



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
September 10, 2024
6:00 PM
City Hall**

BOARD MEMBERS

Scottie Richardson, District 1, Vice-Chair	Andrea Hankins, District 5
Kevin Kofchur, District 2	Lisa Hardisty, District 6
Fred Radosevich, District 3, Chair	Sal Tortorici, At-Large
Robert Gabaldon, District 4	

MEETING INFORMATION

This meeting will be conducted in-person and virtually, as well as, streamed live on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>.

Join by Computer: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819

Pursuant to the Rules of Procedure, any person wishing to address the Board related to an item listed under Public Hearings or Discussion and Deliberation, shall register in person with the designated City staff person. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Board members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

Public input can be submitted in writing to the designated City staff person prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

There will be no discussion of these items unless a Board Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

- [1 August 13, 2024 Planning and Zoning Board Meeting Minutes
2024-0813_PZB_Minutes_BMB.docx](#)
- [2 August 27, 2024 Planning and Zoning Board Meeting Minutes
2024-0827_PZB_Minutes_BMB.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

- [3. Planning and Zoning Monthly Building Activity Report - AUGUST 2024
2024 PZ MONTHLY COMPARISONS.pdf](#)
- [4. Planning and Zoning Monthly Summary Plat Report - AUGUST 2024
August Summary Plat.pdf](#)

PUBLIC HEARINGS

Pursuant to the Rules of Procedure, all aggrieved persons, and materially relevant witnesses sponsored by such interested persons, wishing to address the Board shall register in person or via specified communications technology/equipment with the City staff person.

- [5. **Final Plat.** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1G Phase 3B Subdivision creating 52 residential lots and 6 tracts zoned R-4: Single Family Residential District on the property legally described as LE, Tract 12-A-1-A. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location Map
Application
Authorization
Final Plat
Reviewer Comments](#)

DISCUSSION AND DELIBERATION

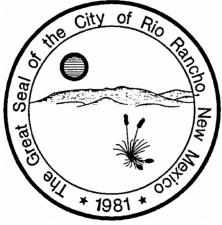
- [6. **Preliminary Plat Amendment.** The applicant, LGI Homes – New Mexico, LLC, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the previously approved High Range 5 Preliminary Plat. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning Map.pdf
HR5 Authorization Letter.pdf
Application Form.pdf
L-RioRancho-HR5-Pre-Plat Cover Letter.pdf
HR5 Original Preliminary Plat 05-12-22.pdf
HR5 Red-lined Preliminary Plat 07-20-24.pdf
HR5 Amended Preliminary Plat 07-20-24.pdf](#)

COMMENTS BY MEMBERS

PUBLIC FORUM

Any person wishing to address a board, commission, committee, or advisory body related to a non-agenda item shall register in person with the applicable City staff person. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the board, commission, committee, or advisory body members present may approve to extend the total amount of time allotted for public forum at a meeting.

ADJOURNMENT



**CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:

September 10, 2024

DEPARTMENT:

Development Services

SUBJECT:

August 13, 2024 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

Approval

ATTACHMENT: [2024-0813_PZB_Minutes_BMB.docx](#)



Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

AUGUST 13, 2024
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:

Scottie Richardson, District 1, Vice-Chair
Kevin Kofchur, District 2
Fred Radosevich, District 3, Chair
Robert Gabaldon, District 4
Lisa Hardisty, District 6
Sal Tortorici, At-Large

MEMBERS ABSENT:

VACANT, District 5

STAFF PRESENT:

Amy Rincon, Development Services Director
Brian Babyak, Planning & Zoning Manager
Liz Ruiz Carlos, Planner II
Tim Dvorak, Planner II
Michelle Costilla, Planner II
Chris Benson, Planner II
Sean LaBarbera, Planner I
Sharon Bitah, Administrative Assistant

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Radosevich called the meeting to order at 6:00 PM.

CONSENT CALENDAR

1) July 9, 2024 Planning and Zoning Board Meeting Minutes

Scottie Richardson moved to approve the Consent Calendar. Seconded by Sal Tortorici.

The motion carried by a vote of **6 FOR** and **0 AGAINST**

YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici

NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2) Planning and Zoning Monthly Building Activity Report – JULY 2024

3) Planning and Zoning Monthly Summary Plat Report – JULY 2024

PUBLIC HEARINGS

4) The applicant, Chris Fischahs, requested approval of a Variance to the 5-foot side setback in order to build a deck for the property legally described as VG, Blk 2, Lot 4; physically located at 1513 Estrella Noche Loop NE.

Staff member, Sean LaBarbera presented the item, recommending denial with findings and stood for questions.

Applicant, Chris Fischahs presented on the item and stood for questions. He answered questions set forth by Commissioner Tortorici, Vice-Chair Richardson, and Commissioner Kofchur regarding setbacks and neighbor approvals.

Commissioner Hardisty's question was answered by staff member Sean LaBarbera and Development Services Director, Amy Rincon.

Robert Gabaldon moved to approve Item #4. Seconded by Lisa Hardisty.

1 The motion carried by a vote of **5 FOR** and **1 AGAINST**
2 **YES:** Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
3 **NO:** Scottie Richardson
4

- 5) The applicant, Manuel A. Reyna, requested approval of a variance to allow for residential development on a substandard 50' width lot, for the property legally described as Rio Rancho Estates 11, Block V, Lot 11. The subject property is zoned R-1: single-family residential district and consists of 0.2632 acres.

Staff member, Sean LaBarbera presented the item, recommending denial with findings and conditions and stood for questions.

Applicant, Manuel Reyna spoke on the item after being administered the oath virtually.

Development Services Director, Amy Rincon clarified questions from Commissioner Tortorici and Commissioner Hardisty.

Sal Tortorici moved to approve Item #5. Seconded by Kevin Kofchur.

The motion carried by a vote of **6 FOR** and **0 AGAINST**

YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici

NO: (None)

- 6) The applicant, DR Horton, Inc., requested approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43, requiring 5 foot minimum easements on side and rear lot lines; for the Sandstone Bluffs at Cleveland Heights Subdivision.

Staff member, Liz Ruiz Carlos presented item #6 and item #7 concurrently, recommending approval with findings and conditions, and stood for questions.

Applicant, Peter Steen stood for questions.

Lisa Hardisty moved to approve Item #6. Seconded by Robert Gabaldon.

The motion carried by a vote of **6 FOR** and **0 AGAINST**

YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici

NO: (None)

- 7) The applicant, DR Horton, Inc., requested approval of a preliminary plat for the Sandstone Bluffs at Cleveland Heights Subdivision, Phase 1.

Staff member, Liz Ruiz Carlos and applicant, Peter Steen had no further comments.

Scottie Richardson moved to approve Item #7. Seconded by Lisa Hardisty.

The motion carried by a vote of **6 FOR** and **0 AGAINST**

YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici

NO: (None)

- 8) The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requested approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The proposed request was for the Los Diamantes Phase III Subdivision, on the property legally described as Los Diamantes, Tract 3-A-2.

Staff member, Tim Dvorak presented item #8 and item #9 concurrently, recommending approval with findings and stood for questions.

1 Agent, Justin Simenson spoke on the item and stood for questions.

2
3 Staff member, Tim Dvorak answered Commissioner Tortorici's question.

4
5 Kevin Kofchur moved to approve Item #8. Seconded by Scottie Richardson.

6 The motion carried by a vote of **6 FOR** and **0 AGAINST**

7 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal
8 Tortorici

9 **NO:** (None)

- 10
11 **9)** The applicant, LD Development, LLC., through their agent, Isaacson & Arfman, Inc., requested
12 approval of a Preliminary Plat for the Los Diamantes Phase III Subdivision, comprising 141 Lots and 6
13 Tracts zoned R-3: Mixed Residential District.

14
15 Staff member, Tim Dvorak and agent, Justin Simenson had no further comments.

16
17 Robert Gabaldon moved to approve Item #9. Seconded by Sal Tortorici.

18 The motion carried by a vote of **6 FOR** and **0 AGAINST**

19 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal
20 Tortorici

21 **NO:** (None)

- 22
23 **10)** The applicant, SSCAFCA, through their agent, Community Sciences Corporation, requested approval
24 of a Zone Map Amendment to change the zoning from C-2: Wholesale and Warehousing Commercial
25 District & R-1: Single-Family Residential District zoning to OS: Open Space District zoning for the
26 property legally described as Black Arroyo Wildlife Park, Tract A-1-A and A-1-B.

27
28 Staff member, Chris Benson presented the item, recommending approval to the Governing Body, and
29 stood for questions.

30
31 Agent, Tom Patrick spoke on the item and stood for questions.

32
33 Staff member, Chris Benson clarified Commissioner Tortorici's question regarding development.

34
35 Lisa Hardisty moved to approve Item #10. Seconded by Kevin Kofchur.

36 The motion carried by a vote of **6 FOR** and **0 AGAINST**

37 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal
38 Tortorici

39 **NO:** (None)

- 40
41 **11)** The applicant, AMREP Southwest, Inc., requested approval of a Zone Map Amendment for the lots
42 legally described as: Unit 25, Block 28, Lots 17, 18, 20, 21, 27, 30 and Unit 25, Block 149, Lots 13-17,
43 26, 29-37, 40, 41, 44, from T-Z: Transitional Zoning to R-4: Single-Family Residential Zoning; and Unit
44 25, Block 150, Lot 11, from T-Z: Transitional Zoning to R-3: Mixed Residential Zoning.

45
46 Staff member, Liz Ruiz Carlos presented the item, recommending approval to the Governing Body with
47 findings, and stood for questions.

48
49 Applicant, Jarrod Likar agreed with all conditions and stood for questions.

50
51 Kevin Kofchur moved to approve Item #11. Seconded by Scottie Richardson.

52 The motion carried by a vote of **6 FOR** and **0 AGAINST**

53 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal
54 Tortorici

55 **NO:** (None)

1 **DISCUSSION AND DELIBERATION**

2

3 **COMMENTS BY BOARD MEMBERS**

4

5 **PUBLIC FORUM**

6

7 **ADJOURNMENT**

8

9 Sal Tortorici moved to adjourn the meeting. Seconded by Scottie Richardson.
10 Chairman Radosevich adjourned the meeting at 6:39 PM.

11

12 **APPROVED THIS 10TH DAY OF SEPTEMBER 2024.**

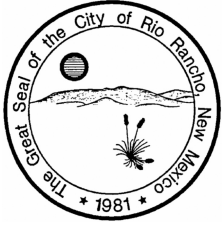
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16

Fred Radosevich, Chairman



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Legislation Item:

AGENDA DATE:

September 10, 2024

DEPARTMENT:

Development Services

SUBJECT:

August 27, 2024 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

Approval

ATTACHMENT: [2024-0827_PZB_Minutes_BMB.docx](#)



Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

AUGUST 27, 2024
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:

Scottie Richardson, District 1, Vice-Chair
Kevin Kofchur, District 2
Fred Radosevich, District 3, Chair
Robert Gabaldon, District 4 (*Virtual*)
Andrea Hankins, District 5
Sal Tortorici, At-Large

MEMBERS ABSENT:

Lisa Hardisty, District 6

STAFF PRESENT:

Amy Rincon, Development Services Director
Brian Babyak, Planning & Zoning Manager
Tim Dvorak, Planner II
Michelle Costilla, Planner II
Sharon Bitah, Administrative Assistant

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Radosevich called the meeting to order at 6:00 PM.

CONSENT CALENDAR

ELECTION OF OFFICERS

- Floor was opened to nominations for the Planning and Zoning Board Chair for a one-year term.

Robert Gabaldon nominated Fred Radosevich to serve as the Planning and Zoning Board Chair for a term of one-year.

YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Andrea Hankins,
Sal Tortorici

NO: (None)

- Floor was opened to nominations for the Planning and Zoning Board Vice-Chair for a one-year term.

Fred Radosevich nominated Scottie Richardson to serve as the Planning and Zoning Board Vice-Chair for a term of one-year.

YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Andrea Hankins,
Sal Tortorici

NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

- The Applicant, Mountain Hawk East Development Company, LLC., through their agent, Huitt-Zollars, Inc., requested approval of a Final Plat for the Mountain Hawk 40, Phase 3 Subdivision creating 5 residential lots and 1 tract zoned R-3: Mixed Residential District on the property legally described as MH40A, Block 1, Tract G.

Staff member, Tim Dvorak presented the item, recommending approval with findings and conditions, and stood for questions.

1 After being administered the oath virtually, applicant, Bryan Aragon provided an update and stood for
2 questions.

3
4 Kevin Kofchur moved to approve Item #1. Seconded by Sal Tortorici.

5 The motion carried by a vote of **6 FOR** and **0 AGAINST**

6 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins,
7 Sal Tortorici

8 **NO:** (None)

- 9
10 **2)** The applicants, John R. Marciante and Jose and Stephanie Leon, through their agent, Cartesian
11 Surveys, Inc., requested approval of a subdivision variance to the Rio Rancho Municipal Code, Chapter
12 155.27 Required Improvements, for the installation of sidewalks, and water and sewer mains. The
13 request is for the proposed subdivision of Unit 10, Block 77, Lot 13.

14
15 Staff member, Michelle Costilla presented item #2 and item #3 concurrently, recommending denial with
16 findings and stood for questions.

17
18 Vice-Chair Richardson recused himself from these items.

19
20 Applicant, Tony Leon and agent, Ryan Mulhall spoke on the item and stood for questions.

21
22 Staff member, Michelle Costilla and Development Services Director, Amy Rincon answered questions
23 put forth by Commissioner Tortorici, Commissioner Kofchur and Commissioner Gabaldon. Chairman
24 Radosevich commented on the item.

25
26 Sal Tortorici moved to approve Item #2. Seconded by Kevin Kofchur.

27 The motion carried by a vote of **5 FOR** and **0 AGAINST**

28 **YES:** Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Sal Tortorici

29 **NO:** (None)

- 30
31 **3)** The applicants, John R. Marciante and Jose and Stephanie Leon, through their agent, Cartesian
32 Surveys, Inc., requested approval of a preliminary/final plat, which would create two R-1: Single
33 Family Residential zoned lots from the property legally described as Unit 10, Block 77, Lot 13.

34
35 Staff member, Michelle Costilla and the applicants had no further comments.

36
37 Commissioner Tortorici commented on the item.

38
39 Sal Tortorici moved to approve Item #3. Seconded by Kevin Kofchur.

40 The motion carried by a vote of **5 FOR** and **0 AGAINST**

41 **YES:** Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Sal Tortorici

42 **NO:** (None)

43
44 **DISCUSSION AND DELIBERATION**

45
46 **COMMENTS BY BOARD MEMBERS**

47
48 Chairman Radosevich welcomed Commissioner Hankins to the Board and informed the board of his
49 absence at the next meeting on September 10th.

50
51 Development Services Director, Amy Rincon announced legal training for the commissioners at the
52 September 10th and 24th meetings.

1 **PUBLIC FORUM**

2

3 Member of the public, David B. Starr presented information on sustainable living.

4

5 **ADJOURNMENT**

6

7 Sal Tortorici moved to adjourn the meeting. Seconded by Scottie Richardson.

8

Chairman Radosevich adjourned the meeting at 6:28 PM.

9

10 **APPROVED THIS 10TH DAY OF SEPTEMBER 2024.**

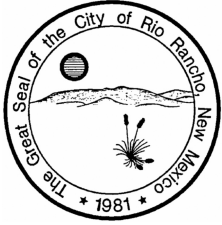
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Scottie Richardson, Vice-Chairman



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Legislation Item:

AGENDA DATE:

September 10, 2024

DEPARTMENT:

Development Services

SUBJECT:

Planning and Zoning Monthly Building Activity Report - AUGUST 2024

BACKGROUND AND ANALYSIS:

IMPACT:

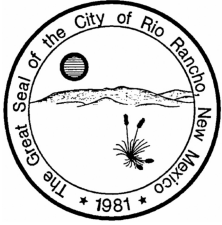
ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [2024 PZ MONTHLY COMPARISONS.pdf](#)

2024 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN #s	FEB #s	MAR #s	APR #s	APRIL VALUATION	MAY	MAY VALUATION	JUNE	JUNE VALUATION	JUL	JULY VALUATION	AUG	AUGUST VALUATION	SEPT	OCT	NOV	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2023)	
																		PERMITS	VALUATION	PERMITS	VALUATION
Single Family	86	78	56	91	\$18,670,952	107	\$21,119,179	114	\$22,630,069	76	\$15,843,882	55	\$11,969,314					663	\$137,219,610	966	\$204,503,567
Additions/Residential	12	13	16	19	\$531,464	15	\$682,087	12	\$281,654	10	\$399,737	20	\$726,285					117	\$4,203,742	165	\$5,734,314
New Commercial	1	4	2	1	\$2,500,000	0	\$0	0	\$0	0	\$0	0	\$0					8	\$36,289,500	9	\$28,267,088
New Office/Institution	0	0	2	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0					2	\$7,446,651	7	\$12,512,251
New Industrial	0	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0					0	\$0	3	\$6,131,719
Non-Residential Interior Tenant Improvement	3	0	1	1	\$53,460	1	\$75,000	2	\$203,200	3	\$1,283,536	2	\$58,033					13	\$6,664,214	39	\$5,655,181
Office/Institution Addition	0	0	0	0	\$0	1	\$35,000	0	\$0	0	\$0	0	\$0					1	\$35,000	1	\$160,881
Industrial Addition	0	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0					0	\$0	0	\$0
New Multi-Family	0	0	0	0	\$0	0	\$0	0	\$0	11	\$2,392,284	0	\$0					11	\$2,392,284	6	\$12,900,414
Telecommunication Tower	0	1	0	0	\$0	1	\$25,000	4	\$240,990	1	\$25,000	1	\$45,990					8	\$364,480	16	\$243,925
Demolition - Non-Residential	0	0	0	1	\$2,000	0	\$0	1	\$10,000	0	\$0	0	\$0					2	\$12,000	4	\$613,073
Demolition - Residential	0	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0					0	\$0	0	\$0
Fence	5	8	13	15	\$82,121	10	\$23,756	13	\$179,250	16	\$859,899	10	\$57,200					90	\$4,063,653	115	\$1,088,018
Garages	2	4	6	6	\$152,905	10	\$349,914	6	\$255,949	6	\$177,110	6	\$131,884					46	\$1,460,725	58	\$2,350,380
Pool	7	6	9	8	\$518,442	5	\$330,641	13	\$913,054	6	\$457,817	8	\$567,187					62	\$4,350,593	88	\$6,362,621
Reroofs/Windows/ Doors	28	43	54	36	\$461,687	62	\$1,078,019	76	\$1,035,519	71	\$1,010,775	62	\$861,805					432	\$6,312,464	725	\$10,358,706
Retaining Wall	34	25	25	31	\$9,776,800	6	\$586,900	9	\$1,442,757	15	\$4,445,210	21	\$4,910,180					166	\$29,981,191	218	\$43,413,314
Small Shed (120 sq.ft. or less)	11	17	17	21	\$82,862	26	\$77,774	26	\$83,934	17	\$51,209	17	\$63,300					152	\$500,029	190	\$877,165
Sheds	10	8	8	125	\$280,357	14	\$152,178	13	\$163,916	15	\$314,015	15	\$200,513					208	\$1,442,233	89	\$1,743,000
Solar (Rooftop & Ground Mount)	38	48	36	56	\$1,284,064	43	\$1,039,381	37	\$884,539	46	\$4,094	56	\$4,984					360	\$6,306,429	1,114	\$81,702,232
Business Registrations (Occupancy Inspection)	16	10	11	20	\$0	20	\$0	11	\$0	16	\$0	25	\$0					129	\$0	155	\$0
Building Inspections	3,322	3,377	3,364	3,178	\$0	3,313	\$0	3,266	\$0	3,682	\$0	3,334	\$0					26,836	\$0	35,209	\$0
Engineering Inspections	255	242	189	179	\$0	259	\$0	202	\$0	174	\$0	196	\$0					1,696	\$0	2,116	\$0
R.O.W. Permits (Fees)	35	50	59	43	\$11,844	37	\$17,895	54	\$21,554	42	\$30,594	47	\$15,016					367	\$178,728	378	\$162,595
TOTALS:	3,865	3,934	3,796	3,831	\$34,408,958	3,930	\$25,592,724	3,859	\$28,346,385	4,207	\$27,295,162	3,875	\$19,611,691					31,369	\$249,223,526	41,671	\$424,780,444



**CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:

September 10, 2024

DEPARTMENT:

Development Services

SUBJECT:

Planning and Zoning Monthly Summary Plat Report - AUGUST 2024

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [August Summary Plat.pdf](#)

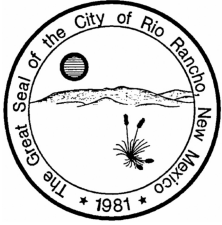
SUMMARY PLAT ACTIVITY

August 2024

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
21-200-00011	03/08/21	MOUNTAIN HAWK 27 - VACATION OF EASEMENTS	Under Review	
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00017	04/01/21	RIDGELINE ESTATES, BLK A, LOT 20	Under Review	
21-200-00018	04/13/21	EH2 BLOCK 1 PARCEL C - SPLIT INTO PARCEL C-1 & PARCEL C-2	RECORDED	X
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
21-200-00035	08/19/21	UNIT 17, BLOCK 104, LOTS 7,8 & 9 COMBO	Awaiting Signatures	
21-200-00037	08/24/21	MOUNTAIN HAWK 38-A & 40-A	Under Review	
21-200-00045	09/01/21	BROADMOOR HEIGHTS 4-A VACATING/GRANTING EASEMENTS	Under Review	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00012	04/18/22	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION	Under Review	
22-200-00013	04/19/22	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00016	05/12/22	LA PLAZUELA, TRACTS 2A & 2B	Under Review	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	
22-200-00027	09/14/22	RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1	RECORDED	
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	X
22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Awaiting Signatures	
22-200-00040	12/08/22	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00010	03/13/23	UNIT 17, TRACT U SPLIT	Under Review	
23-200-00012	04/14/23	U10, BLK B, LOTS 20, 21, AND 22 (LOT COMBO)	Under Review	
23-200-00015	5/8/2023	UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO	Under Review	
23-200-00016	6/5/2023	SUMMARY PLAT- LOT COMBO U13, BLK S, LOTS	Under Review	
23-200-00017	6/12/2023	LANDS OF QUAIL RANCH, TRACT 2-E AND 2-A	Under Review	
23-200-00024	8/29/2023	SUMMARY PLAT - CABEZON, LOTS 3 AND 4 (RE	Under Review	
23-200-00026	9/7/2023	SUMMARY PLAT - UNIT 17, TRACTS A-1-A AN	Under Review	
23-200-00028	9/14/2023	CS, BLK A, LOT A-1-A (LOT SPLIT)	Under Review	
23-200-00031	10/4/2023	SUMMARY PLAT - LOT COMBO - U10, BLK A, L	Under Review	
23-200-00036	11/13/23	CS, BLK 1, LOTS 8 AND 2A2A - SUMMARY PLA	Under Review	
24-200-00002	01/04/24	SUMMARY PLAT - LOT COMBO - CABE/TRACTS 1	Under Review	

SUMMARY PLAT ACTIVITY**August 2024**

24-200-00004	01/16/24	UNIT 10 BLOCK 35 LOT 30-A LOT COMBO.	Under Review	
24-200-00007	01/18/24	PROPOSED LOT 16-A, BLK. U, RRE UN. 11 /	Under Review	
24-200-00009	01/22/24	UNIT 11, BLOCK V, LOTS 16-17 TO CREATE 1	Under Review	
24-200-00012	2/1/2024	SUMMARY PLAT - U11, BLK 17, LTS 42 & 43	Under Review	
24-200-00017	4/8/2024	LOT CONSOLIDATION / U21, BLOCK 18, LOTS	Under Review	
24-200-00019	4/29/2024	SUMMARY PLAT - STONEGATE - CREATING 1 HO	Under Review	
24-200-00021	5/1/2024	SUMMARY PLAT LOT 26-A (RR UNIT 13, BLOCK	Under Review	
24-200-00022	5/1/2024	SUMMARY PLAT - UNIT 10, BLOCK 33, LOTS 7	Under Review	
24-200-00024	05/14/24	UNIT 20, BLOCK, 106, LOTS 5-6, LOT LINE	Under Review	
24-200-00025	05/14/24	SUMMARY PLAT - U13, BLK QQ, LOTS 16&17 -	Under Review	
24-200-00026	05/14/24	SUMMARY PLAT - U11, BLK E, LOTS 56 & 57	Under Review	
24-200-00027	05/17/24	SUMMARY PLAT (LOT SPLIT) U13, BLOCK 114,	Under Review	
24-200-00028	05/30/24	24-200-00028 (SUMMARY PLAT) UNIT 11, BLO	Under Review	
24-200-00029	5/31/2024	UNIT 17, BLOCK 132, LOT 11-A, LOT SPLIT	Under Review	
24-200-00033	7/15/2024	SUMMARY PLAT / RRE UNIT 17, BLOCK 121, L	Under Review	
24-200-00034	8/2/2024	SUMMARY PLAT, UNIT 20, BLOCK 145, LOTS 5	Under Review	
TOTAL TO DATE:		49		



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 24-220-
00006**

AGENDA DATE:

September 10, 2024

DEPARTMENT:

Development Services

SUBJECT:

Final Plat. The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1G Phase 3B Subdivision creating 52 residential lots and 6 tracts zoned R-4: Single Family Residential District on the property legally described as LE, Tract 12-A-1-A. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1G Phase 3B Subdivision.

The original Preliminary Plat for the Lomas Encantadas 1G Phase 3 Subdivision was approved by the Planning and Zoning Board on March 8, 2022 with findings and conditions. The Preliminary Plat was subsequently extended at the April 11, 2023 Planning and Zoning Board Meeting.

A Preliminary Plat Amendment was approved at the December 12, 2023 Planning and Zoning Board Meeting, splitting Phase 3 into Phases 3A and 3B. The Final Plat for Lomas Encantadas 1G Phase 3A was approved by the Planning and Zoning Board on April 9, 2024.

Lomas Encantadas 1G, Phase 3B is comprised of 52 lots and 6 tracts zoned R-4: Single-Family Residential District, with approximately 7.1955 lot acres and 0.3739 tract acres within the 1G 3B Subdivision. The remaining Tract 12-A-1-A-1, included in the 6 Tract count, comprises approximately 44.8062 acres for an approximate total tract acreage of 45.1801 acres. The remaining acreage of the subdivision comprises approximately 2.1268 acres of new road and approximately 0.3666 road miles, both dedicated to the City of Rio Rancho.

The subject property is located on the north side of Paseo del Volcan, a principal arterial, and west of Camino Encantadas NE, a future minor arterial. Adjacent zoning includes R-4: Single-Family Residential to the south and R-1: Single-Family Residential to the north, east, and west.

I. GENERAL INFORMATION

A. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Centurylink, Sparklight, Comcast, PNM, and Gas Company of New Mexico.

B. Water and Wastewater Availability: A water and wastewater availability approval letter from the Utilities Department was granted for the Lomas Encantadas 1G Phase 3 Subdivision on March 1,

2022.

C. Drainage: The proposed development will comply with the City of Rio Rancho development requirements. A drainage study for Lomas Encantadas 1G Phases 2 & 3, dated January 2022, has been submitted and reviewed by staff.

D. Roads & Sidewalks: Proposed internal streets will be standard local street sections with sidewalks, dedicated to the City of Rio Rancho. There is approximately 2.1268 acres of new road and 0.3666 road miles dedicated to the City. The proposed rights-of-way would comply with the design standards for streets set out in R.O. 2003 § 155.41.

E. Recreation Facilities/Open Space: None.

F. Easements: There will be 10' public utility easements on the front of all lots, with 5' public utility easements on all side and rear lot lines.

Easement Notes (Previously Granted to Remain):

- Note 1: Existing 10' wide and 5' wide public utility easements granted by Vacation and Replat of Lomas Encantadas, recorded on November 10, 2005 in Book 408, Page 46844, around Tract 12-A-1-A to remain as granted.
- Note 4: Existing 10' wide and 5' wide public utility easement granted by Lomas Encantadas 1G, Phase 3A Subdivision Plat, recorded on June 28, 2024 in Book 3, Page 5258, to remain as granted.
- Note 5: Existing 50' radius temporary turn around easement granted by Vacation and Replat of Lomas Encantadas, recorded on November 10, 2005 in Book 408, Page 46844, to remain.
- Note 8: 10' wide and 5' wide public utility easements adjacent to all rights of way granted by the Lomas Encantadas 1G, Phase 3B Subdivision Plat.
- Note 11: Existing 10' wide and 5' wide public utility easements granted by Lomas Encantadas 1G, Phase 1 Subdivision Plat, recorded on October 25, 2022 in Book 3, Page 4958, to remain as granted.

G. Public Site Dedications: None.

H. Vacations: The Lomas Encantadas 1G, Phase 3B Subdivision Plat will vacate multiple easements as detailed below:

Easement Notes (To be Vacated):

- Note 2: Existing 10' wide and 5' wide public utility easements granted by Vacation and Replat of Lomas Encantadas, recorded on November 10, 2005 in Book 408, Page 46844, vacated by this plat.
- Note 3: Existing 10' wide and 5' wide public utility easements granted by Lomas Encantadas 1G, Phase 1 Subdivision Plat, recorded on October 25, 2002 in Book 3, Page 4958, vacated by this plat.
- Note 6: Existing 50' radius temporary turn around easement granted by Vacation and Replat of Lomas Encantadas, recorded on November 10, 2005 in Book 408, Page 46844, vacated by this plat.
- Note 7: Existing 50' radius temporary turn around easement granted by Lomas Encantadas 1G, Phase 1 Subdivision Plat, recorded on October 25, 2022 in Book 3, Page 4958, vacated by this plat.
- Note 9: Existing 10' wide and 5' wide public utility easements granted by Vacation and Replat of Lomas Encantadas, recorded on November 10, 2005 in Book 408, Page 46844, vacated across right-of-way by this plat.
- Note 10: Existing 10' wide and 5' wide public utility easements granted by Lomas Encantadas 1G, Phase 3A Subdivision Plat, recorded on June 28, 2024 in Book 3, Page 5258, vacated across right-of-way by this plat.

I. Variances: None.

II. CONFORMANCE WITH RIO RANCHO MUNICIPAL CODE CHAPTER 155 SUBDIVISIONS

The proposed plat would be in conformance with the subdivision design standards in R.O. 2003 Chapter 155. Staff recommends the Planning and Zoning Board find this criteria has been met.

III. CONFORMANCE WITH THE ZONING ORDINANCE

The proposed lots would comply with the dimensional standards of the R-4: Single-Family Residential zoning district including lot area and lot width as laid out in R.O. 2003 § 154.50. The proposed lots would range in size from 0.1186 acres (approximately 5,166 sf) to 0.2330 acres (approximately 10,149 sf) in compliance with the 4,000 sf minimum lot area of the R-4: Single-Family Residential District. The proposed lots would also comply with the minimum allowable lot width of 40 ft, with a lot width range of approximately 45' to 66.35'.

Staff recommends the Planning and Zoning Board find the proposed Final Plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning. Criteria is satisfied.

IV. CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN & LOMAS ENCANTADAS MASTER PLAN

In Chapter 5, Land Use Element, a policy is to “encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan”, (5.6.3, Policy L-1).

FINDING: Staff finds the proposed Final Plat is consistent with the previously approved Preliminary Plat Amendment approved December 12, 2023. Staff additionally finds the plat furthers and is in conformance with the Lomas Encantadas Master Plan. This application meets all Policy L-1 requirements, establishing a specific community character, with considerations for storm drainage, landscaping, and circulation within the City of Rio Rancho and is within a master planned area. Criteria is satisfied.

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS

The application and associated materials were provided to the following departments:

DSD Planning	Comments in ABM.
DSD Engineering	Comments Attached as "Reviewer Comments"
Rio Rancho Fire & Rescue	No adverse comments.
Parks, Recreation, & Community Services	No adverse comments.
SSCAFCA	No adverse comments.
Rio Rancho Police	No comments received.
Rio Rancho Public Schools	No comments received.
MRMPO	No comments received.

FINDING: Criteria is satisfied.

SURROUNDING LAND USE/ZONING: Surrounding land is zoned R-1: Single-Family Residential to the north, east, and west and R-4: Single-Family Residential to the south.

NOTIFICATIONS: No legal notification necessary for Final Plat applications.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the Final Plat with the following findings and conditions:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant’s request for approval of a

Final Plat.

2. The applicant has the authority to apply for a Final Plat.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Final Plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155: Subdivisions.
2. The Final Plat conforms to the R-4: Single-Family Residential zoning district requirements.
3. The Final Plat is consistent with the Preliminary Plat Amendment as approved by the Planning and Zoning Board on December 12, 2023.
4. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
5. Plat will be Book 35, Pages 73-75.
6. The Applicant shall address all staff comments, but not limited to:
 - a. Under Subdivision Data, revise to reflect separate total of 3B Subdivision tract acres of 0.3739 acres.
 - b. As construction has not been completed, the Applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee.
7. Impact Fees will be assessed based upon the Lomas Encantandas Development Agreement and any amendments.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the final plat with findings and conditions.
2. Approve the final plat with modifications to the findings and conditions.
3. Deny the final plat.
4. Postpone the item and continue the public hearing to further consider testimony presented at the hearing.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: [Zoning, Location Map](#)

ATTACHMENT: [Application](#)

ATTACHMENT: [Authorization](#)

ATTACHMENT: [Final Plat](#)

ATTACHMENT: [Reviewer Comments](#)

LOMAS ENCANTADAS IG, PHASE 3B FINAL PLAT



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.



Map Created by Tim Dvorak on August 27, 2024

0 0.15 0.3 0.6
Miles



PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input checked="" type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Variance
			<input type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> Zoning Interpretation

Please Print In Ink Only or Type

Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: LOMAS ENCANTADAS DEVELOPMENT COMPANY		Phone: 505-389-2191
Address: 409 NM HWY 528 NE		E-Mail: BryanA@aswinc.com
City: RIO RANCHO	State: NM	Zip: 87124
Proprietary Interest: OWNER		List Owners: LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: HUITT-ZOLLARS, INC.		Phone: 505-892-5141
Address: 333 RIO RANCHO DRIVE NE, SUITE 101		E-Mail: dduneman@huitt-zollars.com
City: RIO RANCHO	State: NM	ZIP Code: 87124

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)


FINAL PLAT SUBMITTAL FOR LOMAS ENCANTADAS UNIT 1G PHASE 3B

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Lomas Encantadas	Block(s): Tract 12-A-1-A	Lot(s):
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots: 1	No. of proposed lots: 58*	Total area of site (acres) 54.5024*

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: DONNIE DUNEMAN	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature: 		Date: 8/9/24

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____

*INCLUDES ALL 6 TRACTS. TOTAL 1G PHASE 3B AREA W/O
TRACT 12-A-1-A-1 IS 9.6962 ACRES AND 52 RESIDENTIAL LOTS.

