

SITE: 1020 TEXAS ST.  
LOT 21-A, BLOCK 23

VACINITY MAP NTS  
ZONE ATLAS MAP NO. J-19-Z

**SUBDIVISION DATA**

GROSS SUBDIVISION ACREAGE: 0.3444  
ADNE ATLAS INDEX NO: J-19-Z  
NO. OF TRACTS CREATED: 0  
NO OF LOTS CREATED: 1  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: 2-16-03

**EASEMENTS**

EXISTING PUBLIC UTILITY EASEMENTS OF RECORD ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INTALATION, MAINTENANCE, AND SERVICES AF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE 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 CLOSURES.
4. COMCAST CABLE FOR THE INSTALATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY SECESSARY TO PROVIDE CABLE TV SERVICE.

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 EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES, WHICH INTERFERE WITH THE PURPOSES SET FORTH HERIN. NO BUILDING, SIGN, POOL 9ABOVEGROUND 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. PORPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

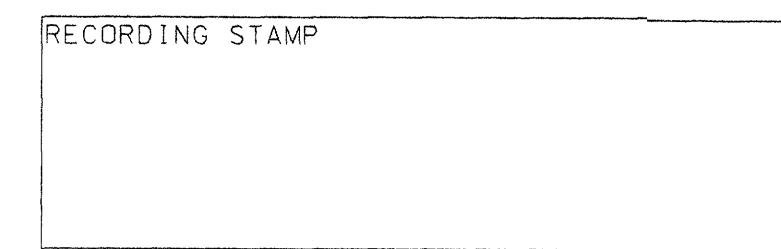
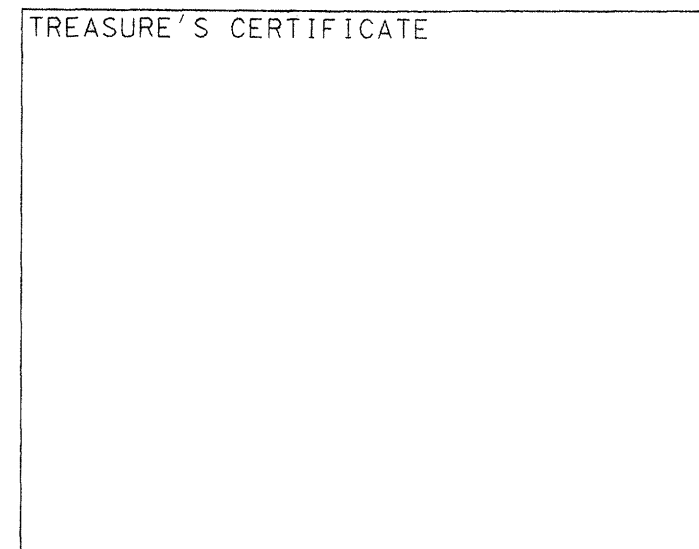
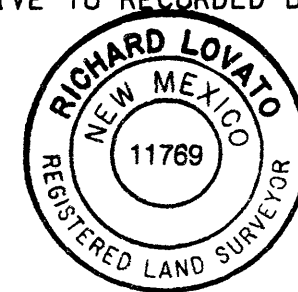
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IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY ESEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**SURVEYOR'S CERTIFICATION**

I, RICHARD LOVATO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES OF AN ACTUAL SURVEY PERFORMED MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROCHMENTS EXIST EXCEPT AS NOTED HEREON AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORDED BOUNDARIES AS LOCATED BY THIS SURVEY.

*Richard Lovato* 2/24/03  
RICHARD LOVATO  
NMPS NO. 11769  
DATE



**LEGAL DESCRIPTION**

A parcel of land situate within the Southeast 1/4 of Section 18, Township 10 North, Range 4 East, of the New Mexico Principal Meridian, City of Albuquerque, Bernalillo County New Mexico. Said parcel of land being all of lots 20 and 21, in Block 23 of the East End Addition to The City of Albuquerque, New Mexico as the same is shown and designated in plat of said addition filed in the office of Bernalillo County Clerk New Mexico in Volume C-1 Folio 55. Said parcel of land being more particularly described by grid bearings and ground distances as follows:

Beginning at the Northwest corner of the parcel herein described from which point the City of Albuquerque Survey Control Monument "17-K19" having New Mexico State Plane coordinates (Central Zone) of X=408,412.86 and Y=1,487,137.91 bears S36°45'28"W a distance of 611.25' Said Northwest corner is a point on the easterly Right Of Way of Texas Street.

Thence S89°17'24"E along the Northerly boundary a distance of 150.30' to the Northeast corner of the parcel;

Thence S00°49'39"W along the Easterly boundary a distance of 99.94' to the Southeast corner of parcel;

Thence N89°18'16"W along the Southerly boundary a distance of 150.07' to the Southwest corner, a point on the said easterly Right-of-Way of Texas St.;

Thence N00°41'44"E along the said easterly Right-of-Way of Texas Street and the Westerly boundary a distance of 99.98' to the Point of Beginning. This parcel is designated as lot 21-A, Block 23 of East End Addition and contains 0.3444 acres more or less.

**NOTES**

1. MISC. DATA: ZONING SU-1
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF LAND TO BE DESIGNATED AS LOT 21-A BLOCK 23 FROM TWO EXISTING LOTS 20 & 21 IN BLOCK 23 OF THE EAST END ADDITION
6. SP NO. \_\_\_\_\_

**FREE CONSENT AND DEDICATION**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURED AND/OR OVERHEAD DISTUBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENT FOR UTILITES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE RIGHT OF WAY SHOWN TO THE CITY OF ALBUQUERQUE, NEW MEXICO IN FEE SIMPLE WITH WARRANTY COVENANTS.

MANAGING MEMBER \_\_\_\_\_ DATE \_\_\_\_\_  
ETG PROPERTIES, LLC  
A NEW MEXICO LIMITED LIABILITY COMPANY

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFOR ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 BY  
MANAGING MEMBER, EAST END 23 PROPERTIES, LLC, A NEW MEXICO, LIMITED LIABILITY COMPANY

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

PLAT OF  
**LOT 21-A, BLOCK 23**  
**EAST END ADDITION**  
WITHIN  
SECTION 18 TOWNSHIP 10 NORTH,  
RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2003

PROJECT NUMBER: 1002325

APPLICATION NUMBER: \_\_\_\_\_

**PLAT APPROVAL:**

Utility Approvals:

PNM Electric Service: \_\_\_\_\_ Date: \_\_\_\_\_  
PNM Gas Service: \_\_\_\_\_ Date: \_\_\_\_\_  
QWest Telecommunication: \_\_\_\_\_ Date: \_\_\_\_\_  
COMST: \_\_\_\_\_ Date: \_\_\_\_\_  
New Mexico Utilities: \_\_\_\_\_ Date: \_\_\_\_\_

**CITY APPROVALS:**

City Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_  
Real Proprty Division: \_\_\_\_\_ Date: \_\_\_\_\_  
Traffic Engineering,  
Transportation Division: \_\_\_\_\_ Date: \_\_\_\_\_  
Utilities Development: \_\_\_\_\_ Date: \_\_\_\_\_  
Parks and Recreation Department: \_\_\_\_\_ Date: \_\_\_\_\_  
AMAFC: \_\_\_\_\_ Date: \_\_\_\_\_  
City Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

CITY APPROVAL AND CONDITIONAL ACCEPTAQNCE: by signature of the Development Review Board Member or their Representative and as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, NM








City Planner, Planning Department: \_\_\_\_\_ Date: \_\_\_\_\_

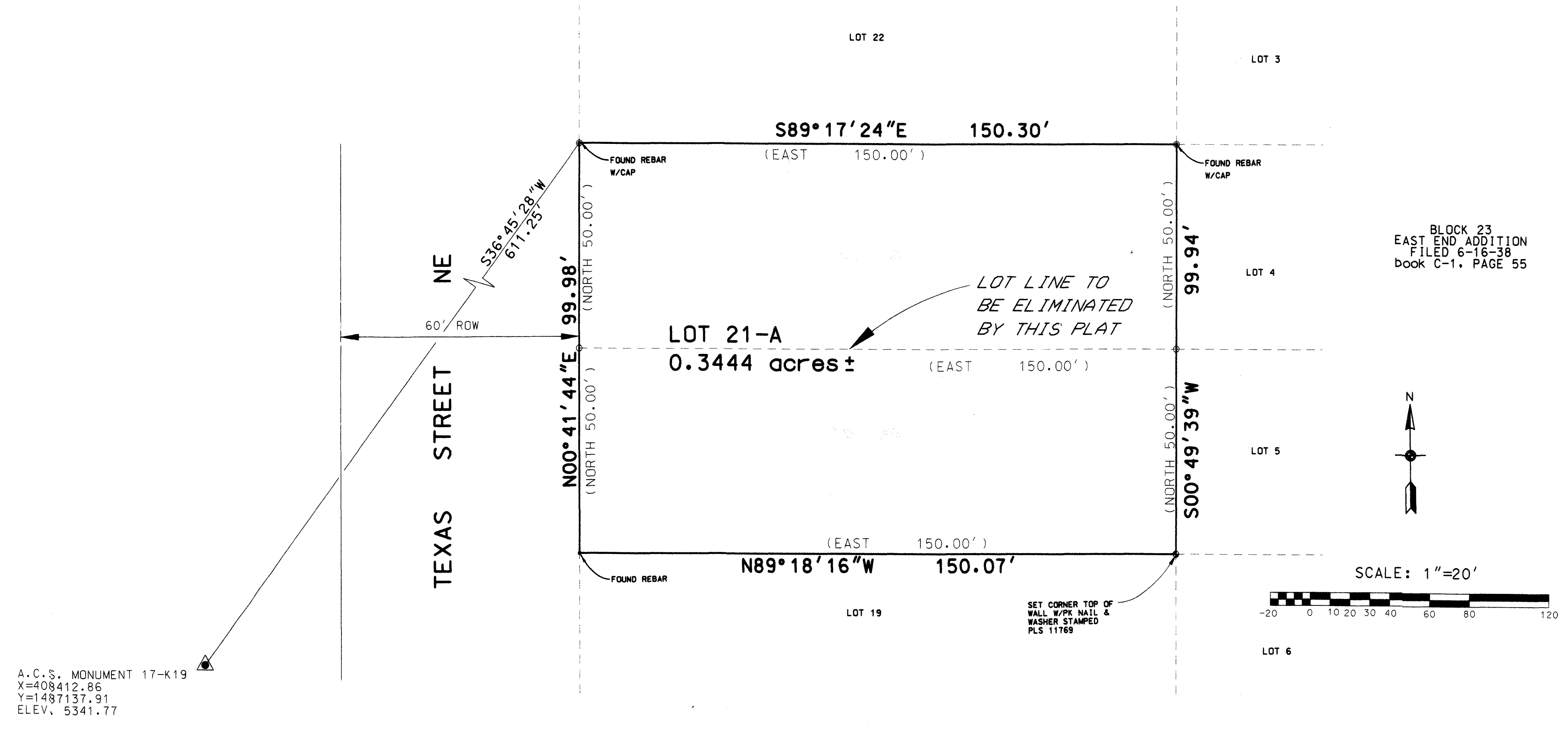
**NEW MEXICO QUALITY CONSULTANTS**  
Construction Management, Surveying & Civil Engineering  
1020 SAN PEDRO DR. NE ALBUQUERQUE, NEW MEXICO 87110 PH: 505-710-1099 FAX: 505-254-4992


