEET TO A POINT, THENCE SOUTH 64 DEGREES 30 MINUTES 38 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 95.12 FEET TO A POINT, THENCE SOUTH 46 DEGREES 16 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 95.12 FEET TO A POINT, THENCE SOUTH 29 DEGREES 43 MINUTES 54 SECONDS WEST, ALONG THE NORTH LINE SAID OUTLOT E A DISTANCE OF 84.13 FEET TO A POINT, THENCE SOUTH 26 DEGREES 03 MINUTES 11 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 90.00 FEET TO A POINT, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 05 DEGREES 04 MINUTES 55 SECONDS, AN ARC DISTANCE OF 29.27 FEET, A RADIUS OF 330.00 FEET, AND A CHORD OF NORTH 66 DEGREES 57 MINUTES 34 SECONDS WEST, A DISTANCE OF 29.26 FEET TO A POINT, THENCE NORTH 20 DEGREES 29 MINUTES 58 SECONDS EAST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 120.00 FEET TO A POINT, THENCE NORTH 74 DEGREES 35 MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 79.86 FEET TO A POINT, THENCE NORTH 84 DEGREES 46 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 79.86 FEET TO A POINT, THENCE SOUTH 85 DEGREES 02 MINUTES 46 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 79.86 FEET TO A POINT, THENCE SOUTH 74 DEGREES 51 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 79.86 FEET TO A POINT, THENCE SOUTH 65 DEGREES 24 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 74.32 FEET TO A POINT, THENCE SOUTH 62 DEGREES 56 MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 126.00 FEET TO A POINT, THENCE SOUTH 62 DEGREES 23 MINUTES 33 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 67.41 FEET TO A POINT, THENCE SOUTH 56 DEGREES 38 MINUTES 35 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 76.19 FEET TO A POINT, THENCE SOUTH 49 DEGREES 18 MINUTES 47 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 77.23 FEET TO A POINT, THENCE SOUTH 41 DEGREES 55 MINUTES 59 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE

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OF 77.23 FEET TO A POINT, THENCE SOUTH 34 DEGREES 33 MINUTES 12 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 77.23 FEET TO A POINT, THENCE SOUTH 59 DEGREES 08 MINUTES 11 SECONDS EAST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 119.99 FEET TO A POINT, THENCE SOUTH 30 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 19.88 FEET TO A POINT, THENCE NORTH 59 DEGREES 25 MINUTES 07 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLOT E A DISTANCE OF 120.00 FEET TO A POINT, THENCE SOUTH 30 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID OUTLOT E A DISTANCE OF 631.34 FEET TO A POINT, THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 05 DEGREES 04 MINUTES 56 SECONDS, AN ARC DISTANCE OF 49.13 FEET, A RADIUS OF 553.90 FEET, AND A CHORD OF NORTH 87 DEGREES 32 MINUTES 57 SECONDS WEST, A DISTANCE OF 49.11 FEET TO A POINT, THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS WEST ALONG THE NORTH R.O.W. LINE OF WEST KATLEMEN DRIVE A DISTANCE OF 272.14 FEET TO A POINT, THENCE SOUTH 0 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF WEST KATLEMEN DRIVE, THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS EAST ALONG THE SOUTH R.O.W. LINE OF WEST KATLEMEN DRIVE A DISTANCE OF 272.62 FEET TO A POINT, THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 31 DEGREES 09 MINUTES 44 SECONDS, AN ARC DISTANCE OF 257.74 FEET, A RADIUS OF 473.90 FEET, AND A CHORD OF SOUTH 74 DEGREES 30 MINUTES 32 SECONDS EAST, A DISTANCE OF 254.58 FEET TO A POINT, THENCE SOUTH 58 DEGREES 55 MINUTES 40 SECONDS EAST, ALONG THE SOUTH R.O.W. LINE OF WEST KATLEMEN DRIVE A DISTANCE OF 459.73 FEET TO THE NW CORNER OF LOT 31 BLK 12 HIGHLAND NORTH 3RD ADDITION, THENCE SOUTH 31 DEGREES 47 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF LOT 31 BLOCK 12 HIGHLAND NORTH 3RD ADDITION A DISTANCE OF 79.89 FEET TO A POINT, THENCE SOUTH 20 DEGREES 58 MINUTES 32 SECONDS WEST, ALONG THE WEST LINE OF LOTS 31, & 18 THROUGH 16 SAID BLOCK 12 A DISTANCE OF 324.98 FEET TO A POINT, THENCE SOUTH 26 DEGREES 13 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF LOTS 16 AND 15 OF SAID BLOCK 12 A DISTANCE OF 95.50 FEET TO NW CORNER OF LOT 11 BLK 12, THENCE SOUTH 29 DEGREES 08 MINUTES 51 SECONDS WEST, ALONG THE WEST LINE OF LOTS 11 AND 10 OF SAID BLOCK 12 A DISTANCE OF 144.45 FEET TO THE WEST CORNER OF SAID LOT 10, THENCE SOUTH 12 DEGREES 27 MINUTES 49 SECONDS WEST, ALONG THE WEST LINE LOTS 9 AND 8 SAID BLOCK 12 A DISTANCE OF 132.52 FEET TO A POINT, THENCE SOUTH 0 DEGREES 05 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF LOTS 8 THROUGH 1 OF SAID BLOCK 12 A DISTANCE OF 533.70 FEET TO THE SW CORNER OF SAID LOT 1 BLK 12, THENCE NORTH 84 DEGREES 31 MINUTES 10 SECONDS WEST, ALONG THE NORTH R.O.W. LINE OF WEST JENNIFER DRIVE A DISTANCE OF 20.69 FEET TO A POINT, THENCE SOUTH 5

