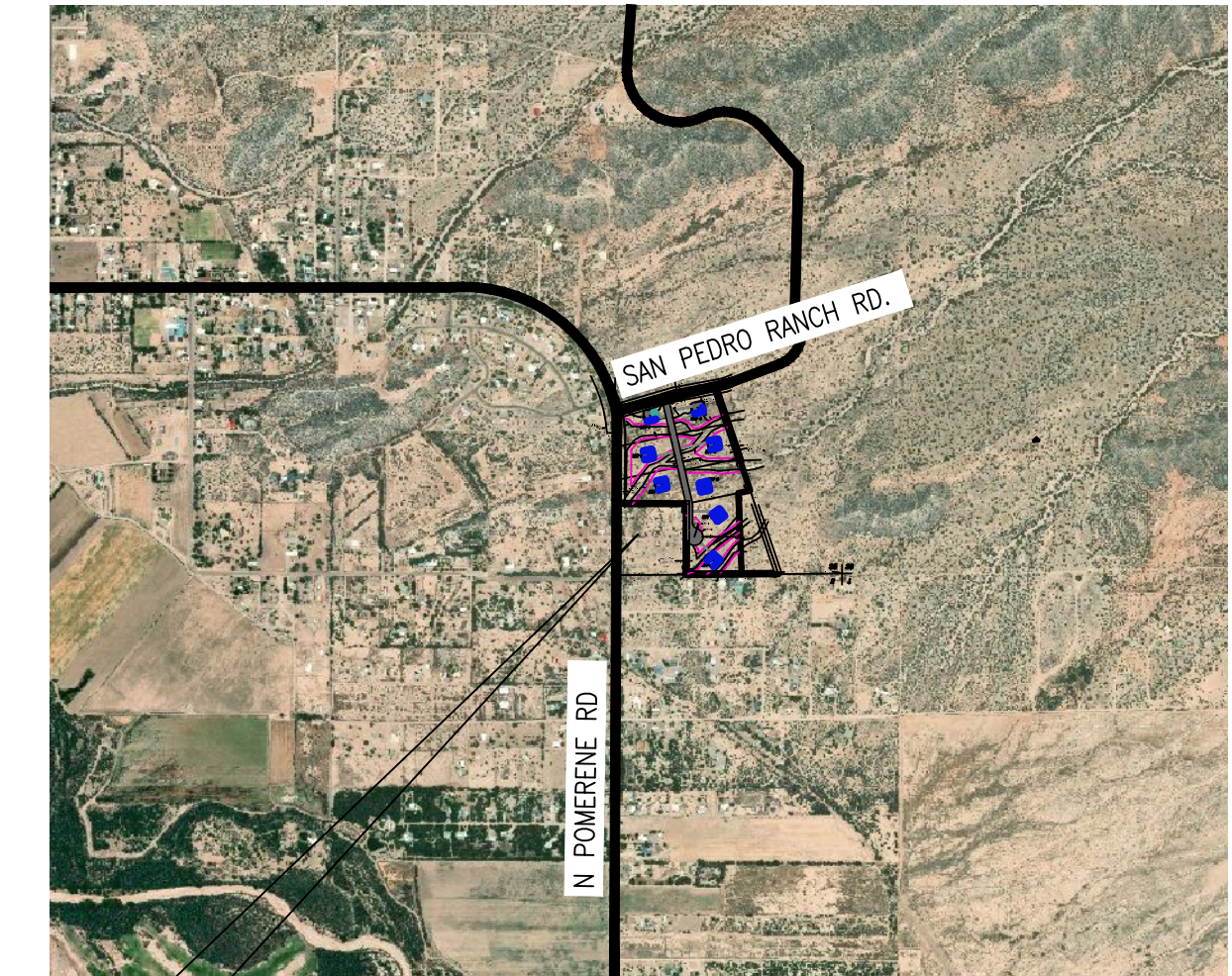


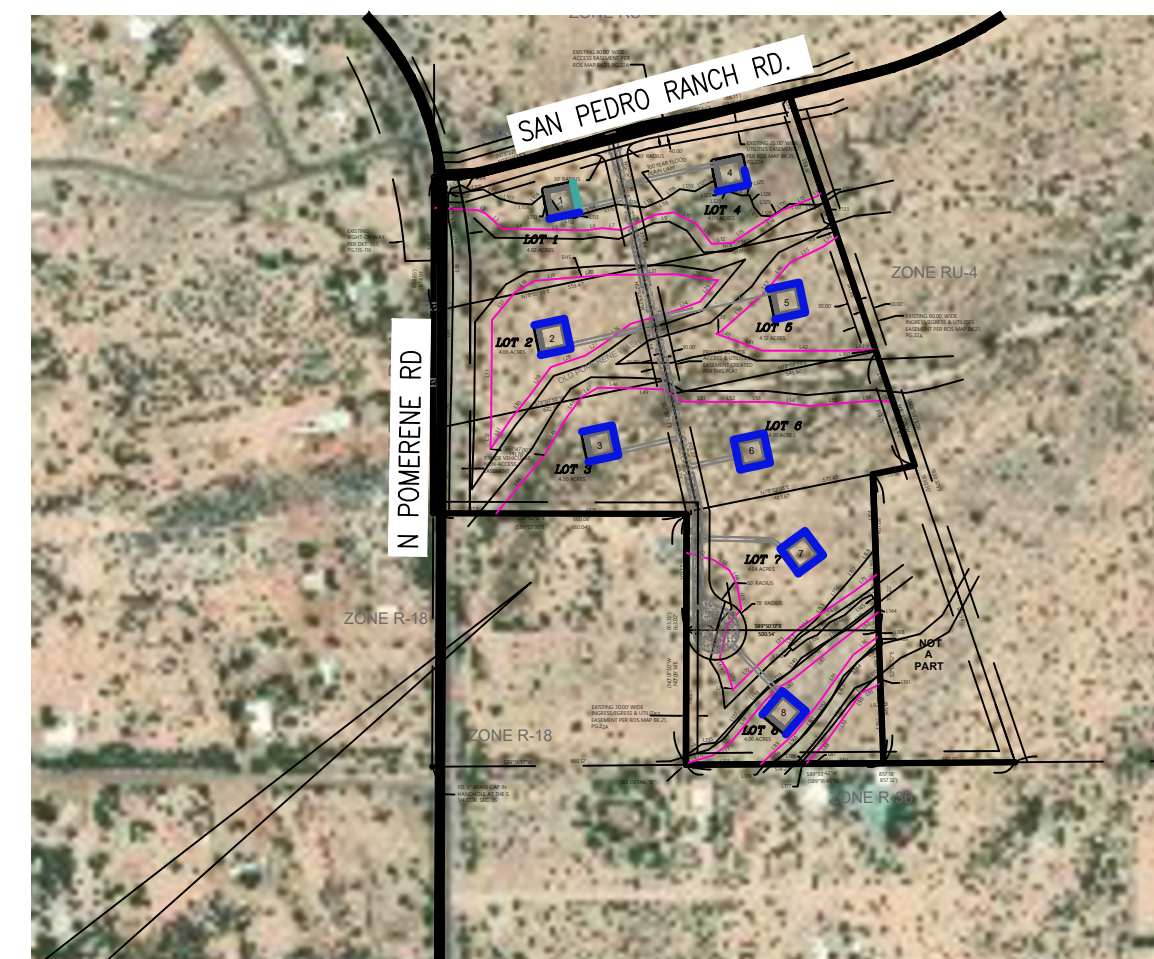
PROPOSED PLANS FOR SAN PEDRO RANCH ESTATES SUBDIVISION COCHISE COUNTY, AZ

SHEET INDEX

Number	Description
1	COVER PAGE
2	SAN PEDRO RANCH ESTATES TENTATIVE PLAT SHEET -1
3	SAN PEDRO RANCH ESTATES TENTATIVE PLAT SHEET -2
4	PROPOSED SITE PLAN
5	SECTION AND NOTES



VICINITY MAP
SCALE: 1" = 3 MILE



LOCATION MAP
SCALE: 1" = 500'

CALL AT LEAST TWO FULL WORKING DAYS
BEFORE YOU BEGIN EXCAVATION



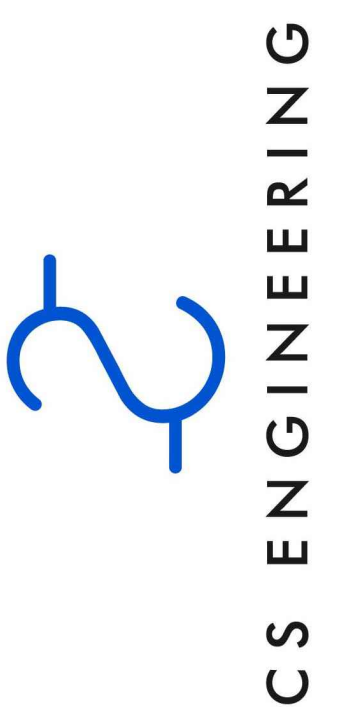
CALL 1-800-STAKE-IT (1-800-782-5348)
BETWEEN 6 A.M. AND 5 P.M. ARIZONA
TIME MONDAY-FRIDAY, EXCLUDING
STATE HOLIDAYS.

(REVISION 3 - SEPTEMBER 8, 2025)



