



PLAN SNAPSHOT REPORT MJRFNL_PLT-2025-00004 FOR CITY OF ALBUQUERQUE

Plan Type: Major Final Plat **Project:** PR-2024-010189 (PR-2024-010189) **App Date:** 12/08/2025
Work Class: Major Final Plat **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: Savio Ridge - Phase 1 **Expire Date:**

Please include ypadilla@bhinc.com in all correspondence of this plan

Parcel: 100805820244120201	Main	Address: 9601 Tierra Pintada Blvd Nw	Main	Zone:
		Albuquerque, NM 87120		
Surveying Firm	Agent	Owner/Developer	Applicant	
Cartesian Surveys LLC	BOHANNAN HUSTON INC.	Kevin Patton	Kimberly Legan	
PO BOX PO Box 44414	YOLANDA PADILLA MOYER,	7601 Jefferson Street NE Suite	7500 Jefferson St. NE	
Rio Rancho, NM 87174-4414	P.E.	320 Suite 320	Albuquerque, NM 87109	
Business: (505) 896-3050	7500 JEFFERSON ST NE	Albuquerque, NM 87109	Business: (505) 823-1000	
	ALBUQUERQUE, NM 87109	Business: (505) 341-8591		
	Business: (505) 823-1000	Mobile: (505) 238-2857		

Plan Custom Fields

Existing Project Number	PR-2024-010189	Existing Zoning	PC - Planned Community	Number of Existing Lots1	
Number of Proposed Lots	114	Total Area of Site in Acres	60	Site Address/Street	9601 TIERRA PINTADA BLVD NW ALBUQUERQUE NM 87120
Site Location Located Between Streets	Arroyo Vista Blvd and Tierra Pintada Blvd	Case History	PR-2024-010189, PR-2024-010571, 2005C198, 2011C125, 2000C316, 1003087, 1000416, 1000570, 1006864, 1008792, and 1000599.	Number of Intersections	2
Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	N1	Block Number	0000
Subdivision Name and/or Unit Number	WATERSHED	Legal Description	TR N-1 CORRECTION PLAT OF TRS N-1 & N-2 WATERSHED SUBD (AREPL OF TR N WATERSHED SUBD) CONT 110.0000 AC	Major Public Open Space	Major Public Open Space, 330-foot boundary
Existing Zone District	PC	Zone Atlas Page(s)	H-08, J-07, J-08	Acreage	110
Calculated Acreage	109.582	Council District	1	Community Planning Area(s)	West Mesa
View Protection Overlay	Northwest Mesa Escarpment – VPO-2 / Height Restrictions Sub-area, Northwest Mesa Escarpment – VPO-2	Development Area(s)	Change	Current Land Use(s)	08 Educational
IDO Use Development Standards Name	Petroglyph National Monument	IDO Use Development Standards Subsection	Petroglyph National Monument (5-2)	IDO Administration & Enforcement Name	Northwest Mesa Escarpment – VPO-2
IDO Administration & Enforcement Subsection	Variance – EPC (6-6)	Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description	FOR PDA
Public Property Entity	FEDERAL, FEDERAL, NE MEXICO	Major Street Functional Classification	4 - urban major collector	FEMA Flood Zone	AE, X

PLAN SNAPSHOT REPORT (MJRFNL_PLT-2025-00004)

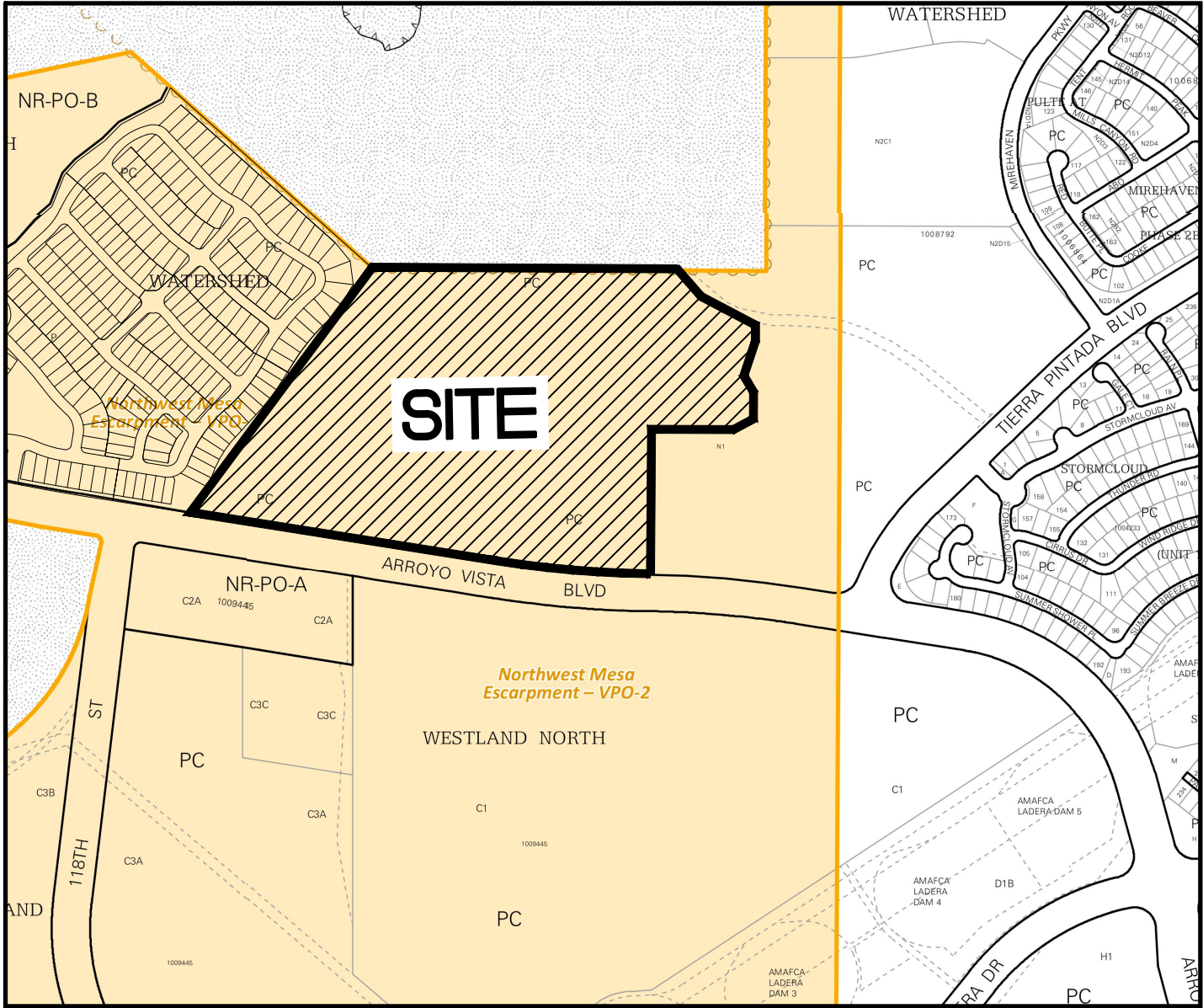
Total Number of Dwelling Units	0	Total Gross Square Footage	0	Total Gross Square Footage4	0
Total Gross Square Footage2	0	Total Gross Square Footage3	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kimberly_Legan_12/8/2025.jpg	12/08/2025 11:59	Legan, Kimberly		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00065034	Technology Fee	\$8.75	\$0.00
	Published Notice Fee - Legal Ad	\$75.00	\$0.00
	Major Final Plat Fee	\$50.00	\$0.00
	Total for Invoice INV-00065034	\$133.75	\$0.00
NOT INVOICED	Technology Fee	\$0.00	\$0.00
	Total for Invoice NOT INVOICED	\$0.00	\$0.00
Grand Total for Plan		\$133.75	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	12/17/2025	Scheduled	Major Final Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		12/11/2025 12:18	12/11/2025 12:42
Associate Project Number v.1	Generic Action		12/11/2025 12:18
Screen for Completeness v.1	Generic Action		12/11/2025 12:18
Verify Payment v.1	Generic Action		12/11/2025 12:42
Application Review v.1		12/11/2025 12:42	
DHO Hearing v.1	Hold Hearing	12/11/2025 12:42	12/11/2025 12:43
Final Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		
Conditions of Approval v.1			
Add in Conditions of Approval v.1	Generic Action		
Signature v.1			
Confirm Conditions Satisfied v.1	Generic Action		
Confirm Latest Infrastructure List Uploaded v.1	Generic Action		
Confirm Latest PLAT Uploaded v.1	Generic Action		
Confirm Recorded IIA Uploaded v.1	Generic Action		
Signature Review for Plats v.1	Receive Submittal		
Change Plan Approval Expiration Date v.1	Generic Action		
Confirm Recorded Plat is Uploaded v.1	Generic Action		



Vicinity Map
Zone Atlas J-7-Z & J-8-Z

Legal Description

TRACT LETTERED N-ONE-B (N-1-B), WATERSHED SUBDIVISION, (A REPLAT OF TRACT N-1, WATERSHED SUBDIVISION), PROJECTED SECTIONS 17 AND 18, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE BULK LAND PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 13, 2025, IN PLAT BOOK 2025C, PAGE 22.

Documents

1. PLAT OF TRACTS N-1 AND N-2, WATERSHED SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 22, 2011, RE-FILED MAY 9, 2012, IN PLAT BOOK 2012C, FOLIO 58, DOC. NO. 2012047202.
2. SPECIAL WARRANTY DEED FOR TRACT N-1, WATERSHED SUBDIVISION AND PARCEL C-1, WESTLAND NORTH, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 9, 2011, AS DOC. NO. 2011113691.
3. BULK LAND PLAT OF RECORD FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 13, 2025, IN BOOK 2025C, PAGE 22.

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIE WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A.

AND

PORTIONS OF THIS PROPERTY LIE WITHIN FLOOD ZONE "AE" WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITH A BASE FLOOD DEPTH (BFE) WHICH RANGES FROM 5451-5460.1 FEET;

AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0307H, DATED AUGUST 16, 2012; AND "LOMR-14-06-0305P", DATED JANUARY 2, 2015 AND "LOMR-17-06-0303P", DATED NOVEMBER 28, 2016.

Indexing Information

Sections 17 and 18, Township 10 North, Range 2 East, N.M.P.M., as Projected into the Town of Atrisco Grant
Subdivision: Watershed Subdivision
Owner: Pulte Homes of New Mexico
UPC #: TBD

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENT(S) AS SHOWN HEREON.
3. VACATE EASEMENT(S) AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.60.0759 ACRES
ZONE ATLAS PAGE NO. J-7-Z & J-8-Z
NUMBER OF EXISTING TRACTS.1
NUMBER OF LOTS CREATED.114
NUMBER OF TRACTS CREATED.14
MILES OF FULL-WIDTH STREETS.0.9320 MILES
MILES OF HALF-WIDTH STREETS.0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.0.0000 ACRES
DATE OF SURVEY.SEPTEMBER 2025

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER AND DECEMBER 2024 AND ADDITIONAL DATA IN FEBRUARY 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CETNRL ZONE).
4. TRACTS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 19, 20, 21 AND A TO BE (HOA TRACTS) OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL TRAILS LOCATED WITHIN SAID HOA TRACTS AND ITS CONNECTIONS TO ANY PUBLIC OWNED AND MAINTAINED SIDEWALK/TRAIL.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

ABCWUA Public Water and Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY 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 AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # _____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
Savio Ridge, Phase 1
Being Comprised of
Tract N-1-B
Watershed Subdivision
City of Albuquerque
Bernalillo County, New Mexico
December 2025**

Project Number: _____

Application Number: _____

Plat Approvals:

<i>Daniel Aragon</i>	12/08/2025
PNM Electric Services	
<i>David Hall</i>	12/5/2025
CenturyLink Corp. d/b/a CenturyLink QC	
<i>Jeff Estanek</i>	12/8/2025
New Mexico Gas Company	
<i>Mike Mortus</i>	12/5/2025
Comcast	

City Approvals:

Loren N. Risenhoover P.S. 12/8/2025
City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department 12/5/2025
AP
AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

B. J. Martinez 12/5/25
BRIAN J. MARTINEZ Date
N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com



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, 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.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
PULTE HOMES OF NEW MEXICO

12/8/25
DATE

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 8, 2025
BY: KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
PULTE HOMES OF NEW MEXICO

BY: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/14/2028



State of New Mexico
Notary Public
Devon Laura Jaramillo
Commission Number 2004740
Expiration Date 11-14-2028

Plat for
Savio Ridge, Phase 1
Being Comprised of
Tract N-1-B
Watershed Subdivision
City of Albuquerque
Bernalillo County, New Mexico
December 2025

Drainage Facilities Maintenance Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY THE APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN OR MODIFY SAID DRAINAGE FACILITY.

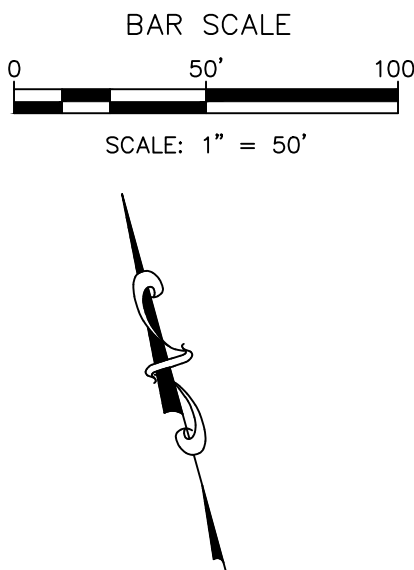
Waivers and Vacations Approved by
the DHO on April 23, 2025

DHOWVR-2025-00006-DPM WAIVER MINIMUM CENTERLINE RADIUS
DHOWVR-2025-00007-DPM WAIVER RIGHT OF WAY WIDTH
DHOWVR-2025-00008-IDO/DPM WAIVER BLOCK LENGTH
DHOWVR-2025-00009-DEFERRED SIDEWALK WAIVER
DHOWVR-2025-00010-SIDEWALK WAIVER
VAC-2025-00017-VACATION OF EASEMENT FOR STORM DRAIN EASEMENT
VAC-2025-00018-VACATION OF AMAFCA DRAINAGE EASEMENT AND PUBLIC STORM DRAIN EASEMENT

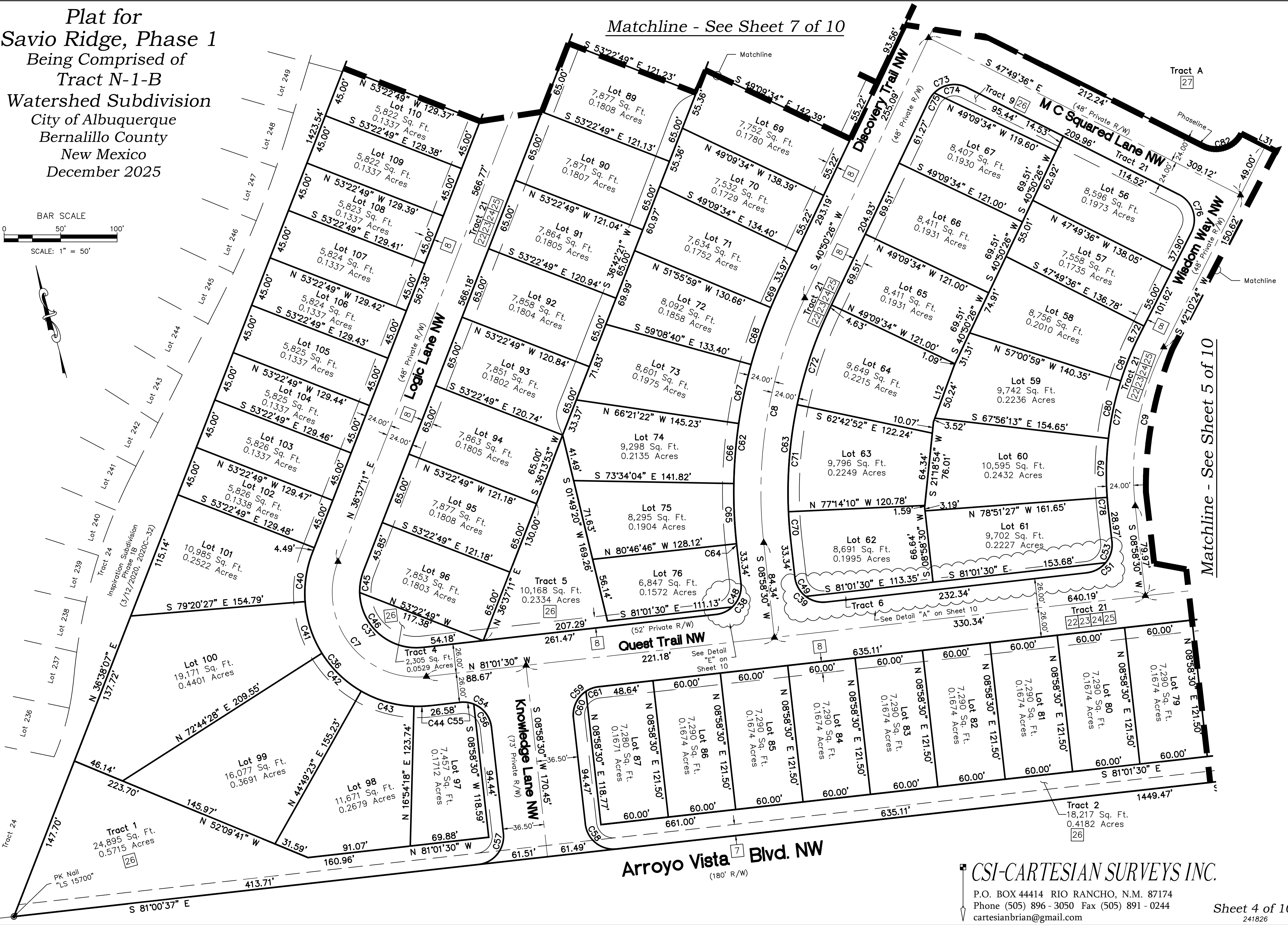
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Matchline - See Sheet 7 of 10