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1 DEGREES 30 MINUTES 02 SECONDS WEST, ALONG THE WEST  
2 R.O.W. LINE OF SAID WEST JENNIFER DRIVE A DISTANCE OF  
3 60.00 FEET TO A POINT, THENCE AROUND A CURVE IN A CLOCK-  
4 WISE DIRECTION HAVING A DELTA ANGLE OF 01 DEGREES 19  
5 MINUTES 34 SECONDS, AN ARC DISTANCE OF 4.67 FEET, A  
6 RADIUS OF 201.76 FEET, AND A CHORD OF NORTH 83 DEGREES  
7 46 MINUTES 38 SECONDS WEST, A DISTANCE OF 4.67 FEET TO  
8 THE NW CORNER OF LOT 17 BLK 9 HIGHLAND NORTH 3RD ADDI-  
9 TION, THENCE SOUTH 6 DEGREES 56 MINUTES 56 SECONDS WEST,  
10 ALONG THE WEST LINE OF SAID LOT 17 BLOCK 9 A DISTANCE OF  
11 119.25 FEET TO THE SW CORNER OF SAID LOT 17 BLK 9,  
12 THENCE SOUTH 13 DEGREES 57 MINUTES 36 SECONDS WEST ALONG  
13 THE WEST R.O.W. LINE OF HIGHLANDS BLVD. A DISTANCE OF  
14 100.00 FEET TO A POINT, THENCE AROUND A CURVE IN A  
15 COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 08  
16 DEGREES 05 MINUTES 19 SECONDS, AN ARC DISTANCE OF 194.17  
17 FEET, A RADIUS OF 1375.40 FEET, AND A CHORD OF SOUTH 80  
18 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 194.01  
19 FEET TO A POINT OF CURVATURE, THENCE AROUND A CURVE IN  
20 A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 43  
21 DEGREES 24 MINUTES 32 SECONDS, AN ARC DISTANCE OF  
22 1912.18 FEET, A RADIUS OF 2523.90 FEET, AND A CHORD OF  
23 NORTH 74 DEGREES 10 MINUTES 01 SECONDS EAST, A DISTANCE  
24 OF 1866.78 FEET TO A POINT, THENCE NORTH 52 DEGREES 27  
25 MINUTES 45 SECONDS EAST, ALONG THE SOUTH R.O.W. LINE OF  
26 HIGHLAND BLVD. A DISTANCE OF 494.38 FEET TO A POINT,  
27 THENCE NORTH 56 DEGREES 40 MINUTES 53 SECONDS EAST,  
28 ALONG THE SOUTH R.O.W. LINE OF SAID HIGHLAND BLVD. A  
29 DISTANCE OF 244.69 FEET TO A POINT, THENCE AROUND A  
30 CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF  
31 22 DEGREES 03 MINUTES 34 SECONDS, AN ARC DISTANCE OF  
32 531.01 FEET, A RADIUS OF 1379.21 FEET, AND A CHORD OF  
33 NORTH 68 DEGREES 50 MINUTES 20 SECONDS EAST, A DISTANCE  
34 OF 527.74 FEET TO A POINT OF CURVATURE, THENCE AROUND A  
35 CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF  
36 91 DEGREES 44 MINUTES 31 SECONDS, AN ARC DISTANCE OF  
37 60.85 FEET, A RADIUS OF 38.00 FEET, AND A CHORD OF SOUTH  
38 54 DEGREES 15 MINUTES 38 SECONDS EAST, A DISTANCE OF  
39 54.55 FEET TO A POINT, THENCE SOUTH 8 DEGREES 23 MINUTES  
40 22 SECONDS EAST, ALONG THE WEST R.O.W. LINE OF NORTHWEST  
41 1ST STREET A DISTANCE OF 392.98 FEET TO A POINT OF  
42 CURVATURE, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE  
43 DIRECTION HAVING A DELTA ANGLE OF 44 DEGREES 20 MINUTES  
44 14 SECONDS, AN ARC DISTANCE OF 541.22 FEET, A RADIUS OF  
45 699.40 FEET, AND A CHORD OF SOUTH 30 DEGREES 33 MINUTES  
46 29 SECONDS EAST, A DISTANCE OF 527.81 FEET TO A POINT,  
47 THENCE SOUTH 37 DEGREES 01 MINUTES 32 SECONDS WEST, A  
48 DISTANCE OF 352.77 FEET TO A POINT ON THE NORTH LINE OF  
49 LOT 46 I.T., THENCE NORTH 89 DEGREES 36 MINUTES 17  
50 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 46 I.T.  
51 A DISTANCE OF 220.23 FEET TO THE NE CORNER OF SAID LOT  
52 46 I.T., THENCE SOUTH 28 DEGREES 21 MINUTES 31 SECONDS  
53 WEST, ALONG THE EAST LINE OF SAID LOT 46 I.T. A DISTANCE  
54 OF 164.82 FEET TO A POINT, THENCE SOUTH 37 DEGREES 01