LOMAS ENCANTADAS DEVELOPMENT COMPANY

333 Rio Rancho Drive, Suite 202
Rio Rancho, NM 87124

February 17, 2021

Ms. Amy Rincon
Planning and Zoning Manager
Development Services Dept.
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Dear Amy:

Please accept this letter as our authorization to have Huitt-Zollars act as our agent for the following property:

Lomas Encantadas 1G

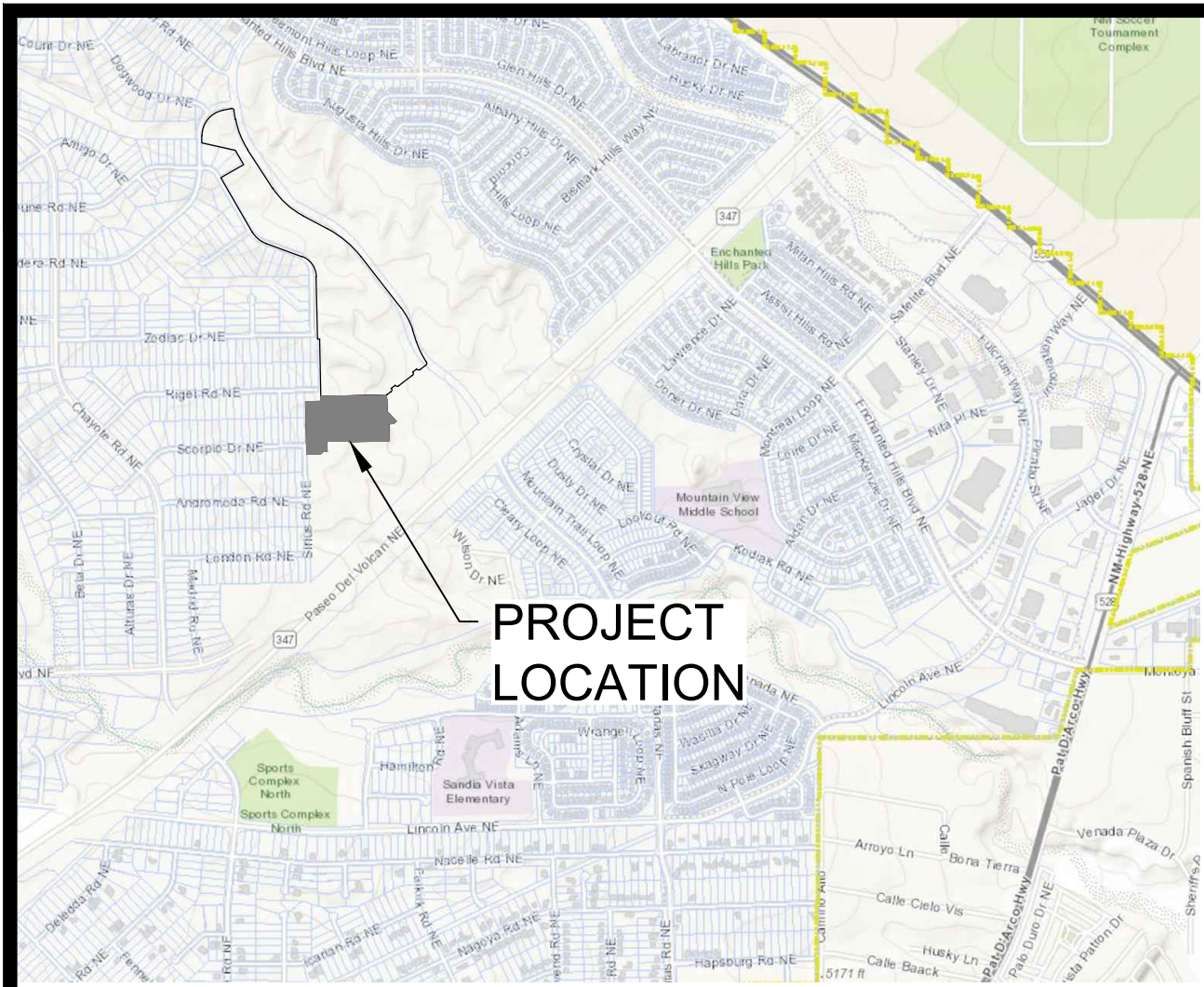
Lomas Encantadas Tract 12

If you have any questions regarding the request please feel free to contact me at 505-389-2191.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan Aragon".

Bryan Aragon, PE
Land Development Coordinator



VICINITY MAP NOT TO SCALE

DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF...

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC A New Mexico Limited Liability Company

JARROD D. LIKAR, VICE PRESIDENT - LAND DEVELOPMENT

STATE OF NEW MEXICO COUNTY OF SANDOVAL

ON THIS DAY OF 20, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE...

NOTARY PUBLIC MY COMMISSION EXPIRES

NOTES: UNLESS OTHERWISE INDICATED:

EXISTING TEN (10) FOOT WIDE AND FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENTS, AS SHOWN ON VACATION AND REPLAT OF LOMAS ENCANTADAS...

THERE IS A (1) FOOT WIDE "NO VEHICULAR ACCESS EASEMENT" TO PREVENT VEHICLE ACCESS TO CLAYTON DRIVE NE FROM BLOCK 2, LOT 1.

THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN ALL NEW LOTS AND TRACTS ADJACENT TO ALL ROAD RIGHTS-OF-WAY BEING GRANTED HEREON...

ALL PROPERTY CORNERS ARE SET WITH A 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED LS 7482, OR NAIL WITH SHINER STAMPED LS 7482 (UNLESS OTHERWISE INDICATED).

DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET. INFORMATION IN PARENTHESIS () ARE RECORD WHERE DIFFERENT FROM ACTUAL FIELD SURVEY.

LOT LINES ARE RADIAL OR PERPENDICULAR TO STREET LINES (UNLESS OTHERWISE INDICATED).

- D.E. - DRAINAGE EASEMENT
P.L.E. - PRIVATE LANDSCAPING EASEMENT
P.L.W.Q.E. - PRIVATE LANDSCAPING / WATER QUALITY EASEMENT
N.V.A.E. - NO VEHICLE ACCESS EASEMENT
P.U.E. - PUBLIC UTILITY EASEMENT
RAD - RADIAL BEARING
AC - ACRES
R/W - RIGHT-OF-WAY
"F" - CORNER LOT FRONTAGE

SURVEYOR'S CERTIFICATE

I, KIM C. STELZER, NEW MEXICO REGISTERED LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY SUPERVISION...



KIM C. STELZER, NMPS NO. 7482 DATE

JURISDICTIONAL AFFIDAVIT

I, KIM C. STELZER, NEW MEXICO REGISTERED LAND SURVEYOR NO. 7482, DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND EXTRA-TERRITORIAL SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO.



KIM C. STELZER, NMPS NO. 7482 DATE



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. CITY OF RIO RANCHO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF STORM DRAIN LINES, MANHOLES AND INLETS; SANITARY SEWER LINES, MANHOLES AND SERVICE LINES; WATER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE STORM, SANITARY SEWER AND WATER SERVICES.
B. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
C. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
D. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
E. SPARKLIGHT AND/OR COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS...

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER: IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), SPARKLIGHT, COMCAST AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON...

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED UTILITY COMPANY REPRESENTATIVES

CITY OF RIO RANCHO DATE

PNM ELECTRIC SERVICES DATE

NM GAS COMPANY DATE

QWEST D/B/A/CENTURYLINK QC DATE

SPARKLIGHT DATE

COMCAST DATE

NOTES

- 1. BASIS OF BEARINGS: THE LINE BETWEEN FOUND BRASS CAP MONUMENTS NM44-R1A AND NM44-R1B BEING N. 52°35'50" W. ON FORMER NEW MEXICO STATE ROAD NO. 44 (N.M.S.R. 550).
2. DISTANCES SHOWN ARE GROUND DISTANCES.
3. THE COMBINED GROUND TO GRID FACTOR IS: 0.999661263.
4. ELEVATIONS ARE NAVD88.
5. NO BUILDINGS ARE EXISTING ON THE SURVEYED PROPERTY.

PURPOSE OF PLAT

- 1. TO VACATE EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS AS NOTED AND SHOWN HEREON.
2. TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND / PUBLIC ACCESS EASEMENTS AS NOTED AND SHOWN HEREON.
3. TO DIVIDE TRACT '12-A-1-A' INTO 52 SINGLE FAMILY RESIDENTIAL UNITS AND 6 TRACTS AS SHOWN HEREON.
4. TRACTS 'A', 'C', 'D', AND 'E', TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. AS NOTED AND SHOWN HEREON.
5. TRACT 'B' TO BE DEDICATED AS A PUBLIC DRAINAGE EASEMENT OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC.
6. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.
7. TRACT 12-A-1-A-1 TO BE RESERVED FOR FUTURE DEVELOPMENT, TO BE OWNED AND MAINTAINED BY LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.

SUBDIVISION DATA

Table with 2 columns: Field Name and Value. Includes Subdivision (LOMAS ENCANTADAS UNIT 1-G PHASE 3B), PH 3B LOTS (52), NO. OF PARCELS (0), NO. OF TRACTS (6), NO. OF EXIST. TRACTS (1), ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO (0.3666), NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO (2.1268).

FINAL PLAT OF LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION BEING TRACT 12-A-1-A OF LOMAS ENCANTADAS UNIT 1-G, PHASE 3A SUBDIVISION FILED JUNE 28, 2024, IN BOOK 3, PAGE 5258, AS DOCUMENT NUMBER 2024P02254 WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M. CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO

AUGUST 2024 SHEET 1 OF 3

LEGAL DESCRIPTION:

A TRACT OF LAND BEING ALL OF TRACT 12-A-1-A, LOMAS ENCANTADAS UNIT 1-G PHASE 3A SUBDIVISION PLAT, RECORDED ON JUNE 28, 2024 IN BOOK 3, PAGE 5258, AS DOCUMENT NUMBER 2024P02254, BEING LOCATED WITHIN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 13 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO.

SAID TRACT CONTAINS 54.5024 ACRES, MORE OR LESS (52) LOTS, (5) TRACTS.

SUBDIVIDER:

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC 409 NM HWY 528 NE, RIO RANCHO, NM 87124 JARROD LIKAR, PHONE NO. (505) 896-9037

AGENT/ENGINEER:

HUITT-ZOLLARS, INC. 333 RIO RANCHO DRIVE NE, SUITE 101 RIO RANCHO, NM 87124 DONALD DUNEMAN, PHONE NO. (505) 892-5141

CITY CLERKS CERTIFICATE

I, NOEL C. DAVIS, CITY CLERK OF THE CITY OF RIO RANCHO, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED BY THE RIO RANCHO PLANNING AND ZONING BOARD CHAIRMAN ON THE DAY OF 20.

NOEL C. DAVIS, CITY CLERK

RIO RANCHO PLANNING AND ZONING BOARD

APPROVED AT THEIR MEETING ON THIS DAY OF 20.

CHAIRMAN

TREASURER'S CERTIFICATE

I, JENNIFER A. TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL.

JENNIFER A. TAYLOR, SANDOVAL COUNTY TREASURER DATE

COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO SS. COUNTY OF SANDOVAL I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS DOCUMENT NO. ON THE DAY OF 20, AT O'CLOCK M. AND DULY RECORDED IN PLAT BOOK, PAGES OF THE RECORDS OF SAID COUNTY. (RIO RANCHO ESTATES BOOK, PAGES)

COUNTY CLERK DATE

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FINAL PLAT
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B
SUBDIVISION
BEING TRACT 12-A-1-A
OF
LOMAS ENCANTADAS UNIT 1-G,
PHASE 3A SUBDIVISION
FILED JUNE 28, 2024, IN BOOK 3, PAGE 5258,
AS DOCUMENT NUMBER 2024P02254
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

AUGUST 2024
SHEET 2 OF 3

EASEMENTS

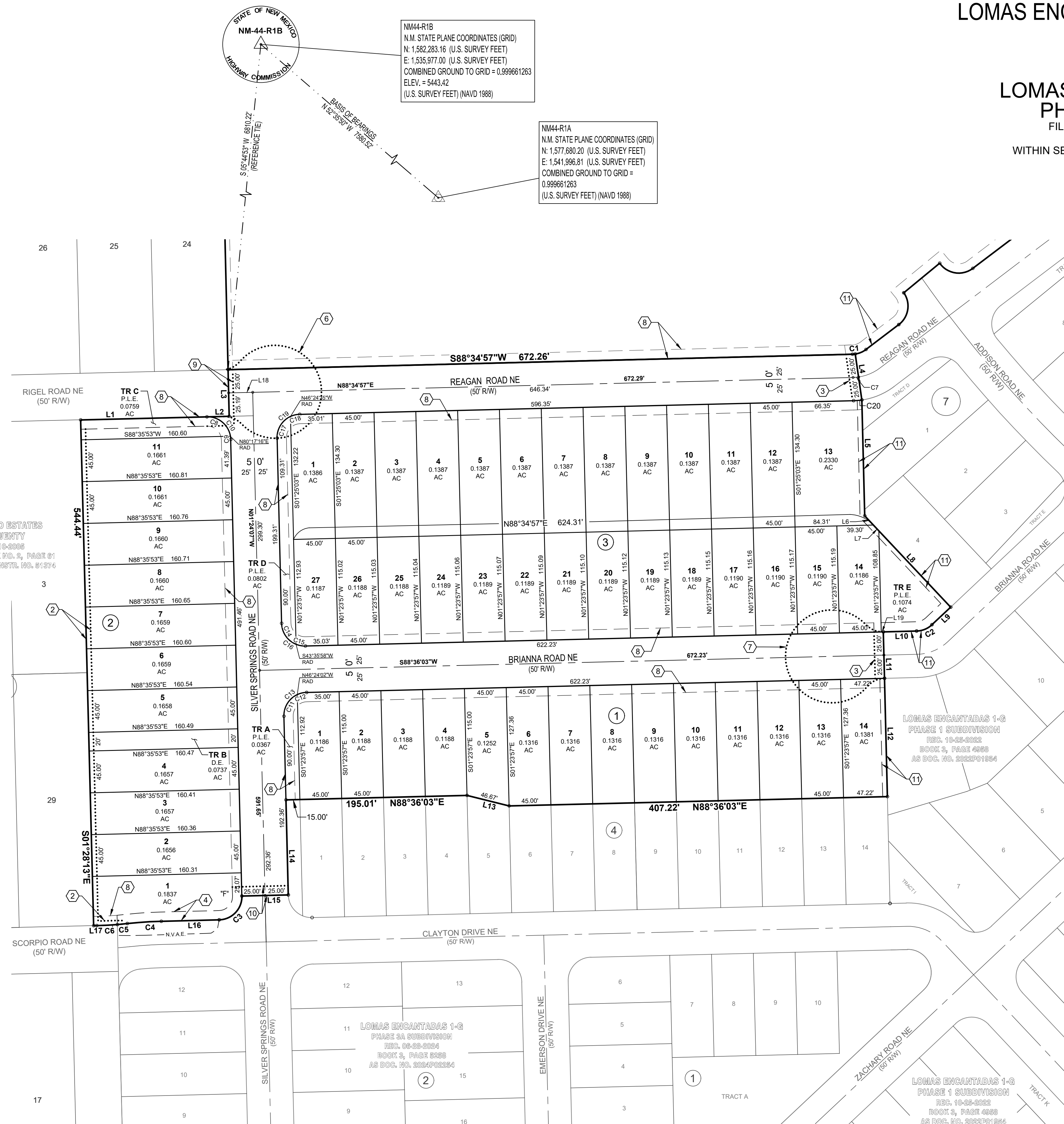
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ABBREVIATIONS:

- D.E. - Drainage Easement
- P.L.E. - Private Landscaping Easement
- P.L.W.Q.E. - Private Landscaping / Water Quality Easement
- N.V.A.E. - No Vehicle Access Easement
- P.U.E. - Public Utility Easement
- RAD - Radial bearing
- AC - Acres
- R/W - Right-of-Way
- "F" - Corner Lot Frontage

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	6°49'14"	25.00'	S85°10'19"W	2.97'	2.98'
C2	41°52'12"	25.00'	N67°39'57"E	17.87'	18.27'
C3	89°58'00"	25.01'	N43°36'41"E	35.36'	39.27'
C4	4°56'59"	425.00'	N86°07'33"E	36.70'	36.71'
C5	1°38'21"	375.00'	N84°28'14"E	10.73'	10.73'
C6	3°22'15"	375.00'	N86°58'32"E	22.06'	22.06'
C7	6°49'14"	50.00'	N85°10'19"E	5.95'	5.95'
C8	81°41'02"	25.00'	N50°33'20"W	32.70'	35.64'
C9	8°18'40"	25.00'	N5°33'28"W	3.62'	3.63'
C10	89°59'57"	25.00'	N46°24'00"W	35.35'	39.27'
C11	66°26'55"	25.00'	N31°49'21"E	27.40'	28.99'
C12	23°33'14"	25.00'	N76°49'26"E	10.21'	10.28'
C13	90°00'09"	25.00'	N43°35'58"E	35.36'	39.27'
C14	66°30'06"	25.00'	S34°39'09"E	27.42'	29.02'
C15	23°29'45"	25.00'	S79°39'05"E	10.18'	10.25'
C16	89°59'51"	25.00'	S46°24'02"E	35.35'	39.27'
C17	66°25'24"	25.00'	N31°48'35"E	27.39'	28.98'
C18	23°33'39"	25.00'	N76°48'07"E	10.21'	10.28'
C19	89°59'03"	25.00'	S43°35'25"W	35.35'	39.26'
C20	3°50'04"	75.00'	N83°40'44"E	5.02'	5.02'

LINE NO.	BEARING	DISTANCE
L1	S88°36'09"W	135.90'
L2	S88°36'09"W	24.01'
L3	S01°19'52"E	50.19'
L4	N08°14'18"W	50.00'
L5	N01°23'57"W	124.68'
L8	N43°16'10"W	134.95'
L9	N48°43'50"E	27.68'
L10	N88°36'03"E	35.78'
L11	N01°23'57"W	50.00'
L12	N01°23'57"W	127.36'
L13	S76°02'48"E	46.67'
L14	N01°24'07"W	102.36'
L15	N88°35'53"E	50.00'
L16	N88°36'03"E	62.34'
L17	N88°39'12"E	3.47'
L18	N88°34'35"E	25.96'



NM44-R1B
N.M. STATE PLANE COORDINATES (GRID)
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E: 1,535,977.00 (U.S. SURVEY FEET)
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ELEV. = 5443.42
(U.S. SURVEY FEET) (NAVD 1988)

NM44-R1A
N.M. STATE PLANE COORDINATES (GRID)
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E: 1,541,996.81 (U.S. SURVEY FEET)
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(U.S. SURVEY FEET) (NAVD 1988)

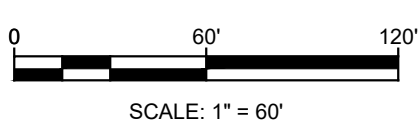
RIO RANCHO ESTATES
UNIT TWENTY
REG. 11-0-2008
R.R.E. PLAT BOOK NO. 2, PAGE 61
(VOL. 2, P. 61, 62) INSTR. NO. 91974

LOMAS ENCANTADAS 1-G
PHASE 1 SUBDIVISION
REG. 10-02-2002
BOOK 3, PAGE 4958
AS DOC. NO. 2022P01954

LOMAS ENCANTADAS 1-G
PHASE 1 SUBDIVISION
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HUITT ZOLLARS
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

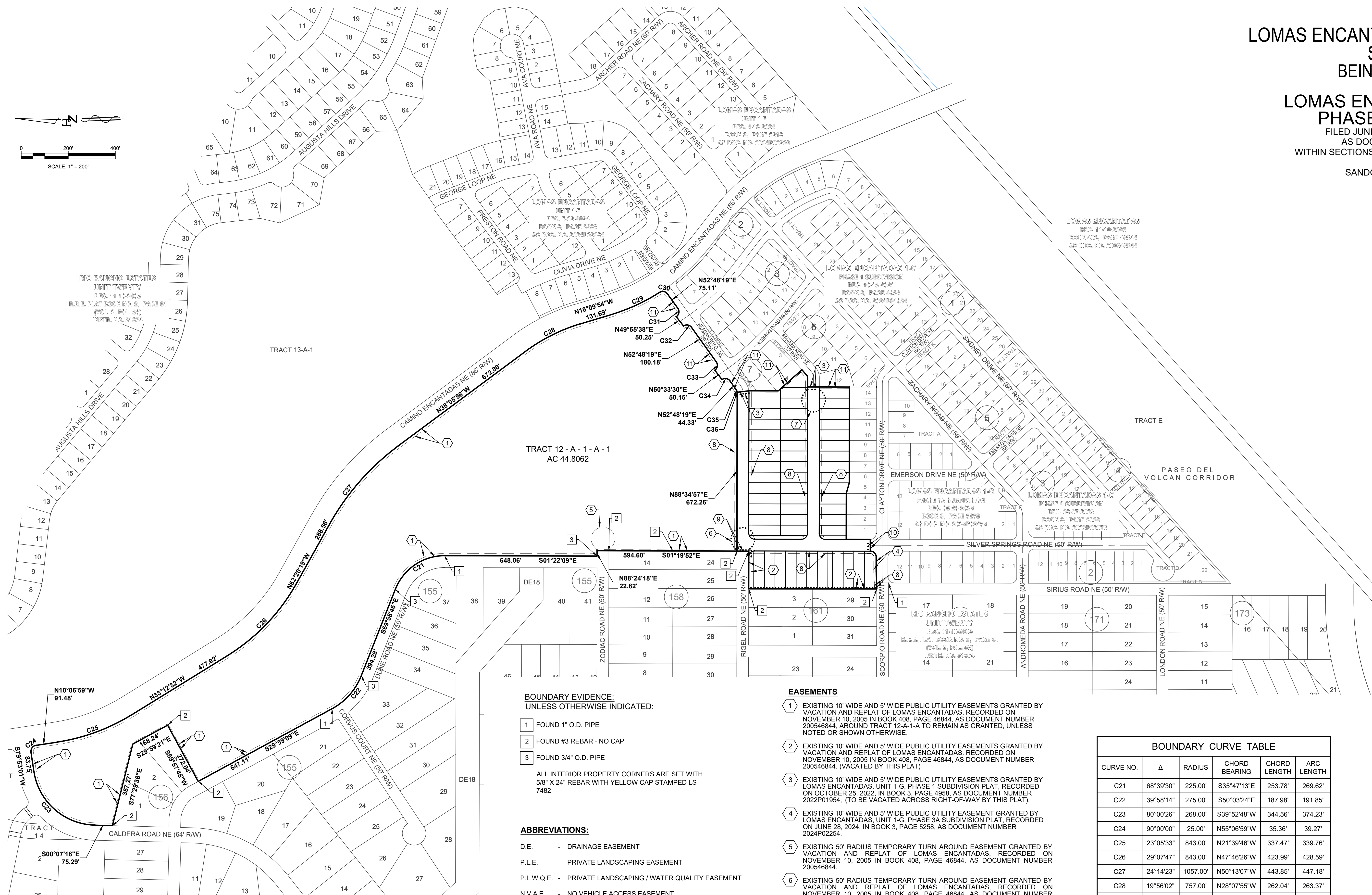
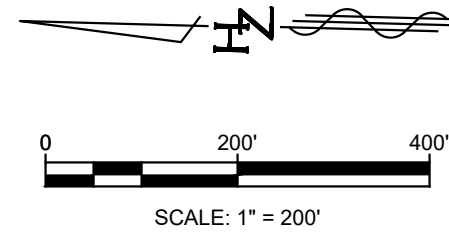


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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

AUGUST 2024

SHEET 3 OF 3



BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

- 1 FOUND 1" O.D. PIPE
- 2 FOUND #3 REBAR - NO CAP
- 3 FOUND 3/4" O.D. PIPE

ALL INTERIOR PROPERTY CORNERS ARE SET WITH
5/8" X 24" REBAR WITH YELLOW CAP STAMPED LS
7482

ABBREVIATIONS:

- D.E. - DRAINAGE EASEMENT
- P.L.E. - PRIVATE LANDSCAPING EASEMENT
- P.L.W.Q.E. - PRIVATE LANDSCAPING / WATER QUALITY EASEMENT
- N.V.A.E. - NO VEHICLE ACCESS EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- RAD - RADIAL BEARING
- AC - ACRES
- R/W - RIGHT-OF-WAY
- "F" - CORNER LOT FRONTAGE

EASEMENTS

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BOUNDARY CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C21	68°39'30"	225.00'	S35°47'13"E	253.78'	269.62'
C22	39°58'14"	275.00'	S50°03'24"E	187.98'	191.85'
C23	80°00'26"	268.00'	S39°52'48"W	344.56'	374.23'
C24	90°00'00"	25.00'	N55°06'59"W	35.36'	39.27'
C25	23°05'33"	843.00'	N21°39'46"W	337.47'	339.76'
C26	29°07'47"	843.00'	N47°46'26"W	423.99'	428.59'
C27	24°14'23"	1057.00'	N50°13'07"W	443.85'	447.18'
C28	19°56'02"	757.00'	N28°07'55"W	262.04'	263.37'
C29	15°43'37"	843.08'	N26°01'43"W	230.69'	231.41'
C30	86°41'52"	25.00'	N9°27'24"E	34.32'	37.83'
C31	93°02'19"	25.00'	N80°40'32"W	36.28'	40.60'
C32	87°15'11"	25.00'	N9°10'44"E	34.50'	38.07'
C33	92°20'33"	25.00'	S81°01'25"E	36.07'	40.29'
C34	87°50'05"	25.00'	N8°53'17"E	34.68'	38.33'
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HUITT ZOLLARS
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
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DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: August 12, 2024

- TO:** (X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Peter Prukop
 (X) Fire and Rescue – James Wenzel, Gerard Bauer
 (X) Police – Lt. Scott Pope
 (X) SSCAFCA – Andy Edmondson, Sara Rassa
 (X) Parks and Recreation - Dyane Sonier
 (X) Rio Rancho Public Schools – Michael Baker
 (X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Final Plat DSD #24-220-00006 (Lomas Encantadas 1G Phase 3B)

The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1G Phase 3B Subdivision. The proposed subdivision will create 52 single-family lots and 6 tracts zoned R-4: Single-Family Residential District. Lomas Encantadas 1G Phase 3B comprises approximately 9.6962 acres of LE, Tract 12-A-1-A.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Friday, August 23, 2024**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:

- (X) RECOMMENDED FOR APPROVAL
- () RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- () RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

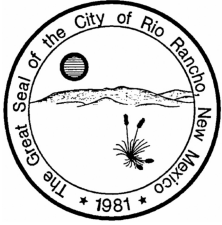
Phase 3B is not complete in construction. Plat approval would require construction completion or SIA and bond. No other adverse comments.

Peter Prukop

8/27/2024

Reviewer

Date



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 22-210-
00002**

AGENDA DATE:

September 10, 2024

DEPARTMENT:

Development Services

SUBJECT:

Preliminary Plat Amendment. The applicant, LGI Homes – New Mexico, LLC, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the previously approved High Range 5 Preliminary Plat. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, LGI Homes – New Mexico, LLC, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the previously approved High Range 5 Preliminary Plat. The previously approved plat consisted of approximately 70 acres, was zoned entirely R-4: Single-Family Residential, and created 332 single-family residential lots. The subject property is legally described as High Range 5, Tract 1 and 2 and Unit 13, Block 72, Lot 11.

The subject properties are also part of the High Range 5 Master Plan and the Lomas Negras Specific Area Plan. The original preliminary plat was heard and approved by the Planning and Zoning Board at their June 14, 2022 meeting. The plat was subsequently extended at the May 23, 2023 Planning and Zoning Board meeting, and again at the April 23, 2024 meeting.

The applicant recently acquired Lot 11 in Unit 13, Block 72 (previously a "hold-out" lot). At the August 8, 2024 Governing Body Meeting, a Zone Map Amendment for this property and incorporation into the High Range 5 Master Plan was approved. The plat amendment request is to now incorporate this property into the previously approved Preliminary Plat.

The proposed amendment to the preliminary plat for the High Range 5 Subdivision includes the following changes:

1. Incorporation of the lot legally described as Unit 13, Block 72, Lot 11; resulting in the addition of Berman Ct NE
2. Revised lot count of 340 (previously 332)
3. Revised total lot acreage of 75.2056
4. Creation of perimeter tracts along Wildhorse Rd NE and Guinevere Street NE; Tracts G, E, and A
4. Rear lot line adjustments as shown on redlined plat (to account for rear yard slopes)

NOTIFICATIONS: No notifications required for this action.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve the

amendments to preliminary plat case no. 22-210-00002 subject to the following findings of fact and conditions of approval:

FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the subject property and the applicant's request for approval of the preliminary plat amendment.
2. The applicant has the authority to apply for a preliminary plat amendment.
3. The application has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
4. The preliminary plat conforms to the requirements of R.O. 2003 Chapter 155: Subdivisions.
5. The preliminary plat conforms to the requirements of the R-4: Single-Family Residential Zoning District

CONDITIONS OF APPROVAL:

1. In accordance with R.O. 2003 Chapter 155.24(A), the final plat shall be recorded within 12 months following approval of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
2. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
3. Impact Fee assessment will be based on the date of the original preliminary plat approval and valid for four (4) years from the date of that approval.
4. The applicant shall address all of the preliminary plat reviewer's staff comments prior to submitting construction plans or the final plat, whichever is applicable.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the preliminary plat amendment with staff recommendations and conditions.
2. Approve the preliminary plat amendment with amendments to recommendations and/or conditions.
3. Deny the preliminary plat amendment.
4. Postpone the item and continue the public hearing for the preliminary plat amendment in order to further review and consider testimony given at the hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Preliminary Plat Amendment for the High Range 5 Subdivision, with findings and conditions.

ATTACHMENT: [Location, Zoning Map.pdf](#)

ATTACHMENT: [HR5 Authorization Letter.pdf](#)

ATTACHMENT: [Application Form.pdf](#)

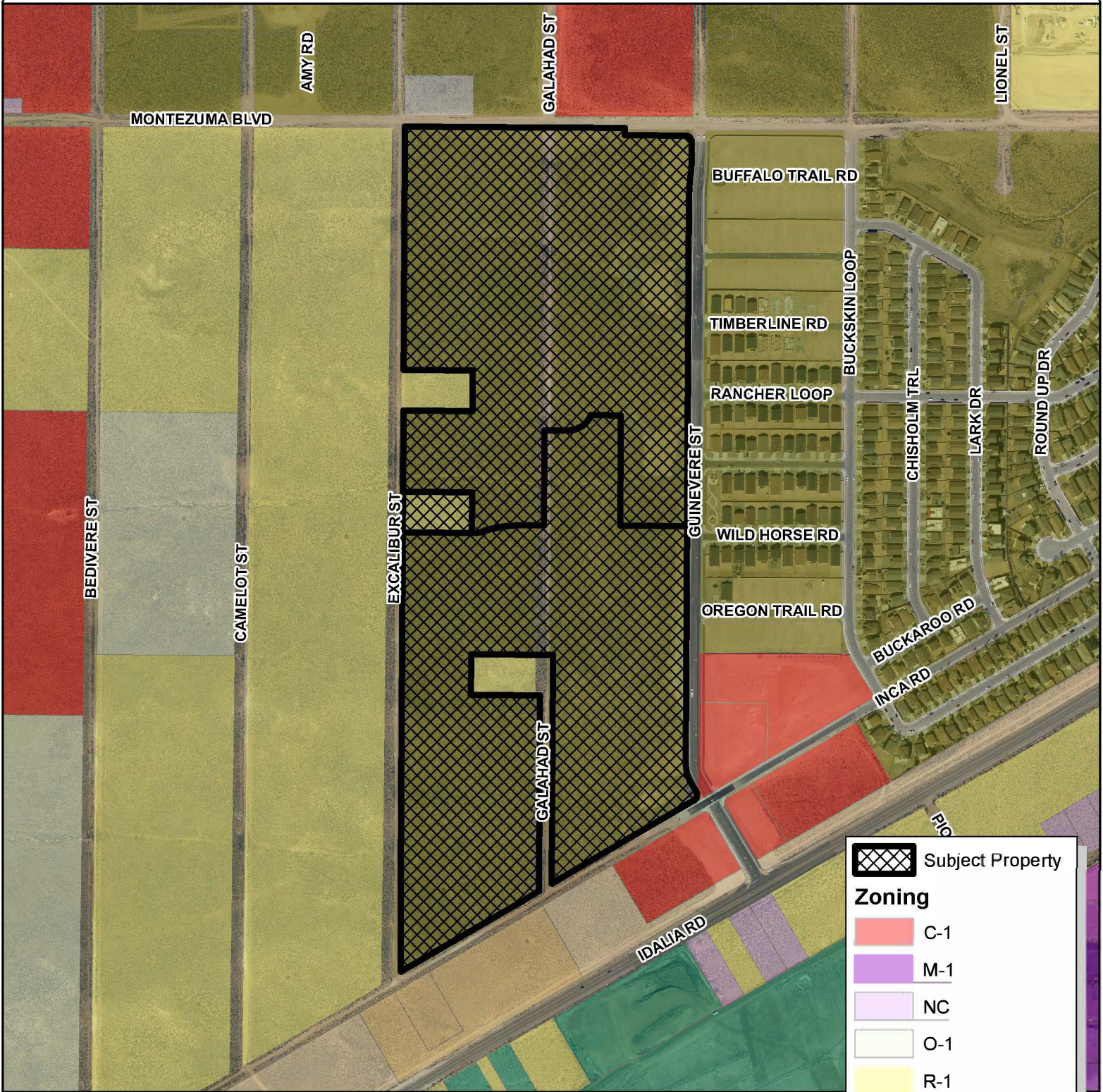
ATTACHMENT: [L-RioRancho-HR5-Pre-Plat Cover Letter.pdf](#)


ATTACHMENT: [HR5 Original Preliminary Plat 05-12-22.pdf](#)

ATTACHMENT: [HR5 Red-lined Preliminary Plat 07-20-24.pdf](#)











ATTACHMENT: [HR5 Amended Preliminary Plat 07-20-24.pdf](#)

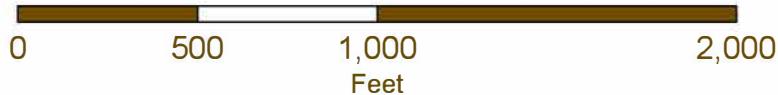
PRELIMINARY PLAT AMENDMENT HIGH RANGE 5



 Subject Property

Zoning

-  C-1
-  M-1
-  NC
-  O-1
-  R-1
-  R-3
-  R-4
-  SU
-  TZ
-  Unzoned



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Liz Ruiz Carlos on 06/20/2024



August 19, 2024

City of Rio Rancho
Development Services
3200 Civic Center Circle NE,
Rio Rancho, New Mexico 87144

Re: High Range 5 – Letter of Authorization

This letter is to inform you that Coe & Van Loo Consultants Inc. (CVL) is authorized by the undersigned developer to pursue the applications required to amend the subdivision of the High Range 5 property generally located at the northeast corner of Inca Road NE and Excalibur Street NE in Rio Rancho, New Mexico. We appreciate staffs efforts in reviewing the project and all input provided.

Respectfully,

COE & VAN LOO
Consultants, Inc.