PROJECT NAME
SAN PEDRO RANCH ESTATES
APN 20836003
COUNTY OF COCHISE, AZ

SHEET TITLE
COVER PAGE



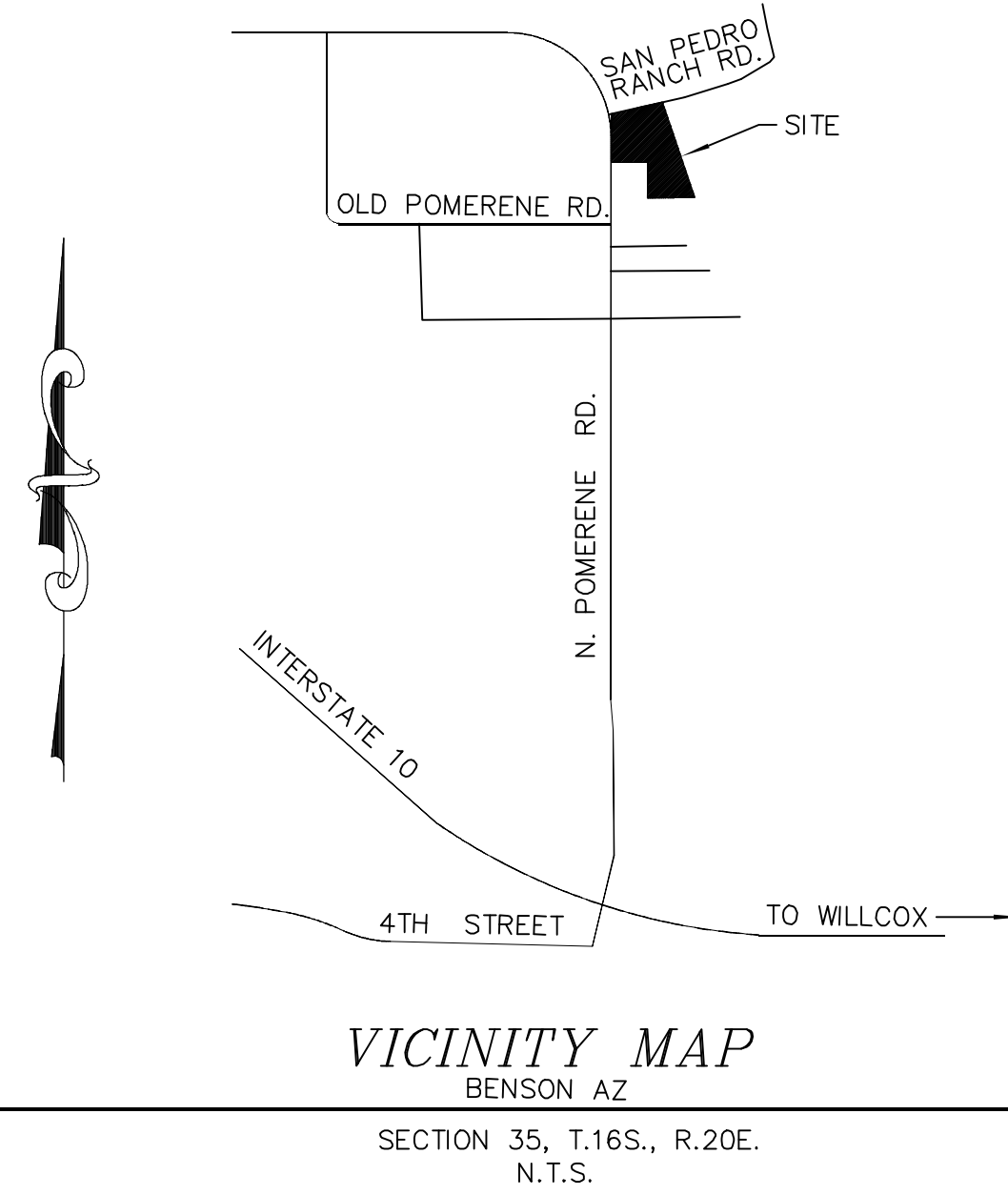
REV.	DESCRIPTION	DATE

SHEET 1 OF 5

SCALE NT5

SAN PEDRO RANCH ESTATES FINAL PLAT

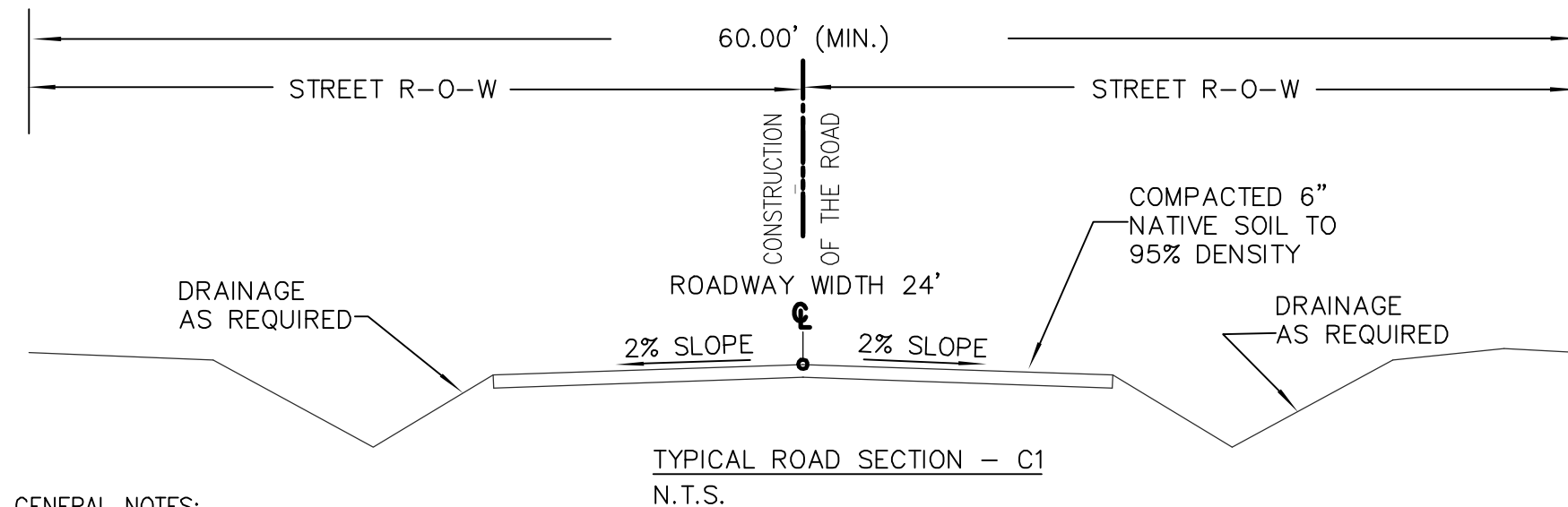
LOT 1 OF SAN PEDRO RANCH ACCORDING TO RECORD OF SURVEY MAP BOOK 21, PAGE 22, OFFICIAL RECORDS OF COCHISE COUNTY, ARIZONA AND LYING IN A PORTION OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF COCHISE, STATE OF ARIZONA



VICINITY MAP
BENSON AZ
SECTION 35, T.16S., R.20E.
N.T.S.

GENERAL NOTES:

- THIS SUBDIVISION HAS PRIVATE STREETS THAT ARE NOT MAINTAINED BY COCHISE COUNTY
- THE MINIMUM FLOOR ELEVATIONS INCLUDING BASEMENTS FOR LOTS 6, 7 & 8 SHALL BE 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ELEVATION AT THE BUILDING PAD, AND LOTS 1, 2, 3, 4, 5, SHALL BE 12" ABOVE THE HIGHEST NATURAL GRADE AT THE BUILDING PAD. NO BUILDING SHALL BE ORIENTED IN SUCH A WAY AS TO BLOCK THE NATURAL STORM RUNOFF. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE HYDROLOGY AND HYDRAULIC STUDY PREPARED FOR THIS SUBDIVISION AND ON FILE WITH THE COCHISE COUNTY ENVIRONMENTAL AND NATURAL RESOURCES DEPARTMENT. NATURAL AND/OR DESIGNED DRAINAGE PATTERNS MAY CROSS INDIVIDUAL LOT BOUNDARIES. NO PROPERTY OWNER SHALL OBSTRUCT OR ALTER ANY DRAINAGE EASEMENT, SWALE, OR NATURAL DRAINAGE PATH THAT CONVEYS STORMWATER ACROSS LOTS AS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE FACILITIES LOCATED ON THEIR LOT IN A CONDITION THAT ALLOWS FOR THE UNRESTRICTED FLOW OF STORMWATER.
- INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ARE PROPOSED (SEPTIC TANK AND LEACH FIELD). PRIOR TO BUILDING PERMIT ISSUANCE, INDIVIDUAL PERCOLATION OR SOIL EVALUATIONS WILL BE REQUIRED FOR ALL LOTS. A MINIMUM ONE-HUNDRED FOOT SETBACK IS REQUIRED FROM ALL WELLS AND 50 FEET FROM ALL LOT LINES
- IF SEWAGE DISPOSAL SYSTEMS OTHER THAN CONVENTIONAL LEACH FIELD SYSTEMS ARE REQUIRED, ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION OF THE SYSTEM.
- DUST AND EROSION CONTROL MEASURES SHALL BE EMPLOYED DURING AND POST-CONSTRUCTION AND SHALL COMPLY WITH THE COCHISE COUNTY LAND CLEARING ORDINANCE.
- ZONING IS RU-4 AND SHALL REMAIN
- THERE ARE 0.25 MILES OF STREETS PROPOSED WITHIN THE SUBDIVISION
- THIS WILL NOT BE A GATED SUBDIVISION
- PROPOSED LOTS 1 THROUGH 8 ARE SINGLE FAMILY LOTS.
- THE GROSS AREA OF THE SUBDIVISION IS 32.68 ACRES
- THE TOTAL NUMBER OF LOTS IS 8
- THE MINIMUM LOT SIZE IS 4 ACRES
- THE SUBDIVISION NAME IS "SAN PEDRO RANCH ESTATES" THE SUBDIVIDER IS CALVIN HOUSLEY
- ALL LOTS CORNERS WILL BE SET BY AN ARIZONA LICENSED SURVEYOR
- RAINWATER HARVESTING AND RE-USE SHALL BE UTILIZED, WHERE PRACTICAL
- WHERE IRRIGATION IS USED, TIMERS WILL BE INSTALLED
- SPRINKLER HEADS SHALL BE INSTALLED NO CLOSER THAN EIGHT (8) INCHES FROM IMPERMEABLE SURFACES



GENERAL NOTES:

- ALL UTILITIES SHALL BE PROTECTED AND SUPPORTED AS NECESSARY.
- THE CONTRACTOR SHALL BEGIN FIELD VERIFICATION OF EXISTING UTILITIES AND CONNECTION LOCATIONS PRIOR TO CONSTRUCTION, INCLUDING ALL POTHOLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING FIELD VERIFICATION, INCLUDING POTHOLES ACTIVITIES, ARE CONDUCTED A MINIMUM OF ONE WEEK AHEAD OF PLANNED CONSTRUCTION AT ANY LOCATION.
- DRAINAGE DITCH AS REQUIRED
- ROADWAY EMBEDMENT TO BE COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY.

ACKNOWLEDGED

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CALVIN HOUSLEY ACKNOWLEDGED AS THE OWNER/DEVELOPER OF SAN PEDRO RANCH ESTATES, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

DEDICATION

WE, THE UNDERSIGNED, OWNERS AND THE ONLY PARTY HAVING ANY INTEREST IN THE LAND SHOWN ON THIS PLAT DO HEREBY CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON, AND HEREBY DEDICATE TO THE USE OF THE OWNERS OF THESE LOTS FOREVER THE EASEMENTS AS DESIGNATED HEREON FOR THE PURPOSES OF INGRESS, EGRESS AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, WITHIN THE BOUNDARIES OF THIS SUBDIVISION ONLY.

CALVIN HOUSLEY (OWNER)

DATE _____

APPROVALS

COUNTY PLANNING DIRECTOR _____

DATE _____

COUNTY ENGINEER _____

DATE _____

DIRECTOR OF ENVIRONMENTAL HEALTH _____

DATE _____

COUNTY ASSESSOR _____

DATE _____

CHAIRMAN OF THE BOARD OF SUPERVISORS _____

DATE _____

CLERK OF THE BOARD OF SUPERVISORS _____

DATE _____

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT CONSISTING OF 2 SHEET(S) REPRESENTS A SURVEY MADE UNDER MY DIRECTION AND THAT THE PROPERTY CORNERS AND SURVEY MONUMENTS ACTUALLY EXIST AS SHOWN HEREON.

Jessica J. Hale REGISTERED LAND SURVEYOR NO. 51967



LEGAL DESCRIPTION FINAL PLAT FOR SAN PEDRO RANCH ESTATES LOTS 1 THROUGH 8

Lot 1 of San Pedro Ranch according to Record of Survey Map Book 21, Page 22, Official Records of Cochise County, Arizona and lying in a portion of Section 35, Township 16 South, Range 20 East of the Gila and Salt River Meridian, County of Cochise, State of Arizona, more particularly described as follows:

Commencing at a 3" Brass Cap at the Southeast corner of said Section 35, thence along the South line of said Section 35, South 89°33'42" West, 1100.20 feet to an aluminum capped rebar stamped RLS 12214 at the Southeast corner of said Lot 1, and the True Point of Beginning;

thence along the South line of said Lot 1, South 89°33'42" West, 857.18 feet to a 1/2" ACP stamped RLS 12214 at the Southwest corner of said Lot 1;
thence along the boundary of said Lot 1, North 00°09'14" East, 653.02 feet to a 1/2" ACP stamped RLS 12214;
thence North 89°50'12" West, 660.08 feet to a 1/2" rebar with aluminum cap stamped RLS 51967;
thence North 00°09'21" East, 874.91 feet to a 1/2" rebar with aluminum cap stamped RLS 51967;
thence South 89°42'37" East, 70.54 feet to a 1/2" rebar with aluminum cap stamped RLS 51967;
thence North 73°39'35" East, 494.33 feet to a 1/2" rebar with aluminum cap stamped RLS 51967;
thence North 79°20'44" East, 388.37 feet to a 1/2" rebar with aluminum cap stamped RLS 51967;
thence South 18°41'26" East, 1015.03 feet;
thence South 78°32'08" West, 111.66 feet;
thence South 02°06'52" East, 753.22 feet to the True Point of Beginning

