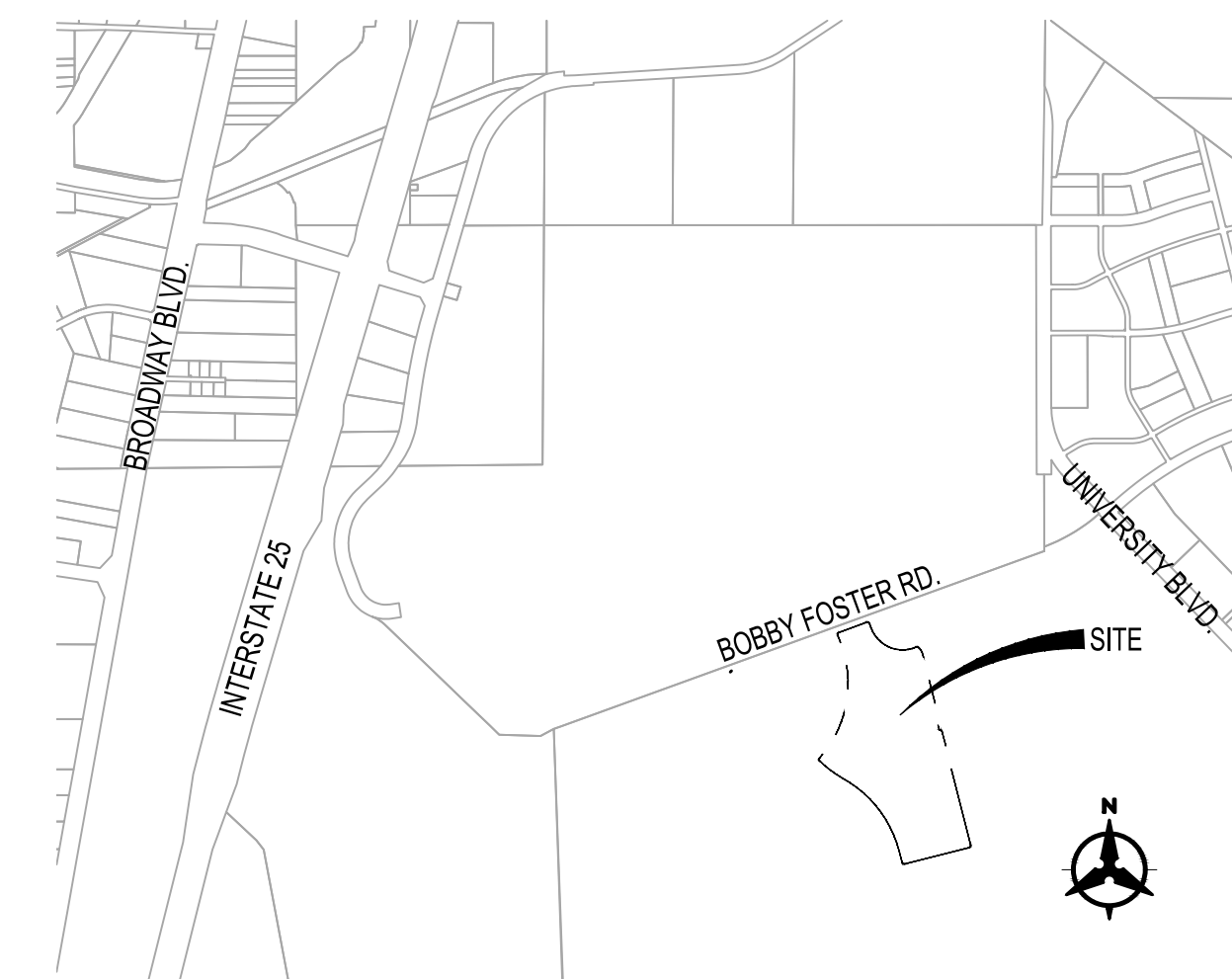


PRELIMINARY PLAT  
ARTISTE SUBDIVISION  
PHASE 1

(A REPLAT OF ARTISTE SUBDIVISION)  
PROJECTED SECTION 21 & 22  
TOWNSHIP 9 NORTH, RANGE 3 EAST,  
TOWN OF ATRISCO GRANT

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2025



VICINITY MAP (ZONE ATLAS R-15-Z, S-15-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 PC'S, PT'S, 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