FILE: BND	DATE	REVISION	DATE	APPROVED BY:
JOB# 03-0018	01-08-2003			
DES. BY CCJR	01-13-2003			
DRW. BY CCJR	01-13-2003			
CHK. BY RL	01-13-2003			

SHEET 1 OF 2

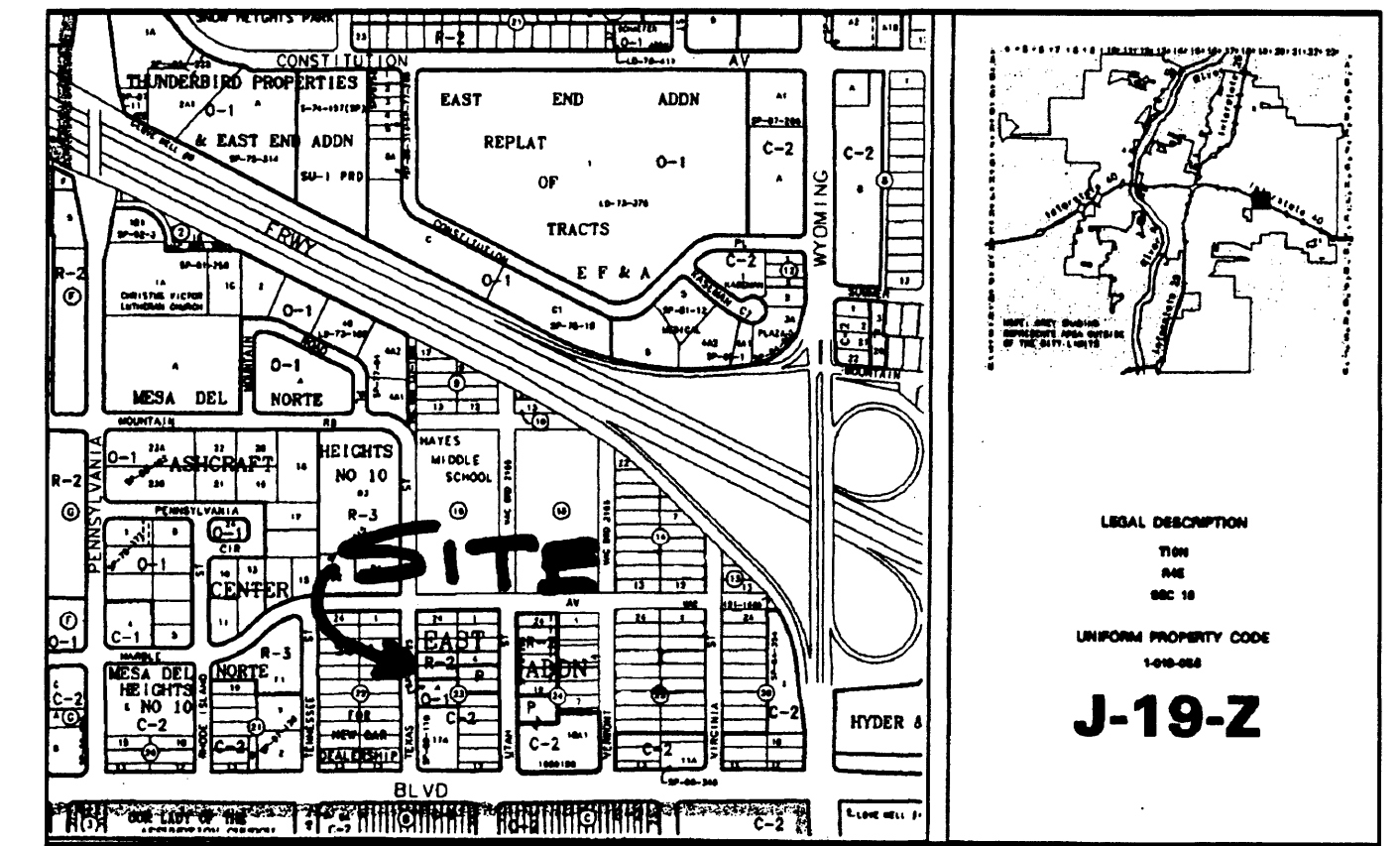
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2003

- LEGEND
- BOUNDARY LINE 
  - LOT LINE 
  - EX. LOT CORNER 
  - REBAR 
  - REBAR W/CAP 
  - SET CORNER 
  - CONTROL MONUMENT 