SHEET INDEX

COVER PAGE.....SHEET 1 OF 2
SUBDIVISION PLAT.....SHEET 2 OF 2

BASIS OF BEARINGS

LINEAR UNIT: INTERNATIONAL FOOT
GEODETIC DATUM: NORTH AMERICAN DATUM OF 1983 (1992)
SYSTEM: ARIZONA LDP
ZONE: COCHISE COUNTY
PROJECTION: TRANSVERSE MERCATOR
LATITUDE OF GRID ORIGIN: 31°19'00" N
LONGITUDE OF CENTRAL MERIDIAN: 109°45'00" W
NORTHING AT GRID ORIGIN: 0.00 FT
EASTING AT CENTRAL MERIDIAN: 240,000.000 IFT
SCALE FACTOR ON CENTRAL MERIDIAN: 1.000195 (EXACT)

ALL DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS GEODETIC NORTH. NOTE THAT THE GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

RECORDING DATA

STATE OF ARIZONA SS
COUNTY OF COCHISE

FILED FOR RECORD AT THE REQUEST OF JESSICA J. HALE ON
THIS _____ DAY OF _____ 2025, AT _____ M. IN BOOK _____ OF
MAPS AND PLATS AT PAGE _____ THEREOF.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

COCHISE COUNTY RECORDER _____

DEPUTY COUNTY RECORDER _____

FEE: \$24.00

FINAL PLAT FOR SAN PEDRO RANCH ESTATES LOTS 1 THRU 8

LOCATED IN A PORTION OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST OF THE GILA & SALT RIVER MERIDIAN, COUNTY OF COCHISE, STATE OF ARIZONA

SAN PEDRO RANCH ESTATES FINAL PLAT

ZONE RU-4

LOT 1 OF SAN PEDRO RANCH ACCORDING TO RECORD OF SURVEY MAP BOOK 21, PAGE 22, OFFICIAL RECORDS OF COCHISE COUNTY, ARIZONA AND LYING IN A PORTION OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF COCHISE, STATE OF ARIZONA

LEGEND

- INDICATES FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED RLS 12214 PER ROS MAP BOOK 21, PAGE 22A, UNLESS NOTED OTHERWISE HEREON
- INDICATES SET 1/2" X 16" REBAR TAGGED RLS 51967
- INDICATES 1/2" REBAR TAGGED RLS 51967 PER ROS MAP BOOK 68, PAGE 69
- INDICATES FOUND BRASS CAP AT THE SOUTHEAST CORNER FOR THE SE. COR. SEC. 35
- () INDICATES RECORD DATA PER SAN PEDRO RANCH MAP/PLAT BOOK 21, PAGE 22A
- - - INDICATES LIMITS OF AREA TO BE CLEARED
- - - INDICATES LIMITS EROSION HAZARD SETBACK
- - - INDICATES LIMITS OF 100 YEAR FLOODPLAIN

LINE TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S87°00'35"E	114.56'	L49	S87°53'24"E	84.55'	L98	N 0°51'18"W	93.07'	L147	N48°26'01"E	61.49'
L2	S67°32'20"E	21.60'	L50	S60°15'18"E	63.37'	L99	N 5°07'41"W	54.38'	L148	N63°26'06"E	44.64'
L3	S46°54'33"E	60.61'	L51	S89°24'34"E	91.37'	L100	N12°52'30"W	24.93'	L149	N44°12'55"E	44.81'
L4	S89°29'18"E	88.37'	L52	N90°00'00"E	63.56'	L101	N 11°44'33"W	63.90'	L150	N66°34'17"E	28.38'
L5	S88°57'17"E	126.90'	L53	N89°45'43"E	71.67'	L102	N23°44'58"E	18.97'	L151	N52°55'37"E	48.96'
L6	S82°38'51"E	44.40'	L54	S83°51'46"E	102.66'	L103	N70°38'28"E	27.23'	L152	S41°29'47"W	15.07'
L7	S84°04'07"E	50.16'	L55	N84°51'08"E	123.06'	L104	S62°52'43"E	31.99'	L153	S40°14'11"W	36.96'
L8	N65°23'29"E	97.55'	L56	N87°08'18"E	54.07'	L105	N82°03'24"E	30.15'	L154	S49°11'06"W	63.08'
L9	N83°59'28"E	50.51'	L57	S84°58'33"E	40.07'	L106	S60°09'15"E	48.84'	L155	S38°39'55"W	55.58'
L10	S62°25'05"E	64.61'	L58	S18°40'27"E	40.43'	L107	S74°40'00"E	44.64'	L156	S41°11'09"W	69.21'
L11	S37°04'41"E	64.64'	L59	S89°42'37"E	70.54'	L108	S85°09'22"E	41.12'	L157	S40°48'54"W	63.08'
L12	N86°53'56"E	52.72'	L60	S89°50'17"E	78.00'	L109	N49°17'21"E	39.39'	L158	S37°44'48"W	54.15'
L13	N57°05'45"E	65.09'	L61	N17°52'22"E	78.00'	L110	S55°07'29"E	27.93'	L159	S54°41'20"W	49.00'
L14	N57°27'28"E	92.98'	L62	S75°51'15"E	73.69'	L111	S34°18'54"E	52.97'	L160	S44°19'33"W	78.27'
L15	N67°54'21"E	94.25'	L63	S55°53'08"E	48.75'	L112	S88°38'10"E	29.17'	L161	S39°17'22"W	55.52'
L16	N56°06'14"E	18.46'	L64	S27°15'25"E	44.07'	L113	N65°19'23"E	28.28'	L162	S34°06'52"W	48.75'
L17	N39°39'11"E	95.41'	L65	S10°09'15"E	63.16'	L114	N73°12'06"E	38.45'	L163	S28°00'33"W	69.32'
L18	N60°04'07"E	56.96'	L66	S41°31'54"W	51.54'	L115	N75°46'27"E	50.87'	L164	S45°00'00"W	68.13'
L19	N84°38'36"E	92.39'	L67	S14°16'52"W	51.70'	L116	S83°47'04"E	70.55'	L165	S46°00'18"W	61.75'
L20	N86°00'56"E	105.17'	L68	S13°26'55"W	39.08'	L117	N69°08'44"E	31.21'	L166	S48°21'59"W	18.26'
L21	N89°25'37"E	171.09'	L69	S30°15'23"E	35.99'	L118	N66°17'50"E	31.10'	L167	S39°48'20"W	111.87'
L22	S81°23'55"E	108.30'	L70	S16°41'57"E	45.98'	L119	N55°14'39"E	41.42'	L168	S37°37'34"W	78.91'
L23	S39°50'53"W	74.42'	L71	S 5°56'49"E	8.80'	L120	S82°00'38"E	39.97'	L169	S45°33'23"W	94.84'
L24	S70°10'39"W	82.75'	L72	N45°44'39"E	122.39'	L121	N60°43'29"E	52.54'	L170	S51°50'34"W	12.45'
L25	S74°12'27"W	106.88'	L73	N48°34'35"E	115.08'	L122	S66°48'05"E	31.73'	L171	S89°50'12"E	41.95'
L26	S53°35'01"W	80.05'	L74	N56°17'03"E	172.23'	L123	S43°36'10"E	20.14'	L172	S89°50'12"E	122.84'
L27	S56°42'09"W	63.69'	L75	N53°12'46"E	72.49'	L124	S73°44'23"E	34.72'	L173	N18°41'26"W	67.80'
L28	S71°17'18"W	94.89'	L76	S73°08'30"W	74.32'	L125	N87°52'44"E	18.76'	L174	N18°41'26"W	27.40'
L29	S36°30'05"W	93.36'	L77	S55°00'29"W	54.74'	L126	S21°48'05"E	33.66'	L175	S89°33'42"W	74.52'
L30	S39°08'38"W	76.53'	L78	S39°11'54"W	134.80'	L127	S40°28'19"E	28.93'	L176	S89°33'42"W	25.05'
L31	S34°13'43"W	95.76'	L79	S43°29'33"W	50.33'	L128	S86°32'19"E	26.42'	L177	N89°33'42"E	17.74'
L32	N 1°50'51"E	64.51'	L80	S58°25'15"W	54.58'	L129	N57°39'09"E	24.66'	L178	S89°50'12"E	495.30'
L33	N 0°29'54"E	271.67'	L81	S51°21'10"W	154.96'	L130	N53°36'56"E	32.78'	L179	S18°41'26"E	26.95'
L34	N55°04'50"E	44.28'	L82	S52°35'41"W	121.37'	L131	S86°38'01"E	35.48'	L180	S18°41'26"E	5.24'
L35	N64°19'23"E	96.16'	L83	N47°34'24"E	120.84'	L132	S88°58'37"E	38.90'	L181	S18°41'26"E	139.79'
L36	N40°36'05"E	64.11'	L84	N38°18'47"E	101.03'	L133	N71°59'45"E	20.92'	L182	S18°41'26"E	174.97'
L37	N39°27'00"E	42.42'	L85	N35°34'39"E	151.71'	L134	S54°11'48"W	50.66'	L183	S 0°09'14"W	101.34'
L38	N48°41'01"E	152.87'	L86	N53°44'46"E	82.83'	L135	S83°02'49"W	35.85'	L184	S 2°06'52"E	192.62'
L39	N74°00'49"E	9.66'	L87	N45°34'43"E	19.13'	L136	S43°24'32"W	44.21'	L185	S 2°06'52"E	69.23'
L40	N69°55'43"W	50.52'	L88	N40°41'44"E	67.57'	L137	S42°16'25"W	77.43'	L186	S 2°06'52"E	98.42'
L41	N69°55'43"W	78.30'	L89	N35°51'46"E	103.21'	L138	S46°52'40"W	74.92'	L187	S 2°06'52"E	46.80'
L42	N90°00'00"W	213.90'	L90	N35°32'16"E	46.09'	L139	S52°35'41"W	74.31'	L188	S 2°06'52"E	15.19'
L43	S87°34'50"W	79.99'	L91	N66°26'52"E	38.40'	L140	S38°39'35"W	44.47'	L189	S 2°06'52"E	13.07'
L44	N39°28'03"E	197.13'	L92	N58°14'26"E	16.38'	L141	S56°54'55"W	68.38'	L190	S 2°06'52"E	84.74'
L45	N30°35'46"E	116.69'	L93	S 0°09'21"W	79.44'	L142	S59°08'45"W	77.86'	L191	S 2°06'52"E	24.81'
L46	N36°26'40"E	63.02'	L94	N89°33'42"E	201.80'	L143	S52°04'00"W	74.84'	L192	S 2°06'52"E	208.33'
L47	N60°27'30"E	47.83'	L95	N 0°23'23"E	201.24'	L144	S27°28'28"W	24.46'	L193	N89°33'42"E	195.16'
L48	S89°26'37"E	84.98'	L96	N 1°38'40"E	145.20'	L145	S32°28'16"E	22.64'	L194	N 0°09'14"E	3.60'
			L97	N 1°07'58"E	245.88'	L146	N64°17'24"E	26.01'	L195	N 0°09'14"E	20.21'

SAN PEDRO RANCH
RECORDED IN BOOK 21,
PAGE 22 OF MAPS & PLATS
(RU-4)

LOT 2
ZONE RU-4

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	107°43'08"	146.64'	78.00'
C2	72°16'52"	75.69'	60.00'

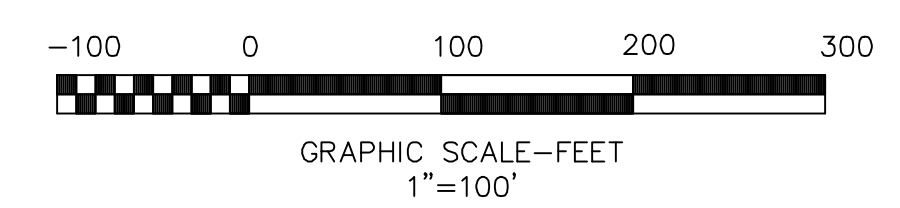
TABLE 2-4 CULVERT CONFIGURATIONS

CULVERT ID	QUANTITY OF BARRELS	CONFIGURATION	DIMENSIONS (FT.)		INVERT ELEVATIONS	
			HEIGHT	WIDTH	INLET	OUTLET
CULVERT_DS	3	CBC	6.0	10.0	3556.2	3556.2
CMP 1	1	CMP PROJECTING FROM FILL	3.0	3.0	3570.1	3570.0
CMP 2	1	CMP PROJECTING FROM FILL	3.5	3.5	3571.1	3571.0

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT CONSISTING OF 2 SHEET(S) REPRESENTS A SURVEY MADE UNDER MY DIRECTION AND THAT THE PROPERTY CORNERS AND SURVEY MONUMENTS ACTUALLY EXIST AS SHOWN HEREON.

