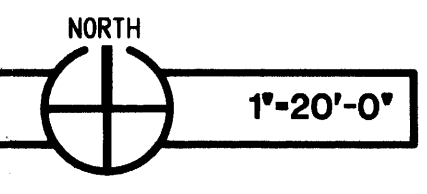


SITE PLAN



SKETCH PLAT REVIEW

integrated
 design architecture

624 Tijeras Avenue NW
 Albuquerque, NM 87102
 tel: 505.243.3499
 fax: 505.243.3583
 info@integrateddesignarch.com
 www.integrateddesignarch.com

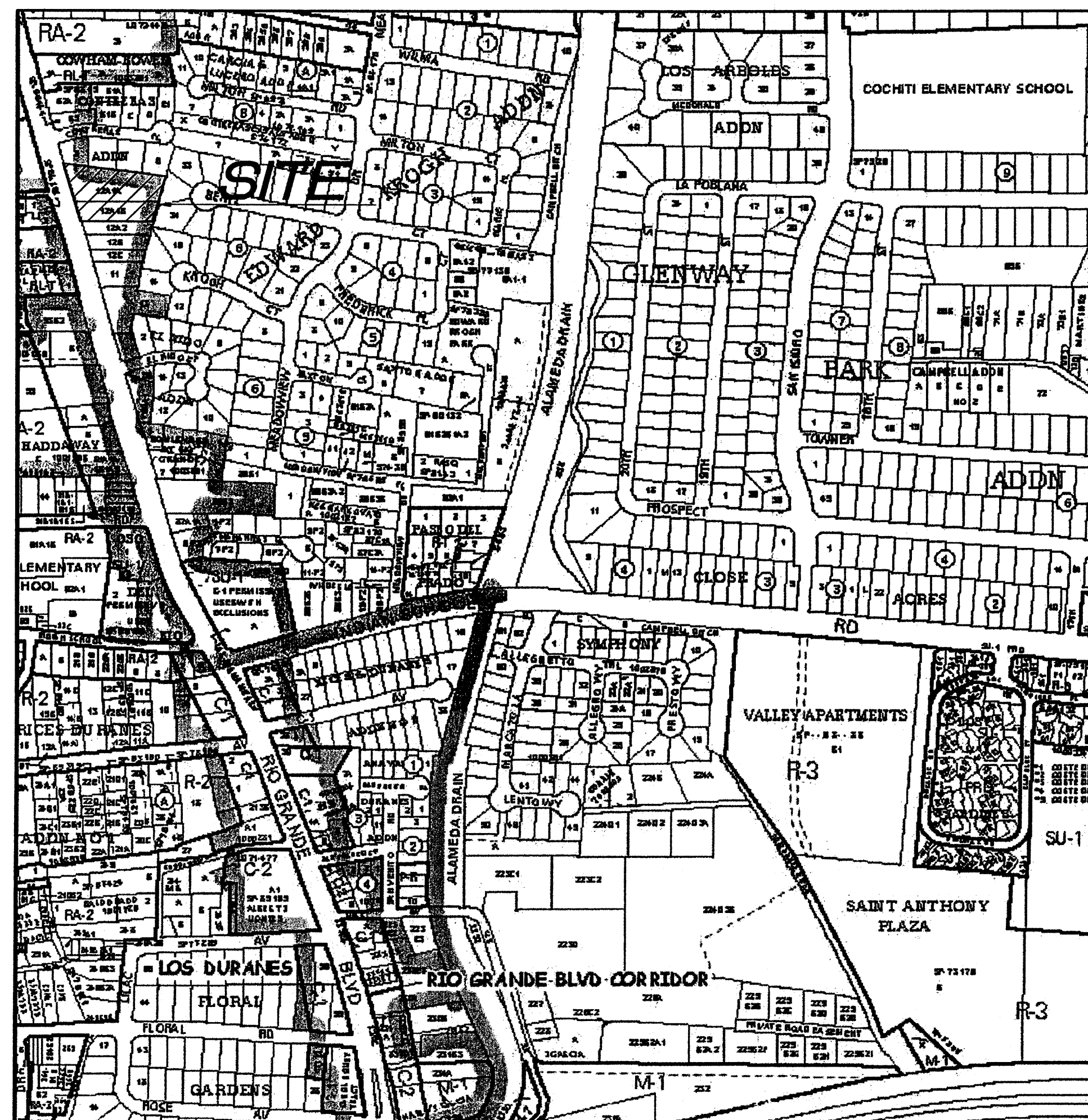
J & J REAL ESTATE PARTNERSHIP
 RIO GRANDE HOME
 Albuquerque, New Mexico

PROJECT ARCHITECT: BOB HALL, AIA	Project #: Date: FEBRUARY 27, 2007
-------------------------------------	---------------------------------------

SITE PLAN

By: File:	Sheet of C-1.0
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TOPOGRAPHIC AND BOUNDARY SURVEY PLAT
 TRACTS 12-A1-A AND 12-A-1B
 MIDDLE RIO GRANDE CONSERVANCY DISTRICT
 PROPERTY MAP NUMBER 35
 WITHIN SECTION 7, T10N, R3E, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2007



VICINITY MAP
 N.T.S.

TITLE COMPANY LEGAL DESCRIPTION

As contained within the Commitment For Title Insurance issued by Fidelity National Title Insurance Company, Commitment Number 07-1076871-B-LM, having an effective date of June 28, 2007.

Parcel 1:

A certain tract of land in Albuquerque, New Mexico, being all of tract of 12-A-1-A as shown on the Middle Rio Grande Conservancy District Property Map No. 35, and being more particularly described as follows:

BEGINNING at the southeast corner of the tract herein described, whence the northwest corner of Section 7, T.10 N., R. 3 E., N.M.P.M., bears N. 28°41' 10" W., 802.88 feet and from said beginning point running, THENCE, N. 87° 46' 20" W., 282.10 feet to an iron stake at the southwest corner, THENCE continuing along said right-of-way N. 14° 51' 50" W., 134.10 feet to an iron stake at the northwest corner, THENCE S. 81° 57' E., 348.66 feet to an iron stake at the northeast corner, THENCE S. 17° 30' W., 96.20 feet to the point of beginning.

PARCEL 2:

A certain parcel of land within Section 7, T. 10 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, being identified as Tract 12-A-1-B, as shown on Middle Rio Grande Conservancy District Property Map No. 35, and more particularly described as follows:

BEGINNING at the Southeast corner of the parcel herein described, whence the Northwest corner of Section 7, T. 10 N., R. 3 E., N.M.P.M., bears N. 20° 58' W., 848.80 feet distant; thence running from said beginning corner,

N. 89° 10' W., 259.40 feet to the southwest corner of the parcel herein described, being a point on the easterly right-of-way line of Rio Grande Blvd, NW; thence, N. 160° 29' W., 70.00 feet to the northwest corner of the parcel herein described, being a point on the easterly right-of-way line of Rio Grande Blvd, NW; thence, S. 89° 20' E., 298.00 feet to the northeast corner of the parcel herein described, being a point on the west boundary of the Edward Krough Addition, thence, S. 15° 30' 30" W., 70.00 feet to the southeast corner and place of beginning.

GENERAL NOTES

- Bearings are grid, based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Field surveys were performed during the month of July, 2007.
- City Zone Atlas Page H-13
- Current Zoning as listed on City of Albuquerque Zone Atlas Page H-13 is "RL".
- Vertical Datum shown hereon is based upon Albuquerque Control Survey Monument "13-H13" having an elevation of 4964.19 (SLD 1929).
- Contour interval shown hereon is One (1') foot.
- Documents used in the preparation of this survey are as follows:
 - Plat entitled "LOTS B-1, B-2 AND B-3, CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 10, 1950 in Volume 90C, Folio 187.
 - Plat entitled "SUBDIVISION OF A PORTION OF LOT ONE, CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 27, 1963 in Volume B4, Folio 13.
 - Plat entitled "LOTS B-1-A, B-1-B AND B-2-A, CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 7, 1998 in Volume 98C, Folio 11.
 - Plat entitled "RIO GRANDE BLVD. N.W.", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 28, 1941 in Volume D2, Folio 22.
 - Plat entitled "CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1959 in Volume B3, Folio 108.
 - Plat entitled "EDWARD KROUGH ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1959 in Volume B3, Folio 108.
 - Commitment For Title Insurance issued by Fidelity National Title Insurance Company Commitment Number 07-1076871-B-LM, effective date June 28, 2007.
- Warranty Deeds:
 - Special Warranty Deed filed February 14, 2003 in Book A50, Page 4316.
 - Special Warranty Deed filed September 19, 2005 in Book A103, Page 6957.
 - Special Warranty Deed filed February 1, 2006 in Book A111, Page 5346.
 - Warranty Deed filed June 1, 2007 in Book A138, Page 951.
 - Warranty Deed filed September 4, 2003 in Book A63, Page 8040.

TRACT 12-A-1A AND TRACT 12-A-1B, AS SHOWN HEREON, BEING DESCRIBED BY WARRANTY DEED RECORDED JUNE 1, 2007, IN BOOK A138, PAGE 951, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ARE CONSISTENT IN MEASUREMENT AND AREA WITH SAID WARRANTY DEED. THE LOTS CONTAINED WITHIN SAID WARRANTY DEED TO CONTROLLING CADASTRAL MONUMENTS WERE FOUND TO BE AMBIGUOUS BY COMPUTATIONS ASSOCIATED WITH THIS SURVEY. A HIATUS WAS FOUND TO EXIST BETWEEN THE NORTHERLY BOUNDARY LINE OF SAID TRACT 12-A-1A AND THE SOUTHERLY BOUNDARY LINE OF LOTS 3, 4, 5 AND 6 OF THE CONTRERAS ADDITION, RECORDED MARCH 11, 1959, IN VOLUME B3, FOLIO 108, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS HIATUS APPEARS TO HAVE BEEN OCCUPIED BY THE OWNERS AND/OR PROPRIETORS OF SAID LOTS 3, 4, 5 AND 6, OF THE CONTRERAS ADDITION.