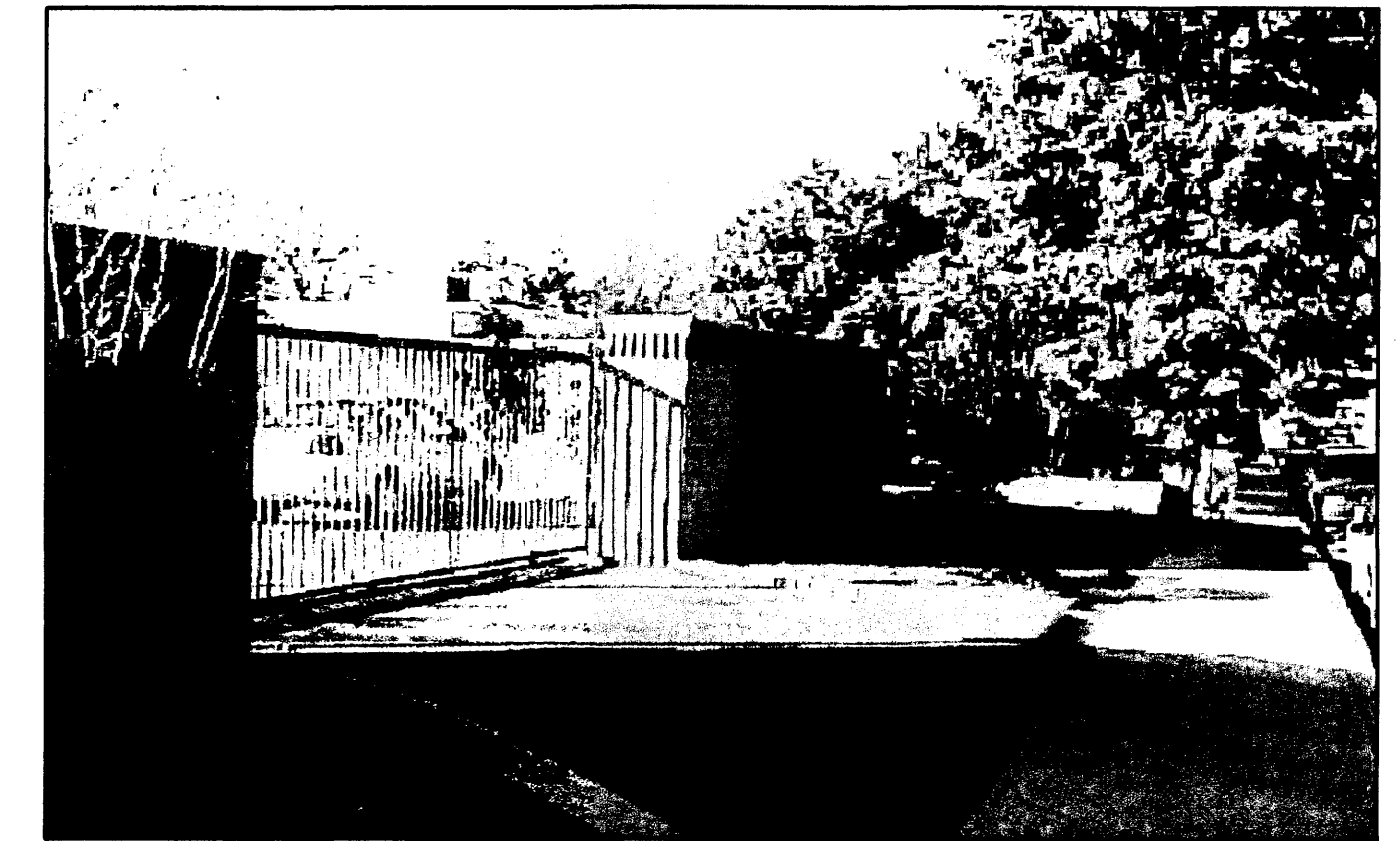


		<b>NEW MEXICO QUALITY CONSULTANTS</b> Construction Management, Surveying & Civil Engineering		
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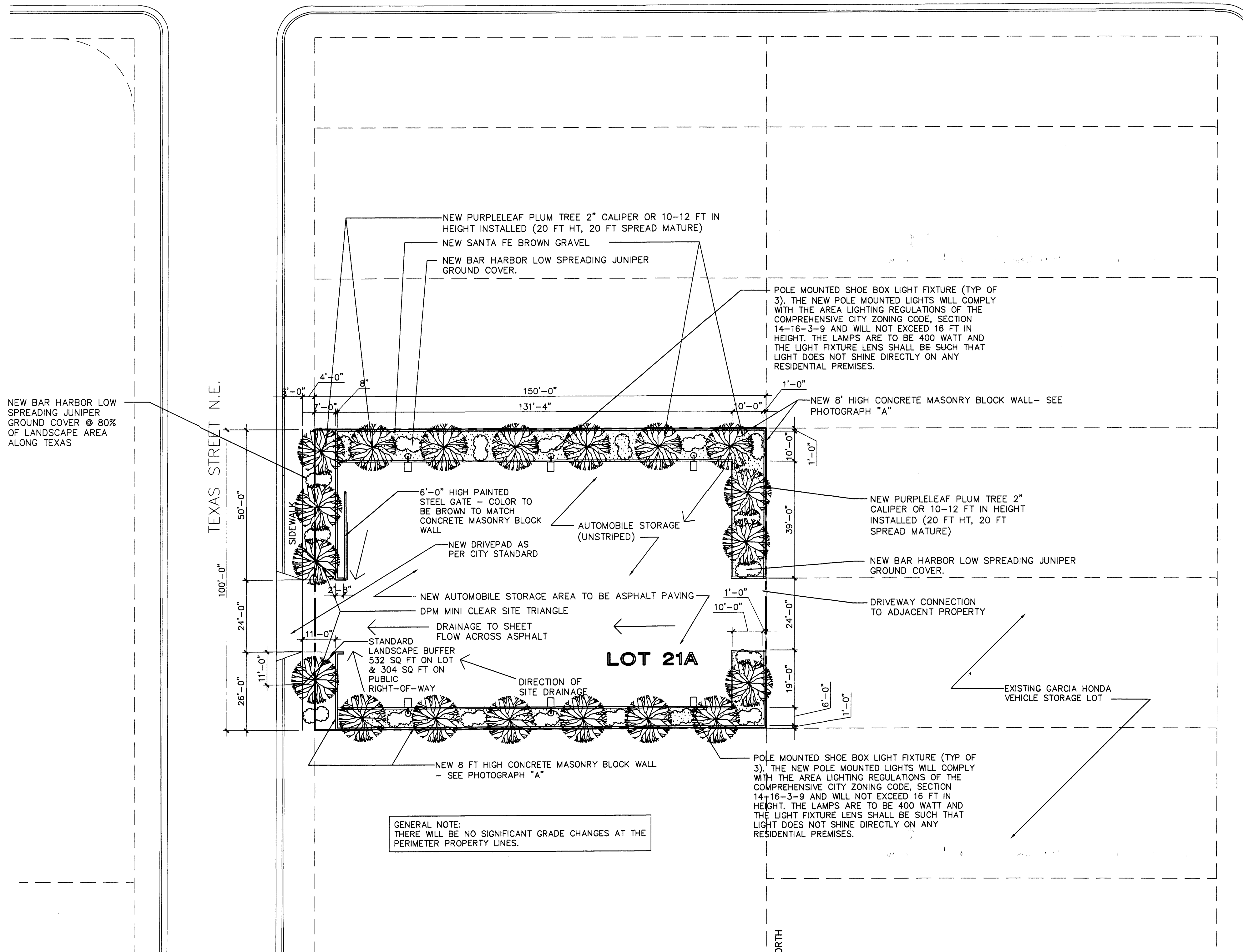
MAPLE AVENUE N.E.



Vicinity Map



"A" PHOTOGRAPH SHOWING THE PROPOSED TYPE OF GATE & CONCRETE MASONRY BLOCK WALL (NOTE: THE HEIGHT OF THE CONCRETE MASONRY BLOCK WALL IS TO BE 8'-0". THE COLOR OF BLOCK TO BE "CREGO TAN" FROM CSR. (THIS COLOR IS A LIGHT EARTH TONE BROWN.) THE FLUTTED CAP WILL NOT BE INSTALLED ON THE WALLS AT THE TEXAS STREET SITE.)

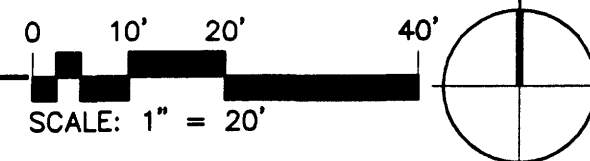


GENERAL NOTE: THERE WILL BE NO SIGNIFICANT GRADE CHANGES AT THE PERIMETER PROPERTY LINES.

POLE MOUNTED SHOE BOX LIGHT FIXTURE (TYP OF 3). THE NEW POLE MOUNTED LIGHTS WILL COMPLY WITH THE AREA LIGHTING REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE, SECTION 14-16-3-9 AND WILL NOT EXCEED 16 FT IN HEIGHT. THE LAMPS ARE TO BE 400 WATT AND THE LIGHT FIXTURE LENS SHALL BE SUCH THAT LIGHT DOES NOT SHINE DIRECTLY ON ANY RESIDENTIAL PREMISES.

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**SITE PLAN**  
SCALE: 1"=20'-0"



**Irrigation Notes**

- IRRIGATION NOTES**
- A. TREES TO RECEIVE (5) 1.0 GPM DRIP EMITTERS
  - B. SHRUBS TO RECEIVE (1) 1.0 GHP DRIP EMITTERS
  - C. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.
  - D. RUN TIME PER EACH DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.
  - E. POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD.
  - F. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED.

**Landscaping Notes**

- LANDSCAPE NOTES**
- A. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
  - B. THE LANDSCAPE PLAN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S WATER WASTE AND CONSERVATION ORDINANCE.
  - C. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

**Landscaping Area Requirements.**

LOT AREA:	15,000 SQ. FT.
MINUS LANDSCAPING IN PUBLIC RIGHT-OF-WAY:	-304 SQ. FT.
TOTAL NET LOT AREA:	14,696 SQ. FT.
LANDSCAPING REQUIRED: (15% X 14,696):	2,204 SQ. FT.
LANDSCAPING PROVIDED: (76X7 + 141X10 + 39X10 + 19X10 + 141X6)	3,368 SQ. FT.
TOTAL LANDSCAPING PROVIDED IS EQUAL TO 22.9% OF THE NET LOT AREA.	

**GARCIA TEXAS STREET SITE**

**Van H. Gilbert Architect P.C.**  
ARCHITECTURE • INTERIORS • PLANNING

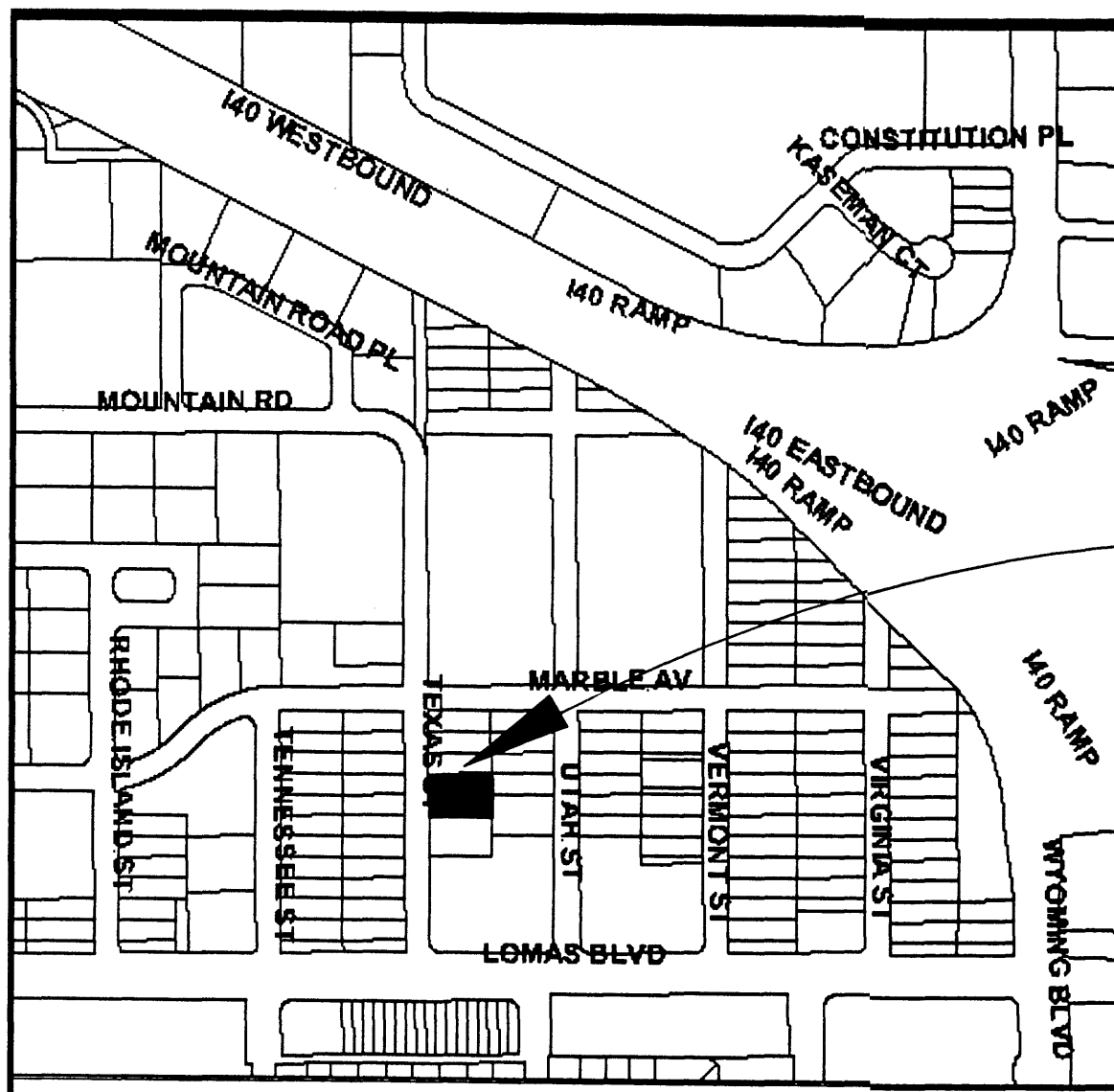
2428 baylor drive se albuquerque, nm 87106  
tel 505.247.9955 fax 505.247.1826

