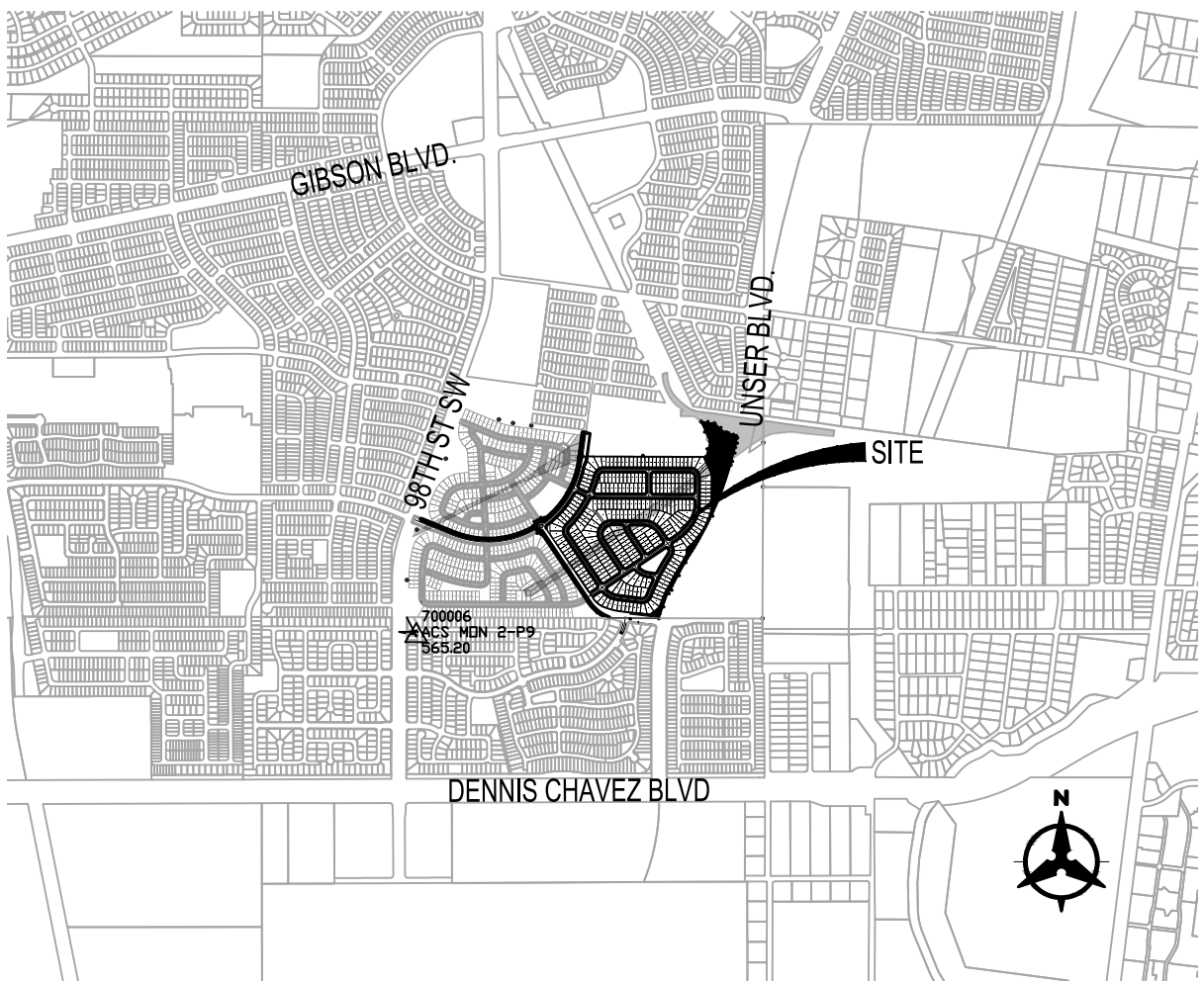


PRELIMINARY PLAT
TA LANDS SUBDIVISION PHASE 1
TRACT 1

(A REPLAT OF TA LANDS SUBDIVISION)
PROJECTED SECTION 4, TOWNSHIP 9
NORTH, RANGE 2 EAST, TOWN OF
ATRISCO GRANT

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2025



VICINITY MAP (ZONE ATLAS N-09-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 SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN AS PROJECTED INTO THE TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

