

Community *Design* Solutions

October 7, 2025

Dear Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Hearing Officer (DHO) will hold a Public Hearing on **Wednesday, November 12, 2025**, at **9:00 AM** for the request below. The DHO hearing will be held via Zoom. To access the hearing online use the following link and select the November 12th hearing date:

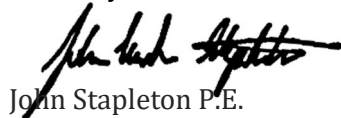
<https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives>

REQUEST

Community Design Solutions, LLC (CDS), Agents for Tulane Properties, Inc. and D.R. Horton, Inc., is submitting an application for a Preliminary Subdivision Plat for a single-family residential development. The property is known as the El Rancho Grande Unit 18 tract, TR 16-D-2 PLAT FOR EL RANCHO GRANDE UNIT 16 and consists of 16.4559 acres. It is located at the northwest corner of Gibson Boulevard SW and Delgado Road SW, Albuquerque, NM (see enclosed Zone Atlas pages M-08-Z and N-08-Z). Included in this mailing is an exhibit showing the Preliminary Subdivision Plat.

If you have any questions or would like more information, contact John Stapleton at (505) 545-9607 or email at john.stapleton@cdsnmm.com. You can also check the Development Hearing Officer website for information <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer>.

Sincerely,



John Stapleton P.E.

CDS | Project Manager

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Preliminary Plat

Decision-making Body: Development Hearing Officer (DHO)

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 99999 Gibson Boulevard SW, Albuquerque, NM 87109

Name of property owner: TULANE PROPERTIES INC

Name of applicant: Community Design Solutions, LLC / John Stapleton

Date, time, and place of public meeting or hearing, if applicable:

Wednesday, November 12, 2025 @ 9:00 am / City of Albuquerque / DHO Public Hearing

Address, phone number, or website for additional information:

Please contact John Stapleton at (505) 545-9607 or john.stapleton@cdsnm.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

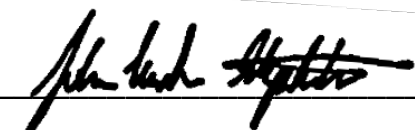
☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.



(Applicant signature)

10/7/25

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 10/7/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹

☐ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 99999 Gibson Boulevard SW, Albuquerque, NM 87109
Location Description TR 16-D-2 PLAT FOR EL RANCHO GRANDE UNIT 16 CONT 16.4559 AC
2. Property Owner* TULANE PROPERTIES INC
3. Agent/Applicant* [if applicable] Community Design Solutions LLC / John Stapleton (Agent)
4. Application Type(s)²* per IDO Table 6-1-1

- ☐ Site Plan – EPC
- ☒ Subdivision Major (Minor or Major or Bulk Land)
- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance – EPC
- ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
- ☐ Other: _____

Summary of project/request³*:

Preliminary Plat applicaiton - subdivide tract 16-D-2, El Rancho Grande, Unit 16 into
7 tracts and 103 residential lots.

5. This application will be decided at a public meeting or hearing by*:

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: Wednesday, November 12, 2025 @ 9:00 am

Location*⁴: City of Albuquerque / DHO Public Hearing

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: John Stapleton

Email: john.stapleton@cdsnm.com

Phone: 505.545.9607



Attachments:



Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*



Others: _____



Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ M-08-Z, N-08-Z

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 16.4559
- 2. IDO Zone District R-1
- 3. Overlay Zone(s) [if applicable] APO
- 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Community Design Solutions

October 7, 2025

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Project Description/Justification Letter for a Preliminary Plat Application – 103 proposed lots in the El Rancho Grande Unit 18 Subdivision

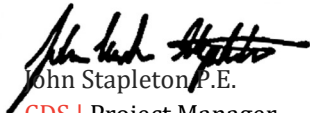
Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of Tulane Properties, Inc. and D.R. Horton, Inc., submits this project description/justification letter per the City's preliminary plat application requirements.

The proposed preliminary plat seeks to subdivide Tract 16-D-2, El Rancho Grande, Unit 16, located on Gibson Boulevard SW in Albuquerque, New Mexico, into 7 tracts and 103 residential lots. The proposed development consists of approximately 16.4472 acres and is currently zoned R-1A.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,
Community Design Solutions, LLC