Drawn By: MCB VIGA Project No: 950.07  
Checked By: Date: FEBRUARY 24, 2003

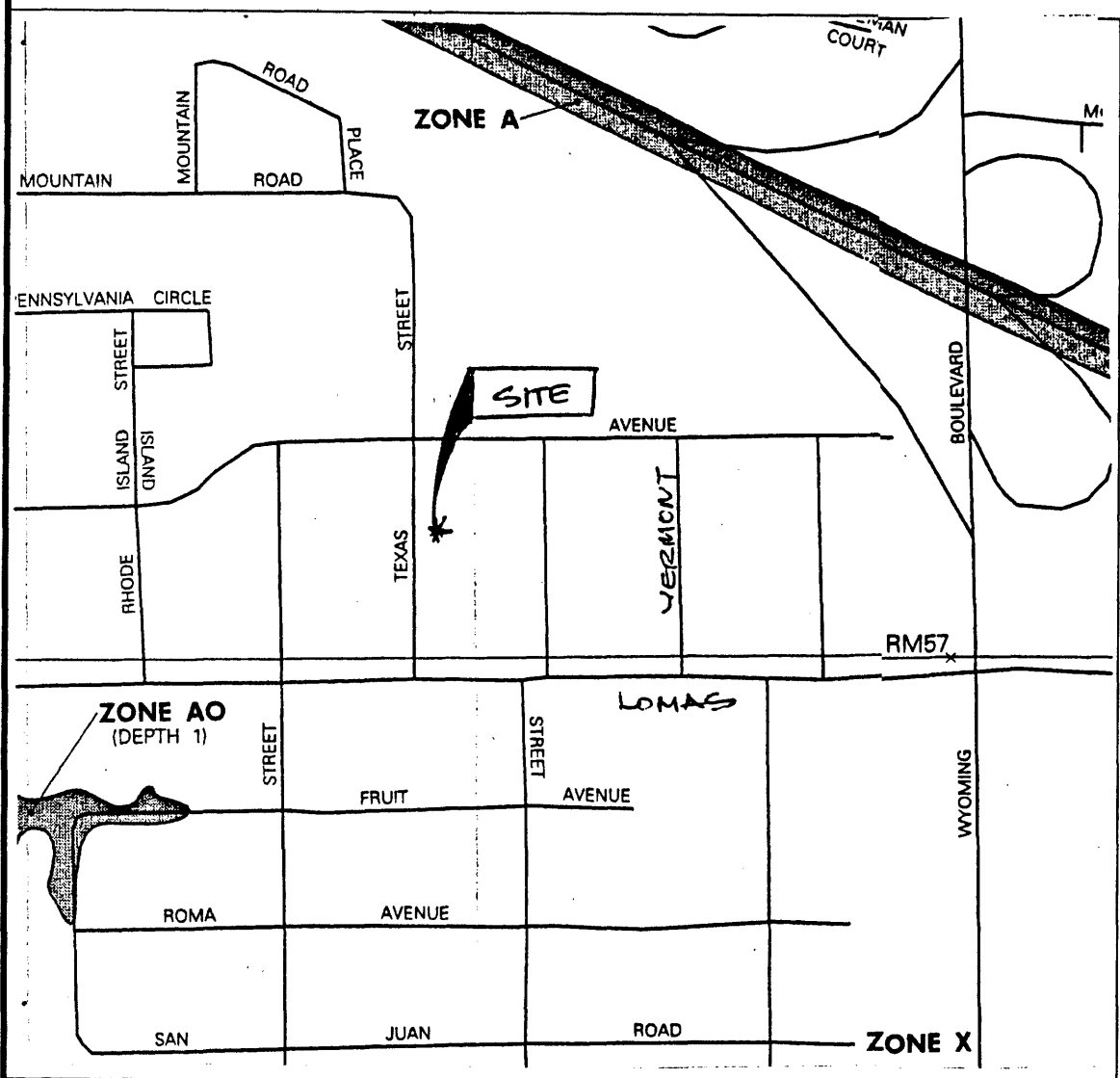
**REGISTERED ARCHITECT**

*Approval for parking lot only. No fire hydrants involved in approval.*

5000' 1/4"=20'-0" 2/24/03 10:44:33 A.L. 8/10/03



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LOT 21-A, BLOCK 23



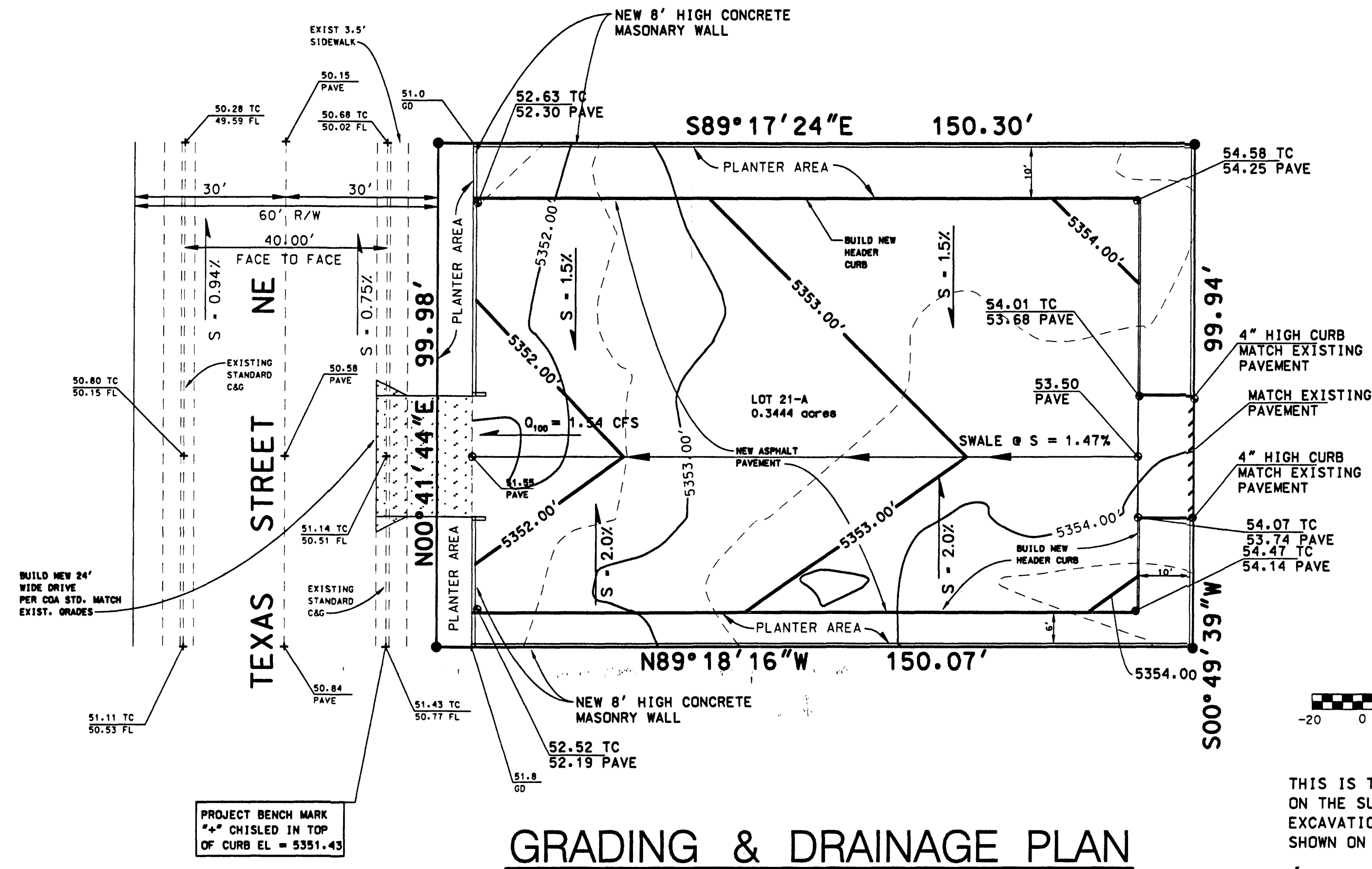
FLOOD MAP 35001C0358 D NTS  
SEPTEMBER 20, 1996

**DRAINAGE NOTES**

1. THE 100 YEAR PEAK DISCHARGE FROM THIS AREA IS DETERMINED TO BE 1.54 CFS.
2. THE SITE WILL BE GRADED AS SHOWN AND PAVED TO DISCHARGE DIRECTLY TO THE STREET THROUGH A NEW DRIVEWAY.
3. AT A PRE-DESIGN MEETING WITH CITY OF ALBUQUERQUE ON 2-20-03 IT WAS DETERMINED THAT FREE DISCHARGE TO THE STREET WOULD BE ACCEPTABLE FOR THIS SITE DUE TO THE FOLLOWING CONDITIONS.
  - A. INFILL SITE.
  - B. NOT IN FLOOD ZONE.
  - C. LARGE STORM DRAIN DOWN-STREAM.
  - D. MINIMUM IMPACT TO DOWN-STREAM.
4. THIS SITE IS IN ZONE X; OUTSIDE OF 500 YR FLOOD PLAIN.
5. THERE ARE NO OFFSITE FLOWS ENTERING THIS SITE. THE SITE WILL BE FENCED ON ALL SIDES.
6. TOPOGRAPY SURVEY WAS PERFORMED BY NMOC ON 2-16-03.

**DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHER-WISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICE, 265-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITHIN A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO COLLECTOR STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE PEROPNSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. PROOF OF ACCEPTANCE WILL BE REQUIRED PRIOR TO SIGN OFF FOR CERTIFICATE OF OCCUPANCY (C.O.)



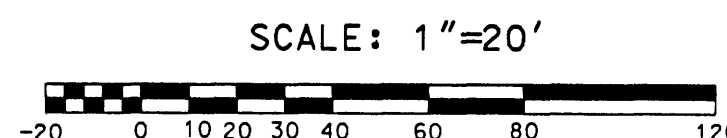
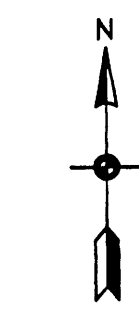
**GRADING & DRAINAGE PLAN**

**LEGEND**

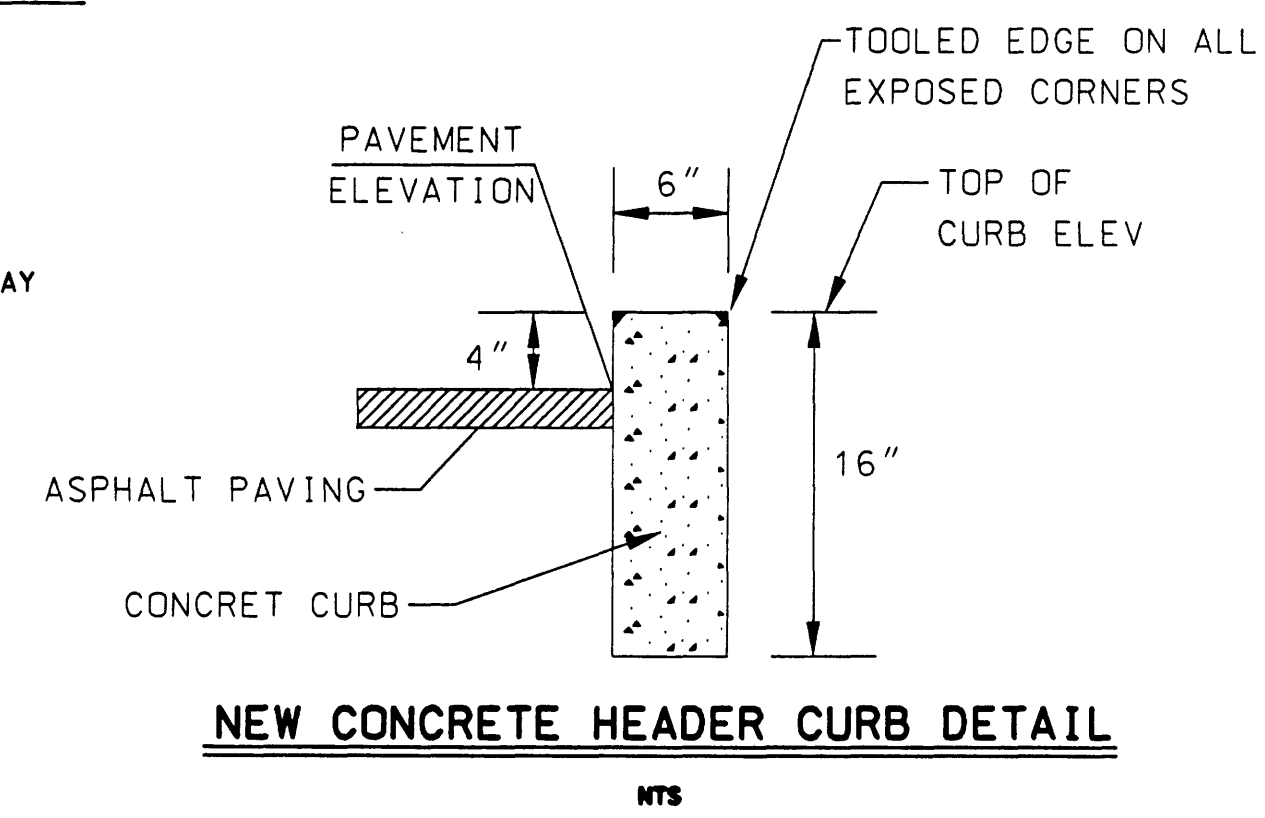
- EXISTING 1 FOOT CONTOUR
- EXISTING 0.5' FOOT CONTOUR
- NEW FINISHED GRADE CONTOUR
- EXISTING SPOT ELEVATION
- NEW FINISHED GRADE SPOT ELEVATION
- FLOW DIRECTION

**ABBREVIATIONS**

- S = SLOPE
- GD = GROUND
- TC = TOP OF CURB
- FL = FLOW LINE
- PAVE = PAVEMENT
- EL = ELEVATIONS
- R/W = RIGHT OF WAY



THIS IS TO CERTIFY THAT I INSPECTED AND PERFORMED A TOPOGRAPY SURVEY ON THE SUBJECT SITE ON FEBRUARY 21, 2003 AND THAT NO GRADING, FILLING OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.



**NEW CONCRETE HEADER CURB DETAIL**

DESCRIPTION	LAND USE				TOTAL	REMARKS
	A	B	C	D		
EXCESS PERCIPITATION INCHES ZONE 3	0.66	0.92	1.29	2.36		
PEAK DISCHARGE (CFS/ACRE) ZONE 3	1.87	2.60	3.45	5.02		
DEVELOPED CONDITIONS		3.384 <sup>sq</sup> ft 0.0777 ac	11,616 <sup>sq</sup> ft 0.2667 ac	15,000 <sup>sq</sup> ft 0.3444 ac		
Q <sub>100</sub> (CFS)		0.20 <sup>cfs</sup>	1.34 <sup>cfs</sup>	1.54 <sup>cfs</sup>		

NOTE:  
LAND USE B LANDSCAPING/PLANTER AREAS  
LAND USE D PAVED

RICHARD LOVATO NMPE NO 6823 DATE

GARCIA  
1020 TEXAS STREET SITE

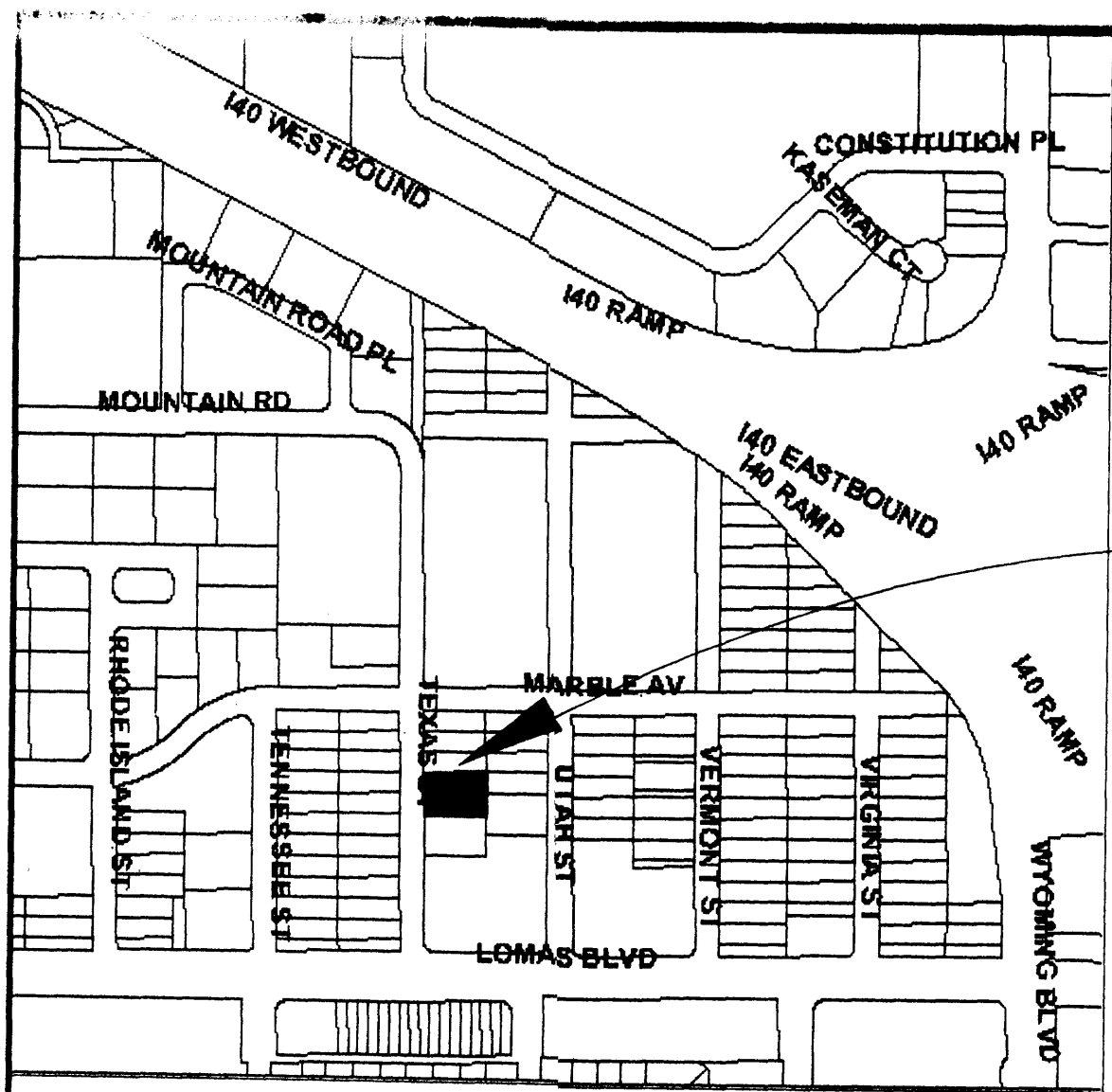
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**GRADING & DRAINAGE PLAN**



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ZONE ATLAS MAP NO. J-19-Z

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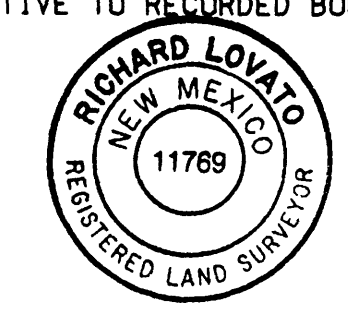
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IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIRS HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY ESEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**SURVEYOR'S CERTIFICATION**

I, RICHARD LOVATO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES OF AN ACTUAL SURVEY PERFORMED MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROCHEMENTS EXIST EXCEPT AS NOTED HEREON AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORDED BOUNDARIES AS LOCATED BY THIS SURVEY.