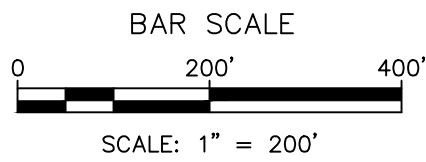


Matchline - See Sheet 5 of 10

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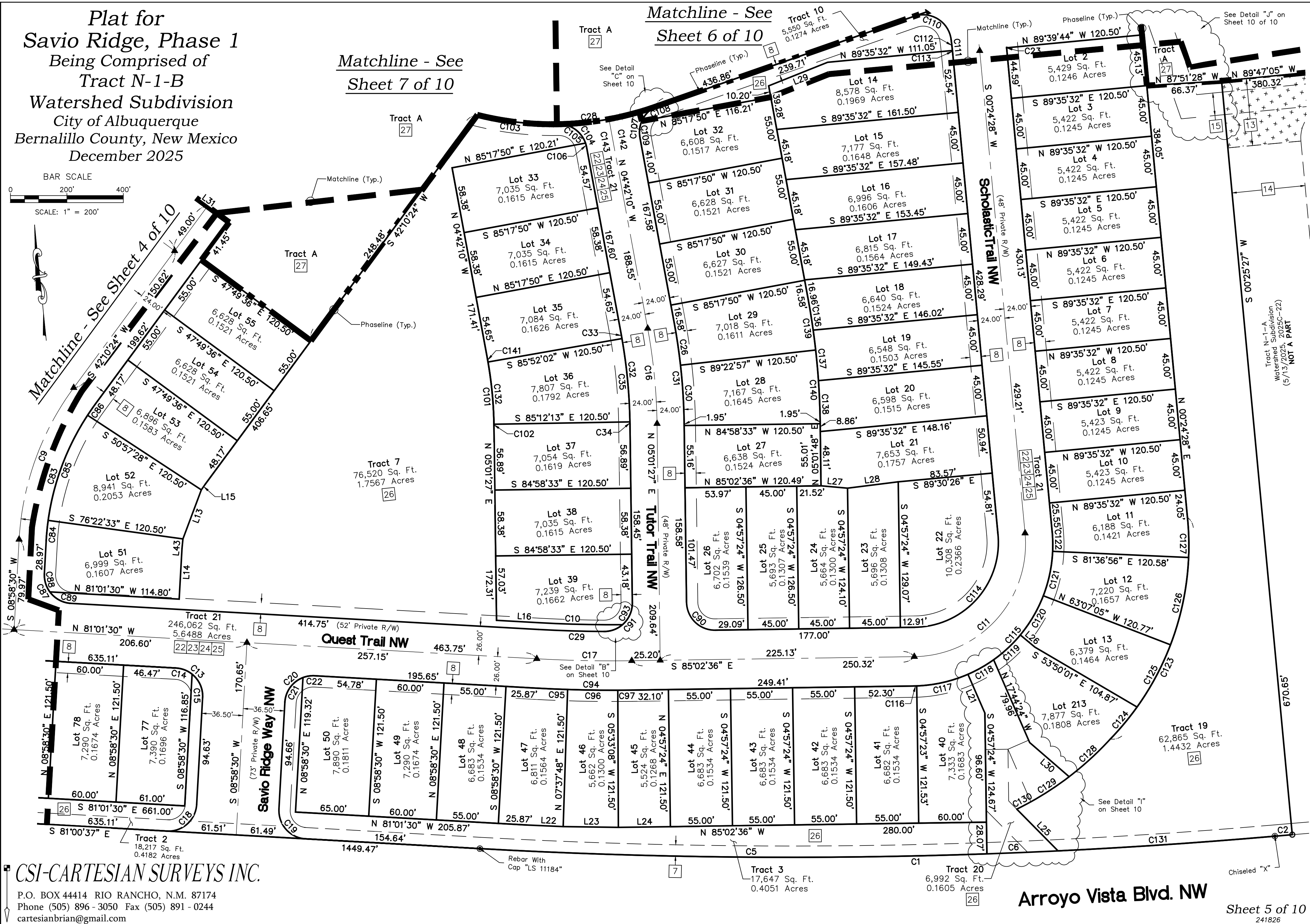
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Matchline - See
Sheet 7 of 10

Matchline - See
Sheet 6 of 10



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Arroyo Vista Blvd. NW

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N 89°41'54" W

Tract 101-17
Petroglyph National Monument
Unplatted Lands
NOT A PART

1,417.93'

S 89°41'54" E
422.79'

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Tract N-1-A
Watershed Subdivision
(5/13/2025, 2025C-22)
NOT A PART

BAR SCALE

0 200' 400'

SCALE: 1" = 200'

Tract A
1,297,044 Sq. Ft.
29.7760 Acres

27

Matchline - See Sheet 7 of 10

Scholastic
Trail NW
Tract 21
22 23 24 25

Tract 11
N 76°31'14" E
94.35'

Lot 1
6,775 Sq. Ft.
0.1555 Acres

N 81°52'46" E 111.99'

N 89°39'44" W 120.50'

Lot 2
Matchline (Typ.)

Phaseline (Typ.)

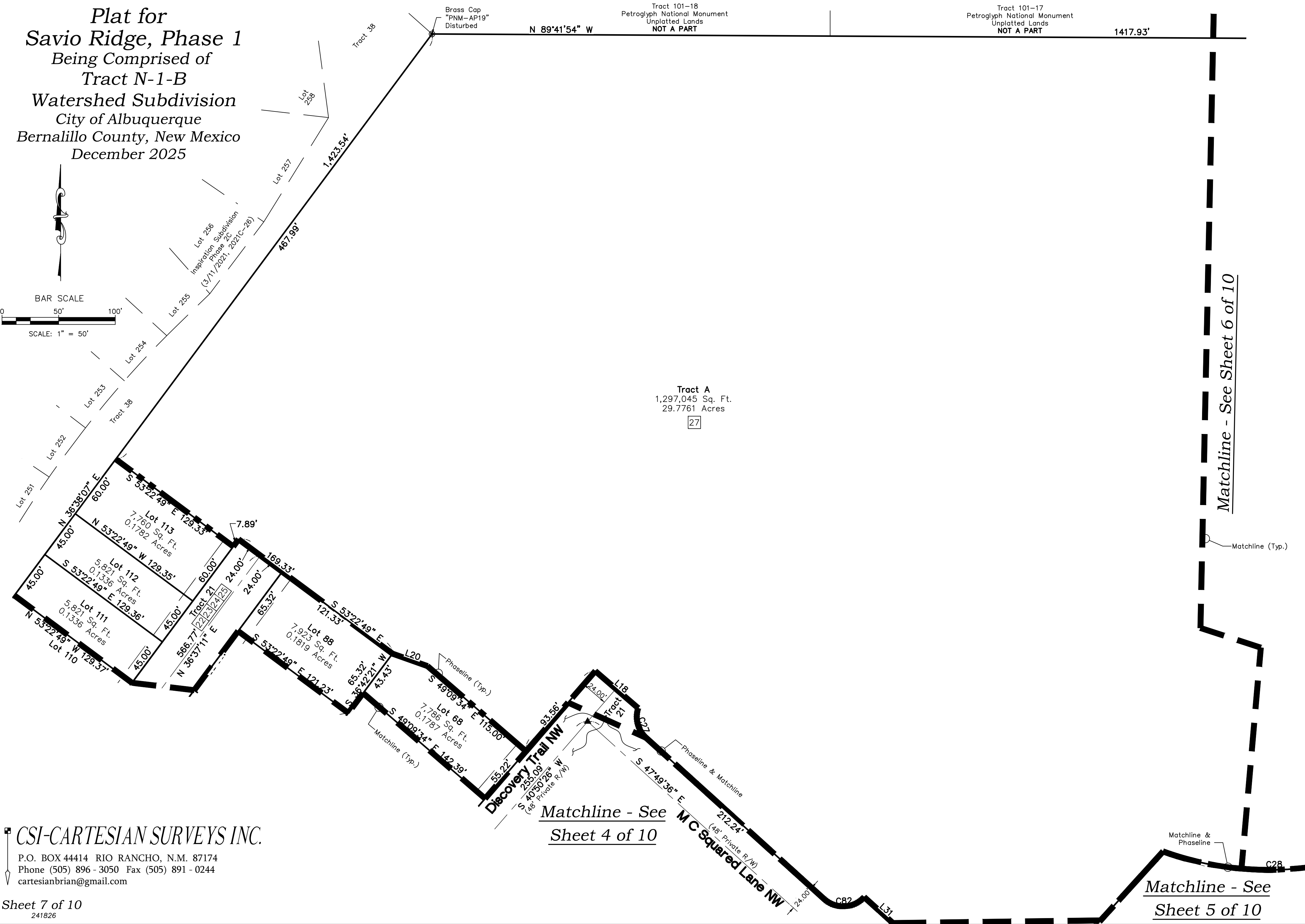
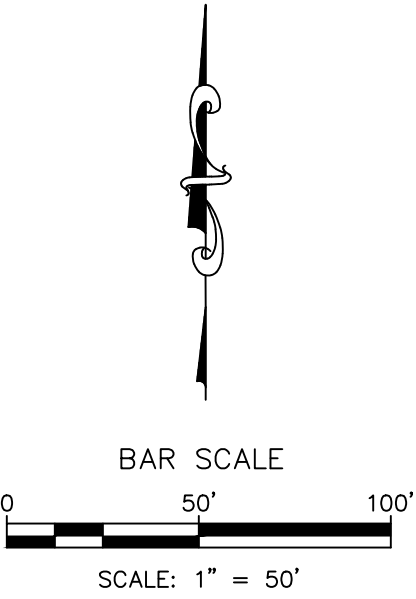
N 89°35'32" W 111.05'

Lot 14

Matchline - See Sheet 5 of 10

Sheet 6 of 10
241826

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Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	704.98'	4922.00'	8°12'23"	704.38'	N 85°06'48" W
C2	15.46'	5090.00'	0°10'27"	15.46'	N 89°07'47" W
C3	710.84'	5090.00'	8°00'06"	710.26'	N 85°02'31" W
C4	726.30'	5090.00'	8°10'32"	725.68'	N 85°07'44" W
C5	449.36'	4922.00'	5°13'51"	449.21'	S 83°37'32" E
C6	36.13'	4922.00'	0°25'14"	36.13'	S 86°27'05" E
C7	154.00'	75.00'	117°38'41"	128.33'	S 22°12'10" E
C8	222.46'	400.00'	31°51'57"	219.61'	S 24°54'28" W
C9	144.86'	250.00'	33°11'54"	142.84'	S 25°34'27" W
C10	74.16'	1168.00'	3°38'16"	74.15'	S 82°50'38" E
C11	165.02'	100.00'	94°32'56"	146.92'	N 47°40'56" E
C12	48.69'	300.00'	9°17'55"	48.63'	N 04°14'29" W
C13	39.27'	25.00'	90°00'00"	35.36'	N 36°01'30" W
C14	15.50'	25.00'	35°31'41"	15.25'	N 63°15'40" W
C15	23.77'	25.00'	54°28'19"	22.88'	N 18°15'40" W
C16	84.88'	500.00'	9°43'37"	84.78'	N 00°09'38" E
C17	84.16'	1200.00'	4°01'06"	84.14'	S 83°02'03" E
C18	39.28'	25.00'	90°00'54"	35.36'	S 53°58'57" E
C19	39.26'	25.00'	89°59'06"	35.35'	S 36°01'03" E
C20	39.27'	25.00'	90°00'00"	35.36'	S 53°58'30" W
C21	28.74'	25.00'	65°52'33"	27.19'	S 41°54'46" W
C22	10.53'	25.00'	24°07'27"	10.45'	S 86°54'46" W
C23	0.40'	324.00'	0°04'12"	0.40'	N 00°22'22" E
C24	32.89'	324.00'	5°48'58"	32.88'	N 02°30'01" W
C25	32.49'	324.00'	5°44'46"	32.48'	N 02°32'07" W
C26	37.36'	524.00'	4°05'07"	37.35'	N 02°39'36" W
C27	28.65'	25.00'	65°39'46"	27.11'	S 14°59'43" E
C28	159.47'	274.00'	33°20'50"	157.23'	S 86°48'15" E
C29	58.07'	1174.00'	2°50'03"	58.07'	S 82°26'32" E
C30	51.59'	524.00'	5°38'29"	51.57'	N 02°12'12" E
C31	88.96'	524.00'	9°43'37"	88.85'	N 00°09'38" E
C32	80.81'	476.00'	9°43'37"	80.71'	N 00°09'38" E
C33	4.74'	476.00'	0°34'12"	4.74'	N 04°25'04" W
C34	1.89'	476.00'	0°13'40"	1.89'	N 04°54'37" E
C35	74.18'	476.00'	8°55'45"	74.11'	N 00°19'55" E
C36	205.32'	100.00'	117°38'41"	171.11'	S 22°12'10" E
C37	102.65'	49.99'	117°38'41"	85.54'	S 22°12'10" E
C38	39.27'	25.00'	90°00'00"	35.36'	N 53°58'30" E
C39	39.27'	25.00'	90°00'00"	35.36'	N 36°01'30" E
C40	44.32'	100.00'	25°23'45"	43.96'	S 23°55'18" W
C41	48.54'	100.00'	27°48'55"	48.07'	S 02°41'02" E
C42	48.82'	100.00'	27°58'14"	48.33'	S 30°34'36" E
C43	49.07'	100.00'	28°06'49"	48.58'	S 58°37'07" E
C44	14.57'	100.00'	8°20'58"	14.56'	S 76°51'01" E
C45	19.65'	49.99'	22°31'02"	19.52'	S 25°21'40" W
C46	83.00'	49.99'	95°07'39"	73.79'	S 33°27'41" E
C47	16.09'	25.00'	36°52'12"	15.81'	N 80°32'24" E
C48	23.18'	25.00'	53°07'48"	22.36'	N 35°32'24" E
C49	20.10'	25.00'	46°03'16"	19.56'	S 14°03'08" E
C50	19.17'	25.00'	43°56'44"	18.71'	S 59°03'08" E
C51	39.27'	25.00'	90°00'00"	35.36'	N 53°58'30" E
C52	19.17'	25.00'	43°56'44"	18.71'	N 77°00'08" E
C53	20.10'	25.00'	46°03'16"	19.56'	N 32°00'08" E
C54	39.27'	25.00'	90°00'00"	35.36'	N 36°01'30" W
C55	12.19'	25.00'	27°56'38"	12.07'	N 67°03'11" W
C56	27.08'	25.00'	62°03'22"	25.77'	N 22°03'11" W
C57	39.28'	25.00'	90°00'54"	35.36'	N 53°58'57" E
C58	39.26'	25.00'	89°59'06"	35.35'	S 36°01'03" E
C59	39.27'	25.00'	90°00'00"	35.36'	S 53°58'30" W
C60	27.48'	25.00'	62°58'47"	26.12'	S 40°27'53" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	11.79'	25.00'	27°01'13"	11.68'	S 85°27'53" W
C62	235.81'	424.00'	31°51'57"	232.79'	S 24°54'28" W
C63	209.12'	376.00'	31°51'57"	206.43'	S 24°54'28" W
C64	1.82'	424.00'	0°14'44"	1.82'	S 09°05'52" W
C65	53.37'	424.00'	7°12'42"	53.33'	S 12°49'35" W
C66	53.37'	424.00'	7°12'42"	53.33'	S 20°02'17" W
C67	53.37'	424.00'	7°12'42"	53.33'	S 27°14'59" W
C68	53.37'	424.00'	7°12'42"	53.33'	S 34°27'40" W
C69	20.53'	424.00'	2°46'25"	20.52'	S 39°27'14" W
C70	24.87'	376.00'	3°47'21"	24.86'	S 10°52'10" W
C71	95.30'	376.00'	14°31'18"	95.04'	S 20°01'29" W
C72	88.95'	376.00'	13°33'18"	88.75'	S 34°03'47" W
C73	39.85'	25.00'	91°19'58"	35.76'	S 86°30'25" W
C74	31.46'	25.00'	72°05'29"	29.42'	N 83°52'20" W
C75	8.40'	25.00'	19°14'29"	8.36'	S 50°27'41" W
C76	39.27'	25.00'	90°00'00"	35.36'	N 02°49'36" W
C77	158.76'	274.00'	33°11'54"	156.55'	S 25°34'27" W
C78	10.37'	274.00'	2°10'04"	10.37'	S 10°03'32" W
C79	52.22'	274.00'	10°55'14"	52.15'	S 16°36'10" W
C80	52.22'	274.00'	10°55'14"	52.15'	S 27°31'24" W
C81	43.95'	274.00'	9°11'23"	43.90'	S 37°34'43" W
C82	39.27'	25.00'	90°00'00"	35.36'	N 87°10'24" E
C83	130.95'	226.00'	33°11'54"	129.13'	S 25°34'27" W
C84	18.34'	226.00'	4°38'57"	18.33'	S 11°17'58" W
C85	100.26'	226.00'	25°25'05"	99.44'	S 26°19'59" W
C86	12.35'	226.00'	3°07'52"	12.35'	S 40°36'28" W
C87	39.27'	25.00'	90°00'00"	35.36'	S 36°01'30" E
C88	17.23'	25.00'	39°28'42"	16.89'	S 10°45'51" E
C89	22.04'	25.00'	50°31'18"	21.34'	S 55°45'51" E
C90	39.30'	25.00'	90°04'03"	35.38'	S 40°00'35" E
C91	39.76'	25.00'	91°07'00"	35.70'	N 50°34'57" E
C92	17.86'	25.00'	40°56'21"	17.49'	N 75°40'16" E
C93	21.89'	25.00'	50°10'39"	21.20'	N 30°06'46" E
C94	85.98'	1226.00'	4°01'06"	85.96'	S 83°02'03" E
C95	28.78'	1226.00'	1°20'42"	28.78'	S 81°41'51" E
C96	44.46'	1226.00'	2°04'40"	44.46'	S 83°24'32" E
C97	12.74'	1226.00'	0°35'44"	12.74'	S 84°44'44" E
C98	43.17'	444.50'	5°33'51"	43.15'	N 02°26'40" W
C99	26.93'	4922.00'	0°18'49"	26.93'	S 86°49'06" E
C100	36.13'	4922.00'	0°25'14"	36.13'	S 86°27'05" E
C101	60.35'	355.50'	9°43'37"	60.28'	N 00°09'38" E
C102	1.41'	355.50'	0°13'40"	1.41'	N 04°54'37" E
C103	72.40'	274.00'	15°08'24"	72.19'	S 77°42'02" E
C104	35.15'	25.00'	80°34'04"	32.33'	N 44°59'12" W
C105	31.33'	25.00'	71°48'03"	29.32'	N 49°22'12" W
C106	3.83'	25.00'	8°46'01"	3.82'	N 09°05'10" W
C107	35.44'	25.00'	81°13'24"	32.55'	S 35°54'32" W
C108	20.58'	25.00'	47°10'03"	20.00'	S 52°56'13" W
C109	14.86'	25.00'	34°03'22"	14.64'	S 12°19'31" W
C110	44.18'	25.00'	101°15'27"	38.65'	N 52°51'02" W
C111	12.67'	276.00'	2°37'47"	12.67'	N 00°54'25" W
C112	10.20'	276.00'	2°07'05"	10.20'	N 01°09'46" W
C113	2.46'	276.00'	0°30'41"	2.46'	N 00°09'08" E
C114	123.75'	74.99'	94°32'56"	110.18'	N 47°40'56" E
C115	206.27'	124.99'	94°32'56"	183.65'	N 47°40'56" E
C116	2.70'	124.99'	1°14'09"	2.70'	S 85°39'40" E
C117	46.82'	124.99'	21°27'43"	46.55'	N 82°59'24" E
C118	26.19'	124.99'	12°00'20"	26.14'	N 66°15'22" E
C119	32.31'	124.99'	14°48'41"	32.22'	N 52°50'51" E
C120	40.49'	124.99'	18°33'33"	40.31'	N 36°09'44" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	40.35'	124.99'	18°29'48"	40.18'	N 17°38'03" E
C122	17.40'	124.99'	7°58'41"	17.39'	N 04°23'49" E
C123	214.74'	245.99'	50°01'00"	207.98'	N 24°57'26" E
C124	37.02'	245.99'	8°37'20"	36.98'	N 45°39'16" E
C125	62.73'	245.99'	14°36'38"	62.56'	N 34°02'17" E
C126	79.31'	245.99'	18°28'22"	78.97'	N 17°29'47" E
C127	35.68'	245.99'	8°18'40"	35.65'	N 04°06'16" E
C128	49.46'	279.78'	10°07'47"	49.40'	N 53°19'41" E
C129	40.60'	279.15'	8°19'58"	40.56'	N 62°33'00" E
C130	14.03'	329.10'	2°26'33"	14.03'	N 68°02'21" E
C131	192.56'	4922.00'	2°14'29"	192.55'	S 88°05'45" E
C132	55.40'	355.50'	8°55'45"	55.35'	N 00°19'55" E
C133	18.89'	25.00'	43°17'39"	18.44'	S 54°52'25" W
C134	35.75'	25.00'	81°55'44"	32.78'	S 35°33'22" W
C135	16.86'	25.00'	38°38'05"	16.54'	S 13°54'33" W
C136	28.18'	644.50'	2°30'17"	28.17'	N 03°27'01" W
C137	45.01'	644.50'	4°00'05"	45.00'	N 00°11'50" W
C138	36.23'	644.50'	3°13'14"	36.22'	N 03°24'50" E
C139	45.95'	644.50'	4°05'07"	45.94'	N 02°39'36" W
C140	63.46'	644.50'	5°38'29"	63.43'	N 02°12'12" E
C141	3.54'	355.50'	0°34'12"	3.54'	N 04°25'04" W
C142	41.96'	274.00'	8°46'30"	41.92'	N 80°54'35" E
C143	45.11'	274.00'	9°25'56"	45.06'	S 89°59'12" E

