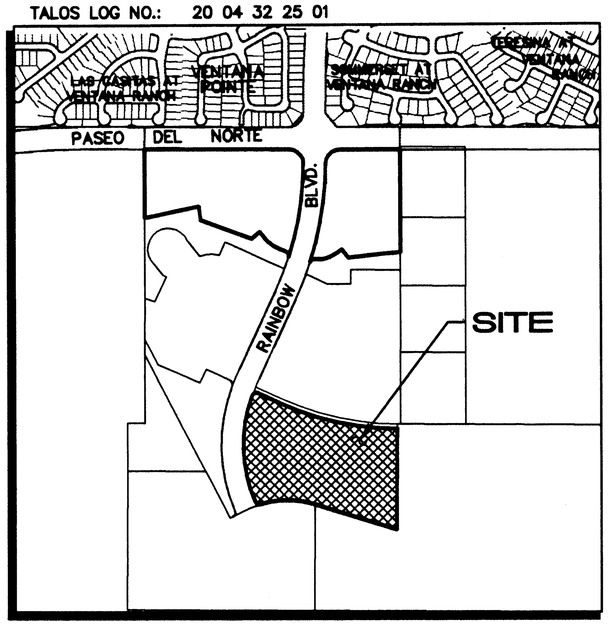
TALOS LOG NO.: 20 04 32 25 01



C-9-Z 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 80
3. Total Number of Tracts created: 2
4. Gross Subdivision Acreage: 17.2070 Ac.
5. Total Mileage of Full Width Streets Created: 0.5962
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats (and documents) of record entitled: PLAT OF "THE TRAILS (12-15-03, 03C-375)
10. Field Survey performed on March, 2003.
11. Title Report: None provided.
12. This property is gpparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
13. Basis of boundary is from the plats of record entitled:

    UNPLATTED LAND OF "VOLCANO SIX LIMITED"

    TRACT OS-1 OPEN SPACE

    TRACT OS-2 OPEN SPACE

    UNPLATTED LAND OF "THE ARCHDIOCESE OF SANTA FE"

    UNPLATTED LAND OF "PARADISE WEST INC."

    PLAT OF "THE TRAILS, TRACT D" (12-15-03, 03C-375)

    PLAT OF "THE TRAILS, TRACT J" (12-15-03, 03C-375)

    PLAT OF "THE TRAILS, TRACT G" (12-15-03, 03C-375)

    all being records of Bernalillo County, New Mexico.
14. Current Zoning; R-D.
15. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area, water and sanitary sewer system capabilities are based on the NMU, Inc. facilities, not the City of Albuquerque.
16. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".
16. All property corners to be set with 5/8" rebar with cap "ALS LS 7719".

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

1325PT1.DWGthor 08/09/04

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT F, THE TRAILS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 15, 2003 in Book 2003C, Page 375 and containing 17.2070 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tracts and the vacated easements into residential lots, to create 2 tracts, to dedicate public rights-of-way, and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities 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(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER

CENTEX HOMES

NORMAN A. GREGORY — September 16, 2004
LAND DEVELOPMENT MANAGER — Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on September 16, 2004 2004, by Norman A. Gregory as Land Development Manager of Centex Homes, a Nevada General Partnership, on behalf of said General Partnership.

My Commission Expires: 10-27-06

Notary Public

OFFICIAL SEAL
CHASITY TURNEY
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 10-27-06

PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION

BEING A REPLAT OF
TRACT F, THE TRAILS
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16,
T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2004

FINAL ~~PRELIMINARY~~ PLAT
~~APPROVED BY DRB~~
ON _____

APPROVALS

DRB PROJECT NO. 1003403
APPLICATION NO.

Utility Approvals

PNM ELECTRIC SERVICES DIVISION	DATE 9-16-04
PNM GAS SERVICES DIVISION	DATE 9-16-04
QWEST	DATE 9-23-04
COMCAST	DATE 9/16/04
NEW MEXICO UTILITIES	DATE 9-22-04

City Approvals

CITY SURVEYOR	DATE 9-24-04
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	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 requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

Timothy Aldrich, P.S. No. 7719 — 09-21-04 Date

PLAT FOR
THE RESERVE AT THE TRAILS SUBDIVISION

BEING A REPLAT OF
TRACT F, THE TRAILS
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16,
T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2004

ACS MONUMENT
"UNION 1969"
Y=1,523,440.96
X=353,409.02
G-G=0.99966044
$\Delta\alpha$=-00°16'58"
(NAD 1927)

ACS MONUMENT
"2-B10"
Y=1,527,976.48
X=357,543.73
G-G=0.99966354
$\Delta\alpha$=-00°16'30"
(NAD 1927/NGVD 1929)
ELEVATION=5429.35
CENTRAL ZONE

NOTES:

1. SEE SHEET 3 FOR CURVE AND LINE TABLES.
2. SEE SHEET 3 FOR EASEMENT NOTES.
3. DISTANCES IN BRACKETS ARE ℄ MONUMENT DISTANCES.

LEGEND

- FOUND 5/8" REBAR WITH CAP "LS 5978" (Typ.)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT

SCALE: 1"=60'

60 40 20 0 60 120 FEET

34' HALF R.O.W. DEDICATED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.

TRACT D, THE TRAILS
19.2631 AC.
FILED: DECEMBER 15, 2003
(Bk-2003C;Pg-375)

TRACT J, THE TRAILS
71.4666 AC.
FILED: DECEMBER 15, 2003
(Bk-2003C;Pg-375)

TRACT G, THE TRAILS
25.7535 AC.
FILED: DECEMBER 15, 2003
(Bk-2003C;Pg-375)

TRACT J, THE TRAILS
71.4666 AC.
FILED: DECEMBER 15, 2003
(Bk-2003C;Pg-375)

09-21-04

1325PT1.DWGthor 08/09/04

SHEET 2 OF 29

SHEET 2 OF 3

PLAT FOR
THE RESERVE AT THE TRAILS SUBDIVISION

BEING A REPLAT OF
TRACT F, THE TRAILS
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16,
T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2004

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2000.00	848.66	430.82	842.31	S 77°23'23" E	24°18'45"
C2	628.00	378.14	195.00	372.45	S 89°56'40" W	34°29'58"
C3	30.00	44.09	27.11	40.23	S 65°12'09" E	84°12'21"
C4	1022.00	839.01	444.77	815.64	S 00°25'06" W	47°02'12"
C5	1022.00	66.47	33.25	66.46	S 22°04'26" W	3°43'35"
C6	30.00	49.51	32.49	44.08	S 67°29'19" W	94°33'21"
C7	2034.00	863.06	438.12	856.60	S 77°23'22" E	24°18'42"
C8	2034.00	30.56	15.28	30.56	S 65°39'50" E	0°51'39"
C9	2144.00	32.42	16.21	32.42	S 65°40'04" E	0°51'59"
C10	2034.00	49.52	24.76	49.52	S 66°47'30" E	1°23'42"
C11	2144.00	52.20	26.10	52.19	S 66°47'54" E	1°23'42"
C12	2034.00	49.52	24.76	49.52	S 68°11'12" E	1°23'42"
C13	2144.00	52.20	26.10	52.19	S 68°11'35" E	1°23'42"
C14	2034.00	49.52	24.76	49.52	S 69°34'53" E	1°23'42"
C15	2144.00	52.20	26.10	52.19	S 69°35'17" E	1°23'42"
C16	2034.00	39.97	19.98	39.96	S 70°50'31" E	1°07'33"
C17	30.00	46.16	29.05	41.74	N 27°19'27" W	88°09'40"
C18	2144.00	74.69	37.35	74.69	S 71°17'01" E	1°59'46"
C19	2144.00	64.33	32.17	64.33	S 71°25'19" E	1°43'09"
C20	25.00	39.96	25.70	35.84	N 62°32'36" E	91°34'27"
C21	2254.00	43.51	21.90	43.79	S 71°06'47" E	1°06'47"
C22	2144.00	59.59	29.80	59.59	S 69°45'58" E	1°35'33"
C23	2254.00	62.65	31.33	62.65	S 69°45'37" E	1°35'33"
C24	2144.00	59.59	29.80	59.59	S 68°10'25" E	1°35'33"
C25	2254.00	62.65	31.33	62.65	S 68°10'04" E	1°35'33"
C26	2144.00	59.59	29.80	59.59	S 66°34'52" E	1°35'33"
C27	2254.00	62.65	31.33	62.65	S 66°34'31" E	1°35'33"
C28	2144.00	20.59	10.30	20.59	S 65°30'35" E	0°33'01"
C29	2254.00	60.92	30.46	60.92	S 65°00'17" E	1°32'55"
C30	2254.00	60.03	30.02	60.03	S 63°28'03" E	1°31'33"
C31	2254.00	45.38	22.69	45.37	S 62°07'40" E	1°09'12"
C32	1022.00	147.20	73.73	147.07	S 11°42'07" W	8°15'09"
C33	1022.00	78.17	39.11	78.15	S 18°01'10" W	4°22'57"
C34	2292.00	101.69	50.85	101.68	S 62°49'19" E	2°32'31"
C35	25.00	31.90	18.54	29.78	N 27°32'18" W	73°06'34"
C36	203.00	23.33	11.68	23.32	S 05°43'25" W	6°35'08"
C37	912.00	16.24	8.12	16.24	S 01°55'13" W	1°01'14"
C38	1022.00	109.97	55.04	109.92	S 04°29'35" W	6°09'55"
C39	912.00	58.72	29.37	58.71	S 00°26'04" E	3°41'21"
C40	1022.00	65.81	32.91	65.79	S 00°26'03" E	3°41'21"
C41	912.00	58.72	29.37	58.71	S 04°07'25" E	3°41'21"
C42	1022.00	65.81	32.91	65.79	S 04°07'24" E	3°41'21"
C43	912.00	58.72	29.37	58.71	S 07°48'46" E	3°41'21"
C44	1022.00	65.81	32.91	65.79	S 07°48'45" E	3°41'21"
C45	912.00	58.72	29.37	58.71	S 11°30'08" E	3°41'21"
C46	1022.00	65.81	32.91	65.79	S 11°30'06" E	3°41'21"
C47	912.00	58.72	29.37	58.71	S 15°11'29" E	3°41'21"
C48	1022.00	65.81	32.91	65.79	S 15°11'27" E	3°41'21"
C49	912.00	58.72	29.37	58.71	S 18°52'50" E	3°41'21"
C50	1022.00	65.81	32.91	65.79	S 18°52'48" E	3°41'21"
C51	912.00	62.01	31.02	62.00	S 22°40'23" E	3°53'46"
C52	628.00	105.96	53.11	105.84	S 77°31'42" W	9°40'04"
C53	1022.00	42.36	21.18	42.36	S 21°54'43" E	2°22'29"
C54	738.00	65.84	32.94	65.82	S 86°34'23" W	5°06'41"
C55	628.00	74.16	37.12	74.11	S 85°44'43" W	6°45'57"
C56	874.00	50.79	25.40	50.78	S 22°57'23" E	3°19'46"
C57	25.00	45.95	32.76	39.75	S 31°21'46" W	105°18'32"
C58	738.00	68.89	34.47	68.87	N 88°11'49" W	5°20'54"
C59	628.00	58.62	29.33	58.60	N 88°11'52" W	5°20'54"
C60	738.00	68.89	34.47	68.87	N 82°50'55" W	5°20'54"
C61	628.00	58.62	29.33	58.60	N 82°50'58" W	5°20'54"
C62	738.00	68.89	34.47	68.87	N 77°30'01" W	5°20'54"
C63	628.00	58.62	29.33	58.60	N 77°30'04" W	5°20'54"
C64	738.00	26.02	13.01	26.02	N 73°48'57" W	2°01'13"
C65	628.00	22.15	11.08	22.15	N 73°48'59" W	2°01'16"
C66	323.00	43.57	21.82	43.53	S 76°40'11" E	7°43'41"
C67	323.00	49.07	24.58	49.02	S 84°53'09" E	8°42'14"
C68	25.00	46.44	33.44	40.04	N 36°01'18" W	106°25'55"
C69	30.00	47.12	30.00	42.43	N 62°11'39" E	90°00'00"
C70	894.00	110.31	55.22	110.24	S 84°36'12" W	7°04'10"
C71	866.00	71.67	35.85	71.65	S 06°32'48" E	4°44'30"
C72	866.00	78.12	39.09	78.09	S 01°35'30" E	5°10'07"
C73	25.00	49.00	37.28	41.53	S 57°08'47" W	112°18'28"
C74	2300.00	81.08	40.54	81.07	S 67°42'35" E	2°01'11"
C75	2300.00	66.16	33.08	66.16	S 69°32'37" E	1°38'53"
C76	894.00	60.20	30.11	60.19	N 89°55'58" W	3°51'29"
C77	2300.00	78.75	39.38	78.75	S 71°20'55" E	1°57'42"
C78	894.00	61.52	30.77	61.51	N 86°01'56" W	3°56'34"
C79	2300.00	143.61	71.83	143.59	S 74°07'05" E	3°34'39"
C80	894.00	123.67	61.93	123.57	N 80°05'53" W	7°55'33"
C81	2300.00	88.68	44.34	88.67	S 77°00'41" E	2°12'33"
C82	25.00	41.59	27.43	36.96	N 30°27'39" W	95°18'36"
C83	894.00	51.95	25.98	51.94	N 74°28'13" W	3°19'46"
C84	25.00	36.00	21.93	32.97	S 58°26'53" W	82°30'27"
C85	2300.00	89.27	44.64	89.26	S 81°24'37" E	2°13'26"
C86	2300.00	61.76	30.88	61.76	S 83°17'29" E	1°32'19"
C87	167.00	0.79	0.39	0.79	S 72°56'26" E	0°16'11"
C88	2300.00	40.68	20.34	40.68	S 84°34'02" E	1°00'48"
C89	25.00	37.34	23.14	33.97	N 42°17'05" W	85°34'44"
C90	167.00	47.86	24.09	47.70	S 81°17'07" E	16°25'11"
C91	167.00	34.97	17.55	34.91	S 83°29'44" E	11°59'58"
C92	25.00	39.27	25.00	35.36	N 45°30'17" E	90°00'00"
C93	277.00	58.01	29.11	57.91	S 83°29'44" E	11°59'57"