Jessica J. Hale
JESSICA J. HALE REGISTERED LAND SURVEYOR NO. 51967

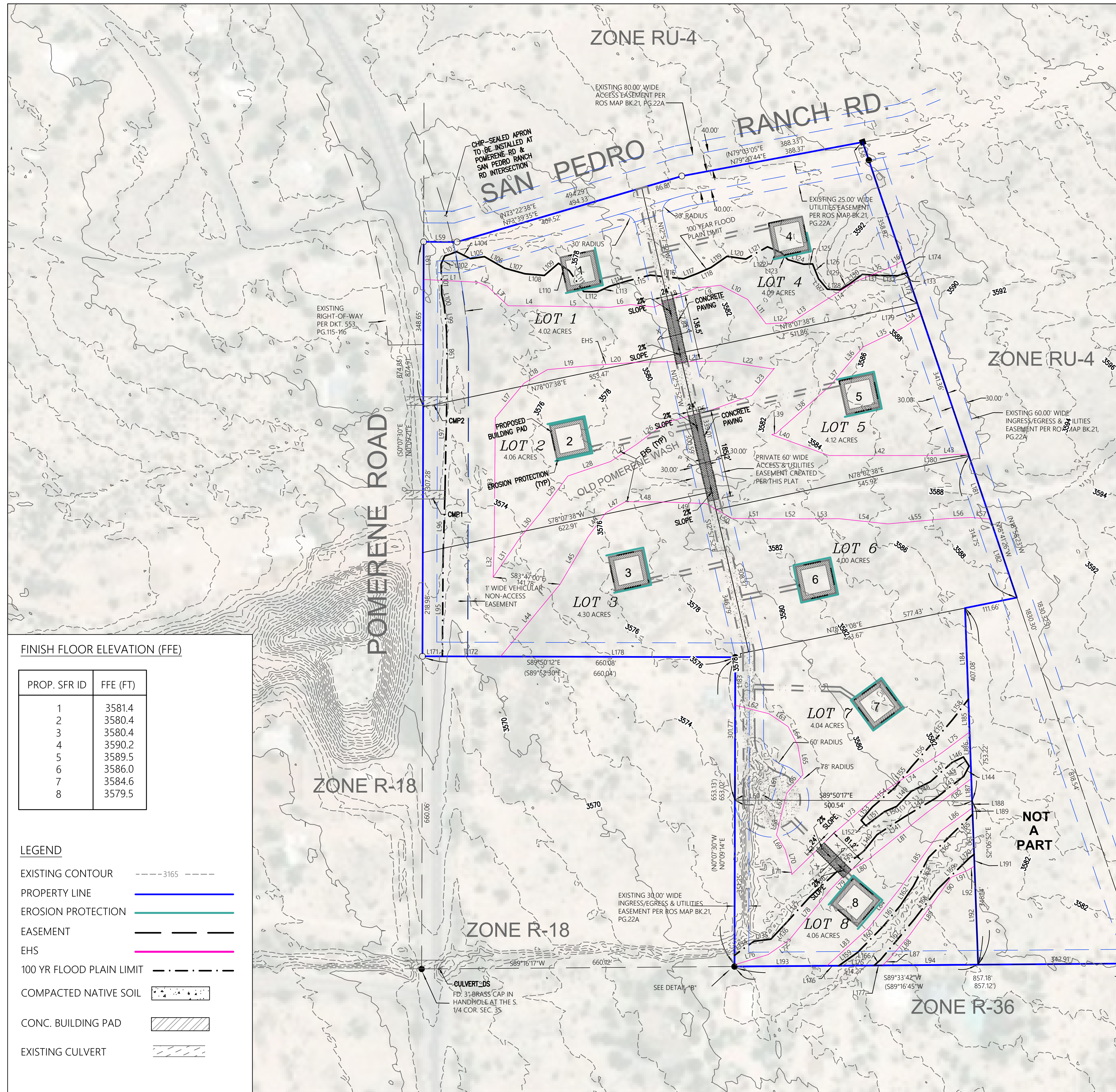


H&H
Land Surveying
PLLC

2259 N. Ocotillo Rd., Benson, AZ 85602
hale@handhlandsurveying.com PH. 520.221.1223

JOB No.: 24-054 DRAWN BY: JH
DATE: OCT. 22, 2025 REVISION NO.: 3
SHEET 2 OF 2

35 36
2 1

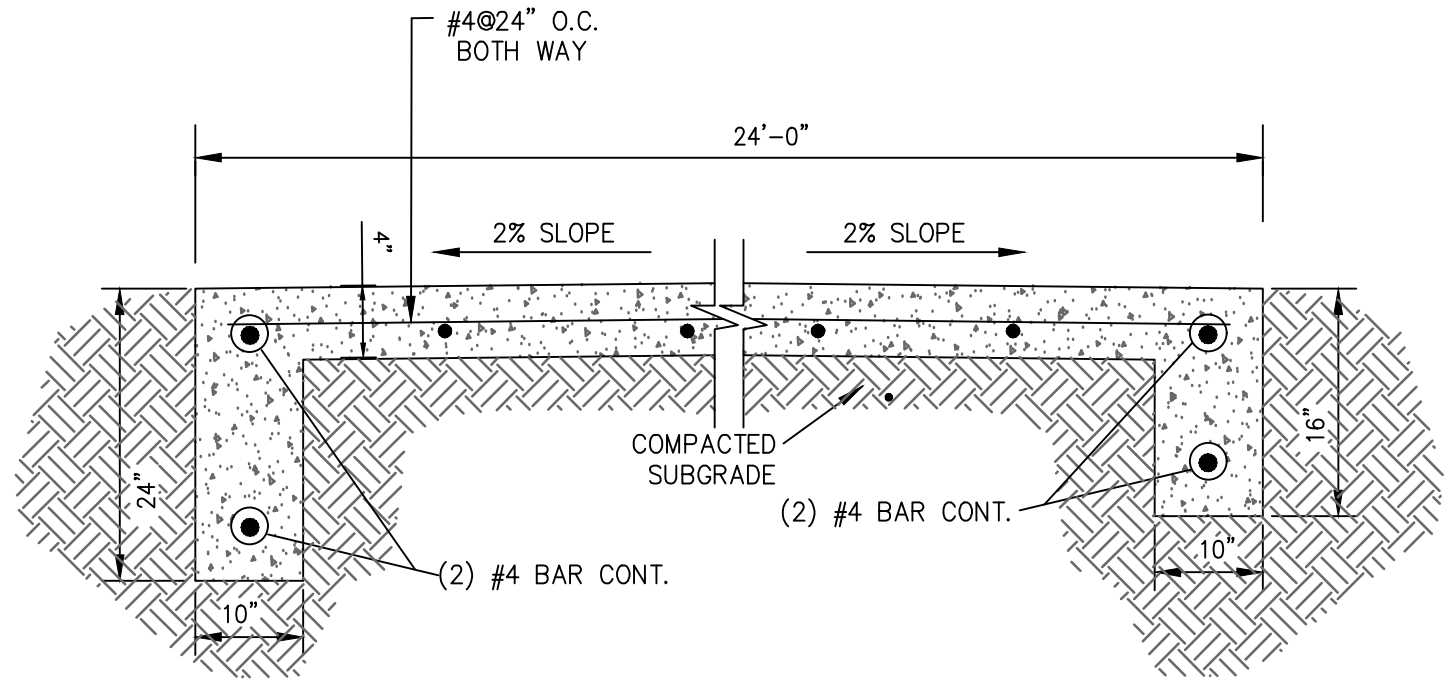


FINISH FLOOR ELEVATION (FFE)

PROP. SFR ID	FFE (FT)
1	3581.4
2	3580.4
3	3580.4
4	3590.2
5	3589.5
6	3586.0
7	3584.6
8	3579.5

LEGEND

EXISTING CONTOUR	--- 3165 ---
PROPERTY LINE	—————
EROSION PROTECTION	—————
EASEMENT	—————
EHS	—————
100 YR FLOOD PLAIN LIMIT	- - - - -
COMPACTED NATIVE SOIL	▒▒▒▒▒▒
CONC. BUILDING PAD	▨▨▨▨▨▨
EXISTING CULVERT	▨▨▨▨▨▨



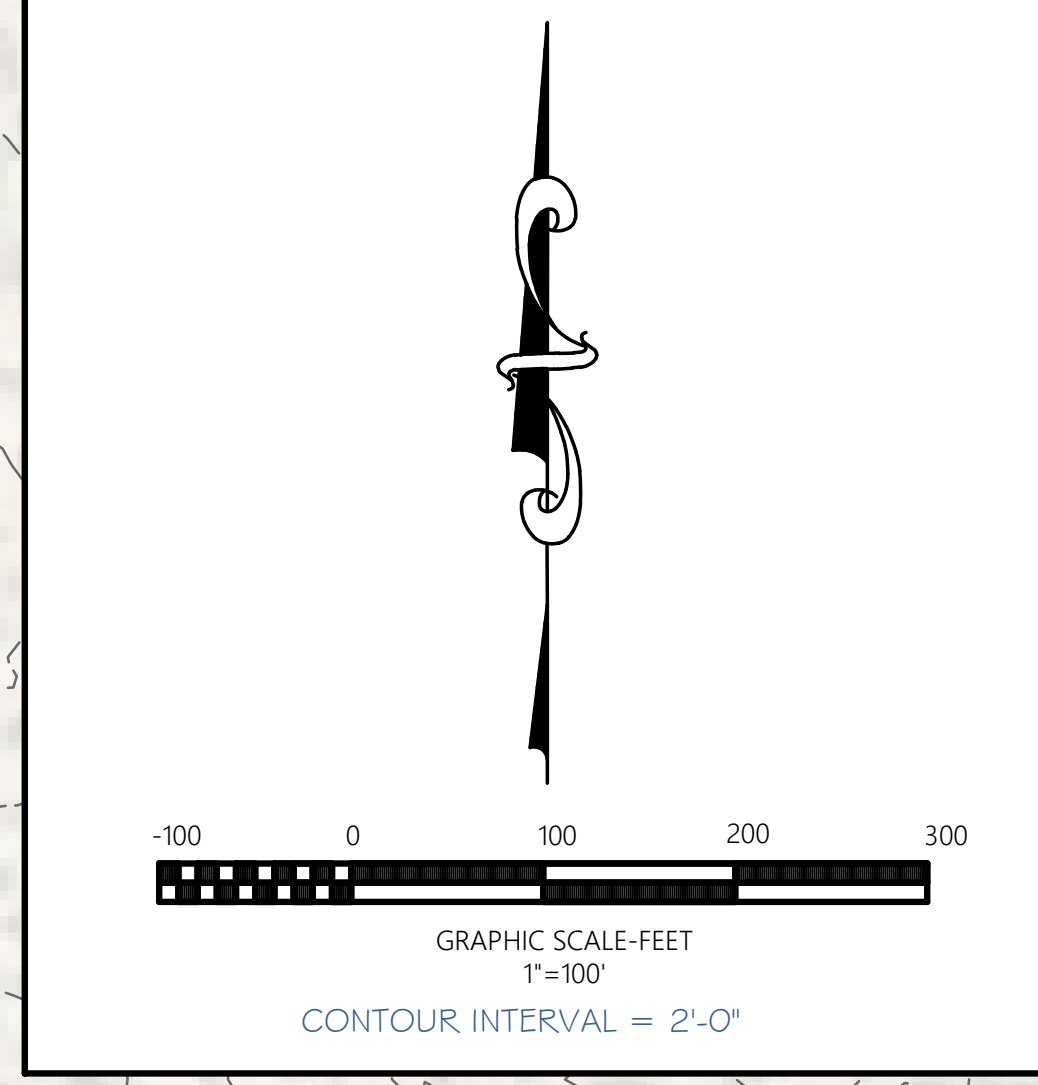
X-X SECTION
NOT TO SCALE

CULVERT CONFIGURATIONS

CULVERT ID	QUANTITY OF BARRELS	CONFIGURATION	DIMENSIONS (FT.)		INVERT ELEVATIONS	
			HEIGHT	WIDTH	INLET	OUTLET
CULVERT_DS	3	CBC	6.0	10.0	3556.2	3556.2
CMP 1	1	CMP PROJECTING FROM FILL	3.0	3.0	3570.1	3570.0
CMP 2	1	CMP PROJECTING FROM FILL	3.5	3.5	3571.1	3571.0