John Stapleton P.E.
CDS | Project Manager
505-545-9607

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

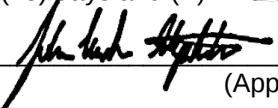
4. TIME

Signs must be posted from Monday, October 27, 2025 To Monday, November 17, 2025

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

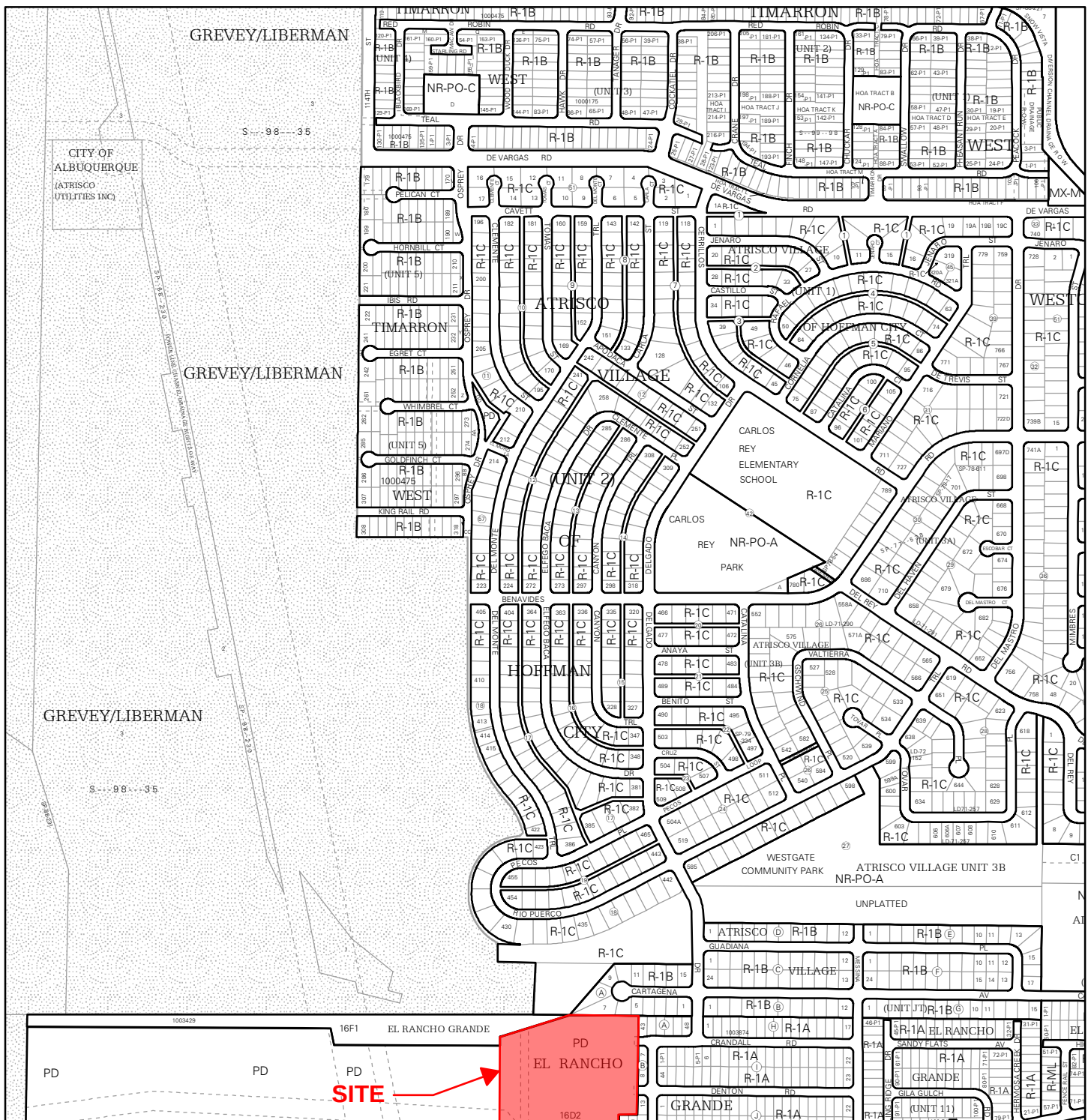
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


(Applicant or Agent)

October 7, 2025
(Date)

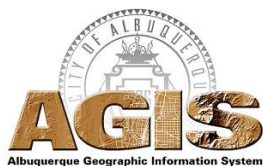
I issued _____ signs for this application, _____,
(Date) (Staff Member)