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C94	167.00	13.67	6.84	13.67	S 75°09'03" E	4°41'25"
C95	277.00	22.67	11.34	22.67	S 75°09'03" E	4°41'25"
C96	894.00	56.97	28.49	56.96	N 74°37'52" W	3°39'03"
C97	784.00	49.96	24.99	49.95	N 74°37'52" W	3°39'03"
C98	894.00	66.73	33.38	66.72	N 78°35'42" W	4°16'36"
C99	784.00	58.52	29.27	58.51	N 78°35'42" W	4°16'36"
C100	894.00	66.73	33.38	66.72	N 82°52'19" W	4°16'36"
C101	784.00	58.52	29.27	58.51	N 82°52'19" W	4°16'36"
C102	894.00	66.73	33.38	66.72	N 87°08'55" W	4°16'36"
C103	784.00	58.52	29.27	58.51	N 87°08'55" W	4°16'36"
C104	894.00	66.73	33.38	66.72	S 88°34'28" W	4°16'36"
C105	784.00	58.52	29.27	58.51	S 88°34'28" W	4°16'36"
C106	894.00	83.75	41.91	83.72	S 83°45'09" W	5°22'03"
C107	784.00	45.01	22.51	45.00	S 84°47'30" W	3°17'21"
C108	25.00	35.82	21.77	32.84	S 55°48'13" E	82°05'55"
C109	866.00	88.22	44.15	88.18	S 11°50'09" E	5°50'12"
C110	30.00	44.79	27.76	40.75	S 30°01'52" E	85°32'59"
C111	473.00	52.24	26.15	52.21	N 09°34'47" E	6°19'41"
C112	473.00	48.80	24.42	48.78	N 03°27'37" E	5°54'39"
C113	2144.00	63.75	31.88	63.75	S 84°43'57" E	1°42'14"
C114	25.00	41.19	27.00	36.69	N 47°42'27" E	94°24'21"
C115	2254.00	47.56	23.78	47.56	S 84°29'06" E	1°12'32"
C116	2144.00	59.59	29.80	59.59	S 83°05'04" E	1°35'33"
C117	2254.00	62.65	31.33	62.65	S 83°05'04" E	1°35'33"
C118	2144.00	59.59	29.80	59.59	S 81°29'31" E	1°35'33"
C119	2254.00	62.65	31.33	62.65	S 81°29'31" E	1°35'33"
C120	2144.00	59.59	29.80	59.59	S 79°53'58" E	1°35'33"
C121	2254.00	62.65	31.33	62.65	S 79°53'58" E	1°35'33"
C122	2144.00	59.59	29.80	59.59	S 78°18'25" E	1°35'33"
C123	2254.00	62.65	31.33	62.65	S 78°18'25" E	1°35'33"
C124	2144.00	59.59	29.80	59.59	S 76°42'52" E	1°35'33"
C125	2254.00	62.65	31.33	62.65	S 76°42'52" E	1°35'33"
C126	2144.00	64.31	32.16	64.31	S 75°03'32" E	1°43'07"
C127	2254.00	43.76	21.88	43.76	S 75°21'43" E	1°06'44"
C128	25.00	39.95	25.69	35.83	S 29°01'29" E	91°33'44"
C129	2034.00	49.98	24.99	49.98	S 75°46'25" E	1°24'29"
C130	2144.00	85.24	42.63	85.24	S 75°20'19" E	2°16'41"
C131	30.00	46.17	29.06	41.74	S 60°50'29" W	88°10'26"
C132	2034.00	49.52	24.76	49.52	S 77°10'30" E	1°23'42"
C133	2144.00	52.20	26.10	52.20	S 77°10'30" E	1°23'42"
C134	2034.00	49.52	24.76	49.52	S 78°34'12" E	1°23'42"
C135	2144.00	52.20	26.10	52.20	S 78°34'12" E	1°23'42"
C136	2034.00	49.52	24.76	49.52	S 79°57'54" E	1°23'42"
C137	2144.00	52.20	26.10	52.20	S 79°57'54" E	1°23'42"
C138	2034.00	49.52	24.76	49.52	S 81°21'35" E	1°23'42"
C139	2144.00	52.20	26.10	52.20	S 81°21'35" E	1°23'42"
C140	2034.00	49.52	24.76	49.52	S 82°45'17" E	1°23'42"
C141	2144.00	52.20	26.10	52.20	S 82°45'17" E	1°23'42"
C142	2034.00	72.69	36.35	72.69	S 84°28'34" E	2°02'51"
C143	2144.00	79.79	39.90	79.78	S 84°31'06" E	2°07'56"
C144	2034.00	91.32	45.67	91.31	S 86°47'10" E	2°34'21"
C145	2034.00	52.29	26.15	52.29	S 88°48'31" E	1°28'23"
C146	2254.00	398.06	199.55	397.54	S 66°36'37" E	10°07'07"
C147	2254.00	404.55	202.82	404.01	S 79°56'52" E	10°17'01"
C148	2300.00	458.27	229.90	457.52	S 72°24'28" E	11°24'58"
C149	2300.00	191.71	95.91	191.66	S 82°41'10" E	4°46'33"
C150	912.00	430.59	219.39	426.61	S 11°05'43" E	27°03'06"
C151	866.00	238.01	119.76	237.26	S 06°52'51" E	15°44'49"
C152	784.00	329.05	166.98	326.64	N 84°49'46" W	24°02'50"
C153	738.00	298.53	151.33	296.50	N 84°23'39" W	23°10'37"
C154	277.00	80.69	40.63	80.40	S 81°09'02" E	16°41'22"
C155	323.00	92.63	46.64	92.32	S 81°01'18" E	16°25'55"
C156	473.00	101.04	50.71	100.85	N 06°37'27" E	12°14'21"
C157	2277.00	464.45	233.04	463.65	S 67°23'40" E	11°41'13"
C158	2277.00	141.07	70.56	141.04	S 63°19'33" E	3°32'59"
C159	2277.00	323.39	161.97	323.12	S 69°10'09" E	8°08'14"
C160	2277.00	514.79	258.49	513.69	S 79°42'52" E	12°57'13"
C161	2277.00	242.56	121.40	242.45	S 76°17'23" E	6°06'13"
C162	2277.00	272.22	136.27	272.06	S 82°45'59" E	6°51'00"
C163	889.00	419.73	213.85	415.85	S 11°05'43" E	27°03'06"
C164	180.00	47.77	24.03	47.63	S 10°02'01" W	15°12'21"
C165	889.00	110.04	55.09	109.97	S 21°04'30" E	7°05'31"
C166	889.00	309.70	156.43	308.13	S 07°32'57" E	19°57'35"
C167	761.00	360.01	183.44	356.66	N 86°21'30" W	27°06'19"
C168	300.00	87.39	44.00	87.08	S 81°09'02" E	16°41'22"
C169	400.00	25.92	12.97	25.92	N 14°36'00" E	3°42'47"
C170	450.00	96.12	48.24	95.94	N 06°37'27" E	12°14'19"
C171	2034.00	65.05	32.53	65.05	S 72°19'15" E	1°49'56"
C172	2034.00	65.05	32.53	65.05	S 74°09'12" E	1°49'57"

LOT AREA TABLE

LOT	AREA (SF)	LOT	AREA (SF)
1	7247	42	6889
2	5500	43	6889
3	5500	44	8294
4	5558	45	8809
5	5594	46	7014
6	5594	47	7014
7	5593	48	7014
8	7720	49	6756
9	7220	50	6600
10	6724	51	6600
11	6724	52	6600
12	6723	53	6600
13	6638	54	6643
14	6532	55	9283
15	7773	56	10932
16	9222	57	7244
17	6849	58	6600
18	6849	59	6600
19	6849	60	6600
20	6849	61	6600
21	6849	62	6600
22	6849	63	6600
23	8478	64	7700
24	7765	65	7453
25	9499	66	6723
26	7138	67	6723
27	6539	68	6723
28	10200	69	6723
29	8475	70	6723
30	9960	71	7215
31	7633	72	8854
32	7898	73	5594
33	7965	74	5594
34	6962	75	5594
35	6600	76	5594
36	6600	77	5594
37	6600	78	8967
38	6600	79	9632
39	6847	80	5864
40	6889	TRACT A	838
41	6889	TRACT PR	144,277

EASEMENT NOTES ◇

A. 20' PUBLIC SANITARY SEWER & WATERLINE EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE, AND PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

B. TRACT A SHALL BE COVERED BY A PRIVATE LANDSCAPING EASEMENT AND SHALL BE MAINTAINED BY THE OWNER.

C. 10' WIDE PUBLIC UTILITY EASEMENT (P.U.E.) TO BE GRANTED BY THIS PLAT.

D. TRACT PR SHALL BE COVERED BY A PRIVATE ROADWAY EASEMENT, AND SHALL BE MAINTAINED BY THE OWNER.

E. TRACT PR SHALL BE COVERED BY A PUBLIC WATER & SANITARY SEWER EASEMENT TO BE GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE BY THIS PLAT, AND A PUBLIC UTILITY EASEMENT.