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MINUTES 41 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 46 I.T. A DISTANCE OF 508.79 FEET TO THE SE CORNER OF SAID LOT 46 I.T., THENCE SOUTH 89 DEGREES 54 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 46 I.T. A DISTANCE OF 4168.87 FEET TO THE SW CORNER OF SAID LOT 46 I.T., THENCE SOUTH 0 DEGREES 06 MINUTES 46 SECONDS EAST, ALONG THE EAST LINE OF LOT 56 I.T. A DISTANCE OF 1658.13 FEET TO THE SE CORNER OF SAID LOT 56 I.T., THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 56 I.T & LOT 48 I.T. A DISTANCE OF 1260.24 FEET TO A POINT, THENCE SOUTH 0 DEGREES 07 MINUTES 42 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID LOT 48 I.T. A DISTANCE OF 196.67 FEET TO A POINT, THENCE SOUTH 89 DEGREES 52 MINUTES 18 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 48 I.T. A DISTANCE OF 103.18 FEET TO THE SW CORNER OF SAID LOT 48 I.T., THENCE NORTH 0 DEGREES 06 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 48 I.T. A DISTANCE OF 1057.07 FEET TO A POINT, THENCE NORTH 89 DEGREES 53 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 48 I.T. A DISTANCE OF 25.00 FEET TO A POINT, THENCE NORTH 0 DEGREES 06 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 48 I.T. A DISTANCE OF 1222.27 FEET TO A POINT OF SPIRAL CURVATURE, THENCE NORTH 0 DEGREES 15 MINUTES 24 SECONDS WEST ALONG THE CHORD BEARING OF THE SPIRAL CURVE A DISTANCE OF 102.07 FEET TO A POINT, THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, A DISTANCE OF 25.25 FEET TO A POINT, THENCE NORTH 1 DEGREES 09 MINUTES 09 SECONDS WEST, ALONG THE CHORD BEARING OF THE SPIRAL CURVE A DISTANCE OF 116.13 FEET TO A POINT OF CURVATURE, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 46 DEGREES 25 MINUTES 28 SECONDS, AN ARC DISTANCE OF 2402.36 FEET, A RADIUS OF 2964.93 FEET, AND A CHORD OF NORTH 25 DEGREES 24 MINUTES 57 SECONDS WEST, A DISTANCE OF 2337.18 FEET TO A POINT OF SPIRAL CURVATURE, THENCE NORTH 50 DEGREES 01 MINUTES 41 SECONDS WEST, ALONG THE CHORD BEARING OF THE SPIRAL CURVE A DISTANCE OF 217.33 FEET TO A POINT, THENCE NORTH 50 DEGREES 43 MINUTES 41 SECONDS WEST, ALONG THE SOUTHWEST LINE OF LOT 23 I.T. A DISTANCE OF 314.97 FEET TO A POINT, NORTH 05 DEGREES 01 MINUTES 10 SECONDS WEST, A DISTANCE OF 834.70 FEET TO A POINT, THENCE NORTH 49 DEGREES 28 MINUTES 50 SECONDS EAST A DISTANCE OF 320.00 FEET TO A POINT, THENCE NORTH 36 DEGREES 01 MINUTES 10 SECONDS WEST A DISTANCE OF 467.75 FEET TO A POINT, THENCE NORTH 00 DEGREES 32 MINUTES 53 SECONDS EAST ALONG A LINE 33.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NE 1/4 OF SECTION 4 A DISTANCE OF 1155.54 FEET TO A POINT, THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS EAST ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 4 A DISTANCE OF 1290.38 FEET TO A POINT, THENCE NORTH 0 DEGREES 00 MINUTES 37 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT, THENCE NORTH 0 DEGREES 20