Julie Vermillion
Project Manager

Owner Authorization

By: Rick Taysien
Print
Name: Rick Taysien
Title: Officer
Date: 8-19-2024

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat (Amendment)	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Variance
			<input type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> Zoning Interpretation

Please Print In Ink Only or Type

Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name:		Phone:
Address:		E-Mail:
City:	State:	Zip:
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

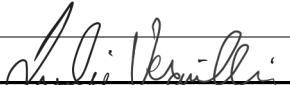
Preliminary Plat Amendment application to incorporate a ±1 acre portion of undeveloped land identified as Unit 13, Block 72, Lot 11 into the existing High Range 5 community.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION) *Adding Rio Rancho Estates Unit 13, Block 72, Lot 11.

Subdivision/Unit :	Block(s):	Lot(s):
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name:	Applicant:	Agent:
Signature: 		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____



August 8, 2024

City of Rio Rancho
Development Services
3200 Civic Center Circle NE - Ste 130
Rio Rancho, NM 87144

Re: High Range 5 – Preliminary Plat Amendment
Update for Inclusion of Lot 11 and Minor Corrections for Constructability

This letter outlines the current request by the applicant for an amendment to the approved High Range 5 Preliminary Plat. This amendment is requested to incorporate a ± 1 acre portion of undeveloped land identified as Rio Rancho Estates Unit 13, Block 72, Lot 11 (“Lot 11”) into the High Range 5 community.

At the time of the original High Range 5 Preliminary Plat, Lot 11 was excluded as a hold-out parcel under separate ownership. LGI Homes has recently acquired this property for development as part of High Range 5 and the necessary Master Plan Amendment and Zoning Map Adjustment applications have been approved to update the underlying zoning and incorporate this parcel into the High Range 5 Master Plan (Case No. 24-410-0002, 24-100-00005).

High Range 5 was updated from ± 70 acres to ± 75 acres due to the addition of Lot 11 and final adjustments made to the project boundary. This update maintains the intent of the prior approval while improving upon the existing site design with the inclusion of an undeveloped outparcel.

The applicant is also utilizing this amendment as an opportunity to pursue minor lotting corrections to resolve field issues. New perimeter tracts along Wild Horse Road NE and Guinevere Street NE move PUEs out of lots into common area and minor adjustments to lot lines are incorporated for constructability, including several rear lot line adjustments to limit retaining wall height in favor of rear yard slopes. Please refer to the provided original, amended, and red-lined Preliminary Plat documents for reference.

Thank you for your consideration. Should you have questions or concerns, please contact me at 602-285-4765 or jvermillion@cvlci.com.

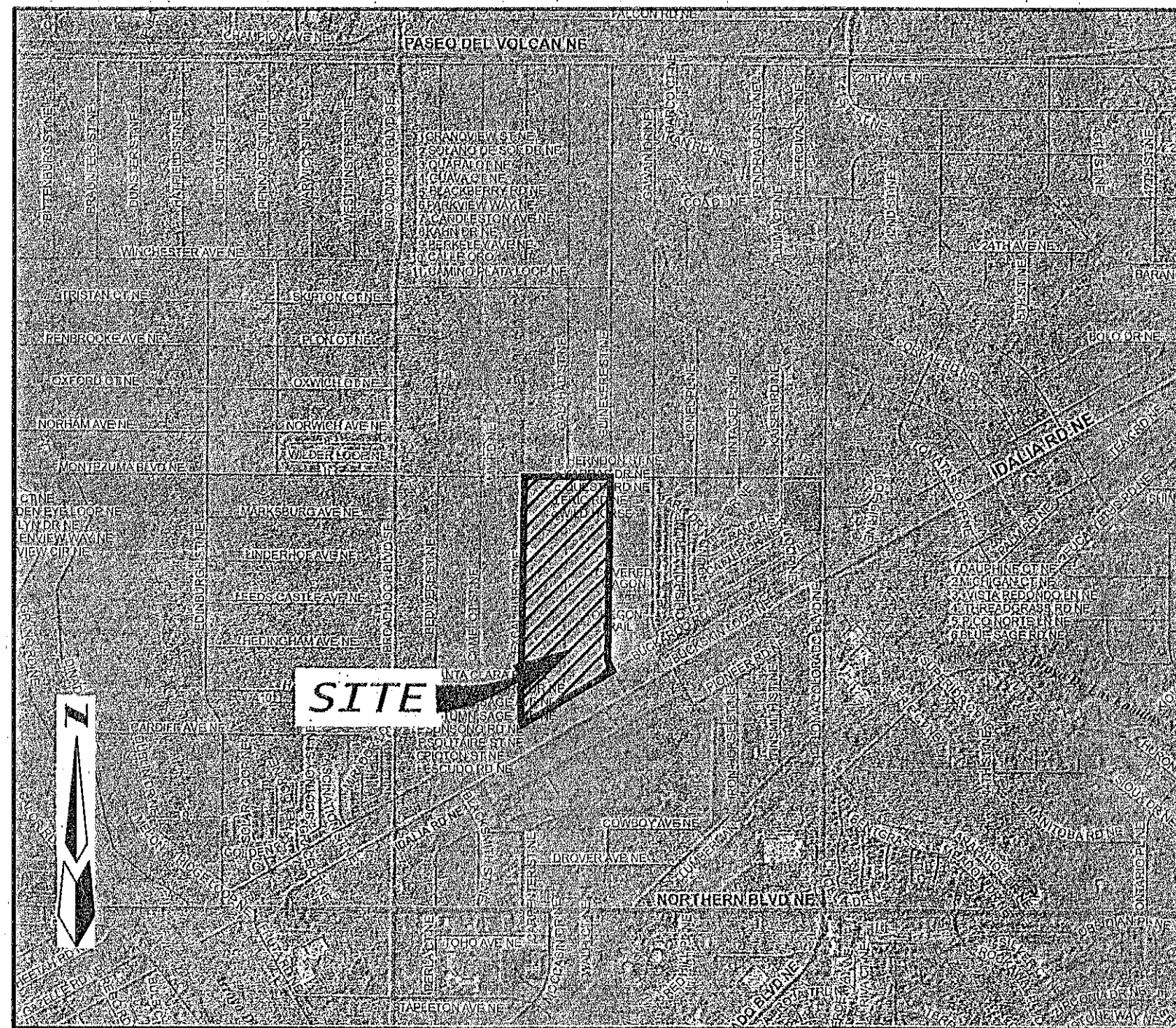
Respectfully,

COE & VAN LOO
Consultants, Inc.

A handwritten signature in black ink that reads 'Julie Vermillion'.

Julie Vermillion
Project Manager

Attachments: Original, Amended, and Red-Lined Preliminary Plats



LOCATION MAP

SCALE: NTS

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND TRACTS AS SHOWN HEREON. THE TRACTS LABELED "H.O.A." WILL BE DEEDED IN FEE SIMPLE TO THE HIGH RANGE 5 HOME OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SAME. THEY WILL BE FOR THE BENEFIT OF THE HOME OWNERS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE GRANTING OF PUBLIC, PRIVATE AND TEMPORARY EASEMENTS AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, WATER, SEWER AND COMMUNICATION SERVICES, WHERE SHOWN OR INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF PUBLIC STREET RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

OWNER(S): High Range 72, LLC

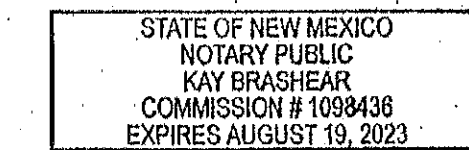
Jack Clifford 1/13/22
 Jack Clifford, Managing Member Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 BERNALILLO COUNTY) SS

On this 13 day of January, 2022, this instrument was acknowledged before me by Jack Clifford, Managing Member, for HIGH RANGE 72, LLC, on behalf of said Limited Liability Corporation.

Kay August 19, 2023
 Notary Public My Commission Expires



OWNER(S): High Range 5, LLC

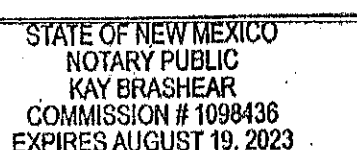
Jack Clifford 1/13/22
 Jack Clifford, Managing Member Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 BERNALILLO COUNTY) SS

On this 13 day of January, 2022, this instrument was acknowledged before me by Jack Clifford, Managing Member, for HIGH RANGE 5, LLC, on behalf of said Limited Liability Corporation.

Kay August 19, 2023
 Notary Public My Commission Expires



SUBDIVISION DATA

GROSS ACREAGE: 70.3697 AC.
 NO. OF EXISTING LOTS: 71 LOTS
 NO. OF EXISTING TRACTS: 1 TRACT
 NO. OF LOTS CREATED: 332 LOTS
 NO. OF TRACTS CREATED: 17 TRACTS
 PUBLIC RIGHT OF WAY CREATED: 17.0997 AC.
 DATE OF SURVEY: NOVEMBER 8th, 2020

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 7, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, BEING ALL OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 AND 35 THRU 39, BLOCK 72 & LOTS 1 THRU 18, BLOCK 73, RIO RANCHO ESTATES, UNIT 13, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON FEBRUARY 9, 1967, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 51A, TOGETHER WITH LOTS 25-A THRU 35-A, BLOCK 73, RIO RANCHO ESTATES, UNIT 13, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JANUARY 30, 2019, IN RIO RANCHO ESTATES PLAT BOOK NO. 28, PAGES 55 & 56 (VOLUME 3, FOLIO 4346), TOGETHER WITH LOTS 19-A THRU 23-A, BLOCK 73, RIO RANCHO ESTATES, UNIT 13, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON OCTOBER 30, 2019, IN RIO RANCHO ESTATES PLAT BOOK NO. 29, PAGES 52 & 53 (VOLUME 3, FOLIO 4458), AND TOGETHER WITH LOT 24, BLOCK 73, RIO RANCHO ESTATES, UNIT 13, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON FEBRUARY 9, 1967, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 51A, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIO RANCHO, BY QUITCLAIM DEED, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MAY 20, 2019, IN BOOK 422, PAGE 10683, AS DOCUMENT NO. 2019010863, AND CONTAINING 70.3697 ACRES MORE OR LESS.

PURPOSE OF PLAT

- To Subdivide 71 existing lots into 331 residential lots, 17 H.O.A. Tracts, and to dedicate public street Right-of-way, grant easements as shown hereon.
- To eliminate any existing property/tract lines as shown.
- To Vacate public utility easements as shown hereon.

SUBDIVISION NOTES

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARING (CENTRAL ZONE)
- ALL DISTANCES ARE GROUND DISTANCES
- BEARINGS AND DISTANCES IN PARENTHESIS RECORD.
- BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:
 - PLAT OF "HIGH RANGE UNIT 4, PHASE B" (10-30-2019, VOL. 3, FOL. 4458, RRE BK. 29, PG. 52-53)
 - PLAT OF "HIGH RANGE UNIT 4, PHASE A" (01-30-2019, VOL. 3, FOL. 4346, RRE BK. 28, PG. 55-56)
 - PLAT OF "BROADMOOR HEIGHTS" (04-13-2018, VOL. 3, FOL. 4211, RRE BK. 27, PG. 64-69)
 - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (04-24-2013, VOL. 3, FOL. 3570, RRE BK. 24, PG. 54-57)
 - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (02-09-1967, RRE BK. 1, PG. 51A)
 - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (04-22-1963, RRE BK. 1, PG. 48)
- FIELD SURVEY PERFORMED IN NOVEMBER 8TH, 2020.
- TITLE COMMITMENT:
 - TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 - UNDERWRITER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 - COMMITMENT NO.: 2107013 (COMMITMENT DATE: AUGUST 30, 2021)
- ADDRESS OF PROPERTY: RIO RANCHO, NM 87114
- CITY OF RIO RANCHO, NEW MEXICO ZONE:
 - LOTS 9 THRU 18, BLOCK 73 = R-1
 - LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 & 35 THRU 39, BLOCK 72 = R-4
 - LOTS 1 THRU 8 & 19-A THRU 35-A, BLOCK 73 = R-4
- 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, PANEL 1900 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008.
- ENCROACHMENTS: DRAINAGE POND IMPROVEMENTS ENCROACH INTO LOTS 10, 11, 12, 14, 15, 21-A, 24-A, 25-A AND 34-A, BLOCK 73 AS SHOWN HEREON.
- ROTATED BEARINGS 00°17'00" COUNTER-CLOCKWISE FOR RECORD BEARINGS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY (NMGC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- LUMIN (QWEST) FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND ENCLOSURES.
- SPARKLITE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
- CITY OF RIO RANCHO UTILITIES (WATER AND SANITARY SEWER) FOR INSTALLATION, MAINTENANCE AND SERVICES OF LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGC, LUMIN AND SPARKLITE ONE DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, SPARKLITE AND LUMIN DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

CITY CLERKS CERTIFICATE

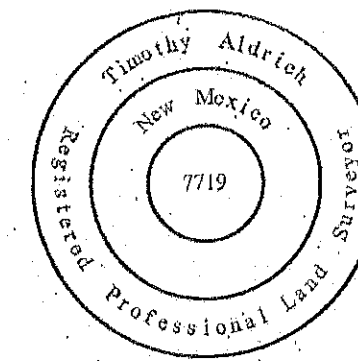
I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Development Services Department Director on the day of _____, 20__.

Rebecca A. Martinez Date
 Rebecca A. Martinez, City Clerk, City of Rio Rancho

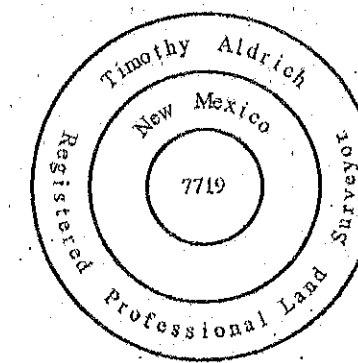
TREASURER'S CERTIFICATE

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer Taylor Date
 Jennifer Taylor, Sandoval County Treasurer



"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico."
Timothy Aldrich 12/10/2021
 Timothy Aldrich, P.S. No. 7719 Date



"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."
Timothy Aldrich 12/10/2021
 Timothy Aldrich, P.S. No. 7719 Date

PRELIMINARY PLAT
 FOR
HIGH RANGE 5
 (BEING A REPLAT OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 AND 35 THRU 39, BLOCK 72, TOGETHER WITH LOTS 1 THRU 18, LOTS 19-A THRU 35-A, BLOCK 73, RIO RANCHO ESTATES, UNIT 13)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 7
 TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO
 JANUARY, 2022

DSD CASE NO. _____

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 20__

Michael Schlichte Co-Chairman Date

UTILITY APPROVALS:

City of Rio Rancho Date

New Mexico Gas Company Date

Lumin Date

Public Service Company of New Mexico Date

Sparklite Date

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____ TH DAY OF _____, 20__ IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME _____, FOLIO _____ RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

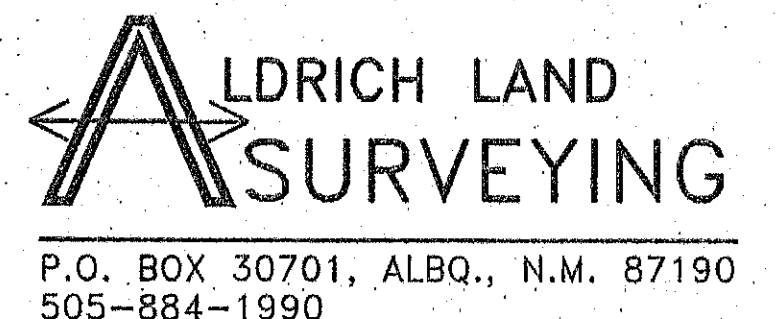
BY: _____ DEPUTY

JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico."
Timothy Aldrich 12/10/2021
 Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."
Timothy Aldrich 12/10/2021
 Timothy Aldrich, P.S. No. 7719 Date



Designed: DMG	Drawn: DER	Checked: ALS	Sheet 1 of 9
Scale: as shown	Date: 1/12/22	Job: A19023	

**BULK PLAT FOR
TRACT 1 AND TRACT 2, HIGH RANGE 5**

BEING A REPLAT OF
LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 & 35 THRU 39, BLOCK 72,
LOTS 1 THRU 18, TRACT G & LOTS 19-A THRU 35-A, BLOCK 73,
RIO RANCHO ESTATES, UNIT 13
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2022

LINE	BEARING	DISTANCE
L1	N 001°7'00" E	1733.28'
L2	S 89°43'00" E	272.25'
L3	N 001°7'00" E	160.00'
L4	N 89°43'00" W	272.25'
L5	N 001°7'00" E	320.00'
L6	S 89°43'00" E	272.25'
L7	N 001°7'00" E	160.00'
L8	N 89°43'00" W	272.25'
L9	N 001°7'00" E	860.00'
L10	S 89°43'00" E	544.50'
L11	S 89°43'00" W	82.27'
L12	N 89°43'00" W	272.25'
L13	S 001°7'00" W	160.00'
L14	S 89°43'00" E	272.25'
L15	S 001°7'00" W	160.00'
L16	S 89°37'50" W	444.00'
L17	S 89°43'00" W	188.30'
L18	S 89°43'00" E	391.14'
L19	S 89°43'00" E	272.25'
L20	S 001°7'00" W	28.00'
L21	S 89°43'00" E	238.25'
L22	S 001°7'00" W	76.77'
L23	S 001°7'00" W	2243.67'
L24	S 001°7'00" W	375.00'
L25	S 89°43'00" E	118.35'
L26	S 001°7'00" W	435.00'
L27	S 001°7'00" W	862.50'
L28	S 30°22'10" E	46.49'
L29	S 89°37'50" W	651.15'
L30	S 89°37'50" W	58.12'
L31	S 89°43'00" E	239.25'
L32	N 001°7'00" W	771.67'
L33	S 89°43'00" E	50.00'
L34	N 001°7'00" E	902.04'
L35	S 89°43'00" E	50.00'

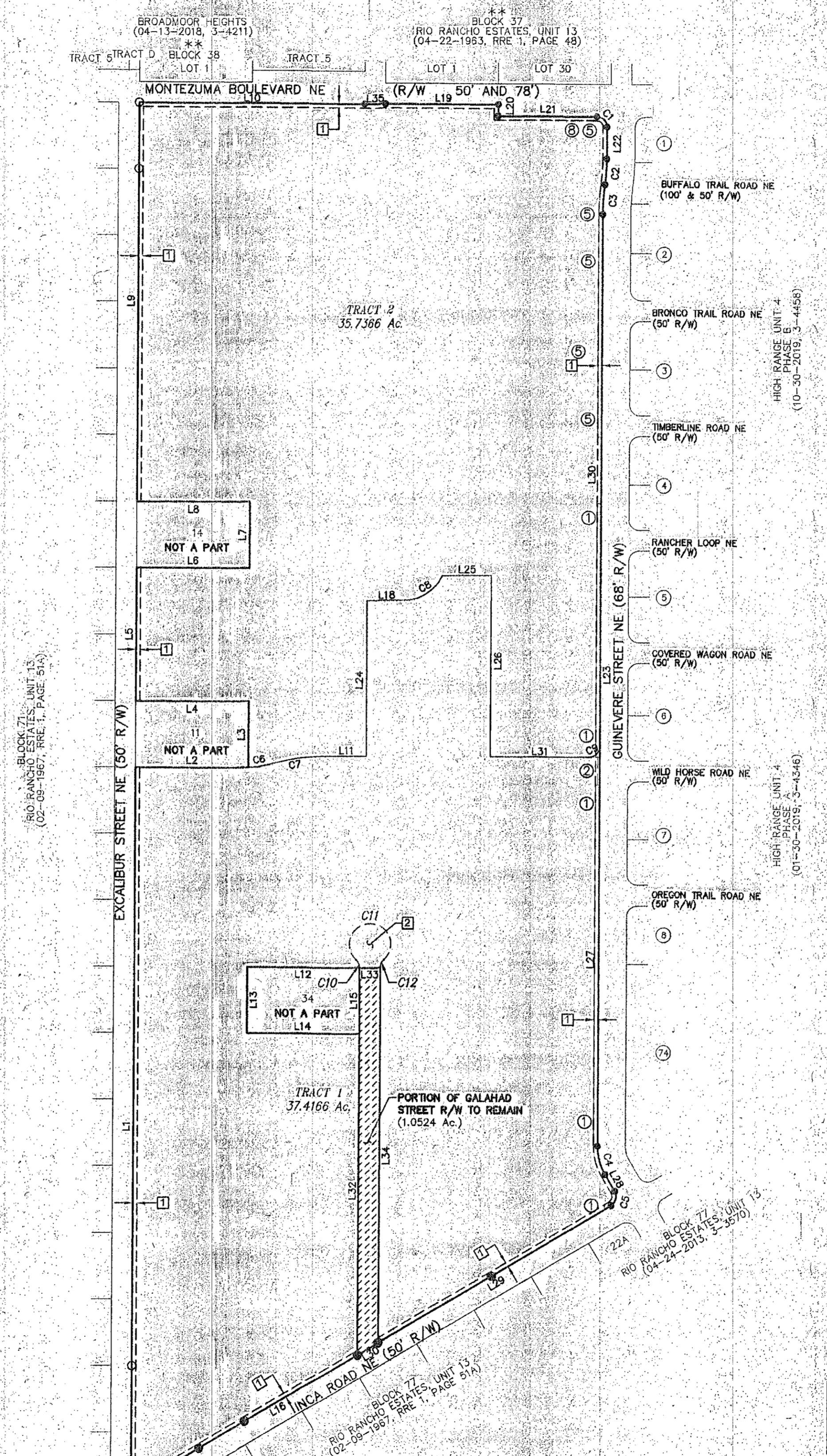
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.38'	S 44°43'00" E	90°00'00"
C2	466.00'	62.57'	62.52'	S 04°07'47" W	07°41'34"
C3	534.00'	71.70'	71.67'	S 04°07'47" W	07°41'34"
C4	134.00'	71.68'	70.84'	S 15°02'35" E	30°35'10"
C5	25.00'	39.27'	35.38'	S 14°37'50" W	90°00'00"
C6	166.00'	48.77'	48.80'	S 81°51'57" W	16°50'06"
C7	534.00'	158.90'	158.34'	S 81°51'57" W	16°50'06"
C8	100.00'	115.93'	109.54'	S 70°4'20" W	08°23'19"
C9	25.00'	39.27'	35.38'	S 45°17'00" W	90°00'00"
C10	25.00'	21.14'	20.51'	N23°56'17" W	48°26'33"
C11	50.00'	241.19'	66.67'	N89°58'12" W	276°22'42"
C12	25.00'	20.92'	20.31'	S24°15'04" W	47°56'09"

- EASEMENT NOTES:**
- Ⓐ THERE IS AN EXISTING 5' PUE (02-09-1987, RRE 1, PAGE 51A) AROUND ALL SIDES OF ALL LOTS WITH THE FOLLOWING EXCEPTION, WHERE A 10' PUE IS SHOWN THE 5' PUE HAS BEEN VACATED.
 - Ⓑ 10' P.U.E. (GRANTED BY THIS PLAT) ALONG MONTEZUMABOULEVARD N.E., GUINEVERE STREET N.E., INCA ROAD N.E., EXCALIBUR STREET N.E. AND REMAINING PORTION OF GALAHAD STREET N.E., EXCEPT WHERE A 10' P.U.E. ALREADY EXISTS.

NEW EASEMENTS

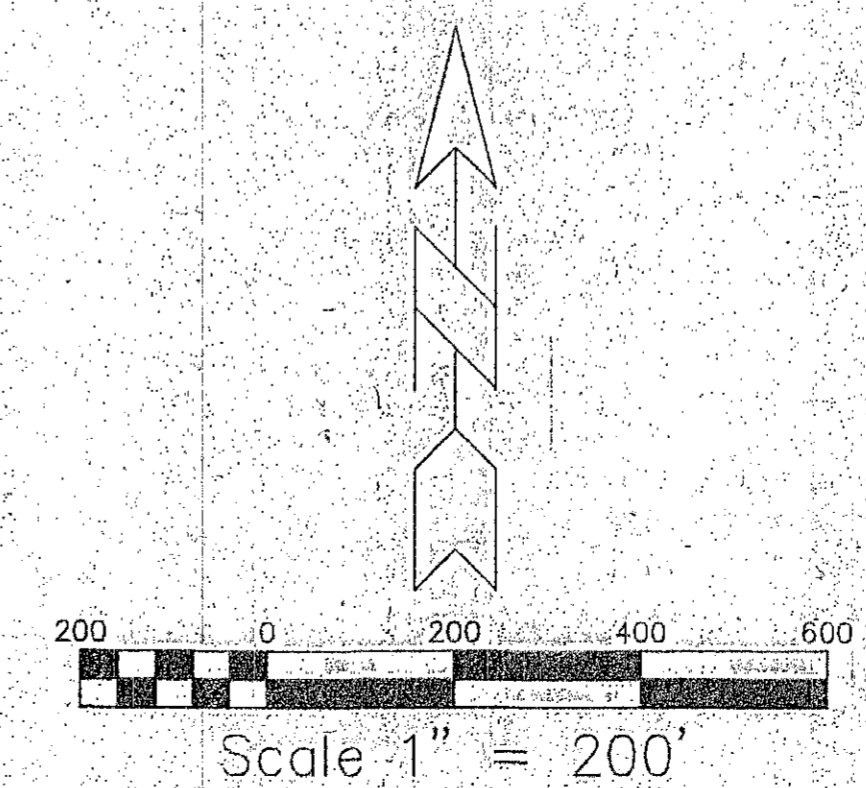
- ① NEW 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
- ② NEW TEMPORARY TURNAROUND EASEMENT GRANTED BY THIS PLAT.

SCCS MONUMENT AND BENCHMARK "SAGE"
N=1545611.580
E=1499264.765
G-G=0.99985468
Az=0016°52.2'
CENTRAL ZONE
ELEVATION=5676.181
(NAD83/NAVD88)

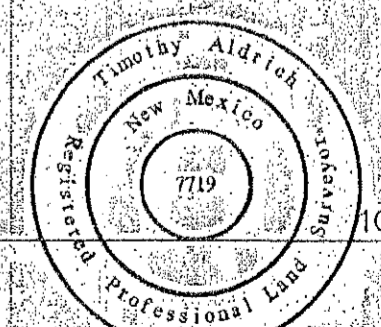


PROPERTY CORNERS

- - FOUND 1/2" REBAR
- - FOUND 3/4" OR 1" PIPE
- ⊙ - SET 1/2" REBAR WITH CAP "LS 7719"



Drawn By:	DER	Date:	3/14/22
Checked By:	TA	Drawing Name:	18114LTDWG
Job No.:	18-114	Sheet:	3 of 3



ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBUQU., N.M. 87190
505-884-1990

F:\119\08\119\023 Paradise Reserve\PLAT\SDMG SUMMARY PLAT\119023 SUMMARY PLAT SHEET3.dwg, 3/14/2022 3:43:18 PM, dmpyne

**PRELIMINARY PLAT
FOR
HIGH RANGE 5**
(BEING A REPLAT OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33
AND 35 THRU 39, BLOCK 72, TOGETHER WITH LOTS 1 THRU 18, LOTS 19-A THRU 35-A,
BLOCK 73, RIO RANCHO ESTATES, UNIT 13)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2022

PROPERTY CORNERS

- - FOUND 1/2" REBAR WITH CAP "LS 7719"
- - FOUND 1/2" REBAR
- - FOUND 1" PIPE

ABBREVIATIONS

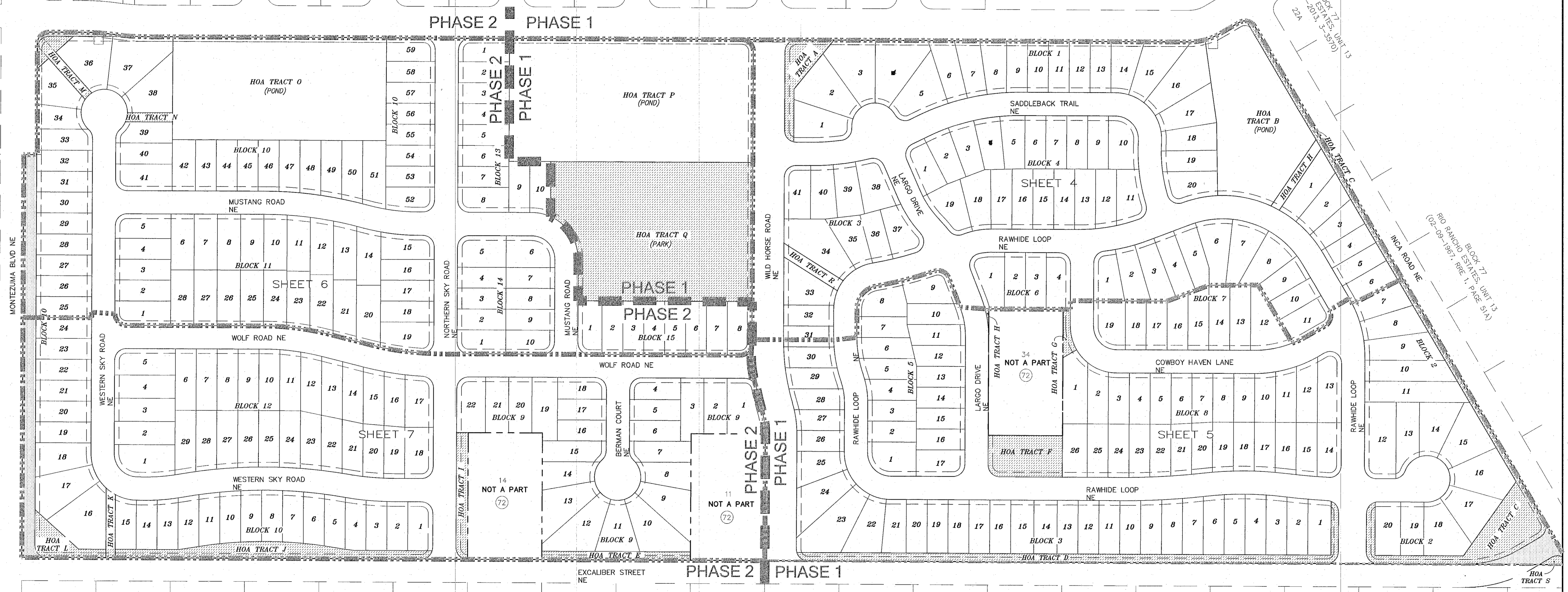
- 10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- H.O.A. = HOME OWNERS ASSOCIATION

NOTES:

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HIGH RANGE UNIT 4
PHASE B
(10-30-2019, 3-4458)

HIGH RANGE UNIT 4
PHASE A
(01-30-2019, 3-4346)

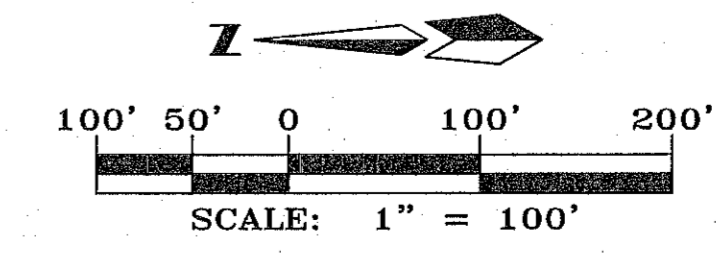


BLOCK 71
RIO RANCHO ESTATES, UNIT 13
(02-09-1967, RRE 1, PAGE 51A)

**ALL STREETS AND ROADS SHOWN
HEREON ARE HEREBY DEDICATED TO
THE C.O.R.R. IN FEE SIMPLE WITH
WARRANTY COVENANTS AS PUBLIC
RIGHT-OF-WAY**

NEW MEXICO GAS COMPANY NOTICE

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**ALDRICH LAND
SURVEYING**
P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 3 of 9
Scale: as shown	Date: 1/12/22	Job: A19023	

PRELIMINARY PLAT
FOR
HIGH RANGE 5
(BEING A REPLAT OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 AND
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PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2022

PROPERTY CORNERS

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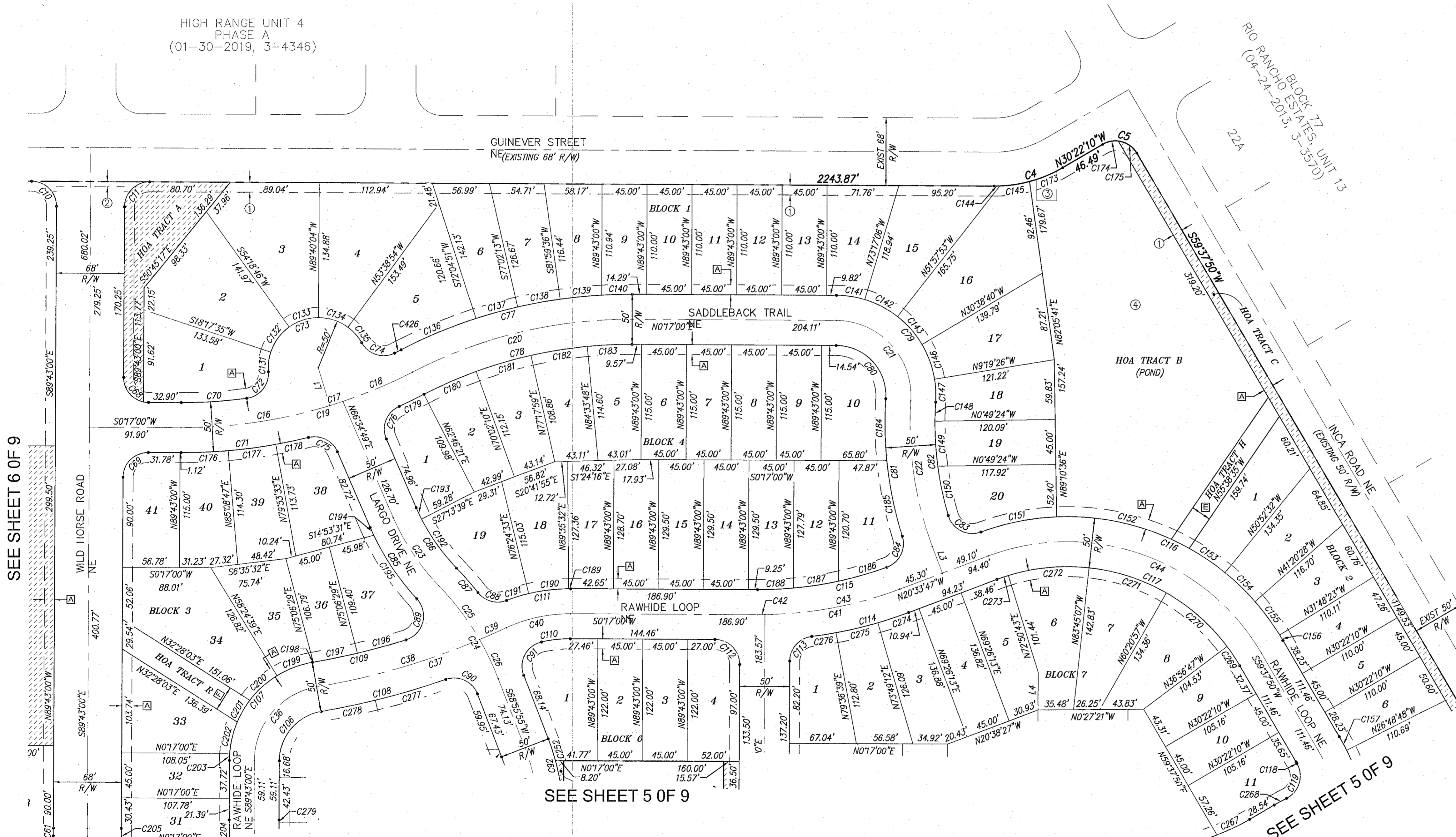
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- ② EXISTING 5' PUE (01-30-2019, 3-4346)
- ③ EXISTING 20' X 25' JOINT ACCESS EASEMENT (01-30-2019, 3-4346)
- ④ EXISTING TEMPORARY DRAINAGE EASEMENT (01-30-2019, 3-4346)
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- ⑦ EXISTING TEMPORARY DRAINAGE EASEMENT (10-30-2019, 3-4458)
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- C NEW BLANKET DRAINAGE EASEMENT GRANTED BY THIS PLAT ACROSS ALL OF H.O.A. FOR THE BENEFIT OF ALL LOTS. TRACT N TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A.
- D NEW BLANKET DRAINAGE EASEMENT GRANTED BY THIS PLAT ON AND ACROSS ALL OF H.O.A. FOR THE BENEFIT OF ALL LOTS. TRACT K TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A.
- E NEW 20' WIDE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF ALL LOTS. TRACT H AND TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A.
- F NEW BLANKET 25' DRAINAGE AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT ON AND ACROSS ALL OF H.O.A. FOR THE BENEFIT OF ALL LOTS. TRACT R TO BE OWNED AND MAINTAINED BY THE HIGH RANGE 5 H.O.A.

