



Is PRIVATE FACILITY DRAINAGE COVENANT

PROJECT NAME: AUTOZONE – PASEO DEL NORTE & UNIVERSE BLVD
HYDROTRANS NUMBER: B10D003C3A

This Drainage Covenant (“Covenant”), between **AUTOZONE STORES LLC** (“Owner”), whose address is **123 S FRONT STREET FLOOR 3RD MEMPHIS TN 38103-3607** and whose telephone number is **(901)495-6500** and the City of Albuquerque, a New Mexico municipal corporation (“City”), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date the City Engineer signs this Covenant.

1. Recital. Owner is the current owner of certain real property described as:

**TR H-11 PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUARE
ATVENTANA RANCH A REPLAT OF TRACT H-A VENTANA RANCHCONT
1.0858 AC**

in Bernalillo County, New Mexico (the “Property”). (Give legal description and filing information).

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities (“Drainage Facility”) on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facilities. Owner shall construct the following “Drainage Facility” within the Property at Owner’s sole expense in accordance with the standard plans and specifications approved by the City pursuant to Drainage File No.

HYDROTRANS DOCUMENT: B10D003C3A

The Drainage Facility is more particularly described in the attached Exhibit A. The Owner will not permit the Drainage Facility to constitute a hazard to the health or safety of the general public.

3. Maintenance of Drainage Facility. The Owner will maintain the Drainage Facility at the Owner’s cost in accordance with the approved Drainage Report and plans.

4. City’s Right of Entry. The City has the right to enter upon the Property at any time and perform whatever inspection, maintenance or repair of the Drainage Facility it deems appropriate, without liability to the Owner.

5. Demand for Construction or Repair. The City may send written notice (“Notice”) to the Owner requiring the Owner to construct or repair the Drainage Facility within thirty (30) days (“Deadline”) of receipt of the Notice, as provided in Section 11, and the Owner will comply

promptly with the requirements of the Notice. The Owner will perform all required work by the Deadline, at Owner's sole expense.

6. Failure to Perform by Owner and Emergency Work by City. If the Owner fails to comply with the terms of the Notice by the Deadline, or if the City determines that an emergency condition exists, the City may perform the work itself. The City may assess the Owner for the cost of the work and for any other expenses or damages, which result from Owner's failure to perform. The Owner agrees promptly to pay the City the amount assessed. If the Owner fails to pay the City within thirty (30) days after the City gives the Owner written notice of the amount due, the City may impose a lien against Owner's Property for the total resulting amount.

7. Liability of City for Repair after Notice or as a Result of Emergency. The City shall not be liable to the Owner for any damages resulting from the City's maintenance or repair following Notice to the Owner as required in this Covenant or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City

8. Indemnification. The Owner agrees to indemnify and hold the City, its officials, agents and employees harmless from all claims, actions, suits and proceedings arising out of, or resulting from the Owner's negligent maintenance, construction, repair or use of the Drainage Facility. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the Owner or its agents or employees; or (2) the giving of or the failure to give directions or instructions by the Owner, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

9. Cancellation of Agreement and Release of Covenant. This Covenant may be released if the Drainage Facility is no longer required for the protection of the public health, safety and welfare by the City filing a "Notice of Release" with the Bernalillo County Clerk. The Notice of Release must be signed by the City's Chief Administrative Officer or his designee, and the approval of the City Hydrologist must be endorsed thereon.

10. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's Property for improvements to the Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

11. Notice. For purposes of giving formal written notice to the Owner, Owner's address is:

123 S FRONT STREET FLOOR 3RD MEMPHIS TN 38103-3607

Notice may be given to the Owner either in person or by mailing the Notice by regular U.S.

mail, postage paid. Notice will be considered to have been received by the Owner within three (3) days after the Notice is mailed if there is no actual evidence of receipt. The Owner may change Owner's address by giving written notice of the change by Certified Mail-Return Receipt Requested, to City Hydrologist, P.O. Box 1293, Albuquerque, New Mexico 87103.

