

When recorded return to:

Mr. Zachary D. Sakas
Sherman & Howard L.L.C.
7033 E. Greenway Parkway, Suite 250
Scottsdale, AZ 85254

**GENERAL PLAN
FOR THE PROPOSED
SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 1**

To: City Clerk, City of Apache Junction, Arizona

For the purposes of the Act (as defined herein) the following is the general plan for the proposed community facilities district captioned above (the “District”):

Article I.

GENERAL AREA TO BE IMPROVED WITHIN THE DISTRICT

All that area described in Exhibit A attached hereto and made a part hereof for all purposes shall comprise the area to be benefitted. The public infrastructure improvements shall be constructed in public rights-of-way or easements, or on property to be conveyed to a public entity, located both within and outside the areas described in Exhibit A hereto and shall result in a beneficial use principally to the area described in Exhibit A hereto.

Article II.

**GENERAL DESCRIPTION OF THE PUBLIC INFRASTRUCTURE
IMPROVEMENTS FOR WHICH THE DISTRICT IS PROPOSED TO BE
FORMED**

The District is being formed to finance public infrastructure and public infrastructure purposes authorized by Arizona Revised Statutes (“A.R.S.”) § 48-701, *et seq.*, as amended (the “Act”) and which are the subject of the Procedural Pre-Annexation Agreement, dated June 16, 2021 and recorded on August 16, 2021 in the Official Records of the Pinal County Recorder as Instrument No. 2021-102467, the Development Agreement for Superstition Vistas, to be dated October 5, 2021, and the Master Planned Community Zoning Ordinance and Development Plan pending approval by the City on October 5, 2021, as Case No. P-21-50-MPC, and such other public

infrastructure and public infrastructure purposes as may be approved by the Board of Directors of the District from time to time, in its sole and absolute discretion, and provided the public infrastructure may include any of the following:

(a) Sanitary sewage systems, including collection, transport, storage, treatment, dispersal, effluent use and discharge.

(b) Drainage and flood control systems, including collection, transport, diversion, storage, detention, retention, dispersal, use and discharge.

(c) Water systems for domestic, industrial, irrigation, municipal or fire protection purposes, including production, collection, storage, treatment, transport, delivery, connection and dispersal, but not including facilities for agricultural irrigation purposes unless for the repair or replacement of existing facilities when required by other improvements permitted by the Act.

(d) Highways, streets, roadways and parking facilities, including all areas for vehicular use for travel, ingress, egress and parking.

(e) Areas for pedestrian, equestrian, bicycle or other nonmotor vehicle use for travel, ingress, egress and parking.

(f) Pedestrian malls, parks, recreational facilities other than stadiums, and open space areas for the use of members of the public for entertainment, assembly and recreation.

(g) Landscaping, including earthworks, structures, lakes and other water features, plants, trees and related water delivery systems.

(h) Public buildings, public safety facilities and fire protection facilities.

(i) Lighting systems.

(j) Traffic control systems and devices, including signals, controls, markings and signage.

(k) Equipment, vehicles, furnishings and other personalty related to the items listed in clauses (a) through and including (j) above.

(l) Any other public infrastructure now or hereafter included in the definition of “Public Infrastructure” in the Act.

(m) Operation and maintenance of the items listed in clauses (a) through and including (l) above.

Article III.


**ESTIMATED COSTS OF CONSTRUCTION OR ACQUISITION OF THE
PUBLIC INFRASTRUCTURE TO BE FINANCED, CONSTRUCTED OR
ACQUIRED BY THE DISTRICT**

The estimated costs of construction or acquisition of the public infrastructure to be financed, constructed or acquired by the District will not exceed \$400,000,000.

[Signature Pages to Follow.]

DATED AS OF: September 9, 2021

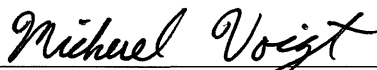
D.R. HORTON, INC.,
a Delaware corporation

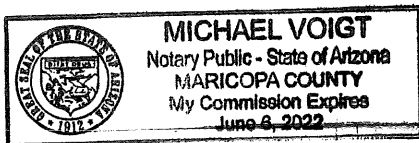
By: 
Name: Patrick Brown
Its: Vice President

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 15th day of September, 2021, by Patrick Brown, the Vice President of D.R. Horton, Inc., a Delaware corporation.