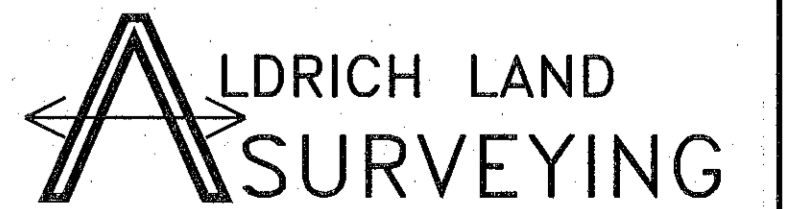
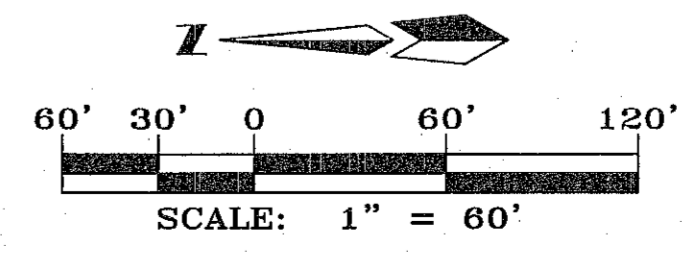


*SEE SHEETS 8 & 9 FOR PARCEL CURVE DATA TABLES, LINE DATA TABLES AND LOT/TRACT AREA TABLES.

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P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 4 of 9
Scale: as shown	Date: 1/12/22	Job: A19023	

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- 5 EXISTING 10' PUE (10-30-2019, 3-4458)
- 6 EXISTING 20' X 25' JOINT ACCESS EASEMENT (10-30-2019, 3-4458)
- 7 EXISTING TEMPORARY DRAINAGE EASEMENT (10-30-2019, 3-4458)
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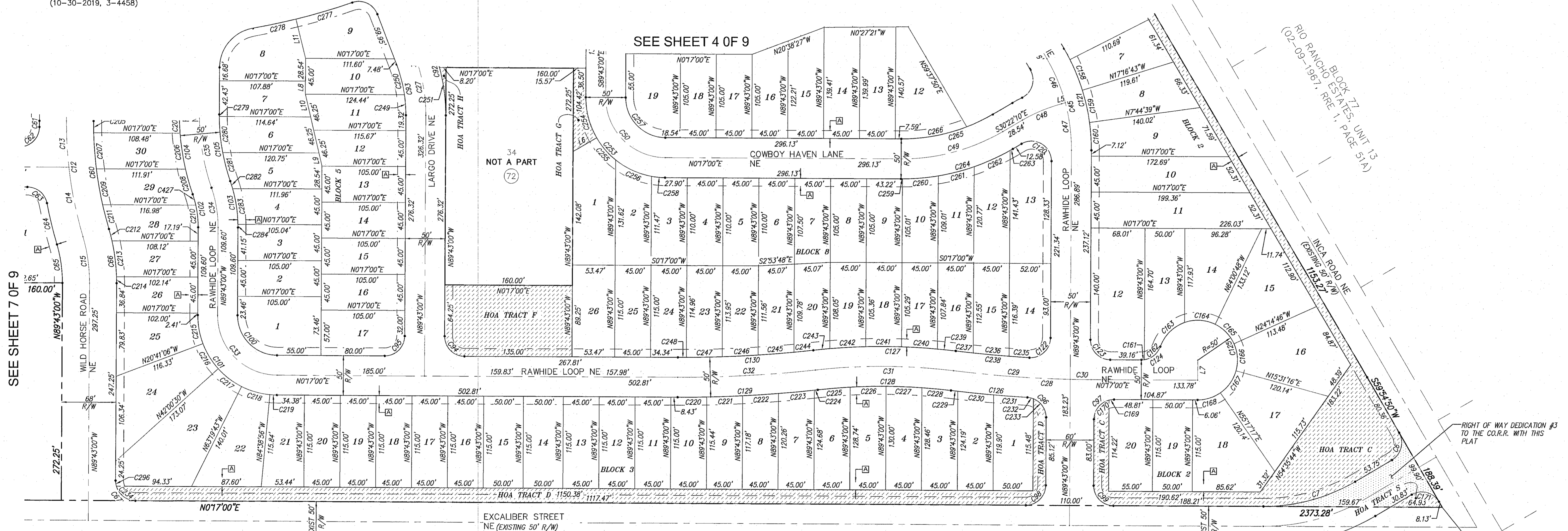
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WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 7 TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO JANUARY, 2022



SEE SHEET 7 OF 9

SEE SHEET 4 OF 9

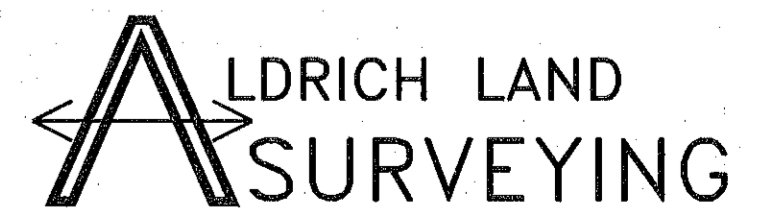
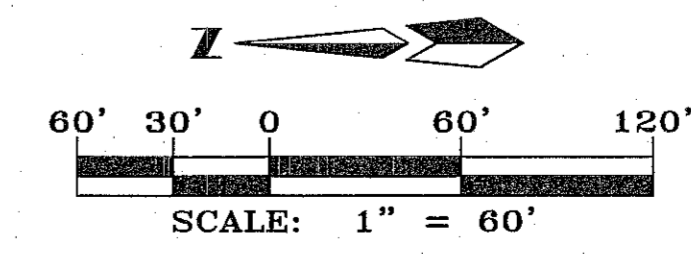
BLOCK 71
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P.O. BOX 30701, ALBQ., N.M. 87190
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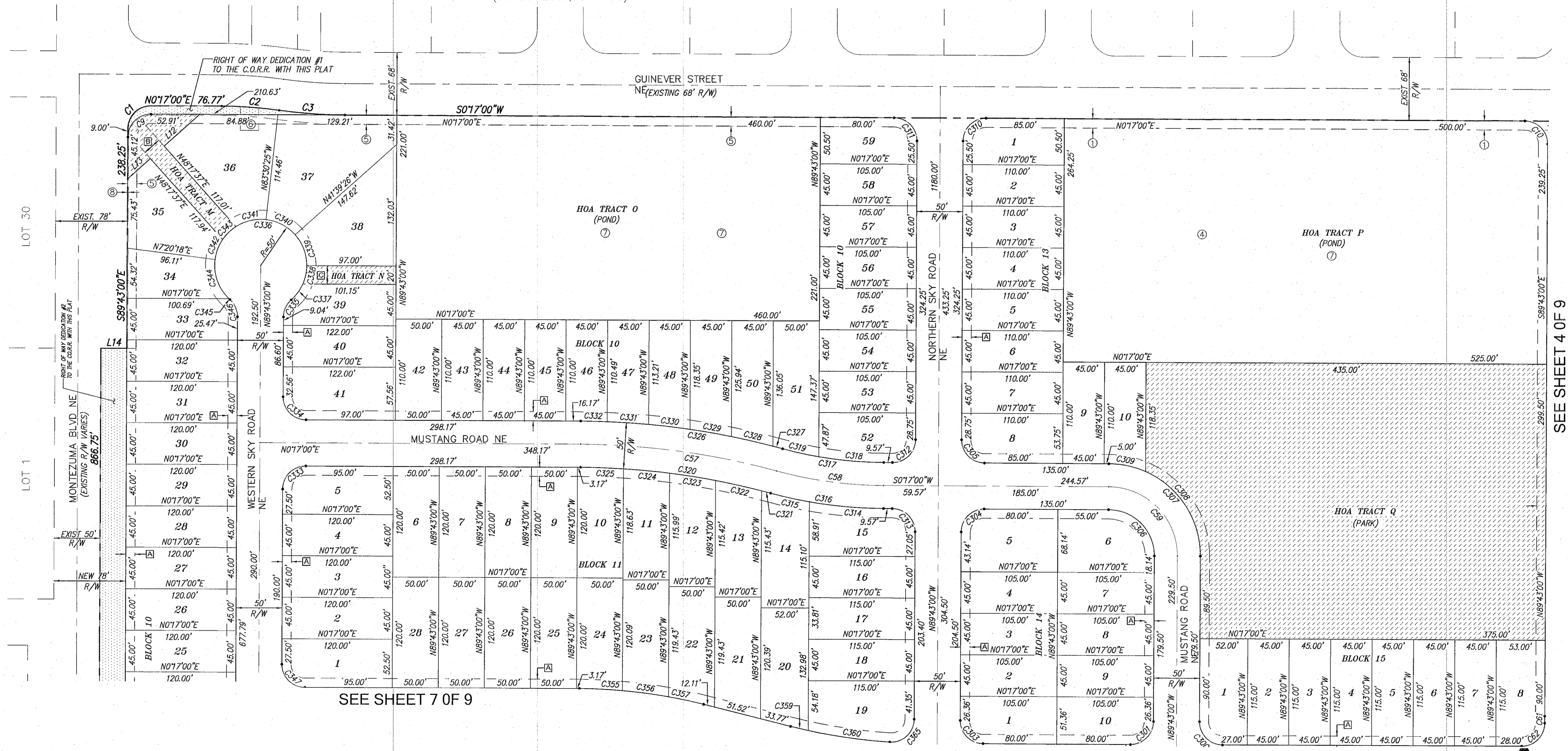
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HIGH RANGE UNIT 4
PHASE B
(10-30-2019, 3-4458)



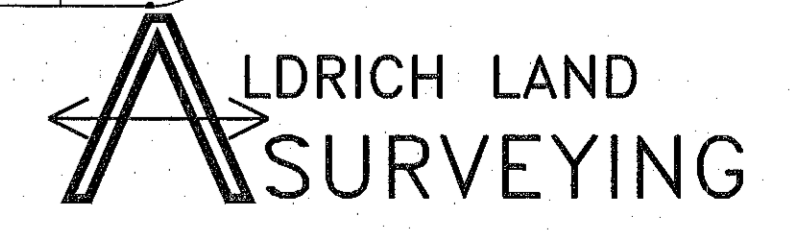
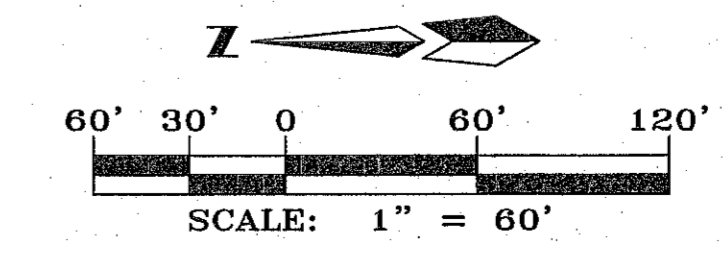
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SEE SHEET 7 OF 9



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Designed: DMG	Drawn: DER	Checked: ALS	Sheet 6 of 9
Scale: as shown	Date: 1/12/22	Job: A19023	

Book _____ Page _____

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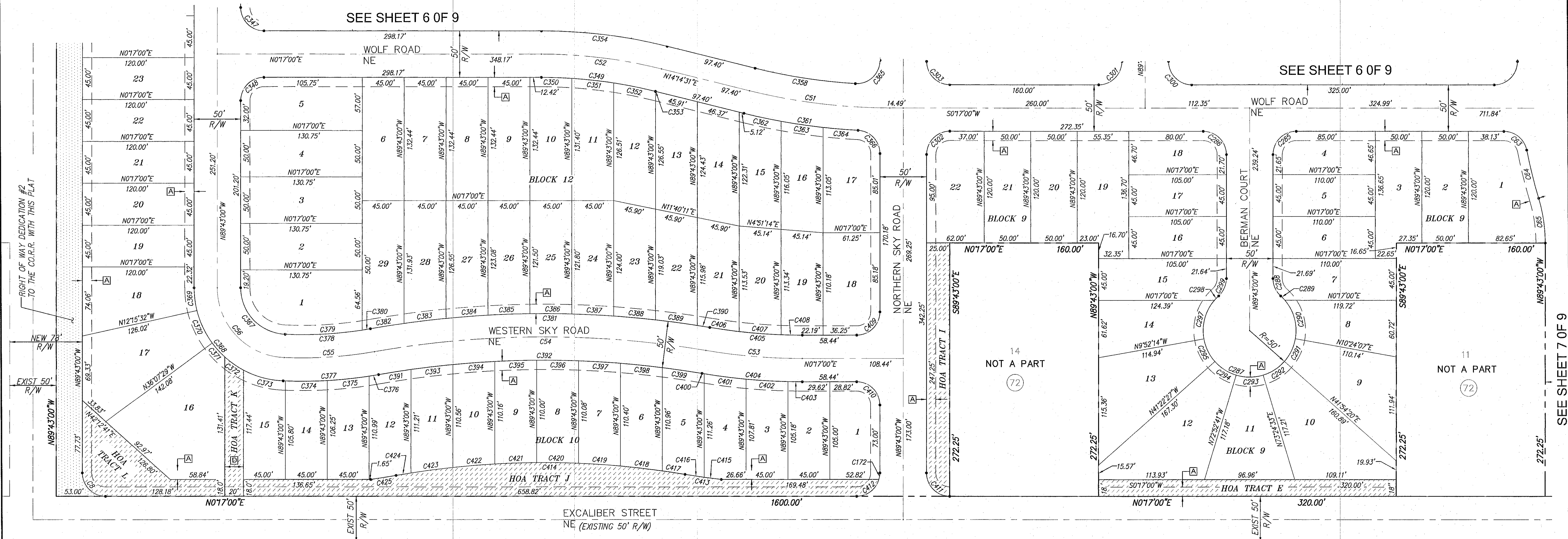
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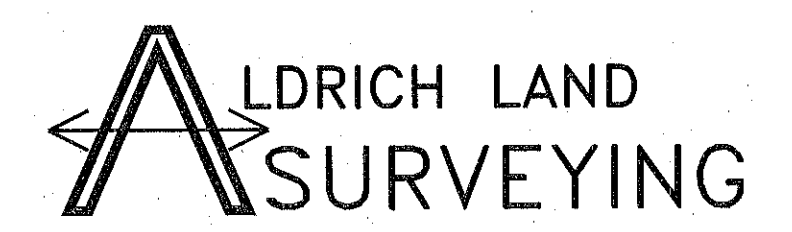
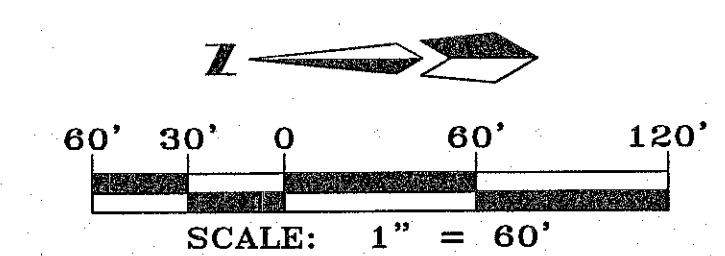


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F:\A19\023\A19023 Paradise Reserve\PLATS\PRELIMINARY PLATS\A19023_PREL-PLAT-60.dwg, Last saved by: Dwayne, 3/16/22

Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C2	466.00'	62.57'	7°41'34"	N4°07'47"E	62.52'
C3	534.00'	71.70'	7°41'34"	S4°07'47"W	71.64'
C4	134.00'	71.69'	30°39'10"	S15°02'35"E	70.84'
C5	25.00'	39.27'	90°00'00"	N14°37'50"E	35.36'
C6	25.00'	39.11'	89°37'58"	N75°16'11"W	35.24'
C7	225.00'	120.70'	30°44'12"	N15°05'06"W	119.26'
C8	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C9	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C10	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C11	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C12	500.00'	146.91'	16°50'06"	S81°51'57"W	146.39'
C13	500.00'	57.86'	6°37'49"	S86°58'05"W	57.83'
C14	500.00'	89.05'	10°12'17"	S78°33'02"W	88.94'
C15	200.00'	58.76'	16°50'06"	N81°51'57"E	58.55'
C16	500.00'	150.72'	17°16'16"	S82°10'08"E	150.15'
C17	500.00'	13.70'	1°34'12"	S17°46'22"E	13.70'
C18	500.00'	75.66'	8°40'11"	S22°53'34"E	75.59'
C19	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C20	475.00'	228.07'	27°30'39"	N13°28'20"W	225.89'
C21	75.00'	122.38'	9°29'27"	N47°01'43"E	109.25'
C22	350.00'	148.67'	24°20'14"	S81°36'20"W	147.55'
C23	225.00'	81.97'	20°52'20"	S56°08'39"W	81.51'
C24	275.00'	111.47'	23°13'26"	N57°19'12"E	110.71'
C25	275.00'	68.07'	14°10'54"	N52°47'56"E	67.89'
C26	275.00'	43.40'	9°02'33"	N64°24'39"E	43.36'
C27	200.00'	74.53'	21°21'05"	N79°36'28"E	74.10'
C28	1500.00'	173.30'	6°37'11"	S3°35'35"W	173.21'
C29	1500.00'	147.21'	5°37'23"	S4°05'29"W	147.15'
C30	1500.00'	26.06'	0°59'44"	S0°46'35"W	26.06'
C31	750.00'	173.30'	13°14'21"	N07°17'00"E	172.92'
C32	1500.00'	173.30'	6°37'11"	S3°01'36"E	173.21'
C33	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C34	150.00'	50.88'	19°26'11"	N80°33'54"E	50.64'
C35	275.00'	93.29'	19°26'11"	S80°33'54"W	92.84'
C36	75.00'	104.70'	79°59'07"	N49°43'26"W	96.40'
C37	750.00'	199.33'	15°13'39"	S17°20'42"E	198.74'
C38	750.00'	169.98'	12°59'08"	S16°13'27"E	169.62'
C39	750.00'	29.35'	2°14'30"	S23°50'16"E	29.34'
C40	150.00'	66.08'	25°14'31"	N12°20'16"W	65.55'
C41	400.00'	145.53'	20°50'47"	S10°08'24"E	144.73'
C42	400.00'	7.55'	1°04'56"	S07°52'08"E	7.55'
C43	400.00'	137.98'	19°45'51"	S10°40'51"E	137.30'
C44	225.00'	314.92'	80°11'37"	N19°32'01"E	289.84'
C45	225.00'	120.37'	30°39'10"	N74°57'25"E	118.94'
C46	225.00'	60.19'	15°19'35"	N67°17'37"E	60.01'
C47	225.00'	60.19'	15°19'35"	N82°37'12"E	60.01'
C48	200.00'	53.50'	15°19'35"	S122°42'23"W	53.34'
C49	250.00'	133.75'	30°39'10"	S15°02'35"E	132.16'
C50	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C51	625.00'	152.27'	13°57'31"	S7°15'45"W	151.89'
C52	535.00'	130.34'	13°57'31"	N7°15'45"E	130.02'
C53	625.00'	104.08'	9°32'28"	S5°03'14"W	103.96'
C54	1050.00'	357.77'	19°31'21"	N0°03'47"E	356.04'
C55	450.00'	97.51'	12°54'55"	S3°29'26"E	97.32'
C56	75.00'	114.62'	87°33'59"	S46°30'00"W	103.79'
C57	825.00'	215.50'	14°57'58"	N7°45'59"E	214.89'
C58	450.00'	117.54'	14°57'58"	S7°45'59"W	117.21'
C59	75.00'	117.81'	90°00'00"	N45°17'00"E	106.07'
C60	468.00'	136.92'	16°50'06"	S81°51'57"W	136.43'
C61	534.00'	7.38'	0°47'33"	S89°53'13"W	7.38'
C62	25.00'	39.27'	90°00'00"	S44°43'00"W	35.36'
C63	25.00'	34.42'	78°53'18"	N39°43'39"E	31.77'
C64	534.00'	53.34'	5°43'24"	S76°18'36"W	53.32'
C65	166.00'	48.77'	16°50'06"	N81°51'57"E	48.60'

Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C66	234.00'	69.01'	16°53'49"	N81°50'05"E	68.76'
C67	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C68	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C69	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C70	475.00'	65.58'	7°54'39"	S3°40'20"E	65.53'
C71	525.00'	128.59'	14°02'02"	S6°44'01"E	128.27'
C72	25.00'	37.85'	86°44'34"	S50°59'56"E	34.34'
C73	50.00'	135.06'	15°45'54"	N16°59'16"W	97.59'
C74	25.00'	37.85'	86°44'34"	S17°01'24"W	34.34'
C75	25.00'	35.05'	80°19'51"	N26°24'54"E	32.25'
C76	25.00'	38.92'	89°12'21"	N68°49'00"W	35.11'
C77	500.00'	240.08'	27°30'39"	N13°28'20"W	237.78'
C78	450.00'	216.07'	27°30'39"	N13°28'20"W	214.00'
C79	100.00'	163.17'	9°29'27"	N47°01'43"E	145.66'
C80	50.00'	81.59'	9°29'27"	N47°01'43"E	72.83'
C81	375.00'	139.23'	21°16'22"	S83°08'16"W	138.43'
C82	325.00'	114.90'	20°15'20"	S83°38'47"W	114.30'
C83	25.00'	40.90'	93°44'10"	S26°39'02"W	36.49'
C84	25.00'	38.23'	87°36'44"	S63°41'33"E	34.61'
C85	250.00'	85.49'	19°35'32"	S56°47'03"W	85.07'
C86	200.00'	72.86'	20°52'20"	S56°08'39"W	72.46'
C87	300.00'	32.62'	6°13'51"	N48°49'24"E	32.61'
C88	25.00'	31.89'	73°04'52"	S15°23'54"W	29.77'
C89	25.00'	50.47'	115°40'42"	S75°10'22"E	42.33'
C90	25.00'	38.49'	88°12'33"	N24°49'39"E	34.80'
C91	25.00'	42.76'	98°00'27"	N62°03'51"W	37.74'
C92	225.00'	83.85'	21°21'05"	N79°36'28"E	83.36'
C93	175.00'	65.21'	21°21'05"	N79°36'28"E	64.84'
C94	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C95	25.00'	39.27'	90°00'00"	S44°43'00"E	35.36'
C96	25.00'	37.96'	87°00'04"	N46°46'58"E	34.42'
C97	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C98	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'
C99	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C100	50.00'	78.54'	90°00'00"	S45°17'00"W	70.71'
C101	100.00'	157.08'	90°00'00"	S45°17'00"W	141.42'
C102	125.00'	42.40'	19°26'11"	N80°33'54"E	42.20'
C103	175.00'	59.36'	19°26'11"	N80°33'54"E	59.08'
C104	300.00'	101.77'	19°26'11"	S80°33'54"W	101.28'
C105	250.00'	84.81'	19°26'11"	S80°33'54"W	84.40'
C106	50.00'	69.63'	79°47'43"	N49°49'09"W	64.14'
C107	100.00'	139.60'	79°59'07"	N49°43'26"W	128.54'
C108	775.00'	128.74'	9°31'04"	S14°31'06"E	128.59'
C109	725.00'	96.20'	7°36'08"	S13°31'57"E	96.13'
C110	125.00'	29.11'	13°20'37"	N6°23'19"W	29.05'
C111	175.00'	65.44'	21°25'32"	N10°25'46"W	65.06'
C112	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C113	25.00'	36.06'	82°39'07"	N48°23'27"W	33.02'
C114	425.00'	100.12'	13°29'53"	S13°48'50"E	99.89'
C115	375.00'	132.01'	20°10'11"	S9°48'06"E	131.33'
C116	250.00'	348.40'	79°50'53"	N19°42'23"E	320.89'
C117	200.00'	279.93'	80°11'37"	N19°32'01"E	257.63'
C118	200.00'	1.79'	0°30'44"	N59°53'12"E	1.79'
C119	25.00'	40.82'	93°33'35"	S73°35'23"E	36.44'
C120	25.00'	52.64'	120°39'10"	N29°57'25"E	43.44'
C121	250.00'	133.75'	30°39'10"	N74°57'25"E	132.16'
C122	25.00'	40.58'	93°00'29"	S43°12'46"E	36.27'
C123	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C124	25.00'	30.77'	70°31'44"	S34°58'52"E	28.87'
C125	50.00'	218.63'	250°31'44"	N55°01'08"E	81.65'
C126	1525.00'	96.37'	3°37'15"	S5°05'33"W	96.36'
C127	775.00'	179.08'	13°14'21"	N07°17'00"E	178.68'
C128	725.00'	167.53'	13°14'21"	N07°17'00"E	167.15'
C129	1525.00'	176.19'	6°37'11"	S3°01'36"E	176.09'
C130	1475.00'	170.41'	6°37'11"	S3°01'36"E	170.32'

Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C131	50.00'	19.78'	22°39'48"	S83°02'19"E	19.65'
C132	50.00'	31.43'	36°01'10"	S53°41'50"E	30.92'
C133	50.00'	31.43'	36°01'10"	S17°40'39"E	30.92'
C134	50.00'	31.43'	36°01'10"	S18°20'31"W	30.92'
C135	50.00'	20.98'	24°02'34"	S48°22'24"W	20.83'
C136	500.00'	81.23'	9°18'30"	S22°34'24"E	81.14'
C137	500.00'	43.25'	4°57'22"	S15°26'28"E	43.24'
C138	500.00'	43.25'	4°57'22"	S10°29'06"E	43.24'
C139	500.00'	41.61'	4°46'05"	S5°37'22"E	41.60'
C140	500.00'	30.73'	3°31'19"	S1°28'40"E	30.73'
C141	100.00'	28.68'	16°25'55"	S8°29'57"W	28.58'
C142	100.00'	37.21'	21°19'13"	S27°22'31"W	37.00'
C143	100.00'	37.21'	21°19'13"	S48°41'44"W	37.00'
C144	134.00'	5.57'	2°23'01"	N0°54'31"W	5.57'
C145	134.00'	30.25'	12°56'06"	N8°34'04"W	30.19'
C146	100.00'	37.21'	21°19'13"	S70°00'57"W	37.00'
C147	100.00'	22.86'	13°05'53"	S87°13'30"W	22.81'
C148	325.00'	19.15'	3°22'31"	N87°54'49"W	19.14'
C149	325.00'	45.09'	7°56'56"	S86°25'28"W	45.05'
C150	325.00'	50.66'	8°55'54"	S77°59'04"W	50.61'
C151	250.00'	77.33'	17°43'23"	S11°21'22"E	77.02'
C152	250.00'	138.26'	31°41'17"	S13°20'58"W	136.51'
C153	250.00'	43.33'	9°55'51"	S34°09'32"W	43.28'
C154	250.00'	41.60'	9°32'05"	S43°53'30"W	41.55'
C155	250.00'	41.60'	9°32'05"	S53°25'35"W	41.55'
C156	250.00'	6.27'	1°26'13"	S58°54'43"W	6.27'
C157	250.00'	15.52'	3°33'23"	S61°24'31"W	15.51'
C158	250.00'	41.60'	9°32'05"	S67°51'15"W	41.55'
C159	250.00'	41.60'	9°32'05"	S77°29'19"W	41.55'
C160	250.00'	35.03'	8°01'38"	S86°16'11"W	35.00'
C161	25.00'	3.87'	8°52'17"	S4°09'09"E	3.87'
C162	25.00'	26.90'	61°39'27"	S39°25'00"E	25.62'
C163	50.00'	44.36'	50°49'41"	S44°49'53"E	42.92'
C164	50.00'	39.62'	45°24'14"	S31°7'05"W	38.59'
C165	50.00'	34.70'	39°46'02"	S45°52'13"W	34.01'
C166	50.00'	34.70'	39°46'02"	S85°38'15"W	34.01'
C167	50.00'	34.70'	39°46'02"	N54°35'44"W	34.01'
C168	50.00'	30.54'	34°59'42"	N17°12'51"W	30.07'
C169	25.00'	6.26'	14°20'43"	S6°53'22"E	6.24'
C170	25.00'	33.01'	75°39'17"	S51°53'22"E	30.66'
C171	25.00'	39.32'	90°07'25"	S14°36'30"W	35.39'
C172	2				

PRELIMINARY PLAT
FOR
HIGH RANGE 5

(BEING A REPLAT OF LOTS 1 THRU 10, 12 THRU 13, 15 THRU 33 AND
35 THRU 39, BLOCK 72, TOGETHER WITH LOTS 1 THRU 18, LOTS 19-A THRU 35-A,
BLOCK 73, RIO RANCHO ESTATES, UNIT 13)

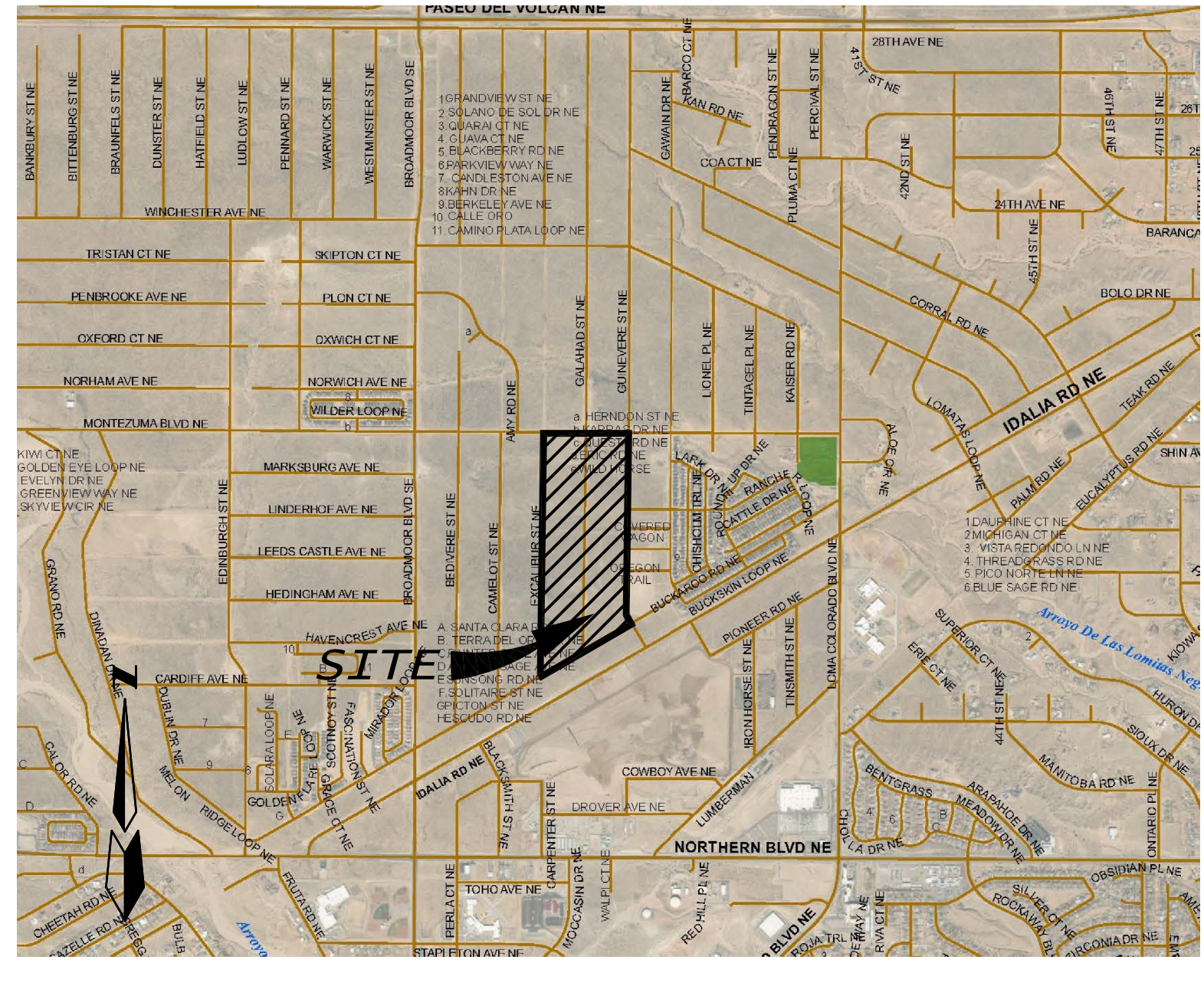
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JANUARY, 2022

Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table																	
Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)			
1	1	8650.5329 sf	1	2	7217.7751 sf	1	3	5905.3589 sf	22	3	7556.9673 sf	1	4	6069.9179 sf	1	5	7176.4555 sf	1	6	7437.3689 sf	1	8	7890.7752 sf	1	9	8552.3630 sf												
2	1	10261.0068 sf	2	2	6472.8751 sf	2	3	5487.0720 sf	23	3	11541.0460 sf	2	4	5573.7868 sf	2	5	4725.0000 sf	2	6	5490.0000 sf	2	8	5367.7298 sf	2	9	6000.0000 sf												
3	1	10964.0463 sf	3	2	5736.6419 sf	3	3	5693.8303 sf	24	3	8879.4633 sf	3	4	5550.0094 sf	3	5	4725.0545 sf	3	6	5490.0000 sf	3	8	4958.3649 sf	3	9	6377.1437 sf												
4	1	11427.9930 sf	4	2	5046.9098 sf	4	3	5825.8291 sf	25	3	6235.1698 sf	4	4	5601.7173 sf	4	5	4837.3310 sf	4	6	6209.8739 sf	4	8	4950.0000 sf	4	9	4997.7362 sf												
5	1	9584.4955 sf	5	2	4950.0000 sf	5	3	5831.9569 sf	26	3	4590.3899 sf	5	4	5614.9279 sf	5	5	5316.2786 sf																					
6	1	6570.1243 sf	6	2	5192.8288 sf	6	3	5712.0900 sf	27	3	4697.4993 sf	6	4	5175.0000 sf	6	5	5327.1190 sf																					
7	1	5874.6251 sf	7	2	5841.0115 sf	7	3	5506.1613 sf	28	3	5111.0998 sf	7	4	5175.0000 sf	7	5	4951.2373 sf																					
8	1	5634.3884 sf	8	2	6738.5769 sf	8	3	5337.4784 sf	29	3	5160.3073 sf	8	4	5175.0000 sf	8	5	6745.6914 sf																					
9	1	4959.6641 sf	9	2	8232.3886 sf	9	3	5228.9897 sf	30	3	4948.9781 sf	9	4	5175.0000 sf	9	5	6630.0635 sf																					
10	1	4950.0000 sf	10	2	8371.2169 sf	10	3	5180.3440 sf	31	3	4856.3134 sf	10	4	6868.7781 sf	10	5	5356.7531 sf																					
11	1	4950.0000 sf	11	2	9571.3187 sf	11	3	5175.0000 sf	32	3	4850.7441 sf	11	4	6391.3175 sf	11	5	5428.9890 sf																					
12	1	4950.0000 sf	12	2	11087.2133 sf	12	3	5175.0000 sf	33	3	7639.6599 sf	12	4	5612.1900 sf	12	5	4965.0585 sf																					
13	1	4950.0000 sf	13	2	7038.9941 sf	13	3	5175.0000 sf	34	3	11409.6896 sf	13	4	5807.1716 sf	13	5	4725.0000 sf																					
14	1	6149.5106 sf	14	2	7946.0812 sf	14	3	5750.0000 sf	35	3	6360.5538 sf	14	4	5827.5000 sf	14	5	4725.0000 sf																					
15	1	8710.9238 sf	15	2	9277.5340 sf	15	3	5750.0000 sf	36	3	4874.9343 sf	15	4	5827.5000 sf	15	5	4725.0000 sf																					
16	1	11102.1702 sf	16	2	9901.1661 sf	16	3	5175.0000 sf	37	3	6694.7149 sf	16	4	5816.7022 sf	16	5	4725.0000 sf																					
17	1	7783.0439 sf	17	2	8391.1917 sf	17	3	5175.0000 sf	38	3	7468.1616 sf	17	4	5828.9124 sf	17	5	5850.8739 sf																					
18	1	6076.9084 sf	18	2	9002.6967 sf	18	3	5175.0000 sf	39	3	6094.2483 sf	18	4	6596.3609 sf																								
19	1	5378.6917 sf	19	2	5750.0000 sf	19	3	5175.0000 sf	40	3	6138.7735 sf	19	4	7368.3765 sf																								
20	1	6704.3330 sf	20	2	6323.4008 sf	20	3	5175.0000 sf	41	3	6395.5739 sf																											
			21	3	5560.8475 sf																																	

Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table		
Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)	Lot No.	Block No.	Area (sf)
1	10	5514.6238 sf	44	10	4950.0000 sf	26	11	6000.0000 sf	1	13	5420.8739 sf			
2	10	4725.9323 sf	45	10	4950.0000 sf	27	11	6000.0000 sf	2	13	4950.0000 sf			
3	10	4780.5746 sf	46	10	4954.7007 sf	28	11	6000.0000 sf	3	13	4950.0000 sf			
4	10	4948.9435 sf	47	10	5024.3068 sf				4	13	4950.0000 sf			
5	10	5007.1222 sf	48	10	5200.9955 sf				5	13	4950.0000 sf			
6	10	4979.6900 sf	49	10	5487.1134 sf				6	13	4950.0000 sf			
7	10	4959.9053 sf	50	10	5885.1803 sf				7	13	4950.0000 sf			
8	10	4951.0211 sf	51	10	7107.3635 sf				8	13	5778.3739 sf			
9	10	4952.8621 sf	52	10	5372.0230 sf				9	13	4950.0000 sf			
10	10	4965.4644 sf	53	10	4725.0000 sf				10	13	5059.3855 sf			
11	10	4989.0780 sf	54	10	4725.0000 sf				11	13	7318.3767 sf			
12	10	5014.1479 sf	55	10	4725.0000 sf				12	13	5959.8088 sf			
13	10	4871.6904 sf	56	10	4725.0000 sf				13	13	5959.8088 sf			
14	10	4755.0359 sf	57	10	4725.0000 sf				14	13	5258.1653 sf			
15	10	4938.3317 sf	58	10	4725.0000 sf				15	13	4725.0000 sf			
16	10	11667.5587 sf	59	10	5168.3739 sf				16	13	4725.0000 sf			
17	10	9519.0639 sf							17	13	4725.0000 sf			
18	10	7311.1332 sf							18	13	7021.0824 sf			
19	10	5400.0000 sf							19	13	6618.7040 sf			
20	10	5400.0000 sf							20	13	4725.0000 sf			
21	10	5400.0000 sf							21	13	4725.0000 sf			
22	10	5400.0000 sf							22	13	5350.8888 sf			
23	10	5400.0000 sf							23	13	5142.5543 sf			
24	10	5400.0000 sf							24	13	6653.8582 sf			
25	10	5400.0000 sf							25	13	6614.7358 sf			
26	10	5400.0000 sf							26	13	5035.6400 sf			
27	10	5400.0000 sf							27	13	5117.3351 sf			
28	10	5400.0000 sf							28	13	5172.5868 sf			
29	10	5400.0000 sf							29	13	5280.3070 sf			
30	10	5400.0000 sf							30	13	5175.0000 sf			
31	10	5400.0000 sf							31	13	5175.0000 sf			
32	10	5400.0000 sf							32	13	5175.0000 sf			
33	10	5344.3919 sf							33	13	5175.0000 sf			
34	10	4779.2394 sf							34	13	5175.0000 sf			
35	10	6911.7121 sf							35	13	5175.0000 sf			
36	10	9936.5641 sf							36	13	5175.0000 sf			
37	10	11958.9057 sf							37	13	5175.0000 sf			
38	10	8787.4824 sf							38	13	7054.7588 sf			
39	10	5172.9403 sf							39	13	6594.2989 sf			
40	10	5490.0000 sf							40	13	6282.3355 sf			
41	10	6888.0702 sf							41	13	6229.8230 sf			
42	10	5500.0000 sf							42	13	6147.2105 sf			
43	10	4950.0000 sf							43	13	6030.6030 sf			

CONTINUATION OF CURVE DATA
TABLE FROM SHEET 8

Parcel Curve Table						
Curve #	Radius	Length	Delta	Chord Direction	Chord Length	
C346	25.00'	21.03'	48°11'23"	N66°11'18"E	20.41'	
C347	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'	
C348	25.00'	39.27'	90°00'00"	N44°43'00"W	35.36'	
C349	510.00'	124.25'	13°57'31"	N7°15'45"E	123.94'	
C350	510.00'	32.60'	3°39'45"	N2°06'52"E	32.59'	
C351	510.00'	45.28'	5°05'13"	N6°29'21"E	45.27'	
C352	510.00'	45.91'	5°09'28"	N11°36'42"E	45.89'	
C353	510.00'	124.25'	13°57'31"	N7°15'45"E	123.94'	
C354	560.00'	136.43'	13°57'31"	N7°15'45"E	136.09'	
C355	560.00'	46.89'	4°47'50"	S2°40'55"W	46.87'	
C356	560.00'	50.43'	5°09'37"	S7°39'38"W	50.42'	
C357	560.00'	39.11'	4°00'05"	S12°44'29"W	39.10'	
C358	600.00'	109.10'	10°25'06"	S9°01'58"W	108.95'	
C359	600.00'	19.73'	1°53'04"	S13°17'59"W	19.73'	
C360	600.00'	89.37'	8°32'02"	S8°05'27"W	89.28'	
C361	650.00'	124.15'	10°56'36"	S8°46'13"W	123.96'	
C362	650.00'	40.96'	3°36'37"	N12°26'13"E	40.95'	
C363	650.00'	45.49'	4°00'36"	N8°37'37"E	45.48'</	



LOCATION MAP

SCALE: NTS

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 7, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, BEING ALL OF TRACT 1 AND TRACT 2, HIGH RANGE 5, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON APRIL 11, 2022, IN VOLUME 3, FOLIO 4853, TOGETHER WITH ALL OF LOT 11, BLOCK 72, RIO RANCHO ESTATES UNIT 13, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON FEBRUARY 9, 1967, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 51A, AND CONTAINING 75.2056 ACRES MORE OR LESS.

PURPOSE OF PLAT

- To Subdivide existing Tract 1 and Tract 2, High Range 5, and Lot 11, Block 72, Rio Rancho Estates Unit 13 into 340 residential lots and 19 H.O.A. tracts.
- To eliminate any existing property/tract lines as shown hereon.
- To Vacate any public utility easements as shown.
- To dedicate public street Right-of-way to the City of Rio Rancho as shown hereon.
- To grant all easements as shown hereon.

SUBDIVISION NOTES

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARING (CENTRAL ZONE)
- ALL DISTANCES ARE GROUND DISTANCES
- BEARINGS AND DISTANCES IN PARENTHESIS RECORD.
- BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:
 - PLAT OF "TRACT 1 AND TRACT 2, HIGH RANGE 5" (04-11-2022, VOL 3, FOL. 4853, RRE BK. 32, PG. 23-25)
 - PLAT OF "HIGH RANGE UNIT 4, PHASE B" (10-30-2019, VOL 3, FOL. 4458, RRE BK. 29, PG. 52-53)
 - PLAT OF "HIGH RANGE UNIT 4, PHASE A" (01-30-2019, VOL 3, FOL. 4346, RRE BK. 28, PG. 55-56)
 - PLAT OF "BROADMOOR HEIGHTS" (04-13-2018, VOL. 3, FOL. 4211, RRE BK. 27, PG. 64-69)
 - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (04-24-2013, VOL. 3, FOL. 3570, RRE BK. 24, PG. 54-57)
 - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (02-09-1967, RRE BK. 1, PG. 51A)
 - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (04-22-1963, RRE BK. 1, PG. 48")
- FIELD SURVEY PERFORMED IN NOVEMBER 8TH, 2020.
- TITLE COMMITMENT:
 - TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 - UNDERWRITER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 - COMMITMENT NO.: 2107013 (COMMITMENT DATE: AUGUST 30, 2021)
- ADDRESS OF PROPERTY: RIO RANCHO, NM 87114
- CITY OF RIO RANCHO, NEW MEXICO ZONE:
 - TRACTS 1 & 2 = R-4
 - LOT 11, BLOCK 72 = R-1
- 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, PANEL 1900 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008.

SUBDIVISION DATA

GROSS ACREAGE:.....75.2056 AC.
 NO. OF EXISTING LOTS..... 1 LOT
 NO. OF EXISTING TRACTS..... 2 TRACTS
 NO. OF LOTS CREATED: 340 LOTS
 NO. OF TRACTS CREATED:..... 22 TRACTS
 PUBLIC RIGHT OF WAY CREATED:16.4004 AC.
 DATE OF SURVEY: NOVEMBER 8th, 2020

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND TRACTS AS SHOWN HEREON. THE TRACTS LABELED "H.O.A." WILL BE DEEDED IN FEE SIMPLE TO THE HIGH RANGE 5 HOME OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SAME. THEY WILL BE FOR THE BENEFIT OF THE HOME OWNERS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HERBY CONSENT TO THE GRANTING OF PUBLIC, PRIVATE AND TEMPORARY EASEMENTS AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, WATER, SEWER AND COMMUNICATION SERVICES, WHERE SHOWN OR INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF PUBLIC STREET RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

PUBLIC IMPROVEMENT DISTRICT LANGUAGE:

NOTWITHSTANDING THE FOREGOING, LGI HOMES - NEW MEXICO, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY (THE "OWNER"), HEREBY RESERVES AN INTEREST IN ANY OF THE FORGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE IMPROVEMENTS" AS SUCH TERM IS DEFINED IN SECTION 5-11-2, NEW MEXICO CODE, AS AMENDED, HAS BEEN OR IS TO BE ACQUIRED BY A PUBLIC IMPROVEMENT DISTRICT TO BE ESTABLISHED BY THE OWNER AND THE CITY OF RIO RANCHO, NEW MEXICO ("MUNICIPALITY"). (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT OPERATING AGREEMENT TO BE ENTERED INTO AMONG THE OWNER AND SUCH DISTRICT). SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT OPERATING AGREEMENT ON JUNE 30, 2023.

OWNER(S): LGI HOMES - NEW MEXICO, LLC

Rick Tayrien, Vice President of Land Acquisition Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 BERNALILLO COUNTY) SS

On this _____ day of _____, 2024, this instrument was acknowledged before me by Rick Tayrien, Vice President of Land Acquisition, for LGI HOMES - NEW MEXICO, LLC, on behalf of said Limited Liability Corporation.

Notary Public My Comission Expires

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY (NMCGO) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- LUMEN (LUMEN) FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND ENCLOSURES.
- SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
- CITY OF RIO RANCHO UTILITIES (WATER AND SANITARY SEWER) FOR INSTALLATION, MAINTENANCE AND SERVICES OF LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERCTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMCGO, LUMEN AND SPARKLIGHT ONE DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMCGO, SPARKLIGHT AND LUMEN DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

AMENDED PRELIMINARY PLAT FOR HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5 AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13) WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 7 TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO JULY, 2024

DSD CASE NO. _____

RIO RANCHO PLANNING AND ZONING BOARD Approved on the _____ day of _____, 2024.

Fred Radosevich, Chairman Date

UTILITY APPROVALS

City of Rio Rancho Date
 Public Service Company of New Mexico Date
 New Mexico Gas Company Date
 Lumen Date
 Sparklight Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting on the _____ day of _____, 2024.

Noel C. Davis, City Clerk, City of Rio Rancho Date

TREASURER'S CERTIFICATE

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer Taylor, Sandoval County Treasurer

JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719 Date

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____ TH DAY OF _____, 20____ IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME _____, FOLIO _____, RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____ DEPUTY

Designed:DMG/CVL	Drawn: TA	Checked: ALS	1 of 9
Scale: as shown	Date: 07/20/2024	Job: 18114	

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2024

EXISTING CONDITIONS

LINE	BEARING	DISTANCE
L1	N 0°17'00" E	2213.28
L2	S 89°43'00" E	272.25
L3	N 0°17'00" E	160.00
L4	N 89°43'00" W	272.25
L5	N 0°17'00" E	960.00
L6	S 89°43'00" E	544.50
L7	N 89°43'00" W	50.00
L8	N 89°43'00" W	272.25
L9	N 0°17'00" E	28.00
L10	S 89°43'00" E	238.25
L11	S 0°17'00" W	76.77
L12	S 0°17'00" E	2243.87
L13	S 30°22'10" E	46.49
L14	S 59°37'50" W	651.15
L15	S 59°37'50" W	58.12
L16	S 59°37'50" W	444.00
L17	S 59°54'50" W	188.39
L18	S 0°17'00" W	1281.37
L19	N 89°43'00" W	239.25
L20	N 0°17'00" E	435.00
L21	N 89°43'00" W	118.35
L22	N 89°43'00" W	90.14
L23	S 0°17'00" W	375.00
L24	N 89°43'00" W	82.27
L25	S 89°43'00" E	272.25
L26	S 0°17'00" W	962.50
L27	N 89°43'00" W	272.25
L28	N 0°17'00" E	160.00
L29	S 89°43'00" E	272.25
L30	S 0°31'00" W	153.88
L31	N 0°17'00" E	771.67
L32	N 89°43'00" W	50.00
L33	S 0°17'00" W	902.04
L34	S 89°43'00" E	272.25
L35	S 0°17'00" W	160.00
L36	N 0°17'00" E	320.00
L37	N 0°17'00" E	160.00
L38	N 0°17'00" E	1733.28

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 44°43'00" E	90°00'00"
C2	466.00'	62.57'	62.52'	S 04°07'47" W	07°41'34"
C3	534.00'	71.70'	71.64'	S 04°07'47" W	07°41'34"
C4	134.00'	71.68'	70.84'	S 15°02'35" E	30°39'10"
C5	25.00'	39.27'	35.36'	S 14°37'50" W	90°00'00"
C6	166.00'	48.77'	48.60'	S 81°51'57" W	16°50'06"
C7	534.00'	156.90'	156.34'	S 81°51'57" W	16°50'06"
C8	100.00'	115.93'	109.54'	S 57°04'20" W	66°25'19"
C9	25.00'	39.27'	35.36'	S 45°17'00" W	90°00'00"
C10	25.00'	21.14'	20.51'	N23°56'17" W	48°26'33"
C11	50.00'	241.19'	66.67'	N89°58'12" W	276°22'42"
C12	25.00'	20.92'	20.31'	S24°15'04" W	47°56'09"

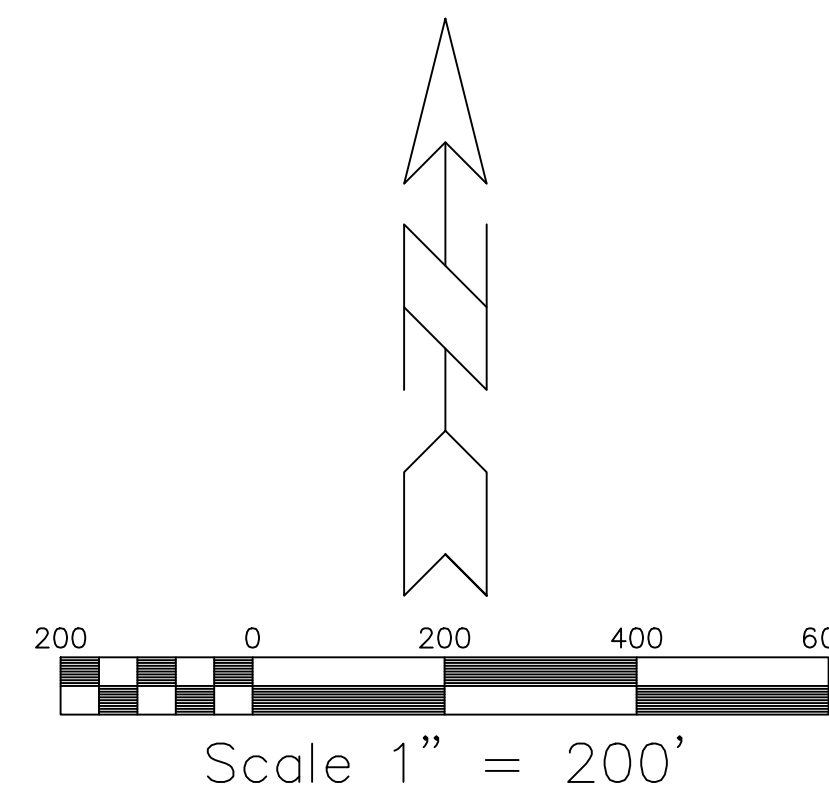
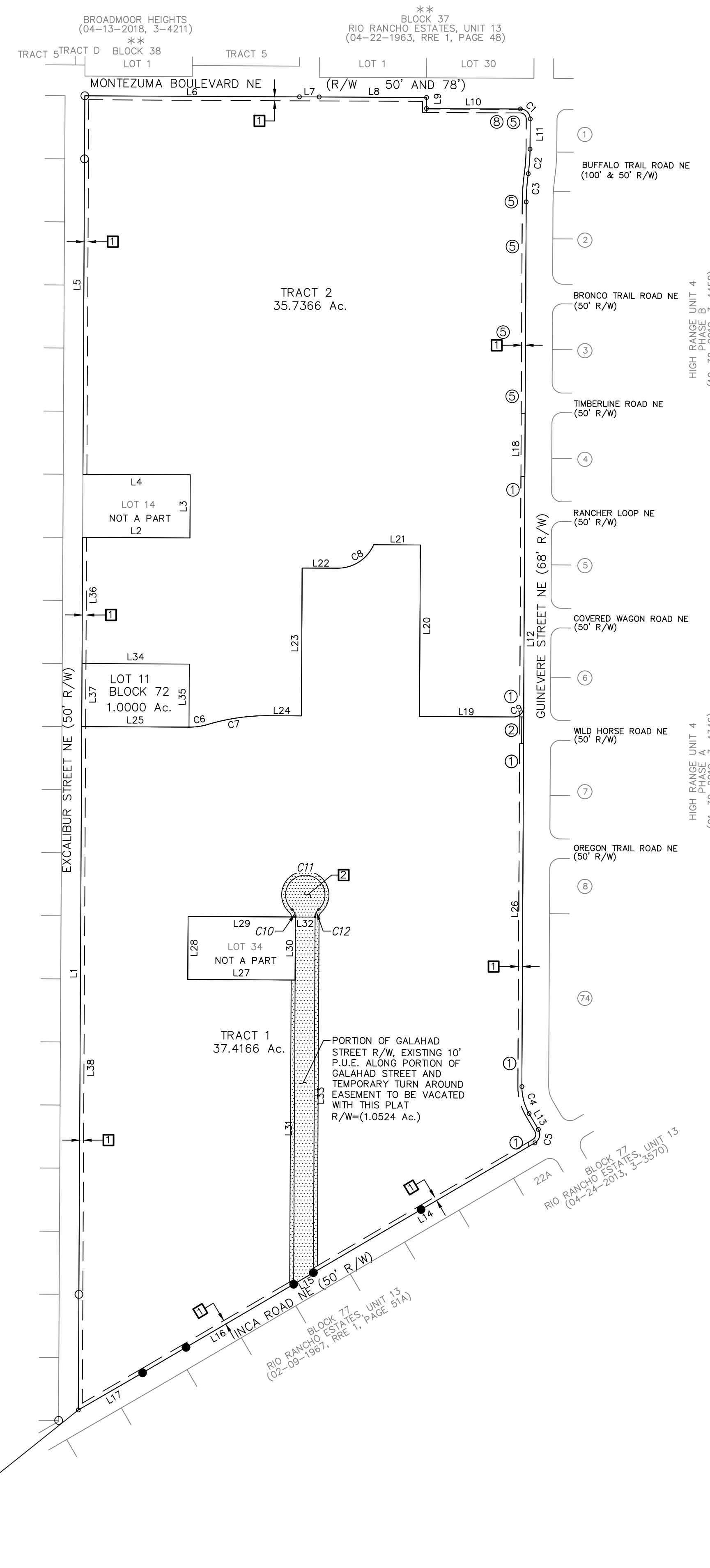
EXISTING EASEMENTS

- EXISTING 10' PUE (04-11-2022, 3-4853)
- EXISTING TEMPORARY TURN AROUND EASEMENT (04-11-2022, 3-4853) (TO BE VACATED WITH THIS PLAT)
- ① EXISTING 10' PUE (01-30-2019, 3-4346)
- ② EXISTING 5' PUE (01-30-2019, 3-4346)
- ⑤ EXISTING 10' PUE (10-30-2019, 3-4458)
- ⑧ EXISTING 1' NO VEHICULAR ACCESS EASEMENT (10-30-2019, 3-4458)

PROPERTY CORNERS

- - FOUND 1/2" REBAR
- - FOUND 3/4" OR 1" PIPE
- - SET 1/2" REBAR WITH CAP "LS 7719"

SCCS MONUMENT AND BENCHMARK "SAGE"
N=1545611.580
E=1499264.765
G-G=0.99965468
Δα=0°16'22.2"
CENTRAL ZONE
ELEVATION=5676.181
(NAD83/NAVD88)



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5 AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)

WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2024

PROPERTY CORNERS

- - FOUND 1/2" REBAR WITH CAP "LS 7719"
- - FOUND 1/2" REBAR
- - FOUND 1" PIPE

ABBREVIATIONS

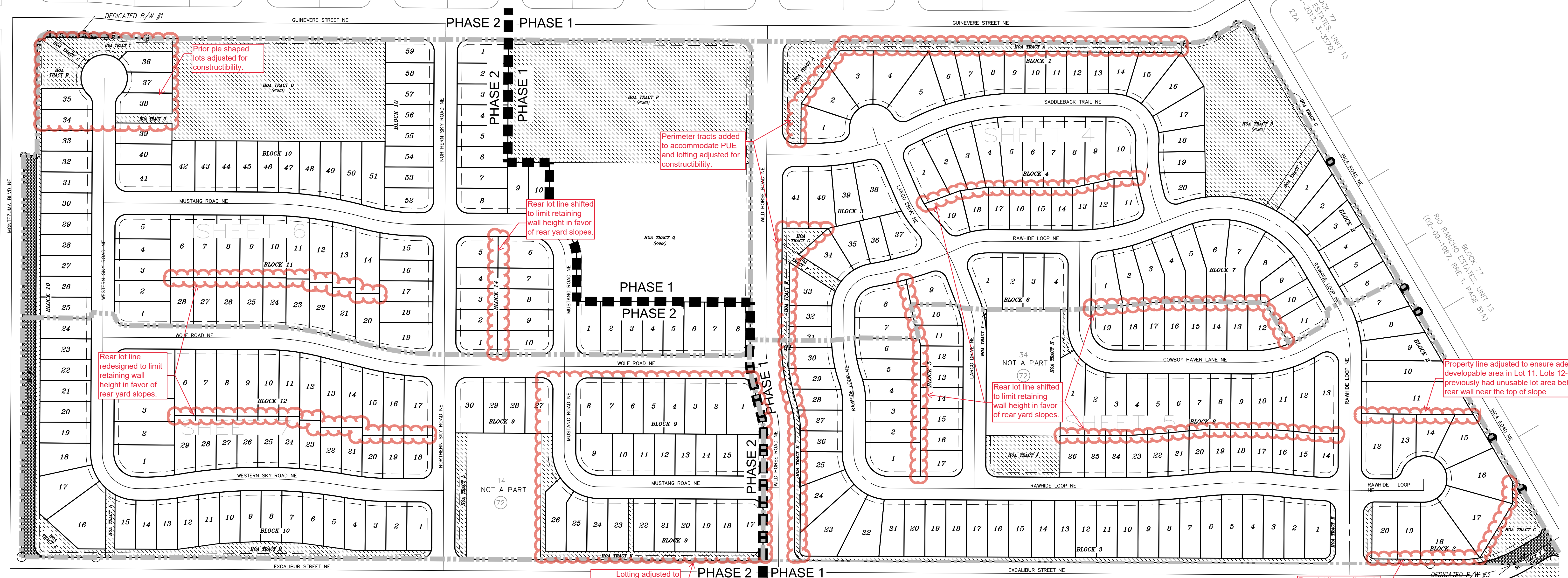
- 10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- H.O.A. = HOME OWNERS ASSOCIATION

NOTES:

1. HOA TRACTS A, C, E, G, H, I, J, K, R, T AND V, ARE LANDSCAPE TRACTS TO OWNED AND TO BE MAINTAINED BY THE HIGH RANGE 5 HOA FOR THE BENEFIT OF ALL LOT OWNERS.
2. HOA TRACTS B, O AND P ARE TO BE HOA MAINTAINED PONDS FOR THE USE AND BENEFIT OF ALL THE HIGH RANGE 5 HOMEOWNERS.
3. HOA TRACT Q IS AN HOA MAINTAINED PARK FOR THE USE AND BENEFIT OF THE HIGH RANGE 5 LOT OWNERS.
4. HOA TRACTS D, F, N, S AND U ARE HOA MAINTAINED TRACTS USED FOR PUBLIC SANITARY SEWER, WATERLINE, AND DRAINAGE AND TO BENEFIT ALL LOT OWNERS.

HIGH RANGE UNIT 4
PHASE B
(10-30-2019, 3-4458)

HIGH RANGE UNIT 4
PHASE A
(01-30-2019, 3-4346)

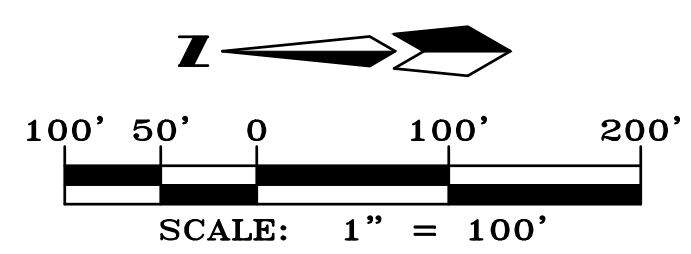


BLOCK 71
RIO RANCHO ESTATES, UNIT 13
(02-09-1967, RRE 1, PAGE 51A)

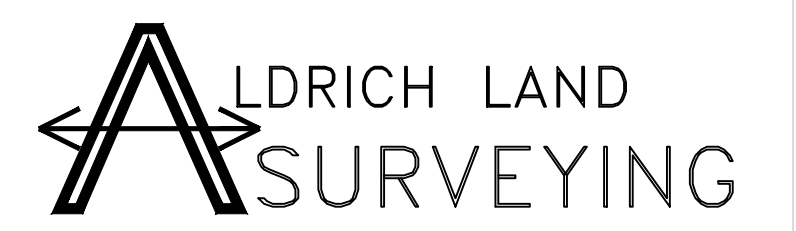
ALL STREETS AND ROADS SHOWN
HEREON ARE HEREBY DEDICATED TO
THE C.O.R.R. IN FEE SIMPLE WITH
WARRANTY COVENANTS AS PUBLIC
RIGHT-OF-WAY

NEW MEXICO GAS COMPANY NOTICE

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- LEGEND
- SHEET INDEX
 - PHASE LINE



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Designed:DMG/CVL Drawn: TA Checked: ALS
Scale: as shown Date: 07/05/2024 Job: 18114

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)

WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2024

PROPERTY CORNERS

- - FOUND 1/2" REBAR WITH CAP "LS 7719"
- - FOUND 1/2" REBAR
- - FOUND 1" PIPE

ABBREVIATIONS

- 10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- H.O.A. = HOME OWNERS ASSOCIATION

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Perimeter tract added to accommodate PUE and lotting adjusted for constructibility.

Rear lot line shifted to limit retaining wall height in favor of rear yard slopes.