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MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF LOTS 20 I.T. AND 6 I.T. A DISTANCE OF 2235.70 FEET TO THE NW CORNER OF LOT 6 I.T., THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 07 DEGREES 50 MINUTES 10 SECONDS, AN ARC DISTANCE OF 1543.27 FEET, A RADIUS OF 11284.16 FEET, AND A CHORD OF SOUTH 71 DEGREES 54 MINUTES 10 SECONDS EAST, A DISTANCE OF 1542.06 FEET TO A POINT, THENCE SOUTH 68 DEGREES 44 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 6 I.T. A DISTANCE OF 358.89 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING A CALCULATED AREA OF 665.73 ACRES MORE OR LESS;

AND

COMMENCING FROM THE SW CORNER OF LOT 5 HIGHLAND OFFICE PARK, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 61 DEGREES 09 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 539.91 FEET TO A POINT, THENCE NORTH 61 DEGREES 17 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 4 OF SAID HIGHLAND OFFICE PARK A DISTANCE OF 487.80 FEET TO THE SE CORNER OF SAID LOT 4, THENCE SOUTH 17 DEGREES 25 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF LOT 44 I.T. A DISTANCE OF 256.78 FEET TO A POINT, THENCE SOUTH 13 DEGREES 14 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 44 I.T. A DISTANCE OF 478.54 FEET TO A POINT, THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 15 DEGREES 40 MINUTES 17 SECONDS, AN ARC DISTANCE OF 154.87 FEET, A RADIUS OF 566.20 FEET, AND A CHORD OF SOUTH 8 DEGREES 49 MINUTES 02 SECONDS EAST, A DISTANCE OF 154.38 FEET TO A POINT, THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 27 DEGREES 30 MINUTES 02 SECONDS, AN ARC DISTANCE OF 157.19 FEET, A RADIUS OF 327.50 FEET, AND A CHORD OF SOUTH 13 DEGREES 41 MINUTES 38 SECONDS WEST, A DISTANCE OF 155.69 FEET TO A POINT, THENCE SOUTH 27 DEGREES 26 MINUTES 38 SECONDS WEST, ALONG THE EAST LINE OF LOT 30 I.T. A DISTANCE OF 352.75 FEET TO A POINT, THENCE SOUTH 16 DEGREES 35 MINUTES 38 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 30 I.T. A DISTANCE OF 399.80 FEET TO A POINT, THENCE SOUTH 7 DEGREES 34 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 30 I.T. A DISTANCE OF 606.17 FEET TO A POINT, THENCE SOUTH 34 DEGREES 47 MINUTES 06 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 30 I.T. A DISTANCE OF 402.28 FEET TO A POINT, THENCE NORTH 52 DEGREES 54 MINUTES 25 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 30 I.T. A DISTANCE OF 205.04 FEET TO A POINT, THENCE SOUTH 0 DEGREES 01 MINUTES 35 SECONDS EAST, A DISTANCE OF 49.58 FEET TO A POINT, THENCE SOUTH 37 DEGREES 01 MINUTES 32 SECONDS WEST, ALONG THE NORTHWEST R.O.W. LINE OF INTERSTATE 80 A DISTANCE OF 687.56 FEET TO A POINT, THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A