(Seal and Expiration Date)


Notary Public in and for the State of Arizona



ATTACHMENTS:

Exhibit A: Legal description of property to be included in the District

Exhibit A

Legal Description

Wood, Patel & Associates, Inc.
480.834.3300
www.woodpatel.com

Revised March 9, 2021
January 8, 2021
WP# 205166.01
Page 1 of 4
See Exhibit "A"

LEGAL DESCRIPTION
Superstition Vistas
D.R. Horton Parcel

General Land Office (GLO) Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, a portion of GLO Lot 12 and a portion of the east half of Section 18 and GLO Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, a portion of GLO Lots 1 and 2 and a portion of the east half of Section 19, and a portion of the north half of Section 30, Township 1 South, Range 8 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the northeast corner of said Section 18, a 3-inch Pinal County brass cap in handhole, from which the east quarter corner of said Section 18, a 3-inch Pinal County brass cap in handhole, bears South 00°13'51" East (basis of bearing), a distance of 2639.88 feet;

THENCE along the east line of said Section 18, South 00°13'51" East, a distance of 2639.88 feet, to said east quarter corner;

THENCE South 00°17'10" East, a distance of 155.64 feet, to the northerly line of that certain Maricopa County Flood Control District Easement, recorded in Document 2011-062136, Pinal County Records (PCR);

THENCE leaving said east line, along said northerly line, South 53°29'26" West, a distance of 4200.33 feet, to the south line of said Section 18;

THENCE leaving said south line, South 53°29'13" West, a distance of 910.07 feet,

THENCE leaving said northerly line, South 82°28'36" East, a distance of 583.29 feet, to the beginning of a curve;

THENCE easterly along said curve to the left, having a radius of 3000.00 feet, concave northerly, through a central angle of 30°39'58", a distance of 1605.68 feet, to the curves end;

THENCE North 66°51'25" East, a distance of 540.51 feet, to the beginning of a curve;

THENCE easterly along said curve to the right, having a radius of 2500.00 feet, concave southerly, through a central angle of 22°55'06", a distance of 1000.00 feet, to the north line of said Section 19 and the curves end;

THENCE along said north line, North 89°46'31" East, a distance of 500.00 feet, to the northeast corner of said Section 19;

THENCE leaving said north line, along the east line of said Section 19, South 00°17'35" East, a distance of 2641.12 feet, to the east quarter corner of said Section 19;

THENCE South 00°17'01" East, a distance of 2640.28 feet, to the southeast corner of said Section 19;

THENCE leaving said east line, along the south line of said Section 19, South 89°44'56" West, a distance of 702.14 feet, to the beginning of a curve;

THENCE leaving said south line, westerly along said curve to the left, having a radius of 10000.00 feet, concave southerly, through a central angle of 11°16'39", a distance of 1968.29 feet, to the beginning of a reverse curve;

**Legal Description
Superstition Vistas
D.R. Horton Parcel**

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See Exhibit "A"

THENCE westerly along said reverse curve to the right, having a radius of 10000.00 feet, concave northerly, through a central angle of 11°56'03", a distance of 2082.89 feet, to the curves end;
THENCE North 89°35'40" West, a distance of 1421.78 feet, to the southeast corner of Section 24, Township 1 South, Range 7 East, of the Gila and Salt River Meridian;
THENCE along the east line of said Section 24, North 00°38'07" West, a distance of 2635.59 feet, to the east quarter corner of said Section 24;
THENCE North 00°37'44" West, a distance of 2633.61 feet, to the southeast corner of Section 13, Township 1 South, Range 7 East, of the Gila and Salt River Meridian;
THENCE leaving said east line, along the east line of said Section 13, North 00°39'46" West, a distance of 2637.45 feet, to the east quarter corner of said Section 13;
THENCE North 00°37'58" West, a distance of 2637.66 feet, to the southeast corner of Section 12, Township 1 South, Range 7 East, of the Gila and Salt River Meridian;
THENCE leaving said east line, along the east line of said Section 12, North 00°39'09" West, a distance of 75.01 feet;
THENCE leaving said east line, South 89°37'08" East, a distance of 1403.26 feet, to a point of intersection with a non-tangent curve;
THENCE southerly along said non-tangent curve to the left, having a radius of 1057.78 feet, concave easterly, whose radius bears South 87°35'14" East, through a central angle of 04°03'48", a distance of 75.02 feet, to a point of intersection with a non-tangent curve;
THENCE easterly along said non-tangent curve to the left, having a radius of 10000.00 feet, concave northerly, whose radius bears North 00°22'43" East, through a central angle of 12°09'59", a distance of 2123.45 feet, to the beginning of a reverse curve;
THENCE easterly along said reverse curve to the right, having a radius of 10000.00 feet, concave southerly, through a central angle of 11°33'02", a distance of 2015.94 feet, to the north line of said Section 18 and the curves end;
THENCE along said north line, North 89°45'45" East, a distance of 703.03 feet, to the **POINT OF BEGINNING**.