SURVEY LEGAL DESCRIPTION

That certain parcel of land situate within Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tracts 12-A-1-A and 12-A-1-B as presently occupied and shown and designated on the Middle Rio Grande Conservancy District Property Map Number 35, said Tracts being and comprising the certain Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2007 in Book A138, Page 951 being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 27) grid bearings and ground distances as follows:

Beginning at the Southeast corner of the parcel herein described (a concrete nail and brass disc stamped "L.S. 9750" set) a point on the Westerly line of Block 6 of the Edward Krough Addition as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on November 24, 1950 in Volume C1, Folio 110, said point also being the Southeast corner of said Tract 12-A-1B and the Northeast corner of Tract 12-A2, MRGCD Map 35 whence (1) the Albuquerque Control Survey Monument "13-012" bears N 24° 22' 23" W, 1522.96 feet distant and (2) the Albuquerque Control Survey Monument "7-H13" bears S 07° 11' 07" E, 1516.31 feet distant; Thence,

N 89° 04' 05" W , 245.75 feet along a line common to said Tract 12-A-1B and 12-A2 to a point on the Easterly right of way line of Rio Grande Boulevard N.W. and the Southwest corner of the parcel herein described (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,

N 16° 12' 52" W , 204.21 feet along said Easterly right of way line of Rio Grande Boulevard N.W. to the Northwest corner of said Tract 12-A-1A and the Northwest corner of the parcel herein described (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,

S 83° 24' 45" E , 349.44 feet along the Northerly line of said Tract 12-A-1A as presently occupied and described in the aforesaid Warranty Deed to the Northeast corner of said Tract 12-A-1A (a concrete nail and brass disc stamped "L.S. 9750" set) said point also being a point on said Westerly line of Block 6 of the Edward Krough Addition and the Northeast corner of the parcel herein described; Thence,

S 15° 30' 30" W , 166.04 feet along a line common to said Tracts 12-A-1A, 12-A-1B and Block 6 of the Edward Krough Addition to the Southeast corner and point of beginning of the parcel herein described.

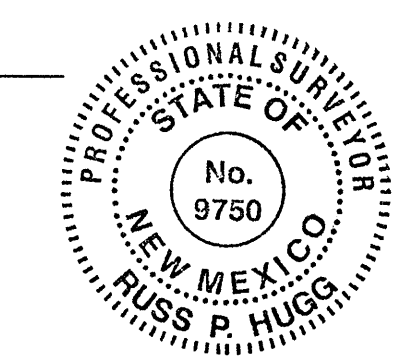
Said parcel contains 1.2084 acres, more or less.

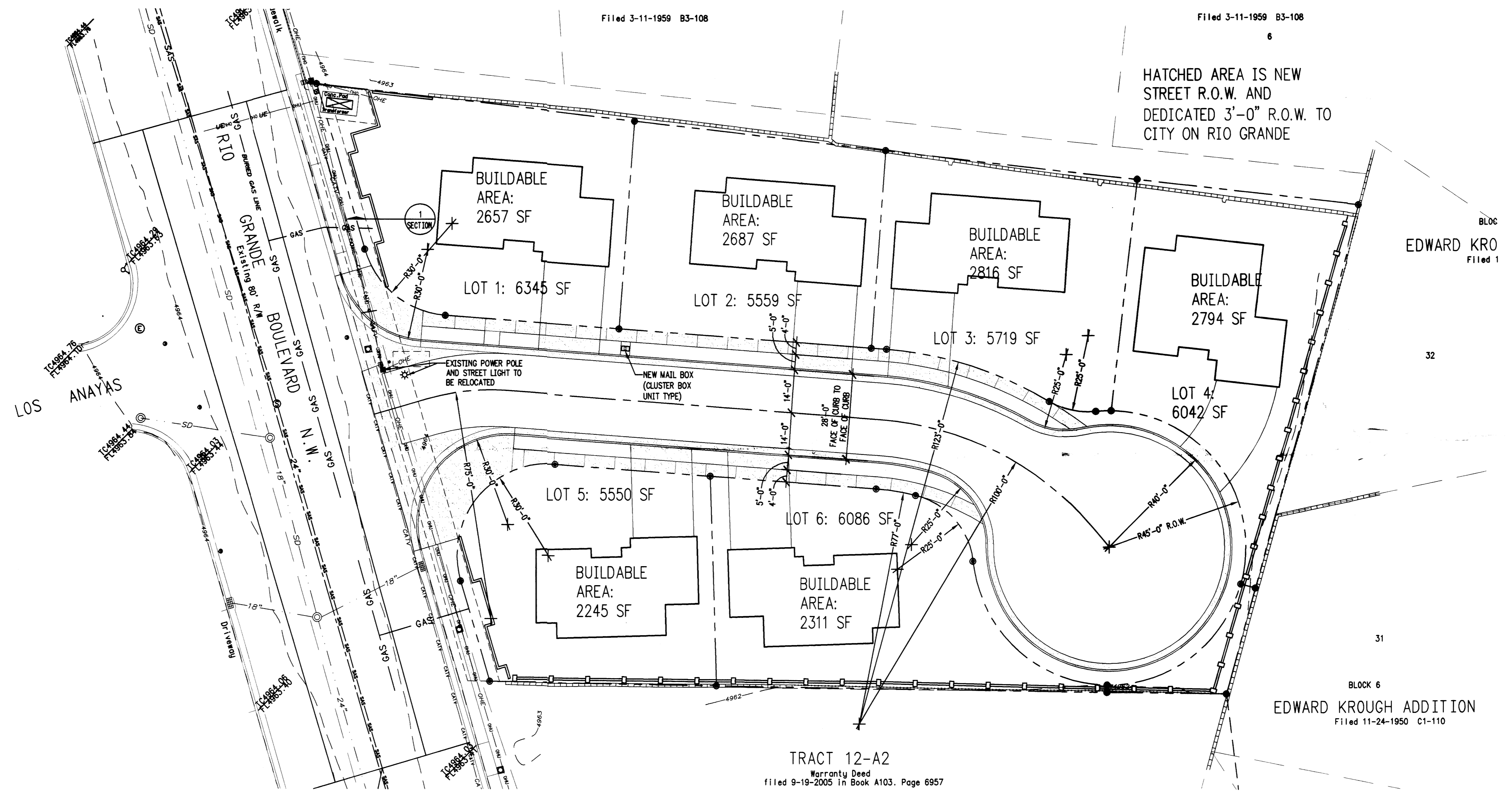
SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Boundary Survey Plat was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief; and that this Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Boundary Survey Plat of two existing tracts.

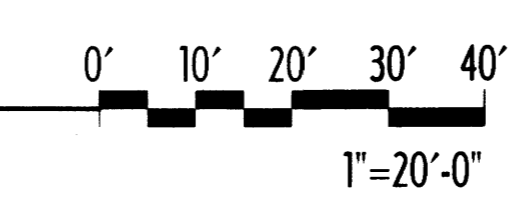
IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico, on this 31st day of July, 2007.