F. TRACT PR SHALL BE COVERED BY A PUBLIC DRAINAGE AND EMERGENCY ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

G. EXISTING BLANKET PUBLIC ACCESS, DRAINAGE, WATER, AND SANITARY SEWER EASEMENT (12-15-03, BK. 2003C, PG. 375) VACATED BY THIS PLAT (APPL. # 04DRB-00633)

PUBLIC UTILITY EASEMENTS

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

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS 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 EASEMENT, 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 HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°30'17" W	20.00
L2	N 00°30'17" E	24.10
L3	N 83°20'04" W	38.22
L4	S 89°29'43" E	38.00
L5	S 00°30'17" W	10.82
L6	N 89°29'43" W	27.13
L7	N 72°48'21" W	8.78
L8	N 72°48'21" W	8.78
L9	N 65°22'44" E	20.00
L10	N 65°22'44" E	18.00
L11	S 24°37'16" E	25.70
L12	S 72°48'21" E	16.57
L13	N 17°11'39" E	69.22
L14	S 28°26'56" W	38.00
L15	S 89°29'43" E	50.13
L16	N 00°30'17" E	59.30
L17	S 89°29'43" E	2.13
L18	S 83°20'04" E	10.59
L19	N 83°20'04" W	27.63

1325PT1.DWGrfh 10/23/04

PRELIMINARY
PLAT FOR

THE RESERVE AT THE TRAILS SUBDIVISION

BEING A REPLAT OF
TRACT F OF
THE TRAILS
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, T. 11 N, R. 2 E, NMPM

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL 2004

PRELIMINARY PLAT
APPROVED BY DRB
ON 6/2/04

SCALE:
1"=60'

60 40 20 0 60 120 FEET

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2034.00	863.06	438.12	856.60	S 77°23'22" E	24°18'42"
C2	628.00	378.14	195.00	372.45	S 89°56'40" W	34°29'59"
C3	30.00	44.09	27.11	40.23	S 65°12'08" E	84°12'41"
C4	1022.00	839.00	444.76	815.64	S 00°25'08" W	47°02'11"
C5	30.00	49.51	32.49	44.08	S 67°29'19" W	94°33'21"
C6	2277.00	445.54	223.48	444.83	S 67°37'56" E	11°12'40"
C7	2277.00	514.79	258.49	513.69	S 79°42'52" E	12°57'13"
C8	2277.00	122.16	61.09	122.14	S 63°33'49" E	3°04'26"
C9	2277.00	565.95	284.44	564.50	S 72°13'15" E	14°14'27"
C10	2277.00	272.22	136.27	272.06	S 82°45'59" E	6°51'00"
C11	450.00	96.12	48.24	95.94	N 06°37'27" E	12°14'19"
C12	400.00	25.92	12.96	25.91	N 14°35'59" E	3°42'45"
C13	300.00	87.39	44.00	87.08	S 81°09'02" E	16°41'22"
C14	761.00	360.01	183.44	356.66	N 86°21'30" W	27°06'19"
C15	889.00	110.04	55.09	109.97	S 21°04'30" E	7°05'31"
C16	889.00	309.70	156.43	308.13	S 07°32'57" E	19°57'35"
C17	889.00	419.73	213.85	415.85	S 11°05'43" E	27°03'06"
C18	180.00	47.77	24.03	47.63	S 10°02'01" W	15°12'21"
C19	2034.00	30.56	15.28	30.56	S 65°39'50" E	0°51'39"
C20	2034.00	49.52	24.76	49.52	S 66°47'30" E	1°23'42"
C21	2034.00	49.52	24.76	49.52	S 68°11'12" E	1°23'42"
C22	2034.00	49.52	24.76	49.52	S 69°34'53" E	1°23'42"
C23	2034.00	39.97	19.98	39.97	S 70°50'31" E	1°07'33"
C24	2144.00	32.42	16.21	32.42	S 65°40'04" E	0°51'59"
C25	2144.00	52.20	26.10	52.19	S 66°47'54" E	1°23'42"
C26	2144.00	52.20	26.10	52.19	S 68°11'35" E	1°23'42"
C27	2144.00	52.20	26.10	52.19	S 69°35'17" E	1°23'42"
C28	2144.00	74.69	37.35	74.69	S 71°17'01" E	1°59'46"
C29	30.00	46.13	29.02	41.72	N 27°21'05" W	88°08'25"
C30	30.00	46.12	29.02	41.71	S 60°53'04" W	88°05'30"
C31	2144.00	20.59	10.30	20.59	S 65°30'35" E	0°33'01"
C32	2144.00	59.59	29.80	59.59	S 66°34'52" E	1°35'33"
C33	2144.00	59.59	29.80	59.59	S 68°10'25" E	1°35'33"
C34	2144.00	59.59	29.80	59.59	S 69°45'58" E	1°35'33"
C35	2144.00	64.33	32.17	64.33	S 71°25'19" E	1°43'09"
C36	2254.00	26.67	13.34	26.67	S 62°21'56" E	0°40'41"
C37	2254.00	60.03	30.02	60.03	S 63°28'03" E	1°31'33"
C38	2254.00	60.92	30.46	60.92	S 65°00'17" E	1°32'55"
C39	2254.00	62.65	31.33	62.65	S 66°34'31" E	1°35'33"
C40	2254.00	62.65	31.33	62.65	S 68°10'04" E	1°35'33"
C41	2254.00	62.65	31.33	62.65	S 69°45'37" E	1°35'33"
C42	2254.00	43.79	21.90	43.79	S 71°06'47" E	1°06'47"
C43	2034.00	49.98	24.99	49.98	S 75°46'25" E	1°24'29"
C44	2034.00	49.52	24.76	49.52	S 77°10'30" E	1°23'42"
C45	2034.00	49.52	24.76	49.52	S 78°34'12" E	1°23'42"
C46	2034.00	49.52	24.76	49.52	S 79°57'54" E	1°23'42"
C47	2034.00	49.52	24.76	49.52	S 81°21'35" E	1°23'42"
C48	2034.00	49.52	24.76	49.52	S 82°45'17" E	1°23'42"
C49	2034.00	58.19	29.10	58.19	S 84°16'18" E	1°38'21"
C50	2144.00	85.24	42.63	85.24	S 75°20'19" E	2°16'41"
C51	2144.00	52.20	26.10	52.20	S 77°10'30" E	1°23'42"
C52	2144.00	52.20	26.10	52.20	S 78°34'12" E	1°23'42"
C53	2144.00	52.20	26.10	52.20	S 79°57'54" E	1°23'42"
C54	2144.00	52.20	26.10	52.20	S 81°21'35" E	1°23'42"
C55	2144.00	52.20	26.10	52.20	S 82°45'17" E	1°23'42"
C56	2144.00	79.79	39.90	79.78	S 84°31'06" E	2°07'56"
C57	2144.00	64.31	32.16	64.31	S 75°03'32" E	1°43'07"
C58	2144.00	59.59	29.80	59.59	S 76°42'52" E	1°35'33"
C59	2144.00	59.59	29.80	59.59	S 78°18'25" E	1°35'33"
C60	2144.00	59.59	29.80	59.59	S 79°53'58" E	1°35'33"
C61	2144.00	59.59	29.80	59.59	S 81°29'31" E	1°35'33"
C62	2144.00	59.59	29.80	59.59	S 83°05'04" E	1°35'33"
C63	2144.00	63.75	31.88	63.75	S 84°43'57" E	1°42'14"
C64	2254.00	43.76	21.88	43.76	S 75°21'43" E	1°06'44"
C65	2254.00	62.65	31.33	62.65	S 76°42'52" E	1°35'33"
C66	2254.00	62.65	31.33	62.65	S 78°18'25" E	1°35'33"
C67	2254.00	62.65	31.33	62.65	S 79°53'58" E	1°35'33"
C68	2254.00	62.65	31.33	62.65	S 81°29'31" E	1°35'33"
C69	2254.00	62.65	31.33	62.65	S 83°05'04" E	1°35'33"
C70	2254.00	47.56	23.78	47.56	S 84°29'06" E	1°12'32"
C71	25.00	41.19	27.00	36.69	N 47°42'27" E	94°24'21"
C72	2034.00	105.82	52.92	105.81	S 86°34'54" E	2°58'51"
C73	2034.00	52.29	26.15	52.29	S 88°48'31" E	1°28'23"
C74	473.00	48.90	24.42	48.78	N 03°27'37" E	5°54'39"
C75	473.00	52.24	26.15	52.21	N 09°34'46" E	6°19'40"
C76	30.00	44.79	27.76	40.75	S 30°01'52" E	85°32'57"
C77	30.00	50.02	33.05	44.42	N 59°25'44" E	95°31'52"
C78	435.00	77.92	39.06	77.81	N 06°31'55" E	10°15'45"
C79	25.00	39.66	25.39	35.63	N 44°02'50" W	90°53'46"
C80	25.00	39.06	24.79	35.21	N 45°15'44" E	89°30'54"
C81	25.00	37.34	23.14	33.97	N 42°17'05" W	85°34'44"
C82	25.00	41.59	27.43	36.96	N 30°27'39" W	95°18'36"
C83	25.00	36.00	21.93	32.97	S 58°26'53" W	82°30'27"
C84	167.00	0.79	0.39	0.79	S 72°56'26" E	0°16'11"
C85	167.00	47.86	24.09	47.70	S 81°17'07" E	16°25'11"
C86	2300.00	89.27	44.64	89.26	S 81°24'37" E	2°13'26"
C87	2300.00	61.76	30.88	61.76	S 83°17'29" E	1°32'19"
C88	2300.00	40.68	20.34	40.68	S 84°34'02" E	1°00'48"
C89	167.00	34.97	17.55	34.91	S 83°29'44" E	11°59'58"
C90	167.00	13.67	6.84	13.67	S 75°09'03" E	4°41'25"
C91	277.00	60.36	30.30	60.24	S 83°44'17" E	12°29'04"
C92	277.00	22.67	11.34	22.67	S 75°09'03" E	4°41'25"
C93	894.00	56.97	28.49	56.96	N 74°37'52" W	3°39'03"
C94	784.00	49.96	24.99	49.95	N 74°37'52" W	3°39'03"
C95	894.00	66.73	33.38	66.72	N 78°35'42" W	4°16'36"
C96	784.00	58.52	29.27	58.51	N 78°35'42" W	4°16'36"
C97	894.00	66.73	33.38	66.72	N 82°52'19" W	4°16'36"
C98	784.00	58.52	29.27	58.51	N 82°52'19" W	4°16'36"
C99	894.00	66.73	33.38	66.72	N 87°08'55" W	4°16'36"
C100	784.00	58.52	29.27	58.51	N 87°08'55" W	4°16'36"
C101	894.00	66.73	33.38	66.72	S 88°34'28" W	4°16'36"
C102	784.00	58.52	29.27	58.51	S 88°34'28" W	4°16'36"
C103	894.00	83.75	41.91	83.72	S 83°45'09" W	5°22'03"
C104	784.00	45.01	22.51	45.00	S 84°47'30" W	3°17'21"
C105	25.00	35.82	21.77	32.84	S 55°48'13" E	82°05'55"
C106	25.00	45.95	32.76	39.75	S 31°21'46" W	105°18'32"
C107	866.00	88.22	44.15	88.18	S 11°50'09" E	5°50'12"
C108	894.00	110.31	55.22	110.24	S 84°36'12" W	7°04'10"
C109	866.00	71.67	35.85	71.65	S 06°32'48" E	4°44'30"
C110	866.00	78.12	39.09	78.09	S 01°35'30" E	5°10'07"
C111	25.00	49.00	37.28	41.53	S 57°08'47" W	112°18'28"
C112	25.00	31.90	18.54	29.78	N 27°32'18" W	73°06'34"
C113	2300.00	81.08	40.54	81.07	S 67°42'35" E	2°01'11"
C114	2300.00	66.16	33.08	66.16	S 69°32'37" E	1°38'53"
C115	2300.00	76.13	38.07	76.13	S 71°18'57" E	1°53'47"
C116	2300.00	113.14	56.58	113.13	S 73°40'24" E	2°49'06"
C117	2300.00	121.77	60.90	121.76	S 76°35'57" E	3°02'00"
C118	894.00	60.20	30.11	60.19	N 89°55'58" W	3°51'29"
C119	894.00	70.84	35.44	70.82	N 85°44'01" W	4°32'24"
C120	894.00	49.78	24.90	49.77	N 81°52'07" W	3°11'25"
C121	894.00	116.52	58.34	116.44	N 76°32'22" W	7°28'04"
C122	1022.00	78.17	39.11	78.15	S 18°01'09" W	4°22'57"
C123	1022.00	127.12	63.64	127.04	S 12°15'53" W	7°07'36"
C124	1022.00	130.05	65.12	129.97	S 05°03'21" W	7°17'28"
C125	1022.00	65.81	32.91	65.79	S 00°26'04" E	3°41'21"
C126	1022.00	65.81	32.91	65.79	S 04°07'25" E	3°41'21"
C127	1022.00	65.81	32.91	65.79	S 07°48'46" E	3°41'21"
C128	1022.00	65.81	32.91	65.79	S 11°30'08" E	3°41'21"
C129	1022.00	65.81	32.91	65.79	S 15°11'29" E	3°41'21"
C130	1022.00	65.81	32.91	65.79	S 18°52'50" E	3°41'21"
C131	1022.00	42.35	21.18	42.35	S 21°54'44" E	2°22'27"
C132	203.00	23.33	11.68	23.32	S 05°43'25" W	6°35'08"
C133	2292.00	82.65	41.33	82.65	S 63°03'36" E	2°03'58"
C134	912.00	16.24	8.12	16.24	S 01°55'13" W	1°01'14"
C135	912.00	58.72	29.37	58.71	S 00°26'04" E	3°41'21"
C136	912.00	58.72	29.37	58.71	S 04°07'25" E	3°41'21"
C137	912.00	58.72	29.37	58.71	S 07°48'46" E	3°41'21"
C138	912.00	58.72	29.37	58.71	S 11°30'08" E	3°41'21"
C139	912.00	58.72	29.37	58.71	S 15°11'29" E	3°41'21"
C140	912.00	58.72	29.37	58.71	S 18°52'50" E	3°41'21"
C141	912.00	62.01	31.02	62.00	S 22°40'23" E	3°53'46"
C142	628.00	104.92	52.58	104.80	S 27°28'51" W	9°34'21"
C143	874.00	50.79	25.40	50.78	S 22°57'23" E	3°19'46"
C144	738.00	65.84	32.94	65.82	S 86°34'23" W	5°08'41"
C145	738.00	74.64	37.35	74.60	N 87°58'27" W	5°47'40"
C146	738.00	74.64	37.35	74.60	N 82°10'47" W	5°47'40"
C147	738.00	68.89	34.47	68.86	N 76°36'30" W	5°20'54"