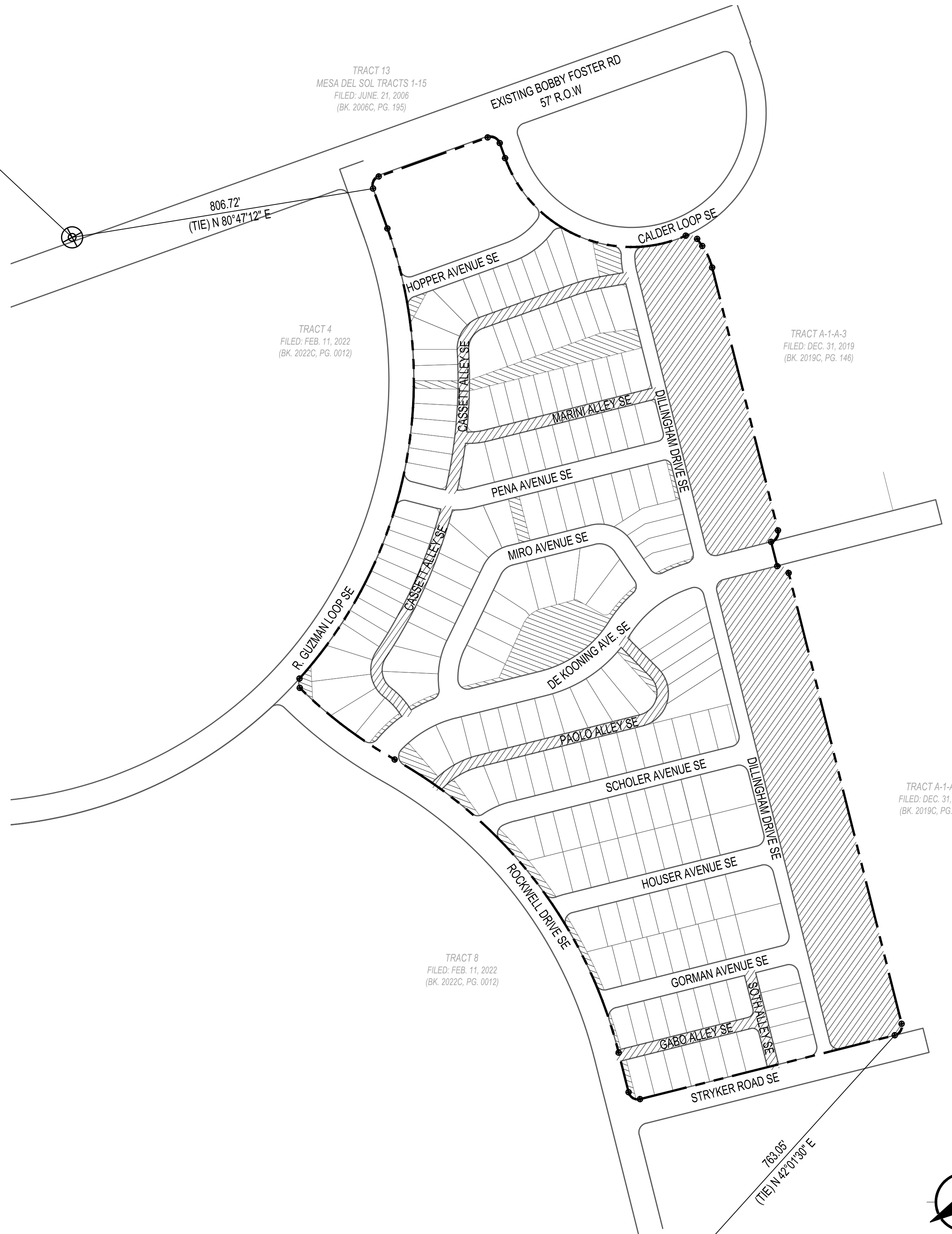
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL 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 21 & 22, TOWNSHIP 9 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN AS PROJECTED INTO THE TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