Russ P. Hugg
 Russ P. Hugg
 NIMPS No. 9750





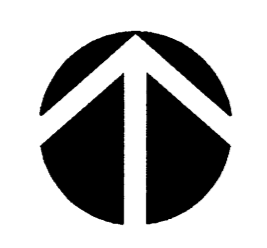
SITE PLAN

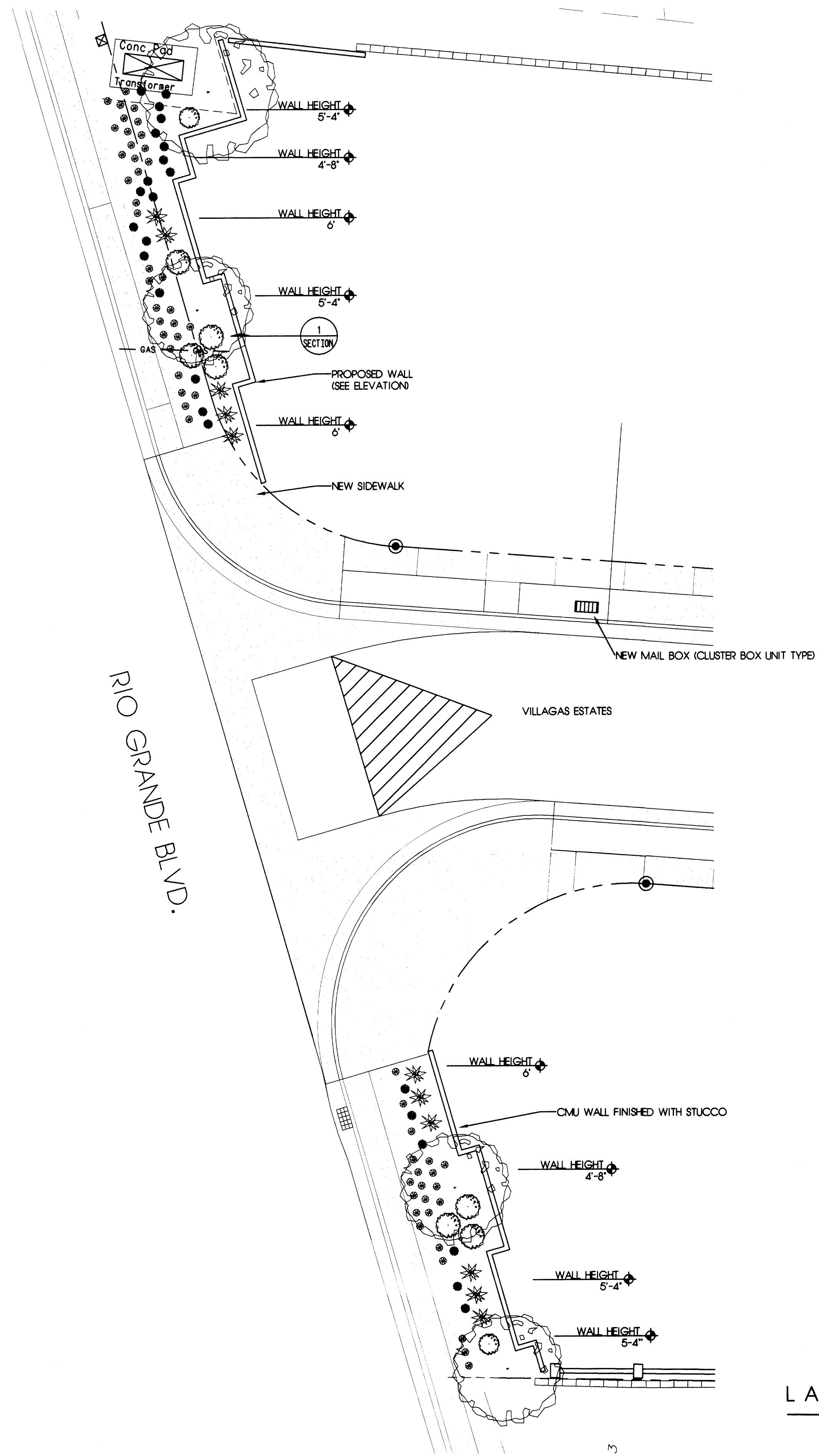


VILLEGAS ESTATES

integrated design & architecture

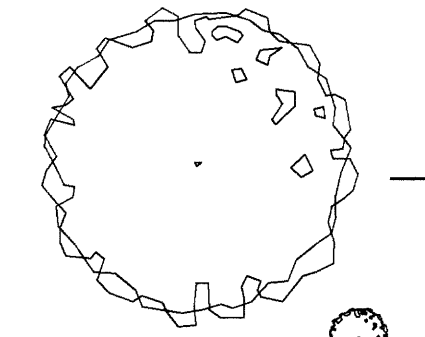
FEBRUARY 20, 2008



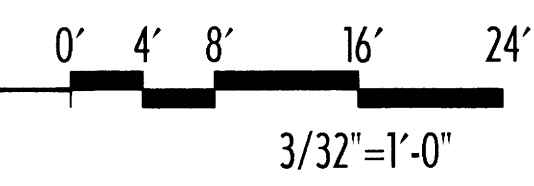


MATERIALS LEGEND

SPECIES	COMMON NAME	QNTY	SIZE	REMARKS
TREES GLENDISIA TRIACANTHOS INERMIS	HONEY LOCUST	4	15 GAL	
SHRUBS ARTEMISIA FILIFOLIA	SAGE BUSH	9	5 GAL	
SANTOLINA	LAVENDER	11	5 GAL	
GRASSES BUCHLOE DACTYLOIDES	BUFFALO GRASS	24	5 GAL	
PERRENIALS COREOPSIS LANCOLATA	LANCE LEAVED COREOPSIS	49	2 GAL	24" O.C.
GROUND COVER STONE				



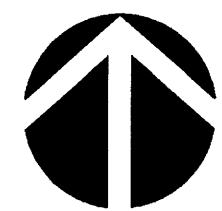
LANDSCAPE PLAN

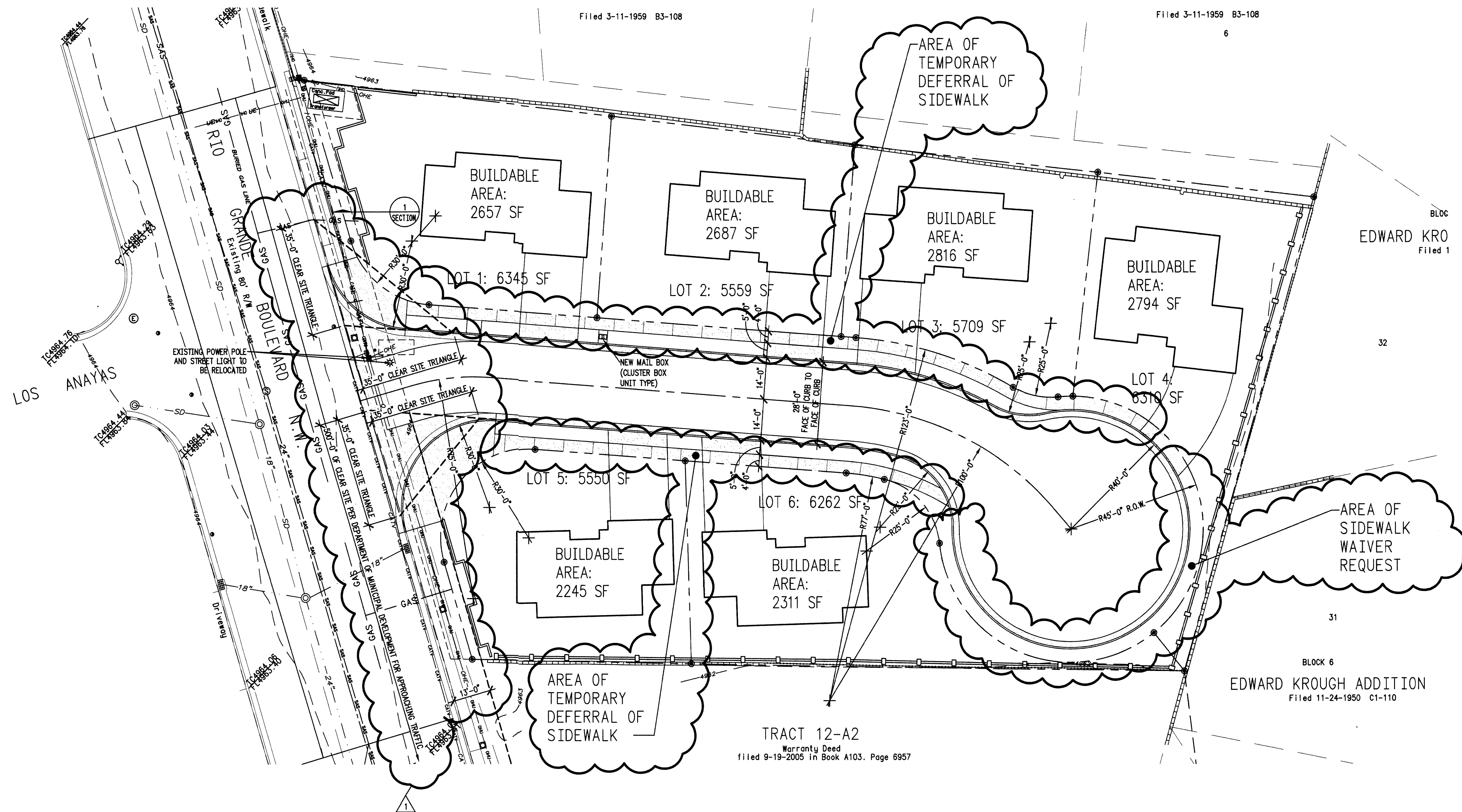


VILLEGAS ESTATES

integrated design & architecture

FEBRUARY 20, 2008





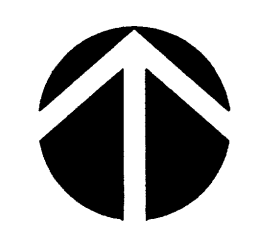
SITE PLAN



HACIENDA DON VILLEGAS

integrated design & architecture
 OCTOBER 4, 2013

△ = DECEMBER 11, 2013 - DRB CASE NO.1005403 - DRB COMMENTS



TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

101305902748920937, 101305903548820938,

101305902148620934, 101305902347120933

Date 7/23/15
 Bernalillo County Treasurer

PLAT OF
 LOTS 5-A, 6-A AND TRACT A
CONTRERAS ADDITION

(BEING A REPLAT OF LOTS 5 AND 6, CONTRERAS ADDITION AND TRACTS 12-A-1-A AND 12-A-1-B, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP 35) WITHIN

THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2015

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

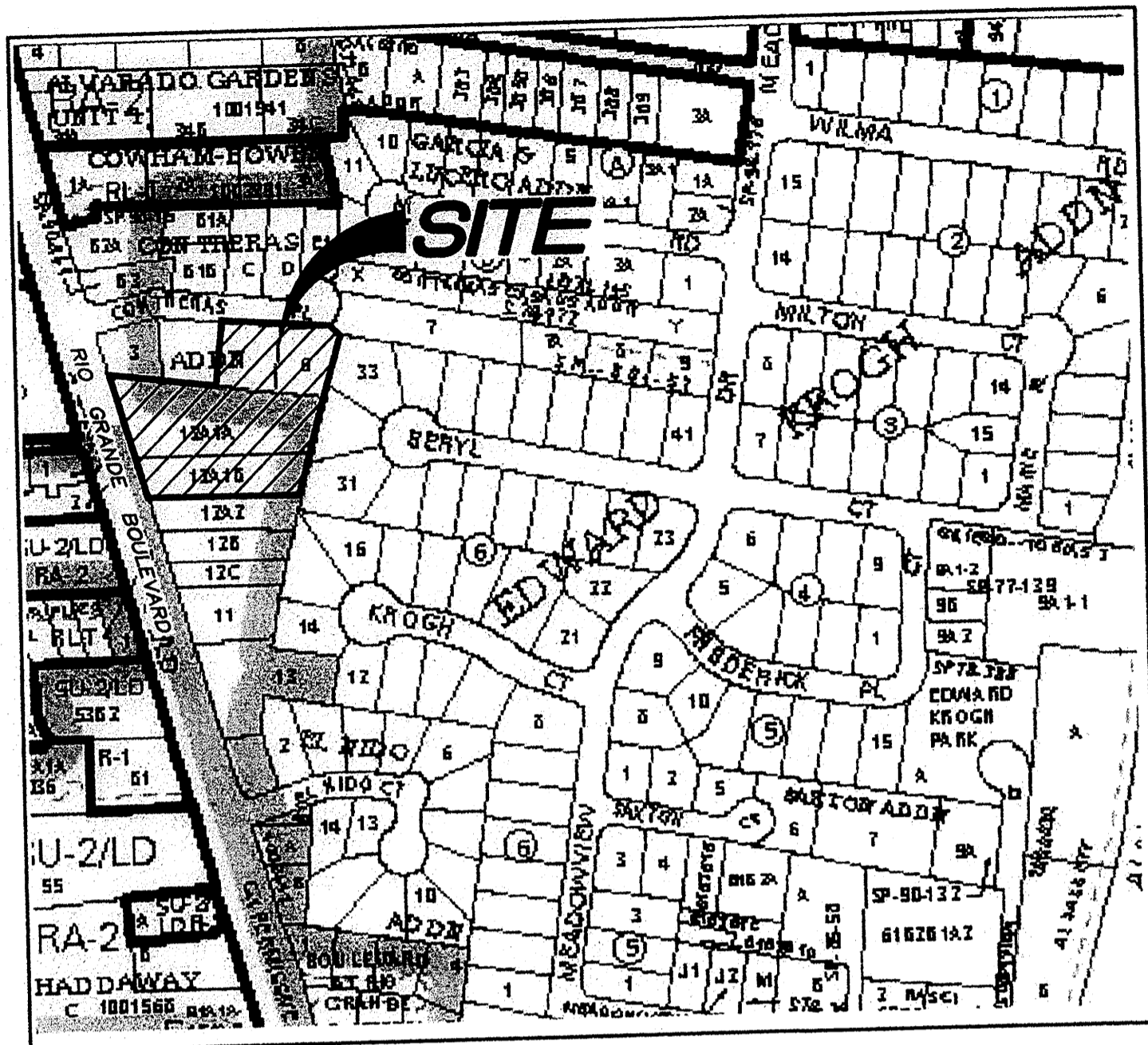
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

The Purpose of this plat is to: Adjust the South boundary line of Lots 5 and 6, Contreras Addition as shown hereon.