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2034.00	863.06	438.12	856.60	S 77°23'22" E	24°18'42"
C148	738.00	14.53	7.27	14.53	N 73°22'12" W	1°07'42"
C149	628.00	75.21	37.65	75.16	S 85°41'52" W	6°51'41"
C150	628.00	63.51	31.78	63.48	N 87°58'28" W	5°47'40"
C151	628.00	63.51	31.78	63.48	N 82°10'48" W	5°47'40"
C152	628.00	58.62	29.33	58.60	N 76°36'31" W	5°20'54"
C153	628.00	12.37	6.19	12.37	N 73°22'13" W	1°07'43"
C154	323.00	55.11	27.62	55.04	S 77°41'36" E	9°46'30"
C155	323.00	38.98	19.51	38.96	S 86°02'17" E	6°54'52"
C156	1022.00	66.47	33.25	66.46	S 22°04'26" W	3°43'35"
C157	2000.00	848.66	430.82	842.31	S 77°23'23" E	24°18'45"
C158	1991.04	279.37	139.92	279.14	S 69°14'33" E	8°02'22"
C159	1998.37	569.29	286.58	567.36	S 81°23'17" E	16°19'20"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°29'43" W	50.13
L2	S 65°14'01" E	19.15
L3	S 65°14'01" E	18.88
L4	S 62°02'49" E	25.85
L5	N 25°10'36" W	22.98
L6	N 83°20'04" W	19.11
L7	N 83°20'04" W	19.11
L8	S 00°30'17" W	24.10
L9	S 00°30'17" W	10.82
L10	N 89°29'43" W	27.13
L11	N 72°48'21" W	8.78
L12	N 72°48'21" W	8.78
L13	N 24°37'16" W	25.39
L14	S 72°48'21" E	1.56
L15	N 89°29'43" W	10.08
L16	S 00°30'17" W	34.00

EASEMENT NOTES ◇

A. 38' PUBLIC SANITARY SEWER EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC. AND PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.

[redacted] TRACT A SHALL BE COVERED BY A [redacted] EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF RESERVE AT THE TRAILS.

C. 10' WIDE PUBLIC UTILITY EASEMENT (P.U.E.) TO BE GRANTED BY FINAL PLAT.

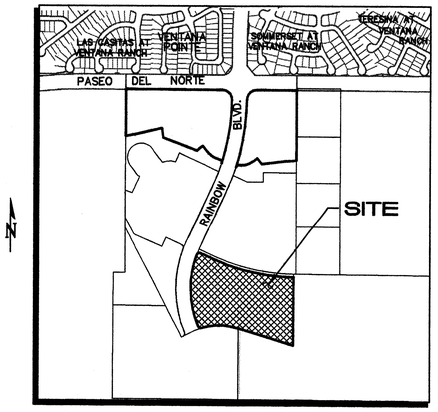
D. 96' WIDE PUBLIC ROADWAY & DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.

E. 96' WIDE PUBLIC WATER AND SANITARY SEWER EASEMENT TO BE GRANTED TO NEW MEXICO UTILITIES, INC. BY FINAL PLAT.

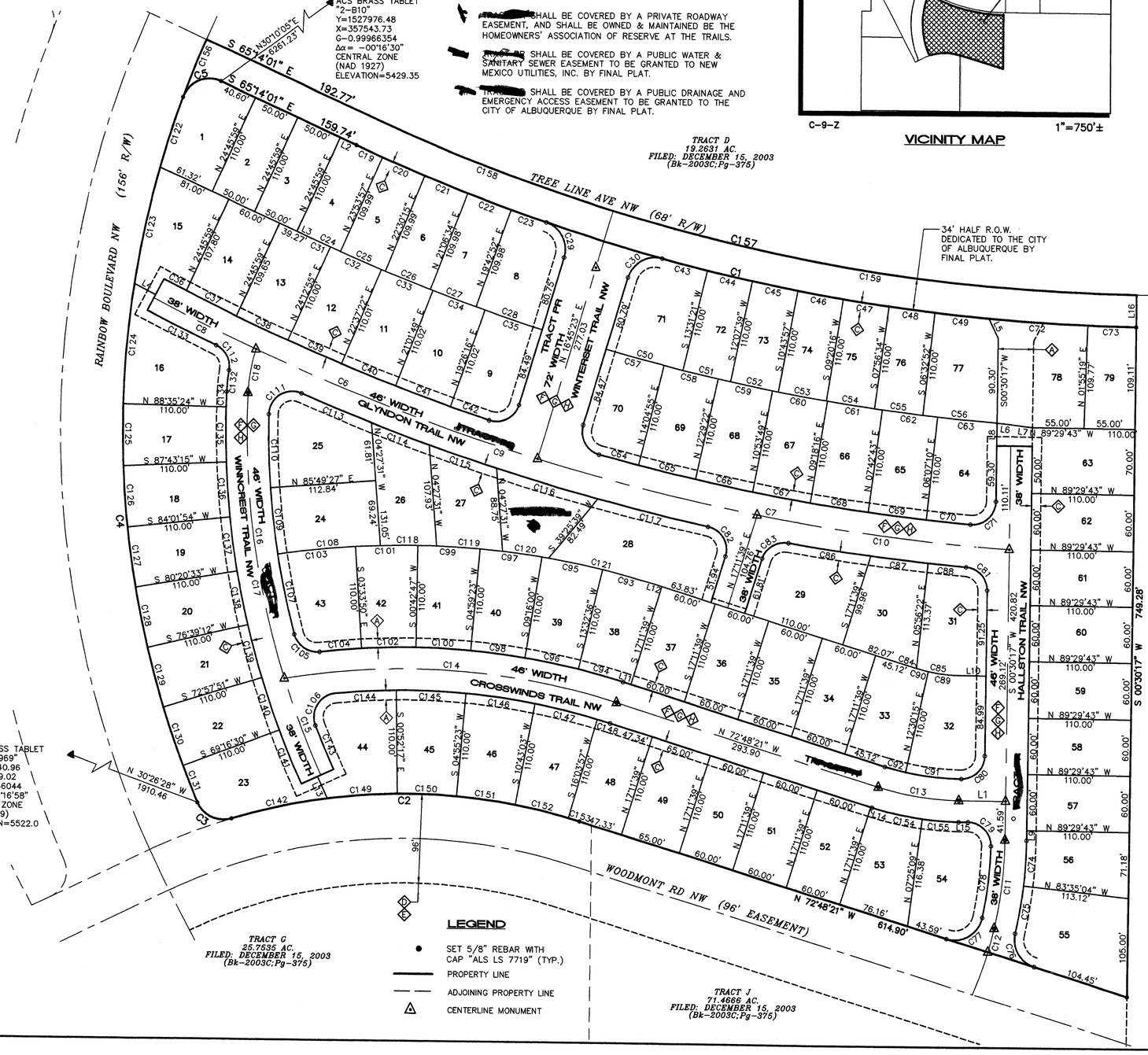
[redacted] SHALL BE COVERED BY A PRIVATE ROADWAY EASEMENT, AND SHALL BE OWNED & MAINTAINED BE THE HOMEOWNERS' ASSOCIATION OF RESERVE AT THE TRAILS.

[redacted] SHALL BE COVERED BY A PUBLIC WATER & SANITARY SEWER EASEMENT TO BE GRANTED TO NEW MEXICO UTILITIES, INC. BY FINAL PLAT.

[redacted] SHALL BE COVERED BY A PUBLIC DRAINAGE AND EMERGENCY ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.