GRADING GENERAL NOTES

- ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH COCHISE COUNTY FLOODPLAIN REGULATIONS, COUNTY STANDARDS, AND PROJECT SPECIFICATIONS.
- A FLOODPLAIN USE PERMIT SHALL BE OBTAINED PRIOR TO GRADING OR LAND DISTURBANCE WITHIN ANY FEMA SPECIAL FLOOD HAZARD AREA.
- NO GRADING OR FILLING SHALL BE PERMITTED WITHIN A REGULATORY FLOODWAY UNLESS APPROVED BY COCHISE COUNTY.
- MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE SET AT THE ELEVATION STATED IN THE PLANS, AND FINAL GRADING SHALL PROVIDE A MINIMUM OF SIX INCHES OF FALL WITHIN TEN FEET AWAY FROM ALL FOUNDATIONS.
- DRAINAGE PATTERNS SHALL BE MAINTAINED TO PRESERVE HISTORIC FLOW PATHS AND PREVENT ADVERSE IMPACTS TO ADJACENT PROPERTIES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL BE REPAIRED AS NEEDED.
- FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES AND COMPACTED TO A MINIMUM OF 90 PERCENT PER ASTM D 1557.



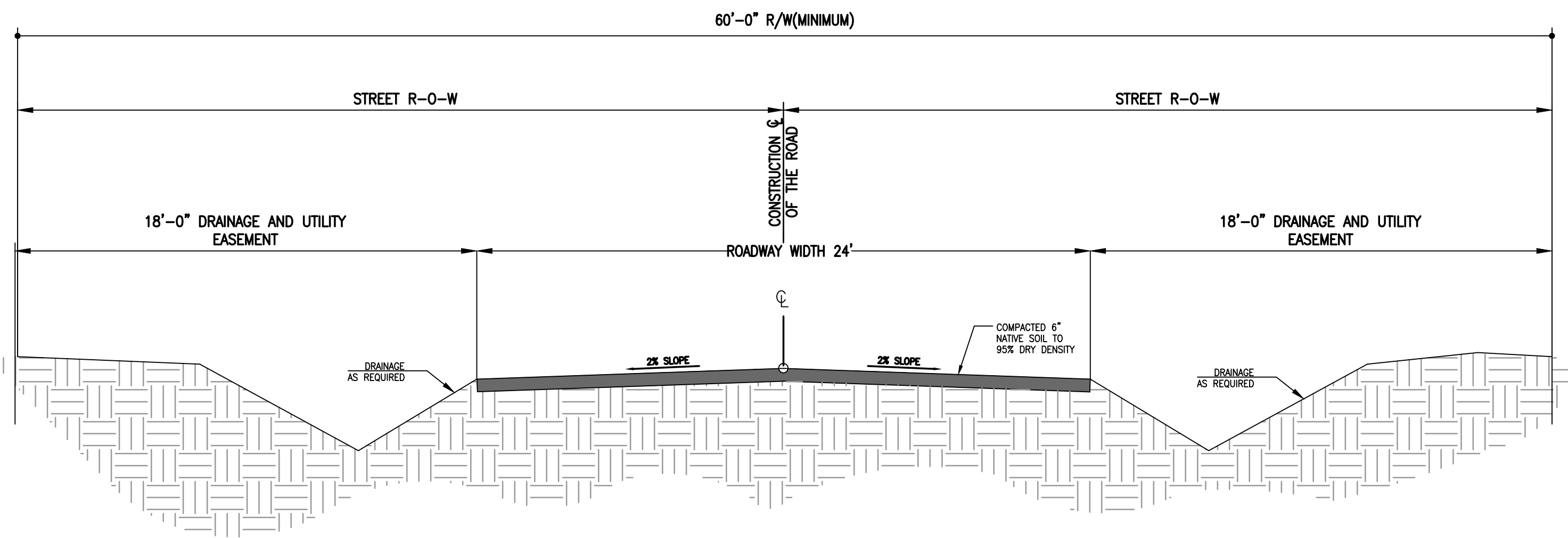
PROJECT NAME
SAN PEDRO RANCH ESTATES
APN 20836003
COUNTY OF COCHISE, AZ

SHEET TITLE
PROPOSED SITE PLAN

CS ENGINEERING

REV.	DESCRIPTION	DATE

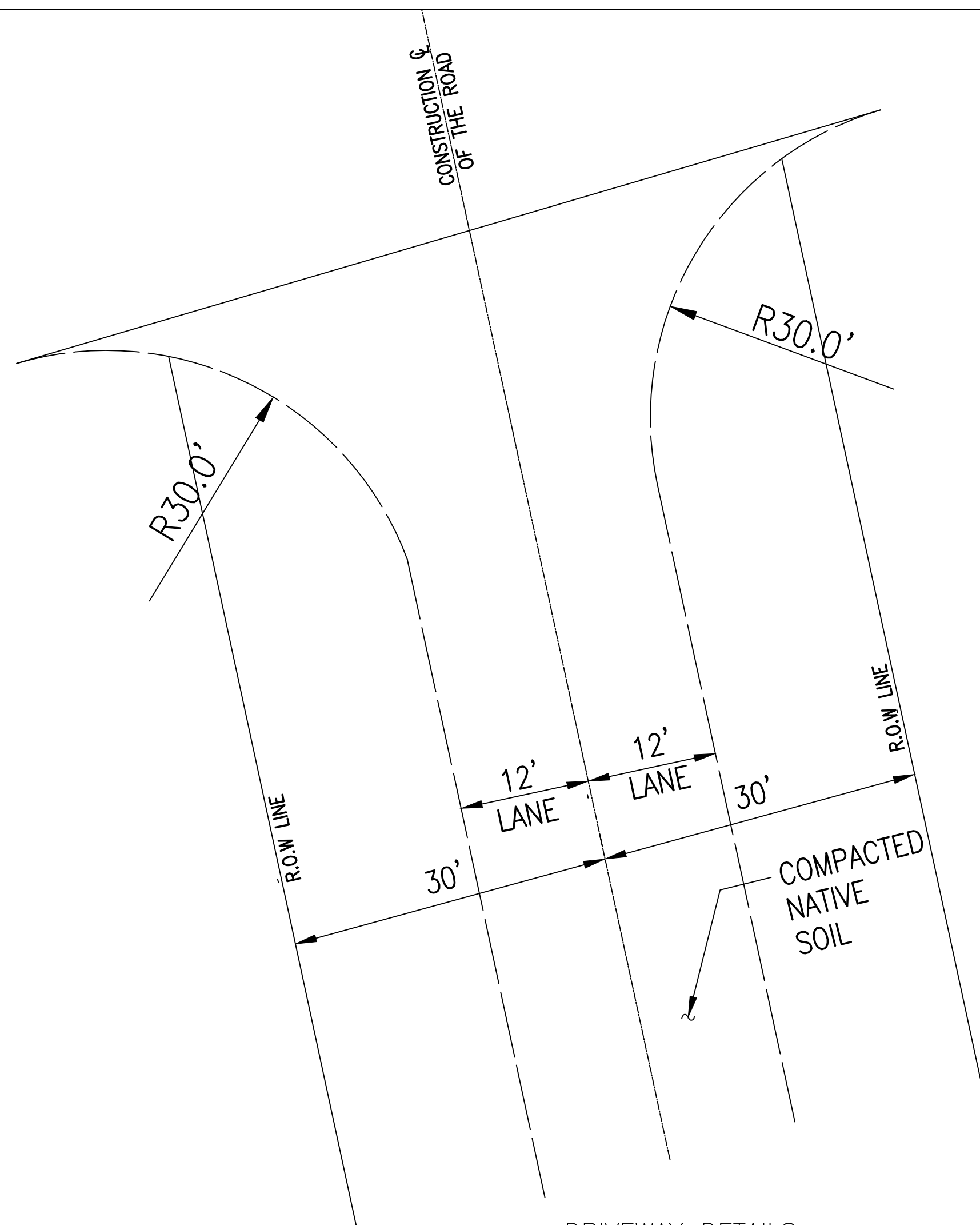
SHEET 4 OF 5
SCALE 1" = 100'



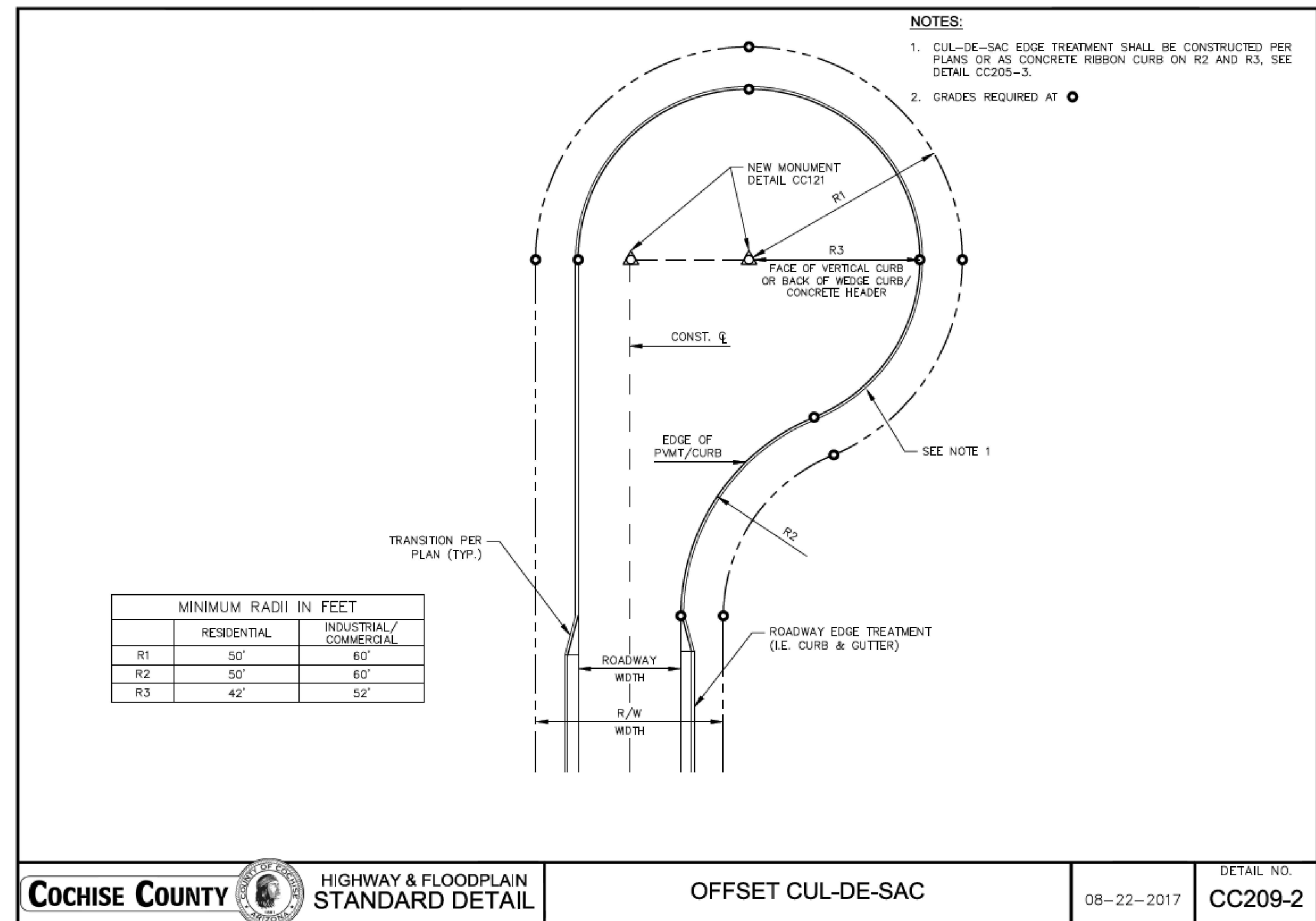
TYPICAL ROAD SECTION - C1
NTS

GENERAL NOTES:

1. ALL UTILITIES SHALL BE PROTECTED AND SUPPORTED AS NECESSARY.
2. THE CONTRACTOR SHALL BEGIN FIELD VERIFICATION OF EXISTING UTILITIES AND CONNECTION LOCATIONS PRIOR TO CONSTRUCTION, INCLUDING ALL POTHOLING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING FIELD VERIFICATION, INCLUDING POTHOLING ACTIVITIES, ARE CONDUCTED A MINIMUM OF ONE WEEK AHEAD OF PLANNED CONSTRUCTION AT ANY LOCATION.
3. DRAINAGE DITCH AS REQUIRED
4. ROADWAY EMBEDMENT TO BE COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY.
5. CHIP-SEALED APRON TO BE INSTALLED AT POMERENE RD & SAN PEDRO RANCH RD INTERSECTION



DRIVEWAY DETAILS
NTS



COCHISE COUNTY HIGHWAY & FLOODPLAIN STANDARD DETAIL **OFFSET CUL-DE-SAC** 08-22-2017 **DETAIL NO. CC209-2**

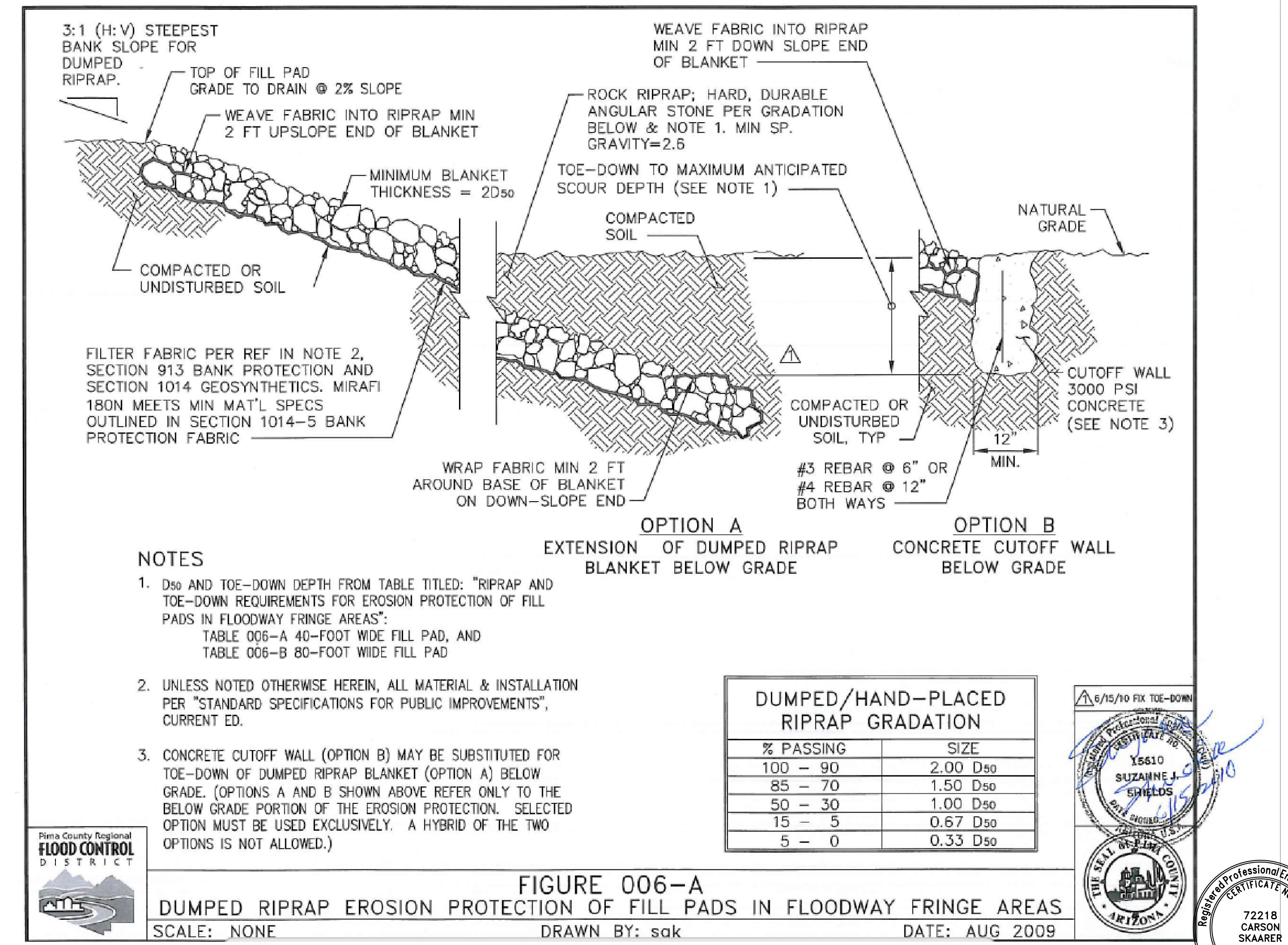


FIGURE 006-A
DUMPED RIPRAP EROSION PROTECTION OF FILL PADS IN FLOODWAY FRINGE AREAS
SCALE: NONE DRAWN BY: sak DATE: AUG 2009

PROJECT NAME
SAN PEDRO RANCH ESTATES
APN 20836003
COUNTY OF COCHISE, AZ

SHEET TITLE
SECTION AND NOTES

CS ENGINEERING

REV.	DESCRIPTION	DATE

SHEET 5 OF 5
SCALE NTS

Pioneer Title Agency, Inc.

"Commitment to Service"

RE: Escrow No. 70909398 A33

Instruction to Prepare and Record "Road Maintenance Agreement"

Escrow Agent is hereby authorized and instructed to prepare and record at close of escrow a Road Maintenance Agreement, in the form attached hereto as Exhibit "A" and incorporated herein by reference. In furtherance thereof, the undersigned instruct Escrow Agent to complete the Agreement with the following information:

Property Owners: Calvin Housley, Husband of Chelsey M. Housley, as his sole and separate Property and San Pedro Ranch Estates

Legal description of land used by the Property Owners for ingress and egress:

As described in San Pedro Ranch Estates, according to Book ____ of Maps, page ____, records of Cochise County, Arizona.

The undersigned understand and acknowledge the Pioneer Title Agency, Inc. is preparing and recording the Agreement as a courtesy only, is completing it in accordance with the instructions of the undersigned, and has advised the undersigned to seek legal counsel regarding the sufficiency and enforceability of said Agreement to meet or address their respective needs, rights and responsibilities. They therefore release and agree to hold Escrow Agent harmless from any and all responsibility and/or liability in connection with said Agreement.

Dated: October 29, 2025

Property Owners

Property Owners

Calvin Housley

Calvin Housley

EXHIBIT "A"

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Calvin Housley
PO Box 1182
Benson, AZ 85602

70909398-A33

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ROAD MAINTENANCE AGREEMENT

This agreement is entered into this 16th day of October, 2025, by and between Calvin Housley, Husband of Chelsey M. Housley, as his sole and separate Property and San Pedro Ranch Estates (the "Property Owners").

Whereas, the Property Owners are the owners of land (the "Land") using ingress and egress legally described as follows:

As described in San Pedro Ranch Estates, according to Book ___ of Maps, page ____, records of Cochise County, Arizona (the "Road"); and

Whereas, the Property Owners desire to enter into an agreement for continued mutual use and maintenance of the Road.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the Property Owners agree as follows:

1. They will be obligated to maintain the road.
2. They will determine the nature, type and amount of work which will need to be done toward maintenance and repair of the Road in order to keep the Road safe and passable.
3. They will determine the manner of allocating the cost of the aforesaid maintenance and repair work among themselves.
4. The terms and conditions of this Agreement shall be for the mutual benefit of, and be binding upon, the Property Owners and any successors-in-interest of the Land.
5. Vacant lots that have not begun construction shall not be responsible for cost of maintenance, once improvements have begun the lot owner shall share equally in the cost of maintaining the road.

IN WITNESS WHEREOF, we have hereunto set our hands:

Property Owners

Property Owners

Calvin Housley

Calvin Housley

State of Arizona }
 } ss.
County of Cochise }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Calvin Housley .

NOTARY PUBLIC
My commission expires:

State of Arizona }
 } ss.
County of Cochise }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Calvin Housley

NOTARY PUBLIC
My commission expires:

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Road Maintenance Agreement

Date of Document: <u>October 16, 2025</u> / Consisting of <u>3</u> pages
Parties to Document:
<u>Calvin Housley</u>
<u>Calvin Housley</u>

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Calvin Housley
PO Box 1182
Benson, AZ 85602

70909398-A33

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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3. They will determine the manner of allocating the cost of the aforesaid maintenance and repair work among themselves.
4. The terms and conditions of this Agreement shall be for the mutual benefit of, and be binding upon, the Property Owners and any successors-in-interest of the Land.
5. Vacant lots that have not begun construction shall not be responsible for sharing in the cost of maintenance, once improvements have begun the lot owner shall share equally in the cost of maintaining the road.

IN WITNESS WHEREOF, we have hereunto set our hands:

Property Owners

Property Owners

Calvin Housley

Calvin Housley

State of Arizona }
 } ss.
County of Cochise }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Calvin Housley

NOTARY PUBLIC
My commission expires:

State of Arizona }
 } ss.
County of Cochise }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Calvin Housley

NOTARY PUBLIC
My commission expires:

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Road Maintenance Agreement

Date of Document: <u>October 16, 2025</u> / Consisting of <u>2</u> pages
Parties to Document:
<u>Calvin Housley</u>
<u>Calvin Housley</u>

**COCHISE COUNTY
ASSURANCE AGREEMENT
FOR COMPLETION OF SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT made and entered as of this 29th day of October, 2025, between **Pioneer Title Agency, Inc, an Arizona Corporation**, as Trustee under Trust no. **70909398**, hereinafter referred to as "Trustee", **Calvin Housley**, as Beneficiary(ies) of Trust no. **70909398**, hereinafter referred to as "Beneficiary", and COCHISE COUNTY, Arizona, hereafter referred to as "County."

RECITALS :

1. Trustee is owner of a certain parcel of property located in Cochise County, Arizona, and described in paragraph 1 below.
2. Beneficiary has established Trust no. **70909398** for the purpose of developing a subdivision of Cochise County and has conveyed legal title to the Trustee.
3. The parties hereto wish to establish specific terms, conditions and guidelines for compliance with the provision of A.R.S. Section 11-806.01 and the Cochise County Subdivision Regulations.