VICINITY MAP
 N.T.S.

GENERAL NOTES

1. Bearings are grid, based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
2. Distances are ground.
3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
4. All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. City Zone Atlas Page H-13

SUBDIVISION DATA

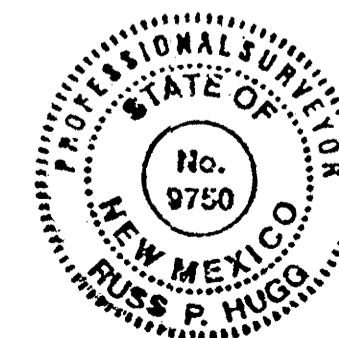
1. Total number of existing Tracts: 2
2. Total number of existing Lots: 2
3. Total number of Lots created: 2
4. Total number of Tracts created: 1
5. Gross Subdivision acreage: 1.6783 acres.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

DOC# 2015063507

07/23/2015 11:21 AM Page: 1 of 3
 PLAT R: \$25.00 B: 2015C P: 0096 M. Toulouse Oliver, Bernalillo Cour



PROJECT NUMBER: 1005403

PLAT APPROVAL

UTILITY APPROVALS:

<u>Fernando Vigil</u> Public Service Company of New Mexico	<u>5-7-15</u> Date
<u>Chris Salley</u> New Mexico Gas Company	<u>6-7-15</u> Date
<u>[Signature]</u> Qwest Corporation d/b/a CenturyLink QC.	<u>5/7/15</u> Date
<u>[Signature]</u> Comcast	<u>5/7/15</u> Date

CITY APPROVALS:

<u>Scott A. Rinderson</u> P.S. City Surveyor Department of Municipal Development	<u>5/1/15</u> Date
<u>N/A</u> Real Property Division	<u>6/2/15</u> Date
<u>N/A</u> Environmental Health Department	<u>6/2/15</u> Date
<u>Ronald M. [Signature]</u> Traffic Engineering, Transportation Division	<u>5/13/15</u> Date
<u>Jon Entzgaard</u> ABCWUA	<u>5/13/15</u> Date
<u>Carol S. Dumont</u> Parks and Recreation Department	<u>5-13-15</u> Date
<u>Christina [Signature]</u> AMAFCA	<u>5-14-15</u> Date
<u>Rita [Signature]</u> City Engineer	<u>5-13-15</u> Date
<u>Joel [Signature]</u> DRB Chairperson, Planning Department	<u>6-2-15</u> Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 NMPS No. 9750
 April 22, 2015

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3366
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant in projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Lots Numbered Five (5) and Six (6) of the Contreras Addition as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1959 in Volume B3, Folio 108

TOGETHER WITH:

All of Tracts 12-A-1-A and 12-A-1-B as presently occupied and shown and designated on the Middle Rio Grande Conservancy District Property Map Number 35, said Tracts further described in that certain Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2007 in Book A138, Page 951 being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

Beginning at the Southeast corner of the parcel herein described (a concrete nail and brass disc stamped "L.S. 9750" set) a point on the Westerly line of Block 6 of the Edward Krough Addition as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on November 24, 1950 in Volume C1, Folio 110, said point also being the Southeast corner of said Tract 12-A-1-B and the Northeast corner of Tract 12-A-2, MRGCD Map 35 whence Albuquerque Control Survey Monument "7-H13" bears S 07° 11' 07" E, 1516.31 feet distant; Thence,

N 89° 04' 05" W , 245.75 feet along a line common to said Tract 12-A-1-B and 12-A-2 to a point on the Easterly right of way line of Rio Grande Boulevard N.W. and the Southwest corner of the parcel herein described (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,

N 16° 13' 52" W , 204.24 feet along said Easterly right of way line of Rio Grande Boulevard N.W. to the Northwest corner of said Tract 12-A-1-A and the Northwest corner of the parcel herein described (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,

S 83° 24' 45" E , 173.13 feet along the Northerly line of said Tract 12-A-1-A as presently occupied and described in the aforesaid Warranty Deed to a point; Thence;

N 06° 22' 30" E , 109.56 feet to the Northwest corner of said Lot 5, Contreras Addition and a point on the Southerly right of way line of Contreras Place N.W.; Thence along said Southerly right of way line of Contreras Place N.W. for the following two (2) courses:

S 83° 37' 30" E , 149.58 feet to a point of curvature; Thence,

Northeasterly , 28.62 feet on the arc of a curve to the left (said curve havin a radius of 40.00 feet, a central angle of 40° 59' 18" and a chord which bears N 75° 52' 51" E, 28.01 feet) to a non tangent point on curve; Thence,

S 40° 29' 55" E, 23.62 feet to the Northeast corner of said Lot 6, Contreras Addition and the Northwest corner of Lot 33 of said Edward Krough Addition; Thence,

S 15° 30' 30" W , 271.24 feet along a line common to said Tracts 12-A-1-A, 12-A-1-B and Block 6 of the Edward Krough Addition to the Southeast corner and point of beginning of the parcel herein described.

Said parcel contains 1.6783 acres, more or less.

FREE CONSENT

SURVEYED and REPLATTED and now comprising PLAT OF HACIENDAS DON VILLEGAS (BEING A REPLAT OF TRACTS 12-A-1-A AND 12-A-1-B, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP 35) WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s), do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

TRACTS 12-A1-A AND 12-A-1B

Haciendas De Villegas, LLC

Julie V. Gutierrez
Julie V. Gutierrez, Managing Member

LOT 5

Jacob King
Jacob King

Susie M. King
Susie M. King

Debra Jean King
Debra Jean King

LOT 6

Patrick Gonzales
Patrick Gonzales

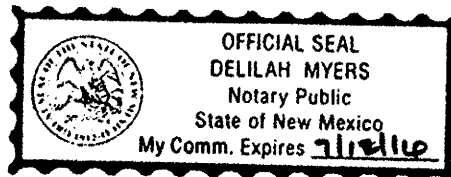
Jeanell Gonzales
Jeanell Gonzales

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 29th day of April, 2015, by Julie Villegas

Delilah Myers
Notary Public My commission expires 7/13/16

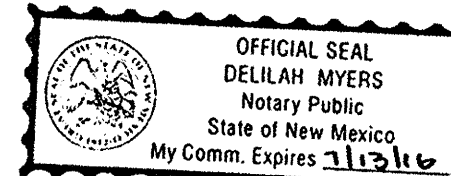


ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 29th day of April, 2015, by Jacob King, Susie M. King and Debra Jean King.

Delilah Myers
Notary Public My commission expires 7/13/16

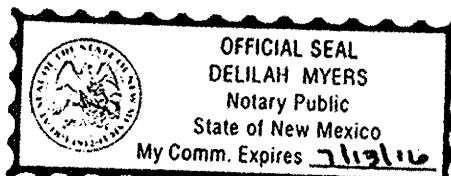


ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 29th day of April, 2015, by Patrick Gonzales and Jeanell Gonzales

Delilah Myers
Notary Public My commission expires 7/13/16



**PLAT OF
LOTS 5-A, 6-A AND TRACT A
CONTRERAS ADDITION**

(BEING A REPLAT OF LOTS 5 AND 6, CONTRERAS ADDITION AND TRACTS 12-A-1-A AND 12-A-1-B, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP 35) WITHIN

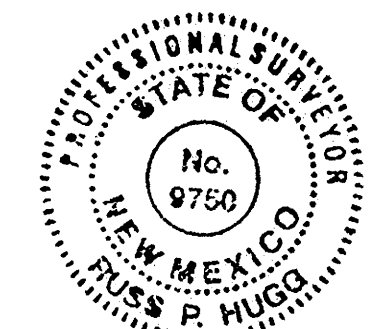
**THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

APRIL, 2015

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- A. Plat entitled "LOTS B-1, B-2 AND B-3, CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 10, 1990 in Volume 90C, Folio 187.
- B. Plat entitled "SUBDIVISION OF A PORTION OF LOT ONE, CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 27, 1963 in Volume B4, Folio 13.
- C. Plat entitled "LOTS B-1-A, B-1-B AND B-2-A, CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 7, 1998 in Volume 98C, Folio 11.
- D. Plat entitled "RIO GRANDE BLVD. N.W.", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 28, 1941 in Volume D2, Folio 22.
- E. Plat entitled "CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1959 in Volume B3, Folio 108.
- F. Plat entitled "EDWARD KROUGH ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1959 in Volume B3, Folio 108.
- G. Commitment For Title Insurance issued by Fidelity National Title Insurance Company Commitment Number 07-1076871-B-LM, effective date June 28, 2007.
- H. Warranty Deeds:
 - a. Special Warranty Deed filed February 14, 2003 in Book A50, Page 4816.
 - b. Special Warranty Deed filed September 19, 2005 in Book A103, Page 6957.
 - c. Special Warranty Deed filed February 1, 2006 in Book A111, Page 5346.
 - d. Warranty Deed filed June 1, 2007 in Book A138, Page 951.
 - e. Warranty Deed filed September 4, 2003 in Book A63, Page 8040.