VICINITY MAP



LEGEND

- ● SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

LEGAL DESCRIPTION

TRACT F, THE TRAILS, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE BULK PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 15, 2003, IN VOLUME 2003C, FOLIO 375.

ACS BENCHMARK

ACS MONUMENT "2-B-10" LOCATED 1 MI.± WEST OF PARADISE BLVD. AND LA PAZ.

ELEVATION: 5429.35

SITE DATA

1. TOTAL LAND AREA = 17.2070 ACRES.
2. NUMBER OF EXISTING TRACTS IS 1.
3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 79.
4. NUMBER OF PROPOSED TRACTS IS 2.
5. CURRENT ZONING: R-D.
6. ALL INTERNAL STREETS WILL BE PRIVATE.
7. ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS.
8. NEW MEXICO UTILITIES, INC. WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH NEW MEXICO UTILITIES, INC.

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #7719".
2. ALL STREET CENTERLINE POINTS SHOWN THUS ⊠ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #7719".
3. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
5. DISTANCES WILL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. OPEN SPACE AREA HAS BEEN MET BY DEDICATION OF TRACTS OS-1 AND OS-2 PER BULK PLAT OF THE TRAILS (12/15/03, 2003C-375).

APPROVED

CITY SURVEYOR — DATE 4-21-04

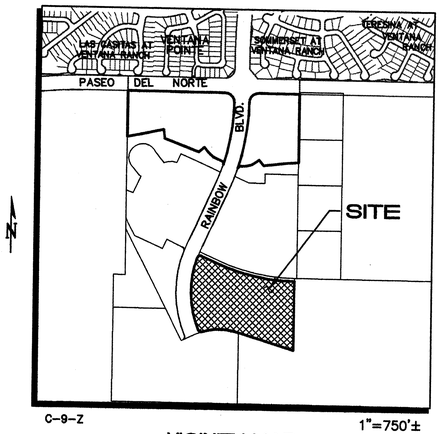
OWNERSHIP

NORMAN A. GREGORY
LAND DEVELOPMENT MANAGER
CENTEX HOMES
DATE 4/21/04

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1324F-PLIM.DWGthor | 04/20/04

SHEET 1 OF 1



VICINITY MAP

SCALE: 1"=40'

40 30 20 10 0 40 80

* DRIVEWAY RECOMMENDED ON LOW SIDE TO ACHIEVE 1% SIDEYARD SWALE SLOPE ON HIGH SIDE.

LEGEND

5430	EXISTING CONTOUR
09	PROPOSED CONTOUR
78.3	PROPOSED SPOT ELEVATION
	FLOW ARROW
PG=5462.3	PAD GRADE ELEVATION
TC=60.40	TOP OF CURB ELEVATION
FL=60.67	FLOWLINE ELEVATION
2.00%	STREET GRADE BREAK W/ SLOPE
	PROPOSED RETAINING WALL
SD	STORM DRAIN

THE RESERVE AT THE TRAILS

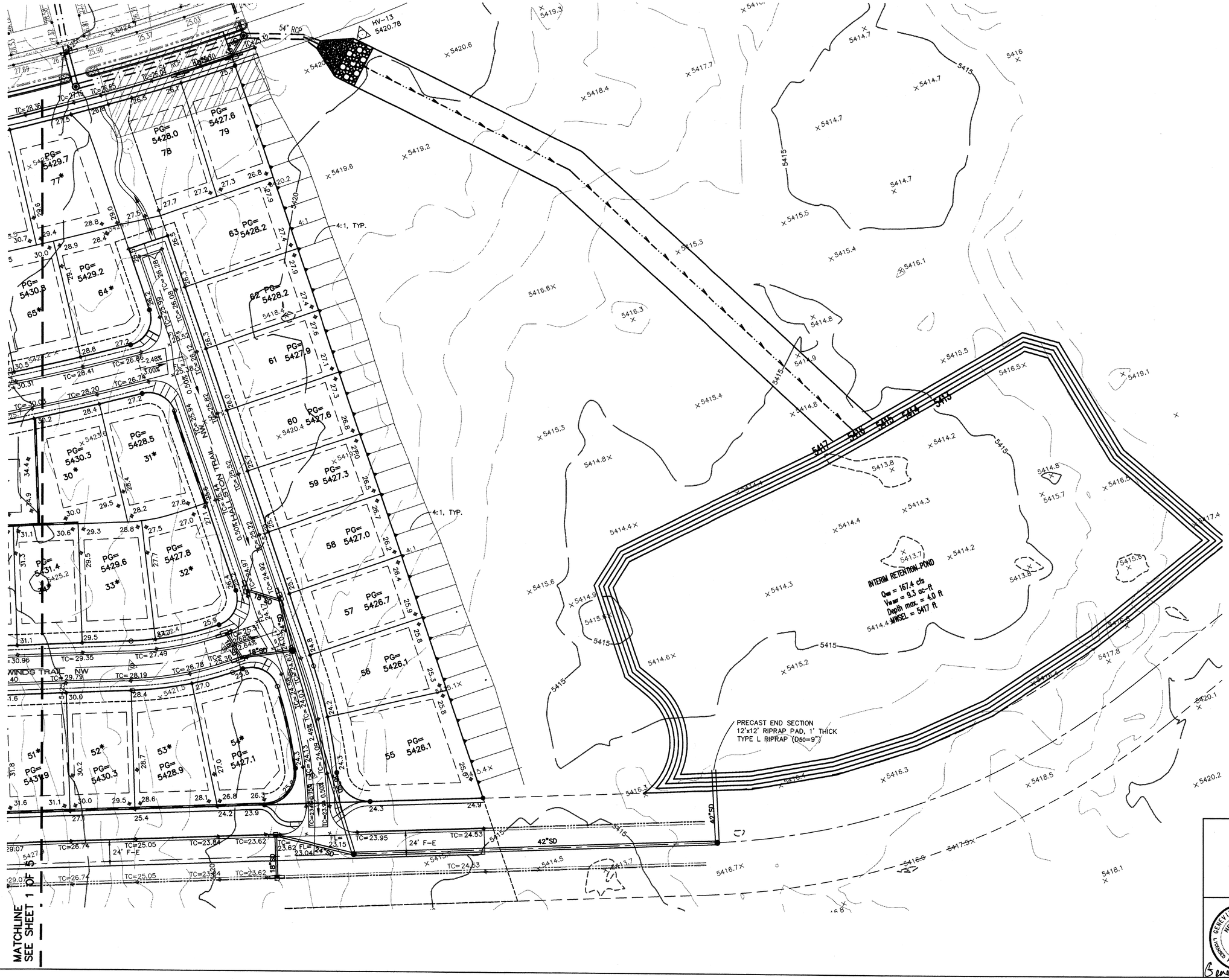
GRADING & DRAINAGE PLAN

GENEVIEVE L. DONART NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER 4/22/04

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1325GRD.DWGrfh | 04/22/04

SHEET 1 OF 5



SCALE:
1"=40'

40 30 20 10 0 40 80

* DRIVEWAY RECOMMENDED ON LOW SIDE TO ACHIEVE 1% SIDEYARD SWALE SLOPE ON HIGH SIDE.

LEGEND

----5430----	EXISTING CONTOUR
——09——	PROPOSED CONTOUR
◆78.3	PROPOSED SPOT ELEVATION
——►	FLOW ARROW
PG=5462.3	PAD GRADE ELEVATION
TC=60.40	TOP OF CURB ELEVATION
FL=60.67	FLOWLINE ELEVATION
2.00%	STREET GRADE BREAK W/ SLOPE
▬▬	PROPOSED RETAINING WALL
—●SD—	STORM DRAIN

THE RESERVE AT THE TRAILS

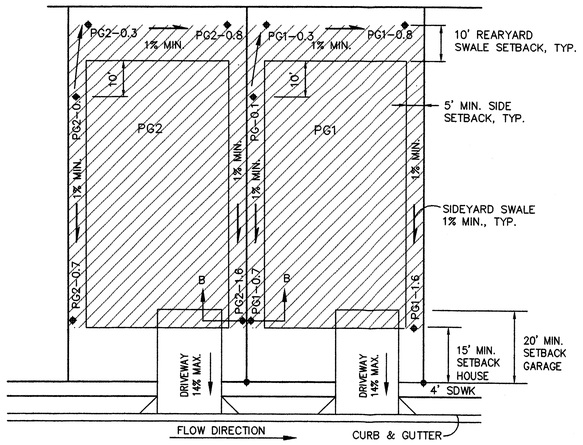
GRADING & DRAINAGE PLAN

GENEVIEVE L. DONAFF
NEW MEXICO
15088
LICENSED PROFESSIONAL ENGINEER
4/22/04

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

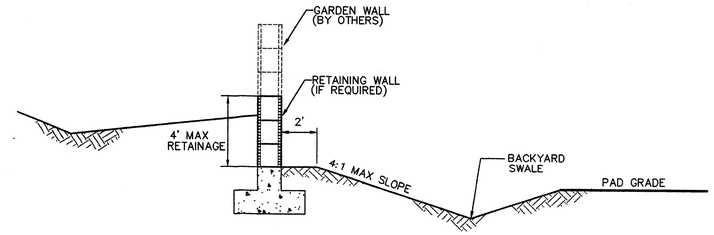
1325GRD.DWGrfh | 04/22/04

SHEET 2 OF 5

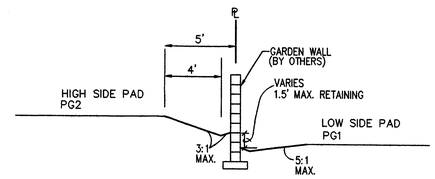


COMPACTION ZONE--CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.

TYPICAL LOT GRADING
SCALE: 1"=20'



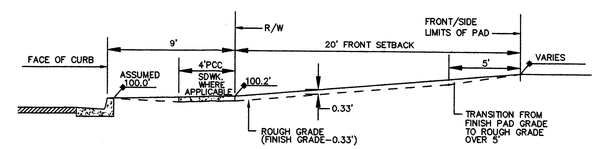
TYPICAL BACKYARD SLOPE
SCALE: 1"=5'-0"



SECTION B-B
TYPICAL SIDEYARD GRADING
SCALE: 1"=5'

GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATIONS IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
10. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
11. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.
12. OWNER WILL PROVIDE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND INSPECTION. CONTRACTOR SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES (BMP'S) AS SPECIFIED IN THE SWPPP, AND WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.