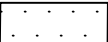
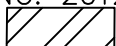
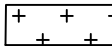
Line Table		
Line #	Direction	Length (ft)
L1	N 81°00'37" W	1449.47'
L2	S 41°03'54" E	178.07'
L3	S 62°15'54" E	285.30'
L4	S 00°19'22" W	73.57'
L5	S 18°22'49" W	170.11'
L6	S 30°42'15" E	88.26'
L7	S 00°19'22" W	124.70'
L8	S 61°50'00" W	105.43'
L9	N 53°22'49" W	169.33'
L10	S 49°09'34" E	115.00'
L11	N 89°47'05" W	380.32'
L12	S 35°33'37" W	53.76'
L13	S 26°19'59" W	46.42'
L14	S 08°58'30" W	44.87'
L15	S 40°36'28" W	5.76'
L16	N 81°01'30" W	37.50'
L17	N 40°50'26" E	93.56'
L18	N 49°09'34" W	49.99'
L19	S 47°49'36" E	212.24'
L20	S 70°28'03" E	32.76'
L21	S 17°44'24" E	37.49'
L22	N 81°41'51" W	31.63'
L23	N 83°24'32" W	48.86'
L24	N 84°57'10" W	46.11'
L25	S 38°51'25" E	51.92'
L26	S 44°33'30" E	16.86'
L27	S 79°11'55" E	23.60'
L28	N 88°38'40" E	45.27'
L29	S 74°00'53" W	56.24'
L30	N 43°20'15" W	46.25'
L31	N 47°49'36" W	48.00'
L32	S 85°02'36" E	20.00'
L33	N 72°15'36" E	20.00'
L34	N 89°48'04" W	23.08'
L35	N 42°10'24" E	41.45'
L36	N 13°28'46" W	39.80'
L37	S 47°49'36" E	120.50'
L38	N 42°10'24" E	248.48'
L39	S 53°22'49" E	129.33'
L40	N 36°37'11" E	7.89'
L41	N 87°51'28" W	66.37'
L42	N 00°24'28" E	45.13'

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.1555	6,775
Lot 2	0.1246	5,429
Lot 3	0.1245	5,422
Lot 4	0.1245	5,422
Lot 5	0.1245	5,422
Lot 6	0.1245	5,422
Lot 7	0.1245	5,422
Lot 8	0.1245	5,422
Lot 9	0.1245	5,423
Lot 10	0.1245	5,423
Lot 11	0.1421	6,188
Lot 12	0.1657	7,220
Lot 13	0.1464	6,379
Lot 14	0.1969	8,578
Lot 15	0.1648	7,177
Lot 16	0.1606	6,996
Lot 17	0.1564	6,815
Lot 18	0.1524	6,640
Lot 19	0.1503	6,548
Lot 20	0.1515	6,598
Lot 21	0.1757	7,653
Lot 22	0.2366	10,308
Lot 23	0.1308	5,696
Lot 24	0.1300	5,664
Lot 25	0.1307	5,693
Lot 26	0.1539	6,702
Lot 27	0.1524	6,638
Lot 28	0.1645	7,167
Lot 29	0.1611	7,018
Lot 30	0.1521	6,627
Lot 31	0.1521	6,628
Lot 32	0.1517	6,608
Lot 33	0.1615	7,035
Lot 34	0.1615	7,035
Lot 35	0.1626	7,084
Lot 36	0.1792	7,807
Lot 37	0.1619	7,054
Lot 38	0.1615	7,035
Lot 39	0.1662	7,239
Lot 40	0.1683	7,333
Lot 41	0.1534	6,682
Lot 42	0.1534	6,683
Lot 43	0.1534	6,683
Lot 44	0.1534	6,683
Lot 45	0.1268	5,524
Lot 46	0.1300	5,662
Lot 47	0.1564	6,811
Lot 48	0.1534	6,683
Lot 49	0.1674	7,290
Lot 50	0.1811	7,890
Lot 51	0.1607	6,999
Lot 52	0.2053	8,941
Lot 53	0.1583	6,896
Lot 54	0.1521	6,628
Lot 55	0.1521	6,628
Lot 56	0.1973	8,596
Lot 57	0.1735	7,558
Lot 58	0.2010	8,756
Lot 59	0.2236	9,742
Lot 60	0.2432	10,595

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 61	0.2227	9,702
Lot 62	0.1995	8,691
Lot 63	0.2249	9,796
Lot 64	0.2215	9,649
Lot 65	0.1931	8,411
Lot 66	0.1931	8,411
Lot 67	0.1930	8,407
Lot 68	0.1787	7,786
Lot 69	0.1780	7,752
Lot 70	0.1729	7,532
Lot 71	0.1752	7,634
Lot 72	0.1858	8,092
Lot 73	0.1975	8,601
Lot 74	0.2135	9,298
Lot 75	0.1904	8,295
Lot 76	0.1572	6,847
Lot 77	0.1696	7,390
Lot 78	0.1674	7,290
Lot 79	0.1674	7,290
Lot 80	0.1674	7,290
Lot 81	0.1674	7,290
Lot 82	0.1674	7,290
Lot 83	0.1674	7,290
Lot 84	0.1674	7,290
Lot 85	0.1674	7,290
Lot 86	0.1674	7,290
Lot 87	0.1671	7,280
Lot 88	0.1819	7,923
Lot 89	0.1808	7,877
Lot 90	0.1807	7,871
Lot 91	0.1805	7,864
Lot 92	0.1804	7,858
Lot 93	0.1802	7,851
Lot 94	0.1805	7,863
Lot 95	0.1808	7,877
Lot 96	0.1803	7,853
Lot 97	0.1712	7,457
Lot 98	0.2679	11,671
Lot 99	0.3691	16,077
Lot 100	0.4401	19,171
Lot 101	0.2522	10,985
Lot 102	0.1338	5,826
Lot 103	0.1337	5,826
Lot 104	0.1337	5,825
Lot 105	0.1337	5,825
Lot 106	0.1337	5,824
Lot 107	0.1337	5,824
Lot 108	0.1337	5,823
Lot 109	0.1337	5,822
Lot 110	0.1337	5,822
Lot 111	0.1336	5,821
Lot 112	0.1336	5,821
Lot 113	0.1782	7,760
Lot 213	0.1808	7,877
Tract 1	0.5715	24,895
Tract 2	0.4182	18,217
Tract 3	0.4051	17,647
Tract 4	0.0529	2,305
Tract 5	0.2334	10,168
Tract 6	0.0412	1,793

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Tract 7	1.7567	76,520
Tract 9	0.0411	1,791
Tract 10	0.1274	5,550
Tract 11	0.0300	1,305
Tract 19	1.4432	62,865
Tract 20	0.1605	6,992
Tract 21	5.6488	246,062
Tract A	29.7760	1,297,044

Easement Notes

- 7
- EXISTING 10’ P.U.E. (12/27/2000, 2000C–316) AND AS SHOWN ON PLATS (5/9/2012, 2012C–58) AND (5/13/2025, 2025C–22)
- 8
- P.U.E. GRANTED WITH THE FILING OF THIS PLAT (10’ UNLESS OTHERWISE INDICATED)
- 9
- EXISTING NON–EXCLUSIVE PERPETUAL DRAINAGE EASEMENT TO AMAFCA (8/14/2012, DOC. NO. 2012082560) AS SHOWN ON PLAT (5/13/2025, 2025C–22). SHOWN HEREON AS  VACATED WITH THE FILING OF THIS PLAT
- 10
- EXISTING EXCLUSIVE, PERMANENT UNDERGROUND STORM DRAIN EASEMENT (8/23/2012, DOC. NO. 2012086553) AS SHOWN ON PLAT (5/13/2025, 2025C–22). SHOWN HEREON AS  VACATED WITH THE FILING OF THIS PLAT
- 13
- EXISTING 30’ AMAFCA ACCESS EASEMENT AS SHOWN ON PLAT (5/13/2025, 2025C–22). SHOWN HEREON AS 
- 14
- EXISTING 65’ AMAFCA ACCESS EASEMENT (7/26/2024, DOC. NO. 2024051073) AND AS SHOWN ON PLAT (5/13/2025, 2025C–22) SEE NOTE 5 ON SHEET 1 OF 10
- 15
- EXISTING 20’ ABCWUA WATERLINE EASEMENT (5/13/2025, 2025C–22)
- 17
- PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. SEE DETAIL "G" ON SHEET 10 OF 10 FOR MORE INFORMATION.
- 18
- PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT. SEE DETAIL "G" ON SHEET 10 OF 10 FOR MORE INFORMATION.
- 19
- 20’ WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT. SEE DETAIL "H" ON SHEET 10 OF 10 FOR MORE INFORMATION.
- 20
- 12’ PRIVATE VEHICULAR ACCESS EASEMENT TO AMAFCA FOR ACCESS TO THEIR FLOOD CONTROL FACILITY WITHIN THE PETROGLYPH MONUMENT, GRANTED WITH THE FILING OF THIS PLAT
- 21
- PUBLIC SANITARY SEWER AND PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT, FOR OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
- 22
- PRIVATE SURFACE DRAINAGE EASEMENT INCLUDING PONDS AND INLETS, SUBSURFACE LATERALS TO THE SUBSURFACE MAINLINE, BLANKET IN NATURE OVER ALL OF TRACT 21, GRANTED TO THE HOMEOWNERS ASSOCIATION WITH THE FILING OF THIS PLAT, SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON SHEET 2 of 10 FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES
- 23
- PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT TO SERVICE THE RESIDENTS IN SAVIO RIDGE, BLANKET IN NATURE OVER ALL OF TRACT 21, GRANTED TO THE HOMEOWNERS ASSOCIATION WITH THE FILING OF THIS PLAT, FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE
- 24
- PUBLIC SUBSURFACE DRAINAGE EASEMENT, BLANKET IN NATURE OVER ALL OF TRACT 21, GRANTED TO THE CITY OF ALBUQUERQUE FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF ALL MAINLINE SUBSURFACE DRAINAGE INFRASTRUCTURE, SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON SHEET 2 of 10 FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES
- 25
- A PRIVATE VEHICULAR ACCESS EASEMENT TO AMAFCA FOR ACCESS TO THEIR FLOOD CONTROL FACILITY WITHIN THE PETROGLYPH NATIONAL MONUMENT. THE AMAFCA AND HOMEOWNERS ASSOCIATION WILL COORDINATE ON ACCESS THROUGH ANY GATED ENTRANCE TO THE SUBDIVISION. GRANTED WITH THE FILING OF THIS PLAT
- 26
- PRIVATE DRAINAGE EASEMENT TO THE HOMEOWNERS ASSOCIATION, BLANKET IN NATURE OVER TRACTS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 19 AND 20, GRANTED WITH THE FILING OF THIS PLAT. SEE DRAINAGE FACILITIES MAINTENANCE NOTE ON SHEET 2 of 10 FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES
- 27
- 48’ FLOATING WATER AND SEWER EASEMENT TO ABCWUA GRANTED WITH THE FILING OF THIS PLAT. TO BE CONFINED AND DEFINED WITH FUTURE PLATTING OF TRACT A.