PROJECT NUMBER: _____

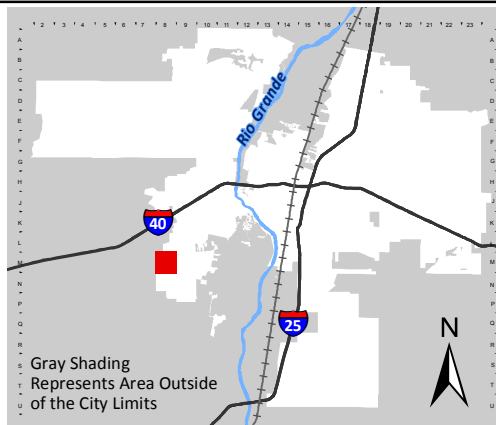


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

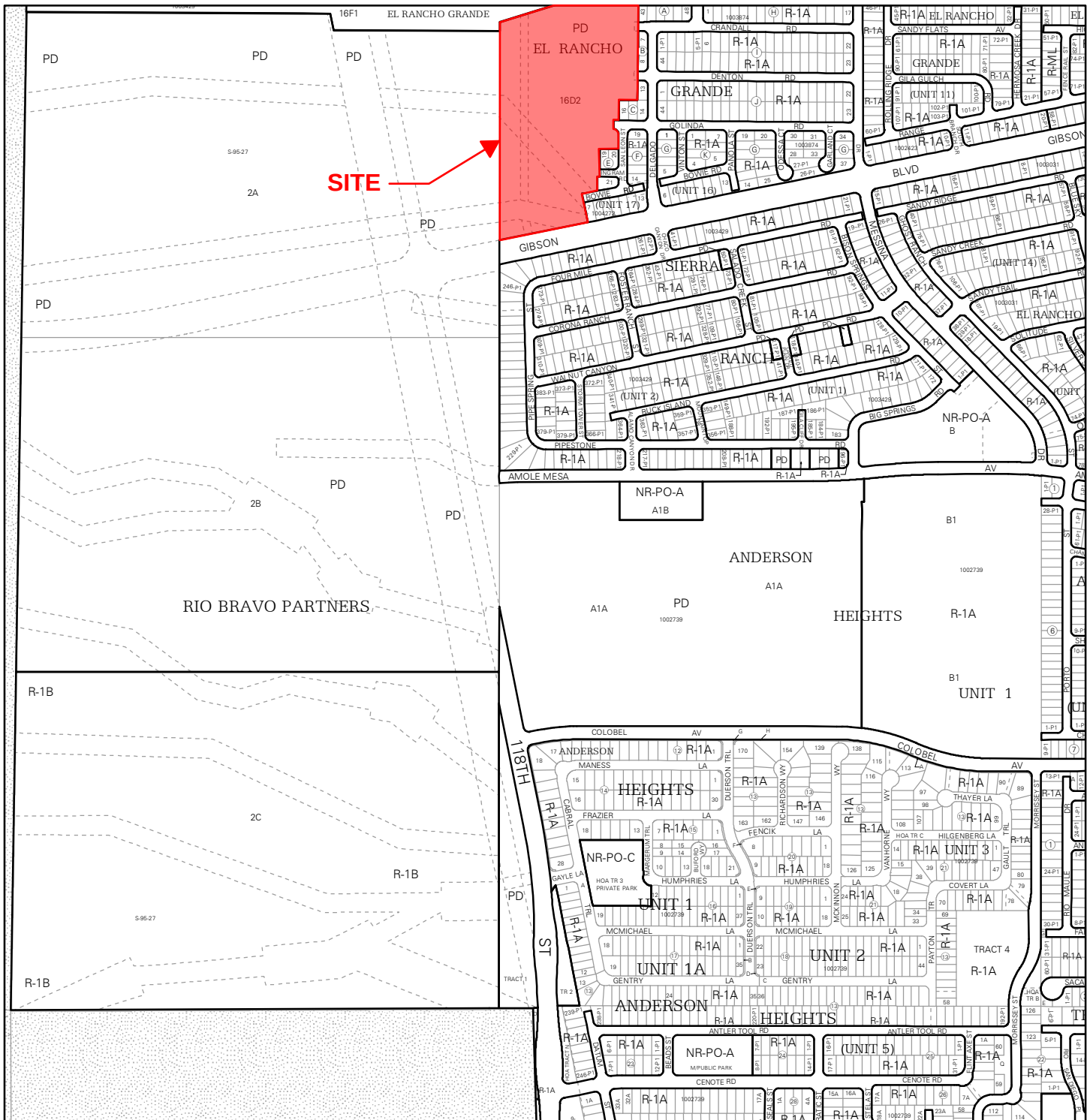


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



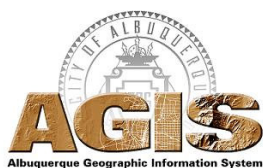
Zone Atlas Page:
M-08-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

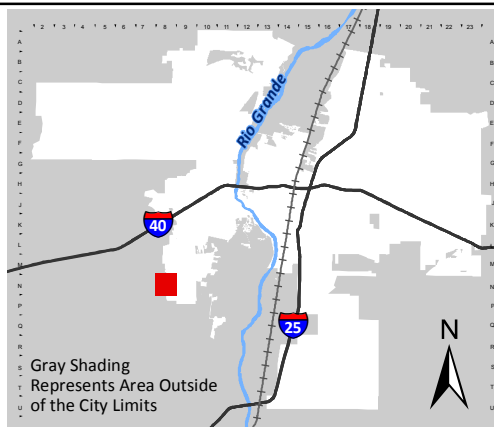


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
N-08-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

PRELIMINARY PLAT
El Rancho Grande Subdivision
Unit 18

BEING A REPLAT OF TRACT 16-D-2, EL RANCHO
GRANDE UNIT 16

SITUATE WITHIN
PROJECTED SECTION 05, T.9N, R.2E, N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2025

SITE DATA:

FEMA Map Number	35001C0317H
Zoning	R-1A
Miles of Full Width Streets Created	0.6219 Miles
No. of Existing Tracts	1
No. of Tracts Created	7
No. of Existing Lots	0
No. of Lots Created	103
Total Area	16.4472 acres
Acreage of Dedicated Right-of-Way	3.8082 acres

Project Number: _____

Application Number: _____

Plat Approval

Utility Approvals

PNM Electric Services	Date
New Mexico Gas Company	Date
Century Link dba Lumen Technologies	Date
Comcast	Date
Ezee Fiber	Date
AMAFCA	Date

City Approvals:

City Surveyor	Date
Traffic Engineering, Transportation Division	Date
City Parks & Recreation Department	Date
City Engineer	Date
Code Enforcement	Date
Hydrology	Date
ABCWUA	Date
Planning Department	Date

If there is a vacation involved with the plat
* Real Property Division (conditional) Date

INFO FOR COUNTY CLERK:

Owner: Tulane Properties, Inc.
UPC #: 100805428548510104
Property: Tract 16-D-2, El Rancho Grande Unit 16
Location: Sec. 05, T9N, R2E NMPM
City of Albuquerque

PRELIMINARY PLAT
EL RANCHO GRANDE SUBDIVISION
UNIT 18

DWG PATH: 9/10/2025 4:51:05-05 El Rancho Grande 18\Subdivision Plat 2025\EL RANCHO GRANDE UNIT 18 (PRELIM PLAT 2025).dwg	 Community Sciences Corporation Land Surveying (505) 897.0000	1 of 5
QPS: PRIMO 06/2025		
CREW: LRC/DCA/AHM		
SCALE: NO SCALE		
DATE: 08/12/2025		
DRAWN: AHM	REVIEW: ASM	
JOB NO: N510-05-600		

Legal Description

Tract numbered Sixteen-D-Two (16-D-2), Plat for El Rancho Grande Unit 16, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 29, 2005, in Plat Book 2005C, folio 319, as Document No. 2005143855.

Containing 16.4472 acres, more or less.

PURPOSE OF PLAT :

The purpose of this plat is to subdivide one existing Tract (Tract 16-D-2) into 103 new Lots, and 7 New Tracts, to vacate all existing easements on the property, and to grant new 10' Public Utility Easements, and Public Water & Sanitary Sewer Easements and a temporary Drainage Easement on the proposed Tract B as shown hereon.

FREE CONSENT:

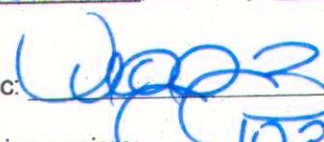
The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed, and does grant utility easements to the City of Albuquerque and ABCWUA, and vacates all existing easements as shown hereon. New Lots and Tracts are hereby conveyed to and accepted by said Owner.

by  9/16/25
Owner Date

ACKNOWLEDGEMENT

State of New Mexico)
County of BERNALILLO SS

The foregoing instrument was acknowledged before me this 16th day of SEPTEMBER, 2025 by: BO KARL JOHNSON.