*Richard Lovato* 2/24/03  
RICHARD LOVATO  
NMP5 NO. 11769  
DATE



TREASURE'S CERTIFICATE

RECORDING STAMP

**LEGAL DESCRIPTION**

A parcel of land situate within the Southeast 1/4 of Section 18, Township 10 North, Range 4 East, of the New Mexico Principal Meridian, City of Albuquerque, Bernalillo County New Mexico. Said parcel of land being all of lots 20 and 21, in Block 23 of the East End Addition to The City of Albuquerque, New Mexico as the same is shown and designated in plat of said addition filed in the office of Bernalillo County Clerk New Mexico in Volume C-1 Folio 55. Said parcel of land being more particularly described by grid bearings and ground distances as follows:

Beginning at the Northwest corner of the parcel herein described from which point the City of Albuquerque Survey Control Monument "17-K19" having New Mexico State Plane coordinates (Central Zone) of X=408,412.86 and Y=1,487,137.91 bears S36°45'28"W a distance of 611.25' Said Northwest corner is a point on the easterly Right Of Way of Texas Street.

Thence S89°17'24"E along the Northerly boundary a distance of 150.30' to the Northeast corner of the parcel;

Thence S00°49'39"W along the Easterly boundary a distance of 99.94' to the Southeast corner of parcel;

Thence N89°18'16"W along the Southerly boundary a distance of 150.07' to the Southwest corner, a point on the said easterly Right-of-Way of Texas St.;

Thence N00°41'44"E along the said easterly Right-of-Way of Texas Street and the Westerly boundary a distance of 99.98' to the Point of Beginning. This parcel is designated as Lot 21-A, Block 23 of East End Addition and contains 0.3444 acres more or less.

**NOTES**

1. MISC. DATA: ZONING SU-1
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF LAND TO BE DESIGNATED AS LOT 21-A BLOCK 23 FROM TWO EXISTING LOTS 20 & 21 IN BLOCK 23 OF THE EAST END ADDITION
6. SP NO. \_\_\_\_\_

**FREE CONSENT AND DEDICATION**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURED AND/OR OVERHEAD DISTUBUTION LINES, CONDUTUITS, AND PIPES FOR UNDERGROUND UTILITES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SBUDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENT FOR UTILITES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE RIGHT OF WAY SHOWN TO THE CITY OF ALBUQUERQUE, NEW MEXICO IN FEE SIMPLE WITH WARRANTY COVENANTS.

MANAGING MEMBER DATE  
ETG PROPERTIES, LLC  
A NEW MEXICO LIMITED LIABILITY COMPANY

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFOR ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 BY  
MANAGING MEMBER, EAST END 23 PROPERTIES, LLC, A NEW MEXICO, LIMITED LIABILITY COMPANY

BY \_\_\_\_\_ MY COMMISSION EXPIRES:  
NOTARY PUBLIC

PLAT OF  
**LOT 21-A, BLOCK 23**  
**EAST END ADDITION**  
WITHIN  
SECTION 18 TOWNSHIP 10 NORTH,  
RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2003

PROJECT NUMBER: 1002325

APPLICATION NUMBER: \_\_\_\_\_

**PLAT APPROVAL:**

Utility Approvals:

- PNM Electric Service: \_\_\_\_\_ Date: \_\_\_\_\_  
PNM Gas Service: \_\_\_\_\_ Date: \_\_\_\_\_  
QWest Telecommunication: \_\_\_\_\_ Date: \_\_\_\_\_  
COMST: \_\_\_\_\_ Date: \_\_\_\_\_  
New Mexico Utilities: \_\_\_\_\_ Date: \_\_\_\_\_

**CITY APPROVALS:**

- City Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_  
Real Property Division: \_\_\_\_\_ Date: \_\_\_\_\_  
Traffic Engineering, Transportation Division: \_\_\_\_\_ Date: \_\_\_\_\_  
Utilities Development: \_\_\_\_\_ Date: \_\_\_\_\_  
Parks and Recreation Department: \_\_\_\_\_ Date: \_\_\_\_\_  
AMAFCA: \_\_\_\_\_ Date: \_\_\_\_\_  
City Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

CITY APPROVAL AND CONDITIONAL ACCEPTAONCE: by signature of the Development Review Board Member or their Representative and as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, NM

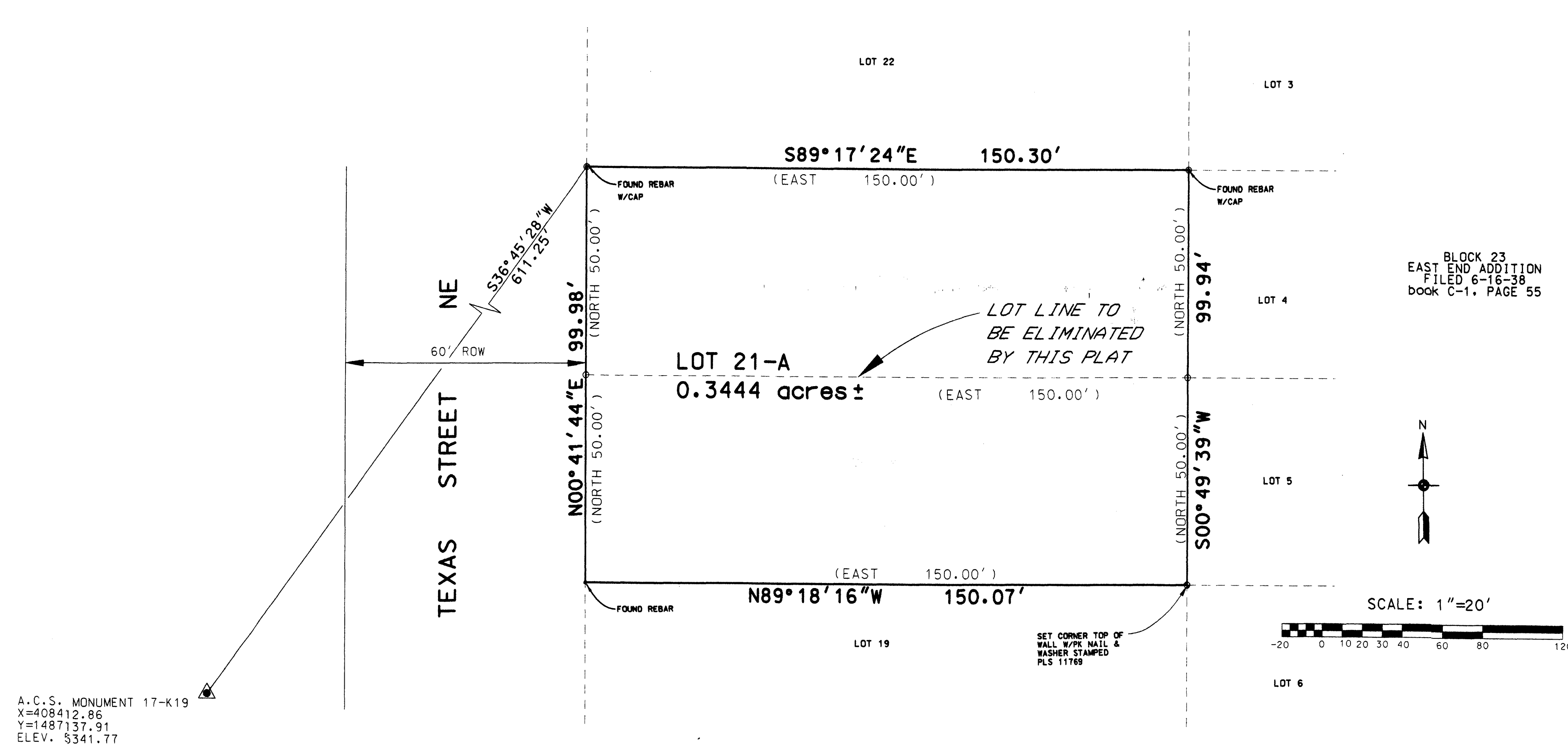
City Planner, Planning Department: \_\_\_\_\_ Date: \_\_\_\_\_

**NM CONSULTANTS Quality**  
NEW MEXICO QUALITY CONSULTANTS  
Construction Management, Surveying & Civil Engineering  
1020 SAN PEDRO DR. NE ALBUQUERQUE, NEW MEXICO 87110 PH: 505-710-3099 FAX: 505-254-4952

FILE#	DATE	REVISION	DATE	APPROVED BY:
JOB# 03-0018	01-08-2003			
DES. BY CCjr	01-13-2003			
DRW. BY CCjr	01-13-2003			
CHK. BY RL	01-13-2003			

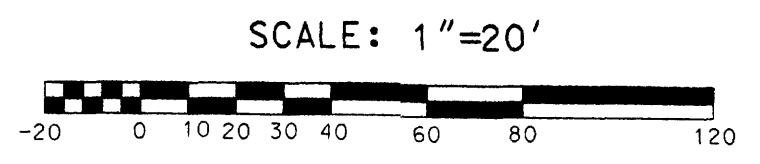
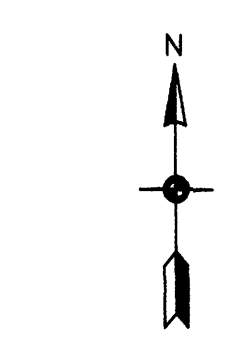
SHEET 1 OF 2