SEE SHEET 6 OF 9

SEE SHEET 5 OF 9

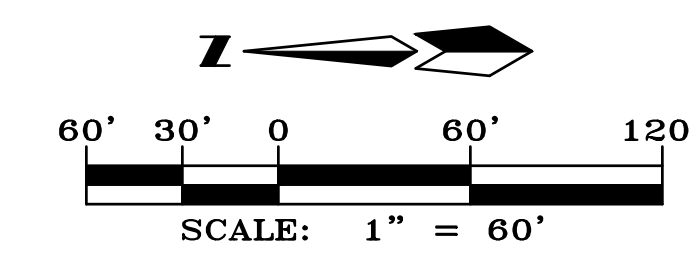
SEE SHEET 5 OF 9

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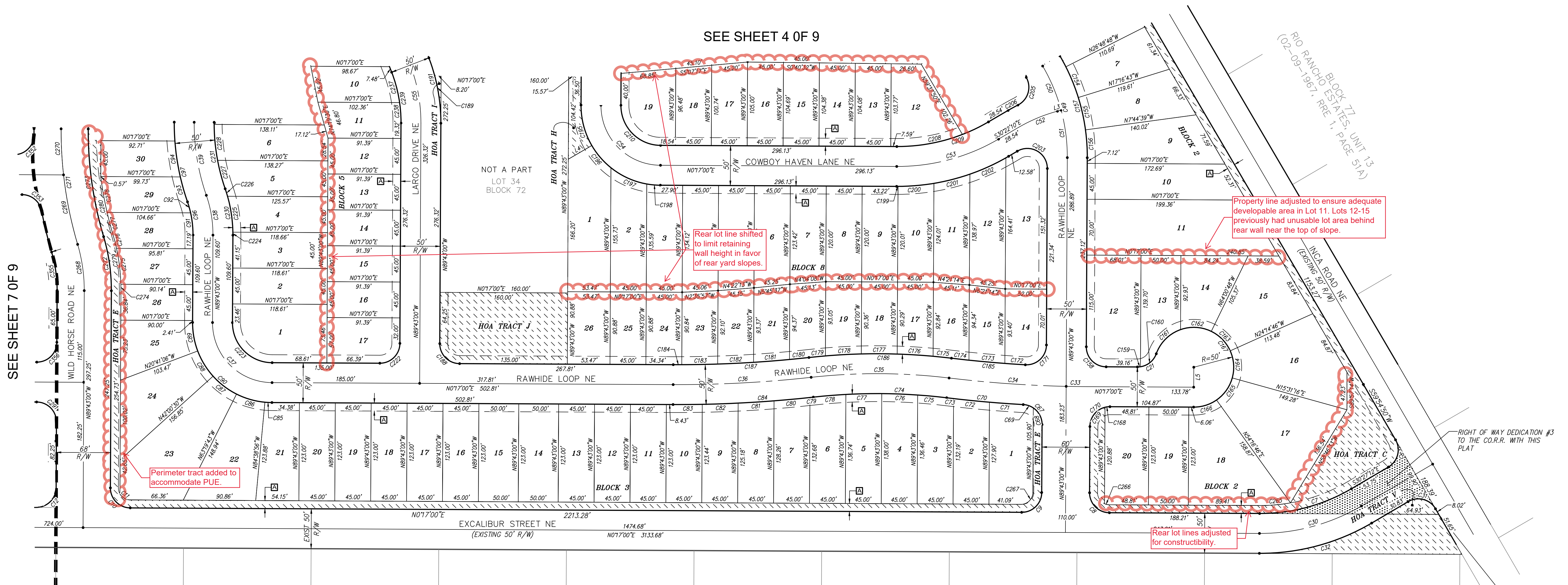
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SEE SHEET 4 OF 9



SEE SHEET 7 OF 9

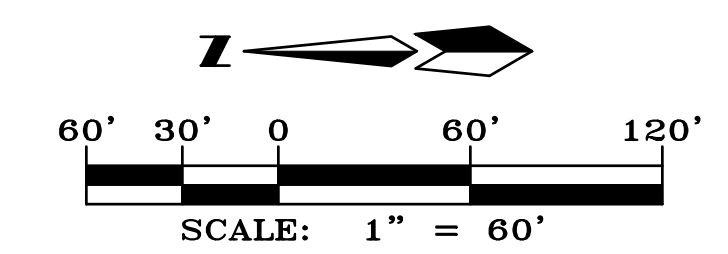
BLOCK 71
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(02-09-1967, RRE 1, PAGE 51A)

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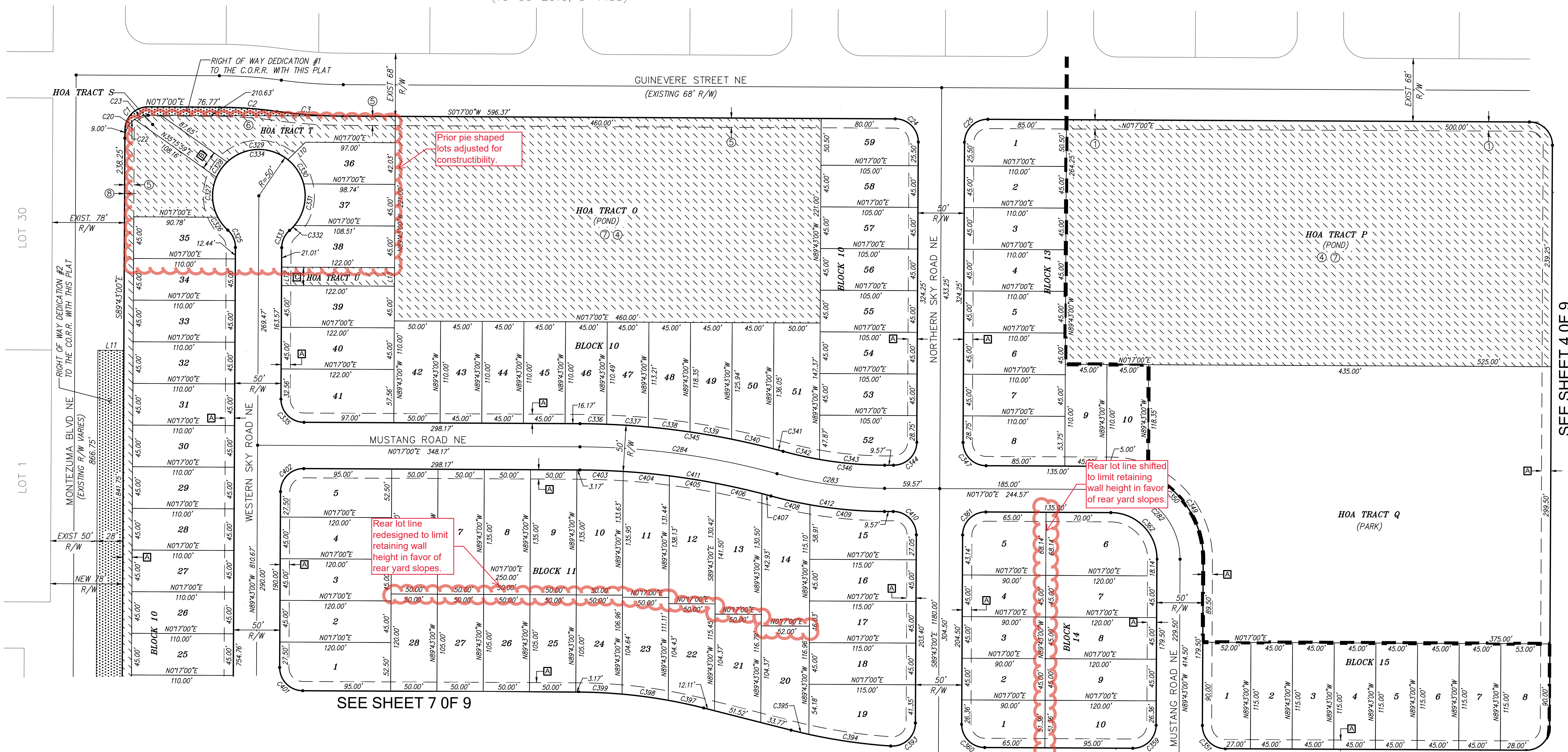
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HIGH RANGE UNIT 4
PHASE B
(10-30-2019, 3-4458)



SEE SHEET 7 OF 9

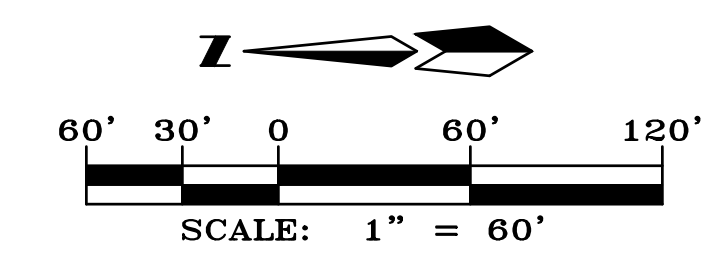
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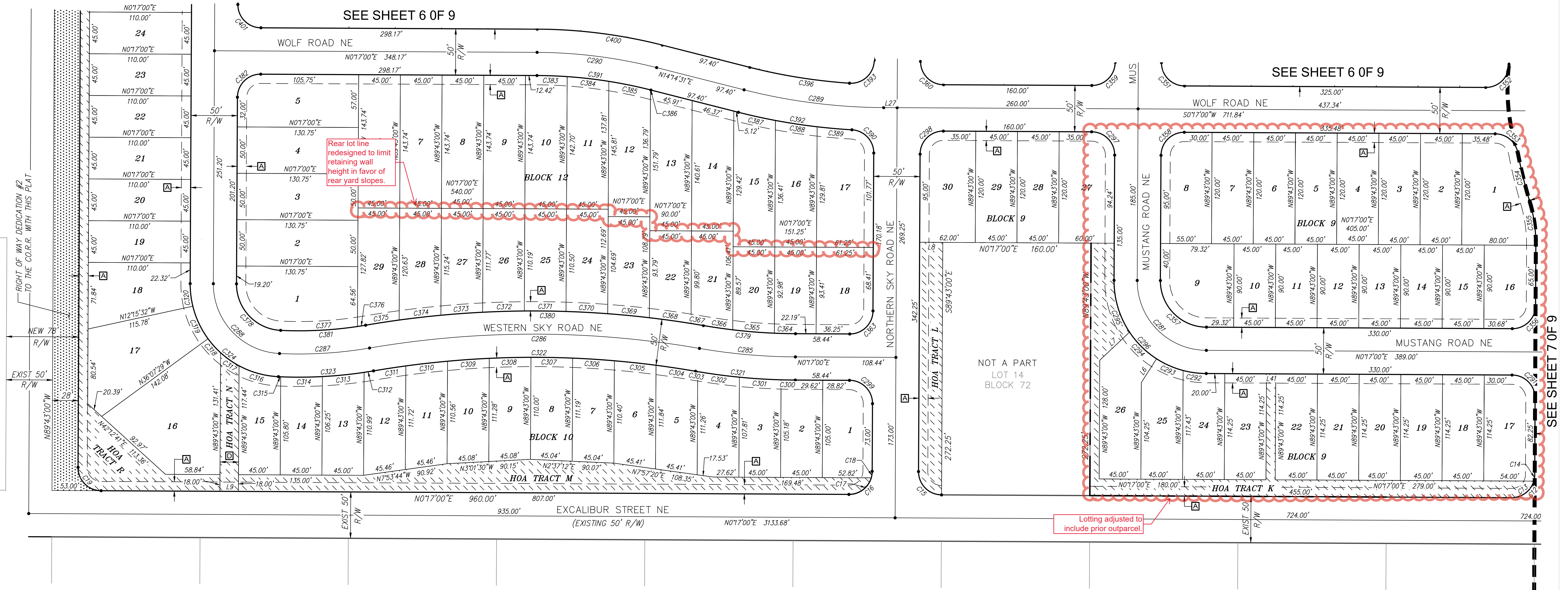
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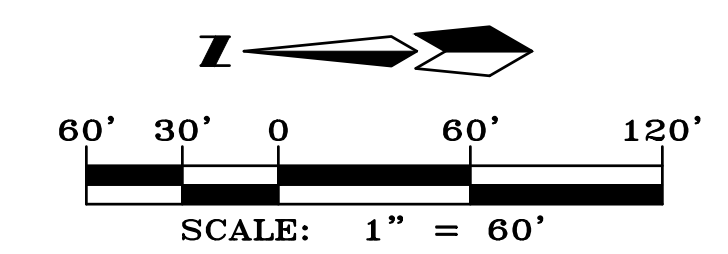


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Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C2	466.00'	62.57'	741°34"	N40°7'47"E	62.52'
C3	534.00'	71.70'	741°34"	S40°7'47"W	71.64'
C4	134.00'	71.69'	30°39'10"	S15°02'35"E	70.84'
C5	25.00'	39.27'	90°00'00"	N14°3'57"E	35.36'
C6	25.00'	39.09'	89°35'35"	S75°15'00"E	35.23'
C7	225.00'	120.70'	30°44'12"	S15°05'06"E	119.26'
C8	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C9	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C10	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C11	15.00'	15.73'	60°04'25"	S30°19'12"W	15.02'
C12	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C13	25.00'	32.18'	73°44'23"	S36°35'12"E	30.00'
C14	25.00'	7.09'	161°5'37"	S81°35'12"E	7.07'
C15	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C16	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C17	25.00'	32.18'	73°44'23"	S36°35'12"E	30.00'
C18	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C19	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C20	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C21	25.00'	30.77'	70°31'44"	S34°58'52"E	28.87'
C22	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C23	25.00'	15.45'	35°24'58"	N17°25'29"W	15.21'
C24	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C25	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C26	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C27	25.00'	39.27'	90°00'00"	S44°3'00"E	35.36'
C28	25.00'	16.09'	36°52'12"	N11°56'04"W	15.81'
C29	25.00'	23.18'	53°07'48"	N33°23'56"E	22.36'
C30	250.00'	134.11'	30°44'12"	S15°05'06"E	132.51'
C31	25.38'	44.06'	99°28'07"	N9°34'56"E	38.73'
C32	275.00'	147.53'	30°44'12"	N15°05'06"W	145.76'
C33	1500.00'	26.09'	0°59'48"	S04°6'54"W	26.09'
C34	1500.00'	147.21'	5°37'23"	S4°05'29"W	147.15'
C35	750.00'	173.30'	13°14'21"	N07°1'00"E	172.92'
C36	1500.00'	173.30'	6°37'11"	S30°1'36"E	173.21'
C37	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C38	150.00'	50.88'	19°26'11"	N80°33'54"E	50.64'
C39	275.00'	93.29'	19°26'11"	S80°33'54"W	92.84'
C40	75.00'	104.70'	79°59'07"	N49°43'26"W	96.40'
C41	750.00'	189.33'	15°13'39"	S17°20'42"E	188.74'
C42	750.00'	169.98'	12°59'08"	S16°13'22"E	169.62'
C43	750.00'	29.35'	214°30"	S23°50'42"E	29.34'
C44	150.00'	66.08'	25°14'31"	N12°20'16"W	65.55'
C45	400.00'	145.53'	20°50'47"	S10°08'24"E	144.73'
C46	400.00'	7.55'	1°04'56"	S01°5'28"E	7.55'
C47	400.00'	137.98'	19°45'51"	S10°40'51"E	137.30'
C48	225.00'	314.92'	80°11'37"	N19°32'01"E	289.84'
C49	225.00'	120.37'	30°39'10"	N74°57'25"E	118.94'
C50	225.00'	60.19'	15°19'35"	N67°17'37"E	60.01'
C51	225.00'	60.19'	15°19'35"	N82°37'12"E	60.01'
C52	200.00'	53.50'	15°19'35"	N22°42'23"W	53.34'
C53	250.00'	133.75'	30°39'10"	S15°02'35"E	132.16'
C54	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C55	200.00'	74.53'	21°21'05"	N79°36'28"E	74.10'
C56	275.00'	111.47'	23°13'26"	N57°19'12"E	110.71'
C57	275.00'	43.40'	9°02'33"	N64°24'39"E	43.36'
C58	275.00'	68.07'	14°10'54"	N52°47'56"E	67.89'
C59	225.00'	81.97'	20°52'20"	S56°08'39"W	81.51'
C60	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C61	500.00'	150.72'	17°16'16"	S82°11'08"E	150.15'
C62	500.00'	13.70'	1°34'12"	S17°46'22"E	13.70'
C63	500.00'	75.66'	8°40'11"	S22°53'34"E	75.59'
C64	475.00'	228.07'	27°30'39"	N13°28'20"W	225.89'
C65	75.00'	122.38'	9°32'29"	N47°01'43"E	109.25'

Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C66	350.00'	148.67'	24°20'14"	S81°36'20"W	147.55'
C67	25.00'	37.96'	87°00'04"	N46°46'58"E	34.42'
C68	25.06'	25.28'	57°48'25"	S63°00'54"W	24.22'
C69	25.00'	13.44'	30°47'44"	S18°40'47"W	13.28'
C70	1525.00'	96.37'	3°37'15"	S5°05'33"W	96.36'
C71	1525.00'	42.50'	1°35'48"	S4°04'49"W	42.50'
C72	1525.00'	45.21'	1°41'54"	N5°43'41"E	45.20'
C73	1525.00'	8.67'	0°19'33"	N6°44'24"E	8.67'
C74	725.00'	167.53'	1°31'42"	S07°17'00"W	167.15'
C75	725.00'	36.54'	2°53'15"	N5°27'33"E	36.53'
C76	725.00'	45.03'	3°33'32"	N2°14'09"E	45.03'
C77	725.00'	45.02'	3°33'30"	N1°19'22"W	45.02'
C78	725.00'	40.93'	3°14'05"	N4°43'09"W	40.92'
C79	1525.00'	4.26'	0°09'36"	N6°15'23"W	4.26'
C80	1525.00'	45.22'	1°41'56"	N5°19'37"W	45.22'
C81	1525.00'	45.11'	1°41'41"	N3°37'48"W	45.11'
C82	1525.00'	45.04'	1°41'31"	N1°56'12"W	45.03'
C83	1525.00'	36.57'	1°22'28"	N0°24'13"W	36.57'
C84	1525.00'	176.19'	6°37'11"	S30°1'36"E	176.09'
C85	100.00'	8.84'	5°04'04"	N2°49'02"E	8.84'
C86	100.00'	37.21'	21°19'13"	N16°00'40"E	37.00'
C87	100.00'	37.21'	21°19'13"	N37°19'53"E	37.00'
C88	100.00'	37.22'	21°19'24"	N58°39'12"E	37.00'
C89	100.00'	36.60'	20°58'06"	N79°47'57"E	36.39'
C90	100.00'	157.08'	90°00'00"	S45°17'00"W	141.42'
C91	125.00'	28.05'	12°51'21"	S83°51'59"W	27.99'
C92	125.00'	14.36'	6°34'50"	S74°08'14"W	14.35'
C93	300.00'	32.05'	6°12'57"	S73°57'17"W	32.53'
C94	300.00'	45.59'	8°42'24"	S81°24'58"W	45.54'
C95	300.00'	23.63'	4°30'50"	N88°01'35"E	23.63'
C96	125.00'	42.40'	19°26'11"	S80°33'54"W	42.20'
C97	300.00'	101.77'	19°26'11"	S80°33'54"W	101.28'
C98	100.00'	7.29'	4°10'33"	S87°37'44"E	7.29'
C99	100.00'	32.09'	18°23'17"	S76°20'48"E	31.96'
C100	100.00'	14.22'	5°12'28"	S59°57'55"E	25.02'
C101	100.00'	36.98'	21°11'20"	S42°11'01"E	36.77'
C102	100.00'	38.15'	21°51'29"	N20°39'37"W	37.92'
C103	725.00'	0.79'	0°03'45"	N8°45'45"W	0.79'
C104	725.00'	45.08'	3°33'46"	S11°34'31"E	45.08'
C105	725.00'	50.32'	3°58'33"	S15°20'42"E	50.31'
C106	100.00'	139.60'	79°59'07"	N49°43'26"W	128.54'
C107	725.00'	96.20'	7°36'08"	N13°31'57"W	96.13'
C108	25.00'	50.47'	115°40'42"	N75°10'22"W	42.33'
C109	250.00'	62.30'	14°16'42"	N54°07'38"E	62.14'
C110	250.00'	23.19'	5°18'50"	N63°55'24"E	23.18'
C111	250.00'	85.49'	19°35'32"	S56°47'03"W	85.07'
C112	25.00'	35.05'	80°19'51"	N26°24'54"E	32.25'
C113	525.00'	33.38'	3°38'35"	N11°55'45"W	33.38'
C114	525.00'	48.14'	5°15'14"	N7°28'50"W	48.12'
C115	525.00'	47.07'	5°08'13"	N2°17'07"W	47.05'
C116	525.00'	128.59'	14°02'02"	S6°44'01"E	128.27'
C117	25.00'	39.27'	90°00'00"	S44°3'00"E	35.36'
C118	24.99'	39.27'	90°02'49"	N45°17'00"E	35.36'
C119	475.00'	65.58'	7°54'39"	S34°02'0"E	65.53'
C120	25.00'	37.85'	86°44'34"	S50°59'56"E	34.34'
C121	50.00'	19.78'	22°39'48"	S83°02'19"E	19.65'
C122	50.00'	31.43'	36°01'10"	S53°41'50"E	30.92'
C123	50.00'	31.43'	36°01'10"	S17°40'39"E	30.92'
C124	50.00'	31.43'	36°01'10"	S18°20'31"W	30.92'
C125	50.00'	135.06'	154°54'54"	S16°59'16"E	97.59'
C126	25.00'	37.85'	86°44'34"	S17°01'24"W	34.34'
C127	475.00'	7.29'	0°52'46"	S26°47'16"E	7.29'
C128	500.00'	81.23'	9°18'30"	S22°34'24"E	81.14'
C129	500.00'	43.25'	4°57'22"	S15°26'08"E	43.24'
C130	500.00'	43.25'	4°57'22"	S10°29'06"E	43.24'

Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C131	500.00'	41.61'	4°46'05"	S53°7'22"E	41.60'
C132	500.00'	30.73'	3°31'19"	N1°28'40"W	30.73'
C133	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C134	100.00'	28.68'	16°25'55"	S82°59'57"W	28.58'
C135	100.00'	37.21'	21°19'13"	S27°22'31"W	37.00'
C136	100.00'	37.21'	21°19'13"	S48°41'44"W	37.00'
C137	100.00'	37.21'	21°19'13"	S70°00'57"W	37.00'
C138	100.00'	22.86'	13°05'53"	S87°13'30"W	22.81'
C139	325.00'	19.15'	3°22'31"	N87°54'49"W	19.14'
C140	325.00'	45.09'	7°56'56"	S86°25'28"W	45.05'
C141	325.00'	50.66'	8°55'54"	S77°59'04"W	50.61'
C142	25.00'	40.90'	93°44'10"	S26°39'02"W	36.49'
C143	100.00'	163.17'	93°29'27"	S47°01'43"W	145.66'
C144	325.00'	114.90'	20°15'20"	S83°38'47"W	114.30'
C145	250.00'	57.28'	13°07'38"	S13°39'14"E	57.15'
C146	250.00'	133.06'	30°29'41"	S80°29'25"W	131.49'
C147	250.00'	25.28'	5°47'21"	S67°57'56"W	25.25'
C148	250.00'	43.33'	9°55'51"	S34°09'32"W	43.28'
C149	250.00'	41.60'	9°32'05"	S43°53'30"W	41.55'
C150	250.00'	41.60'	9°32'05"	S53°25'35"W	41.55'
C151	250.00'	6.27'	1°26'13"	S58°54'43"W	6.27'
C152	250.00'	348.40'	79°50'53"	S19°42'23"W	320.89'
C153	250.00'	15.52'	3°33'23"	S61°24'31"W	15.51'
C154	250.00'	41.60'	9°32'05"	S23°24'10"W	41.55'
C155	250.00'	41.60'	9°32'05"	S77°29'19"W	41.55'
C156	250.00'	35.03'	8°01'38"	S86°16'11"W	35.00'
C157	250.00'	133.75'	30°39'10"	N74°57'25"E	132.16'
C158	25.00'	39.27'	90°00'00"	S45°17'00"E	35.36'
C159	25.00'	3.87'	8°52'17"	S49°09'09"E	3.87'
C160	25.00'	26.90'	61°39'27"	S39°25'00"E	25.62'
C161	50.00'	44.36'	50°49'41"	S44°49'53"E	42.92'
C162	50.00'	39.62'	45°24'14"	S37°10'55"W	38.59'
C163	50.00'	34.70'	39°46'02"	S45°52'13"W	34.01'
C164	50.00'	34.70'	39°46'02"	S85°38'15"W	34.01'
C165	50.00'	34.70'	39°46'02"	N54°35'44"W	34.01'
C166	50.00'	30.54'	34°59'42"	S17°25'51"E	30.07'
C167	50.00'	218.63'	250°31'44"	S55°01'08"W	81.65'
C168	25.00'	44.36'	14°20'43"	N63°53'22"W	6.24'
C169	25.00'	33.01'	75°39'17		

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)

WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
COUNTY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2024

Lot No.	Block No.	Area (sf)
1	BLOCK 1	6909.4425 sf
2	BLOCK 1	7024.9092 sf
3	BLOCK 1	8301.2545 sf
4	BLOCK 1	9103.3251 sf
5	BLOCK 1	9584.4955 sf
6	BLOCK 1	5448.9461 sf
7	BLOCK 1	4798.3057 sf
8	BLOCK 1	4500.2020 sf
9	BLOCK 1	4059.6641 sf
10	BLOCK 1	4050.0000 sf
11	BLOCK 1	4050.0000 sf
12	BLOCK 1	4050.0000 sf
13	BLOCK 1	4050.0000 sf
14	BLOCK 1	4773.3814 sf
15	BLOCK 1	6793.0246 sf
16	BLOCK 1	8149.1420 sf
17	BLOCK 1	6512.0196 sf
18	BLOCK 1	4910.1114 sf
19	BLOCK 1	4478.6917 sf
20	BLOCK 1	5645.0785 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 2	7217.7751 sf
2	BLOCK 2	6472.8751 sf
3	BLOCK 2	5736.6419 sf
4	BLOCK 2	5046.9098 sf
5	BLOCK 2	4950.0000 sf
6	BLOCK 2	5192.8288 sf
7	BLOCK 2	5841.0115 sf
8	BLOCK 2	6738.5769 sf
9	BLOCK 2	8232.3886 sf
10	BLOCK 2	8371.2169 sf
11	BLOCK 2	15407.2805 sf
12	BLOCK 2	9386.9522 sf
13	BLOCK 2	5788.9941 sf
14	BLOCK 2	5689.5911 sf
15	BLOCK 2	8648.3234 sf
16	BLOCK 2	10563.9347 sf
17	BLOCK 2	12299.0686 sf
19	BLOCK 2	6150.0000 sf
20	BLOCK 2	6760.6882 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 3	6869.1945 sf
2	BLOCK 3	5847.0720 sf
3	BLOCK 3	6053.8303 sf
4	BLOCK 3	6185.8291 sf
5	BLOCK 3	6191.9569 sf
6	BLOCK 3	6072.0900 sf
7	BLOCK 3	5866.1613 sf
8	BLOCK 3	5697.4784 sf
9	BLOCK 3	5588.9897 sf
10	BLOCK 3	5540.3440 sf
11	BLOCK 3	5535.0000 sf
12	BLOCK 3	5535.0000 sf
13	BLOCK 3	5535.0000 sf
14	BLOCK 3	6150.0000 sf
15	BLOCK 3	6150.0000 sf
16	BLOCK 3	5535.0000 sf
17	BLOCK 3	5535.0000 sf
18	BLOCK 3	5535.0000 sf
19	BLOCK 3	5535.0000 sf
20	BLOCK 3	5535.0000 sf
21	BLOCK 3	5991.2393 sf

Lot No.	Block No.	Area (sf)
22	BLOCK 3	8270.8445 sf
23	BLOCK 3	11725.2392 sf
24	BLOCK 3	7641.2951 sf
25	BLOCK 3	5304.8307 sf
26	BLOCK 3	4050.3706 sf
27	BLOCK 3	4152.1782 sf
28	BLOCK 3	4552.1471 sf
29	BLOCK 3	4611.2313 sf
30	BLOCK 3	4303.6463 sf
31	BLOCK 3	4137.4188 sf
32	BLOCK 3	4130.7441 sf
33	BLOCK 3	6060.4021 sf
34	BLOCK 3	6289.2113 sf
35	BLOCK 3	5228.4736 sf
36	BLOCK 3	4326.6969 sf
37	BLOCK 3	6054.2419 sf
38	BLOCK 3	8543.0070 sf
39	BLOCK 3	6921.8175 sf
40	BLOCK 3	7228.0372 sf
41	BLOCK 3	7428.2253 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 4	7214.6895 sf
2	BLOCK 4	6562.1058 sf
3	BLOCK 4	6855.3221 sf
4	BLOCK 4	7078.1030 sf
5	BLOCK 4	7149.0691 sf
6	BLOCK 4	6883.7562 sf
7	BLOCK 4	6888.3471 sf
8	BLOCK 4	6811.3609 sf
9	BLOCK 4	6400.9237 sf
10	BLOCK 4	8131.0023 sf
11	BLOCK 4	5493.2068 sf
12	BLOCK 4	4564.0400 sf
13	BLOCK 4	4312.8071 sf
14	BLOCK 4	4112.3238 sf
15	BLOCK 4	4116.9148 sf
16	BLOCK 4	4121.5057 sf
17	BLOCK 4	4154.7647 sf
18	BLOCK 4	4591.6141 sf
19	BLOCK 4	5613.3117 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 5	8176.4861 sf
2	BLOCK 5	5337.6240 sf
3	BLOCK 5	5337.6786 sf
4	BLOCK 5	5449.9551 sf
5	BLOCK 5	5961.0083 sf
6	BLOCK 5	6316.6611 sf
7	BLOCK 5	5937.3920 sf
8	BLOCK 5	7917.1308 sf
9	BLOCK 5	5910.5587 sf
10	BLOCK 5	4568.9277 sf
11	BLOCK 5	4385.7197 sf
12	BLOCK 5	4112.3760 sf
13	BLOCK 5	4112.3760 sf
14	BLOCK 5	4112.3760 sf
15	BLOCK 5	4112.3760 sf
16	BLOCK 5	4112.3760 sf
17	BLOCK 5	5074.8834 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 6	7437.3689 sf
2	BLOCK 6	5490.0000 sf
3	BLOCK 6	5490.0000 sf
4	BLOCK 6	6209.8739 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 8	9180.4152 sf
2	BLOCK 8	6453.0287 sf
3	BLOCK 8	6043.6638 sf
4	BLOCK 8	5984.3171 sf
5	BLOCK 8	5850.9207 sf
6	BLOCK 8	5661.3094 sf
7	BLOCK 8	5477.0550 sf
8	BLOCK 8	5399.9973 sf
9	BLOCK 8	5400.0006 sf
10	BLOCK 8	5422.2907 sf
11	BLOCK 8	5886.3956 sf
12	BLOCK 8	6789.2314 sf
13	BLOCK 8	8910.2464 sf
14	BLOCK 8	4786.4421 sf
15	BLOCK 8	4229.5730 sf
16	BLOCK 8	4209.0170 sf
17	BLOCK 8	4110.6301 sf
18	BLOCK 8	4054.9426 sf
19	BLOCK 8	4116.9853 sf
20	BLOCK 8	4215.4807 sf
21	BLOCK 8	4229.2977 sf
22	BLOCK 8	4178.2379 sf
23	BLOCK 8	4121.3300 sf
24	BLOCK 8	4089.5642 sf
25	BLOCK 8	4089.7011 sf
26	BLOCK 8	4859.7140 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 7	6810.4724 sf
2	BLOCK 7	5945.2737 sf
3	BLOCK 7	6200.8613 sf
4	BLOCK 7	6709.3586 sf
5	BLOCK 7	7705.5504 sf
6	BLOCK 7	9284.1394 sf
7	BLOCK 7	9239.0775 sf
8	BLOCK 7	7813.8435 sf
9	BLOCK 7	5126.8926 sf
10	BLOCK 7	4732.2788 sf
11	BLOCK 7	6173.2922 sf
12	BLOCK 7	6583.2316 sf
13	BLOCK 7	4676.4842 sf
14	BLOCK 7	4690.3459 sf
15	BLOCK 7	4704.2075 sf
16	BLOCK 7	4718.0692 sf
17	BLOCK 7	4629.2055 sf
18	BLOCK 7	4437.6165 sf
19	BLOCK 7	5854.5659 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 9	8234.7493 sf
2	BLOCK 9	5400.0010 sf
3	BLOCK 9	5400.0004 sf
5	BLOCK 9	5400.0003 sf
8	BLOCK 9	6465.8740 sf
19	BLOCK 9	5141.2500 sf
27	BLOCK 9	7065.8739 sf
28	BLOCK 9	5400.0000 sf
29	BLOCK 9	5400.0000 sf
30	BLOCK 9	7065.8739 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 10	5514.6238 sf
2	BLOCK 10	4725.9323 sf
3	BLOCK 10	4780.5746 sf
4	BLOCK 10	4949.3799 sf
5	BLOCK 10	5027.1106 sf
6	BLOCK 10	5007.8225 sf
12	BLOCK 10	5015.4901 sf
13	BLOCK 10	4871.6910 sf
14	BLOCK 10	4755.0341 sf
15	BLOCK 10	4938.3317 sf
16	BLOCK 10	11667.5587 sf
17	BLOCK 10	8769.6865 sf
18	BLOCK 10	6581.6287 sf
19	BLOCK 10	4950.0000 sf
20	BLOCK 10	4950.0000 sf
21	BLOCK 10	4950.0000 sf
22	BLOCK 10	4950.0000 sf
23	BLOCK 10	4950.0000 sf
24	BLOCK 10	4950.0000 sf
25	BLOCK 10	4950.0000 sf
26	BLOCK 10	4950.0000 sf
27	BLOCK 10	4950.0000 sf
28	BLOCK 10	4950.0000 sf
29	BLOCK 10	4950.0000 sf
30	BLOCK 10	4950.0000 sf
31	BLOCK 10	4950.0000 sf
32	BLOCK 10	4950.0000 sf
33	BLOCK 10	4950.0000 sf
35	BLOCK 10	4701.1783 sf
39	BLOCK 10	5490.0000 sf
40	BLOCK 10	5490.0000 sf
41	BLOCK 10	6888.0702 sf
42	BLOCK 10	5500.0000 sf
43	BLOCK 10	4950.0000 sf
44	BLOCK 10	4950.0000 sf
45	BLOCK 10	4950.0000 sf
46	BLOCK 10	4954.7007 sf
47	BLOCK 10	5024.3068 sf
48	BLOCK 10	5200.9955 sf
49	BLOCK 10	5487.1134 sf
50	BLOCK 10	5885.1803 sf
51	BLOCK 10	7107.3635 sf
52	BLOCK 10	5372.0230 sf

Lot No.	Block No.	Area (sf)
53	BLOCK 10	4725.0000 sf
54	BLOCK 10	4725.0000 sf
55	BLOCK 10	4725.0000 sf
56	BLOCK 10	4725.0000 sf
57	BLOCK 10	4725.0000 sf
58	BLOCK 10	4725.0000 sf
59	BLOCK 10	5168.3739 sf

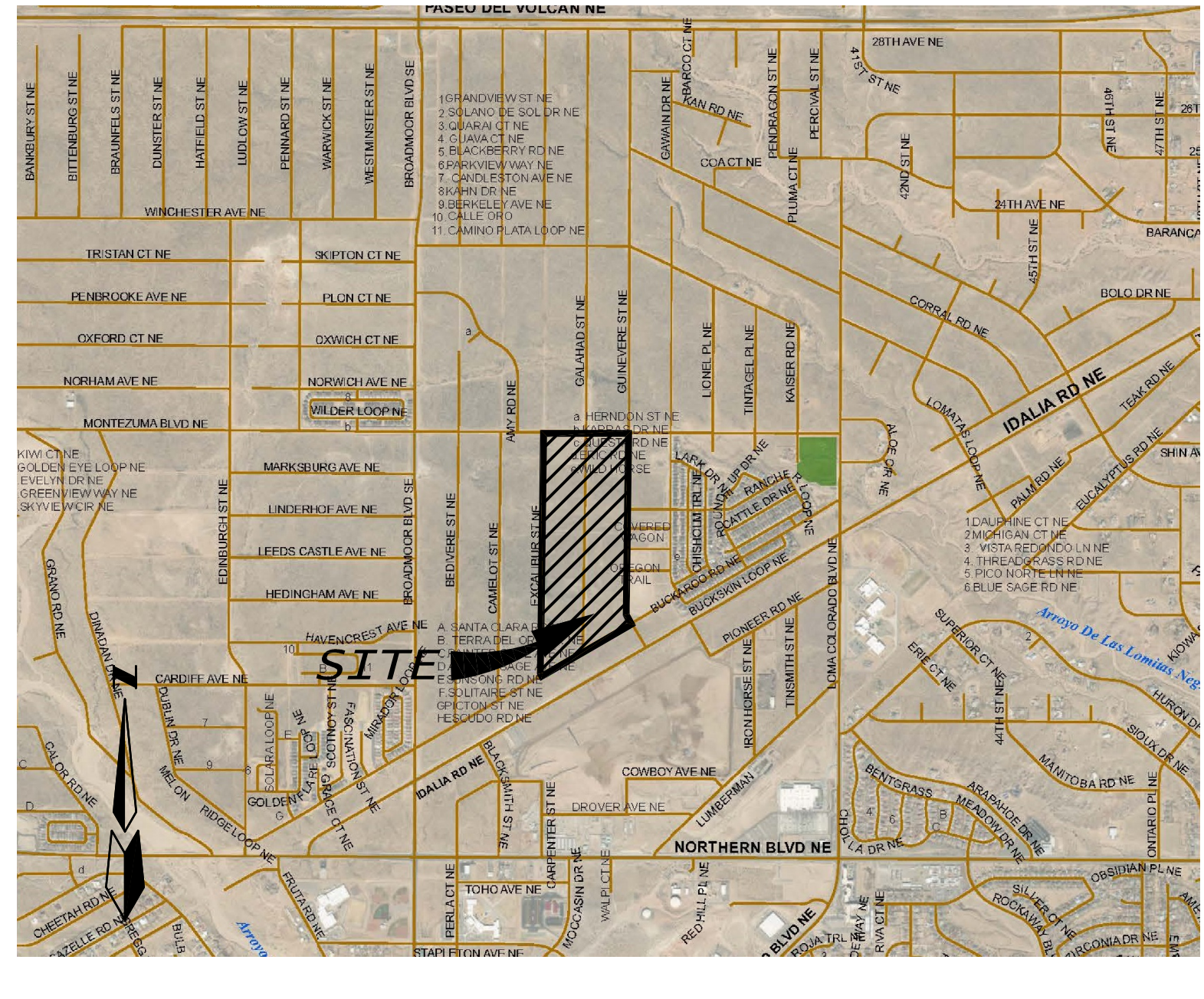
Lot No.	Block No.	Area (sf)
1	BLOCK 11	6165.8739 sf
2	BLOCK 11	5400.0000 sf
3	BLOCK 11	5400.0000 sf
4	BLOCK 11	5400.0000 sf
5	BLOCK 11	6165.8739 sf
6	BLOCK 11	6750.1448 sf
7	BLOCK 11	6750.1448 sf
8	BLOCK 11	6750.1448 sf
9	BLOCK 11	6750.1448 sf
10	BLOCK 11	6728.7341 sf
11	BLOCK 11	6697.8698 sf
12	BLOCK 11	6727.1611 sf
13	BLOCK 11	6813.9764 sf
14	BLOCK 11	7102.8257 sf
15	BLOCK 11	6035.0102 sf
16	BLOCK 11	5175.0000 sf
17	BLOCK 11	5175.0000 sf
18	BLOCK 11	5175.0000 sf
19	BLOCK 11	7054.7588 sf
20	BLOCK 11	5760.9302 sf
21	BLOCK 11	5528.9919 sf
22	BLOCK 11	5479.6742 sf
23	BLOCK 11	5374.8127 sf
24	BLOCK 11	5280.4583 sf
25	BLOCK 11	5249.8552 sf
26	BLOCK 11	5249.8552 sf
27	BLOCK 11	5249.8552 sf
28	BLOCK 11	5249.8552 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 13	5420.8739 sf
2	BLOCK 13	4950.0000 sf
3	BLOCK 13	4950.0000 sf
4	BLOCK 13	4950.0000 sf
5	BLOCK 13	4950.0000 sf
6	BLOCK 13	4950.0000 sf
7	BLOCK 13	4950.0000 sf
8	BLOCK 13	5778.3739 sf
9	BLOCK 13	4950.0000 sf
10	BLOCK 13	5059.3855 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 14	4487.8379 sf
2	BLOCK 14	4050.0000 sf
3	BLOCK 14	4050.0000 sf
4	BLOCK 14	4050.0000 sf
5	BLOCK 14	5998.9098 sf
6	BLOCK 14	7640.8766 sf
7	BLOCK 14	5400.0000 sf
8	BLOCK 14	5400.0000 sf
10	BLOCK 14	6028.4926 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 15	5845.8739 sf
2	BLOCK 15	5175.0000 sf
3	BLOCK 15	5175.0000 sf
4	BLOCK 15	5175.0000 sf
5	BLOCK 15	5175.0000 sf
6	BLOCK 15	5175.0000 sf
7	BLOCK 15	5175.0000 sf
8	BLOCK 15	5175.0000 sf

Lot No.	Block No.	Area (sf)
HOA TRACT A	BLOCK 1	29613.9293 sf
HOA TRACT B	BLOCK 1	65128.5095 sf
HOA TRACT C	BLOCK 2	26141.0840 sf
HOA TRACT D	BLOCK 1	4180.0097 sf
HOA TRACT E	BLOCK 3	21317.3536 sf
HOA TRACT F	BLOCK 3	3580.1017 sf
HOA TRACT G	BLOCK 3	3416.9392 sf
HOA TRACT H	BLOCK 8	1836.2743 sf
HOA TRACT I	BLOCK 6	163.2458 sf
HOA TRACT J	BLOCK 8	14145.8739 sf
HOA TRACT K	BLOCK 9	14421.7565 sf
HOA TRACT L	BLOCK 9	6672.1239 sf
HOA TRACT M	BLOCK 10	16400.9777 sf
HOA TRACT N	BLOCK 10	2836.3256 sf
HOA TRACT O	BLOCK 10	101660.0000 sf
HOA TRACT P	HOA TRACTS	138597.1239 sf
HOA TRACT Q	HOA TRACTS	120949.1329 sf
HOA TRACT R	BLOCK 10	23262.3448 sf
HOA TRACT S	BLOCK 10	1988.4856 sf
HOA TRACT T	BLOCK 10	7926.7097 sf
HOA TRACT U	BLOCK 10	2440.0000 sf
HOA TRACT V	HOA TRACTS	792.3842 sf



LOCATION MAP

SCALE: NTS

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 7, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, BEING ALL OF TRACT 1 AND TRACT 2, HIGH RANGE 5, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON APRIL 11, 2022, IN VOLUME 3, FOLIO 4853, TOGETHER WITH ALL OF LOT 11, BLOCK 72, RIO RANCHO ESTATES UNIT 13, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON FEBRUARY 9, 1967, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 51A, AND CONTAINING 75.2056 ACRES MORE OR LESS.