EASEMENTS

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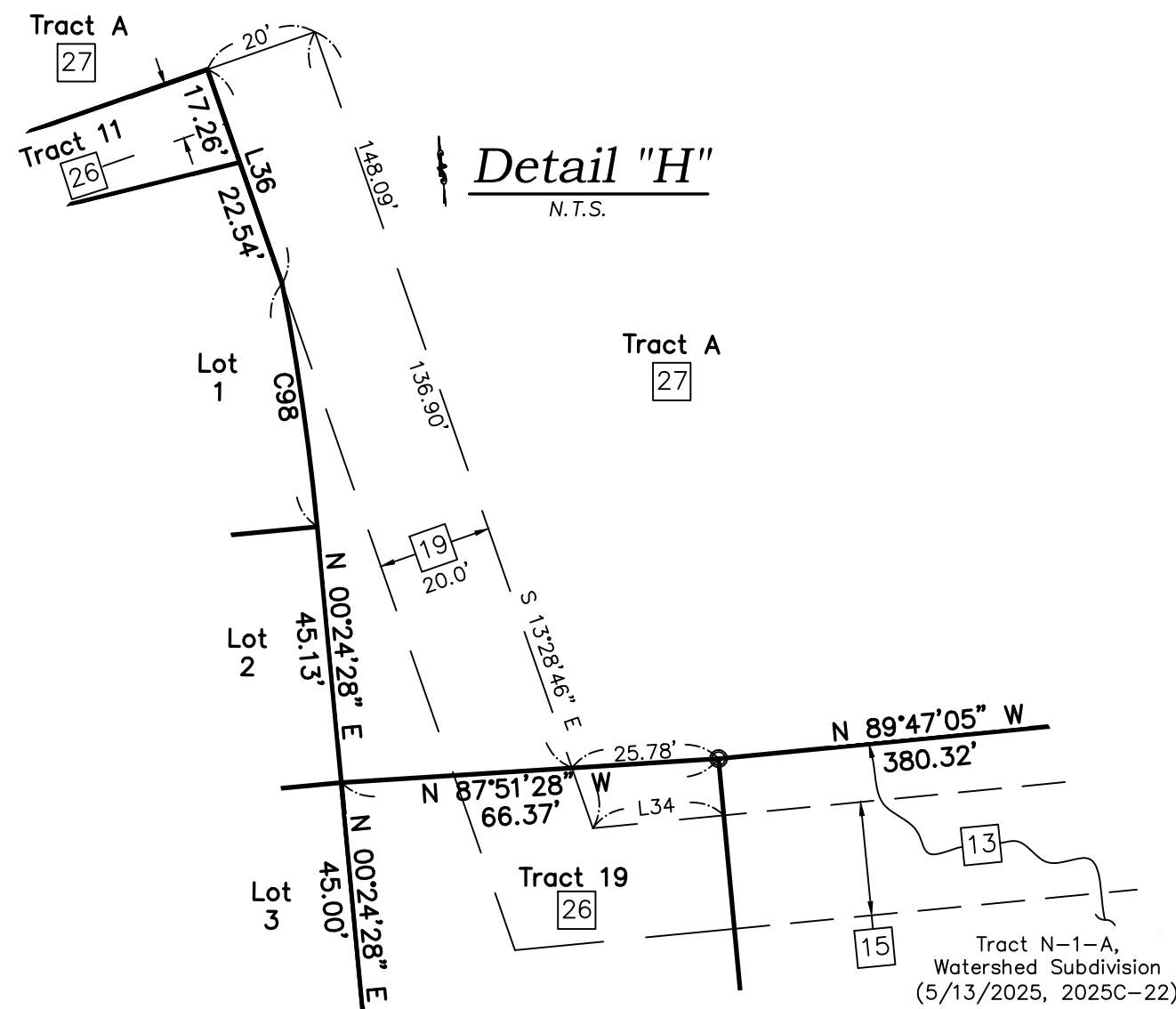
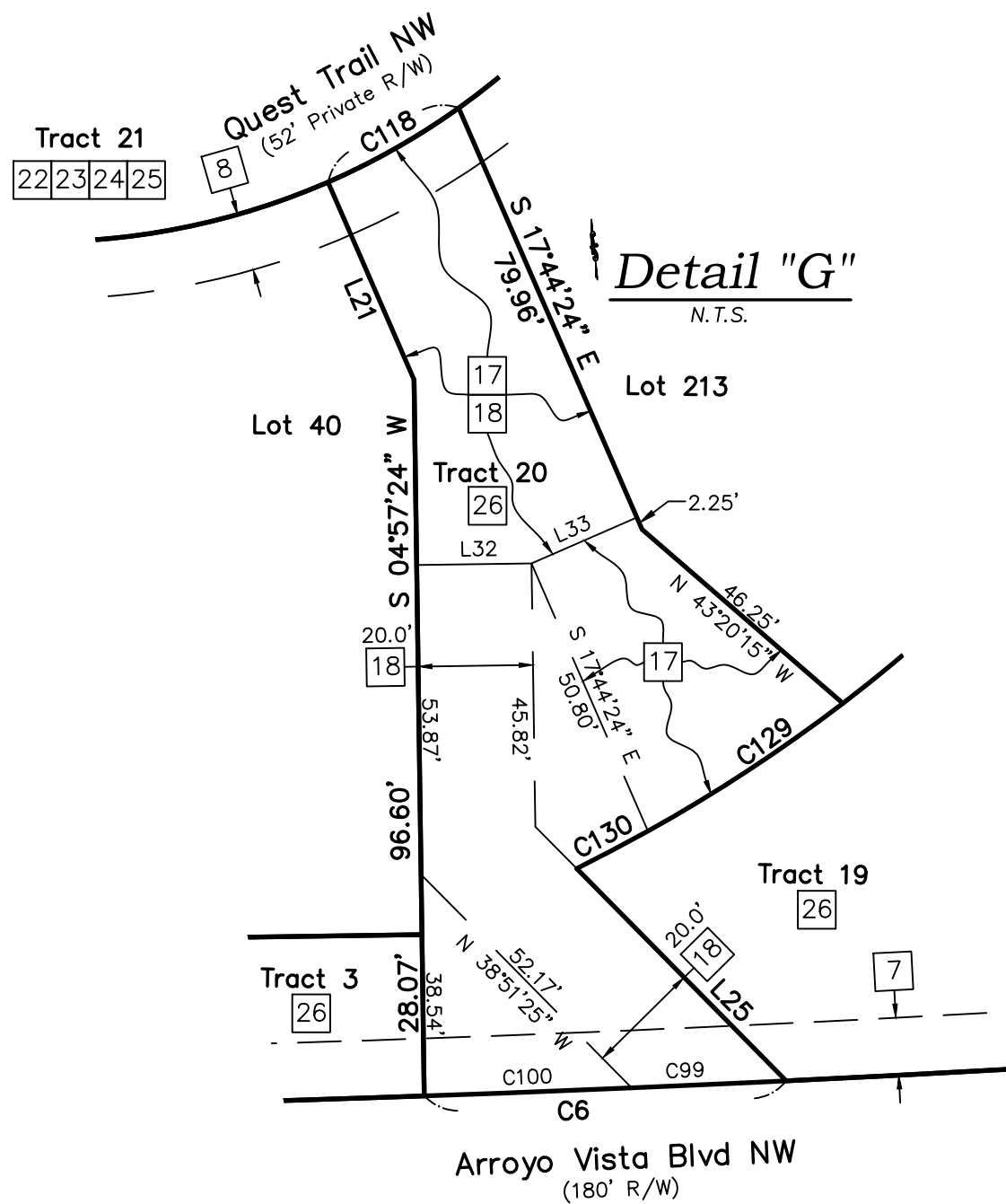
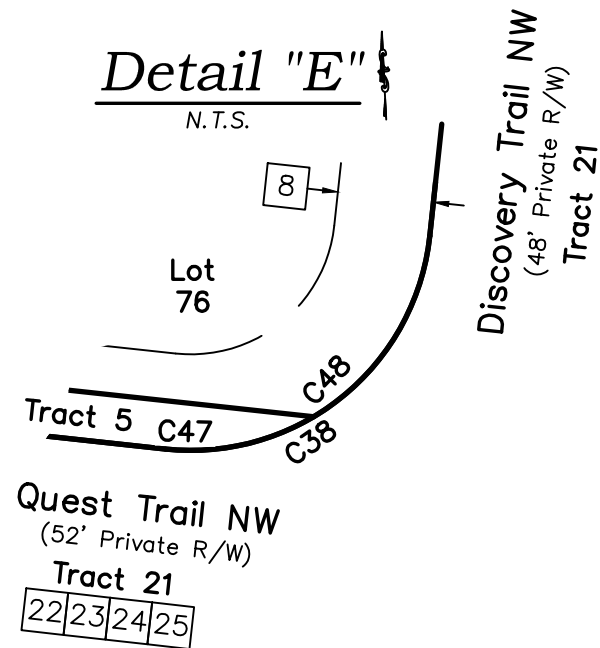
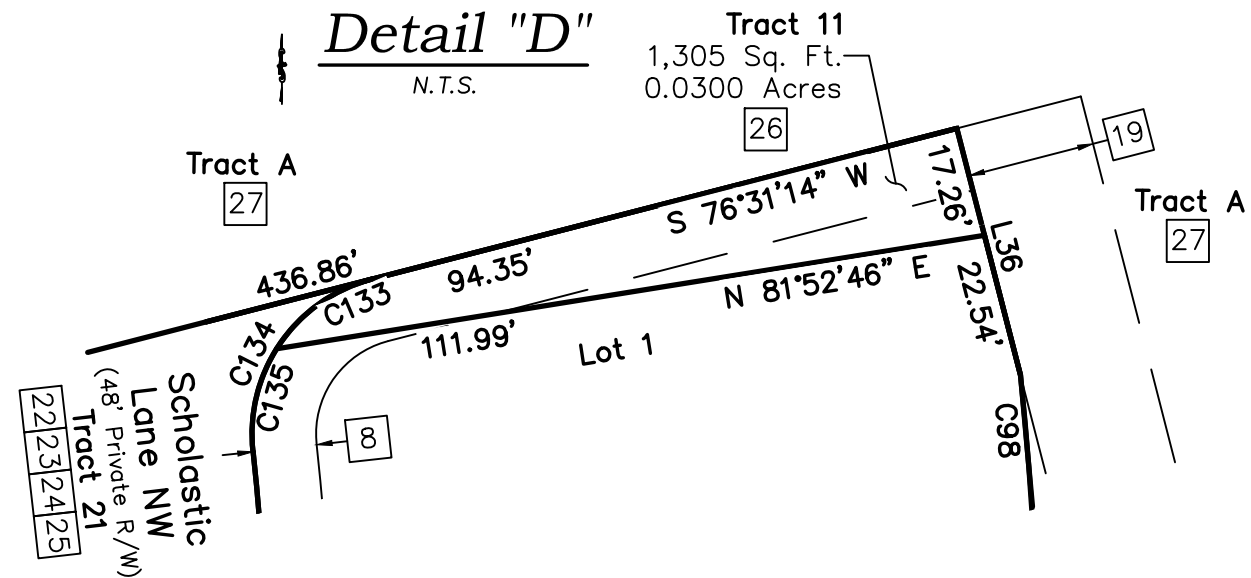
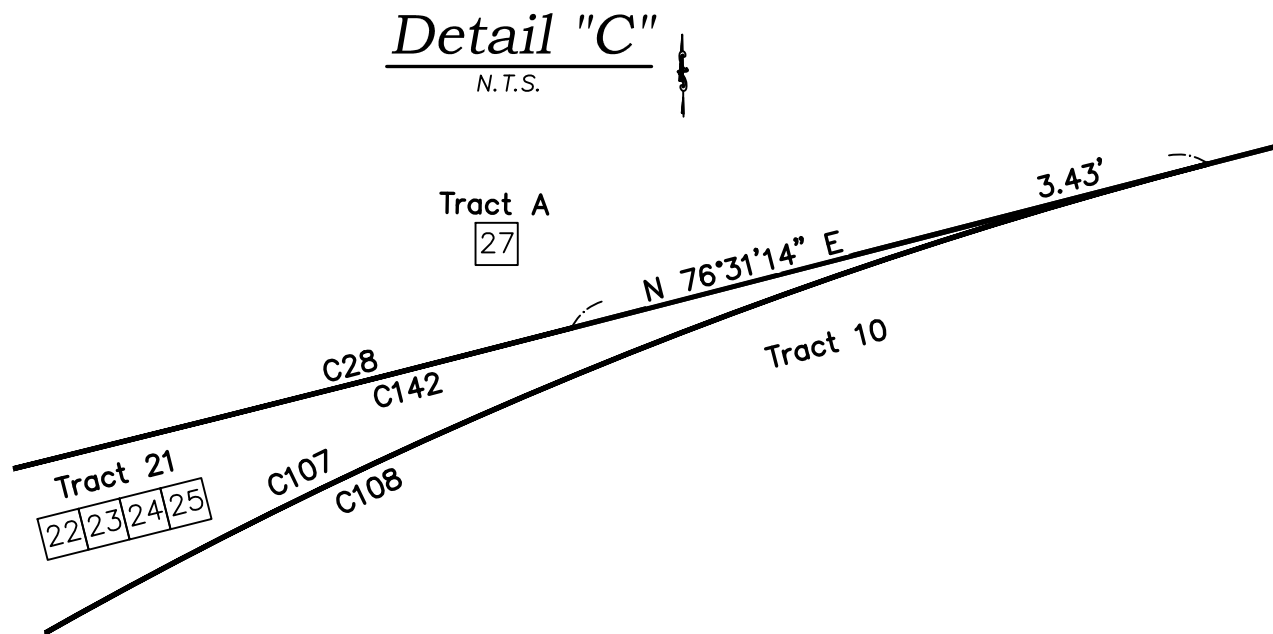
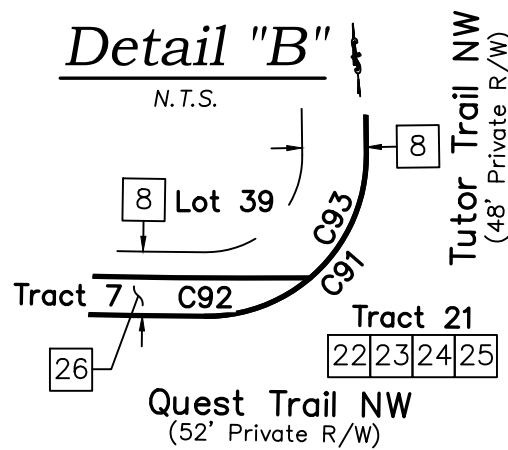
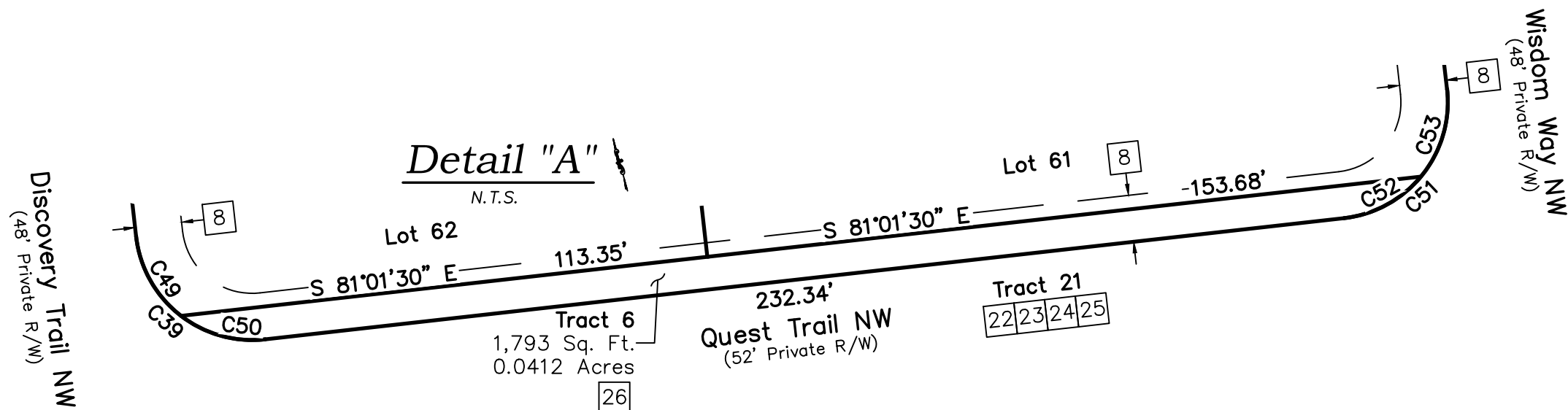
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16

 INTENTIONALLY OMITTED

Plat for
Savio Ridge, Phase 1
Being Comprised of
Tract N-1-B
Watershed Subdivision
City of Albuquerque
Bernalillo County, New Mexico
December 2025

Plat for
Savio Ridge, Phase 1
Being Comprised of
Tract N-1-B
Watershed Subdivision
City of Albuquerque
Bernalillo County, New Mexico
December 2025



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: Tract N-1-B Watershed Subdivision

Final Plat

☐ **Hydrology:**

- | | | |
|-------------------------------------|------------------------|------------------|
| • Sensitive Lands Analysis (5-2(C)) | <u>X</u> Approved | <u> </u> NA |
| • Grading and Drainage Plan | <u>X</u> Approved | <u> </u> NA |
| • AMAFCA | <u>X</u> Approved | <u> </u> NA |
| • Bernalillo County | <u> </u> Approved | <u>X</u> NA |
| • NMDOT | <u> </u> Approved | <u>X</u> NA |
| • MRGCD | <u> </u> Approved | <u>X</u> NA |


Hydrology Department

4/8/2025
Date

☐ **Transportation:**

- | | | |
|--------------------------------------|------------------------|------------------|
| • Traffic Circulations Layout (TCL) | <u> </u> Approved | <u>X</u> NA |
| • Traffic Impact Study (TIS) | <u>X</u> Approved | <u> </u> NA |
| • Neighborhood Impact Analysis (NIA) | <u> </u> Approved | <u>X</u> NA |
| • Bernalillo County | <u> </u> Approved | <u>X</u> NA |
| • NMDOT | <u> </u> Approved | <u>X</u> NA |


Transportation Department

3/13/2025
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- | | | |
|---------------------------|------------------------|------------------|
| • Availability Statement: | <u>x</u> Approved | <u> </u> NA |
| • Development Agreement: | <u> </u> Approved | <u>x</u> NA |
| • If None Explain: _____ | | |


ABCWUA

1/10/2025
Date

- ☐ Infrastructure Improvements Agreement (IIA*) Approved
- ☐ AGIS (DXF File**) Approved

these are the only
signatures required
for preplat

☐ **Signatures on Plat:**

- | | | |
|-----------------|-------------------|------------------|
| • Owner(s) | <u> </u> Yes | |
| • City Surveyor | <u> </u> Yes | |
| • AMAFCA*** | <u> </u> Yes | <u> </u> NA |
| • NM Gas*** | <u> </u> Yes | |
| • PNM *** | <u> </u> Yes | |
| • COMCAST*** | <u> </u> Yes | |
| • MRGCD*** | <u> </u> Yes | <u> </u> NA |

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application



December 5, 2025

DHO
Planning Department
415 Silver Ave SW
Albuquerque, NM 87102

Re: Agent Authorization Letter – Savio Ridge (PR-2024-010189)

Dear Development Hearing Officer,

Pulte Homes of New Mexico hereby appoints Bohannon Huston Inc. (BHI) as agents to act on our behalf in the application process in order to obtain information, submit entitlements, permit applications, plats, and any other necessary approvals.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Patton".

Kevin Patton
Director of Land Planning and Entitlements
Pulte Homes of New Mexico





ALBUQUERQUE PUBLIC SCHOOLS
Real Estate Department

Dr. Gabriella Blakey
SUPERINTENDENT

Serina Gallegos, MBA
DIRECTOR OF REAL ESTATE

August 5, 2024

Ms. Jolene Wolfley, DFT Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

**RE: APS Tres Volcanes - Entitlement Authorization for Tract N-1-B Watershed
Subdivision**

To Whom it may concern.

APS (Albuquerque Public School District) is in contract with Pulte Homes to pursue entitlements related to the above referenced property. APS hereby authorizes PulteGroup Inc, Bohannon Huston Inc. and Consensus Planning to act in all matters associated with permit applications and obtaining entitlements (EPC/DHO/DFT), platting and infrastructure related to Tract N-1-B Watershed Subdivision. Should you have any questions please do not hesitate to contact me.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dr. Gabriella Blakey', is written over the printed name.

Dr. Gabriella ~~Duran~~ Blakey
Superintendent at Albuquerque Public Schools

cc: Kevin Patton, Pultegroup Inc.

December 10, 2025

DHO
City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Re: Final Plat Submittal – Savio Ridge Subdivision, Phase 1 (PR-2024-010189)

Dear Development Hearing Officer,

This letter is to accompany the Final Plat submittal that Bohannon Huston Inc. is requesting to be heard on January 7, 2026, for the above-mentioned site. The purpose of the plat is to subdivide the existing tract into 14 tracts and create 114 residential lots in the first phase of the subdivision.

Per IDO Subsection 14-16-6(L) complies with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property by properly going through the submittal process for Preliminary Plat and now Final Plat.

We please ask that you review the accompanying documents for this application and place this plan on the agenda for the date requested above.

Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Yolanda Padilla Moyer, PE
Vice President

Community Development and Planning

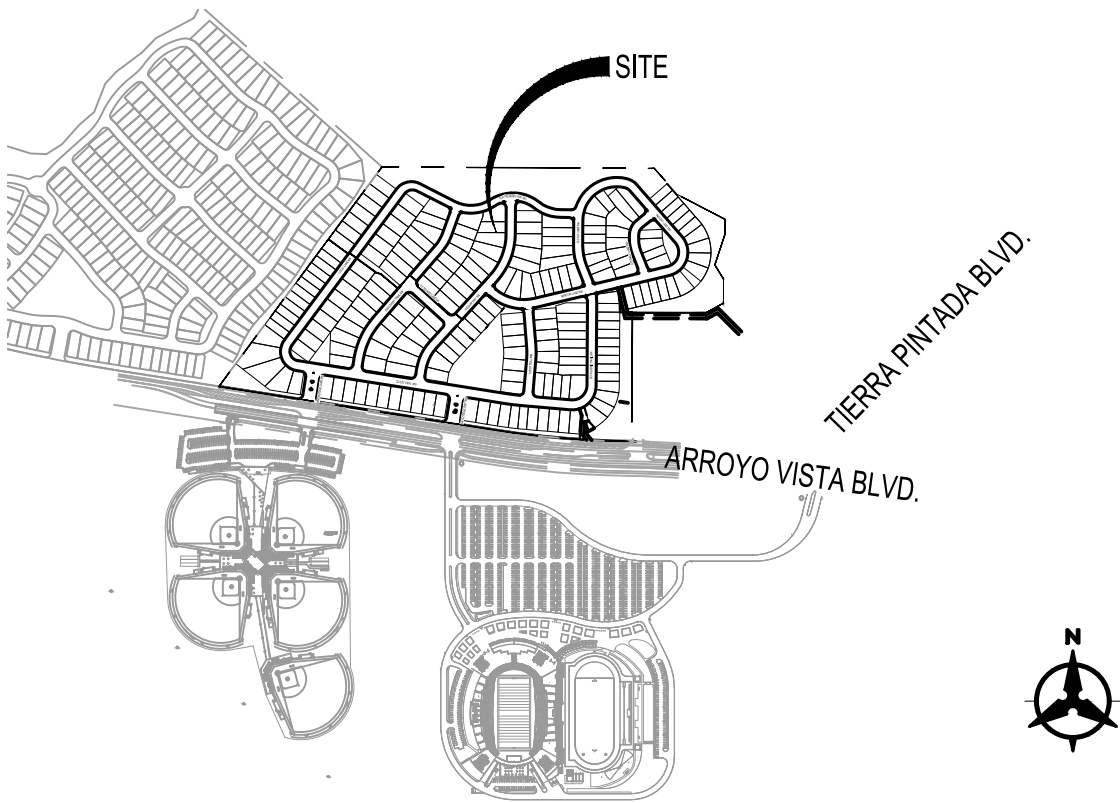
YPM/kdl

Enclosures

AMENDED
PRELIMINARY PLAT
SAVIO RIDGE
SUBDIVISION

(TRACT N-1-B WATERSHED
SUBDIVISION)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2025



VICINITY MAP (ZONE ATLAS J-07-Z, J-08-Z)
NOT TO SCALE

SURVEY NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #4 REBAR WITH CAP MARKED "CARTESIAN LS 18374".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, P.L.S. 18374".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