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

12/4/25
DATE



APPROVED FOR MONUMENTATION AND STREET NAMES

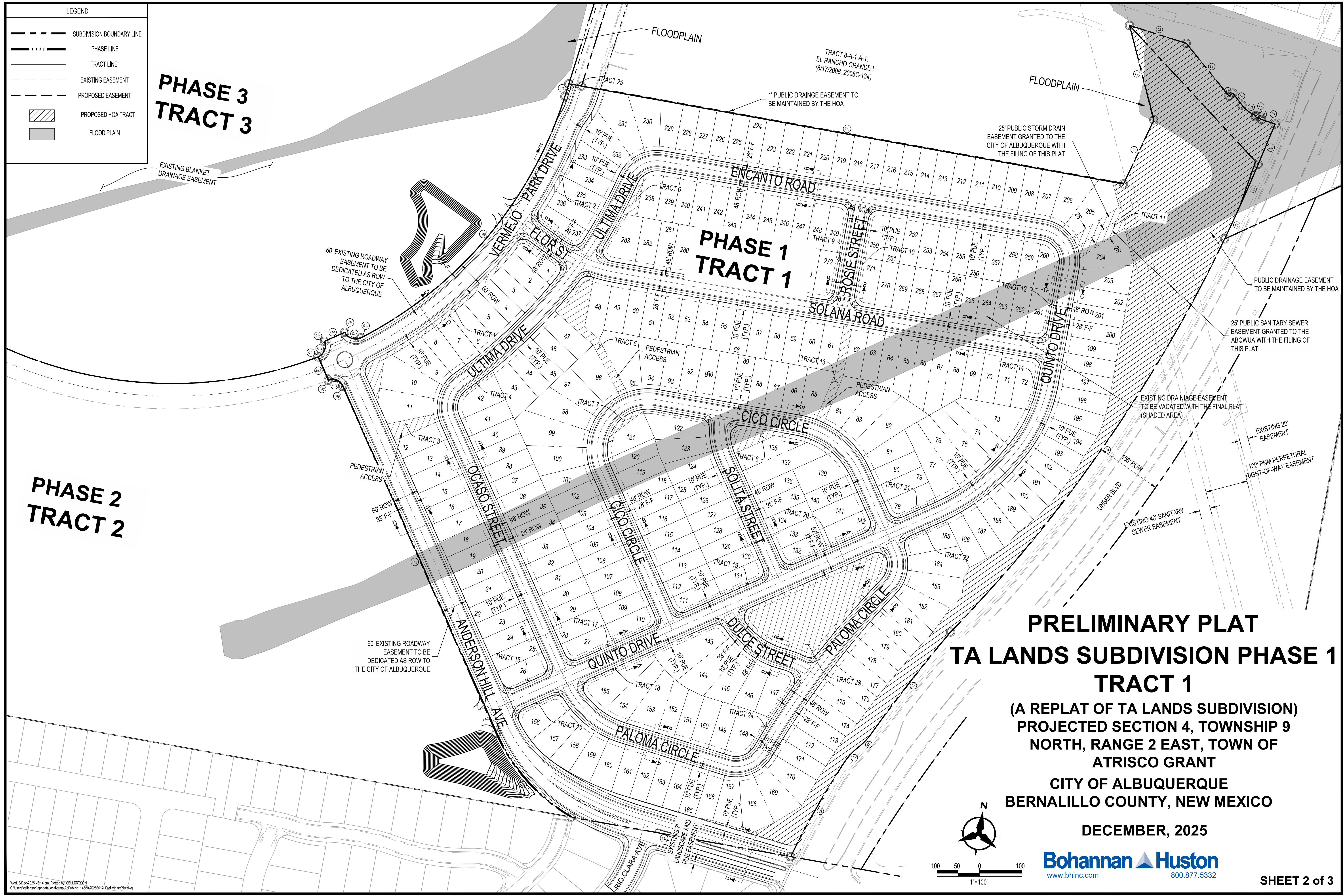
CITY SURVEYOR DATE

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

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.