PURPOSE OF PLAT

- To Subdivide existing Tract 1 and Tract 2, High Range 5, and Lot 11, Block 72, Rio Rancho Estates Unit 13 into 340 residential lots and 19 H.O.A. tracts.
- To eliminate any existing property/tract lines as shown hereon.
- To Vacate any public utility easements as shown.
- To dedicate public street Right-of-way to the City of Rio Rancho as shown hereon.
- To grant all easements as shown hereon.

SUBDIVISION NOTES

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARING (CENTRAL ZONE)
- ALL DISTANCES ARE GROUND DISTANCES
- BEARINGS AND DISTANCES IN PARENTHESIS RECORD.
- BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:
 - PLAT OF "TRACT 1 AND TRACT 2, HIGH RANGE 5" (04-11-2022, VOL 3, FOL. 4853, RRE BK. 32, PG. 23-25)
 - PLAT OF "HIGH RANGE UNIT 4, PHASE B" (10-30-2019, VOL 3, FOL. 4458, RRE BK. 29, PG. 52-53)
 - PLAT OF "HIGH RANGE UNIT 4, PHASE A" (01-30-2019, VOL 3, FOL. 4346, RRE BK. 28, PG. 55-56)
 - PLAT OF "BROADMOOR HEIGHTS" (04-13-2018, VOL. 3, FOL. 4211, RRE BK. 27, PG. 64-69)
 - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (04-24-2013, VOL. 3, FOL. 3570, RRE BK. 24, PG. 54-57)
 - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (02-09-1967, RRE BK. 1, PG. 51A)
 - PLAT OF "RIO RANCHO ESTATES, UNIT 13" (04-22-1963, RRE BK. 1, PG. 48")
- FIELD SURVEY PERFORMED IN NOVEMBER 8TH, 2020.
- TITLE COMMITMENT:
 - TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 - UNDERWRITER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 - COMMITMENT NO.: 2107013 (COMMITMENT DATE: AUGUST 30, 2021)
- ADDRESS OF PROPERTY: RIO RANCHO, NM 87114
- CITY OF RIO RANCHO, NEW MEXICO ZONE:
 - TRACTS 1 & 2 = R-4
 - LOT 11, BLOCK 72 = R-1
- 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, PANEL 1900 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008.

SUBDIVISION DATA

GROSS ACREAGE:75.2056 AC.
 NO. OF EXISTING LOTS..... 1 LOT
 NO. OF EXISTING TRACTS..... 2 TRACTS
 NO. OF LOTS CREATED: 340 LOTS
 NO. OF TRACTS CREATED:..... 22 TRACTS
 PUBLIC RIGHT OF WAY CREATED:16.4004 AC.
 DATE OF SURVEY: NOVEMBER 8th, 2020

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND TRACTS AS SHOWN HEREON. THE TRACTS LABELED "H.O.A." WILL BE DEEDED IN FEE SIMPLE TO THE HIGH RANGE 5 HOME OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SAME. THEY WILL BE FOR THE BENEFIT OF THE HOME OWNERS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HERBY CONSENT TO THE GRANTING OF PUBLIC, PRIVATE AND TEMPORARY EASEMENTS AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, WATER, SEWER AND COMMUNICATION SERVICES, WHERE SHOWN OR INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF PUBLIC STREET RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

PUBLIC IMPROVEMENT DISTRICT LANGUAGE:

NOTWITHSTANDING THE FOREGOING, LGI HOMES - NEW MEXICO, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY (THE "OWNER"), HEREBY RESERVES AN INTEREST IN ANY OF THE FORGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE IMPROVEMENTS" AS SUCH TERM IS DEFINED IN SECTION 5-11-2, NEW MEXICO CODE, AS AMENDED, HAS BEEN OR IS TO BE ACQUIRED BY A PUBLIC IMPROVEMENT DISTRICT TO BE ESTABLISHED BY THE OWNER AND THE CITY OF RIO RANCHO, NEW MEXICO ("MUNICIPALITY"). (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO A SUBSEQUENT OPERATING AGREEMENT TO BE ENTERED INTO AMONG THE OWNER AND SUCH DISTRICT). SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH SUBSEQUENT OPERATING AGREEMENT ON JUNE 30, 2023.

OWNER(S): LGI HOMES - NEW MEXICO, LLC

Rick Tayrien, Vice President of Land Acquisition Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 BERNALILLO COUNTY) SS

On this _____ day of _____, 2024, this instrument was acknowledged before me by Rick Tayrien, Vice President of Land Acquisition, for LGI HOMES - NEW MEXICO, LLC, on behalf of said Limited Liability Corporation.

Notary Public My Comission Expires

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY (NMCGO) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- LUMEN (LUMEN) FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND ENCLOSURES.
- SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
- CITY OF RIO RANCHO UTILITIES (WATER AND SANITARY SEWER) FOR INSTALLATION, MAINTENANCE AND SERVICES OF LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERCTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMCGO, LUMEN AND SPARKLIGHT ONE DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMCGO, SPARKLIGHT AND LUMEN DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

AMENDED PRELIMINARY PLAT FOR HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5 AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13) WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 7 TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO JULY, 2024

DSD CASE NO. _____

RIO RANCHO PLANNING AND ZONING BOARD Approved on the _____ day of _____, 2024.

Fred Radosevich, Chairman Date

UTILITY APPROVALS

City of Rio Rancho Date
 Public Service Company of New Mexico Date
 New Mexico Gas Company Date
 Lumen Date
 Sparklight Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting on the _____ day of _____, 2024.

Noel C. Davis, City Clerk, City of Rio Rancho Date

TREASURER'S CERTIFICATE

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer Taylor, Sandoval County Treasurer

JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719 Date

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____ TH DAY OF _____, 20____ IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME _____, FOLIO _____, RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____ DEPUTY

Designed:DMG/CVL	Drawn: TA	Checked: ALS	1 of 9
Scale: as shown	Date: 07/20/2024	Job: 18114	

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)
WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2024

EXISTING CONDITIONS

LINE	BEARING	DISTANCE
L1	N 0°17'00" E	2213.28
L2	S 89°43'00" E	272.25
L3	N 0°17'00" E	160.00
L4	N 89°43'00" W	272.25
L5	N 0°17'00" E	960.00
L6	S 89°43'00" E	544.50
L7	N 89°43'00" W	50.00
L8	N 89°43'00" W	272.25
L9	N 0°17'00" E	28.00
L10	S 89°43'00" E	238.25
L11	S 0°17'00" W	76.77
L12	S 0°17'00" E	2243.87
L13	S 30°22'10" E	46.49
L14	S 59°37'50" W	651.15
L15	S 59°37'50" W	58.12
L16	S 59°37'50" W	444.00
L17	S 59°54'50" W	188.39
L18	S 0°17'00" W	1281.37
L19	N 89°43'00" W	239.25
L20	N 0°17'00" E	435.00
L21	N 89°43'00" W	118.35
L22	N 89°43'00" W	90.14
L23	S 0°17'00" W	375.00
L24	N 89°43'00" W	82.27
L25	S 89°43'00" E	272.25
L26	S 0°17'00" W	962.50
L27	N 89°43'00" W	272.25
L28	N 0°17'00" E	160.00
L29	S 89°43'00" E	272.25
L30	S 0°31'00" W	153.88
L31	N 0°17'00" E	771.67
L32	N 89°43'00" W	50.00
L33	S 0°17'00" W	902.04
L34	S 89°43'00" E	272.25
L35	S 0°17'00" W	160.00
L36	N 0°17'00" E	320.00
L37	N 0°17'00" E	160.00
L38	N 0°17'00" E	1733.28

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 44°43'00" E	90°00'00"
C2	466.00'	62.57'	62.52'	S 04°07'47" W	07°41'34"
C3	534.00'	71.70'	71.64'	S 04°07'47" W	07°41'34"
C4	134.00'	71.68'	70.84'	S 15°02'35" E	30°39'10"
C5	25.00'	39.27'	35.36'	S 14°37'50" W	90°00'00"
C6	166.00'	48.77'	48.60'	S 81°51'57" W	16°50'06"
C7	534.00'	156.90'	156.34'	S 81°51'57" W	16°50'06"
C8	100.00'	115.93'	109.54'	S 57°04'20" W	66°25'19"
C9	25.00'	39.27'	35.36'	S 45°17'00" W	90°00'00"
C10	25.00'	21.14'	20.51'	N23°56'17" W	48°26'33"
C11	50.00'	241.19'	66.67'	N89°58'12" W	276°22'42"
C12	25.00'	20.92'	20.31'	S24°15'04" W	47°56'09"

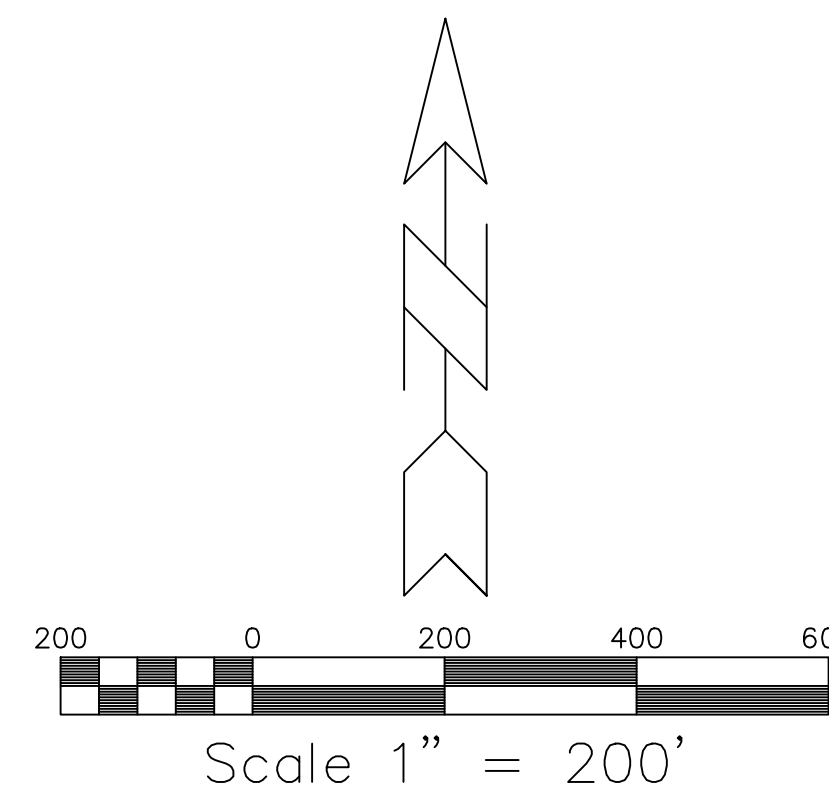
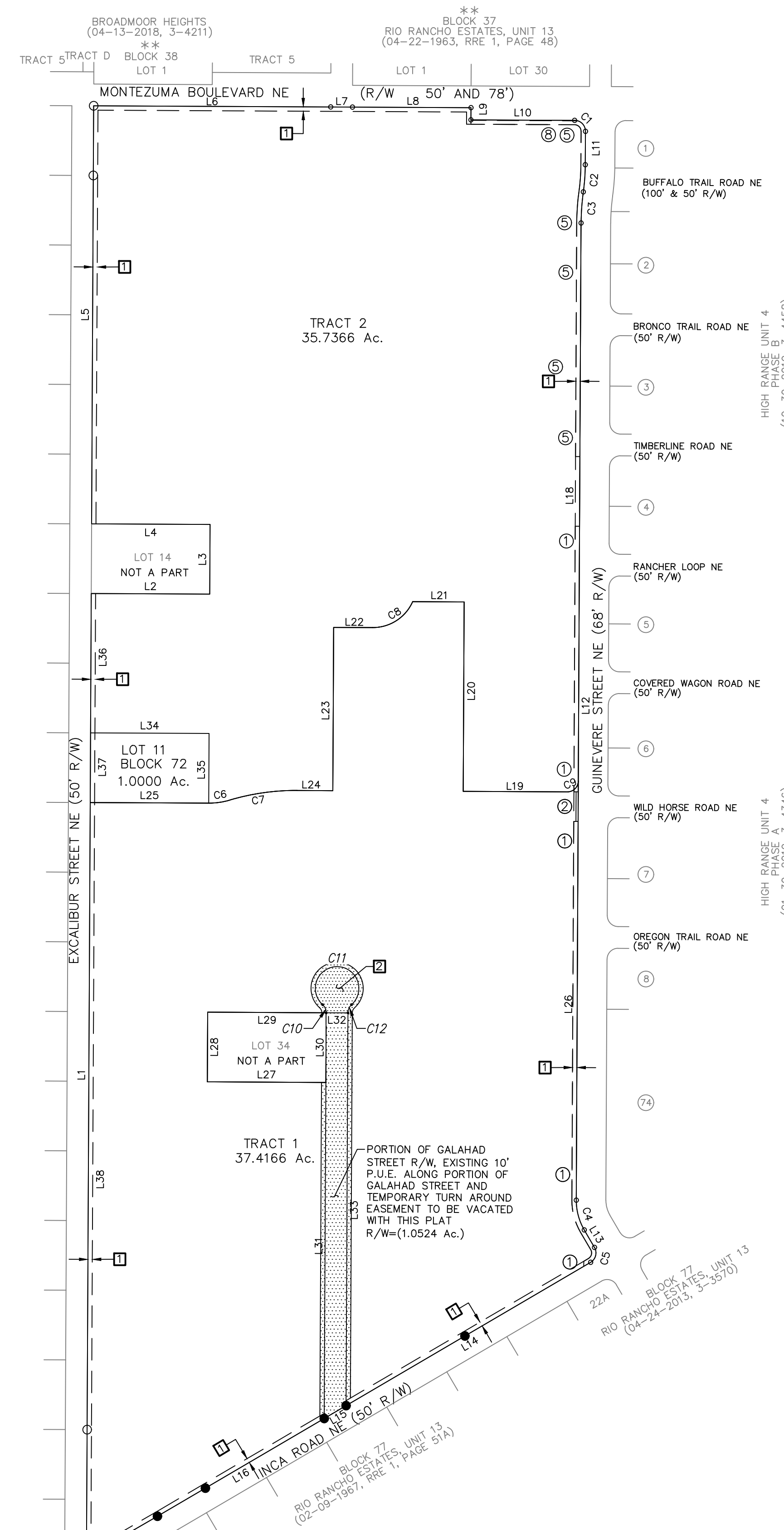
EXISTING EASEMENTS

- EXISTING 10' PUE (04-11-2022, 3-4853)
- EXISTING TEMPORARY TURN AROUND EASEMENT (04-11-2022, 3-4853) (TO BE VACATED WITH THIS PLAT)
- ① EXISTING 10' PUE (01-30-2019, 3-4346)
- ② EXISTING 5' PUE (01-30-2019, 3-4346)
- ⑤ EXISTING 10' PUE (10-30-2019, 3-4458)
- ⑧ EXISTING 1' NO VEHICULAR ACCESS EASEMENT (10-30-2019, 3-4458)

PROPERTY CORNERS

- - FOUND 1/2" REBAR
- - FOUND 3/4" OR 1" PIPE
- - SET 1/2" REBAR WITH CAP "LS 7719"

SCCS MONUMENT AND BENCHMARK "SAGE"
N=1545611.580
E=1499264.765
G-G=0.99965468
Δα=-00°16'22.2"
CENTRAL ZONE
ELEVATION=5676.181
(NAD83/NAVD88)



AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5 AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)

WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2024

PROPERTY CORNERS

- - FOUND 1/2" REBAR WITH CAP "LS 7719"
- - FOUND 1/2" REBAR
- - FOUND 1" PIPE

ABBREVIATIONS

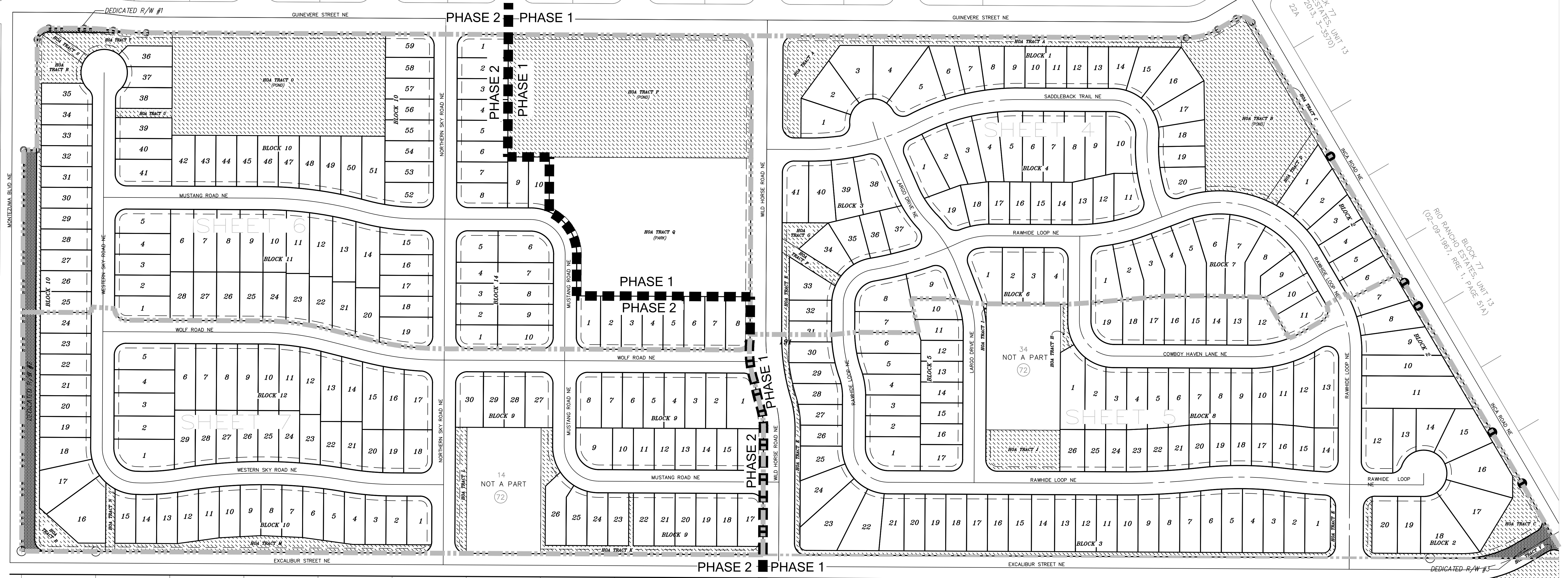
- 10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- H.O.A. = HOME OWNERS ASSOCIATION

NOTES:

1. HOA TRACTS A, C, E, G, H, I, J, K, R, T AND V, ARE LANDSCAPE TRACTS TO OWNED AND TO BE MAINTAINED BY THE HIGH RANGE 5 HOA FOR THE BENEFIT OF ALL LOT OWNERS.
2. HOA TRACTS B, O AND P ARE TO BE HOA MAINTAINED PONDS FOR THE USE AND BENEFIT OF ALL THE HIGH RANGE 5 HOMEOWNERS.
3. HOA TRACT Q IS AN HOA MAINTAINED PARK FOR THE USE AND BENEFIT OF THE HIGH RANGE 5 LOT OWNERS.
4. HOA TRACTS D, F, N, S AND U ARE HOA MAINTAINED TRACTS USED FOR PUBLIC SANITARY SEWER, WATERLINE, AND DRAINAGE AND TO BENEFIT ALL LOT OWNERS.

HIGH RANGE UNIT 4
PHASE B
(10-30-2019, 3-4458)

HIGH RANGE UNIT 4
PHASE A
(01-30-2019, 3-4346)

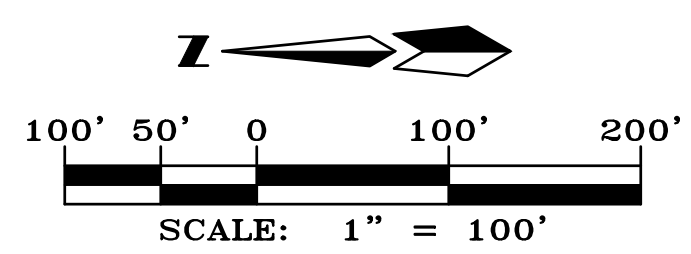


BLOCK 71
RIO RANCHO ESTATES, UNIT 13
(02-09-1967, RRE 1, PAGE 51A)

ALL STREETS AND ROADS SHOWN
HEREON ARE HEREBY DEDICATED TO
THE C.O.R.R. IN FEE SIMPLE WITH
WARRANTY COVENANTS AS PUBLIC
RIGHT-OF-WAY

NEW MEXICO GAS COMPANY NOTICE

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH-PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.



- LEGEND
- SHEET INDEX
 - PHASE LINE



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Designed:DMG/CVL Drawn: TA Checked: ALS
Scale: as shown Date: 07/05/2024 Job: 18114

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)

WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2024

PROPERTY CORNERS

- - FOUND 1/2" REBAR WITH CAP "LS 7719"
- - FOUND 1/2" REBAR
- - FOUND 1" PIPE

ABBREVIATIONS

- 10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- H.O.A. = HOME OWNERS ASSOCIATION

NOTES:

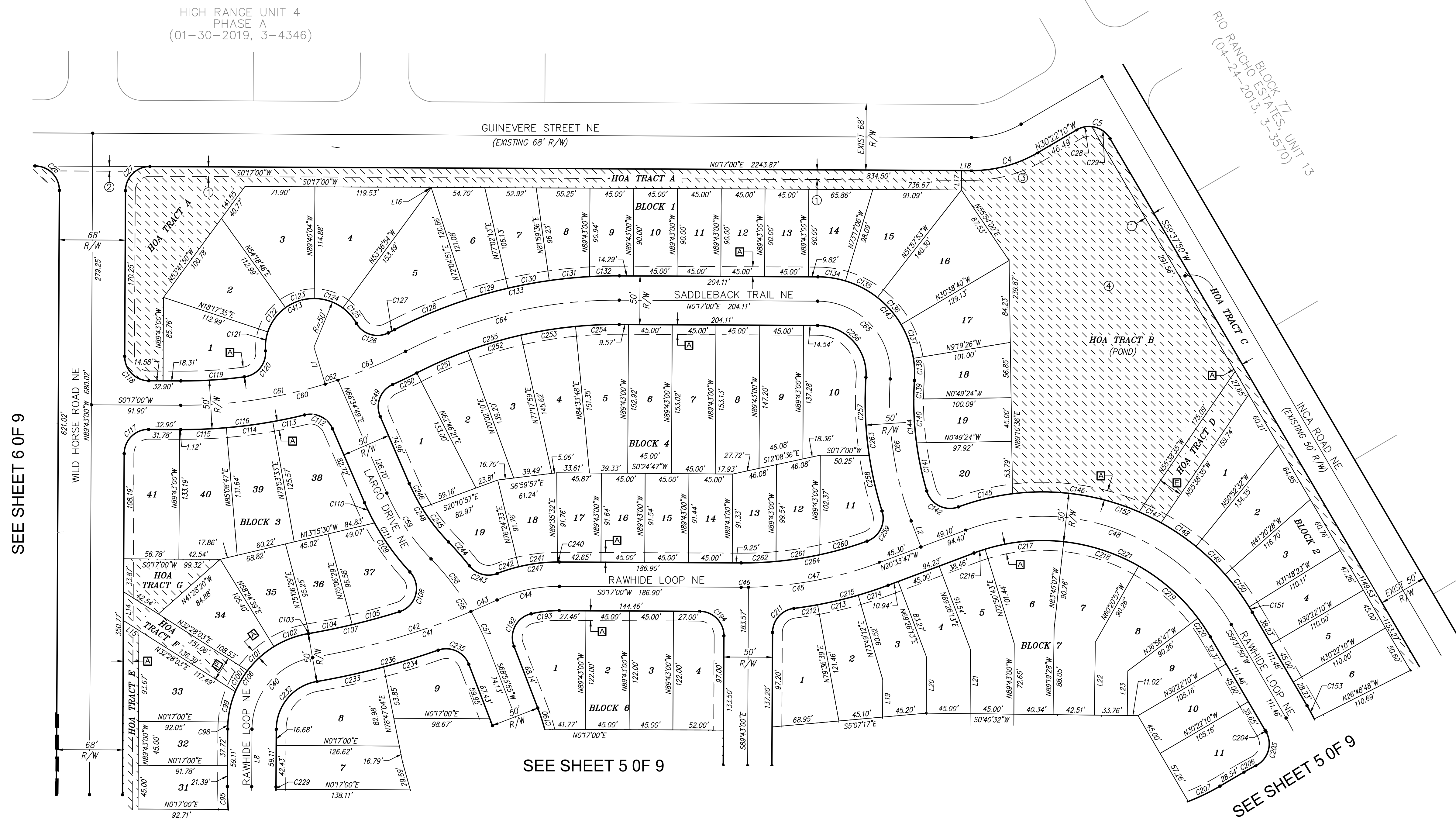
1. HOA TRACTS A, C, E, G, H, I, J, K, R, T AND V, ARE LANDSCAPE TRACTS TO OWNED AND TO BE MAINTAINED BY THE HIGH RANGE 5 HOA FOR THE BENEFIT OF ALL LOT OWNERS.
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4. HOA TRACTS D, F, N, S AND U ARE HOA MAINTAINED TRACTS USED FOR PUBLIC SANITARY SEWER, WATERLINE, AND DRAINAGE AND TO BENEFIT ALL LOT OWNERS.

EXISTING EASEMENTS

- ① EXISTING 10' PUE (01-30-2019, 3-4346)
- ② EXISTING 5' PUE (01-30-2019, 3-4346)
- ③ EXISTING 20' X 25' JOINT ACCESS EASEMENT (01-30-2019, 3-4346)
- ④ EXISTING TEMPORARY DRAINAGE EASEMENT (01-30-2019, 3-4346)
- ⑤ EXISTING 10' PUE (10-30-2019, 3-4458)
- ⑥ EXISTING 20' X 25' JOINT ACCESS EASEMENT (10-30-2019, 3-4458)
- ⑦ EXISTING TEMPORARY DRAINAGE EASEMENT (10-30-2019, 3-4458)
- ⑧ EXISTING 1' NO VEHICULAR ACCESS EASEMENT (10-30-2019, 3-4458)

NEW EASEMENTS

- Ⓐ NEW 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
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SEE SHEET 6 OF 9

SEE SHEET 5 OF 9

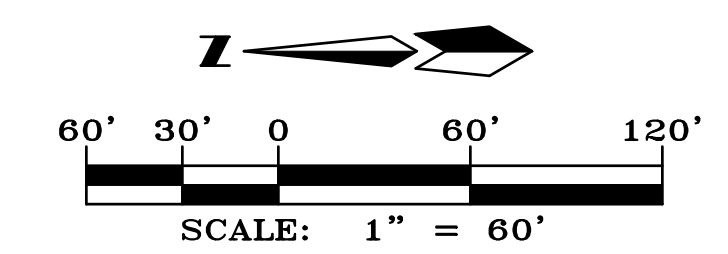
SEE SHEET 5 OF 9

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P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

EXISTING EASEMENTS

- ① EXISTING 10' PUE (01-30-2019, 3-4346)
- ② EXISTING 5' PUE (01-30-2019, 3-4346)
- ③ EXISTING 20' X 25' JOINT ACCESS EASEMENT (01-30-2019, 3-4346)
- ④ EXISTING TEMPORARY DRAINAGE EASEMENT (01-30-2019, 3-4346)
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PROPERTY CORNERS

- - FOUND 1/2" REBAR WITH CAP "LS 7719"
- - FOUND 1/2" REBAR
- - FOUND 1" PIPE

ABBREVIATIONS

- 10' P.U.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- H.O.A. = HOME OWNERS ASSOCIATION

NOTES:

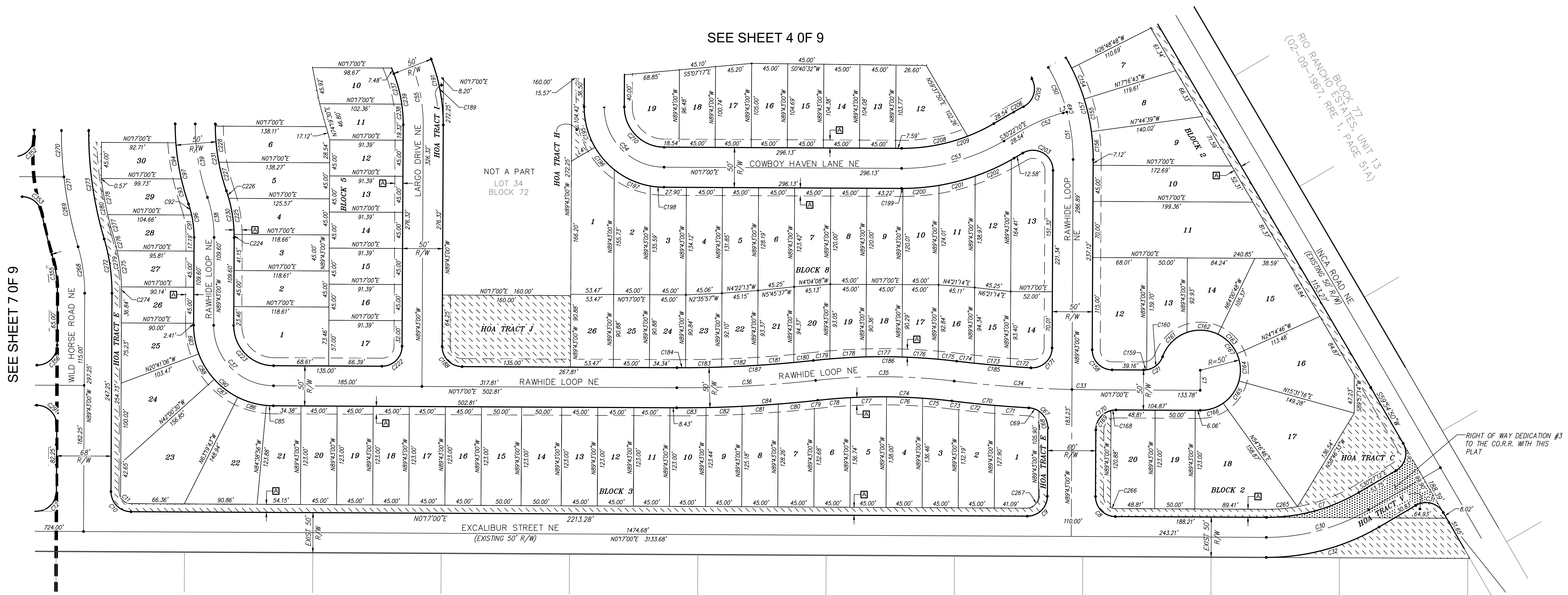
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AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5 AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)

WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2024

SEE SHEET 4 OF 9



SEE SHEET 7 OF 9

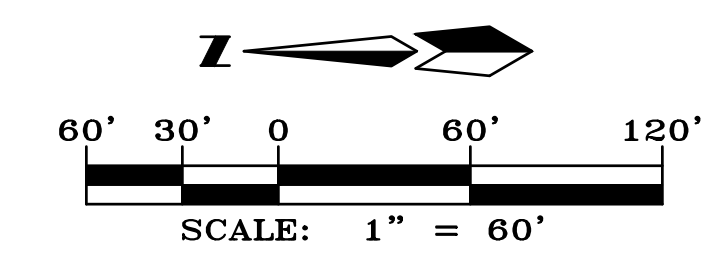
BLOCK 71
RIO RANCHO ESTATES, UNIT 13
(02-09-1967, RRE 1, PAGE 51A)

*SEE SHEETS 8 & 9 FOR PARCEL CURVE DATA TABLES,
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P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Designed: DMG/CVL Drawn: TA Checked: ALS
Scale: as shown Date: 07/05/2024 Job: 18114

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION
(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
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WITHIN

THE TOWN OF ALAMEDA GRANT
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JULY, 2024