PLAT IS LOCATED WITHIN PROJECTED SECTIONS 17 & 18, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN AS PROJECTED INTO THE TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

APPROVED FOR MONUMENTATION AND STREET NAMES

Loren N. Risenhoover P.S. 7/28/2025
CITY SURVEYOR DATE

SURVEYOR'S CERTIFICATE

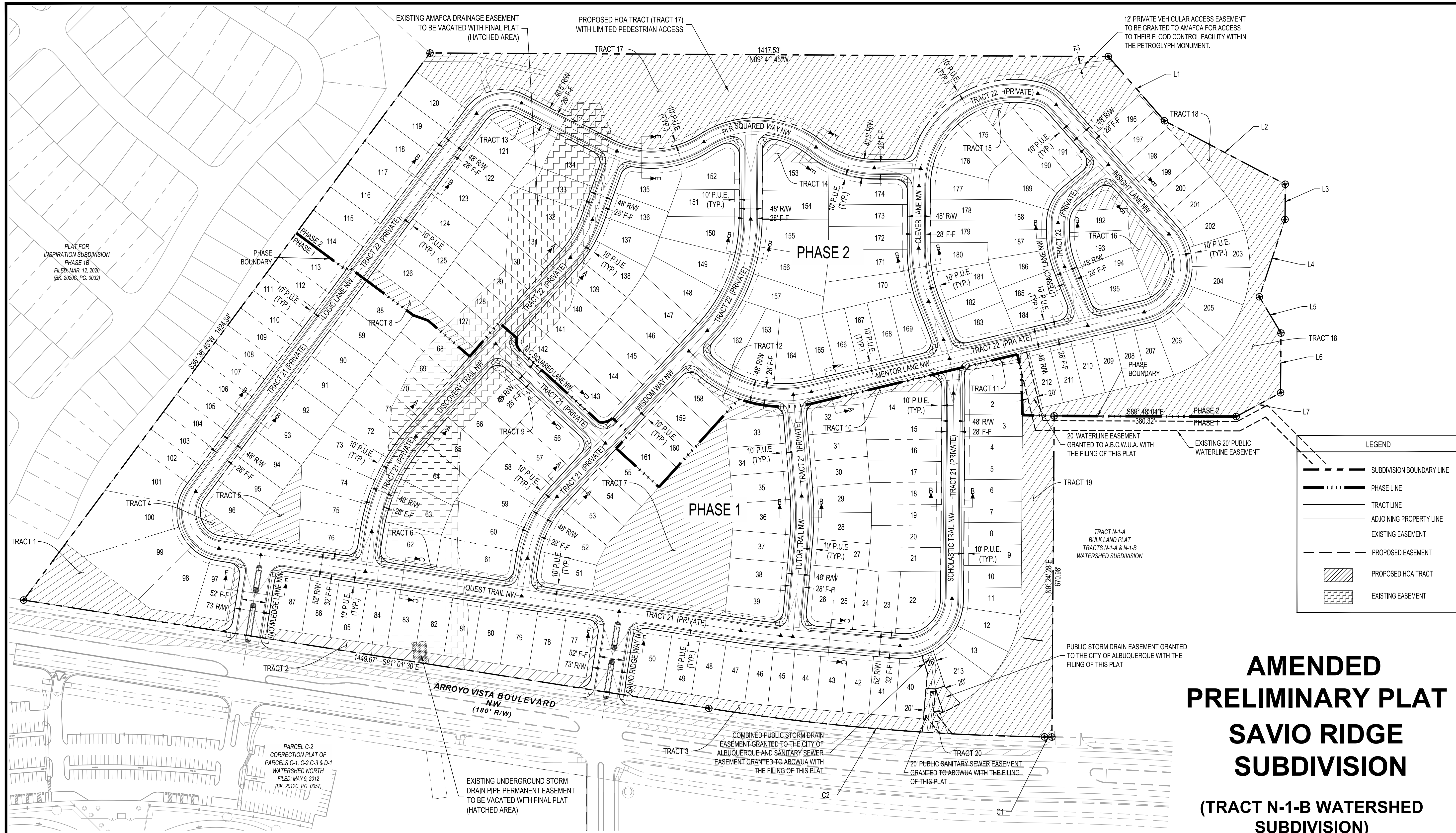
I, BRIAN J. MARTINEZ, NEW MEXICO PROFESSIONAL SURVEYOR NO. 18374 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez
BRIAN J. MARTINEZ
N.M.R.P.S. NO. 18374

7/30/25
DATE



Bohannon & Huston
www.bhinc.com 800.877.5332



LEGEND

- SUBDIVISION BOUNDARY LINE
- PHASE LINE
- TRACT LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED HOA TRACT
- EXISTING EASEMENT

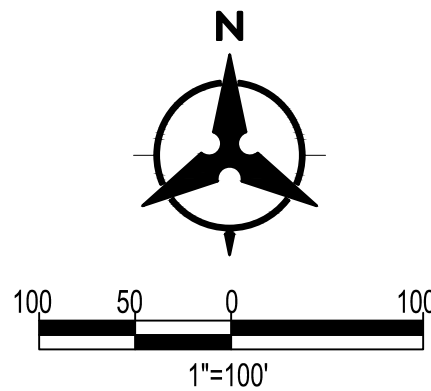
**AMENDED
PRELIMINARY PLAT
SAVIO RIDGE
SUBDIVISION**

**(TRACT N-1-B WATERSHED
SUBDIVISION)**
**CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

APRIL, 2025

Line Table		
Line #	Length	Direction
L1	178.034	N41° 04' 53.29"W
L2	285.296	N62° 16' 52.87"W
L3	73.572	N00° 18' 22.71"E
L4	170.243	N18° 20' 55.95"E
L5	88.137	N30° 46' 03.55"W
L6	124.695	N00° 18' 22.71"E
L7	105.431	N61° 49' 01.12"E

CURVE TABLE				
ID	RADIUS	ARC	DELTA	TANGENT
C1	5090.00'	15.49'	0° 10' 28"	7.74'
C2	4922.00'	704.68'	8° 12' 11"	352.94'



Bohannon & Huston
www.bhinc.com 800.877.5332

Tue, 26-Aug-2025 - 10:41 am, Plotted by: AR0MER0
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LEGAL DESCRIPTION:

TRACT 'N-1-B', OF THE BULK LAND PLAT OF TRACTS N-1-A AND N-1-B WATERSHED SUBDIVISION WITHIN PROJECTED SECTION 17 AND 18, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN AS PROJECTED INTO THE TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO

1. EXISTING ZONING: PC
PROPOSED ZONING: PC

- PROPOSED RESIDENTIAL DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL
2. TOTAL ACREAGE:
EXISTING TRACT 'N-1-B' = 60.08 ACRES

ACREAGE:	ENCUMBERED BY EASEMENT
TRACT '1' = 0.5703 Acres	B
TRACT '2' = 0.4151 Acres	B
TRACT '3' = 0.3626 Acres	B
TRACT '4' = 0.0529 Acres	B
TRACT '5' = 0.2341 Acres	B
TRACT '6' = 0.0412 Acres	B
TRACT '7' = 1.7558 Acres	B
TRACT '8' = 0.1533 Acres	B
TRACT '9' = 0.0411 Acres	B
TRACT '10' = 0.1274 Acres	B
TRACT '11' = 0.0320 Acres	B
TRACT '12' = 0.0359 Acres	B
TRACT '13' = 0.1243 Acres	B
TRACT '14' = 0.0845 Acres	B
TRACT '15' = 0.0428 Acres	B
TRACT '16' = 0.2809 Acres	B
TRACT '17' = 4.4958 Acres	B
TRACT '18' = 1.8486 Acres	B
TRACT '19' = 1.4395 Acres	B
TRACT '20' = 0.1598 Acres	B, C, D, F
TRACT '21' = 5.6481 Acres	A, C, D, E
TRACT '22' = 5.555 Acres	A, C, D, E, F

EASEMENT LEGEND

- A PRIVATE DRAINAGE EASEMENT SEE NOTE 4
- B PRIVATE DRAINAGE EASEMENT SEE NOTE 10
- C PUBLIC SANITARY AND WATERLINE EASEMENT SEE NOTE 4
- D PRIVATE PEDESTRIAN EASEMENT SEE NOTE 4
- E VEHICULAR ACCESS EASEMENT SEE NOTE 4
- F AMAFCA VEHICULAR ACCESS EASEMENT SEE NOTE 4

NUMBER OF LOTS:

PHASE 1 = 114
PHASE 2 = 99

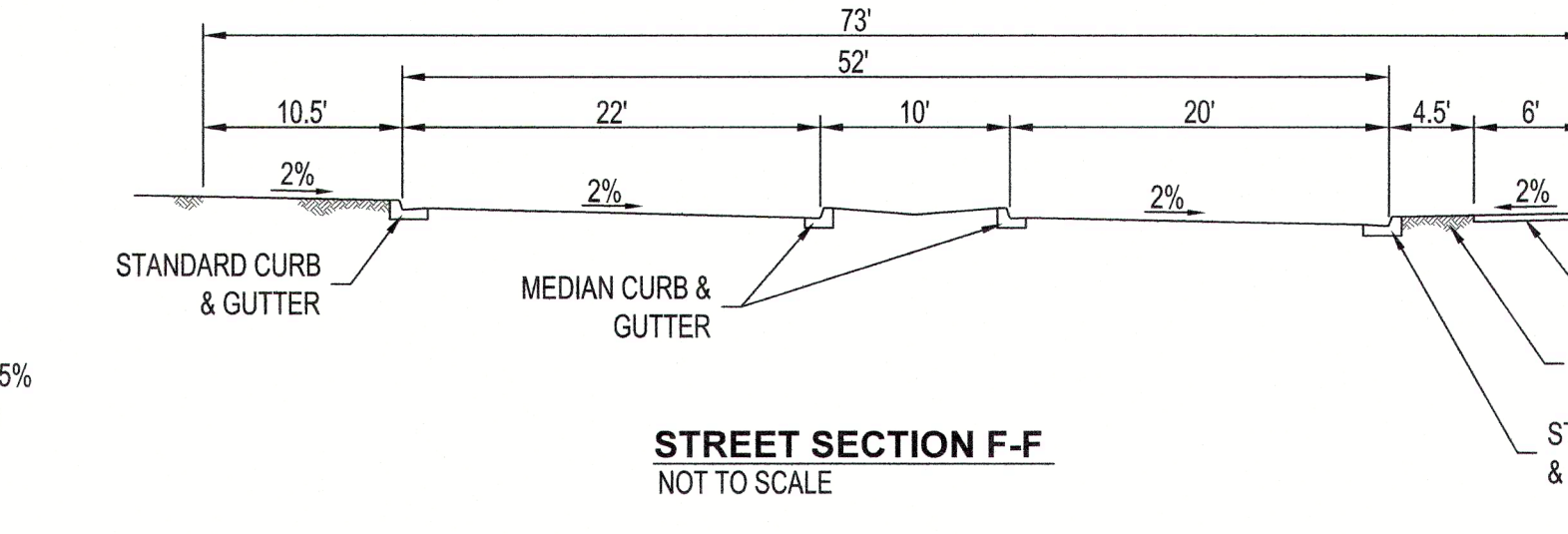
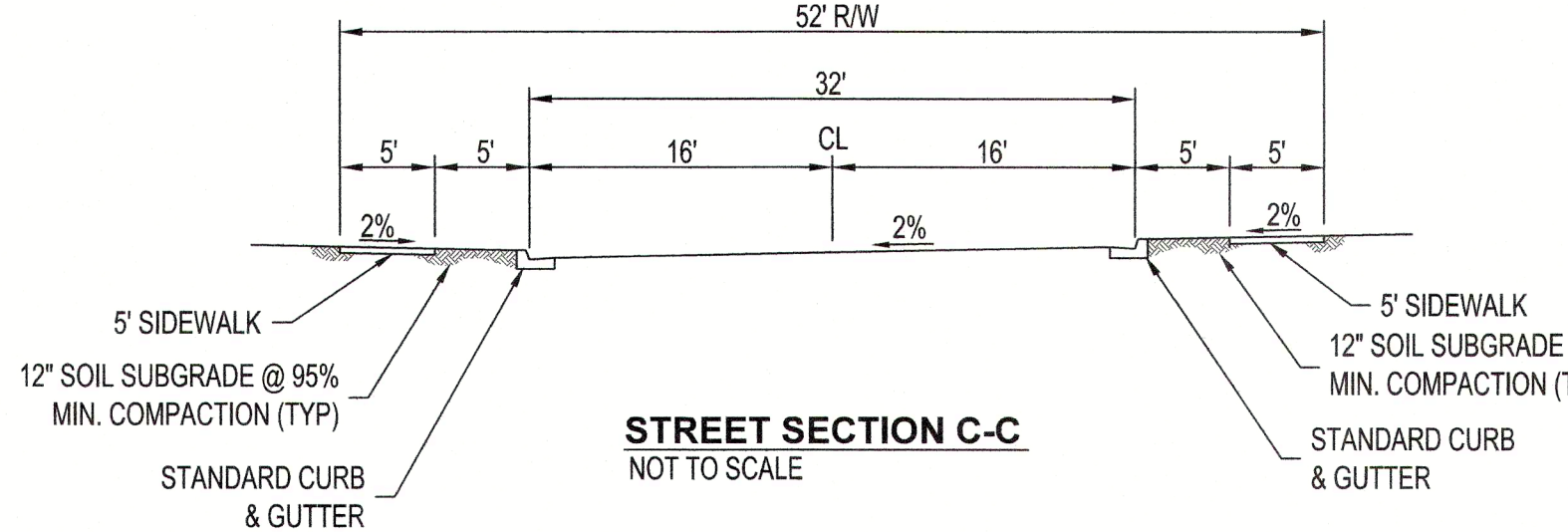
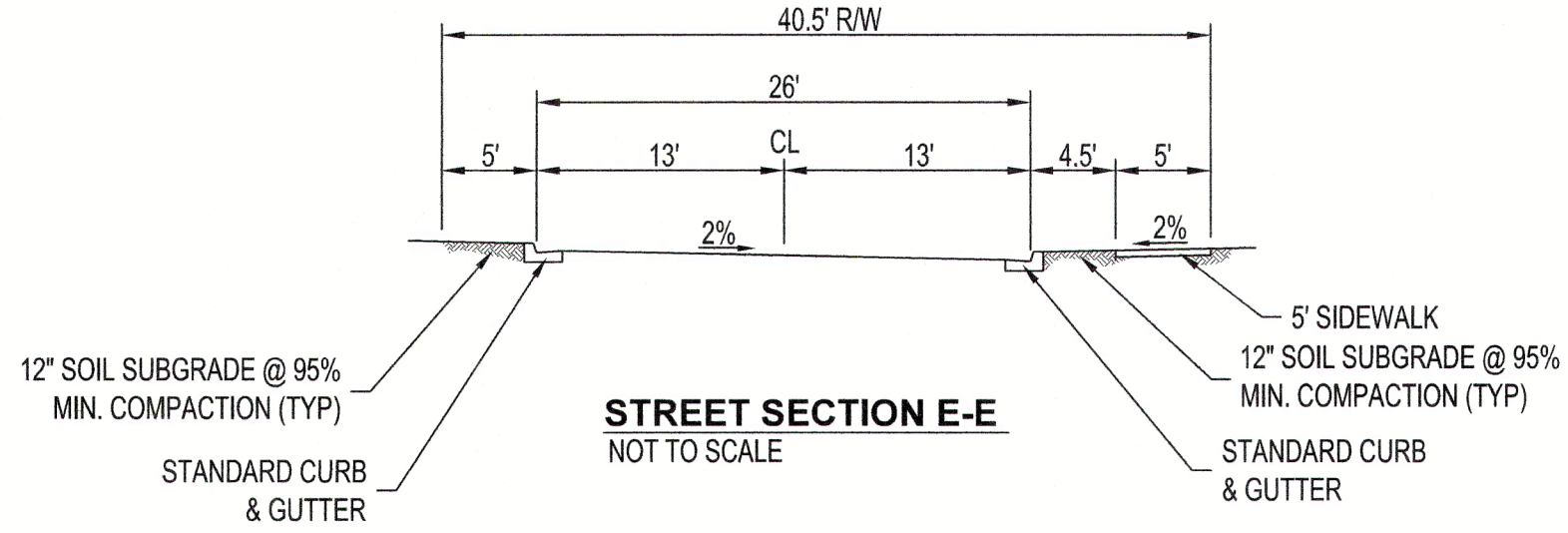
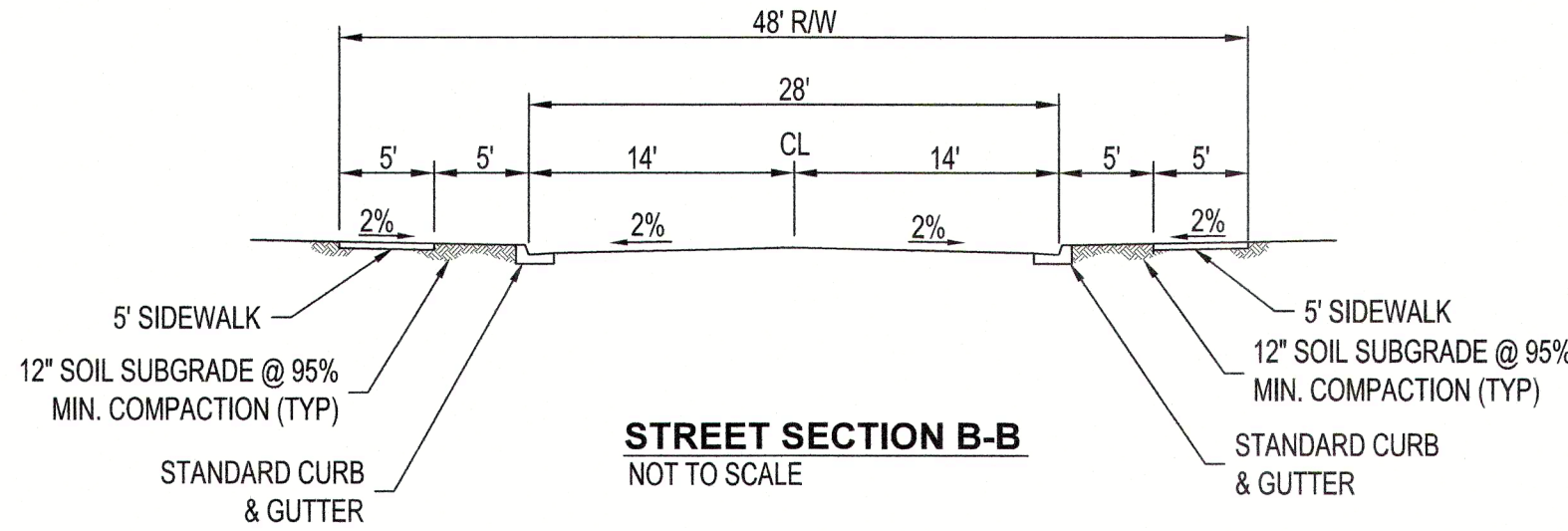
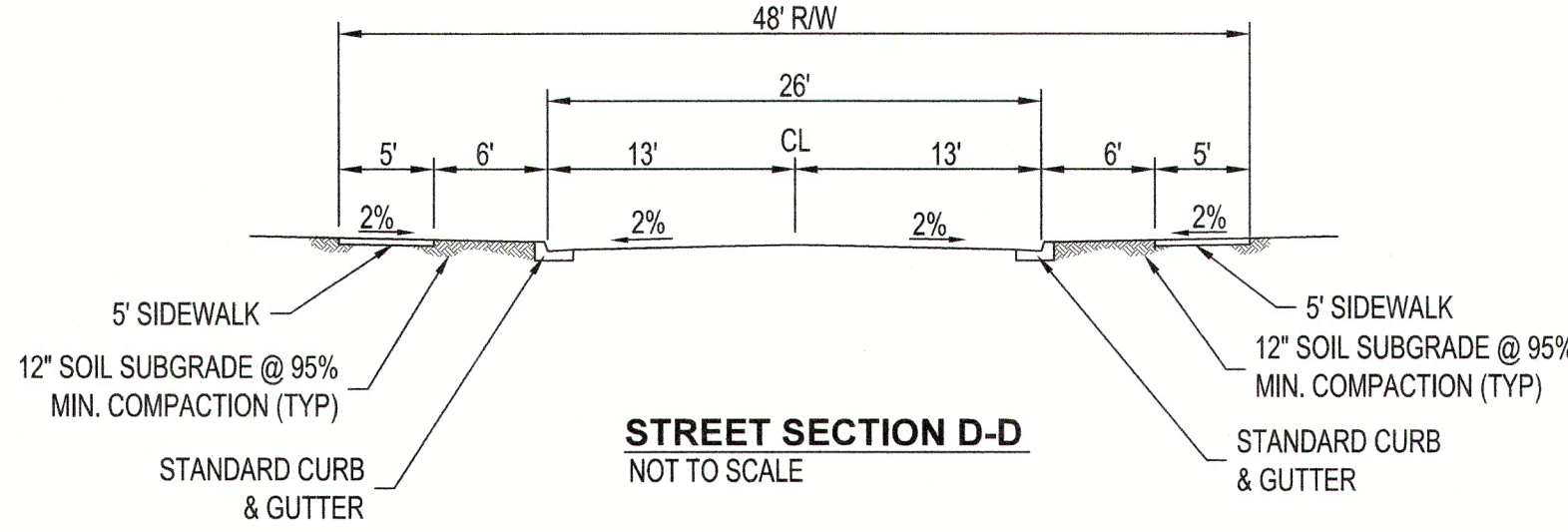
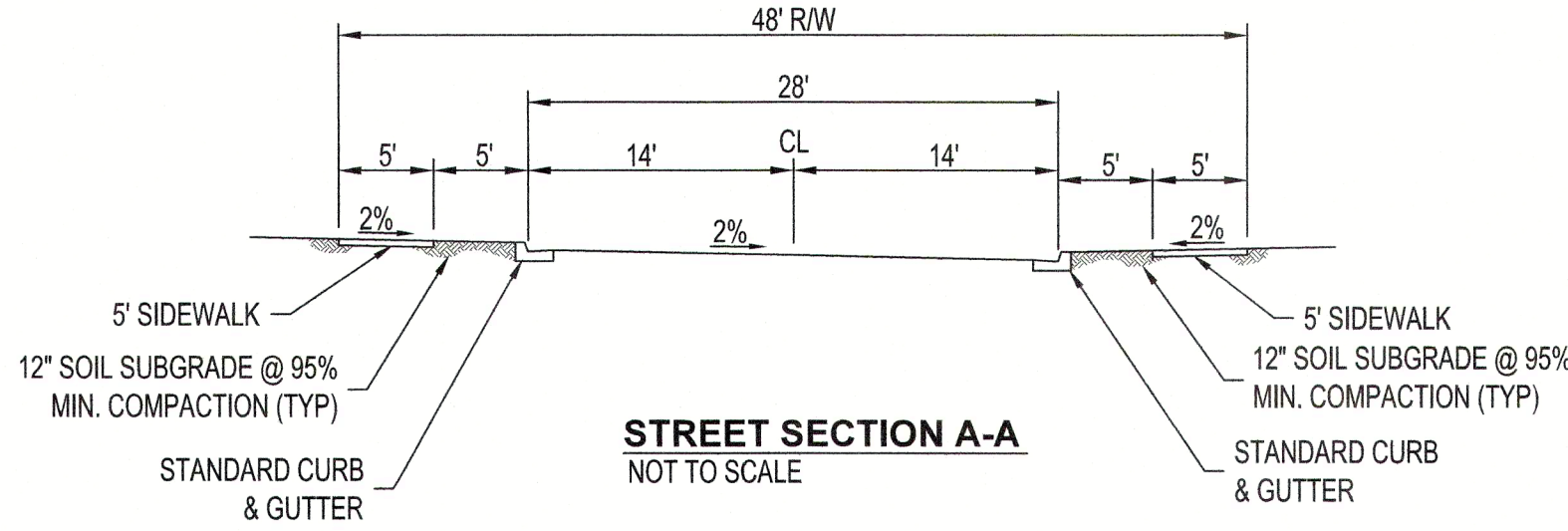
PROPOSED DENSITY: 3.54 D.U./ACRE