PLAT OF  
**LOT 21-A, BLOCK 23**  
**EAST END ADDITION**  
 WITHIN  
 SECTION 18 TOWNSHIP 10 NORTH,  
 RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2003



- LEGEND
- BOUNDARY LINE ———
  - LOT LINE - - - - -
  - EX. LOT CORNER ○
  - REBAR ●
  - REBAR W/CAP ●
  - SET CORNER ●
  - CONTROL MONUMENT ▲

BLOCK 23  
 EAST END ADDITION  
 FILED 6-16-38  
 BOOK C-1, PAGE 55



A.C.S. MONUMENT 17-K19  
 X=408412.86  
 Y=1487137.91  
 ELEV. 5341.77

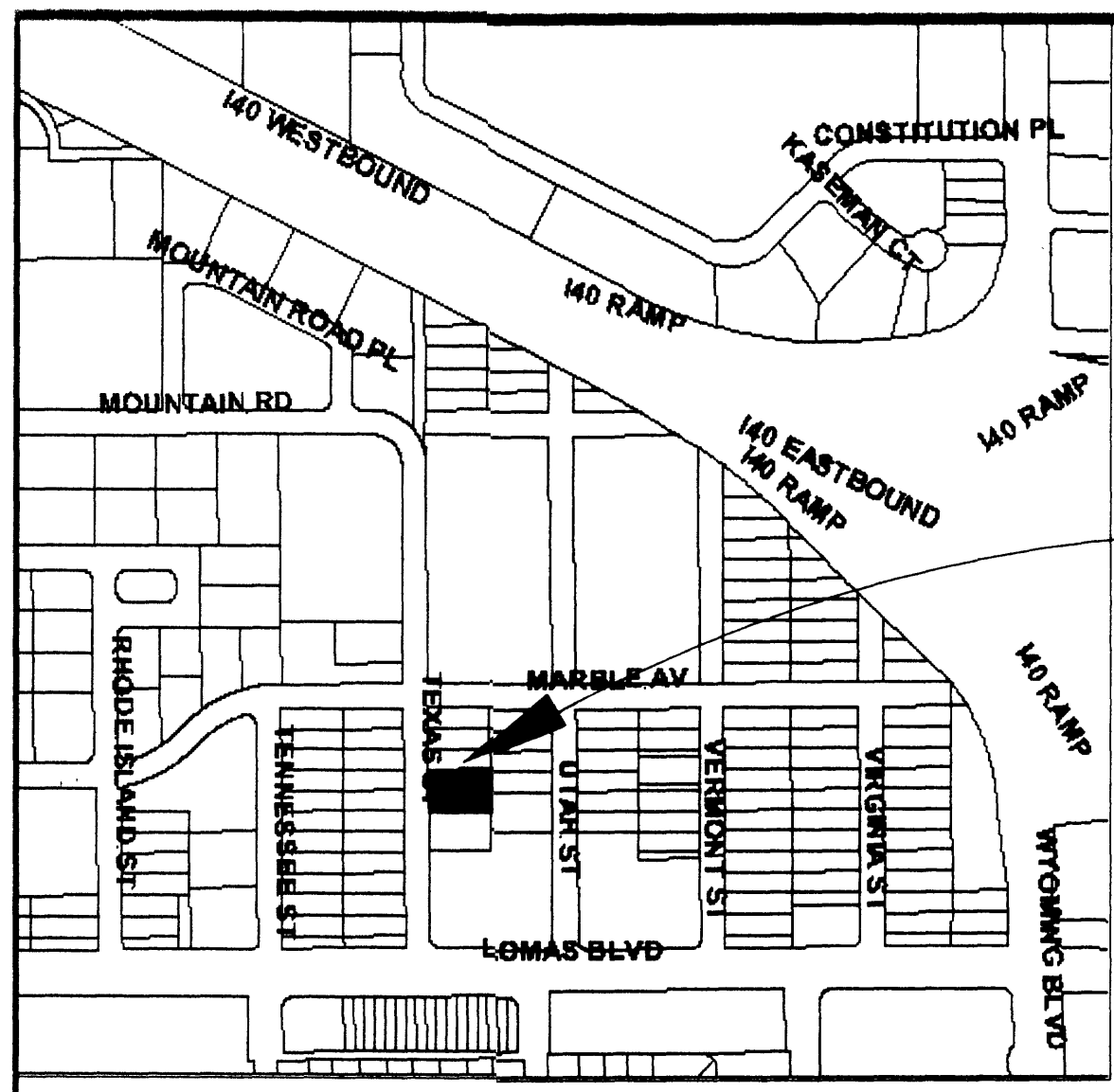
**NM**  
CONSULTANTS  
**Quality**

**NEW MEXICO QUALITY CONSULTANTS**  
 Construction Management, Surveying & Civil Engineering

1000 SAN PEDRO DR. NE ALBUQUERQUE, NEW MEXICO 87110 FAX: 505-254-4953

FILE: BND	DATE	REVISION	DATE	APPROVED BY:
JOB# 03-0018	01-08-2003			
DES. BY CCJR	01-13-2003			
DRW. BY CCJR	01-13-2003			
CHK. BY RL	01-13-2003			

SHEET  
2 OF 2



SITE: 1020 TEXAS ST.  
LOT 21-A, BLOCK 23

VACINITY MAP NTS  
ZONE ATLAS MAP NO. J-19-Z

**SUBDIVISION DATA**

GROSS SUBDIVISION ACREAGE: 0.3444  
ADNE ATLAS INDEX NO: J-19-Z  
NO. OF TRACTS CREATED: 0  
NO OF LOTS CREATED: 1  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: 2-16-03

THIS IS TO CERTIFY THAT THE LINES ARE CORRECT AND  
1019-058-401-04-4046-4047  
101-905-340-04-4046-4047  
East End 23 Properties LLC  
COUNTY TREASURER'S OFFICE  
JUN 20 2003

**EASEMENTS**

- EXISTING PUBLIC UTILITY EASEMENTS OF RECORD ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - PNM GAS SERVICES FOR INTALATION, MAINTENANCE, AND SERVICES AF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
  - QWEST CORPORATION FOR THE 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 CLOSURES.
  - COMCAST CABLE FOR THE INSTALATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY SECESSARY TO PROVIDE CABLE TV SERVICE.

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 EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES, WHICH INTERFERE WITH THE PURPOSES SET FORTH HERIN. NO BUILDING, SIGN, POOL ABOVEGROUND 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. PORPRTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

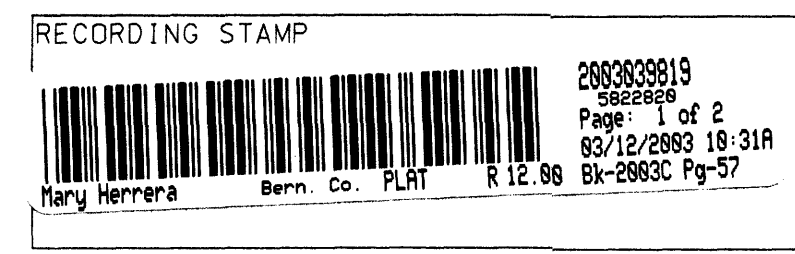
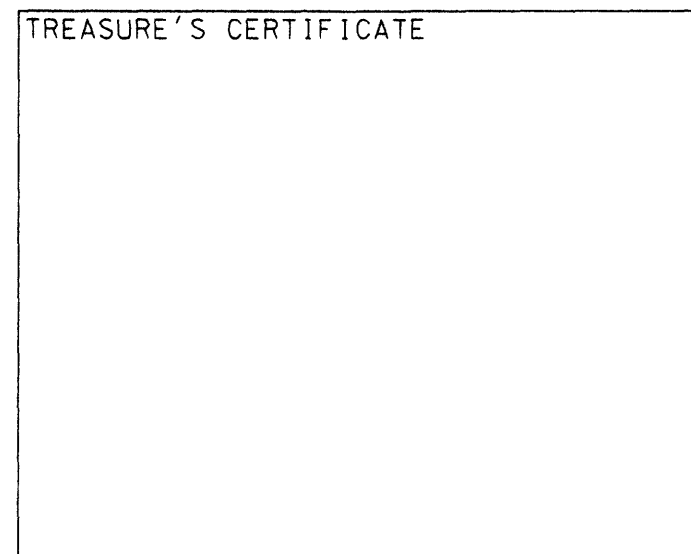
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEGARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY ESEMMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**SURVEYOR'S CERTIFICATION**

I, RICHARD LOVATO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES OF AN ACTUAL SURVEY PERFORMED MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROCHMENTS EXIST ECEPT AS NOTED HEREON AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORDED BOUNDARIES AS LOCATED BY THIS SURVEY.

*Richard Lovato*  
RICHARD LOVATO  
NMPS NO. 11769  
DATE: 2/26/03



**LEGAL DESCRIPTION**

A parcel of land situate within the Southeast 1/4 of Section 18, Township 10 North, Range 4 East, of the New Mexico Principal Meridian, City of Albuquerque, Bernalillo County New Mexico. Said parcel of land being all of lots 20 and 21, in Block 23 of the East End Addition to The City of Albuquerque, New Mexico as the same is shown and designated in plat of said addition filed in the office of Bernalillo County Clerk New Mexico in Volume C-1 Folio 55. Said parcel of land being more particularly described by grid bearings and ground distances as follows:

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Thence S89°17'24"E along the Northerly boundary a distance of 150.30' to the Northeast corner of the parcel;

Thence S00°49'39"W along the Easterly boundary a distance of 99.94' to the Southeast corner of parcel;

Thence N89°18'16"W along the Southerly boundary a distance of 150.07' to the Southwest corner, a point pn the said easterly Right-of-Way of Texas St.;

Thence N00°41'44"E along the said easterly Right-of-Way of Texas Street and the Westerly boundary a distance of 99.98' to the Point of Beginning. This parcel is designated as lot 21-A, Block 23 of East End Addition and contains 0.3444 acres more or less.