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DELTA ANGLE OF 44 DEGREES 17 MINUTES 35 SECONDS, AN ARC DISTANCE OF 452.54 FEET, A RADIUS OF 585.39 FEET, AND A CHORD OF NORTH 30 DEGREES 32 MINUTES 10 SECONDS WEST, A DISTANCE OF 441.36 FEET TO A POINT, THENCE NORTH 8 DEGREES 23 MINUTES 22 SECONDS WEST, ALONG THE EAST R.O.W. LINE OF NW 1ST STREET A DISTANCE OF 463.41 FEET TO A POINT, THENCE NORTH 81 DEGREES 36 MINUTES 38 SECONDS EAST, ALONG THE EAST LINE OF SAID NW 1ST STREET A DISTANCE OF 50.00 FEET TO A POINT, THENCE NORTH 8 DEGREES 23 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF SAID NW 1ST STREET A DISTANCE OF 80.00 FEET TO A POINT, THENCE SOUTH 81 DEGREES 36 MINUTES 38 SECONDS WEST, ALONG THE EAST LINE OF SAID NW 1ST STREET A DISTANCE OF 50.00 FEET TO A POINT, THENCE NORTH 8 DEGREES 23 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF SAID NW 1ST STREET A DISTANCE OF 410.37 FEET TO A POINT, THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 57 DEGREES 53 MINUTES 56 SECONDS, AN ARC DISTANCE OF 472.47 FEET, A RADIUS OF 467.55 FEET, AND A CHORD OF NORTH 20 DEGREES 33 MINUTES 36 SECONDS EAST, A DISTANCE OF 452.62 FEET TO A POINT, THENCE NORTH 49 DEGREES 30 MINUTES 53 SECONDS EAST, ALONG THE EAST LINE OF SAID NW 1ST STREET A DISTANCE OF 99.93 FEET TO A POINT, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 53 DEGREES 15 MINUTES 24 SECONDS, AN ARC DISTANCE OF 514.26 FEET, A RADIUS OF 553.26 FEET, AND A CHORD OF NORTH 22 DEGREES 54 MINUTES 01 SECONDS EAST, A DISTANCE OF 495.94 FEET TO THE INTERSECTION OF THE SOUTH R.O.W. LINE OF CHADDERTON CIRCLE AND THE EAST R.O.W. LINE OF NORTHWEST 1ST STREET, THENCE NORTH 82 DEGREES 40 MINUTES 22 SECONDS EAST ALONG THE SOUTH R.O.W. LINE OF CHADDERTON CIRCLE A DISTANCE OF 118.75 FEET TO A POINT OF CURVATURE, THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 21 DEGREES 37 MINUTES 20 SECONDS, AN ARC DISTANCE OF 62.67 FEET, A RADIUS OF 166.06 FEET, AND A CHORD OF SOUTH 86 DEGREES 30 MINUTES 58 SECONDS EAST A DISTANCE OF 62.30 FEET TO A POINT, THENCE SOUTH 75 DEGREES 42 MINUTES 18 SECONDS EAST ALONG THE SOUTH R.O.W. LINE OF CHADDERTON CIRCLE A DISTANCE OF 128.07 FEET TO A POINT OF