3. MINIMUM LOT DIMENSIONS: 45x120'
MINIMUM LOT AREA: 5,400 SF
4. TRACT 21 & 22 TO BE OWNED BY THE H.O.A. AND CONTAINS THE FOLLOWING BLANKET EASEMENTS:

- PUBLIC SANITARY SEWER, PUBLIC WATERLINE EASEMENT TO BE GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT, FOR OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
- PRIVATE SURFACE DRAINAGE EASEMENT INCLUDING PONDS AND INLETS, SUBSURFACE LATERALS TO THE SUBSURFACE MAINLINE TO BE GRANTED TO THE H.O.A. WITH THE FILING OF THIS PLAT, SEE SHEET 3 OF 3 FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
- PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT TO SERVICE THE RESIDENTS IN SAVIO RIDGE, TO BE GRANTED TO THE H.O.A. WITH THE FILING OF THIS PLAT, FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE.
- PUBLIC SUBSURFACE DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF ALL MAINLINE SUBSURFACE DRAINAGE INFRASTRUCTURE, SEE SHEET 3 OF 3 FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
- A PRIVATE VEHICULAR ACCESS EASEMENT TO BE GRANTED TO AMAFCA FOR ACCESS TO THEIR FLOOD CONTROL FACILITY WITHIN THE PETROGLYPH MONUMENT. THE AMAFCA AND THE H.O.A. WILL COORDINATE ON ACCESS THROUGH ANY GATED ENTRANCE TO THE SUBDIVISION.

5. LOT SETBACKS:

FRONT: 15'
SIDE: 5'
REAR: 20'



ABCWUA PUBLIC WATER & 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, MODIFICATIONS, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

DRAINAGE FACILITIES MAINTENANCE NOTES:


AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ("DETENTION AREAS") ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION (UNLESS SHOWN ON THE APPROVED GRADING PLAN) MAY BE PLACED OR MAINTAINED IN THE EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON, EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

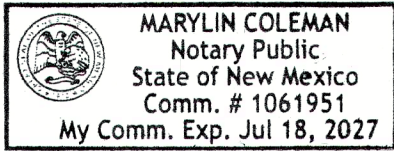
THE PLAT SHOWN HEREON IS MADE WITH FREE CONSENT AND IN ACCORDANCE OF THE DESIRES OF THE UNDERSIGNED OWNER(S). THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED. THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM, COMPLETE INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SHOWN ON THIS PLAT. OWNER(S) HEREBY AFFIRM THAT THE DESCRIBED PROPERTY SHOWN ON THIS PLAT LIES WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF CITY OF ALBUQUERQUE, NEW MEXICO. SAID OWNER(S) HEREBY GRANT ALL EASEMENTS AS MAY BE SHOWN ON THIS PLAT TO THE CITY OF ALBUQUERQUE, NEW MEXICO IN FEE SIMPLE WITH WARRANTY COVENANTS.

BY: 
Kevin Patton
Director of Land Planning & Entitlements, Pulte Group

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 26 DAY OF August, 2025
BY Kevin Patton, Director of Land Planning & Entitlements, Pulte Group

MY COMMISSION EXPIRES July 18, 2027 
MARYLIN COLEMAN
NOTARY PUBLIC



AMENDED PRELIMINARY PLAT SAVIO RIDGE SUBDIVISION

(TRACT N-1-B WATERSHED
SUBDIVISION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2025

Bohannon  Huston
www.bhinc.com 800.877.5332

SHEET 3 of 3

**AMENDMENT TO AGREEMENT TO
CONSTRUCT INFRASTRUCTURE IMPROVEMENTS**

Project Name: **Savio Ridge Phase 1**
City Project # **650295**

This Agreement is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Pulte Development of New Mexico, Inc.** ("Developer"), a **Michigan Corporation**, [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.], whose email address is **kevin.patton@pultegroup.com**, whose address is **7601 Jefferson Street NE Suite 320** (City) **Albuquerque**, (State) **New Mexico** (Zip Code) **87109** and whose telephone number is **505-341-8591 (Kevin Patton)**, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement to Construct Public and/or Private Infrastructure Improvements ("Original Agreement") on **October 28, 2025**, which was recorded on **October 29, 2025**, as Document No. **2025087632** in the records of the Bernalillo County Clerk, State of New Mexico, wherein the Developer agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the parties agree that the word "Subdivider" used in any previous Agreements is replaced with the word "Developer" for this Agreement. This change has no substantive effect on any other provision of the agreement.

WHEREAS, the Developer has requested to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Developer is able to provide the required financial guaranty.

THEREFORE, the Developer and the City agree to amend the Original Agreement as follows:

1. Amending Section 6. **Financial Guaranty**, second paragraph, to read as follows:

To meet the Integrated Development Ordinance requirements, the Developer has acquired or is able to acquire the following "Financial Guaranty":

Type of Financial Guaranty: **Surety Bond**

Amount: **\$7,659,196.80**

Name of Financial Institution or Surety providing Guaranty: **SiriusPoint America Insurance Company**

Date City first able to call Guaranty (Construction Completion Deadline): **September 6, 2027**

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: **November 6, 2027**

Additional information: Bond No. **SPA150699 032**



DEVELOPER: Pulte Development of New Mexico Inc., a Michigan Corporation

Dated: _____

IIA-B Amendment to
Financial Guaranty November 2021

CITY OF ALBUQUERQUE:

By: [Signature]
Shahab Biazar, P.E., City Engineer



Agreement is effective as of (Date): 11/24/2025

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 24 day of November, 2020,
by Shahab Biazar, P.E., Acting City Engineer of the City of Albuquerque, a municipal
corporation, on behalf of said corporation.

[Signature: Geraldine Delgado]
Notary Public

October 22, 2029

My

Commission

Expires:



STATE OF NEW MEXICO
NOTARY PUBLIC
Geraldine Delgado
Commission No. 1135791
Expires: October 22, 2029

POWER OF ATTORNEY

NOTE: Must be signed and notarized by the owner if the Developer is not the owner of the Developer's Property.

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

[State name of present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] **Pulte Homes of New Mexico, Inc.** ("Owner"), of [address:] **7601 Jefferson Street NE Suite 320** [City:] **Albuquerque**, [State:] **New Mexico** [zip code:] **87109**, hereby makes, constitutes and appoints [name of Developer:] **Pulte Development of NM, Inc.** ("Developer") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Developer full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") Integrated Development Ordinance requirements regarding the real estate owned by me and described in Section 1 of the Infrastructure Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Developer lawfully does or causes to be done by virtue of the power herein conferred upon the Developer.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Engineer in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Developer. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER Pulte Homes of New Mexico, Inc.

By [Signature:]: 

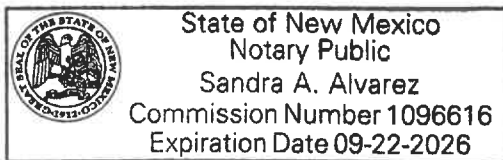
Name [Print]: Kevin Patton

Title: Director of Land Planning & Entitlements

Dated: November 14, 2025

The foregoing Power of Attorney was acknowledged before me on November 14,
2025 by [name of person:] Kevin Patton, [title or capacity, for instance "President":] Director of
Land Planning & Entitlements of [Owner:] Pulte Homes of New Mexico, Inc. on behalf of the
Owner.

(SEAL)




Notary Public

My Commission Expires: 9/22/2026

CITY OF ALBUQUERQUE



FINANCIAL GUARANTY AMOUNT

November 04, 2025

Type of Estimate: I.I.A. Procedure B with FG

Project Description:

Project ID #: 650295 Savio Ridge Subdivision, Phase 1

Requested By: Yolanda Padilla Moyer

Approved Estimate Amount: \$ 5,242,400.86

Contingency Amount: 0.00% \$ -

Subtotal: \$ 5,242,400.86

PO Box 1293

NMGRT: 7.625% \$ 399,733.07

Subtotal: \$ 5,642,133.93

Albuquerque

Engineering Fee: 6.60% \$ 372,380.84

New Mexico 87103

Testing Fee: 2.00% \$ 112,842.68

Subtotal: \$ 6,127,357.44

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 7,659,196.80

APPROVAL:

DATE:

Nov. 04, 2025

Notes: Work order in process; this covers Phase I without Deferred Sidewalk.

ENGINEER'S ESTIMATE FOR FINANCIAL GUARANTY APS PROPERTY - 114 LOTS 10/2/2025					
Item No.	Short Description	Estimate Unit Price	Estimate Quantity		Estimate Amount
	PAVING				
301.020	SUBGRADE PREP, 12"	\$4.53	14108	SY	\$63,957.40
336.02X	RES ASP CONC, TYPE B, 3"	\$26.00	14822	SY	\$385,372.00
336.010	PRIME CT	\$0.94	14822	SY	\$13,978.38
340.300	4" MED PVMT, PCC	\$105.19	49	SY	\$5,154.32
340.010	SDWK, 4", PCC	\$72.64	1021	SY	\$74,068.34
340.025	WLCHR ACC RAMP, 4" PCC	\$3,032.38	22	EA	\$66,712.28
340.030	VLY GUT & CURB, PCC	\$108.82	513	SY	\$55,823.30
340.050	C & G, STD, PCC	\$32.55	9145	LF	\$297,711.10
340.060	C & G, MDN, PCC	\$25.39	647	LF	\$16,427.80
603.040	GVL FILTER MATL	\$79.35	254	CY	\$20,153.88
450.010	SQ TB POST	\$18.14	117	LF	\$2,121.84
450.001	ALM PNL SGN	\$34.46	81	SF	\$2,791.17
301.022	SUBGRADE PREP, 6"	\$4.48	113	SY	\$506.21
336.022	ASP CONC, Superpave, 2", M	\$22.04	113	SY	\$2,490.02
	Subtotal for Paving				\$1,007,268.16
	WATER				
801.002	6" WL PIPE, w/o FIT	\$48.57	2424	LF	\$117,730.79
801.003	8" WL PIPE, w/o FIT	\$64.75	4423	LF	\$286,372.97
801.150	MJ REST GLND, 4"-8"	\$197.78	208	EA	\$41,137.31
801.155	UNT REST HRNSS, 4"-8"	\$141.01	342	EA	\$48,225.13
801.085	DI FIT, MJ, 4"-14", WL	\$5.44	6350	LB	\$34,549.51
801.081	6" GATE VLV	\$1,895.74	21	EA	\$35,610.48
801.082	8" GATE VLV	\$2,188.87	10	EA	\$21,888.66
801.105	VLV BOX B	\$941.27	31	EA	\$29,179.37
802.760	3/4" WTR SVC, SGL	\$1,964.15	6	EA	\$11,784.92
802.770	3/4" WTR SVC, DBL	\$2,765.50	56	EA	\$154,868.12
801.059	NON PRESS CONN, w/FIT, WL	\$2,720.43	2	EA	\$5,440.87
801.114	FH, 4'	\$5,544.30	11	EA	\$60,987.25
343.030	AC PVMT, >4", SAW, R&R	\$15.87	289	SY	\$4,744.89
343.060	CURB & GUT, PCC, R&R	\$10.86	20	LF	\$213.29
xxx.xxx	Landscaping R&R	\$250.00	20	SY	\$5,000.00
	Subtotal for Water		108		\$857,713.59
	SANITARY SEWER				
701.010	TRCH, BF, 4-15" SAS, <8'	\$30.23	2395	LF	\$72,408.24
701.020	TRCH, BF, 4-15" SAS, 8-12'	\$43.44	1999	LF	\$86,829.08
701.030	TRCH, BF, 4-15" SAS, 12-16'	\$70.91	914	LF	\$64,814.15
901.030	8" SAS PIPE	\$29.25	5308	LF	\$155,276.79
920.070	MH, 4' DIA, C OR E, 6-10' D	\$7,073.13	17	EA	\$120,243.17
920.080	MH, 4' DIA, C OR E, 10-14' D	\$7,254.49	14	EA	\$101,562.86
905.050	4" NEW SAS SVC	\$1,813.62	126	EA	\$228,516.42
901.810	SAS LINE CONNECTION	\$1,360.22	1	EA	\$1,360.22
801.xxx	8" SAS PLUG	\$85.03	2	EA	\$170.06
	Subtotal for Sanitary Sewer				\$831,182.99