DOC# 2015063507
07/23/2015 11:21 AM Page: 2 of 3
PLAT #: 926-00-B; 2015C-P; 0085-M, Toulouse Oliver, Bernalillo Cour

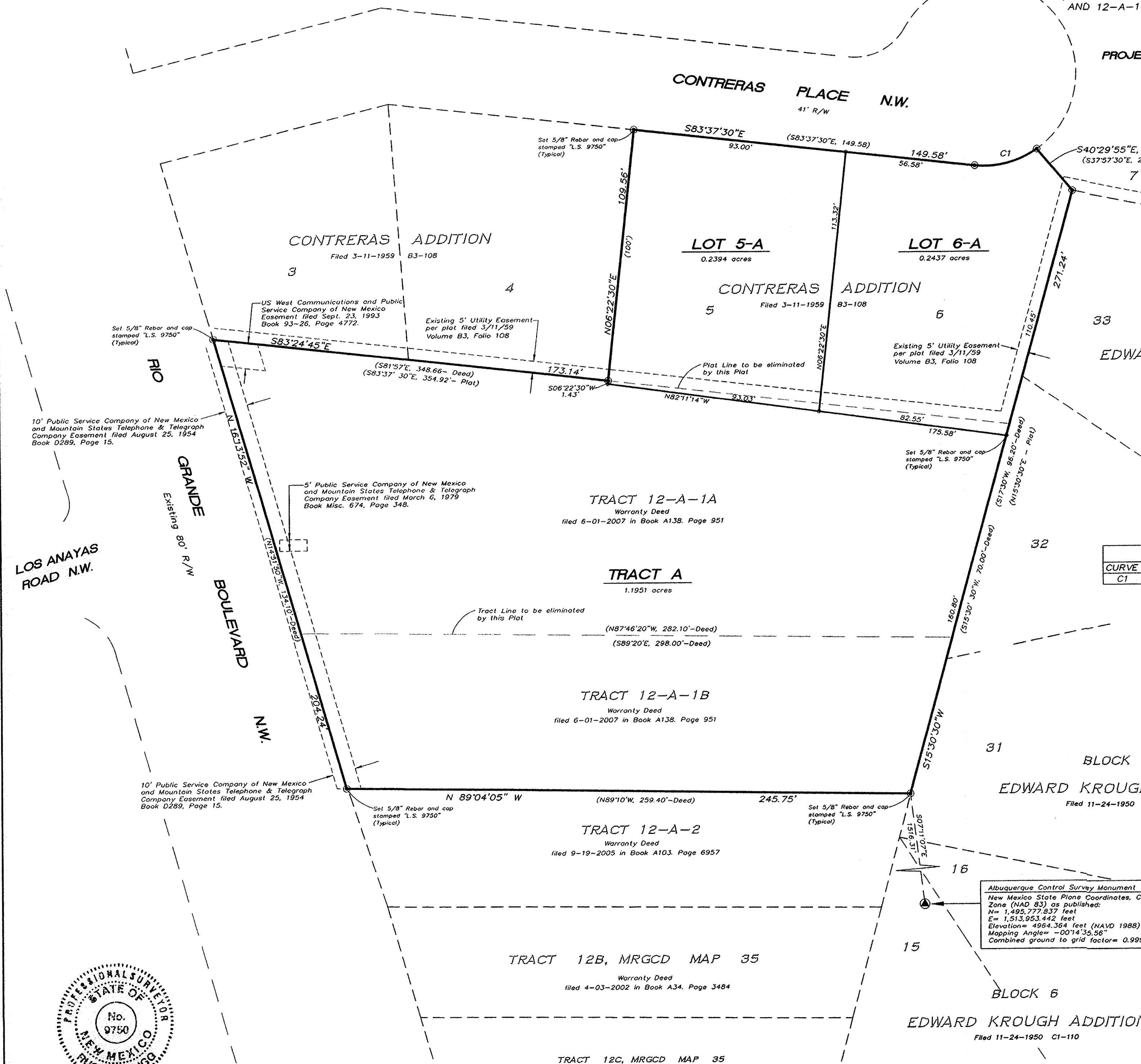


PLAT OF
 LOTS 5-A, 6-A AND TRACT A
CONTRERAS ADDITION

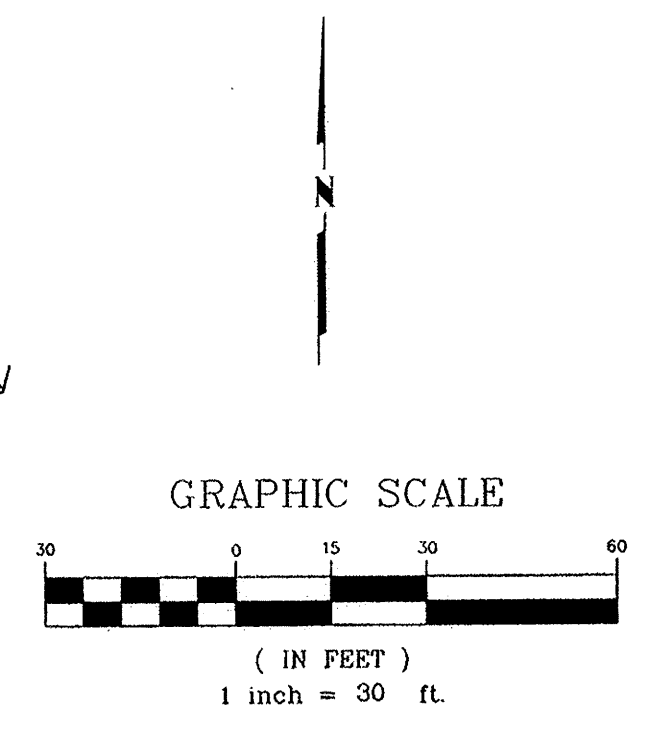
(BEING A REPLAT OF LOTS 5 AND 6, CONTRERAS ADDITION AND TRACTS 12-A-1-A AND 12-A-1-B, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP 35) WITHIN

THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

APRIL, 2015



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	28.62'	40.00'	14.95'	28.01'	N75°52'51"E	40°59'18"
	(30.95')	(40.00')				

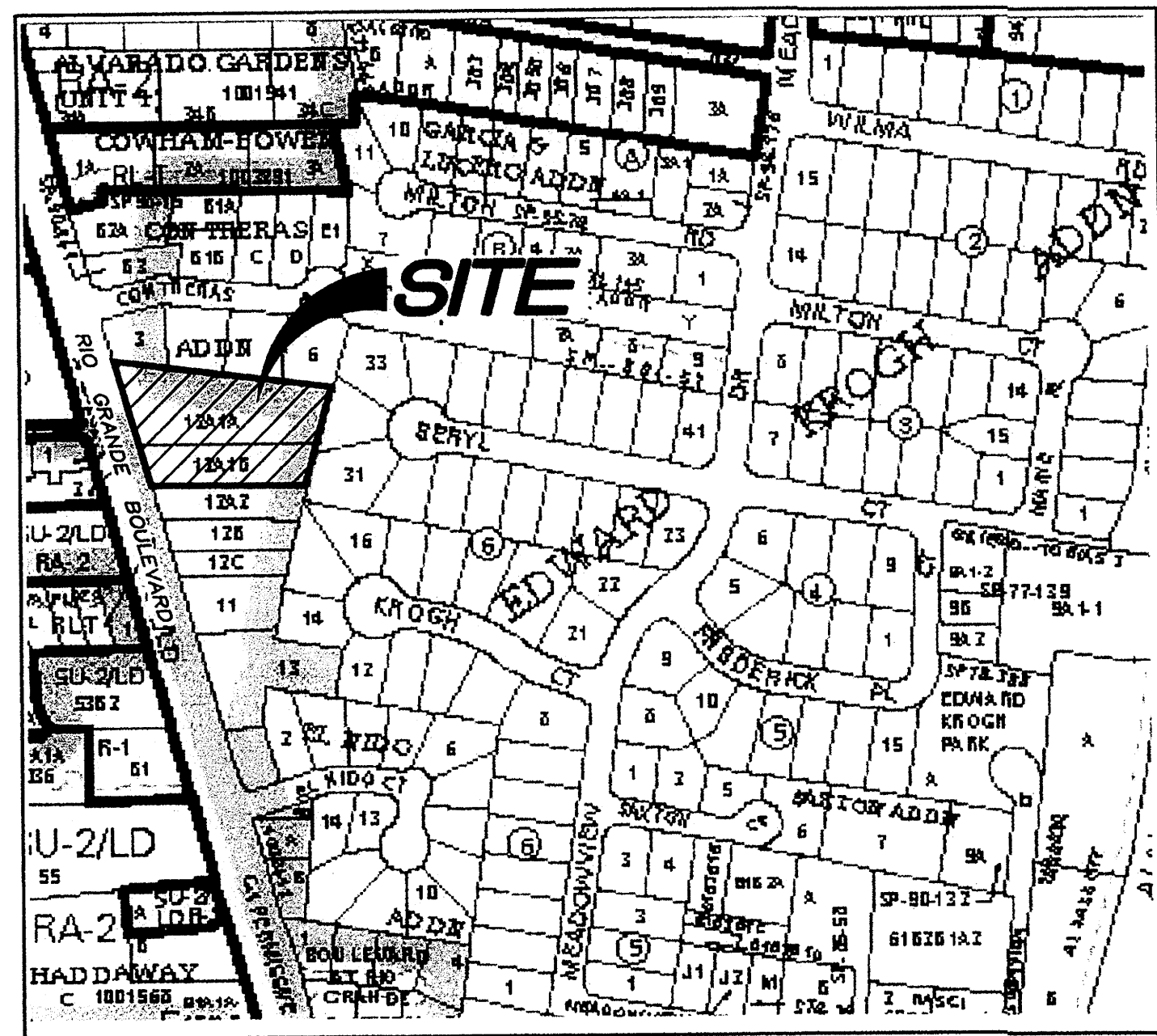


Albuquerque Control Survey Monument "7-H13"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N= 1,495,777.837 feet
 E= 1,513,953.442 feet
 Elevation= 4964.364 feet (NAVD 1988)
 Mapping Angle= -00°14'35.56"
 Combined ground to grid factor= 0.999684760

DOCH 2015063507
 07/23/2015 11:21 AM Page: 3 of 3
 PLAT R: \$25.00 B: 2015C P: 0085 H: Toulouse Oliver, Bernalillo Cour



SURV TEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377



VICINITY MAP
N.T.S.

GENERAL NOTES

- Bearings are grid, based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus \odot . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- 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.
- City Zone Atlas Page H-13

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 6
- Total mileage of full width streets created: 0.045mile.
- Gross Subdivision acreage: 1.1951 acres.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

101305902148020934 & 101305902347120933

7/23/15

Date

[Signature]
Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

The Purpose of this plat is to:

- Create the 6 new residential lots as shown hereon.
- Dedicate the Public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants.
- Grant the Private Roadway Easement and Public Sanitary Sewer, Water and Private Drainage Easements as shown hereon.
- Grant the Public Utility Easements as shown hereon.