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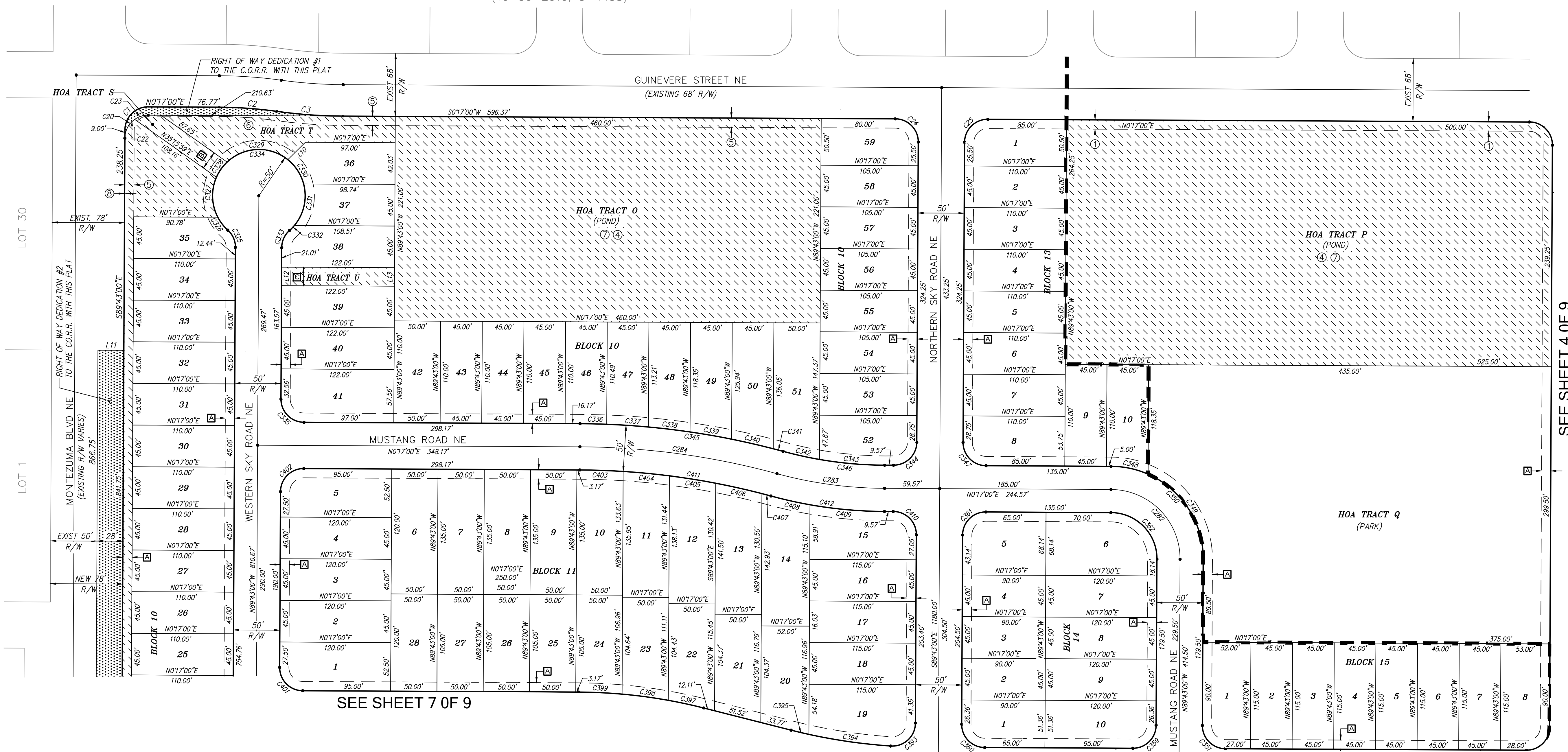
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HIGH RANGE UNIT 4
PHASE B
(10-30-2019, 3-4458)



SEE SHEET 7 OF 9

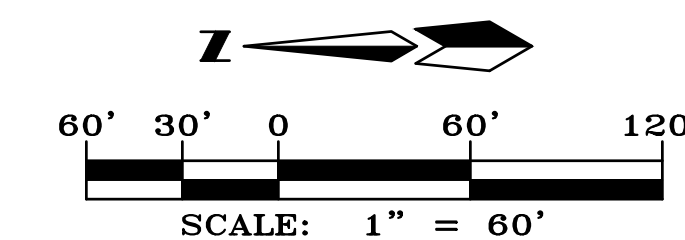
SEE SHEET 7 OF 9

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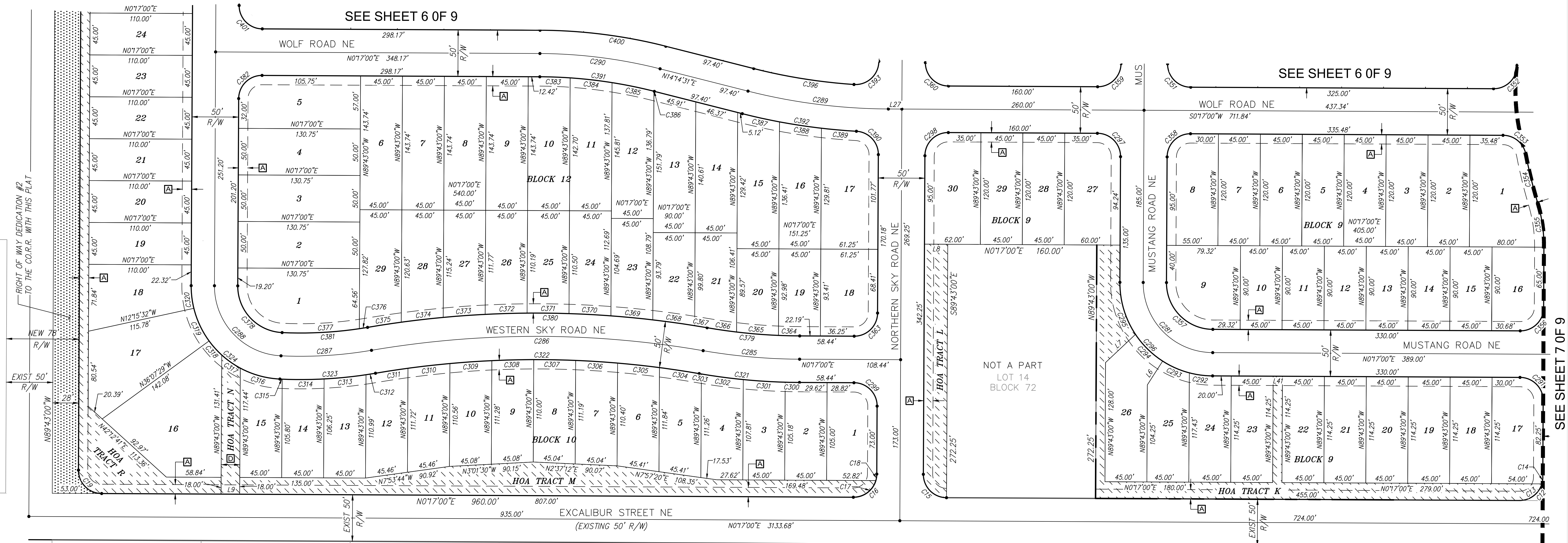
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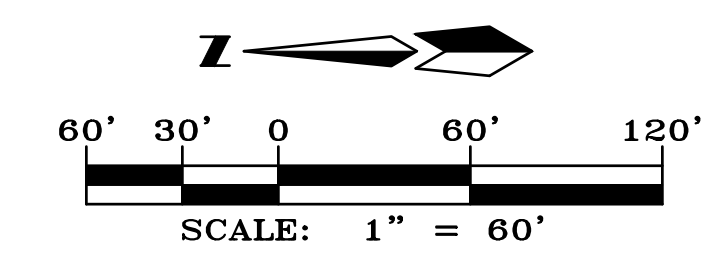


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Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C2	466.00'	62.57'	741°34"	N40°7'47"E	62.52'
C3	534.00'	71.70'	741°34"	S40°7'47"W	71.64'
C4	134.00'	71.69'	30°39'10"	S15°02'35"E	70.84'
C5	25.00'	39.27'	90°00'00"	N14°3'57"E	35.36'
C6	25.00'	39.09'	89°35'35"	S75°15'00"E	35.23'
C7	225.00'	120.70'	30°44'12"	S15°05'06"E	119.26'
C8	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C9	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C10	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C11	15.00'	15.73'	60°04'25"	S30°19'12"W	15.02'
C12	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C13	25.00'	32.18'	73°44'23"	S36°35'12"E	30.00'
C14	25.00'	7.09'	161°5'37"	S81°35'12"E	7.07'
C15	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C16	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C17	25.00'	32.18'	73°44'23"	S36°35'12"E	30.00'
C18	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C19	25.00'	39.27'	90°00'00"	S45°17'00"W	35.36'
C20	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C21	25.00'	30.77'	70°31'44"	S34°58'52"E	28.87'
C22	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C23	25.00'	15.45'	35°24'58"	N17°25'29"W	15.21'
C24	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C25	25.00'	39.27'	90°00'00"	N44°3'00"W	35.36'
C26	25.00'	39.27'	90°00'00"	N45°17'00"E	35.36'
C27	25.00'	39.27'	90°00'00"	S44°3'00"E	35.36'
C28	25.00'	16.09'	36°52'12"	N11°56'04"W	15.81'
C29	25.00'	23.18'	53°07'48"	N33°23'56"E	22.36'
C30	250.00'	134.11'	30°44'12"	S15°05'06"E	132.51'
C31	25.38'	44.06'	99°28'07"	N9°34'56"E	38.73'
C32	275.00'	147.53'	30°44'12"	N15°05'06"W	145.76'
C33	1500.00'	26.09'	0°59'48"	S04°6'54"W	26.09'
C34	1500.00'	147.21'	53°7'23"	S4°05'29"W	147.15'
C35	750.00'	173.30'	131°4'21"	N07°1'00"E	172.92'
C36	1500.00'	173.30'	63°71'11"	S30°1'36"E	173.21'
C37	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C38	150.00'	50.88'	19°26'11"	N80°33'54"E	50.64'
C39	275.00'	93.29'	19°26'11"	S80°33'54"W	92.84'
C40	75.00'	104.70'	79°59'07"	N49°43'26"W	96.40'
C41	750.00'	189.33'	151°3'39"	S17°20'42"E	188.74'
C42	750.00'	169.98'	12°59'08"	S16°13'22"E	169.62'
C43	750.00'	29.35'	214°30"	S23°50'42"E	29.34'
C44	150.00'	66.08'	25°14'31"	N12°20'16"W	65.55'
C45	400.00'	145.53'	20°50'47"	S10°08'24"E	144.73'
C46	400.00'	7.55'	1°04'56"	S01°5'28"E	7.55'
C47	400.00'	137.98'	19°45'51"	S10°40'51"E	137.30'
C48	225.00'	314.92'	80°11'37"	N19°32'01"E	289.84'
C49	225.00'	120.37'	30°39'10"	N74°57'25"E	118.94'
C50	225.00'	60.19'	15°19'35"	N6°71'7'37"E	60.01'
C51	225.00'	60.19'	15°19'35"	N82°37'12"E	60.01'
C52	200.00'	53.50'	15°19'35"	N22°42'23"W	53.34'
C53	250.00'	133.75'	30°39'10"	S15°02'35"E	132.16'
C54	75.00'	117.81'	90°00'00"	S45°17'00"W	106.07'
C55	200.00'	74.53'	21°21'05"	N79°36'28"E	74.10'
C56	275.00'	111.47'	23°13'26"	N5°71'9'12"E	110.71'
C57	275.00'	43.40'	9°02'33"	N64°24'39"E	43.36'
C58	275.00'	68.07'	14°10'54"	N52°47'56"E	67.89'
C59	225.00'	81.97'	20°52'20"	S56°08'39"W	81.51'
C60	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C61	500.00'	150.72'	17°16'16"	S8°21'08"E	150.15'
C62	500.00'	13.70'	1°34'12"	S17°46'22"E	13.70'
C63	500.00'	75.66'	8°40'11"	S22°53'34"E	75.59'
C64	475.00'	228.07'	27°30'39"	N13°28'20"W	225.89'
C65	75.00'	122.38'	93°29'27"	N47°01'43"E	109.25'

Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C66	350.00'	148.67'	24°20'14"	S81°36'20"W	147.55'
C67	25.00'	37.96'	87°00'04"	N46°46'58"E	34.42'
C68	25.06'	25.28'	57°48'25"	S63°00'54"W	24.22'
C69	25.00'	13.44'	30°47'44"	S18°40'47"W	13.28'
C70	1525.00'	96.37'	33°71'5"	S5°05'33"W	96.36'
C71	1525.00'	42.50'	1°35'48"	S4°04'49"W	42.50'
C72	1525.00'	45.21'	1°41'54"	N5°43'41"E	45.20'
C73	1525.00'	8.67'	0°19'33"	N6°44'24"E	8.67'
C74	725.00'	167.53'	131°4'21"	S07°17'00"W	167.15'
C75	725.00'	36.54'	2°53'15"	N5°27'33"E	36.53'
C76	725.00'	45.03'	3°33'32"	N2°14'09"E	45.03'
C77	725.00'	45.02'	3°33'30"	N1°19'22"W	45.02'
C78	725.00'	40.93'	3°14'05"	N4°43'09"W	40.92'
C79	1525.00'	4.26'	0°09'36"	N6°15'23"W	4.26'
C80	1525.00'	45.22'	1°41'56"	N5°19'37"W	45.22'
C81	1525.00'	45.11'	1°41'41"	N3°37'48"W	45.11'
C82	1525.00'	45.04'	1°41'31"	N1°56'12"W	45.03'
C83	1525.00'	36.57'	1°22'28"	N0°24'13"W	36.57'
C84	1525.00'	176.19'	6°37'11"	S30°1'36"E	176.09'
C85	100.00'	8.84'	5°04'04"	N2°49'02"E	8.84'
C86	100.00'	37.21'	21°19'13"	N16°00'40"E	37.00'
C87	100.00'	37.21'	21°19'13"	N37°19'53"E	37.00'
C88	100.00'	37.22'	21°19'24"	N58°39'12"E	37.00'
C89	100.00'	36.60'	20°58'06"	N79°47'57"E	36.39'
C90	100.00'	157.08'	90°00'00"	S45°17'00"W	141.42'
C91	125.00'	28.05'	12°51'21"	S83°51'59"W	27.99'
C92	125.00'	14.36'	6°34'50"	S74°08'14"W	14.35'
C93	300.00'	32.05'	61°25'7"	S73°57'17"W	32.53'
C94	300.00'	45.59'	84°2'44"	S81°24'58"W	45.54'
C95	300.00'	23.63'	4°30'50"	N88°01'35"E	23.63'
C96	125.00'	42.40'	19°26'11"	S80°33'54"W	42.20'
C97	300.00'	101.77'	19°26'11"	S80°33'54"W	101.28'
C98	100.00'	7.29'	4°10'33"	S87°37'44"E	7.29'
C99	100.00'	32.09'	18°23'17"	S76°20'48"E	31.96'
C100	100.00'	14.22'	58°59'55"E	25.02'	
C101	100.00'	36.98'	21°11'20"	S42°11'01"E	36.77'
C102	100.00'	38.15'	21°51'29"	N20°39'37"W	37.92'
C103	725.00'	0.79'	0°03'45"	N8°45'45"W	0.79'
C104	725.00'	45.08'	3°33'46"	S11°34'31"E	45.08'
C105	725.00'	50.32'	3°58'33"	S15°20'42"E	50.31'
C106	100.00'	139.60'	79°59'07"	N49°43'26"W	128.54'
C107	725.00'	96.20'	7°36'08"	N13°31'57"W	96.13'
C108	25.00'	50.47'	115°40'42"	N75°10'22"W	42.33'
C109	250.00'	62.30'	14°16'42"	N54°07'38"E	62.14'
C110	250.00'	23.19'	51°8'50"	N63°55'24"E	23.18'
C111	250.00'	85.49'	19°35'32"	S56°47'03"W	85.07'
C112	25.00'	35.05'	80°19'51"	N26°24'54"E	32.25'
C113	525.00'	33.38'	3°38'35"	N11°55'45"W	33.38'
C114	525.00'	48.14'	5°15'14"	N7°28'50"W	48.12'
C115	525.00'	47.07'	5°08'13"	N2°17'07"W	47.05'
C116	525.00'	128.59'	14°02'02"	S6°44'01"E	128.27'
C117	25.00'	39.27'	90°00'00"	S44°3'00"E	35.36'
C118	24.99'	39.27'	90°02'49"	N45°17'00"E	35.36'
C119	475.00'	65.58'	7°54'39"	S34°02'0"E	65.53'
C120	25.00'	37.85'	86°44'34"	S50°59'56"E	34.34'
C121	50.00'	19.78'	22°39'48"	S83°02'19"E	19.65'
C122	50.00'	31.43'	36°01'10"	S53°41'50"E	30.92'
C123	50.00'	31.43'	36°01'10"	S17°40'39"E	30.92'
C124	50.00'	31.43'	36°01'10"	S18°20'31"W	30.92'
C125	50.00'	135.06'	154°54'54"	S16°59'16"E	97.59'
C126	25.00'	37.85'	86°44'34"	S17°01'24"W	34.34'
C127	475.00'	7.29'	0°52'46"	S26°47'16"E	7.29'
C128	500.00'	81.23'	91°8'30"	S22°34'24"E	81.14'
C129	500.00'	43.25'	4°57'22"	S15°26'08"E	43.24'
C130	500.00'	43.25'	4°57'22"	S10°29'06"E	43.24'

Parcel Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C131	500.00'	41.61'	4°46'05"	S53°7'22"E	41.60'
C132	500.00'	30.73'	3°31'19"	N1°28'40"W	30.73'
C133	500.00'	240.08'	27°30'39"	S13°28'20"E	237.78'
C134	100.00'	28.68'	16°25'55"	S8°29'57"W	28.58'
C135	100.00'	37.21'	21°19'13"	S27°22'31"W	37.00'
C136	100.00'	37.21'	21°19'13"	S48°41'44"W	37.00'
C137	100.00'	37.21'	21°19'13"	S70°00'57"W	37.00'
C138	100.00'	22.86'	13°05'53"	S87°13'30"W	22.81'
C139	325.00'	19.15'	3°22'31"	N87°54'49"W	19.14'
C140	325.00'	45.09'	7°56'56"	S86°25'28"W	45.05'
C141	325.00'	50.66'	8°55'54"	S77°59'04"W	50.61'
C142	25.00'	40.90'	93°44'10"	S26°39'02"W	36.49'
C143	100.00'	163.17'	93°29'27"	S47°01'43"W	145.66'
C144	325.00'	114.90'	20°15'20"	S83°38'47"W	114.30'
C145	250.00'	57.28'	13°07'38"	S13°39'14"E	57.15'
C146	250.00'	133.06'	30°29'41"	S8°09'25"W	131.49'
C147	250.00'	25.28'	1°26'13"	S58°54'43"W	25.25'
C148	250.00'	43.33'	9°55'51"	S34°09'32"W	43.28'
C149	250.00'	41.60'	9°32'05"	S43°53'30"W	41.55'
C150	250.00'	41.60'	9°32'05"	S53°25'35"W	41.55'
C151	250.00'	6.27'	1°26'13"	S58°54'43"W	6.27'
C152	250.00'	348.40'	79°50'53"	S19°42'23"W	320.89'
C153	250.00'	15.52'	3°33'23"	S61°24'31"W	15.51'
C154	250.00'	41.60'	9°32'05"	S23°24'10"W	41.55'
C155	250.00'	41.60'	9°32'05"	S77°29'19"W	41.55'
C156	250.00'	35.03'	8°01'38"	S86°16'11"W	35.00'
C157	250.00'	133.75'	30°39'10"	N74°57'25"E	132.16'
C158	25.00'	39.27'	90°00'00"	S45°17'00"E	35.36'
C159	25.00'	3.87'	8°52'17"	S4°09'09"E	3.87'
C160	25.00'	26.90'	61°39'27"	S39°25'00"E	25.62'
C161	50.00'	44.36'	50°49'41"	S44°49'53"E	42.92'
C162	50.00'	39.62'	45°24'14"	S37°10'5"W	38.59'
C163	50.00'	34.70'	39°46'02"	S45°52'13"W	34.01'
C164	50.00'	34.70'	39°46'02"	S85°38'15"W	34.01'
C165	50.00'	34.70'	39°46'02"	N54°35'44"W	34.01'
C166	50.00'	30.54'	34°59'42"	S17°25'51"E	30.07'
C167	50.00'	218.63'	250°31'44"	S55°01'08"W	81.65'
C168	25.00'	44.36'	14°20'43"	N6°53'22"W	6.24'
C169	25.00'	33.01'	75°39'17"	N51°53'22	

AMENDED PRELIMINARY PLAT
FOR
HIGH RANGE 5 SUBDIVISION

(BEING A REPLAT OF TRACT 1 AND TRACT 2, HIGH RANGE 5
AND LOT 11, BLOCK 72, RIO RANCHO ESTATES, UNIT 13)

WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
COUNTY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
JULY, 2024

Lot No.	Block No.	Area (sf)
1	BLOCK 1	6909.4425 sf
2	BLOCK 1	7024.9092 sf
3	BLOCK 1	8301.2545 sf
4	BLOCK 1	9103.3251 sf
5	BLOCK 1	9584.4955 sf
6	BLOCK 1	5448.9461 sf
7	BLOCK 1	4798.3057 sf
8	BLOCK 1	4500.2020 sf
9	BLOCK 1	4059.6641 sf
10	BLOCK 1	4050.0000 sf
11	BLOCK 1	4050.0000 sf
12	BLOCK 1	4050.0000 sf
13	BLOCK 1	4050.0000 sf
14	BLOCK 1	4773.3814 sf
15	BLOCK 1	6793.0246 sf
16	BLOCK 1	8149.1420 sf
17	BLOCK 1	6512.0196 sf
18	BLOCK 1	4910.1114 sf
19	BLOCK 1	4478.6917 sf
20	BLOCK 1	5645.0785 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 2	7217.7751 sf
2	BLOCK 2	6472.8751 sf
3	BLOCK 2	5736.6419 sf
4	BLOCK 2	5046.9098 sf
5	BLOCK 2	4950.0000 sf
6	BLOCK 2	5192.8288 sf
7	BLOCK 2	5841.0115 sf
8	BLOCK 2	6738.5769 sf
9	BLOCK 2	8232.3886 sf
10	BLOCK 2	8371.2169 sf
11	BLOCK 2	15407.2805 sf
12	BLOCK 2	9386.9522 sf
13	BLOCK 2	5788.9941 sf
14	BLOCK 2	5689.5911 sf
15	BLOCK 2	8648.3234 sf
16	BLOCK 2	10563.9347 sf
17	BLOCK 2	12299.0686 sf
19	BLOCK 2	6150.0000 sf
20	BLOCK 2	6760.6882 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 3	6869.1945 sf
2	BLOCK 3	5847.0720 sf
3	BLOCK 3	6053.8303 sf
4	BLOCK 3	6185.8291 sf
5	BLOCK 3	6191.9569 sf
6	BLOCK 3	6072.0900 sf
7	BLOCK 3	5866.1613 sf
8	BLOCK 3	5697.4784 sf
9	BLOCK 3	5588.9897 sf
10	BLOCK 3	5540.3440 sf
11	BLOCK 3	5535.0000 sf
12	BLOCK 3	5535.0000 sf
13	BLOCK 3	5535.0000 sf
14	BLOCK 3	6150.0000 sf
15	BLOCK 3	6150.0000 sf
16	BLOCK 3	5535.0000 sf
17	BLOCK 3	5535.0000 sf
18	BLOCK 3	5535.0000 sf
19	BLOCK 3	5535.0000 sf
20	BLOCK 3	5535.0000 sf
21	BLOCK 3	5991.2393 sf

Lot No.	Block No.	Area (sf)
22	BLOCK 3	8270.8445 sf
23	BLOCK 3	11725.2392 sf
24	BLOCK 3	7641.2951 sf
25	BLOCK 3	5304.8307 sf
26	BLOCK 3	4050.3706 sf
27	BLOCK 3	4152.1782 sf
28	BLOCK 3	4552.1471 sf
29	BLOCK 3	4611.2313 sf
30	BLOCK 3	4303.6463 sf
31	BLOCK 3	4137.4188 sf
32	BLOCK 3	4130.7441 sf
33	BLOCK 3	6060.4021 sf
34	BLOCK 3	6289.2113 sf
35	BLOCK 3	5228.4736 sf
36	BLOCK 3	4326.6969 sf
37	BLOCK 3	6054.2419 sf
38	BLOCK 3	8543.0070 sf
39	BLOCK 3	6921.8175 sf
40	BLOCK 3	7228.0372 sf
41	BLOCK 3	7428.2253 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 4	7214.6895 sf
2	BLOCK 4	6562.1058 sf
3	BLOCK 4	6855.3221 sf
4	BLOCK 4	7078.1030 sf
5	BLOCK 4	7149.0691 sf
6	BLOCK 4	6883.7562 sf
7	BLOCK 4	6888.3471 sf
8	BLOCK 4	6811.3609 sf
9	BLOCK 4	6400.9237 sf
10	BLOCK 4	8131.0023 sf
11	BLOCK 4	5493.2068 sf
12	BLOCK 4	4564.0400 sf
13	BLOCK 4	4312.8071 sf
14	BLOCK 4	4112.3238 sf
15	BLOCK 4	4116.9148 sf
16	BLOCK 4	4121.5057 sf
17	BLOCK 4	4154.7647 sf
18	BLOCK 4	4591.6141 sf
19	BLOCK 4	5613.3117 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 5	8176.4861 sf
2	BLOCK 5	5337.6240 sf
3	BLOCK 5	5337.6786 sf
4	BLOCK 5	5449.9551 sf
5	BLOCK 5	5961.0083 sf
6	BLOCK 5	6316.6611 sf
7	BLOCK 5	5937.3920 sf
8	BLOCK 5	7917.1308 sf
9	BLOCK 5	5910.5587 sf
10	BLOCK 5	4568.9277 sf
11	BLOCK 5	4385.7197 sf
12	BLOCK 5	4112.3760 sf
13	BLOCK 5	4112.3760 sf
14	BLOCK 5	4112.3760 sf
15	BLOCK 5	4112.3760 sf
16	BLOCK 5	4112.3760 sf
17	BLOCK 5	5074.8834 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 6	7437.3689 sf
2	BLOCK 6	5490.0000 sf
3	BLOCK 6	5490.0000 sf
4	BLOCK 6	6209.8739 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 8	9180.4152 sf
2	BLOCK 8	6453.0287 sf
3	BLOCK 8	6043.6638 sf
4	BLOCK 8	5984.3171 sf
5	BLOCK 8	5850.9207 sf
6	BLOCK 8	5661.3094 sf
7	BLOCK 8	5477.0550 sf
8	BLOCK 8	5399.9973 sf
9	BLOCK 8	5400.0006 sf
10	BLOCK 8	5422.2907 sf
11	BLOCK 8	5886.3956 sf
12	BLOCK 8	6789.2314 sf
13	BLOCK 8	8910.2464 sf
14	BLOCK 8	4786.4421 sf
15	BLOCK 8	4229.5730 sf
16	BLOCK 8	4209.0170 sf
17	BLOCK 8	4110.6301 sf
18	BLOCK 8	4054.9426 sf
19	BLOCK 8	4116.9853 sf
20	BLOCK 8	4215.4807 sf
21	BLOCK 8	4229.2977 sf
22	BLOCK 8	4178.2379 sf
23	BLOCK 8	4121.3300 sf
24	BLOCK 8	4089.5642 sf
25	BLOCK 8	4089.7011 sf
26	BLOCK 8	4859.7140 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 7	6810.4724 sf
2	BLOCK 7	5945.2737 sf
3	BLOCK 7	6200.8613 sf
4	BLOCK 7	6709.3586 sf
5	BLOCK 7	7705.5504 sf
6	BLOCK 7	9284.1394 sf
7	BLOCK 7	9239.0775 sf
8	BLOCK 7	7813.8435 sf
9	BLOCK 7	5126.8926 sf
10	BLOCK 7	4732.2788 sf
11	BLOCK 7	6173.2922 sf
12	BLOCK 7	6583.2316 sf
13	BLOCK 7	4676.4842 sf
14	BLOCK 7	4690.3459 sf
15	BLOCK 7	4704.2075 sf
16	BLOCK 7	4718.0692 sf
17	BLOCK 7	4629.2055 sf
18	BLOCK 7	4437.6165 sf
19	BLOCK 7	5854.5659 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 9	8234.7493 sf
2	BLOCK 9	5400.0010 sf
3	BLOCK 9	5400.0004 sf
5	BLOCK 9	5400.0003 sf
8	BLOCK 9	6465.8740 sf
19	BLOCK 9	5141.2500 sf
27	BLOCK 9	7065.8739 sf
28	BLOCK 9	5400.0000 sf
29	BLOCK 9	5400.0000 sf
30	BLOCK 9	7065.8739 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 10	5514.6238 sf
2	BLOCK 10	4725.9323 sf
3	BLOCK 10	4780.5746 sf
4	BLOCK 10	4949.3799 sf
5	BLOCK 10	5027.1106 sf
6	BLOCK 10	5007.8225 sf
12	BLOCK 10	5015.4901 sf
13	BLOCK 10	4871.6910 sf
14	BLOCK 10	4755.0341 sf
15	BLOCK 10	4938.3317 sf
16	BLOCK 10	11667.5587 sf
17	BLOCK 10	8769.6865 sf
18	BLOCK 10	6581.6287 sf
19	BLOCK 10	4950.0000 sf
20	BLOCK 10	4950.0000 sf
21	BLOCK 10	4950.0000 sf
22	BLOCK 10	4950.0000 sf
23	BLOCK 10	4950.0000 sf
24	BLOCK 10	4950.0000 sf
25	BLOCK 10	4950.0000 sf
26	BLOCK 10	4950.0000 sf
27	BLOCK 10	4950.0000 sf
28	BLOCK 10	4950.0000 sf
29	BLOCK 10	4950.0000 sf
30	BLOCK 10	4950.0000 sf
31	BLOCK 10	4950.0000 sf
32	BLOCK 10	4950.0000 sf
33	BLOCK 10	4950.0000 sf
35	BLOCK 10	4701.1783 sf
39	BLOCK 10	5490.0000 sf
40	BLOCK 10	5490.0000 sf
41	BLOCK 10	6888.0702 sf
42	BLOCK 10	5500.0000 sf
43	BLOCK 10	4950.0000 sf
44	BLOCK 10	4950.0000 sf
45	BLOCK 10	4950.0000 sf
46	BLOCK 10	4954.7007 sf
47	BLOCK 10	5024.3068 sf
48	BLOCK 10	5200.9955 sf
49	BLOCK 10	5487.1134 sf
50	BLOCK 10	5885.1803 sf
51	BLOCK 10	7107.3635 sf
52	BLOCK 10	5372.0230 sf

Lot No.	Block No.	Area (sf)
53	BLOCK 10	4725.0000 sf
54	BLOCK 10	4725.0000 sf
55	BLOCK 10	4725.0000 sf
56	BLOCK 10	4725.0000 sf
57	BLOCK 10	4725.0000 sf
58	BLOCK 10	4725.0000 sf
59	BLOCK 10	5168.3739 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 11	6165.8739 sf
2	BLOCK 11	5400.0000 sf
3	BLOCK 11	5400.0000 sf
4	BLOCK 11	5400.0000 sf
5	BLOCK 11	6165.8739 sf
6	BLOCK 11	6750.1448 sf
7	BLOCK 11	6750.1448 sf
8	BLOCK 11	6750.1448 sf
9	BLOCK 11	6750.1448 sf
10	BLOCK 11	6728.7341 sf
11	BLOCK 11	6697.8698 sf
12	BLOCK 11	6727.1611 sf
13	BLOCK 11	6813.9764 sf
14	BLOCK 11	7102.8257 sf
15	BLOCK 11	6035.0102 sf
16	BLOCK 11	5175.0000 sf
17	BLOCK 11	5175.0000 sf
18	BLOCK 11	5175.0000 sf
19	BLOCK 11	7054.7588 sf
20	BLOCK 11	5760.9302 sf
21	BLOCK 11	5528.9919 sf
22	BLOCK 11	5479.6742 sf
23	BLOCK 11	5374.8127 sf
24	BLOCK 11	5280.4583 sf
25	BLOCK 11	5249.8552 sf
26	BLOCK 11	5249.8552 sf
27	BLOCK 11	5249.8552 sf
28	BLOCK 11	5249.8552 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 13	5420.8739 sf
2	BLOCK 13	4950.0000 sf
3	BLOCK 13	4950.0000 sf
4	BLOCK 13	4950.0000 sf
5	BLOCK 13	4950.0000 sf
6	BLOCK 13	4950.0000 sf
7	BLOCK 13	4950.0000 sf
8	BLOCK 13	5778.3739 sf
9	BLOCK 13	4950.0000 sf
10	BLOCK 13	5059.3855 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 14	4487.8379 sf
2	BLOCK 14	4050.0000 sf
3	BLOCK 14	4050.0000 sf
4	BLOCK 14	4050.0000 sf
5	BLOCK 14	5998.9098 sf
6	BLOCK 14	7640.8766 sf
7	BLOCK 14	5400.0000 sf
8	BLOCK 14	5400.0000 sf
10	BLOCK 14	6028.4926 sf

Lot No.	Block No.	Area (sf)
1	BLOCK 15	5845.8739 sf
2	BLOCK 15	5175.0000 sf
3	BLOCK 15	5175.0000 sf
4	BLOCK 15	5175.0000 sf
5	BLOCK 15	5175.0000 sf
6	BLOCK 15	5175.0000 sf
7	BLOCK 15	5175.0000 sf
8	BLOCK 15	5175.0000 sf

Lot No.	Block No.	Area (sf)
HOA TRACT A	BLOCK 1	29613.9293 sf
HOA TRACT B	BLOCK 1	65128.5095 sf
HOA TRACT C	BLOCK 2	26141.0840 sf
HOA TRACT D	BLOCK 1	4180.0097 sf
HOA TRACT E	BLOCK 3	21317.3536 sf
HOA TRACT F	BLOCK 3	3580.1017 sf
HOA TRACT G	BLOCK 3	3416.9392 sf
HOA TRACT H	BLOCK 8	1836.2743 sf
HOA TRACT I	BLOCK 6	163.2458 sf
HOA TRACT J	BLOCK 8	14145.8739 sf
HOA TRACT K	BLOCK 9	14421.7565 sf
HOA TRACT L	BLOCK 9	6672.1239 sf
HOA TRACT M	BLOCK 10	16400.9777 sf
HOA TRACT N	BLOCK 10	2836.3256 sf
HOA TRACT O	BLOCK 10	101660.0000 sf
HOA TRACT P	HOA TRACTS	138597.1239 sf
HOA TRACT Q	HOA TRACTS	120949.1329 sf
HOA TRACT R	BLOCK 10	23262.3448 sf
HOA TRACT S	BLOCK 10	1988.4856 sf
HOA TRACT T	BLOCK 10	7926.7097 sf
HOA TRACT U	BLOCK 10	2440.0000 sf
HOA TRACT V	HOA TRACTS	792.3842 sf