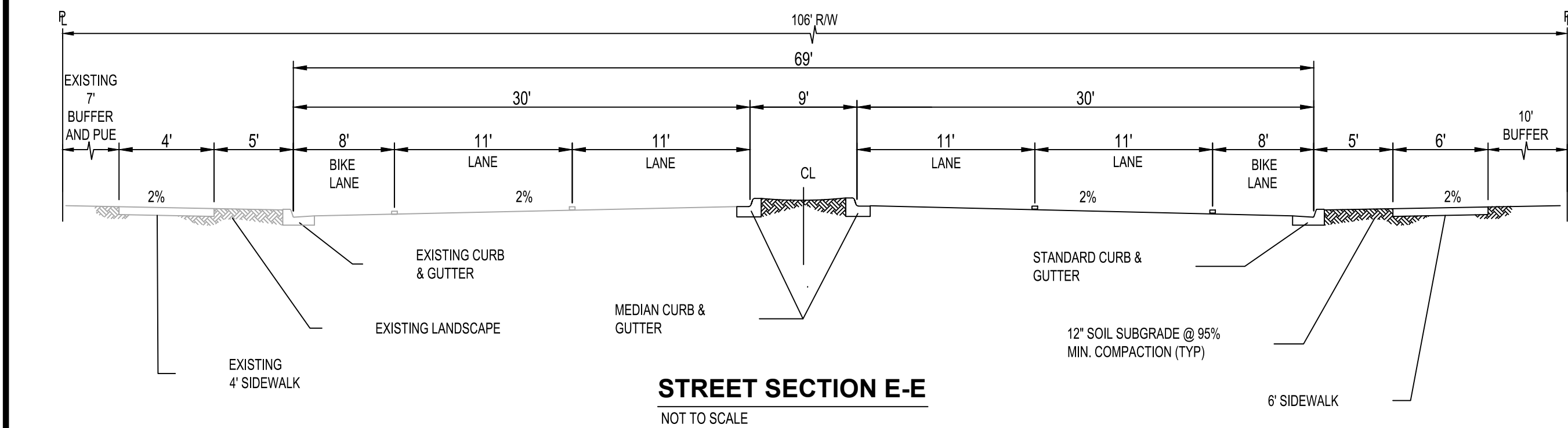
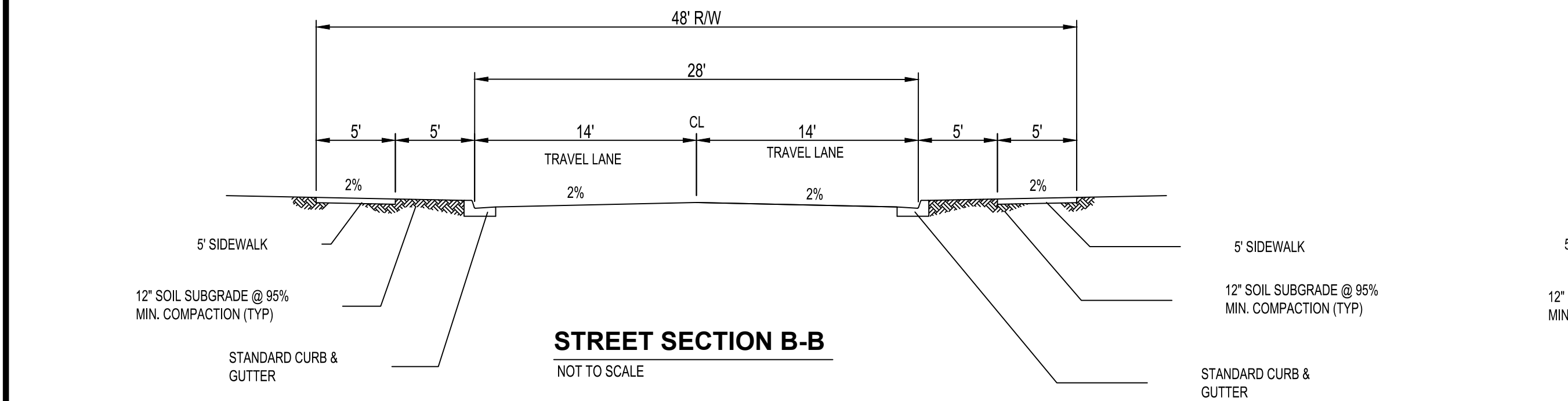
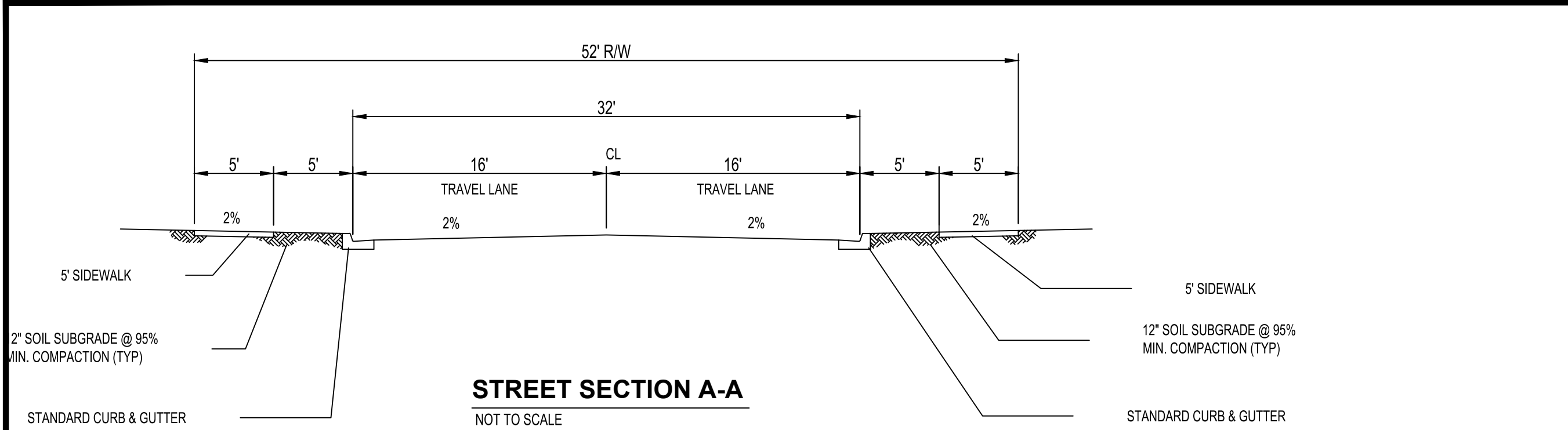
ACS Monument "2_P9"
NAD 1983 CENTRAL ZONE
X=1494599.151 *
Y=1464676.438 *
Z=5056.962 * (NAVD 1988)
G-C=0.999686399
Mapping Angle=-0°16'46.36"
*U.S. SURVEY FEET