PLAT OF
HACIENDAS DON VILLEGAS

(BEING A REPLAT OF TRACT A, CONTRERAS ADDITION)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY, 2015

PROJECT NUMBER: 1005403

PLAT APPROVAL

UTILITY APPROVALS:

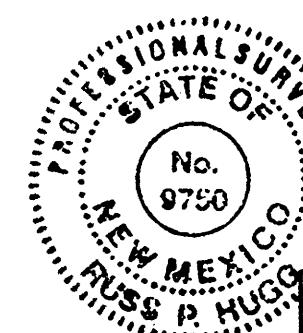
- | | |
|---|----------------|
| <i>[Signature]</i>
Public Service Company of New Mexico | 5-7-15
Date |
| <i>[Signature]</i>
New Mexico Gas Company | 5-7-15
Date |
| <i>[Signature]</i>
Qwest Corporation d/b/a CenturyLink QC. | 5/7/15
Date |
| <i>[Signature]</i>
Comcast | 5/2/15
Date |

CITY APPROVALS:

- | | |
|--|------------------|
| <i>[Signature]</i>
City Surveyor
Department of Municipal Development | 5/1/15
Date |
| N/A
Real Property Division | 6/2/15
Date |
| N/A
Environmental Health Department | 6/2/15
Date |
| <i>[Signature]</i>
Traffic Engineering, Transportation Division | 5/13/15
Date |
| <i>[Signature]</i>
ABCWUA | 06/02/15
Date |
| <i>[Signature]</i>
Parks and Recreation Department | 5-13-15
Date |
| <i>[Signature]</i>
AMAFCA | 5-14-15
Date |
| <i>[Signature]</i>
City Engineer | 5-13-15
Date |
| <i>[Signature]</i>
DRB Chairperson, Planning Department | 6-2-15
Date |

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.



[Signature]
Russ P. Hugg
N.M.P.S. No. 9750
May 1, 2015

SHEET 1 OF 3

DOCK 2015063508

07/23/2015 11:21 AM Page: 1 of 3
PLAT R: \$26.00 B: 20150 P: 0086 N: Toulouse Oliver, Bernalillo Cour

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF
HACIENDAS DON VILLEGAS
 (BEING A REPLAT OF TRACT A, CONTRERAS ADDITION)
 WITHIN
 THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2015

LEGAL DESCRIPTION

Tract A, Contreras Addition as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on 2015 in Plat Book 2015C, Page 285

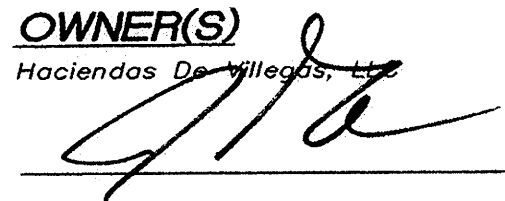
Said parcel contains 1.1951 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF HACIENDAS DON VILLEGAS (BEING A REPLAT OF TRACT A, CONTRERAS ADDITION) WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s), do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s), do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Haciendas Don Villegas, LLC



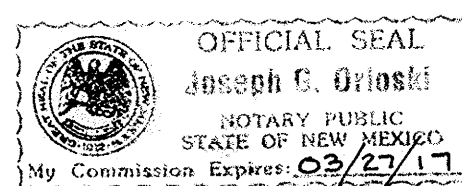
Julie Villegas, Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 1ST
 day of MAY, 2015, by Julie Villegas

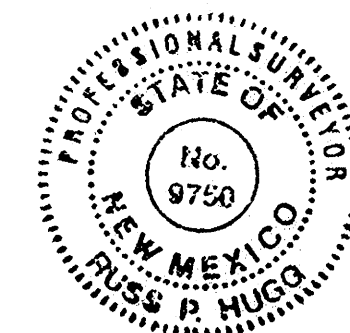
My commission expires 03/27/17
 Notary Public



DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

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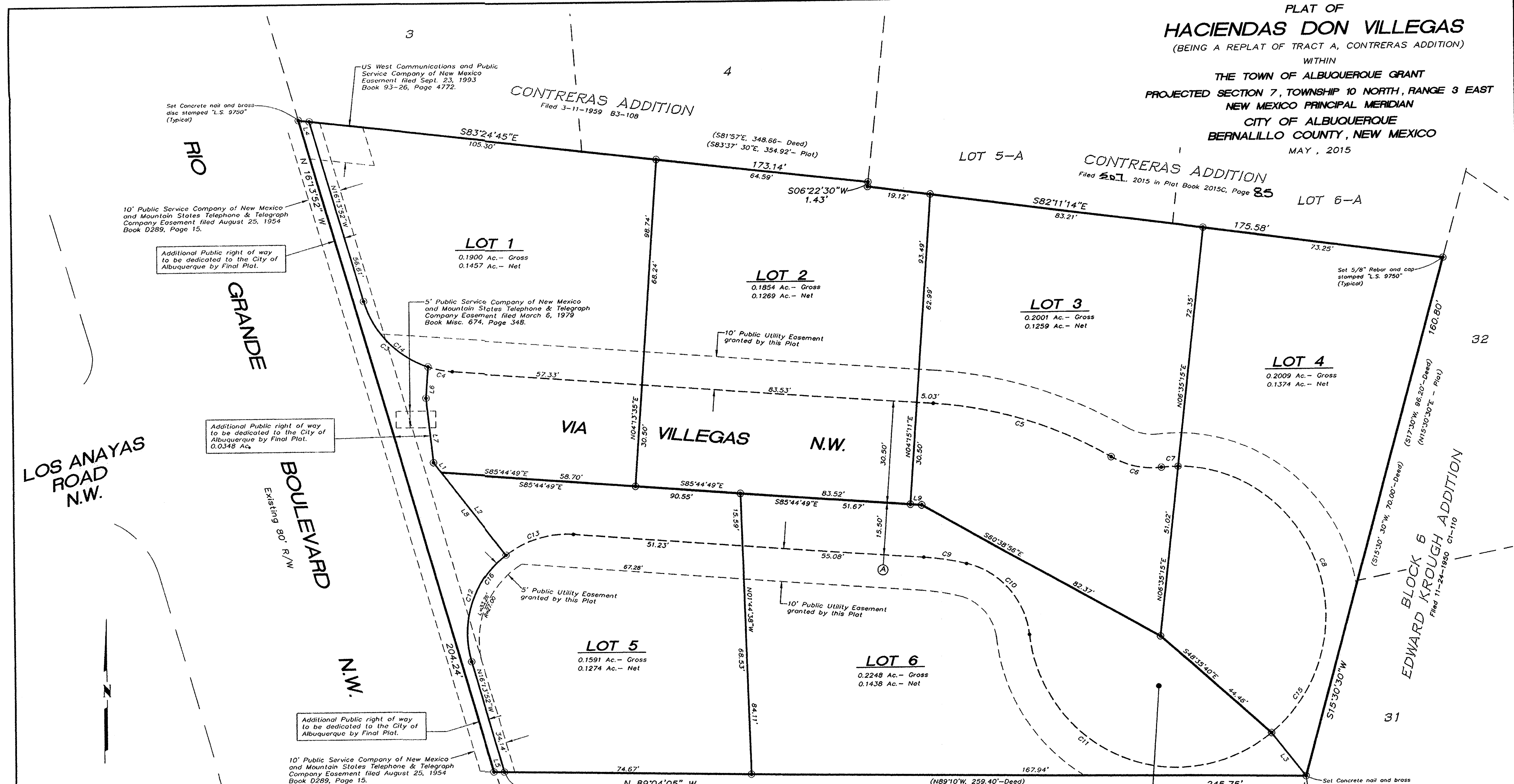
DOCH 2015063508
 07/23/2015 11:21 AM Page: 2 of 3
 PLAT R: \$25.00 B: 2015063508 M. Toulouse Oliver, Bernalillo Cour



SHEET 2 OF 3

PLAT OF
HACIENDAS DON VILLEGAS
(BEING A REPLAT OF TRACT A, CONTRERAS ADDITION)

WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2015



US West Communications and Public Service Company of New Mexico Easement filed Sept. 23, 1993 Book 93-26, Page 4772.

10' Public Service Company of New Mexico and Mountain States Telephone & Telegraph Company Easement filed August 25, 1954 Book D289, Page 15.

Additional Public right of way to be dedicated to the City of Albuquerque by Final Plat.

5' Public Service Company of New Mexico and Mountain States Telephone & Telegraph Company Easement filed March 6, 1979 Book Misc. 674, Page 348.

10' Public Utility Easement granted by this Plat.

Additional Public right of way to be dedicated to the City of Albuquerque by Final Plat. 0.0348 Ac.

5' Public Utility Easement granted by this Plat.

10' Public Utility Easement granted by this Plat.

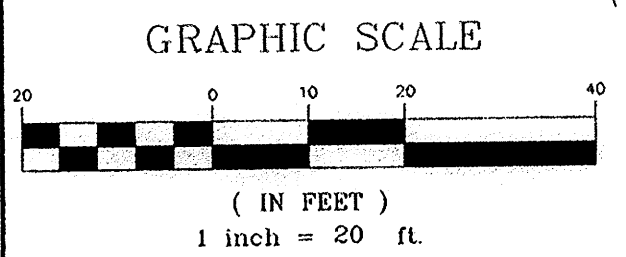
10' Public Service Company of New Mexico and Mountain States Telephone & Telegraph Company Easement filed August 25, 1954 Book D289, Page 15.

NOTE (A)
Private Roadway and Drainage Easement granted by this plat for the benefit of Lots 1 thru 6. Said easement to be maintained by the respective Lot owners as to the portion contained within their respective Lot.

A Public Sanitary Sewer and Water Easement is hereby granted to the ABCWJA by this plat within the aforesaid Private Roadway and Drainage Easement.