Notary Public: 
My commission expires: 10.30.25

VIRGINIA GOMEZ
Notary Public - State of New Mexico
Commission # 1119888
My Comm. Expires Oct 30, 2025

NOTES:

- Basis of Bearings is the Westerly line of Tract 16-D-2 as measured with the "Trimble VRS NOW" GNSS RTK Virtual Reference System". Bearings are New Mexico State Plane bearings, Central Zone NAD83. Distances are ground distances. Elevation Datum is NAVD88.
- Bearings and distances shown in () are per record plat of El Rancho Grande Unit 16 recorded September 29, 2005.
- Documents used (on file at Bernalillo County Clerk unless otherwise noted):
 - Plat: El Rancho Grande Unit 16, recorded 09/29/2005 in Bk 2005C, Pg 319
 - Plat: El Rancho Grande Unit 17, recorded 06/12/2007 in Bk 2007C, Pg 0160
 - Plat: Lands of Rio Bravo Partners LLC, recorded 04/17/1996 in Vol 96C, Folio 160
 - Plat: Atrisco Village Unit J-T, recorded 11/20/1973 in Vol D5, Folio 200
 - Title Commitment: #2502264 dated June 13, 2005 by Old Republic National Title Insurance Company
 - Easement Document # _____
 - Easement Document # _____
- This Property lies within
 - Zone X, Area of Minimal Flood Hazard as per FEMA Flood Insurance Rate Map (FIRM) 35001C0317H, Effective date 8/16/2012.
- All easements of record are shown hereon.

TREASURER'S CERTIFICATION:

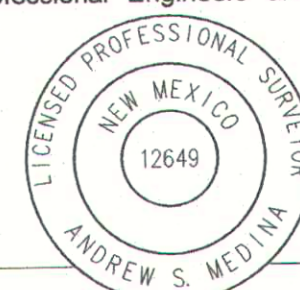
This is to certify that all taxes due and payable have been paid in full for year 2025 pursuant to New Mexico Statute 7-38-44.1

UPC #100805428548510104 - Tract 16-D-2, El Rancho Grande Unit 16

Bernalillo County Treasurer's Office: By: _____ Date: _____

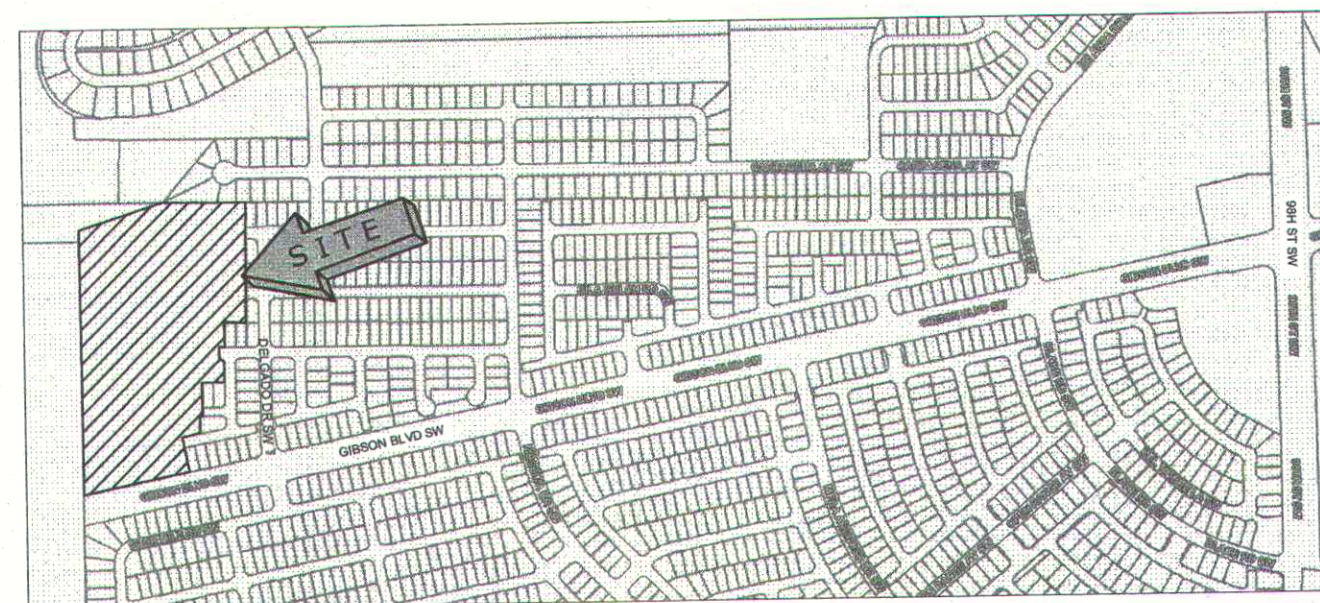
SURVEYOR'S CERTIFICATION

I, Andrew S. Medina, New Mexico Professional Surveyor No. 12649 hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the City of Albuquerque Subdivision Ordinance.



Andrew S. Medina
New Mexico Professional Surveyor No. 12649

Date



VICINITY MAP
not to scale

ZONE ATLAS MAP
M-08-Z AND M-08-Z

PUBLIC UTILITIES

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 (NMGC)** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Century Link dba Lumen Technologies** for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast** for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- Ezee Fiber** 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 within the easement, 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, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