ASC ALUMINUM DISK STAMPED "4-R15 2006"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
N = 1,451,193.721 U.S. SURVEY FEET  
E = 1,526,090.858 U.S. SURVEY FEET  
GROUND TO GRID FACTOR = 0.999664595  
DELTA ALPHA = -00°13'07.94"  
NAVD 88 ELEVATION = 5,316.680 (U.S. SURVEY FT)



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

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.

ASC ALUMINUM DISK STAMPED "3-S15 2006"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
N = 1,448,515.655 U.S. SURVEY FEET  
E = 1,527,755.892 U.S. SURVEY FEET  
GROUND TO GRID FACTOR = 0.999664205  
DELTA ALPHA = -00°12'56.26"  
NAVD 88 ELEVATION = 5,315.718 (U.S. SURVEY FT)

CSI-Cartesian Surveys Inc.  
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 10/20/25  
BRIAN J. MARTINEZ  
N.M.R.P.S. NO. 18374

APPROVED FOR MONUMENTATION AND STREET NAMES

*Dan P.S.* for Loren Risenhoover  
CITY SURVEYOR DATE 9/11/2025



Preliminary only  
(not to be filed)

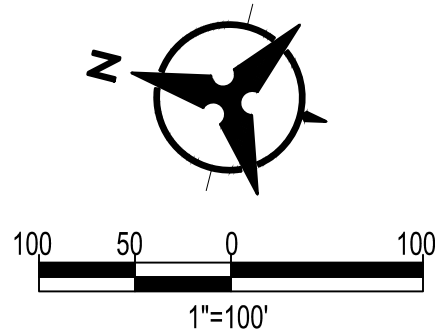
Bohannon & Huston  
www.bhinc.com 800.877.5332



Line Table		
Line #	Length	Direction
L1	108.019	S14° 03' 53.04"E
L2	112.416	S19° 47' 52.19"E
L3	306.216	S70° 17' 19.50"W
L4	41.929	N19° 46' 15.67"W
L5	23.229	N35° 21' 21.88"W
L6	717.268	N14° 03' 53.24"W
L7	66.000	N14° 03' 53.24"W
L8	1229.971	N14° 03' 53.24"W
L9	694.923	N75° 56' 07.17"E

CURVE TABLE				
ID	RADIUS	ARC	DELTA	TANGENT
C1	25.00'	39.27'	90° 00' 00"	25.00'
C2	1233.00'	1003.74'	46° 38' 32"	531.55'
C3	1167.00'	315.61'	15° 29' 43"	158.77'
C4	18.13'	27.32'	86° 20' 59"	17.01'
C5	1183.00'	1159.72'	56° 10' 05"	631.24'
C6	1183.00'	114.34'	5° 32' 16"	57.22'
C7	25.00'	39.31'	90° 05' 12"	25.04'
C8	25.00'	39.24'	89° 56' 25"	24.97'
C9	355.88'	583.38'	93° 55' 18"	381.11'
C10	25.00'	34.18'	78° 20' 12"	20.37'
C11	169.50'	62.99'	21° 17' 29"	31.86'
C12	25.00'	39.27'	90° 00' 00"	25.00'
C13	25.00'	39.27'	90° 00' 00"	25.00'
C14	25.00'	39.27'	90° 00' 00"	25.00'