ENGINEER'S ESTIMATE FOR FINANCIAL GUARANTY APS PROPERTY - 114 LOTS 10/2/2025					
Item No.	Short Description	Estimate Unit Price	Estimate Quantity		Estimate Amount
	STORM DRAIN				
701.100	TRCHG BF, 18-36" SWR, <8'	\$42.62	1583	LF	\$67,474.31
701.110	TRCH, BF, 18-36" SWR, 8-12'	\$49.87	1947	LF	\$97,097.45
701.120	TRCH, BF, 18-36" SWR >12-16'	\$63.48	101	LF	\$6,390.85
701.13	TRCH, BF, 18-36" SWR, 16'-20'	\$70.37	13	LF	\$881.02
701.160	TRCH, BF, 42"-60" SWR, 8'-12'	\$50.78	788	LF	\$40,016.58
910.005	18" RCP, III	\$50.58	1381	LF	\$69,847.78
910.009	24" RCP, III	\$74.90	1330	LF	\$99,614.36
910.017	36" RCP, III	\$159.93	1180	LF	\$190,311.83
910.019	42" RCP, III	\$219.53	318	LF	\$89,810.12
910.023	54" RCP, III	\$424.85	0	LF	\$0.00
910.025	60" RCP, III	\$481.10	212	LF	\$101,992.73
910.06x	18" FLARED END SECTION	\$2,200.00	2	EA	\$4,400.00
910.080	BND, 18" RCP	\$3,309.86	1	EA	\$3,309.87
910.081	24" RCP FLARED END SECTION	\$2,500.00	1	EA	\$2,500.00
910.02X	54" RCP FLARED END SECTION	\$5,129.00	1	EA	\$5,129.00
910.02X	60" RCP FLARED END SECTION	\$5,250.00	1	EA	\$5,250.00
915.010	CTH BSN, A, SG	\$6,515.17	6	EA	\$39,091.00
915.020	CTH BSN, A, DG	\$10,655.03	2	EA	\$21,310.07
915.030	CTH BSN, C, SG	\$8,339.92	7	EA	\$44,379.42
603.032	INSTALL RIPRAP (utilize stockpile)	\$25.10	396	SF	\$9,939.82
603.050	FILTER CLOTH	\$0.09	396	SF	\$35.91
603.060	EXRPRP, REM & DISP	\$17.27	791	CY	\$13,657.16
920.070	MH, 4' DIA, C or E	\$7,073.13	14	EA	\$99,023.78
920.140	MH, 6' DIA, C or E, 6-10' D	\$9,249.47	8	EA	\$73,995.80
920.210	MH, 8' DIA, C or E, 6-10' D	\$16,141.24	2	EA	\$32,282.48
910.071	PLUG, 12"-30" RCP	\$528.18	2	EA	\$1,056.37
	Subtotal for Storm Drain				\$1,088,797.71
	DETENTION POND				
XXX.XXX	POND 1	\$20,000.00	1	LS	\$20,000.00
XXX.XXX	POND 2	\$10,000.00	1	LS	\$10,000.00
XXX.XXX	POND 3	\$10,000.00	1	LS	\$10,000.00
301.020	SUBGRADE PREP, 12"	\$4.53	1146	SY	\$5,196.03
308.010	NAT GRVL SF, 6"	\$12.57	1146	SY	\$14,403.39
	Subtotal for Detention Pond				\$58,599.42
	OFFSITE PAVING				
343.080	CURB & GUT, PCC, R&D	\$10.66	204	LF	\$2,176.48
343.020	BIKE ASP CONC, TRAIL, 2" R & D	\$10.52	215	SY	\$2,261.59
443.101	REM PAV STRP	\$1.45	312	LF	\$452.69
343.020	AC PVMT >4", SAW, R&R	\$10.52	23	SY	\$241.94
	Subtotal for Offsite Paving				\$5,131.70

ENGINEER'S ESTIMATE FOR FINANCIAL GUARANTY APS PROPERTY - 114 LOTS 10/2/2025					
Item No.	Short Description	Estimate Unit Price	Estimate Quantity	Estimate Amount	
OFFSITE STORMDRAIN					
910.023	54" RCP, III	\$424.85	1928	LF	\$819,115.64
701.100	TRCHG BF, 18-36" SWR, <8'	\$42.62	1716	LF	\$73,116.96
701.160	TRCH, BF, 42"-60" SWR, 8'-12'	\$50.78	213	LF	\$10,816.45
343.030	AC PVMT, >4", SAW, R&R	\$15.87	1643	SY	\$26,073.09
340.035	VLY GUT, PCC, REM, DISP & REP	\$111.07	10	SY	\$1,110.67
340.025	WLCHR ACC RAMP, 4" PCC	\$3,032.38	1	EA	\$3,032.38
410.030	CH LK FNC, REM & REINST	\$4.39	105	SF	\$460.85
343.040	CONC PVMT, <6", SAW, R&D	\$21.76	20	SY	\$435.27
910.072	PLUG, 36"-66" RCP	\$22,946.00	2	EA	\$45,892.00
920.140	MH, 6'DIA, C or E, 6'-10' D	\$9,248.47	5		\$46,247.37
920.210	MH, 8'DIA, C or E, 6'-10' D	\$16,141.24	4	EA	\$64,564.96
920.570	MH, REM & DISP	\$1,609.59	4	EA	\$6,438.36
910.104	DRNG LN REM, 21-48"	\$30.66	902	LF	\$27,568.71
901.525	EX STORM CONN TO NEW MH	\$1,750.00	2	EA	\$3,500.00
910.02X	54" RCP FLARED END SECTION	\$5,129.00	1	EA	\$5,129.00
343.020	SIGNAL MODS, LOOP DETECTION	\$11,000.00	2	LS	\$22,000.00
336.050	BIKE ASP CONC, TRAIL, 2"	\$23.56	22	SY	\$518.70
343.080	CURB & GUT, PCC, R&D	\$10.66	204	LF	\$2,175.45
343.08x	CURB & GUT, PCC, R&R	\$43.21	45	LF	\$1,844.45
343.07x	MDN C&G R&R	\$36.05	814	LF	\$29,344.70
343.020	REMOVE AND REINSTALL GRAVEL	\$10.62	67	SY	\$704.78
441.013	REF PLAS ARW TH & R	\$330.04	1	EA	\$330.05
441.010	REF PLAS ARW RT	\$235.30	1	EA	\$235.30
441.001	REF PLAS MRK 4"	\$1.38	125	LF	\$172.30
441.002	REF PLAS MRK 6"	\$1.81	80	LF	\$145.09
441.004	REF PLAS MRK 12"	\$3.81	25	LF	\$95.22
441.005	REF PLAS MRK 24"	\$7.25	50	LF	\$362.73
441.031	REF PLAS SYM BIKE	\$380.86	1	EA	\$380.87
1015.90x	REMOVABLE & Replace BOLLARD	\$750.00	1	EA	\$750.00
450.001	ALM PNL SGN	\$34.46	9	SF	\$310.13
450.010	SQ TB POST	\$18.14	13	LF	\$235.78
Subtotal for Offsite Stormdrain					\$1,193,207.29
MISCELLANEOUS					
	TRAFFIC CONTROL	\$85,000.00	1	LS	\$85,000.00
	STREET LIGHTS	\$5,500.00	19	EA	\$104,500.00
Subtotal for Miscellaneous Items					\$189,500.00
SUBTOTAL CONSTRUCTION (HARD COSTS)					\$5,242,400.86
Estimate approved as basis of financial guaranty, CFN 650295 Phase 1. Nov. 4, 2025					
SOFT COSTS					
	MOBILIZATION	4.26%			\$223,326.28
	CONSTRUCTION STAKING	1.43%			\$74,966.33
Subtotal for Soft Costs					\$298,292.61
TOTAL COST (HARD & SOFT)					\$5,540,693.47
Assumptions: 1. Unit Pricing is based on 2025 COA unit prices. 2. The above estimate does NOT include the following items: utility expansion charges, interior sideyard, backyard and frontyard privacy walls, landscaping, irrigation, entry signs, land costs, speed humps, permitting fees, cost associated with lowering overhead dry utility poles (electric, Century Link, Cable), 3. Dry utility costs are NOT included. Exact cost should be determined by each dry utility company. This estimate of construction cost is only an opinion. BHI cannot and does not guarantee that proposals, bids, or actual Construction Costs will not vary from this opinion					

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 2A
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT), REQUIRED INFRASTRUCTURE LIST
SAVIO RIDGE SUBDIVISION
(TRACT N-4.8)

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRIC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRIC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRIC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRIC Chair, the User Department and the Subdivider. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRIC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
PUBLIC WATERLINE IMPROVEMENTS - ON-SITE PHASE 1									
		8" DIA	WATERLINE W/ NEC. VALVES R/S, M/S & R/S	LOGIC LANE	FLOATING EBM AT PH BNDY BETWEEN LOT 113/ LOT 114	QUEST TRAIL	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES R/S, M/S & R/S	QUEST TRAIL	LOGIC LANE	SCHOLASTIC TRAIL	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES R/S, M/S & R/S	SCHOLASTIC TRAIL	QUEST TRAIL	MENTOR LANE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES R/S, M/S & R/S	DISCOVERY TRAIL	QUEST TRAIL	PHASE BOUNDARY FLOTTING EBM AT PH BNDY BETWEEN LOT 114/ LOT 114	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES R/S, M/S & R/S	WISDOM WAY	QUEST TRAIL	MENTOR LANE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES R/S, M/S & R/S	TUTOR TRAIL	QUEST TRAIL	MENTOR LANE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES R/S, M/S & R/S	MENTOR LANE	WISDOM WAY	TUTOR TRAIL	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES R/S, M/S & R/S	MENTOR LANE	SCHOLASTIC TRAIL	20" W/ EASEMENT BETWEEN LOT 1 AND 212	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES R/S, M/S & R/S	20" W/ EASEMENT BETWEEN LOT 1 AND 212 TRACT 10 AND 18 AND WITH 20" EASEMENT ON APS PROPERTY (TRACT N-1-A)	MENTOR LANE	EXISTING WATERLINE WITH APS E.A. PROPERTY APPROX 550' OF EAST BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES R/S, M/S & R/S	KNOWLEDGE LANE	ARROYO VISTA BLVD EXISTING 12" WATERLINE	QUEST TRAIL	/	/	/
		TEMPORARY 8" DIA	WATERLINE W/ NEC. VALVES R/S, M/S & R/S	20" FLOATING W/ ESMATN OF LOTS 68 AND 69	LOGIC LANE	DISCOVERY TRAIL	/	/	/
PUBLIC IMPROVEMENTS - DEFERRED OFFSITE									
		48" DIA	RCP W/ NEC. M/S, LATERALS & INLETS	ARROYO VISTA	WEST PROPERTY LINE	118TH STREET HIGH MESA EXISTING STUBBAY	/	/	/

Seq Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
		52" F-F MIN 6" MEDIAN MIN 20" EGRESS MIN 20" EGRESS	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON ONE SIDE*	KNOWLEDGE LANE	QUEST TRAIL	ARROYO VISTA BLVD	/	/	/
		52" F-F MIN 6" MEDIAN MIN 20" EGRESS MIN 20" EGRESS	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON ONE SIDE*	SANJO RIDGE WAY	QUEST TRAIL	ARROYO VISTA BLVD	/	/	/
		28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	LOGIC LANE	PHASE BOUNDARY BETWEEN LOT 114/ LOT 115	QUEST TRAIL	/	/	/
		28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	DISCOVERY TRAIL	PHASE BOUNDARY IN C SQUARED LANE	QUEST TRAIL	/	/	/
		28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	WISDOM WAY	PHASE BOUNDARY IN C SQUARED LANE	QUEST TRAIL	/	/	/
		28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	TUTOR TRAIL	PHASE BOUNDARY MENTOR LANE	QUEST TRAIL	/	/	/
		28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	IN C SQUARED LANE	DISCOVERY TRAIL	WISDOM WAY	/	/	/
		28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SCHOLASTIC TRAIL	PHASE BOUNDARY MENTOR LANE	QUEST TRAIL	/	/	/
		30" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	QUEST TRAIL	LOGIC LANE	SCHOLASTIC TRAIL	/	/	/
		8" WIDE	TRAIL	TRACT 20	QUEST TRAIL	ARROYO VISTA BLVD	/	/	/
			MULTI-USE TRAIL DAMAGE RESTORATION	ARROYO VISTA	WEST BOUNDARY	EAST BOUNDARY	/	/	/
							/	/	/
							/	/	/

NOTE: STREET LIGHTS WITH ALL APPURTENANCES WITH ALL APPURTENANCES AS REQUIRED PER THE COA DPN IN PUBLIC ROW
 *ALL SIDEWALKS TO BE OFFERED ALONG FRONTAGE OF LOTS
 **SIDEWALK WAIVED ON ONE SITE (THE ROAD 1) SANJO RIDGE WAY 2) KNOWLEDGE LANE
 ***PROVIDE /INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

Seq Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
		54" DIA	RCP W/ NEC. MMS, LATERALS & INLETS	ARROYO VISTA	POND 1	TERRA PRETADA	/	/	/
		54" DIA	RCP W/ NEC. MMS, LATERALS & INLETS	TERRA PRETADA	ARROYO VISTA	STORMCLOUD AVE/ SCHOOL ENTRANCE	/	/	/
			ALL SUBSURFACE STORM DRAIN IS PUBLIC. OWNED AND OPERATED BY COA. POND, INLET AND INLET CONNECTOR PIPES ARE PRIVATE, OWNED AND OPERATED BY HOA				/	/	/
			** ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC				/	/	/

SR Sequence #	COA ORC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
		8" DIA	WATERLINE W/NEC. VALVES RHS, M/S & R/S	LOGIC LANE	PHASE BOUNDARY BETWEEN LOT 113/ LOT 114	PI R SQUARED WAY	/	/	/
		8" DIA	WATERLINE W/NEC. VALVES RHS, M/S & R/S	PI R SQUARED WAY	LOGIC LANE	CLEVER LANE	/	/	/
		8" DIA	WATERLINE W/NEC. VALVES RHS, M/S & R/S	DISCOVERY TRAIL	PHASE BOUNDARY M C SQUARED LANE	PI R SQUARED WAY	/	/	/
		8" DIA	WATERLINE W/NEC. VALVES RHS, M/S & R/S	WISDOM WAY	MENTOR LANE	PI R SQUARED WAY	/	/	/
		8" DIA	WATERLINE W/NEC. VALVES RHS, M/S & R/S	MENTOR LANE	TUTOR TRAIL	SCHOLASTIC TRAIL	/	/	/
		8" DIA	WATERLINE W/NEC. VALVES RHS, M/S & R/S	MENTOR LANE	20' WIL EASEMENT BETWEEN LOT 1 AND 212	INSIGHT LANE	/	/	/
		8" DIA	WATERLINE W/NEC. VALVES RHS, M/S & R/S	INSIGHT LANE	MENTOR LANE	PI R SQUARED WAY	/	/	/
		8" DIA	WATERLINE W/NEC. VALVES RHS, M/S & R/S	CLEVER LANE	PI R SQUARED WAY	MENTOR LANE	/	/	/
		8" DIA	WATERLINE W/NEC. VALVES RHS, M/S & R/S	LITERACY LANE	INSIGHT LANE	MENTOR LANE	/	/	/

SR Sequence #	COA ORC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
		8" DIA	SANITARY SEWER W/NEC. M/S & SERVICES	LOGIC LANE	LOT 120/121	PHASE BOUNDARY BETWEEN LOT 113/ LOT 114	/	/	/
		8" DIA	SANITARY SEWER W/NEC M/S & SERVICES	DISCOVERY TRAIL	LOT 134/135	PHASE BOUNDARY M C SQUARED LANE	/	/	/
		8" DIA	SANITARY SEWER W/NEC. M/S & SERVICES	WISDOM WAY	LOT 152/153	PHASE BOUNDARY M C SQUARED LANE	/	/	/
		8" DIA	SANITARY SEWER W/NEC. M/S & SERVICES	CLEVER LANE	LOT 175	MENTOR LANE	/	/	/
		8" DIA	SANITARY SEWER W/NEC. M/S & SERVICES	INSIGHT LANE	LOT 186	MENTOR LANE	/	/	/
		8" DIA	SANITARY SEWER W/NEC. M/S & SERVICES	LITERACY LANE	LOT 181	MENTOR LANE	/	/	/
		8" DIA	SANITARY SEWER W/NEC. M/S & SERVICES	MENTOR LANE	WISDOM WAY	INSIGHT LANE	/	/	/

SR Sequence #	COA ORC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
		18-24" DIA	RCP W/NEC. M/S, LATERALS & INLETS	MENTOR LANE	LONGPOINT AT LOT 205/208	POND 2	/	/	/
		18-24" DIA	RCP W/NEC. M/S, LATERALS & INLETS	MENTOR LANE	LOT 163	PHASE BOUNDARY TUTOR TRAIL	/	/	/
		LOWR	A FEMA LETTER OF MAP REVISION IS REQUIRED				/	/	/
		NOTE	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEE ALL SUBSURFACE STORM DRAIN IS PUBLIC WITH INLETS, PONDS AND HOA TRACTS BEING PRIVATE ALL SLOPES ON HOA TRACTS TO BE STABILIZED IN ACCORDANCE WITH STD SPEC 1012 OR BETTER ** ACTUAL SIZE TO BE DETERMINED BY HGL AT DRG				/	/	/

* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPAL. EXACT LOCATIONS TO BE DETERMINED AT DRG

INFRASTRUCTURE BOND (Procedure B)

Bond No. SPA150699 032

INFRASTRUCTURE IMPROVEMENT BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we Pulte Development of New Mexico, Inc. ("subdivider") a Michigan Limited Liability Company as "Principal", and SiriusPoint America Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of New York and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of SEVEN MILLION SIX HUNDRED FIFTY NINE THOUSAND ONE HUNDRED NINETY SIX AND 80/100 Dollars, (\$7,659,196.80), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Savio Ridge Subdivision, Phase 1, Infrastructure ("Subdivision"), City Project No. 650295; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision's Property: Infrastructure to be built with each home ("Improvements").

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Infrastructure Improvements Agreement entered into between Pulte Development of New Mexico, Inc. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on _____, 20_____, as Document Number _____, as amended by change order or amendments to the agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work hereinabove specified to be performed, all on or before _____, 20_____, ("the "Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

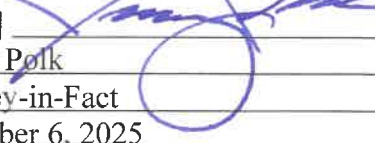
Bond No. SPA150699_032

IN WITNESS WHEREOF, this bond has been executed 6th day of November, 2025.

DEVELOPER

By [signature:] SEE ATTACHED
Name: Gregory S. Rives
Title: Assistant Treasurer
Dated: November 6, 2025

SURETY

By [signature:] 
Name: Jeremy Polk
Title: Attorney-in-Fact
Dated: November 6, 2025

*NOTE: Power of Attorney for Surety must be attached.



Executed this 6 day of November, 2025.

Pulte Development of New Mexico, Inc.

PRINCIPAL

A handwritten signature in blue ink, appearing to read "G. S. Rives", is written over a horizontal line.

BY: Gregory S. Rives, Assistant Treasurer

Notary Attached

ACKNOWLEDGEMENT BY PRINCIPAL

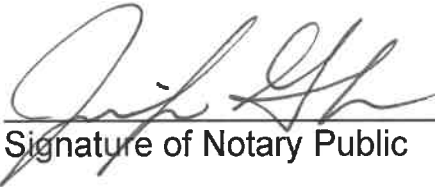
STATE OF GEORGIA)

) ss.

COUNTY OF BARTOW)

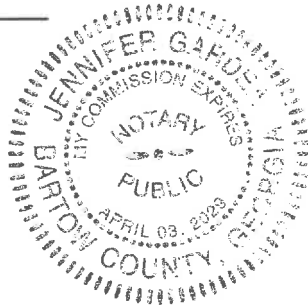
This record was acknowledged before me on November 6, 2025, appeared Gregory S. Rives as Assistant Treasurer of Pulte Development of New Mexico, Inc., who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.