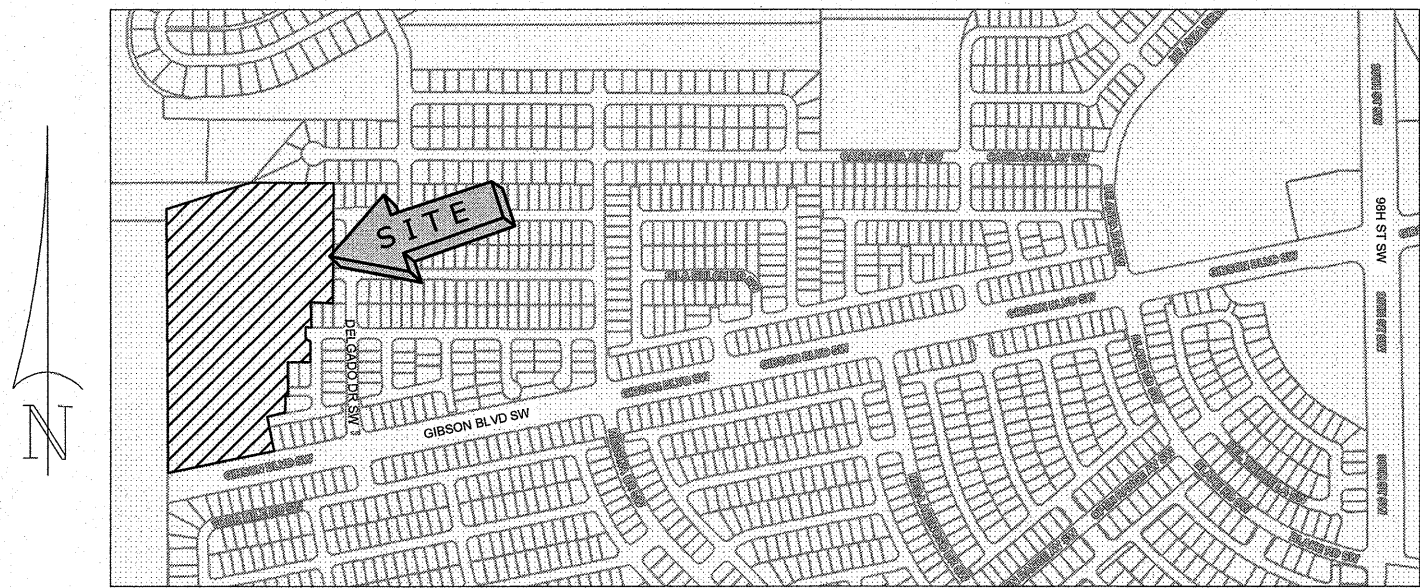
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC **DO NOT** waive or release any easement or easement rights which may have been granted by prior plat, replat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

SOLAR NOTE:

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 the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

ABCWUA Public Water and Sanitary Sewer Easements

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modification, or structures which interfere with the use of the easement.



VICINITY MAP
not to scale

ZONE ATLAS MAP
M-08-Z AND M-08-Z

PUBLIC UTILITIES

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 (NMGC)** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Century Link dba Lumen Technologies** for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast** for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- Ezee Fiber** 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 within the easement, 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, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, 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.

SOLAR NOTE:

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 the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

ABCWUA Public Water and Sanitary Sewer Easements

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modification, or structures which interfere with the use of the easement.

Legal Description

Tract numbered Sixteen-D-Two (16-D-2), Plat for El Rancho Grande Unit 16, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 29, 2005, in Plat Book 2005C, folio 319, as Document No. 2005143855.

Containing 16.4472 acres, more or less.

PURPOSE OF PLAT :

The purpose of this plat is to subdivide one existing Tract (Tract 16-D-2) into 103 new Lots, and 7 New Tracts, to vacate all existing easements on the property, and to grant new 10' Public Utility Easements, and Public Water & Sanitary Sewer Easements and a temporary Drainage Easement on the proposed Tract B as shown hereon.

FREE CONSENT:

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed, and does grant utility easements to the City of Albuquerque and ABCWUA, and vacates all existing easements as shown hereon. New Lots and Tracts are hereby conveyed to and accepted by said Owner.

by _____
Owner Date

ACKNOWLEDGEMENT

State of New Mexico)
County of _____) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by: _____

Notary Public: _____

My commission expires: _____

NOTES:

- Basis of Bearings is the Westerly line of Tract 16-D-2 as measured with the "Trimble VRS NOW" GNSS RTK Virtual Reference System". Bearings are New Mexico State Plane bearings, Central Zone NAD83. Distances are ground distances. Elevation Datum is NAVD88.
- Bearings and distances shown in () are per record plat of El Rancho Grande Unit 16 recorded September 29, 2005.
- Documents used (on file at Bernalillo County Clerk unless otherwise noted):
 - Plat: El Rancho Grande Unit 16, recorded 09/29/2005 in Bk 2005C, Pg 319
 - Plat: El Rancho Grande Unit 17, recorded 06/12/2007 in Bk 2007C, Pg 0160
 - Plat: Lands of Rio Bravo Partners LLC, recorded 04/17/1996 in Vol 96C, Folio 160
 - Plat: Atrisco Village Unit J-T, recorded 11/20/1973 in Vol D5, Folio 200
 - Title Commitment: #2502264 dated June 13, 2005 by Old Republic National Title Insurance Company
 - Easement Document # _____
 - Easement Document # _____
- This Property lies within
 - Zone X, Area of Minimal Flood Hazard as per FEMA Flood Insurance Rate Map (FIRM) 35001C0317H, Effective date 8/16/2012.
- All easements of record are shown hereon.

TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full for year 2025 pursuant to New Mexico Statute 7-38-44.1

UPC #100805428548510104 - Tract 16-D-2, El Rancho Grande Unit 16

Bernalillo County Treasurer's Office: By: _____ Date: _____

SURVEYOR'S CERTIFICATION

I, Andrew S. Medina, New Mexico Professional Surveyor No. 12649 hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the City of Albuquerque Subdivision Ordinance.