AGREEMENT :

In consideration of the County approving a final plat for the property which is the subject matter of this Agreement, the parties mutually agree that:

1. Property Description. The property which is the subject matter of this agreement is described in that attached Exhibit "A" and recorded in Book _____, at Page(s) _____ of Maps and Plats on the _____ day of _____, _____, in the Office of the Cochise County Recorder.
2. Assurances. This Agreement is submitted as a means of assuring the completion of the subdivision improvements required by A.R.S. Section 11-806.01, the Cochise County Subdivision Regulations, all Plans and Specifications approved and on file with the County, and any special conditions, if applicable, on Exhibit "B" attached hereto and made a part

- hereof. These subdivision improvements include but are not limited to, streets, alleys, sidewalks, curbs and gutters, sanitary sewer systems, water supply, lot staking and monuments, traffic and street signs, and drainage and flood control improvements, as applicable.
3. Conveyances and Transfers of Title. The Trustee shall not transfer title to, enter into contracts for sale of property, lease, or in any way convey, in whole or in part, any of the property described in paragraph 1 without obtaining prior written approval from the County, except as authorized in the Agreement. A Release of Assurances shall only be given by the County upon satisfactory completion as verified by County inspections of the required improvements.
 4. Bulk Sales. Notwithstanding paragraph 3, the Trustee may sell or convey all of the property described in paragraph 1 in one transaction to a single successor to the beneficiary's interests, provided that such successor, prior to the conveyance, shall have entered into an appropriate agreement with the County to assure completion of the improvements, and the County has approved, in writing, the transfer.
 5. Conveyance Out of Trust for the Purpose of Encumbrance; Condition on Other Interests. Notwithstanding paragraph 3, the Trustee may convey the property described in paragraph 1 to the Beneficiary of the Trust for the limited purposes of allowing any obligations secured by the Trust, other than those which are the subject of this Agreement with Cochise County, to be subordinated to subsequent loans for the purpose of constructing improvements on the subject land or to create security for additional loans for the purchase or improvement of this land. In such event, the property shall immediately thereafter be reconveyed to the Trustee. This Agreement shall be deemed to be a condition on and restriction on the rights and interests of any third party whose interest in the property arises after the

- date of this Agreement, however such interest is created, the same as if such party were included as a signatory of this Agreement.
6. Substitution of Assurances. Subdivider or Beneficiary may offer substitute assurances at any time during the term of this Agreement in accordance with the provisions of the Cochise County Subdivision Regulations. The Assurance shall be in a form and amount acceptable to the County, and shall to the extent applicable, partially or wholly replace the Assurances in this Agreement.
 7. Completion of Improvements. The required improvements shall be completed by the Subdivider by _____. This date for completion of improvements may be extended by separate agreement of the parties where Subdivider or Beneficiary is prevented from completing the improvements by act of God, strike or similar event or circumstances beyond its control, or at the discretion of the County.
 8. Inspection and Approval of Improvements. The Subdivider shall arrange for the inspection of all improvements required for this project, to ensure satisfactory completion. Satisfactory completion of all such improvements, in conformance with the required standards and specifications, shall be confirmed by a written statement, signed and sealed by the project engineer. Until these improvements have been satisfactorily completed, the County will not release the property
 9. Payment of Applicable Property Taxes. The County shall not release, in whole or in part, any of the property described in paragraph 1 until all property and taxes and assessments due and owing on the subject property have been paid in full.
 10. Partial Release of Assurances by Approved Phases. The County, in its discretion, and upon receipt of a written request from Trustee, may give the Trustee a Release of Assurances for a portion of the Lots by approved phases only created by the subdivision plat described in paragraph 1,

provided that all of the improvements required in connection with such lots have been satisfactorily completed and accepted, and provided further that the lots released and improvements associated with such lots can function independently on a permanent basis in the event the remaining portion of the subdivision is never developed.

11. Release of Assurances. Upon completion of all improvements required under this Agreement or upon receipt of acceptable substitute assurances replacing this Agreement, the County shall release the Assurances in this Agreement.
12. Failure to Complete Improvements. Trustee and Beneficiary hereby agree that in the event that the required improvements are not completed within the time period provided by paragraph 7, the County may replat that portion of the property described in paragraph 1 for which a release of assurances has not been given. The purpose of the new plat will be to abandon the subdivision and return the property to approximately the same boundary configurations of record as existed before the subdivision plat was recorded. Prior to initiating any action to replat, the County shall provide Trustee and Beneficiary with thirty (30) days written notice of the intent to replat.

The County, by this Agreement, is expressly authorized to replat this property after the required notice has been provided. All expenses by the County, including legal costs if applicable, in executing a replat shall be paid for by Beneficiary, and shall, if unpaid, become a lien on the property.

13. Effect on Trust Agreement. Trustee and Beneficiary agree that any provision of Trust no. **70909398** that is incompatible or inconsistent with this Agreement shall be null and void and not enforceable. The Trust shall not be revoked prior to a full Release of Assurances without prior written consent of Cochise County. Nor shall any amendment which would alter

this Assurance Agreement be effective until the County has approved such amendment.

14. Incorporation or Annexation. In the event the property which is the subject matter of this Agreement is incorporated into or annexed by a city or town, the city or town shall automatically become the successor in interest to all of the County's rights and obligations under this Agreement.
15. Purpose of Agreement. The purpose and intent of this Agreement is to prohibit the sale of individual subdivision lots to the public prior to the completion of the subdivision improvements that are associated with such lots. The sale or conveyance of such lots without the necessary improvements is harmful to the public and places excessive burdens on the County. The terms and conditions of this Agreement shall be construed and interpreted as broadly as necessary to accomplish this purpose.

IN WITNESS WHEREOF, the parties have executed this Assurance Agreement
this _____ day of _____, _____.

COCHISE COUNTY:

Chairman, Cochise County Board of Supervisors

ATTEST:

Clerk of the Board

APPROVED AS TO FORM:

Deputy County Attorney

TRUSTEE:

R. Keith Newlon, Trust Officer, of Pioneer Title Agency,
an Arizona corporation, as Trustee under
Trust no. 70909398 only and not in its
capacity

By: R. Keith Newlon _____
Trust Officer
STATE OF ARIZONA)
)
COUNTY OF _____)

ss.

TRUST AGREEMENT

THIS AGREEMENT made and entered into this **29th day of October, 2025** by and between Pioneer Title Agency, Inc., an Arizona corporation, as the Trustee, and Calvin Housley, as the Beneficiary.

WHEREAS, the Beneficiary is the owner of the property described in Exhibit "A" (if attached) and made a part hereof, located in the County of Cochise, State of Arizona;

and

WHEREAS, the Beneficiary desires to convey said property (if Exhibit "A" attached) to the Trustee and may from time to time convey to the Trustee other property for the purpose of the Trustee holding title to said property in trust for the Beneficiary upon the terms and conditions hereinafter set forth.

THEREFORE, in consideration of the mutual covenants and agreements contained herein, it is hereby agreed as follows:

SECTION I

The Beneficiary forthwith upon the execution of this Agreement shall convey the within described property (if Exhibit "A" attached), subject to all easements, rights of way, taxes, assessments and encumbrances of record, to the Trustee for the purpose of the Trustee holding, selling and conveying said property, or any part thereof, or any interest therein, receiving payment therefore and/or otherwise handling said property upon such terms and conditions as the Trustee may be instructed in writing and accepted in writing by the Trustee to do by the Beneficiary or his authorized agent, subject however to all the provisions of this Agreement. Any instruction notice to the Trustee shall be in writing and in such form as the Trustee may require; provided however that the Trustee may in its discretion, act on oral instruction or notice. The Trustee is hereby granted authority to do all acts necessary to accomplish the purpose of this trust.

SECTION II

It is understood and agreed by the parties hereto and by any person who may hereafter succeed to any interest hereunder, that the said Trustee will deal with said Trust Estate only on the written direction of the Beneficiary herein, unless instructed otherwise by the Beneficiary in a format acceptable to the Trustee.

SECTION III

The title in and to the within described property, together with any and all other property subsequently conveyed by the Beneficiary to the Trustee shall constitute and be designated as the "Trust Estate". Throughout the term of this Agreement and the duration of the Trust herein created, the whole equitable and legal title to the said property shall be vested in the Trustee and no equitable and legal interest in and to said property shall be vested in the Beneficiary and the rights of the Beneficiary hereunder shall consist only of the right to enforce due performance of the covenants and agreements contained herein.

To the extent that this Agreement creates a security interest in personal property, fixtures, accounts, contract rights or chattel paper, it constitutes and shall be deemed to constitute, a "Security Agreement" as that term is defined in A.R.S. 44-3105A., and the Beneficiary shall be deemed to be the "Debtor" and the Trustee the "Secured Party" within the meaning of said section. The Beneficiary agrees to make, execute and deliver to the Trustee for filing, at the option of the Trustee, any such financing statement as Trustee may in its sole discretion deem appropriate to protect its interest hereunder. The Trustee shall, however, have no obligation to request or file such financing statement. The Beneficiary's mailing address is P.O. Box 1182, Benson, AZ 85602.

and the Trustee's mailing address is 363 W. 4th St., Benson, AZ 85602. This Agreement may be filed as, and in lieu of, a financing statement.

SECTION IV

The Beneficiary shall deposit with the Trustee ten (10) days prior to the due dates, sufficient funds to make all payments on any lien or encumbrance on the Trust property, to pay taxes, special assessments (if any) and all costs and fees of the Trustee.

SECTION V

The Beneficiary agrees to fully pay, indemnify and protect, save and hold harmless the Trustee of, and from, any and all suits, claims, demands, judgments, costs and expenses, including attorney's fees and all other obligations and liabilities of whatever nature that the Trustee may for any reason or at any time suffer, sustain, incur or expend by reason of, or in connection with, this Trust and/or the administration thereof otherwise than through its own misconduct or neglect. The Beneficiary further agrees that the Trustee shall not be required to pay or attend to the payment of any claim, lien or encumbrance, taxes, or special assessments against the Trust property, other than from the proceeds received and available hereunder for such payment.

The Trustee shall not be required to attend to any appraisal or valuation of the Trust property but all such services shall be performed and all expenses borne by the Beneficiary or his agent.

The Trustee shall not be required to commence or defend any suit in connection with the Trust or the Trust property unless and until there has been paid to the Trustee a sum of money sufficient in its sole judgment to pay all costs incurred, or to be incurred, in relation thereto including attorney's fees and a reasonable compensation to the Trustee for services and time spent in connection therewith.

The Trustee may at its option consult legal counsel concerning any question which may arise with reference to its duties under this Trust Agreement, and the opinion of such counsel shall be full and complete protection in respect to any action taken or suffered by the Trustee hereunder in good faith and in accordance with the opinion of such counsel. The Trustee shall be entitled to full reimbursement from the Beneficiary for any cost incurred for such counsel.

SECTION VI

All funds coming into the hands of the Trustee under the provisions hereof shall be disbursed as follows and in the following order of priority:

1. To the payment of cost, charges, expenses, advances or damages, if any, of the Trustee in the administration of this Trust.
2. To the payment of any due or delinquent taxes and/or assessments levied against or upon the Trust property, including assessments and charges of any special district or association.
3. To the Beneficiary, his successors or assigns.

All disbursements made by the Trustee may be made in cash, by check, draft or money order. The Trustee shall have no duty or obligation to make distribution to any of the Beneficiaries more frequently than monthly. The Trustee may accept cash, checks, drafts or money orders, the date of receipt thereof shall be the date of payment unless such checks, drafts or money orders are not paid on presentation.

The accounting records of the Trustee shall at all reasonable times be open to the inspection of the Beneficiary. The Beneficiary shall be entitled to monthly statements showing all receipts, disbursements and charges made in connection with this Trust, if desired.

SECTION VII

No assignment or transfer of any interest in the Trust shall be valid or binding upon the Trustee until an executed original of the assignment has been filed with and executed by the Trustee, and the Trustee's assignment fee paid, excepting only where such interest may pass or be transferred by decree or order of the Court and then only upon satisfactory proof of the regularity and validity of the proceedings being presented to the Trustee. This Trust Agreement may be amended only by a written amendment hereto delivered to the Trustee, and no purported amendment hereto not complying herewith shall be effective for any purpose as regard the obligations of the Trustee.

SECTION VIII

All instruments affecting any property included in this Trust shall be executed solely by Pioneer Title Agency, Inc. as the Trustee, provided, however, that the Trustee, in its discretion, may refrain from executing any such instrument and, at its option, may cause or permit such instrument to be executed by some other person or corporation.

The Trustee shall not be obligated to warrant title to any property sold or conveyed by it except as against its own acts. All deeds or sales agreements executed by the Trustee shall be made subject to any taxes, assessments, liabilities, encumbrances or any other obligations against the said property.