TRACT 12-A-2
Warranty Deed
filed 9-19-2005 in Book A103, Page 6957

DOCH 2015063508
07/23/2015 11:21 AM Page: 3 of 3
PLAT R: \$25.00 B: 2015C P: 0086 R, Toulouse Oliver, Bernalillo Cour

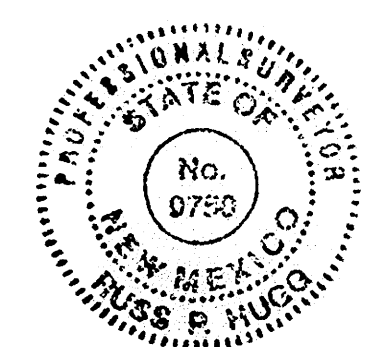


CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C3	28.89'	30.00'	15.68'	27.79'	S43°49'22"E	55°11'02"
C4	7.50'	30.00'	3.77'	7.48'	S78°34'51"E	14°19'56"
C5	56.63'	123.00'	28.83'	56.13'	N72°33'25"W	26°22'48"
C6	15.81'	25.00'	8.18'	15.55'	S77°28'56"E	36°13'51"
C7	5.07'	45.00'	2.54'	5.06'	S87°37'40"W	6°27'04"
C8	110.27'	45.00'	124.99'	84.68'	N18°56'48"W	140°24'00"
C9	13.15'	77.00'	6.59'	13.14'	N80°51'13"W	9°47'10"
C10	30.56'	25.00'	17.51'	28.69'	N40°56'46"W	70°01'47"
C11	96.46'	45.00'	82.56'	79.02'	S67°20'20"E	122°48'56"
C12	36.08'	30.00'	20.58'	33.95'	S18°13'29"W	68°54'41"
C13	21.77'	30.00'	11.39'	21.29'	S73°28'00"W	41°34'22"
C14	36.40'	30.00'	20.82'	34.21'	S50°59'20"E	69°30'58"
C15	211.80'	45.00'	45.26'	63.82'	N39°14'08"E	269°40'00"
C16	57.85'	30.00'	43.23'	49.29'	S39°00'40"W	110°29'03"

LINE	LENGTH	BEARING
L1	3.78	S38°07'40"E
L2	31.21	S38°07'40"E
L3	16.59	S38°44'49"E
L4	3.25	S83°24'45"E
L5	3.14	S89°04'05"E
L6	9.43	S04°15'11"W
L7	19.53	S06°09'45"E
L8	34.99	S38°07'40"E
L9	3.43	S85°44'49"E

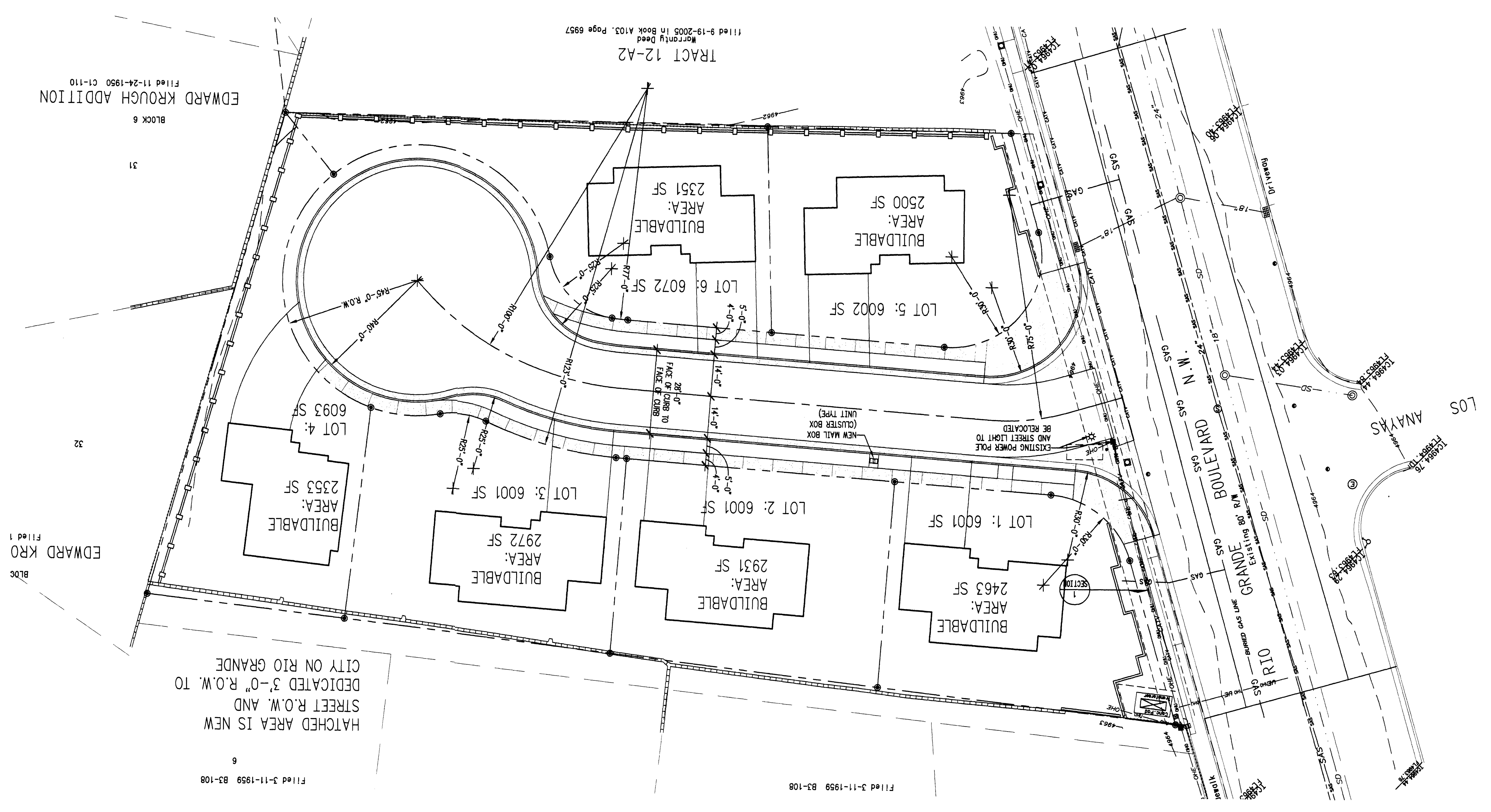
12B, MRGCD MAP 35

Albuquerque Control Survey Monument "7-H13"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
N = 1,595,777.837 feet
E = 1,513,953.442 feet
Elevation = 4964.364 feet (NAVD 1988)
Mapping Angle = -0014'35.56"
Combined ground to grid factor = 0.999684760



SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

PROJECT # 1005403
13-70700 (P/F)
10-16-13



Filed 3-11-1959 B3-108
6
HATCHED AREA IS NEW
STREET R.O.W. AND
DEDICATED 3'-0" R.O.W. TO
CITY ON RIO GRANDE

Block
EDWARD KRO
Filed 1

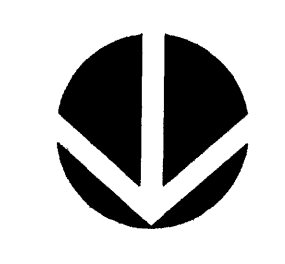
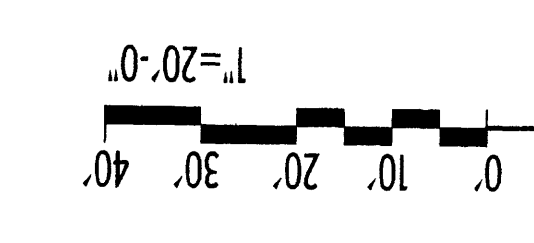
Block 6
EDWARD KROUGH ADDITION
Filed 11-24-1950 C1-110

TRACT 12-A2
Mortgagor's Deed
Filed 9-19-2005 in Book A103, Page 6957

VILLEGAS ESTATES

integrated design & architecture
OCTOBER 4, 2013

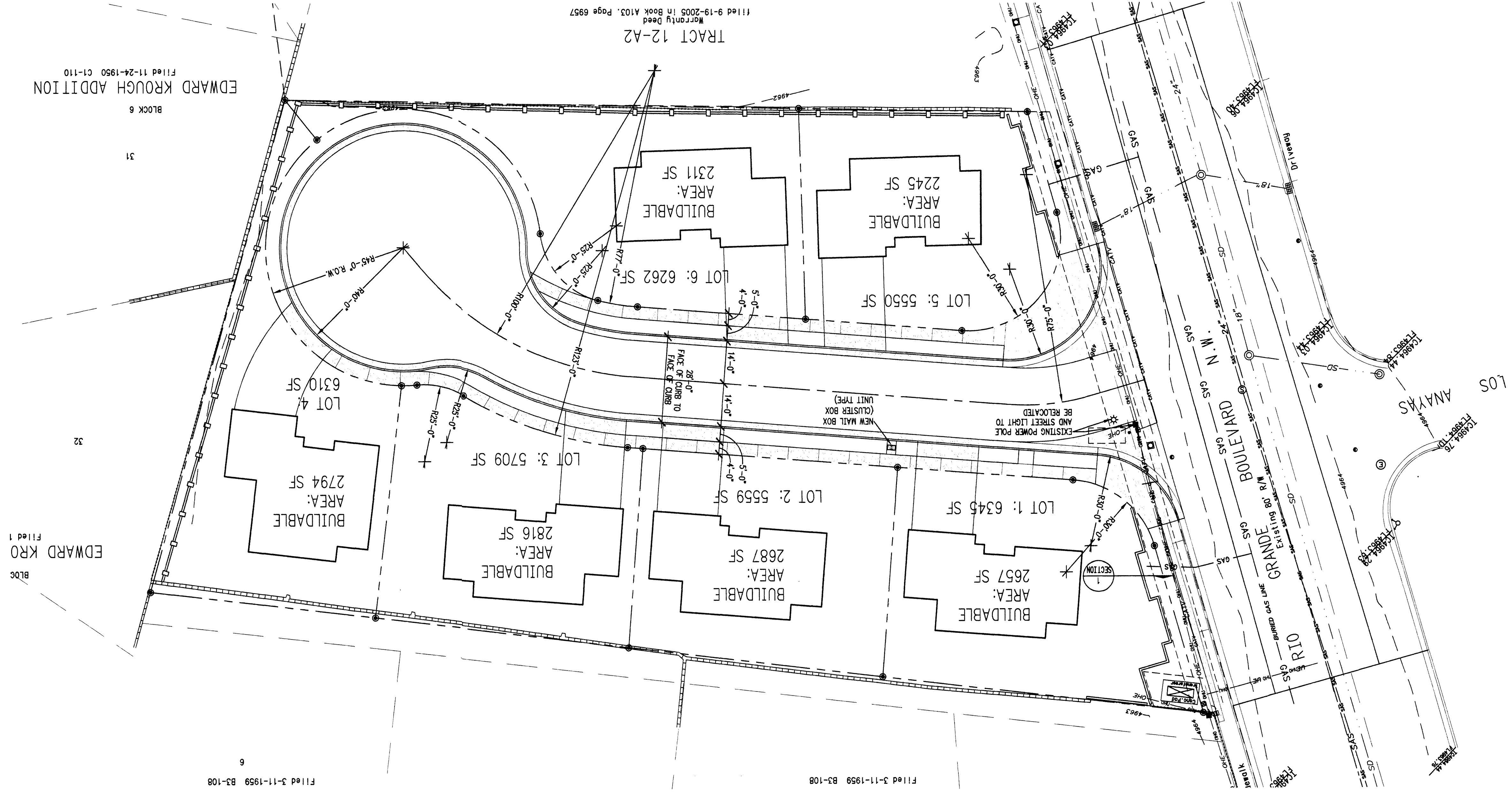
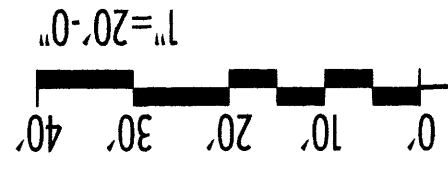
SITE PLAN