Andrew S. Medina
New Mexico Professional Surveyor No. 12649 Date

PRELIMINARY PLAT

El Rancho Grande Subdivision Unit 18

BEING A REPLAT OF TRACT 16-D-2, EL RANCHO
GRANDE UNIT 16

SITUATE WITHIN
PROJECTED SECTION 05, T.9N, R.2E, N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2025

SITE DATA:

FEMA Map Number	35001C0317H
Zoning	R-1A
Miles of Full Width Streets Created	0.6219 Miles
No. of Existing Tracts	1
No. of Tracts Created	7
No. of Existing Lots	0
No. of Lots Created	103
Total Area	16.4472 acres
Acreage of Dedicated Right-of-Way	3.8082 acres

Project Number: _____

Application Number: _____

Plat Approval

Utility Approvals

PNM Electric Services	Date
New Mexico Gas Company	Date
Century Link dba Lumen Technologies	Date
Comcast	Date
Ezee Fiber	Date
AMAFCA	Date

City Approvals:

<i>D. B. P.S.</i> for Loren Risenhoover	9/15/2025
City Surveyor	Date
Traffic Engineering, Transportation Division	Date
City Parks & Recreation Department	Date
City Engineer	Date
Code Enforcement	Date
Hydrology	Date
ABCWUA	Date
Planning Department	Date
If there is a vacation involved with the plat	Date
* Real Property Division (conditional)	Date

INFO FOR COUNTY CLERK:

Owner: Tulane Properties, Inc.
UPC #: 100805428548510104
Property: Tract 16-D-2, El Rancho Grande Unit 16
Location: Sec. 05, T9N, R2E NMMP
City of Albuquerque

PRELIMINARY PLAT EL RANCHO GRANDE SUBDIVISION UNIT 18

DWG PATH: 9/10/2025 J:\N510-05 El Rancho Grande 18\Subdivision Plat 2025\EL RANCHO GRANDE U18 (PRELIM PLAT 2025).dwg	Community Sciences Corporation Land Surveying (505) 897.0000	1 of 5
DATE: 08/12/2025		
SCALE: NO SCALE		
CREW: LRC/DCA/AHM		
OP: PRIMO 06/2025		
DRAWN: AHM	REVIEW: ASM	
JOB NO: N510-05-600		

PRELIMINARY PLAT
El Rancho Grande Subdivision
Unit 18

BEING A REPLAT OF TRACT 16-D-2, EL RANCHO
GRANDE UNIT 16

SITUATE WITHIN
PROJECTED SECTION 05, T.9N, R.2E, N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2025

CITY OF ABQ MONUMENT "10_M9"
DATA SHEET
NAD83 NMSP Central Zone
N=1471730.928 USFT
E=1496215.383 USFT
ELEVATION=5082.551
Mapping Angle=-0.16_35.92
Combined Factor=0.999684639

EASEMENT VACATION TABLE:

- (A) EXISTING PUBLIC 46'x20' SANITARY SEWER AND WATERLINE EASEMENT (07-01-05; A99-5029; DOC #2005095322) EASEMENT VACATED BY THIS PLAT
- (B) NOT USED
- (C) NOT USED
- (D) EXISTING 20'x20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT
- (E) TEMPORARY PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND SANITARY SEWER GRANTED TO ABCWUA. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT
- (F) EXISTING PERMANENT DRAINAGE EASEMENT (07/18/2005; A100-2468) AGREEMENTS & COVENANTS FILED (07/18/05; A100-2464) EASEMENT VACATED BY THIS PLAT
- (G) EXISTING 40' TEMPORARY ACCES EASEMENT GRANTED TO AMAFCA. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT
- (H) NOT USED
- (I) NOT USED
- (J) PERMANENT EASEMENT/ TEMPORARY RETENTION POND (07/18/2005; A100-2468) AGREEMENTS & COVENANTS FILED (07/18/05; A100-2464) EASEMENT VACATED BY THIS PLAT
- (K) EXISTING 20'x46' PUBLIC WATERLINE & SANITARY SEWER EASEMENT GRANTED TO ABCWUA. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT

LINE TABLE

NUM	BEARING	DISTANCE
L1	N89°26'44"W	95.00'
	(N89°26'02"W)	(95.00')
L2	S00°33'16"W	105.00'
	(S00°33'58"W)	(105.00')
L3	N89°26'44"W	26.15'
	(N89°26'02"W)	(26.15')
L4	S00°20'13"W	46.00'
	(S00°33'58"W)	(46.00')
L5	S00°01'40"W	80.16'
	(S00°01'24"W)	(80.24')
L6	N89°26'44"W	97.52'
	(N89°26'02"W)	(97.52')
L7	S00°29'11"W	143.00'
	(S00°33'58"W)	(143.00')
L8	N89°26'44"W	11.30'
	(N89°26'02"W)	(11.13')
L9	S00°00'41"W	73.41'
	(S00°01'24"W)	(73.40')
L10	S78°38'17"W	71.47'
	(S78°37'23"W)	(71.47')
L11	S11°18'13"E	153.19'
	(S11°22'37"E)	(153.02')

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°22'07"	38.99'	25.00'	S44°43'50"E	35.16'
	(89°27'26")	(39.03')	(25.00')	(N44°42'19"W)	(35.19')
C2	22°49'00"	9.96'	25.00'	N89°34'16"W	9.89'
	(23°11'18")	(10.12')	(25.00')	(N89°46'58"W)	(10.05')

Monument Legend

- Found Monument as noted.
- Found 5/8" Rebar w/Green Plastic Cap Stamped MEDINA PS12649 or PK Nail/Mag Nail/60D Nail w/ Shiner Stamped MEDINA PS12649 (PK nail/shiners at top of wall except the intersection of L8 and L9 is located at the footing of wall) Front lot corners will be a 10' RP scribed "X" on curb.
- Control Station
- Centerline Monument

PRELIMINARY PLAT
EL RANCHO GRANDE SUBDIVISION
UNIT 18

DWG PATH: 9/9/2025 J:\N510-05 El Rancho Grande 18\Subdivision Plat 2025\EL RANCHO GRANDE U18 (PRELIM PLAT 2025).dwg

DATE: 08/12/2025

SCALE: 1"=100'

BROWN: AHM REVIEW: ASM

JOB NO.: N510-05-600

Community Sciences Corporation
Land Surveying
(505) 897.0000

2 of 5

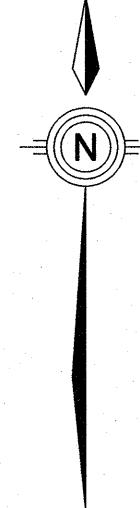
TRACT 16-F-1
EL RANCHO GRANDE UNIT 16
(09/29/2005; 2005C-319)