**NOTES**

- MISC. DATA: ZONING SU-1
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OF LAND TO BE DESIGNATED AS LOT 21-A BLOCK 23 FROM TWO EXISTING LOTS 20 & 21 IN BLOCK 23 OF THE EAST END ADDITION
- SP NO. 2003091123
- ALL EASEMENTS ARE SHOWN AS DISCLOSED TO ME BY OWNER.

**FREE CONSENT AND DEDICATION**

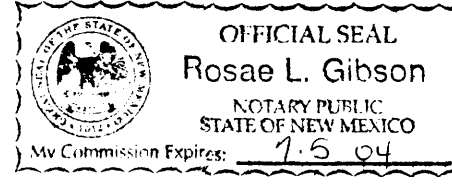
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURED AND/OR OVERHEAD DISTUBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENT FOR UTILITES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

*Sheilah P. Garcia*  
MANAGING MEMBER  
EAST END 23 PROPERTIES, LLC  
A NEW MEXICO LIMITED LIABILITY COMPANY  
DATE: 26 Feb. '03

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO } ss  
COUNTY OF BERNALILLO }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF February, 2003 BY *Sheilah P. Garcia*  
MANAGING MEMBER, EAST END 23 PROPERTIES, LLC, A NEW MEXICO, LIMITED LIABILITY COMPANY

BY *Rosae L. Gibson* MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC



PLAT OF  
**LOT 21-A, BLOCK 23**  
**EAST END ADDITION**  
WITHIN  
SECTION 18 TOWNSHIP 10 NORTH,  
RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2003

PROJECT NUMBER: 1002325

APPLICATION NUMBER: 03DRB-00291

**PLAT APPROVAL:**

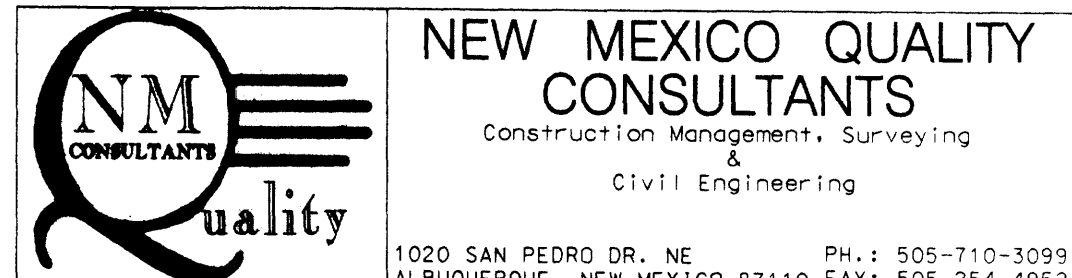
Utility Approvals:  
PNM Electric Service: N/A Date: \_\_\_\_\_  
PNM Gas Service: N/A Date: \_\_\_\_\_  
Qwest Telecommunication: N/A Date: \_\_\_\_\_  
COMCAST CABLE: N/A Date: \_\_\_\_\_  
New Mexico Utilities: N/A Date: \_\_\_\_\_

**CITY APPROVALS:**

City Surveyor: *Jan T. Jule* Date: 2-26-03  
Real Property Division: N/A Date: \_\_\_\_\_  
Traffic Engineering, Transportation Division: *Rubens D. Dowe* Date: 3-05-03  
Utilities Development: *Rogaydhaan* Date: 3/5/03  
Parks and Recreation Department: *Christina Sandoval* Date: 3/5/03  
AMAFCA: *Rubens Dowe* Date: 3-05-03  
City Engineer: *Budd L. Bifun* Date: 3/5/03

CITY APPROVAL AND CONDITIONAL ACCEPTAONCE: by signature of the Development Review Board Member or their Representative and as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, NM

City Planner, Planning Department: *Sharon Watson* Date: 3/12/2003

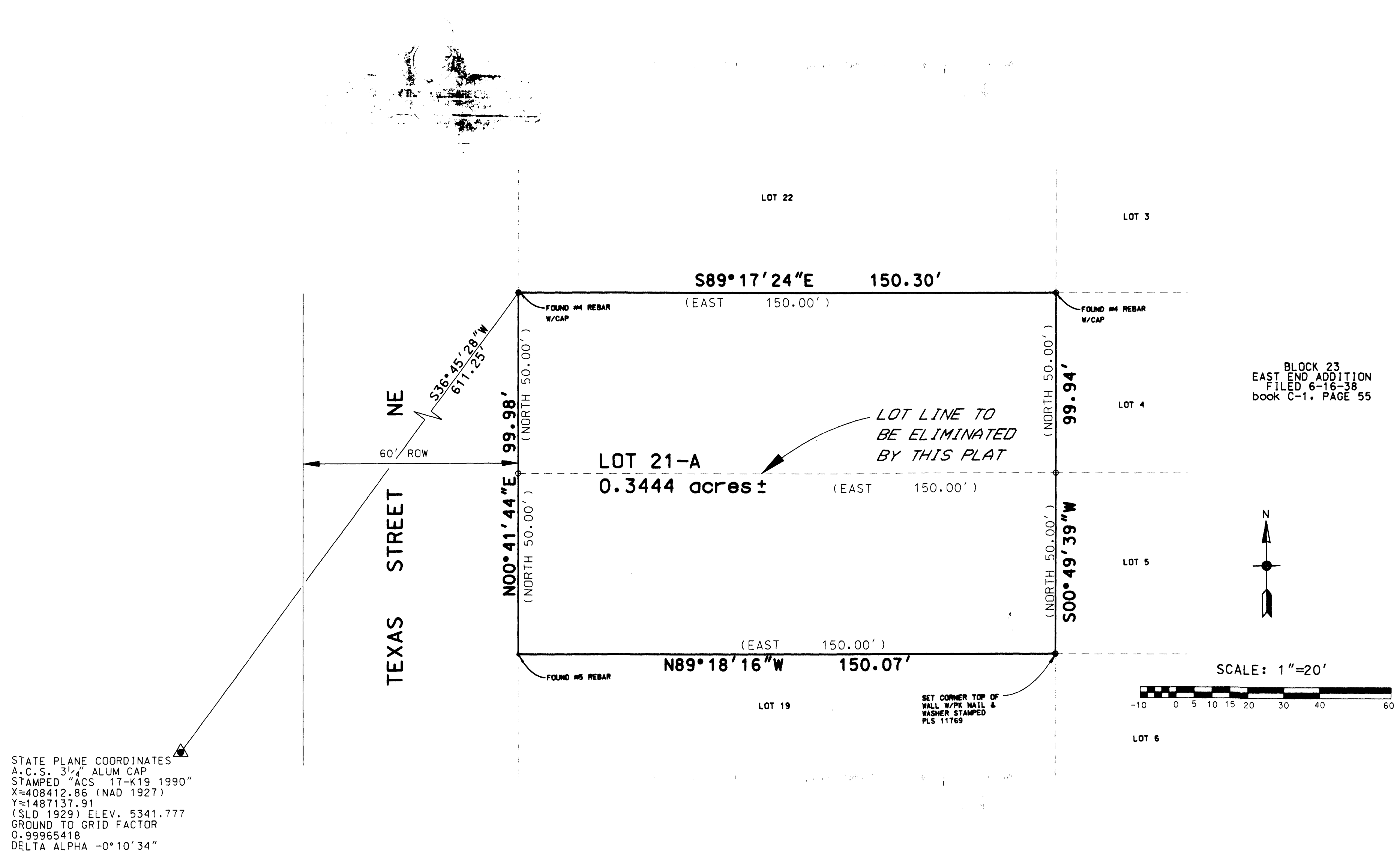


FILE: BND	DATE	REVISION	DATE	APPROVED BY:
JOB# 03-0018	01-08-2003			
DES. BY CCR	01-13-2003			SHEET
DRW. BY CCR	01-13-2003			1 OF 2
CHK. BY RL	01-13-2003			

PROJECT 1002325

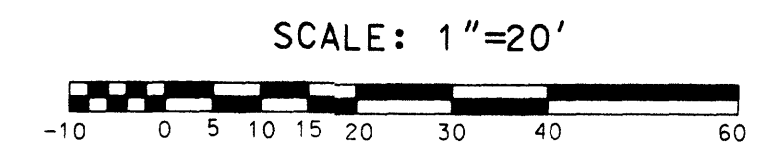
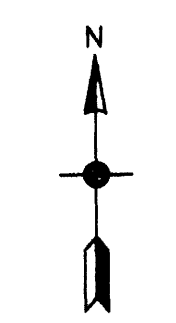
PLAT OF  
**LOT 21-A, BLOCK 23**  
**EAST END ADDITION**  
 WITHIN  
 SECTION 18 TOWNSHIP 10 NORTH,  
 RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2003

- LEGEND
- BOUNDARY LINE
  - LOT LINE
  - EX. LOT CORNER
  - REBAR
  - REBAR W/CAP
  - SET CORNER
  - CONTROL MONUMENT



STATE PLANE COORDINATES  
 A.C.S. 3/4" ALUM CAP  
 STAMPED "ACS 17-K19 1990"  
 X=408412.86 (NAD 1927)  
 Y=1487137.91  
 (SLD 1929) ELEV. 5341.777  
 GROUND TO GRID FACTOR  
 0.99965418  
 DELTA ALPHA -0°10'34"

BLOCK 23  
 EAST END ADDITION  
 FILED 6-16-38  
 BOOK C-1, PAGE 55



**NM**  
CONSULTANTS  
**Quality**

**NEW MEXICO QUALITY CONSULTANTS**  
 Construction Management, Surveying & Civil Engineering  
 1020 SAN PEDRO DR. NE ALBUQUERQUE, NEW MEXICO 87110 PH: 505-710-3099 FAX: 505-254-4952

FILE:	BND	DATE	REVISION	DATE	APPROVED BY:
JOB#	03-0018	01-08-2003			
DES. BY	CCJr	01-13-2003			SHEET 2 OF 2
DRW. BY	CCJr	01-13-2003			
CHK. BY	RL	01-13-2003			