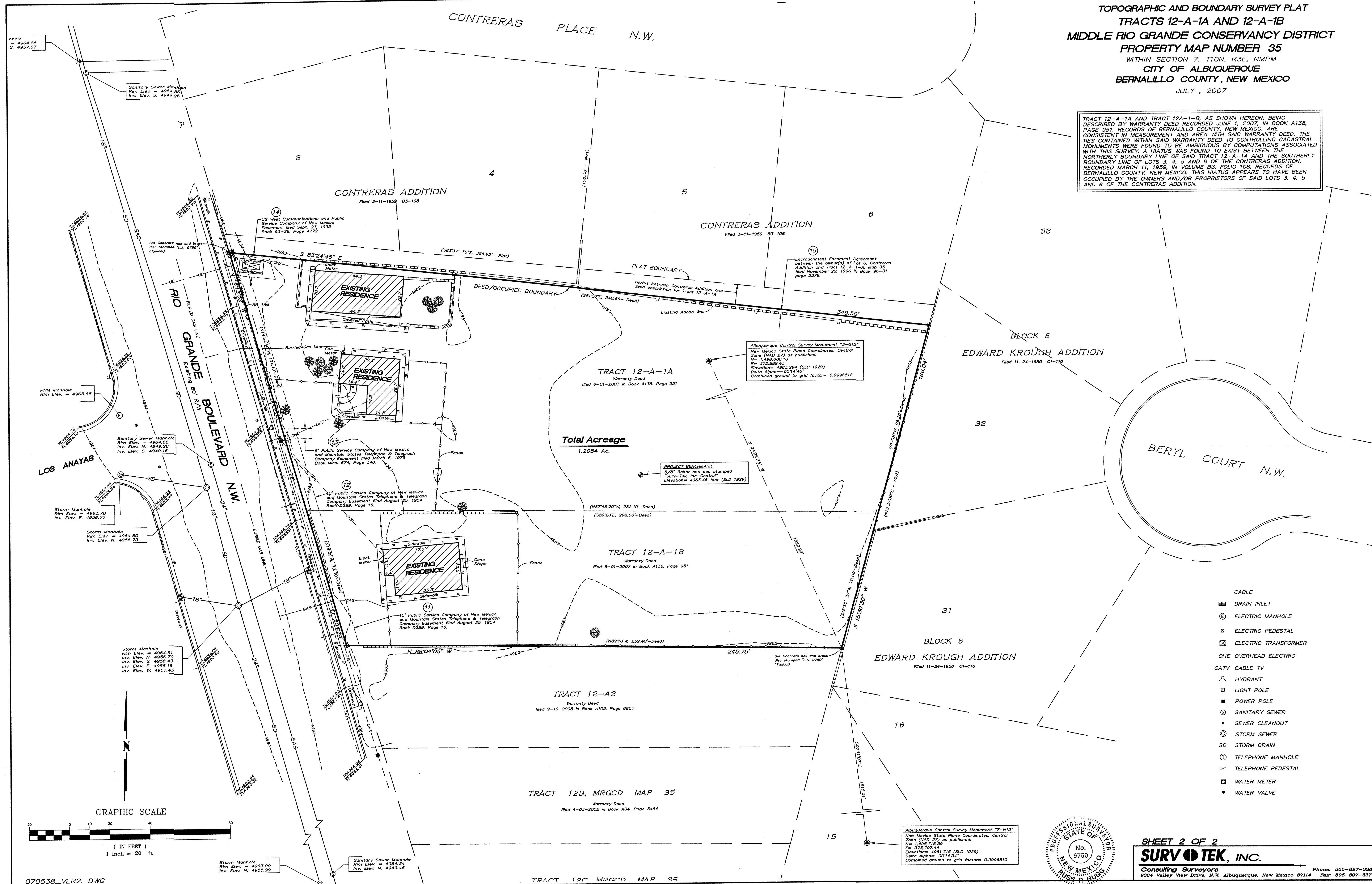
HACIENDA DON VILLEGAS

SITE PLAN



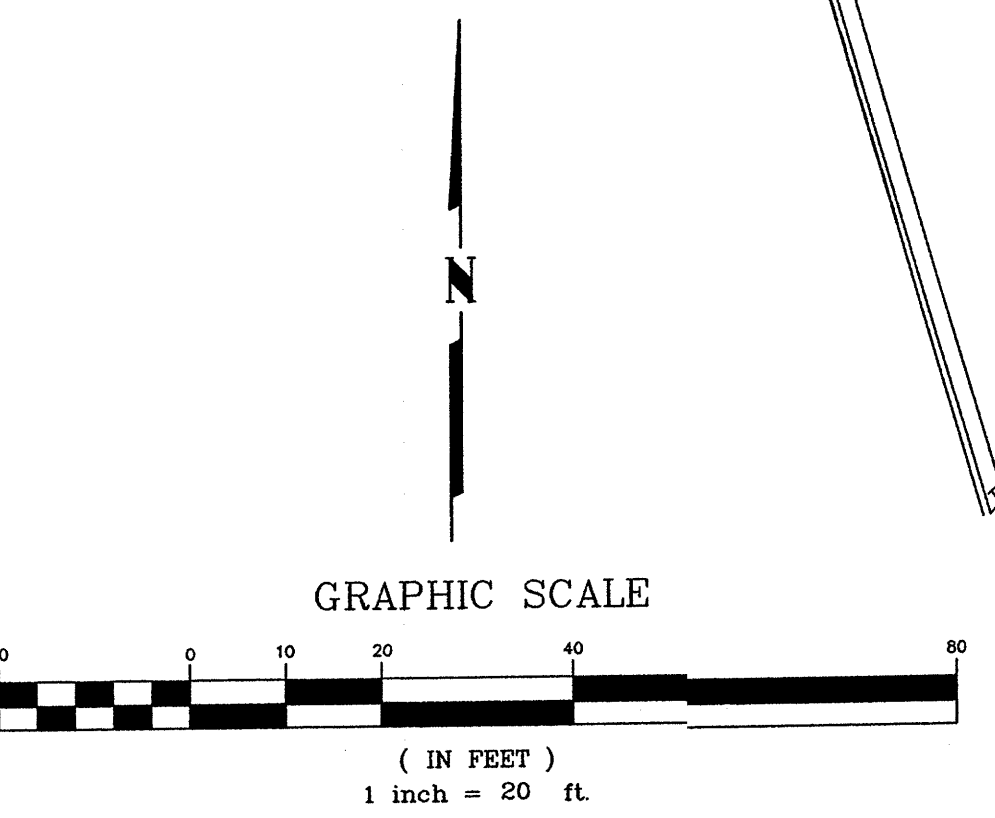
TOPOGRAPHIC AND BOUNDARY SURVEY PLAT
 TRACTS 12-A-1A AND 12-A-1B
 MIDDLE RIO GRANDE CONSERVANCY DISTRICT
 PROPERTY MAP NUMBER 35
 WITHIN SECTION 7, T10N, R3E, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2007

TRACT 12-A-1A AND TRACT 12-A-1B, AS SHOWN HEREON, BEING DESCRIBED BY WARRANTY DEED RECORDED JUNE 1, 2007, IN BOOK A138, PAGE 951, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ARE CONSISTENT IN MEASUREMENT AND AREA WITH SAID WARRANTY DEED. THE TIES CONTAINED WITHIN SAID WARRANTY DEED TO CONTROLLING CADASTRAL MONUMENTS WERE FOUND TO BE AMBIGUOUS BY COMPUTATIONS ASSOCIATED WITH THIS SURVEY. A HIATUS WAS FOUND TO EXIST BETWEEN THE NORTHERLY BOUNDARY LINE OF SAID TRACT 12-A-1A AND THE SOUTHERLY BOUNDARY LINE OF LOTS 3, 4, 5 AND 6 OF THE CONTRERAS ADDITION, RECORDED MARCH 11, 1959, IN VOLUME 23, FOLIO 108, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS HIATUS APPEARS TO HAVE BEEN OCCUPIED BY THE OWNERS AND/OR PROPRIETORS OF SAID LOTS 3, 4, 5 AND 6 OF THE CONTRERAS ADDITION.



Total Acreage
1,208.4 Ac.

TRACT 12B, MRGCD MAP 35
Warranty Deed
filed 4-03-2002 in Book A34, Page 3484



- CABLE
- DRAIN INLET
- ⊕ ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ⊗ ELECTRIC TRANSFORMER
- O/E OVERHEAD ELECTRIC
- CATV CABLE TV
- ⊕ HYDRANT
- LIGHT POLE
- POWER POLE
- ⊕ SANITARY SEWER
- SEWER CLEANOUT
- ⊕ STORM SEWER
- SD STORM DRAIN
- ⊕ TELEPHONE MANHOLE
- ⊗ TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE



SHEET 2 OF 2
SURV-TEK, INC.
 Consulting Surveyors
 8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-887-3366 Fax: 505-887-3377