FRONT/SIDE YARD GRADING
SCALE: 1"=5'-0"

HERITAGE AT THE TRAILS, UNIT 1

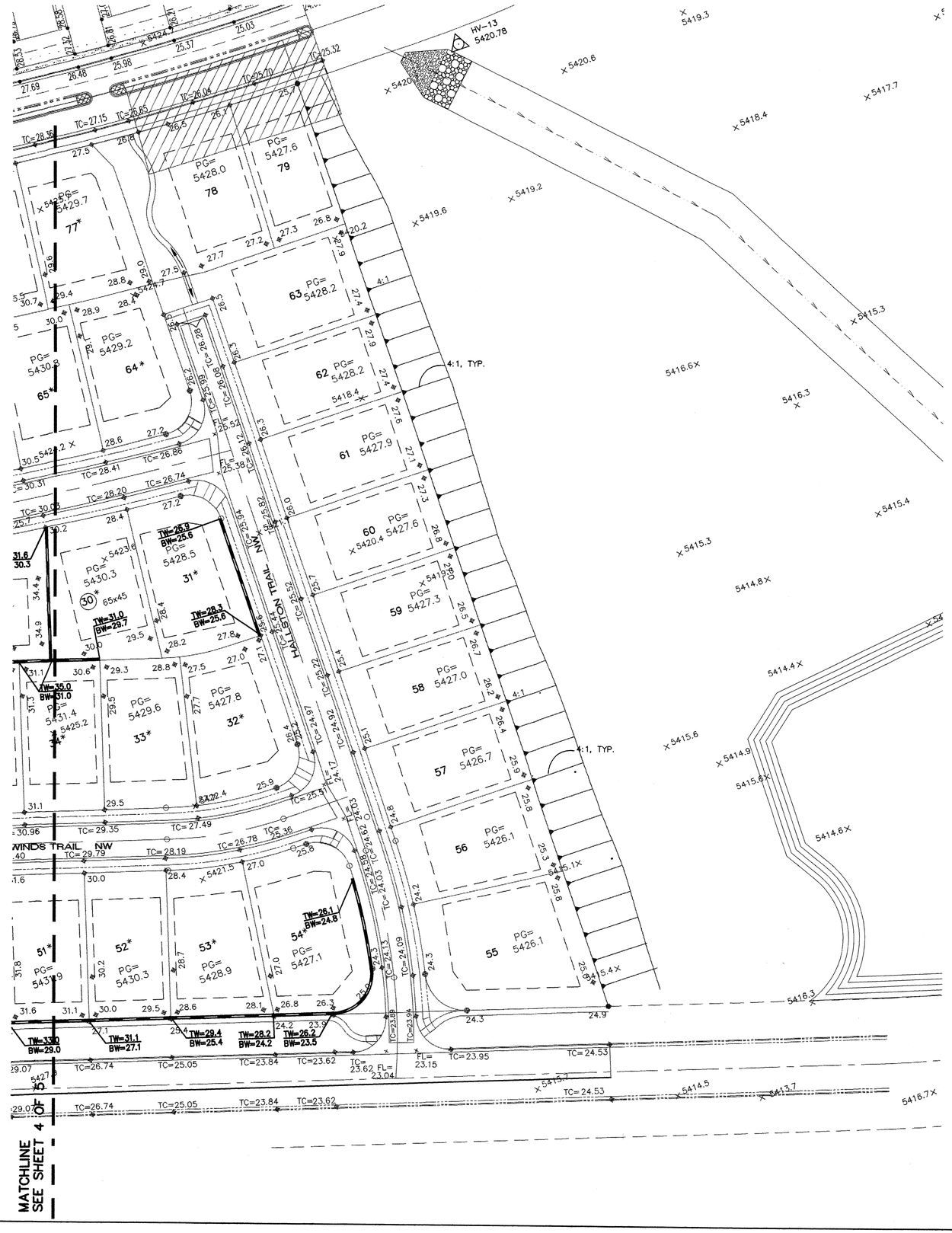
GRADING DETAILS

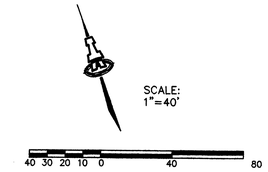
GENEVIEVE L. DOMAR, NEW MEXICO, 15088, LICENSED PROFESSIONAL ENGINEER, 4/22/04

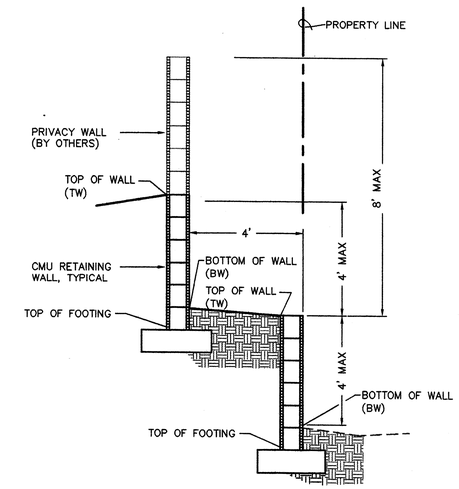
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque *New Mexico*

1325GRD.DWGrfh | 04/22/04

SHEET 3 OF 5







TYPICAL RETAINING WALL DETAIL

NTS

NOTE:

RETAINING WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.

LEGEND

———	RETAINING WALL
TW=14.5 / BW=13.2	TOP OF RETAINING WALL / BOTTOM OF RETAINING WALL ELEVATION

THE RESERVE AT THE TRAILS

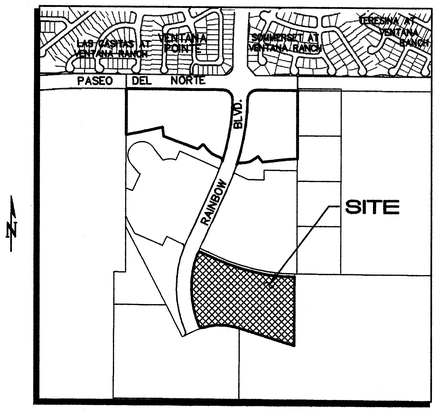
RETAINING WALL PLAN

GENEVIEVE L. DONATI
NEW MEXICO
15086
LICENSED PROFESSIONAL ENGINEER
4/21/04

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1325GRD-RETWALL.DWGanw | 4/21/04

SHEET 5 OF 5



VICINITY MAP

SCALE: 1"=40'

40 30 20 10 0 40 80

NOTE:

SEE SHEET 4 OF 4 FOR TYPICAL RETAINING WALL SECTION.

LEGEND

	RETAINING WALL
TW=14.5	TOP OF RETAINING WALL
BW=13.2	BOTTOM OF RETAINING WALL
	ELEVATION

THE RESERVE AT THE TRAILS

RETAINING WALL PLAN

GENEVIEVE L. DONART NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER 4/22/04

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1325GRD-RETWALL.DWGanw | 4/21/04

SHEET 4 OF 5

ACS MONUMENT
"UNION 1969"
Y=1,523,440.96
X=353,409.02
G-G=0.99966044
$\Delta\alpha$=-00°16'58"
(NAD 1927)

2004141261
6154758
Page: 2 of 3
10/06/2004 03:07P
Bk-2004C Pg-317
Mary Herrera Bern. Co. PLAT R 17.00

PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION

BEING A REPLAT OF
TRACT F, THE TRAILS
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16,
T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2004

NOTES:

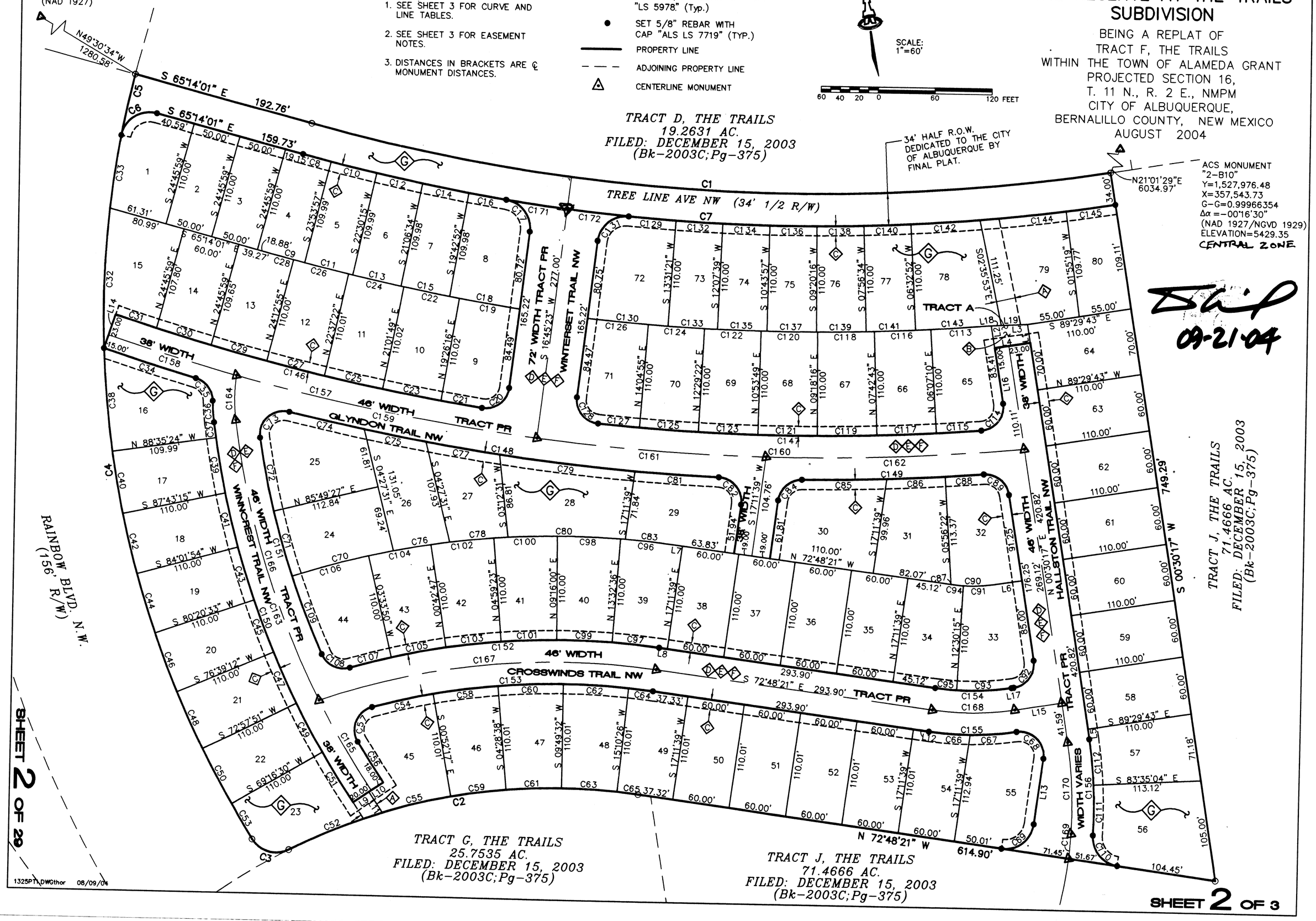
1. SEE SHEET 3 FOR CURVE AND LINE TABLES.
2. SEE SHEET 3 FOR EASEMENT NOTES.
3. DISTANCES IN BRACKETS ARE ℄ MONUMENT DISTANCES.