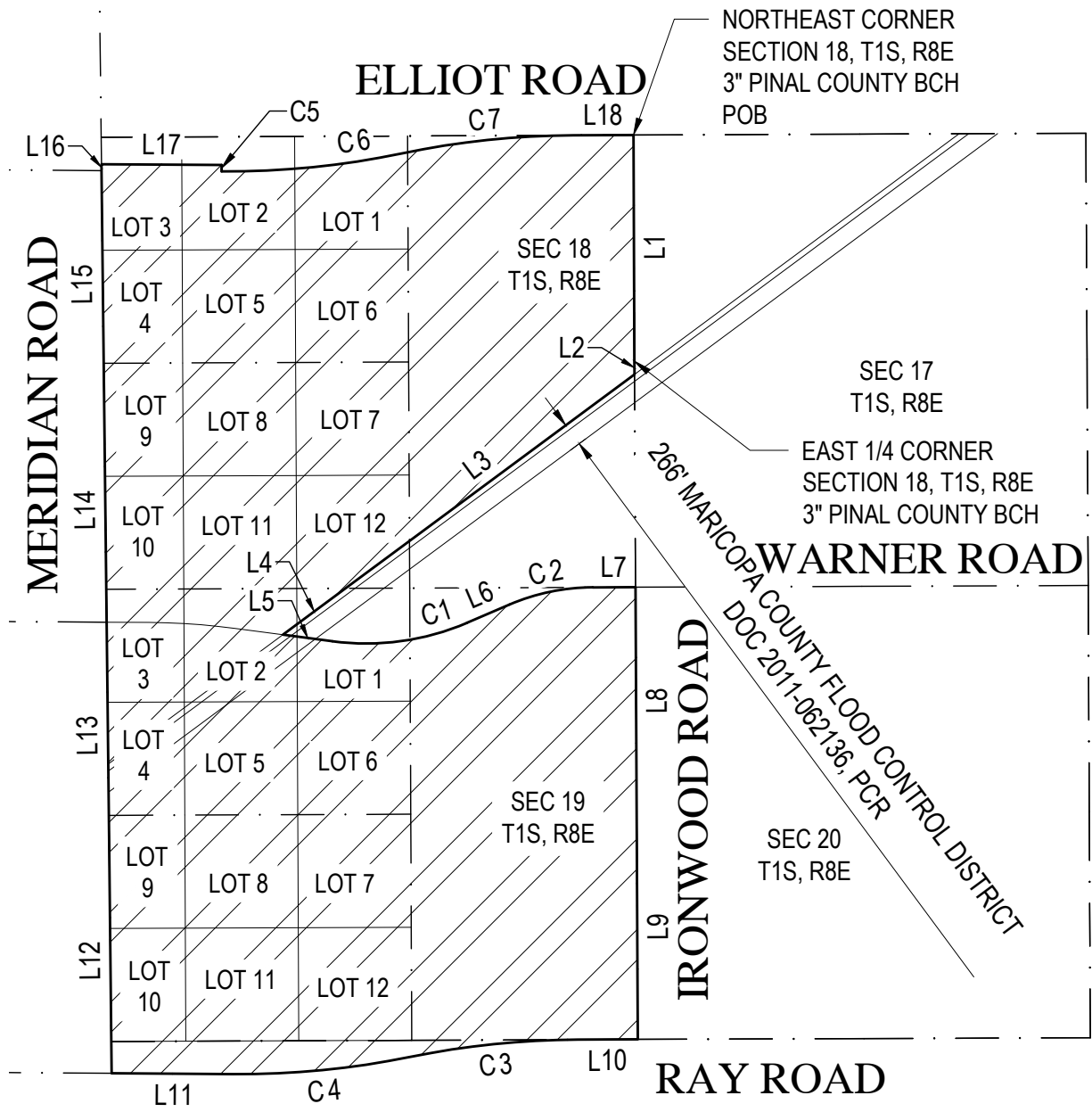
Containing 59,882,032 square feet or 1,374.7023 acres, more or less.

Subject to existing right-of-ways and easements.

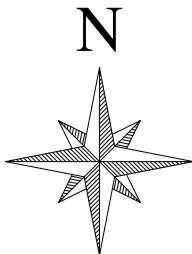
This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of December, 2020. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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**WOOD
PATEL**



EXPIRES 09-30-23

EXHIBIT "A"
SUPERSTITION VISTAS
D.R. HORTON PARCEL
 03/09/2021
 WP #205166.01
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 NOT TO SCALE

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°13'51"E	2639.88'
L2	S00°17'10"E	155.64'
L3	S53°29'26"W	4200.33'
L4	S53°29'13"W	910.07'
L5	S82°28'36"E	583.29'
L6	N66°51'25"E	540.51'
L7	N89°46'31"E	500.00'
L8	S00°17'35"E	2641.12'
L9	S00°17'01"E	2640.28'
L10	S89°44'56"W	702.14'
L11	N89°35'40"W	1421.78'
L12	N00°38'07"W	2635.59'
L13	N00°37'44"W	2633.61'
L14	N00°39'46"W	2637.45'
L15	N00°37'58"W	2637.66'
L16	N00°39'09"W	75.01'
L17	S89°37'08"E	1403.26'
L18	N89°45'45"E	703.03'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	30°39'58"	3000.00'	1605.68'
C2	22°55'06"	2500.00'	1000.00'
C3	11°16'39"	10000.00'	1968.29'
C4	11°56'03"	10000.00'	2082.89'
C5	4°03'48"	1057.78'	75.02'
C6	12°09'59"	10000.00'	2123.45'
C7	11°33'02"	10000.00'	2015.94'



EXHIBIT "A"
 SUPERSTITION VISTAS
 D.R. HORTON PARCEL
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