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



# PRELIMINARY PLAT ARTISTE SUBDIVISION PHASE 1

(A REPLAT OF ARTISTE SUBDIVISION)  
PROJECTED SECTION 21 & 22  
TOWNSHIP 9 NORTH, RANGE 3 EAST,  
TOWN OF ATRISCO GRANT

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2025

**Bohannon**  **Huston**  
www.bhinc.com 800.877.5332

LEGAL DESCRIPTION:

TRACT '1' OF THE BULK LAND PLAT FOR ARTISTE SUBDIVISION WITHIN PROJECTED SECTION 21 AND 22, TOWNSHIP 9 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRIME 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 '1' = 51.02 ACRES

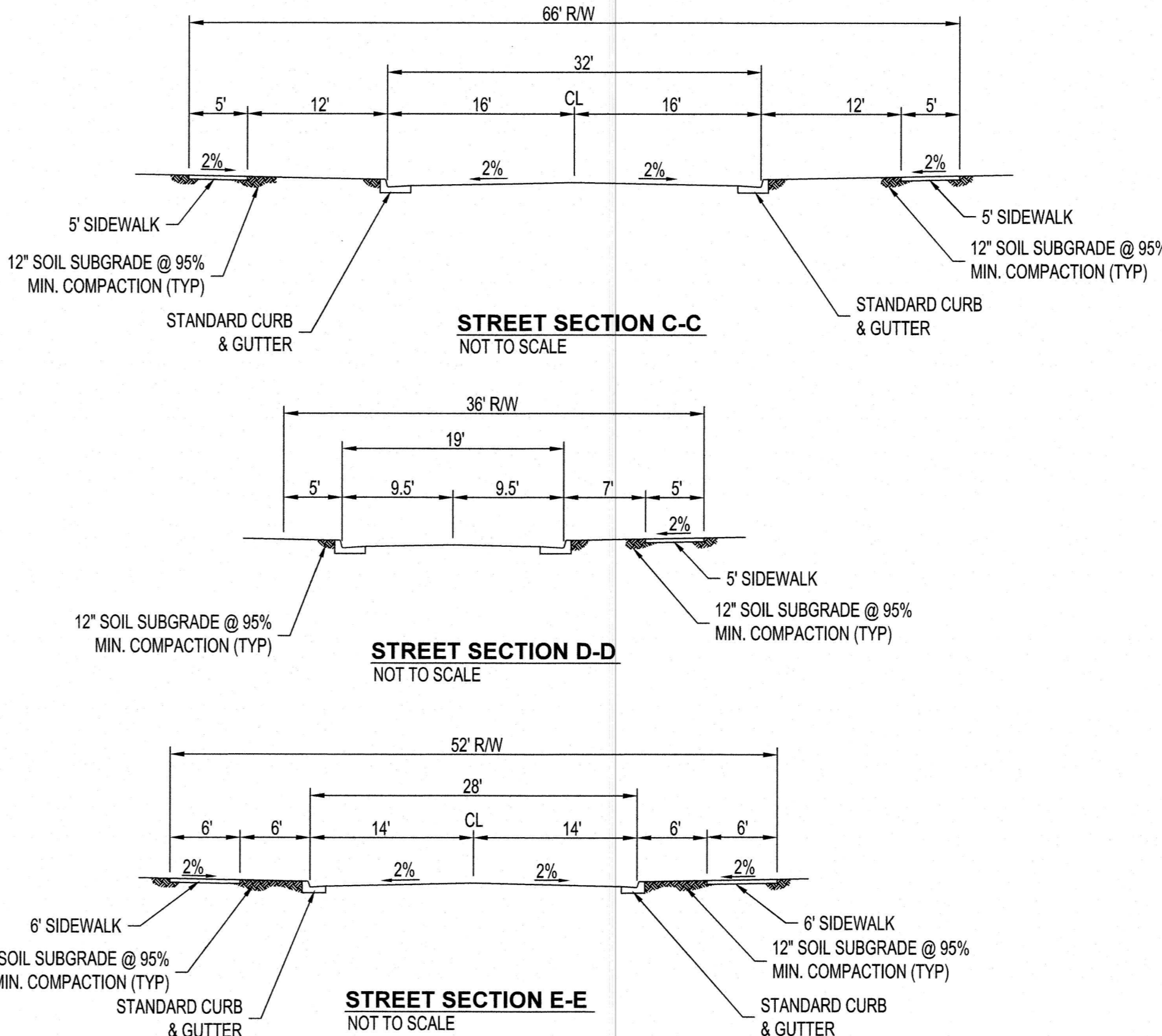
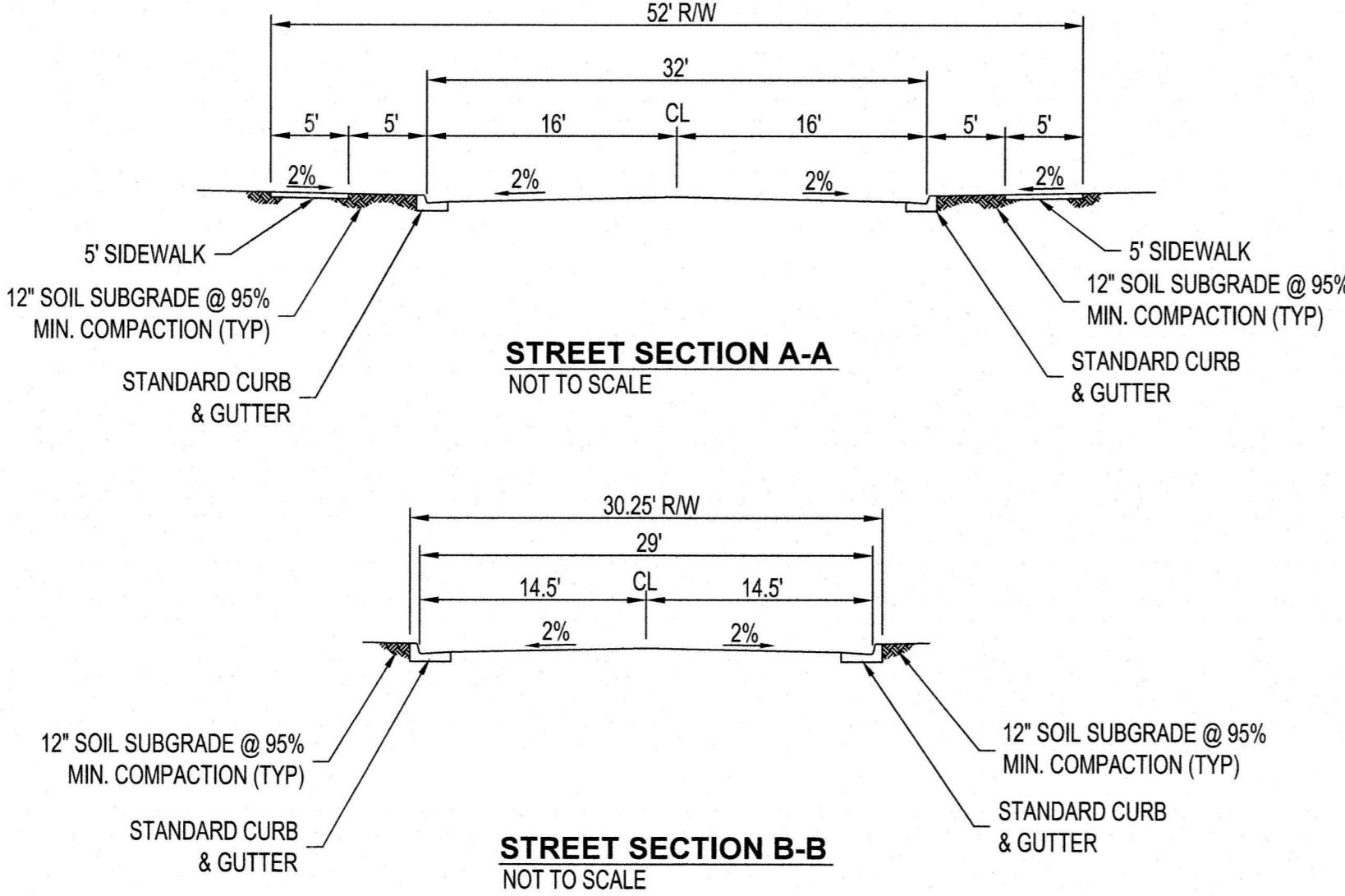
ACREAGE:

TRACT '1' = 0.0392 Acres  
TRACT '2' = 0.0566 Acres  
TRACT '3' = 0.0451 Acres  
TRACT '4' = 0.0225 Acres  
TRACT '5' = 0.0170 Acres  
TRACT '6' = 0.1028 Acres  
TRACT '7' = 0.0670 Acres  
TRACT '8' = 0.1021 Acres  
TRACT '9' = 0.0706 Acres  
TRACT '10' = 0.0173 Acres  
TRACT '11' = 0.0350 Acres  
TRACT '12' = 0.1216 Acres  
TRACT '13' = 0.5220 Acres  
TRACT '14' = 0.0238 Acres  
TRACT '15' = 0.0186 Acres  
TRACT '16' = 0.8341 Acres  
TRACT '17' = 0.0583 Acres  
TRACT '18' = 2.3375 Acres  
TRACT '19' = 3.7410 Acres  
TRACT '20' = 5.7512 Acres  
TRACT '21' = 0.0820 Acres  
TRACT '22' = 0.9780 Acres (PRIVATE ALLEY)  
TRACT '23' = 0.4366 Acres (PRIVATE ALLEY)  
TRACT '24' = 0.6001 Acres (PRIVATE ALLEY)  
TRACT '25' = 0.4553 Acres (PRIVATE ALLEY)

NUMBER OF LOTS:  
PHASE 1 = 185

PROPOSED DENSITY: 7.05 D.U./ACRE

3. MINIMUM LOT DIMENSIONS: 40'x110'  
MINIMUM LOT AREA: 4,400 SF
4. LOT SETBACKS:  
FRONT: 10'  
SIDE: 10'  
REAR: 4'
5. PROPOSED SOLAR ACCESS PROVISIONS,  
SHALL BE IN ACCORDANCE WITH INTEGRATED DEVELOPMENT  
ORDINANCE 14-16-5-10.
6. THE H.O.A. SHALL MAINTAIN ALL TRAILS LOCATED  
WITHIN H.O.A. TRACTS AND ITS CONNECTIONS TO  
ANY PUBLIC OWNED AND MAINTAINED  
SIDEWALK / TRAIL.
7. TRACTS '1' - '21' CONTAIN A PUBLIC PEDESTRIAN AND PUBLIC  
DRAINAGE EASEMENT GRANTED TO THE H.O.A. SEE THIS SHEET  
FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP  
AND MAINTENANCE RESPONSIBILITY



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. SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

BY: *Steve B. Chavez*  
Steve B. Chavez,  
MDS INVESTMENTS, LLC a new mexico limited liability company

STATE OF NEW MEXICO  
NOTARY PUBLIC  
Kimberly Diane Legan  
Commission No. 1138659  
August 30, 2026

STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 22<sup>nd</sup> DAY OF October, 2025  
BY Steve B. Chavez, MDS INVESTMENTS, LLC

MY COMMISSION EXPIRES August 30, 2026 *Kimberly Diane Legan*  
NOTARY PUBLIC

# PRELIMINARY PLAT ARTISTE SUBDIVISION PHASE 1

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