Unless otherwise agreed to by the parties hereto, any sales, leases or other disposition of the Trust property, or any part thereof, shall be consummated through an escrow established with Pioneer Title Agency, Inc., as Escrow Agent. An Owner's Policy and/or Mortgagee's policy of title

insurance in the regular form shall be issued in connection with each conveyance and/or mortgage.

The Trustee shall not be required to enter into any contract or other obligation in its proprietary corporate capacity or to make itself liable for the payment of costs, charges, damages, attorney's fees, fines, penalties or forfeitures. It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding that each and all of the representations, covenants, undertakings and agreements herein made on the part of the Trustee, while in form purporting to be the representations, covenants, undertakings and agreements of the said Trustee are nevertheless each and every one of them, made and intended not as personal representations, covenants, undertakings and agreements by the Trustee, or for the purpose or with the intention of binding the said Trustee personally, but are made and intended for the purposes of binding only that portion of the Trust property specifically described herein, and this instrument is executed and delivered by the said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against the Trustee on account of this instrument, or on account of any representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released. The Trustee reserves the right to incorporate the above limitations of its liability in any instrument or document executed in connection with this Trust.

SECTION IX

The Beneficiary shall have the right to revoke this Trust upon giving the Trustee thirty (30) days written notice of his intention to do so and upon receipt by the Trustee of any unpaid costs, advances and fees, including attorney's fees. The Trustee may resign at any time upon giving the Beneficiary a ten (10) day written notice of its intention to do so. In the event no successor Trustee is named within the time allowed, the Trustee may, at its discretion, convey the Trust property to the Beneficiary or petition for relief from any court or competent jurisdiction, or take such other action as the Trustee may deem appropriate. The Trustee shall continue to hold a first lien on the Trust property until all of its costs, advances, fees, etc. are paid in full. Any and all successor Trustees shall become fully vested with all of the estate, properties, rights, powers, duties and obligations as set forth herein.

SECTION X

If any property remains in this Trust twenty (20) years from the date of this Agreement or any extension thereof, it shall be sold at public sale by the Trustee on reasonable notice as determined by it and the net proceeds of the sale shall be divided among those who are then entitled thereto under this Agreement in the proportions in which they are then entitled.

SECTION XI

In the event the Trustee is instructed or requested to do any act (or refrain from doing any act) performance of which (or non-performance of which), in the Trustee's sole opinion, would subject the Trustee to unreasonable risk of liability, expense or litigation, the Trustee shall have no obligation to perform such act (or to refrain from performing such act) except upon being furnished instructions or indemnity adequate, in the Trustee's sole absolute and uncontrolled discretion, to protect the Trustee against such risk of liability, expense or litigation, or except in

accordance with any adjudication by a court of competent jurisdiction (and the determination of all appeals and expiration of all applicable appeal periods) in any appropriate legal or equitable proceeding, including, without limiting the generality of the foregoing, an action for an accounting or to secure approval of an accounting, a suit for a declaratory judgment, an interpleader action or a suit for instructions to the Trustee. In any such action the Trustee shall be entitled to a judgment against all the Beneficiaries for any expenses or costs including reasonable attorney's fees incurred in such action, to the extent that the court may determine.

SECTION XII

Service of any notice of any kind upon any Beneficiary by the Trustee may be made in person or by mail and shall be deemed complete when delivered in person to the Beneficiary, or when deposited in the United States mail ordinary postage prepaid, addressed to the Beneficiary at the last mailing address of the Beneficiary filed in writing with the Trustee.

SECTION XIII

Whenever the context hereof so requires words used in the masculine gender shall include the feminine and neuter, the singular the plural, the plural the singular; the word "person" shall include a corporation, company, partnership, association or society as well as a natural person.

Any of the terms of escrow instructions or other contract, agreement or writing heretofore executed by the parties hereto in relation to the Trust Estate in conflict with the provisions hereof shall be deemed to be modified and amended to conform to the provisions hereof.

This Trust shall be exempt from the provisions and operations of the Uniform Principal and Income Act of Arizona and of the Uniform Accounting Act and shall be governed by general trust law.

The Trustee shall receive for its services in connection with this Trust the trust fees which are attached to this Agreement as Exhibit "B" and incorporated fully into this Agreement. Pioneer Title Agency, Inc. as Trustee reserves the right to amend these trust fees as deemed necessary.

The provisions hereof shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto. The duties, obligations and covenants of the parties hereto shall be joint and several.

SECTION XIV

Any provisions of this Trust to the contrary notwithstanding, the Beneficiary shall be entitled to direct the Trustee to convey and the Trustee is authorized to convey to the Beneficiary, the legal title to any portion of the Trust property for purposes of allowing the recordation of an encumbrance covering said portion as security for any loan on said property; such loan to be specifically for the purpose of enhancing the overall value of the property involved. Any such conveyance shall be accomplished by the consecutive recordation by the Trustee, without the intervention of any other recorded document, of a deed from the Trustee to the Beneficiary, a mortgage or deed of trust wherein the grantee is the mortgagor or trustor, and a deed from the mortgagor/trustor to the Trustee. The Trustee shall have no responsibility for any liens, encumbrances or rights to liens or encumbrances which may arise or be claimed by reason of such conveyance nor for the expenditure of the proceeds of the mortgage loan. Where the term

Beneficiary appears in this section, it shall be construed to mean the Beneficiary's nominee as well.

SECTION XV

The Trust will not serve in a loan serving capacity except for payments of taxes where desired, and in certain cases, encumbrances involving no more than quarterly payments. In either case, funds must be in the hands of the Trustee not less than ten (10) days prior to the due date. Obligations requiring more frequent than quarterly payments must be set up under a Loan Servicing Agreement with Pioneer Title Agency, Inc. as Agent, and subject to current loan servicing fees; i.e. set up and periodic fees. If the Trust is payor, the payment coupons will be forwarded to the designated Beneficiary for payment in a timely fashion. If the Trust is to be the payee, Loan Servicing will be instructed to remit directly to the designated Beneficiary for distribution as desired.

IN WITNESS WHEREOF, THE PARTIES have executed these presents on the day and year first above written.

Beneficiary:

By: _____
Calvin Housley

Executed this _____ day of _____, 20____

By: Pioneer Title Agency, Inc., an Arizona corporation as Trustee and in no other capacity

Trust Officer

State of Arizona }
 } ss.
County of Cochise }

This instrument was acknowledged before me this _____ day of October, 2025 by Calvin Housley.

Notary Public

My commission expires: _____

State of _____ }
 } ss.
County of _____ }

On this _____ day of October, 2025 before me personally, R. Keith Newlon who acknowledged himself to be the Trust Officer of Pioneer Title Agency, Inc., an Arizona corporation, and that as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as Trustee by himself as Trust Officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My commission expires: _____

EXHIBIT "A"

THE LEGAL DESCRIPTION OF THE PROPERTY
TO BE PLACED IN TRUST
TO FOLLOW BY SEPARATE RECORDED INSTRUMENT.

EXHIBIT "B"

SCHEDULE OF TRUST FEES
Pioneer Title Agency, Inc.

Effective: February 28, 2022

A. ACCEPTANCE RATE		
1.	Single Beneficiary Trust (one Beneficiary)	\$300.00
	• with Assurance Agreement, add	150.00
	(PHX Trust Dept. Only)	
2.	Double Beneficiary Trust	500.00
	(one first Beneficiary and one second Beneficiary)	
3.	Junior Trust	500.00
	(for all or a portion of property in underlying senior trust)	
4.	Amendment to Trust Agreement	100.00
	Per additional beneficiary beyond number above	25.00
B. ANNUAL RATE		
1.	Single Beneficiary Trust (one Beneficiary)	\$200.00
	• with Assurance Agreement, add	50.00
	(PHX Trust Dept. Only)	
2.	Double Beneficiary Trust	250.00
3.	Junior Beneficiary Trust	250.00
	Per additional beneficiary beyond number above	25.00
C. ADMINISTRATIVE SERVICES		
1.	Deed and Affidavit processing	
	• Deed prepared by Pioneer Title Agency	\$50.00
	• Deed prepared by other Title Company	100.00
2.	Processing of Lease, Easement or other instrument	100.00
3.	Acceptance of each assignment of beneficial interest	100.00
4.	Additional parcels of land into the Trust (per deed)	100.00
5.	Option Agreements	
	• Acceptance Fee (if not in original Trust)	100.00
	• Renewal/Extension Fee	100.00
	• When exercised	100.00
6.	Collateral Assignment/Money Assignment	
	• Acceptance/Set-up Fee (All Trust Depts.)	150.00
	• Annual Fee (PHX Trust Dept. Only)	125.00
	• Release of Assignment (PHX Trust Dept. Only)	100.00
	• Per additional payee, add (PHX Trust Dept Only)	100.00
7.	Broker Commission Rate (per broker with one payee)	
	• Acceptance Fee (PHX Trust Dept. Only)	200.00
	• Annual Fee (PHX Trust Dept. Only)	250.00
	• Per additional payee, add (PHX Trust Dept. Only)	150.00
D.	CLOSING RATES	\$200.00
	If all property is sold or conveyed by Trustee during the normal course of administration of the Trust, there will be no closing charge, except for the charges of a title insurer for final examination.	

E. ADDITIONAL SERVICE RATES

- | | |
|---|-------------------|
| 1. Extraordinary Services | \$150.00/
hour |
| Rate shall be charged in half hour increments with a one hour minimum charge. | |
| 2. Transaction/Processing Fee | 100.00 |
| 3. Notice of Default Letter,
per each, plus postage | 125.00 |

4. COLLECTION ACCOUNT SERVICES

See Account Servicing Charges for filed rate schedule UNLESS rates are separately stated under A, B, C, D, or E.

- | | |
|--|-------|
| 1. Set-Up Rate per allocation account | 50.00 |
| 2. Monthly Servicing Rate per allocation account | 7.00 |
| 3. Update/Adjustments | 50.00 |
| • Per each allocation account, add | 15.00 |

SCHEDULE OF ACCOUNT SERVICING FEES (Sierra Vista)

SET UP FEES		
In-House Acceptance/Set up Fee		\$100.00
Outside Acceptance/Set up Fee		\$175.00
Impound Acceptance/Set up Fee (new or adding to existing)		\$150.00
Lease w/Purchase Option Acceptance/Set up Fee (includes closeout fee)		\$175.00
Commission Account/Collateral Assignment Acceptance/Set up Fee		\$50.00
Holding Ledger Account Acceptance/Set Up Fee		\$50.00
Wrap Account/Delay Funding/Construction Loans (in addition to set up fee)		\$100.00
ANNUAL ACCOUNT SERVICING FEES		Annual
<i>(Paid per the term of the contract – Monthly, Quarterly, Annually, etc.)</i>		
Base Annual Fee		\$144.00
Impound Account		\$120.00
Additional Payees		\$48.00
Commission Account		\$48.00
Manual Monitoring		\$48.00
Payor Concurrent Obligation/Payee Obligation		\$48.00
Dormant Account Fee		\$50.00
ADDITIONAL SERVICES		
10 Day Demand Notice		\$100.00
Add and Demand (Taxes and Insurance)		\$75.00
Assumption/Assignment		\$100.00
Close Out/Termination Fee		\$75.00
Copies of Cancelled Checks		\$5.00
Freeze on Account/Reinstatement		\$75.00
Full Release/Reconveyance		\$100.00
Late Notices		\$15.00
Letter - Proof Tax-Ins Paid		\$15.00
Modification		\$100.00
Name Change Only		\$25.00
NSF Fee		\$25.00 plus Bank Fee
Partial Release and Reconveyance		\$100.00
Pay by Phone Fee		\$20.00
Statement Fees (Status or Payoff)		\$100.00
Verification of Account (Charged to Requesting Party)		\$25.00
Maintenance Charge for funds in our account after one year has elapsed with a check remaining uncashed and unclaimed (per month)		\$25.00
Special handling of account, not covered under the above fees, will be billed at the rate of \$75.00 per hour with 1/3 hour minimum.		

* * * RATES SUBJECT TO CHANGE WITHOUT NOTICE * * *