LEGEND

- FOUND 5/8" REBAR WITH CAP "LS 5978" (Typ.)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT

SCALE: 1"=60'

60 40 20 0 60 120 FEET



SHEET 2 OF 29

1325PT1.DWGthor 08/09/04

PLAT FOR
THE RESERVE AT THE TRAILS SUBDIVISION

BEING A REPLAT OF
TRACT F, THE TRAILS
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16,
T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2004

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2000.00	848.66	430.82	842.31	S 77°23'23" E	24°18'45"
C2	628.00	378.14	195.00	372.45	S 89°56'40" W	34°29'58"
C3	30.00	44.09	27.11	40.23	S 65°12'09" E	84°12'21"
C4	1022.00	839.01	444.77	815.64	S 00°25'06" W	47°02'12"
C5	1022.00	66.47	33.25	66.46	S 22°04'26" W	3°43'35"
C6	30.00	49.51	32.49	44.08	S 67°29'19" W	94°33'21"
C7	2034.00	863.06	438.12	856.60	S 77°23'22" E	24°18'42"
C8	2034.00	30.56	15.28	30.56	S 65°39'50" E	0°51'39"
C9	2144.00	32.42	16.21	32.42	S 65°40'04" E	0°51'59"
C10	2034.00	49.52	24.76	49.52	S 66°47'30" E	1°23'42"
C11	2144.00	52.20	26.10	52.19	S 66°47'54" E	1°23'42"
C12	2034.00	49.52	24.76	49.52	S 68°11'12" E	1°23'42"
C13	2144.00	52.20	26.10	52.19	S 68°11'35" E	1°23'42"
C14	2034.00	49.52	24.76	49.52	S 69°34'53" E	1°23'42"
C15	2144.00	52.20	26.10	52.19	S 69°35'17" E	1°23'42"
C16	2034.00	39.97	19.98	39.96	S 70°50'31" E	1°07'33"
C17	30.00	46.16	29.05	41.74	N 27°19'27" W	88°09'40"
C18	2144.00	74.69	37.35	74.69	S 71°17'01" E	1°59'46"
C19	2144.00	64.33	32.17	64.33	S 71°25'19" E	1°43'09"
C20	25.00	39.96	25.70	35.84	N 62°32'36" E	91°34'27"
C21	2254.00	43.51	21.90	43.79	S 71°06'47" E	1°06'47"
C22	2144.00	59.59	29.80	59.59	S 69°45'58" E	1°35'33"
C23	2254.00	62.65	31.33	62.65	S 69°45'37" E	1°35'33"
C24	2144.00	59.59	29.80	59.59	S 68°10'25" E	1°35'33"
C25	2254.00	62.65	31.33	62.65	S 68°10'04" E	1°35'33"
C26	2144.00	59.59	29.80	59.59	S 66°34'52" E	1°35'33"
C27	2254.00	62.65	31.33	62.65	S 66°34'31" E	1°35'33"
C28	2144.00	20.59	10.30	20.59	S 65°30'35" E	0°33'01"
C29	2254.00	60.92	30.46	60.92	S 65°00'17" E	1°32'55"
C30	2254.00	60.03	30.02	60.03	S 63°28'03" E	1°31'33"
C31	2254.00	45.38	22.69	45.37	S 62°07'40" E	1°09'12"
C32	1022.00	147.20	73.73	147.07	S 11°42'07" W	8°15'09"
C33	1022.00	78.17	39.11	78.15	S 18°01'10" W	4°22'57"
C34	2292.00	101.69	50.85	101.68	S 62°49'19" E	2°32'31"
C35	25.00	31.90	18.54	29.78	N 27°32'18" W	73°06'34"
C36	203.00	23.33	11.68	23.32	S 05°43'25" W	6°35'08"
C37	912.00	16.24	8.12	16.24	S 01°55'13" W	1°01'14"
C38	1022.00	109.97	55.04	109.92	S 04°29'35" W	6°09'55"
C39	912.00	58.72	29.37	58.71	S 00°26'04" E	3°41'21"
C40	1022.00	65.81	32.91	65.79	S 00°26'03" E	3°41'21"
C41	912.00	58.72	29.37	58.71	S 04°07'25" E	3°41'21"
C42	1022.00	65.81	32.91	65.79	S 04°07'24" E	3°41'21"
C43	912.00	58.72	29.37	58.71	S 07°48'46" E	3°41'21"
C44	1022.00	65.81	32.91	65.79	S 07°48'45" E	3°41'21"
C45	912.00	58.72	29.37	58.71	S 11°30'08" E	3°41'21"
C46	1022.00	65.81	32.91	65.79	S 11°30'06" E	3°41'21"
C47	912.00	58.72	29.37	58.71	S 15°11'29" E	3°41'21"
C48	1022.00	65.81	32.91	65.79	S 15°11'27" E	3°41'21"
C49	912.00	58.72	29.37	58.71	S 18°52'50" E	3°41'21"
C50	1022.00	65.81	32.91	65.79	S 18°52'48" E	3°41'21"
C51	912.00	62.01	31.02	62.00	S 22°40'23" E	3°53'46"
C52	628.00	105.96	53.11	105.84	S 77°31'42" W	9°40'04"
C53	1022.00	42.36	21.18	42.36	S 21°54'43" E	2°22'29"
C54	738.00	65.84	32.94	65.82	S 86°34'23" W	5°06'41"
C55	628.00	74.16	37.12	74.11	S 85°44'43" W	6°45'57"
C56	874.00	50.79	25.40	50.78	S 22°57'23" E	3°19'46"
C57	25.00	45.95	32.76	39.75	S 31°21'46" W	105°18'32"
C58	738.00	68.89	34.47	68.87	N 88°11'49" W	5°20'54"
C59	628.00	58.62	29.33	58.60	N 88°11'52" W	5°20'54"
C60	738.00	68.89	34.47	68.87	N 82°50'55" W	5°20'54"
C61	628.00	58.62	29.33	58.60	N 82°50'58" W	5°20'54"
C62	738.00	68.89	34.47	68.87	N 77°30'01" W	5°20'54"
C63	628.00	58.62	29.33	58.60	N 77°30'04" W	5°20'54"
C64	738.00	26.02	13.01	26.02	N 73°48'57" W	2°01'13"
C65	628.00	22.15	11.08	22.15	N 73°48'59" W	2°01'16"
C66	323.00	43.57	21.82	43.53	S 76°40'11" E	7°43'41"
C67	323.00	49.07	24.58	49.02	S 84°53'09" E	8°42'14"
C68	25.00	46.44	33.44	40.04	N 36°01'18" W	106°25'55"
C69	30.00	47.12	30.00	42.43	N 62°11'39" E	90°00'00"
C70	894.00	110.31	55.22	110.24	S 84°36'12" W	7°04'10"
C71	866.00	71.67	35.85	71.65	S 06°32'48" E	4°44'30"
C72	866.00	78.12	39.09	78.09	S 01°35'30" E	5°10'07"
C73	25.00	49.00	37.28	41.53	S 57°08'47" W	112°18'28"
C74	2300.00	81.08	40.54	81.07	S 67°42'35" E	2°01'11"
C75	2300.00	66.16	33.08	66.16	S 69°32'37" E	1°38'53"
C76	894.00	60.20	30.11	60.19	N 89°55'58" W	3°51'29"
C77	2300.00	78.75	39.38	78.75	S 71°20'55" E	1°57'42"
C78	894.00	61.52	30.77	61.51	N 86°01'56" W	3°56'34"
C79	2300.00	143.61	71.83	143.59	S 74°07'05" E	3°34'39"
C80	894.00	123.67	61.93	123.57	N 80°05'53" W	7°55'33"
C81	2300.00	88.68	44.34	88.67	S 77°00'41" E	2°12'33"
C82	25.00	41.59	27.43	36.96	N 30°27'39" W	95°18'36"
C83	894.00	51.95	25.98	51.94	N 74°28'13" W	3°19'46"
C84	25.00	36.00	21.93	32.97	S 58°26'53" W	82°30'27"
C85	2300.00	89.27	44.64	89.26	S 81°24'37" E	2°13'26"
C86	2300.00	61.76	30.88	61.76	S 83°17'29" E	1°32'19"
C87	167.00	0.79	0.39	0.79	S 72°56'26" E	0°16'11"
C88	2300.00	40.68	20.34	40.68	S 84°34'02" E	1°00'48"
C89	25.00	37.34	23.14	33.97	N 42°17'05" W	85°34'44"
C90	167.00	47.86	24.09	47.70	S 81°17'07" E	16°25'11"
C91	167.00	34.97	17.55	34.91	S 83°29'44" E	11°59'58"
C92	25.00	39.27	25.00	35.36	N 45°30'17" E	90°00'00"
C93	277.00	58.01	29.11	57.91	S 83°29'44" E	11°59'57"

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C94	167.00	13.67	6.84	13.67	S 75°09'03" E	4°41'25"
C95	277.00	22.67	11.34	22.67	S 75°09'03" E	4°41'25"
C96	894.00	56.97	28.49	56.96	N 74°37'52" W	3°39'03"
C97	784.00	49.96	24.99	49.95	N 74°37'52" W	3°39'03"
C98	894.00	66.73	33.38	66.72	N 78°35'42" W	4°16'36"
C99	784.00	58.52	29.27	58.51	N 78°35'42" W	4°16'36"
C100	894.00	66.73	33.38	66.72	N 82°52'19" W	4°16'36"
C101	784.00	58.52	29.27	58.51	N 82°52'19" W	4°16'36"
C102	894.00	66.73	33.38	66.72	N 87°08'55" W	4°16'36"
C103	784.00	58.52	29.27	58.51	N 87°08'55" W	4°16'36"
C104	894.00	66.73	33.38	66.72	S 88°34'28" W	4°16'36"
C105	784.00	58.52	29.27	58.51	S 88°34'28" W	4°16'36"
C106	894.00	83.75	41.91	83.72	S 83°45'09" W	5°22'03"
C107	784.00	45.01	22.51	45.00	S 84°47'30" W	3°17'21"
C108	25.00	35.82	21.77	32.84	S 55°48'13" E	82°05'55"
C109	866.00	88.22	44.15	88.18	S 11°50'09" E	5°50'12"
C110	30.00	44.79	27.76	40.75	S 30°01'52" E	85°32'59"
C111	473.00	52.24	26.15	52.21	N 09°34'47" E	6°19'41"
C112	473.00	48.80	24.42	48.78	N 03°27'37" E	5°54'39"
C113	2144.00	63.75	31.88	63.75	S 84°43'57" E	1°42'14"
C114	25.00	41.19	27.00	36.69	N 47°42'27" E	94°24'21"
C115	2254.00	47.56	23.78	47.56	S 84°29'06" E	1°12'32"
C116	2144.00	59.59	29.80	59.59	S 83°05'04" E	1°35'33"
C117	2254.00	62.65	31.33	62.65	S 83°05'04" E	1°35'33"
C118	2144.00	59.59	29.80	59.59	S 81°29'31" E	1°35'33"
C119	2254.00	62.65	31.33	62.65	S 81°29'31" E	1°35'33"
C120	2144.00	59.59	29.80	59.59	S 79°53'58" E	1°35'33"
C121	2254.00	62.65	31.33	62.65	S 79°53'58" E	1°35'33"
C122	2144.00	59.59	29.80	59.59	S 78°18'25" E	1°35'33"
C123	2254.00	62.65	31.33	62.65	S 78°18'25" E	1°35'33"
C124	2144.00	59.59	29.80	59.59	S 76°42'52" E	1°35'33"
C125	2254.00	62.65	31.33	62.65	S 76°42'52" E	1°35'33"
C126	2144.00	64.31	32.16	64.31	S 75°03'32" E	1°43'07"
C127	2254.00	43.76	21.88	43.76	S 75°21'43" E	1°06'44"
C128	25.00	39.95	25.69	35.83	S 29°01'29" E	91°33'44"
C129	2034.00	49.98	24.99	49.98	S 75°46'25" E	1°24'29"
C130	2144.00	85.24	42.63	85.24	S 75°20'19" E	2°16'41"
C131	30.00	46.17	29.06	41.74	S 60°50'29" W	88°10'26"
C132	2034.00	49.52	24.76	49.52	S 77°10'30" E	1°23'42"
C133	2144.00	52.20	26.10	52.20	S 77°10'30" E	1°23'42"
C134	2034.00	49.52	24.76	49.52	S 78°34'12" E	1°23'42"
C135	2144.00	52.20	26.10	52.20	S 78°34'12" E	1°23'42"
C136	2034.00	49.52	24.76	49.52	S 79°57'54" E	1°23'42"
C137	2144.00	52.20	26.10	52.20	S 79°57'54" E	1°23'42"
C138	2034.00	49.52	24.76	49.52	S 81°21'35" E	1°23'42"
C139	2144.00	52.20	26.10	52.20	S 81°21'35" E	1°23'42"
C140	2034.00	49.52	24.76	49.52	S 82°45'17" E	1°23'42"
C141	2144.00	52.20	26.10	52.20	S 82°45'17" E	1°23'42"
C142	2034.00	72.69	36.35	72.69	S 84°28'34" E	2°02'51"
C143	2144.00	79.79	39.90	79.78	S 84°31'06" E	2°07'56"
C144	2034.00	91.32	45.67	91.31	S 86°47'10" E	2°34'21"
C145	2034.00	52.29	26.15	52.29	S 88°48'31" E	1°28'23"
C146	2254.00	398.06	199.55	397.54	S 66°36'37" E	10°07'07"
C147	2254.00	404.55	202.82	404.01	S 79°56'52" E	10°17'01"
C148	2300.00	458.27	229.90	457.52	S 72°24'28" E	11°24'58"
C149	2300.00	191.71	95.91	191.66	S 82°41'10" E	4°46'33"
C150	912.00	430.59	219.39	426.61	S 11°05'43" E	27°03'06"
C151	866.00	238.01	119.76	237.26	S 06°52'51" E	15°44'49"
C152	784.00	329.05	166.98	326.64	N 84°49'46" W	24°02'50"
C153	738.00	298.53	151.33	296.50	N 84°23'39" W	23°10'37"
C154	277.00	80.69	40.63	80.40	S 81°09'02" E	16°41'22"
C155	323.00	92.63	46.64	92.32	S 81°01'18" E	16°25'55"
C156	473.00	101.04	50.71	100.85	N 06°37'27" E	12°14'21"
C157	2277.00	464.45	233.04	463.65	S 67°23'40" E	11°41'13"
C158	2277.00	141.07	70.56	141.04	S 63°19'33" E	3°32'59"
C159	2277.00	323.39	161.97	323.12	S 69°10'09" E	8°08'14"
C160	2277.00	514.79	258.49	513.69	S 79°42'52" E	12°57'13"
C161	2277.00	242.56	121.40	242.45	S 76°17'23" E	6°06'13"
C162	2277.00	272.22	136.27	272.06	S 82°45'59" E	6°51'00"
C163	889.00	419.73	213.85	415.85	S 11°05'43" E	27°03'06"
C164	180.00	47.77	24.03	47.63	S 10°02'01" W	15°12'21"
C165	889.00	110.04	55.09	109.97	S 21°04'30" E	7°05'31"
C166	889.00	309.70	156.43	308.13	S 07°32'57" E	19°57'35"
C167	761.00	360.01	183.44	356.66	N 86°21'30" W	27°06'19"
C168	300.00	87.39	44.00	87.08	S 81°09'02" E	16°41'22"
C169	400.00	25.92	12.97	25.92	N 14°36'00" E	3°42'47"
C170	450.00	96.12	48.24	95.94	N 06°37'27" E	12°14'19"
C171	2034.00	65.05	32.53	65.05	S 72°19'15" E	1°49'56"
C172	2034.00	65.05	32.53	65.05	S 74°09'12" E	1°49'57"