Wed, 3-Dec-2025 - 6:14 pm. Plotted by: CSE/LESTERSON
C:\Users\colleen\appdata\local\temp\AP\PlotArea_1438022269142_Preliminary\Plot.dwg

PRELIMINARY PLAT
TA LANDS SUBDIVISION PHASE 1
TRACT 1
(A REPLAT OF TA LANDS SUBDIVISION)
PROJECTED SECTION 4, TOWNSHIP 9
NORTH, RANGE 2 EAST, TOWN OF
ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2025

Bohannon & Huston
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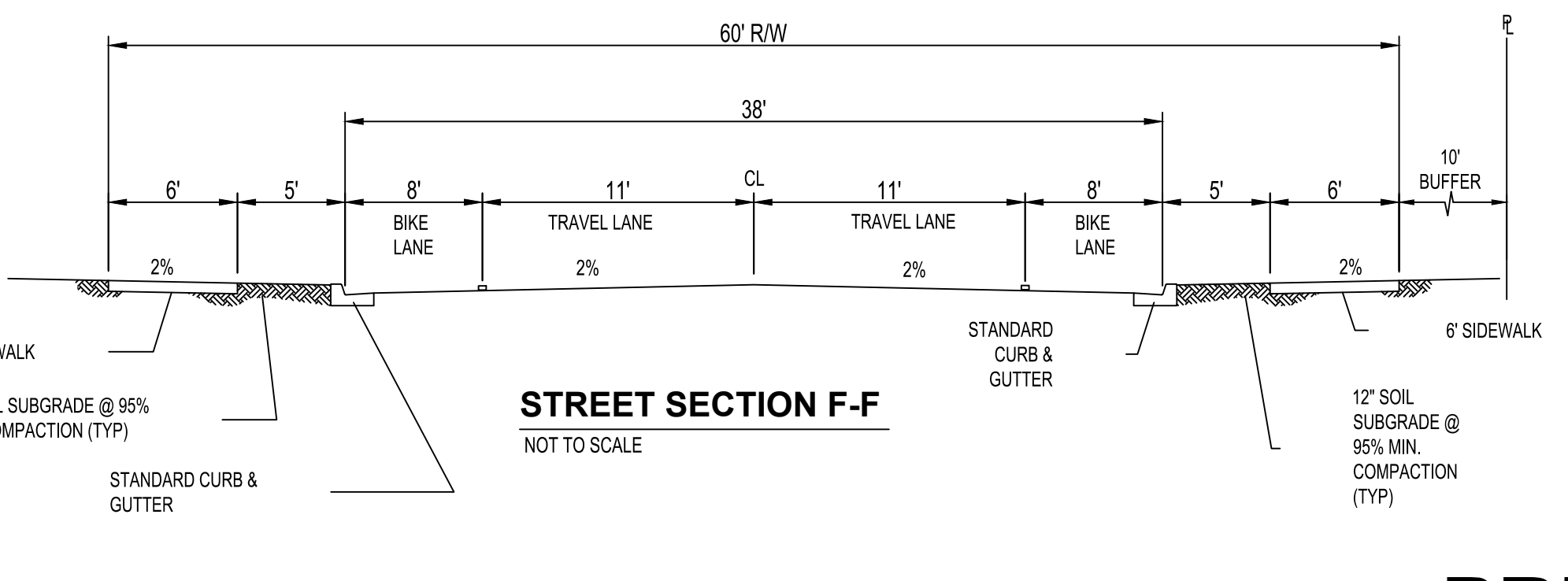
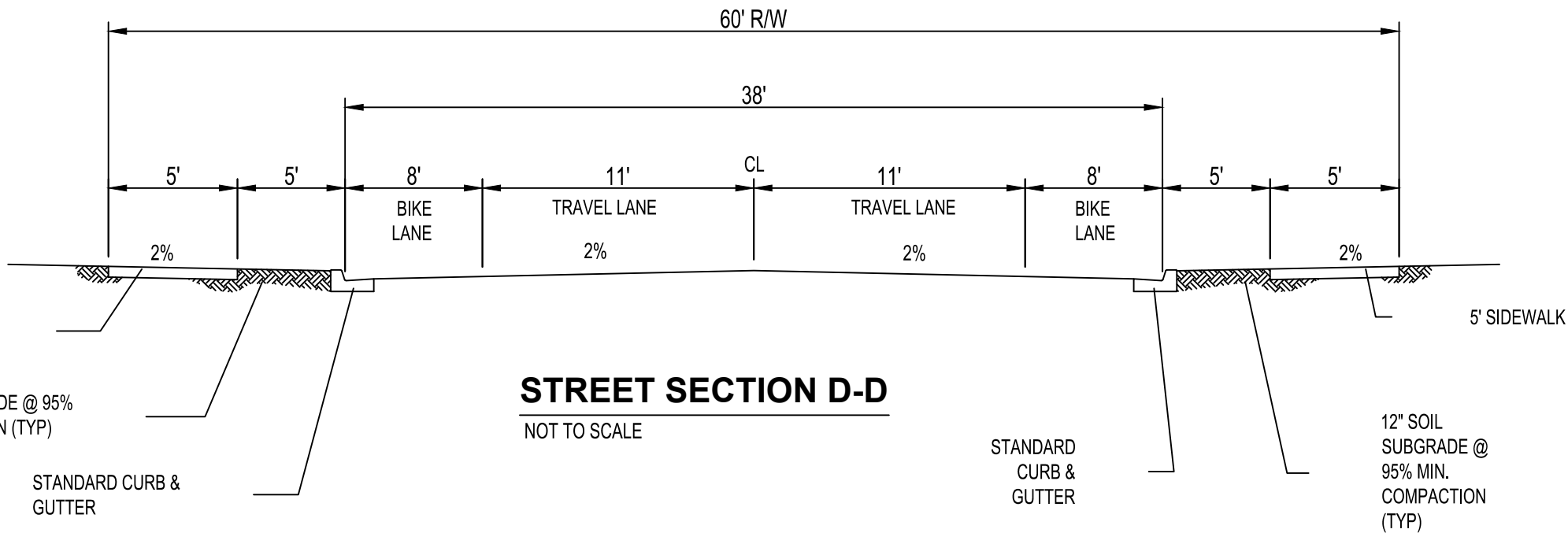
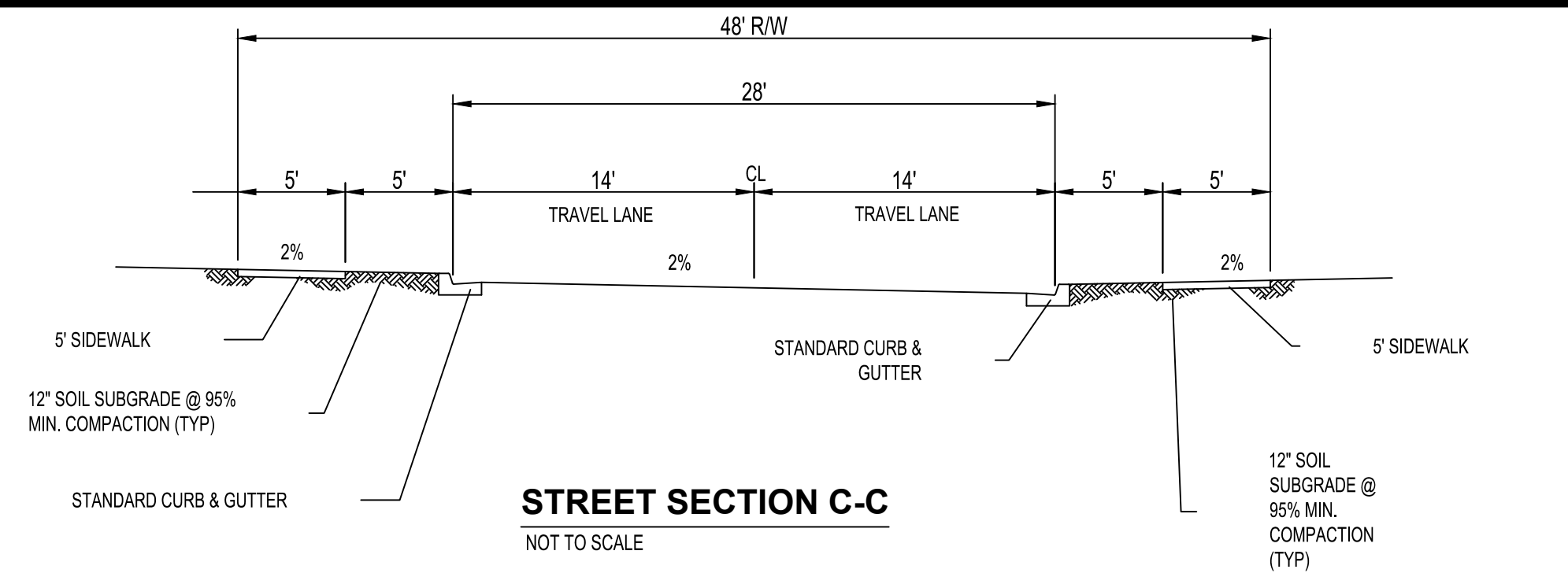
ABCWUA PUBLIC WATER & SANITARY SEWER EASEMENTS:

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.



LEGAL DESCRIPTION:

TRACT '1' OF THE BULK LAND PLAT FOR TA LANDS SUBDIVISION WITHIN PROJECTED SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 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

- EXISTING ZONING: R1-A
PROPOSED ZONING: R1-A
- TOTAL ACREAGE:
EXISTING TRACT '1' = 55.1202 ACRES
- MINIMUM LOT DIMENSIONS: 40'X110'
MINIMUM LOT AREA: 4,400 SF
- LOT SETBACKS:
FRONT: 15'
SIDE: 5'
REAR: 15' PROVIDED
REAR: 10' MINIMUM FOR ZONE R1-A

ACREAGE:

TRACT '1' = 0.1721 ACRES
TRACT '2' = 0.0903 ACRES
TRACT '3' = 0.0806 ACRES
TRACT '4' = 0.0098 ACRES
TRACT '5' = 0.2252 ACRES
TRACT '6' = 0.0549 ACRES
TRACT '7' = 0.0549 ACRES
TRACT '8' = 0.1123 ACRES
TRACT '9' = 0.0230 ACRES
TRACT '10' = 0.0230 ACRES
TRACT '11' = 0.1424 ACRES
TRACT '12' = 0.0205 ACRES
TRACT '13' = 0.1095 ACRES
TRACT '14' = 0.0124 ACRES
TRACT '15' = 0.0120 ACRES
TRACT '16' = 0.0101 ACRES
TRACT '17' = 0.0230 ACRES
TRACT '18' = 0.0384 ACRES
TRACT '19' = 0.0231 ACRES
TRACT '20' = 0.0228 ACRES
TRACT '21' = 0.0119 ACRES
TRACT '22' = 0.0118 ACRES
TRACT '23' = 0.9090 ACRES
TRACT '24' = 0.0219 ACRES
TRACT '25' = 0.0108 ACRES

NUMBER OF LOTS:

PHASE 1 = 283

PROPOSED DENSITY: 5.13 D.U./ACRE

LINE TABLE		
ID	BEARING	LENGTH
L1	N15°22'52"E	167.05'
L2	N24°28'35"W	230.10'
L3	S82°30'15"E	140.35'
L4	S48°58'33"E	160.40'
L5	N40°56'52"E	11.54'
L6	S47°08'52"E	35.32'
L7	S16°09'02"W	2.85'
L8	S75°55'49"E	16.47'
L9	S81°27'31"E	33.86'
L10	S12°49'49"W	110.43'
L11	N89°48'16"W	525.95'
L12	N33°49'49"W	894.86'
L13	N33°41'29"W	60.08'
L14	N56°05'26"E	52.00'
L15	N07°30'46"E	29.80'
L16	S89°45'50"E	1328.43'

PRELIMINARY PLAT TA LANDS SUBDIVISION PHASE 1 TRACT 1

(A REPLAT OF TA LANDS SUBDIVISION)
PROJECTED SECTION 4, TOWNSHIP 9
NORTH, RANGE 2 EAST, TOWN OF
ATRISCO GRANT

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2025

Bohannon & Huston
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SHEET 3 of 3

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: _____
BEN SPENCER, MANAGER
TA LANDS COMPANY, LLC
TITAN PROPERTY MANAGEMENT, LLC ITS MANAGER

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____, 20____
BY BEN SPENCER, TA LAND COMPANY, LLC
MY COMMISSION EXPIRES _____
NOTARY PUBLIC

CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	41.16'	81.22'	29°02'05"	21.03'
C2	101.63'	3876.54'	01°30'07"	50.82'
C3	83.91'	3876.54'	01°14'25"	41.96'
C4	1137.02'	3522.00'	18°29'49"	573.50'
C5	302.51'	3678.00'	04°42'45"	151.34'
C6	43.26'	150.00'	16°31'30"	21.78'
C7	49.71'	150.00'	18°59'23"	25.09'
C8	254.98'	2082.00'	07°01'01"	127.65'
C9	269.19'	429.28'	35°55'43"	139.19'
C10	19.70'	25.00'	45°09'36"	10.40'
C11	1.70'	53.00'	01°50'16"	0.85'
C12	19.04'	25.00'	43°38'17"	10.01'
C13	20.43'	25.00'	46°48'48"	10.82'
C14	2.56'	53.00'	02°46'00"	1.28'
C15	21.45'	25.00'	49°10'04"	11.44'
C16	21.45'	25.00'	49°10'04"	11.44'
C17	2.47'	53.00'	02°40'30"	1.24'
C18	20.44'	24.72'	47°22'31"	10.84'
C19	766.44'	970.00'	45°16'18"	404.48'