Signature of Notary Public

(s)
Jennifer Gardea
Notary Public State of Georgia



My Commission Expires: April 3, 2029

**POWER OF ATTORNEY
SIRIUSPOINT AMERICA INSURANCE COMPANY
NEW YORK**

USIPHO01_0524

KNOW ALL MEN BY THESE PRESENTS: That SiriusPoint America Insurance Company (the "Company"), a New York corporation, having its principal office in the City of New York, pursuant to the following Resolution, which was adopted on August 27, 2024 by Unanimous Written Consent of the Board of the Directors of the Company, to wit:

RESOLVED, that the President, Senior Vice President, Chief Financial Officer, Secretary or the Assistant Secretary is hereby authorized to execute Powers of Attorney appointing as attorneys-in-fact selected employees of certain surety companies who shall have the power for and on behalf of the Company to execute and affix the seal of the Company to surety contracts as surety. Such authority can be executed by use of facsimile signature.

Does hereby nominate, constitute and appoint:

Jeremy Polk, Matthew Erra, Sam Caringi

Its true and lawful agent and attorney-in-fact, to make, execute, seal and deliver for and on its behalf, and its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship (NOT INCLUDING bonds without a fixed penalty or financial guarantee) and to bind the Company thereby as fully and to the same extent as of same were signed by the duly authorized officers of the Company, provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$63,971,000 single bond limit

All acts of said attorneys-in-fact pursuant to the authorities herein given are hereby ratified and confirmed. The President, Senior Vice President, Chief Financial Officer, Secretary or Assistant Secretary may from time to time and at any time remove such appointee and remove the power given to him or her.

The execution of such bonds or undertakings in pursuance of these presents, within one year of the date of these present, shall be binding under said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in New York, New York, in their own proper persons.

IN WITNESS WHEREOF, SiriusPoint America Insurance Company has caused its corporate seal to be hereunto affixed and these presents to be signed by its President this tenth day of October, 2024.



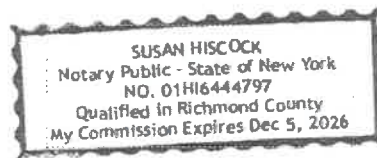
SiriusPoint America Insurance Company


Paul Mihulka
President

State of New York
County of New York

On this tenth day of **October 2024**, before me a Notary Public of the State of New York, in and for the County of New York, duly commissioned and qualified, came Paul Mihulka, President, of SiriusPoint America Insurance Company, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and acknowledged the execution of the same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

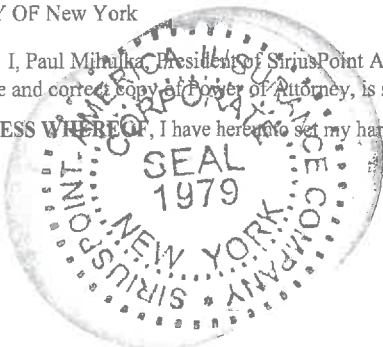



Notary Public
My Commission expires **Dec. 5, 2026**

STATE OF New York
COUNTY OF New York

I, Paul Mihulka, President of SiriusPoint America Insurance Company, a New York corporation, do hereby certify that the above and foregoing is a full, true and correct copy of Power of Attorney, is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the **6th** day of **November**, 20 **25**




Paul Mihulka
President

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1659493

Product	Name	Extended
AMND	Amendment	\$25.00
	# Pages	19
	Document #	2025094983
	# Of Entries	0
Total		\$25.00

Tender (Check) \$25.00
Check# 1822
Paid By brian r anderson

Thank You!

11/24/25, 9:39 AM MST abriggs

CONTRACT CONTROL FORM

PROJECT: 650295
CCN: 2026 AGR 123623
(New/Existing) Existing

CONTACT PERSON: David Jones

11A-2025-00067

11/19/25

Type of Paperwork IIA B Amendment
Project Name/Description
(From CTS): Savio Ridge Phase 1
Developer/Owner/Vendor Pulte Development of New Mexico, Inc.

Contract Amount \$7,659,196.80 Contract Period: 10/28/2025 - 9/6/2027

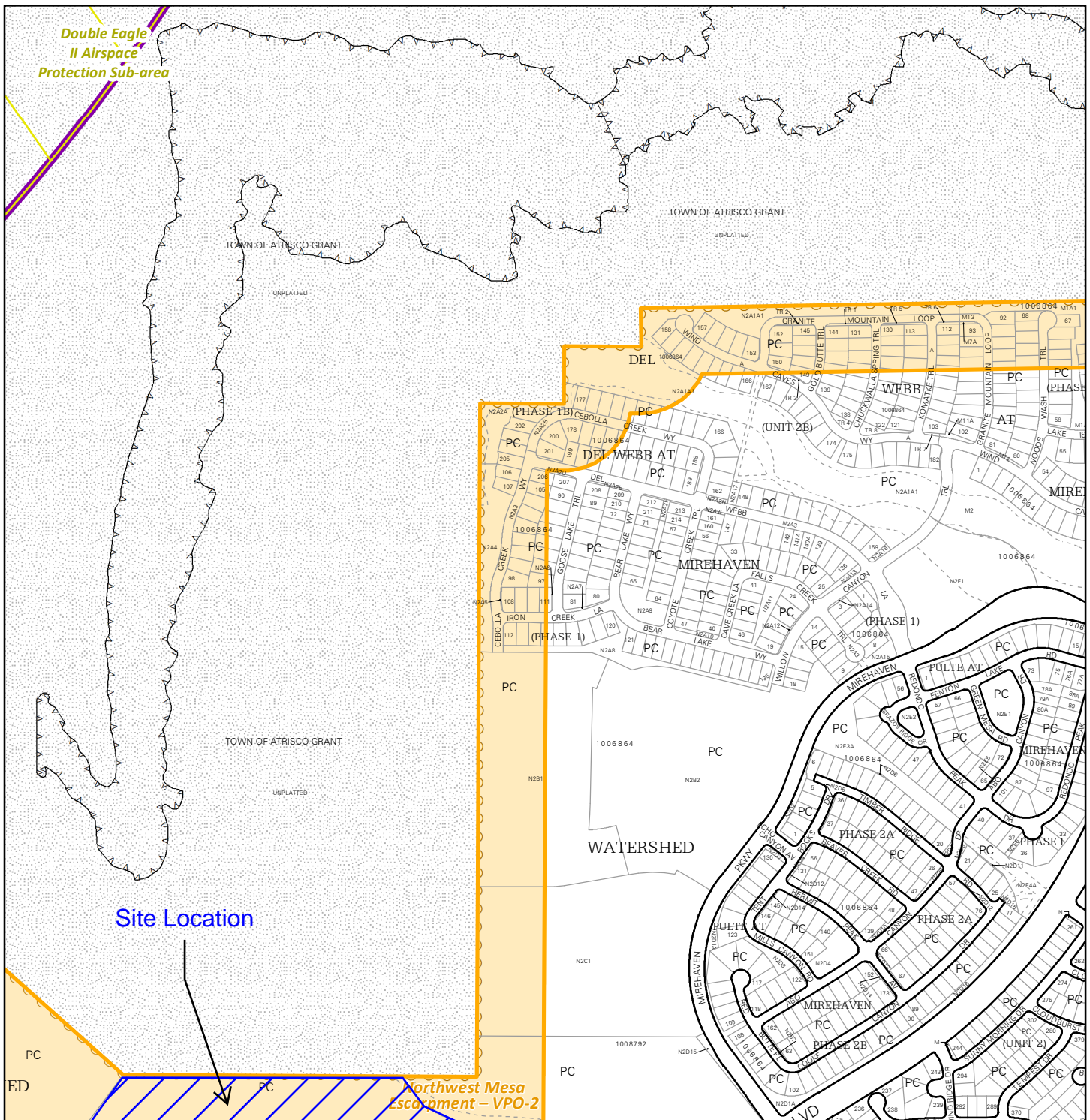
FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

	Approved By	Approval Date
DRC Manager	<u>KV</u> <small>Initial</small>	<u>11/20/2025 9:55 AM MST</u>
Legal Department	<u>[Signature]</u>	<u>11/20/2025 12:52 PM MST</u>
City Engineer	<u>[Signature]</u>	<u>11/24/2025</u>
Hydrology Engineer	<u> </u>	<u> </u>
Transportation Engineer	<u> </u>	<u> </u>
Construction Engineer	<u> </u>	<u> </u>
OTHER: <u>CAO</u>	<u> </u>	<u> </u>

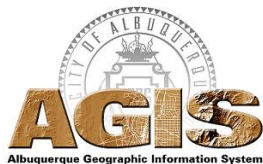
DISTRUBUTION:

 Date: By:
Received by City clerk

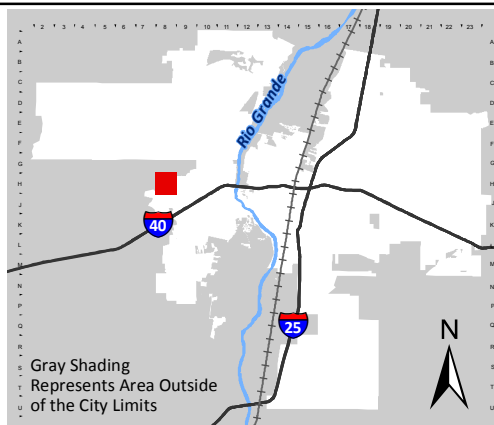


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

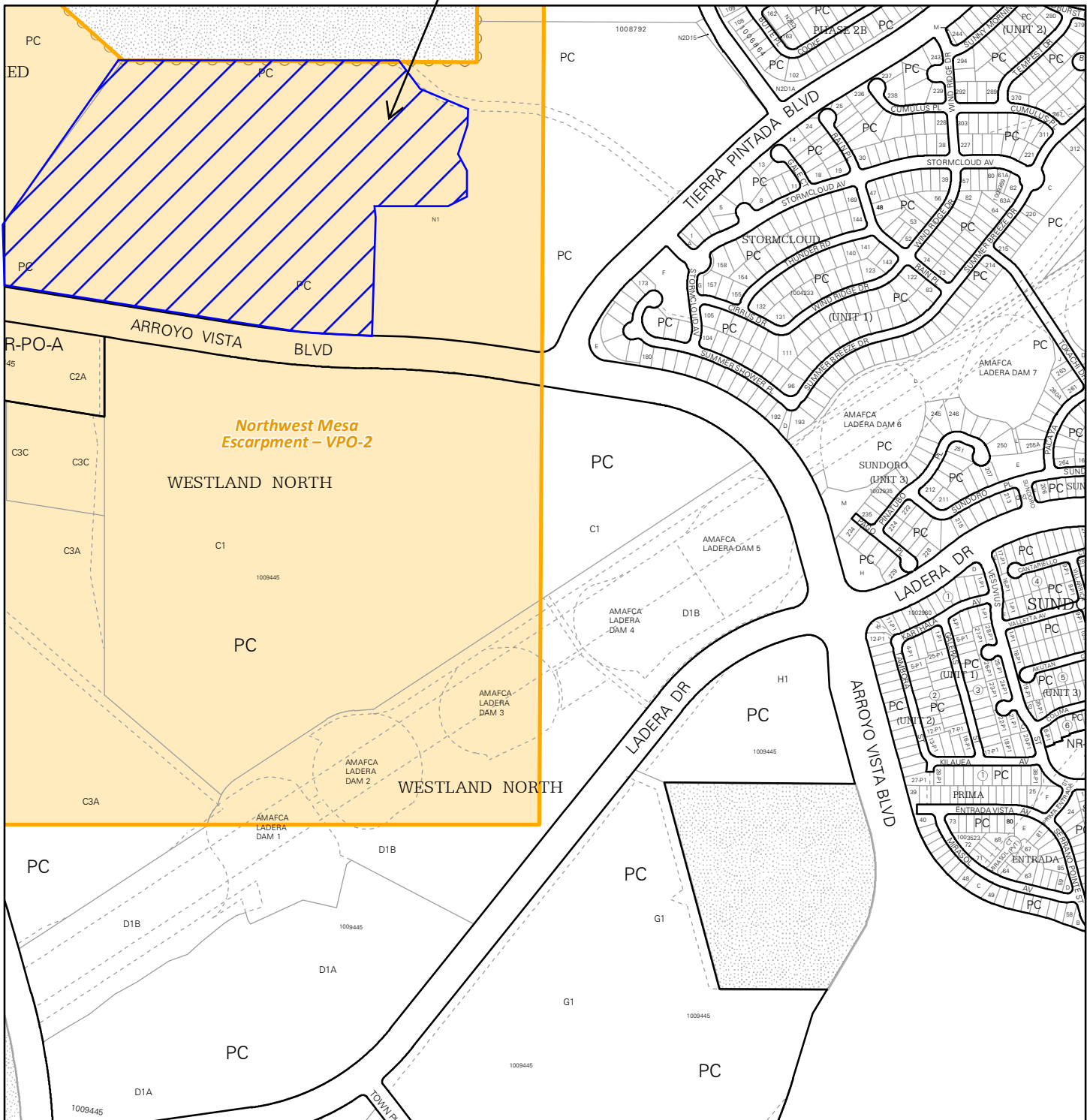


Zone Atlas Page:
H-08-Z

- 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

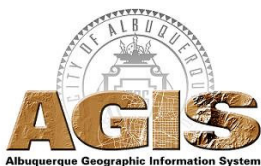
0 250 500 1,000 Feet

Site Location

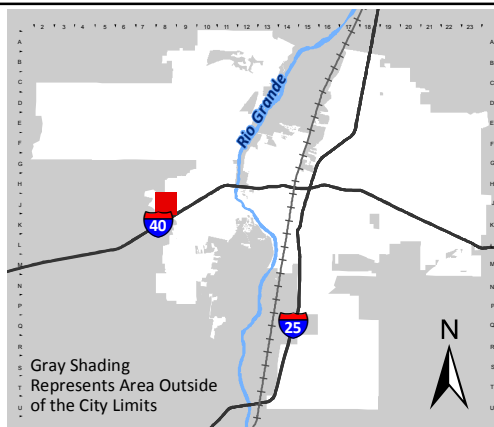


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IDO Zone Atlas May 2018

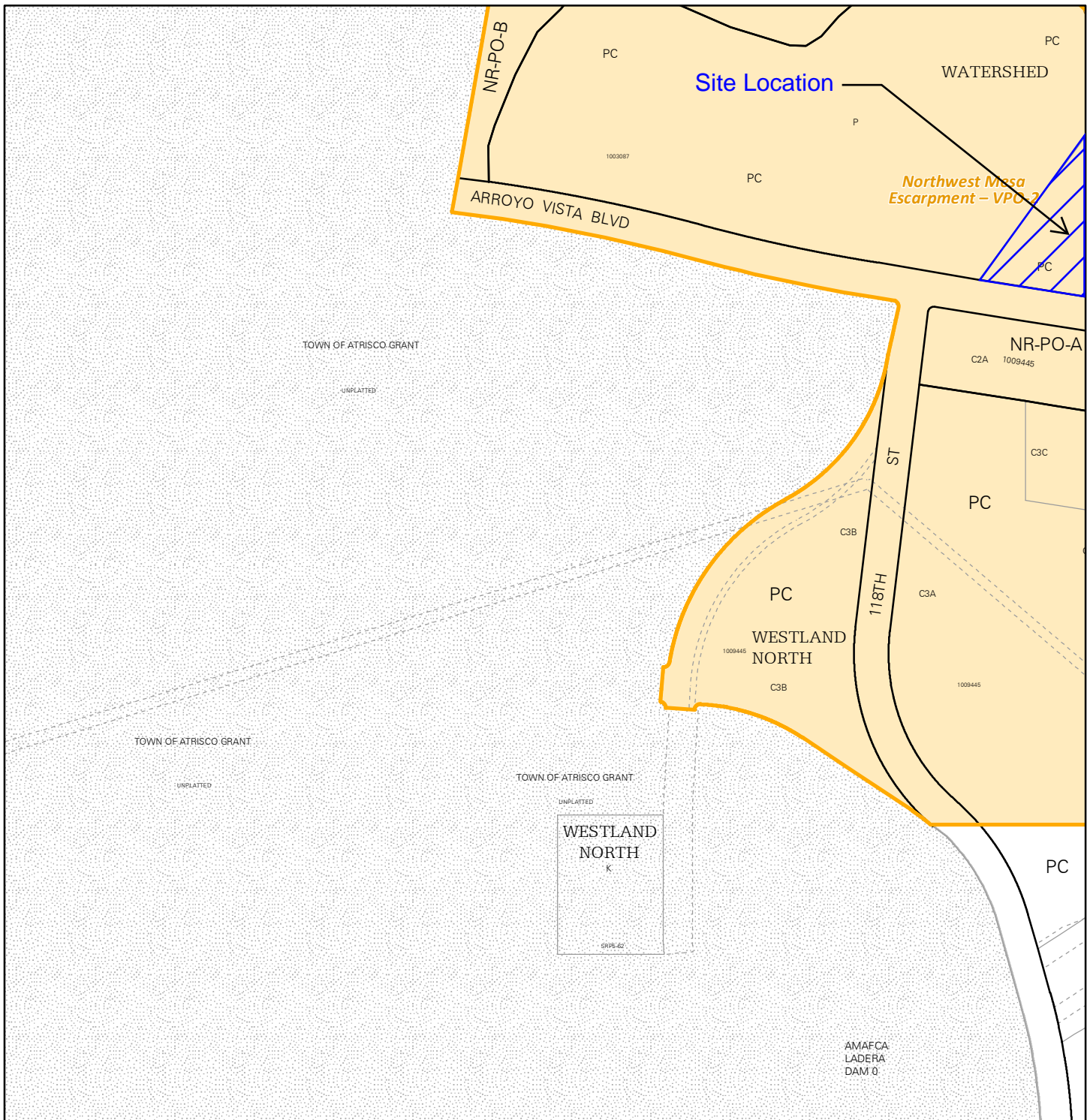


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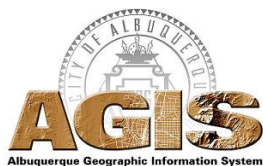
Zone Atlas Page:
J-08-Z

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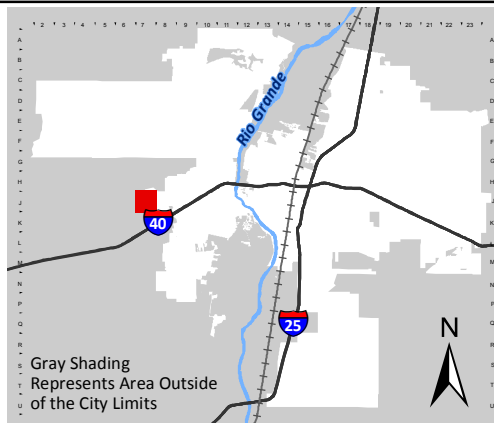


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IDO Zone Atlas May 2018



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Zone Atlas Page:
J-07-Z