PARCEL 2-A
LANDS OF RIO BRAVO PARTNERS LLC
(04/17/1996; 96C-160)

NORTH
MATCH LINE
MATCH LINE
SOUTH

CITY OF ABQ MONUMENT "1_N8"
DATA SHEET
NAD83 NMSP Central Zone
N=1470741.879 USFT
E=1488701.820 USFT
ELEVATION=5307.250
Mapping Angle=-0.17_27.70
Combined Factor=0.999676466

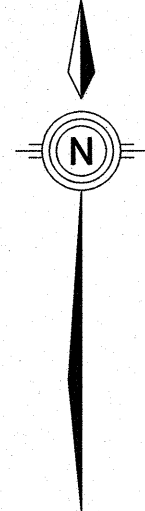
BASIS OF BEARINGS
(N00°01'24"E)
N00°01'47"E



PRELIMINARY PLAT
El Rancho Grande Subdivision
Unit 18

BEING A REPLAT OF TRACT 16-D-2, EL RANCHO
GRANDE UNIT 16

SITUATE WITHIN
PROJECTED SECTION 05, T.9N, R.2E, N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2025



DRAINAGE EASEMENT
ATRISCO VILLAGE UNIT J-T
(11/20/1973; D5-200)

FND REBAR W/CAP "ALS LS 7719"

TRACT 16-F-1
EL RANCHO GRANDE UNIT 16
(09/29/2005; 2005C-319)

EL RANCHO GRANDE UNIT 16
(09/29/2005; 2005C-319)

CRANDALL RD SW
(46' R/W)

NEW EASEMENT TABLE:

- ① 25' PUBLIC WATER & SANITARY SEWER EASEMENT GRANTED TO ABCWUA BY THIS PLAT
- ② TRACT B: CONTAINS A "PROPOSED TEMPORARY BLANKET DRAINAGE EASEMENT FOR MITIGATION OF OFFSITE RUNOFF. THE EASEMENT MAY BE VACATED ONCE THE OFFSITE RUNOFF IS REDIRECTED IN ACCORDANCE WITH THE CURRENT APPROVED DRAINAGE MASTER PLANS FOR THE AREA."
- ③ HOA TRACT D: 20' WIDE PROPOSED PUBLIC SANITARY SEWER AND PUBLIC DRAINAGE EASEMENT
- ④ 40' ACCESS EASEMENT GRANTED TO AMAFCA BY DOCUMENT #
- ⑤ 20' PUBLIC WATER EASEMENT GRANTED BY DOCUMENT #

NOTES:

- 1. SEE PAGE 5 FOR LINE/CURVE TABLES

Monument Legend

- Found Monument as noted.
- Found 5/8" Rebar w/Green Plastic Cap Stamped MEDINA PS12649 or PK Nail/Mag Nail/60D Nail w/ Shiner Stamped MEDINA PS12649 (PK nail/shiners at top of wall except the intersection of L8 and L9 is located at the footing of wall) Front lot corners will be a 10' RP scribed "X" on curb.
- Control Station
- Centerline Monument

PRELIMINARY PLAT
EL RANCHO GRANDE SUBDIVISION
UNIT 18

DWG DATE:	9/10/2025	FILE:	N510-05 El Rancho Grande 18\Subdivision Plat 2025\EL RANCHO GRANDE U18 (PRELIM PLAT 2025).dwg
DATE:	08/12/2025	SCALE:	1"=50'
DRAWN:	AHM	REVIEW:	ASM
JOB NO.:	N510-05-600		

Community Sciences Corporation
Land Surveying
(505) 897.0000

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PRELIMINARY PLAT
El Rancho Grande Subdivision
Unit 18

BEING A REPLAT OF TRACT 16-D-2, EL RANCHO
GRANDE UNIT 16

SITUATE WITHIN
PROJECTED SECTION 05, T.9N, R.2E, N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2025

NEW EASEMENT TABLE:

- 25' PUBLIC WATER & SANITARY SEWER EASEMENT
GRANTED TO ABCWUA BY THIS PLAT
- TRACT B: CONTAINS A "PROPOSED TEMPORARY BLANKET
DRAINAGE EASEMENT FOR MITIGATION OF OFFSITE RUNOFF.
THE EASEMENT MAY BE VACATED ONCE THE OFFSITE
RUNOFF IS REDIRECTED IN ACCORDANCE WITH THE
CURRENT APPROVED DRAINAGE MASTER PLANS FOR THE
AREA."
- HOA TRACT D: 20' WIDE PROPOSED PUBLIC SANITARY
SEWER AND PUBLIC DRAINAGE EASEMENT
- 40' ACCESS EASEMENT GRANTED TO AMAFCA BY
DOCUMENT # _____
- 20' PUBLIC WATER EASEMENT GRANTED BY
DOCUMENT # _____

NOTES:

- SEE PAGE 5 FOR LINE/CURVE TABLES

Monument Legend

- Found Monument as noted.
- Found 5/8" Rebar w/Green Plastic Cap
Stamped MEDINA PS12649
or
PK Nail/Mag Nail/60D Nail w/ Shiner
Stamped MEDINA PS12649 (PK
nail/shiners at top of wall except the
intersection of L8 and L9 is located at the
footing of wall) Front lot corners will be a
10' RP scribed "X" on curb.
- Control Station
- Centerline Monument

PRELIMINARY PLAT
EL RANCHO GRANDE SUBDIVISION
UNIT 18

DWG PATH:	9/8/2025 J:\N510-05 El Rancho Grande 18\Subdivision Plat 2025\EL RANCHO GRANDE U18 (PRELIM PLAT 2025).dwg
DATE:	PRIMO 06/2025
CREW:	LRC/DCA/AHM
SCALE:	1"=50'
DATE:	08/12/2025
DRAWN:	AHM
REVIEW:	ASM
JOB NO.:	N510-05-600



Community
Sciences
Corporation
Land Surveying
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of
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PRELIMINARY PLAT
El Rancho Grande Subdivision
Unit 18
BEING A REPLAT OF TRACT 16-D-2, EL RANCHO
GRANDE UNIT 16
SITUATE WITHIN
PROJECTED SECTION 05, T.9N, R.2E, N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2025