CURVATURE, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 14 DEGREES 19 MINUTES 26 SECONDS, AN ARC DISTANCE OF 45.00 FEET, A RADIUS OF 180.00 FEET, AND A CHORD OF SOUTH 82 DEGREES 52 MINUTES 02 SECONDS EAST, A DISTANCE OF 44.88 FEET TO A POINT, THENCE NORTH 0 DEGREES 01 MINUTES 45 SECONDS WEST ALONG THE EAST R.O.W. LINE OF SAID CHADDERTON CIRCLE A DISTANCE OF 43.00 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 2, THENCE NORTH 0 DEGREES 01 MINUTES 47 SECONDS WEST ALONG THE WEST R.O.W. LINE OF SAID CHADDERTON CIRCLE A DISTANCE OF 17.26 FEET TO A POINT, THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 26 DEGREES 29 MINUTES 05 SECONDS, AN ARC DISTANCE OF 55.47 FEET, A

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RADIUS OF 120.00 FEET, AND A CHORD OF NORTH 75 DEGREES 52 MINUTES 20 SECONDS WEST A DISTANCE OF 54.98 FEET TO A POINT, THENCE NORTH 62 DEGREES 37 MINUTES 48 SECONDS WEST ALONG THE NORTH R.O.W. LINE OF SAID CHADDERTON CIRCLE A DISTANCE OF 46.46 FEET TO A POINT OF CURVATURE, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 34 DEGREES 41 MINUTES 51 SECONDS, AN ARC DISTANCE OF 149.01 FEET, A RADIUS OF 246.06 FEET, AND A CHORD OF NORTH 79 DEGREES 58 MINUTES 43 SECONDS WEST A DISTANCE OF 146.74 FEET TO A POINT, THENCE SOUTH 82 DEGREES 40 MINUTES 22 SECONDS WEST ALONG THE NORTH R.O.W. LINE OF CHADDERTON CIRCLE A DISTANCE OF 121.45 FEET TO THE INTERSECTION OF THE NORTH R.O.W. LINE OF SAID CHADDERTON CIRCLE AND THE EAST R.O.W. LINE OF NORTHWEST 1ST STREET, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 16 DEGREES 49 MINUTES 35 SECONDS, AN ARC DISTANCE OF 162.48 FEET, A RADIUS OF 553.26 FEET, AND A CHORD OF NORTH 20 DEGREES 26 MINUTES 02 SECONDS WEST A DISTANCE OF 161.90 FEET TO A POINT, THENCE NORTH 28 DEGREES 50 MINUTES 49 SECONDS WEST ALONG THE EAST R.O.W. LINE OF NORTHWEST 1ST STREET A DISTANCE OF 139.17 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING A CALCULATED AREA OF 59.20 ACRES MORE OR LESS,

have filed said plat in the office of the Planning Department of the City of Lincoln, Nebraska, with a request for approval and acceptance thereof, in the manner and form as by ordinance required; and