NOTE:
TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A)(3)

LOT AREA TABLE

LOT	AREA (SF)	LOT	AREA (SF)
1	7247	42	6889
2	5500	43	6889
3	5500	44	8294
4	5558	45	8809
5	5594	46	7014
6	5594	47	7014
7	5593	48	7014
8	7720	49	6756
9	7220	50	6600
10	6724	51	6600
11	6724	52	6600
12	6723	53	6600
13	6638	54	6643
14	6532	55	9283
15	7773	56	10932
16	9222	57	7244
17	6849	58	6600
18	6849	59	6600
19	6849	60	6600
20	6849	61	6600
21	6849	62	6600
22	6849	63	6600
23	8478	64	7700
24	7765	65	7453
25	9499	66	6723
26	7138	67	6723
27	6539	68	6723
28	10200	69	6723
29	8475	70	6723
30	9960	71	7215
31	7633	72	8854
32	7898	73	5594
33	7965	74	5594
34	6962	75	5594
35	6600	76	5594
36	6600	77	5594
37	6600	78	8967
38	6600	79	9632
39	6847	80	5864
40	6889	TRACT A	838
41	6889	TRACT PR	144,277

EASEMENT NOTES ◇

A. 20' PUBLIC SANITARY SEWER & WATERLINE EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE, AND PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

B. TRACT A SHALL BE COVERED BY A PRIVATE LANDSCAPING EASEMENT AND SHALL BE MAINTAINED BY THE ~~OWNER~~. RESERVE AT THE TRAILS HOMEOWNER'S ASSOCIATION

C. 10' WIDE PUBLIC UTILITY EASEMENT (P.U.E.) TO BE GRANTED BY THIS PLAT.

D. TRACT PR SHALL BE COVERED BY A PRIVATE ROADWAY EASEMENT, AND SHALL BE MAINTAINED BY THE ~~OWNER~~. RESERVE AT THE TRAILS HOMEOWNER'S ASSOCIATION.

E. TRACT PR SHALL BE COVERED BY A PUBLIC WATER & SANITARY SEWER EASEMENT TO BE GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE BY THIS PLAT, AND A PUBLIC UTILITY EASEMENT.

F. TRACT PR SHALL BE COVERED BY A PUBLIC DRAINAGE AND EMERGENCY ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

G. EXISTING BLANKET PUBLIC ACCESS, DRAINAGE, WATER, AND SANITARY SEWER EASEMENT (12-15-03, BK. 2003C, PG. 375) VACATED BY THIS PLAT (APPL. # 04DRB-00633)

PUBLIC UTILITY EASEMENTS

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

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS 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 EASEMENT, 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 HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°30'17" W	20.00
L2	N 00°30'17" E	24.10
L3	N 83°20'04" W	38.22
L4	S 89°29'43" E	38.00
L5	S 00°30'17" W	10.82
L6	N 89°29'43" W	27.13
L7	N 72°48'21" W	8.78
L8	N 72°48'21" W	8.78
L9	N 65°22'44" E	20.00
L10	N 65°22'44" E	18.00
L11	S 24°37'16" E	25.70
L12	S 72°48'21" E	16.57
L13	N 17°11'39" E	69.22
L14	S 28°26'56" W	38.00
L15	S 89°29'43" E	50.13
L16	N 00°30'17" E	59.30
L17	S 89°29'43" E	2.13
L18	S 83°20'04" E	10.59
L19	N 83°20'04" W	27.63

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Mary Herrera Bern. Co. PLAT R 17.00

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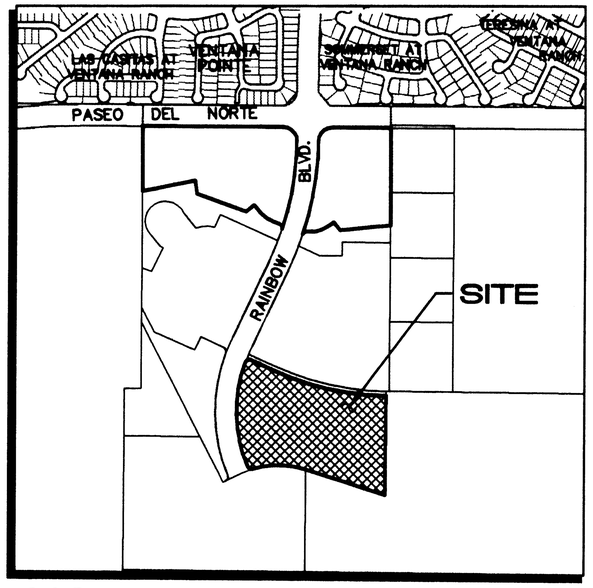

C-9-Z 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 80
3. Total Number of Tracts created: 2
4. Gross Subdivision Acreage: 17.2070 Ac.
5. Total Mileage of Full Width Streets Created: 0.5962
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats (and documents) of record entitled: PLAT OF "THE TRAILS (12-15-03, 03C-375)
10. Field Survey performed on March, 2003.
11. Title Report: None provided.
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
13. Basis of boundary is from the plats of record entitled:

    UNPLATTED LAND OF "VOLCANO SIX LIMITED"

    TRACT OS-1 OPEN SPACE

    TRACT OS-2 OPEN SPACE

    UNPLATTED LAND OF "THE ARCHDIOCESE OF SANTA FE"

    UNPLATTED LAND OF "PARADISE WEST INC."

    PLAT OF "THE TRAILS, TRACT D" (12-15-03, 03C-375)

    PLAT OF "THE TRAILS, TRACT J" (12-15-03, 03C-375)

    PLAT OF "THE TRAILS, TRACT G" (12-15-03, 03C-375)

    all being records of Bernalillo County, New Mexico.
14. Current Zoning; R-D.
15. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area, water and sanitary sewer system capabilities are based on the NMU, Inc. facilities, not the City of Albuquerque.
16. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".
16. All property corners to be set with 5/8" rebar with cap "ALS LS 7719".

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

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Page: 1 of 3
10/06/2004 03:07P
Bk-2004C Pg-317
Mary Herrera Bern. Co. PLAT R 17.00

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # See list
PROPERTY OWNER OF RECORD: Black Mtn Rainbow 6 LLC
BERNALILLO COUNTY TREASURER'S OFFICE:
Danny Vigil 06 Oct 04

PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION

BEING A REPLAT OF
TRACT F, THE TRAILS
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16,
T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2004

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT F, THE TRAILS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 15, 2003 in Book 2003C, Page 375 and containing 17.2070 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tracts and the vacated easements into residential lots, to create 2 tracts, to dedicate public rights-of-way, and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities 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(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER

CENTEX HOMES

Norman A. Gregory — September 16, 2004
NORMAN A. GREGORY
LAND DEVELOPMENT MANAGER — Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
} SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on September 16, 2004, by Norman A. Gregory as Land Development Manager of Centex Homes, a Nevada General Partnership, on behalf of said General Partnership.

My Commission Expires: 10-27-06

Chasity Turney
Notary Public

OFFICIAL SEAL
CHASITY TURNEY
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-27-06

APPROVALS

DRB PROJECT NO. 1003403
APPLICATION NO. 04DRB-01443

Utility Approvals

PNM ELECTRIC SERVICES DIVISION	DATE 9-16-04
PNM GAS SERVICES DIVISION	DATE 9-16-04
QWEST	DATE 9-23-04
COMCAST	DATE 9/16/04
NEW MEXICO UTILITIES	DATE 9-22-04

City Approvals

CITY SURVEYOR	DATE 9-24-04
REAL PROPERTY DIVISION	DATE 10/6/04
ENVIRONMENTAL HEALTH DEPARTMENT	DATE 10/6/04
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 10-6-04
UTILITIES DEVELOPMENT	DATE 10-6-04
PARKS AND RECREATION DEPARTMENT	DATE 10/6/04
AMAFCA	DATE 10/6/04
CITY ENGINEER	DATE 10/6/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 10/6/04

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 requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

Timothy Aldrich, P.S. No. 7719 — 09-21-04 Date