LINE TABLE

NUM	BEARING	DISTANCE
L1	N89°26'44"W	95.00'
	(N89°26'02"W)	(95.00')
L2	S00°33'16"W	105.00'
	(S00°33'58"W)	(105.00')
L3	N89°26'44"W	26.15'
	(N89°26'02"W)	(26.15')
L4	S00°20'13"W	46.00'
	(S00°33'58"W)	(46.00')
L5	S00°01'40"W	80.16'
	(S00°01'24"W)	(80.24')
L6	N89°26'44"W	97.52'
	(N89°26'02"W)	(97.52')
L7	S00°29'11"W	143.00'
	(S00°33'58"W)	(143.00')
L8	N89°26'44"W	11.30'
	(N89°26'02"W)	(11.13')
L9	S00°00'41"W	73.41'
	(S00°01'24"W)	(73.40')
L10	S78°38'17"W	71.47'
	(S78°37'23"W)	(71.47')
L11	S11°18'13"E	153.19'
	(S11°22'37"E)	(153.02')
L12	S28°08'45"E	28.78'
L13	N39°19'56"E	2.36'
L14	N 0°34'23"E	26.00'
L15	S86°47'25"E	18.90'
L16	N88°02'07"E	25.54'
L17	NOT USED	
L18	N 0°29'11"E	0.21'
L19	S78°38'05"W	3.06'
L20	NOT USED	
L21	N11°18'13"W	0.19'
L22	N89°25'39"W	19.27'
L23	S 0°21'39"W	18.76'
L24	S53°02'18"E	13.99'
L25	S89°26'44"E	11.77'
L26	S33°28'51"W	27.00'

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°22'07"	38.99'	25.00'	S44°43'50"E	35.16'
	(89°27'26")	(39.03')	(25.00')	(N44°42'19"W)	(35.19')
C2	22°49'00"	9.96'	25.00'	N89°34'16"W	9.89'
	(23°11'18")	(10.12')	(25.00')	(N89°46'58"W)	(10.05')
C3	90°32'36"	118.52'	75.00'	S45°18'05"W	106.57'
C4	101°23'42"	132.73'	75.00'	S50°40'04"E	116.07'
C5	63°54'17"	27.88'	25.00'	S57°28'28"E	26.46'
C6	154°26'54"	134.78'	50.00'	S77°15'13"W	97.52'
C7	101°23'42"	88.48'	50.00'	S50°40'04"E	77.38'
C8	90°00'00"	39.27'	25.00'	N56°21'55"W	35.36'
C9	90°00'00"	39.27'	25.00'	N33°38'05"E	35.36'
C10	90°00'00"	39.27'	25.00'	S56°21'55"E	35.36'
C11	90°00'00"	39.27'	25.00'	S33°38'05"W	35.36'
C12	101°23'42"	90.25'	51.00'	S50°40'04"E	78.93'
C13	90°32'36"	39.51'	25.00'	S45°18'05"W	35.52'
C14	72°08'30"	31.48'	25.00'	N53°21'22"W	29.44'
C15	252°08'30"	220.04'	50.00'	N36°38'38"E	80.83'
C16	89°27'24"	39.03'	25.00'	S44°41'55"E	35.19'
C17	90°32'36"	39.51'	25.00'	S45°18'05"W	35.52'
C18	89°27'24"	39.03'	25.00'	S44°41'55"E	35.19'
C19	90°32'36"	39.51'	25.00'	S45°18'05"W	35.52'
C20	89°27'24"	39.03'	25.00'	S44°41'55"E	35.19'
C21	90°32'36"	80.59'	51.00'	S45°18'05"W	72.47'
C22	28°43'08"	37.59'	75.00'	S76°12'49"W	37.20'
C23	61°49'29"	80.93'	75.00'	S30°56'31"W	77.06'
C24	50°41'51"	66.36'	75.00'	S25°19'08"E	64.22'
C25	50°41'51"	66.36'	75.00'	S76°00'59"E	64.22'
C26	33°42'09"	29.41'	50.00'	S84°30'50"E	28.99'
C27	40°56'10"	35.72'	50.00'	S47°11'40"E	34.97'
C28	26°45'22"	23.35'	50.00'	S13°20'54"E	23.14'
C29	170°25'37"	148.73'	50.00'	N77°30'04"E	99.65'
C30	68°56'43"	60.17'	50.00'	N42°11'05"W	56.60'
C31	12°46'10"	11.14'	50.00'	N83°02'32"W	11.12'
C32	36°55'56"	32.23'	50.00'	S18°29'44"W	31.67'
C33	82°53'37"	72.34'	50.00'	S78°24'31"W	66.19'
C34	34°37'21"	30.21'	50.00'	N42°50'00"W	29.76'
C35	25°30'37"	11.13'	25.00'	N76°40'18"W	11.04'
C36	46°37'52"	20.35'	25.00'	N40°36'03"W	19.79'
C37	27°30'09"	24.48'	51.00'	S13°43'18"E	24.25'
C38	73°53'32"	65.77'	51.00'	S64°25'09"E	61.31'
C39	12°09'45"	5.41'	25.00'	N05°17'02"W	5.30'

PRELIMINARY PLAT
EL RANCHO GRANDE SUBDIVISION
UNIT 18

DWG PATH: 9/8/2025 J:\N510-05 El Rancho Grande 18\Subdivision Plat 2025\EL RANCHO GRANDE U18 (PRELIM PLAT 2025).dwg

PRIMO 06/2025

CREW: LRC/DCA/AHM

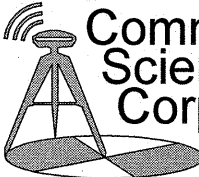
SCALE: NO SCALE

DATE: 08/12/2025

DRAWN: AHM

REVIEW: ASM

JOB NO: N510-05-600

Community Sciences Corporation
Land Surveying
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