WHEREAS, it is for the convenience of the inhabitants of said City and for the public that said plat be approved and accepted as filed.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

Section 1. That the plat of **HIGHLANDS COALITION** as an addition to the City of Lincoln, Nebraska, filed in the office of the Planning Department of said City by **DUNCAN AVIATION, INC.**, a Nebraska corporation; **CRETE CARRIER CORPORATION**, a Nebraska corporation; and the **CITY OF LINCOLN, NEBRASKA**, a municipal corporation, as owners is hereby accepted and approved, and said owners are given the right to plat said **HIGHLANDS COALITION** as an addition to said City in accordance therewith. Such acceptance and approval are conditioned upon the following:

1 ( 3  
2 First: That said owners shall at their own cost and expense pay for  
3 all labor, material, engineering, and inspection costs in connection with the  
4 placing of permanent lot stakes at all corners of all lots and blocks of this  
5 final plat. The permanent lot staking shall be completed before construction on  
6 or conveyance of any lot shown in this final plat.

7 Second: That said owners shall submit and receive approval of final  
8 plats on all outlots prior to development, except that this provision shall not  
9 apply to the development of public facilities on any such outlots.

10 Section 2. That the City Council hereby grants an exception to the  
11 otherwise applicable design standards to permit the offset of Fletcher Avenue  
12 intersection with Northwest 12th Street as shown on the final plat.

13 Section 3. Pursuant to Section 26.31.010 of the Lincoln Municipal  
14 Code, the City Council hereby modifies the otherwise applicable requirements of  
15 Title 26 of the Lincoln Municipal Code (Land Subdivision Ordinance) by granting  
16 a waiver of the following:

17 a. Submittal and approval of a preliminary plat.  
18 b. Submittal of a grading and drainage plan.  
19 c. The requirement that all lots have street access and frontage.  
20 d. The requirement that all lots have a maximum depth of three  
21 times their width.

22 e. The requirement that final street grades be submitted, except  
23 for Northwest 12th Street, Highland Boulevard, and those streets being  
24 reconstructed east of Northwest 12th Street.

25 Section 4. Immediately upon the taking effect of this ordinance, the  
26 City shall cause the final plat and a certified copy of this ordinance together  
with the written agreement required herein to be filed in the office of the

1 *14* Register of Deeds of Lancaster County, Nebraska. Filing fees shall be paid by  
2 said owner.

3 Section 5. That this ordinance shall take effect and be in force  
4 from and after its passage and publication according to law.

Introduced by:

*Ken Haar*  
\_\_\_\_\_

Approved as to Form & Legality:

*William F. Stuebing*  
City Attorney

AYES: Donaldson, Haar, Seng,  
Shoecraft, Wilson, Young; NAYS:  
None; ABSENT: Johnson.

Staff Review Completed:

*Maryd. Johnson*  
Administrative Assistant

**APPROVED**

AUG 9 1993

*[Signature]*  
MAYOR

**PASSED**

AUG 02 1993

**BY CITY COUNCIL**

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C E R T I F I C A T E

I, Paul A. Malzer, City Clerk of the City of Lincoln, Nebraska, do certify that the above and foregoing is a true and correct copy of ORDINANCE NO. 16436 (HIGHLANDS COALITION)

as passed and approved by the City Council of the City of Lincoln, Nebraska, at its meeting held AUGUST 2, 1993 as the original appears of record in my office, and is now in my charge remaining as City Clerk aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska, this 28 day of September, 1993.

Paul A. Malzer  
City Clerk

LANCASTER COUNTY, NEB  
Dan Nolta  
REGISTER OF DEEDS

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Return to City Clerk

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