12. Term. This Covenant shall continue until terminated by the City pursuant to Section 9 above.

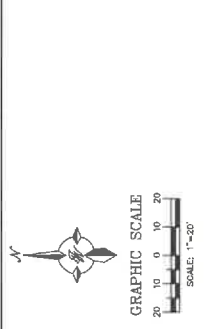
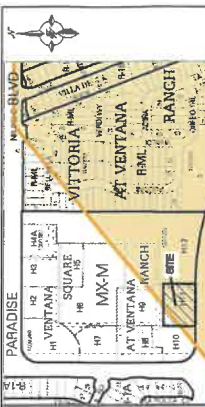
13. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on Owner, its heirs, personal representatives, assigns and successors and on Owner's Property and shall constitute covenants running with the Owner's Property until released by the City.

14. Entire Agreement. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith regarding this subject matter.

15. Changes to Agreement. Changes to this Covenant are not binding unless made in writing, signed by both parties.

16. Construction and Severability. If any part of this Covenant is held to be invalid or unenforceable, the remainder of the Covenant will remain valid and enforceable if the remainder is reasonably capable of completion.

17. Captions. The captions to the sections or paragraphs of this Covenant are not part of this Covenant and will not affect the meaning of construction of any of its provisions.



- KEYED NOTES**
1. ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C10)
 2. 6" HEADER CURB (SEE DETAIL SHT. C9)
 3. 8" CURB & GUTTER (SEE DETAIL SHT. C9)
 4. 8" TURNDOWN CURB (SEE DETAIL SHT. C9)
 5. ZERO CURB (SEE DETAIL SHT. C9)
 6. CONCRETE SIDEWALK AT BUILDING (SEE DETAIL SHT. C9)
 7. DUMPSTER (SEE DETAIL SHT. C10)
 8. BICYCLE RACKS (SEE DETAIL SHT. C10)
 9. CURB HG RAMP (SEE DETAIL SHT. C10)
 10. UNIDIRECTIONAL HG RAMP (SEE DETAIL SHT. C10)
 11. TRANSFORMER
 12. CONCRETE RAINDOWN 2' WIDE X 8" DEEP (SEE DETAIL SHT. C7)
 13. CONCRETE RAINDOWN 7' WIDE X 8" DEEP (SEE DETAIL SHT. C7)
 14. CONCRETE CHANNEL 10' WIDE X 8" DEEP (SEE DETAIL SHT. C10)
 15. COBBLE SWALE 12" WIDE X (PER PLAN) DEEP
 16. WHEEL STOP (SEE DETAIL SHT. C10)
 17. 8" HEADER CURB (SEE DETAIL SHT. C9)
 18. ROUNDABOUT (SEE DETAIL SHT. C10)
 19. MOTORCYCLE PARKING WITH SIGN (SEE DETAIL SHT. C10)
 20. SWALE SIDES TO BE STABILIZED WITH GRASS SEED WITH STABILIZATION SYSTEM CSP 2.2(A)(4) UNLESS THE FINAL CONTRACTOR HAS OTHER REQUIREMENTS.

LEGEND

CURB & GUTTER	RETAINING WALL
BOUNDARY LINE	CONTOUR MAJOR
EASEMENT	CONTOUR MINOR
CONTOUR	SPOT ELEVATION
RIGHT-OF-WAY	FLOW ARROW
BUILDING	EXISTING CURB & GUTTER
SCREEN WALL	EXISTING BOUNDARY LINE
CONTOUR MAJOR	EXISTING CONTOUR MAJOR
CONTOUR MINOR	EXISTING CONTOUR MINOR
SPOT ELEVATION	EXISTING SPOT ELEVATION
FLOW ARROW	
EXISTING CURB & GUTTER	
EXISTING BOUNDARY LINE	
EXISTING CONTOUR MAJOR	
EXISTING CONTOUR MINOR	
EXISTING SPOT ELEVATION	

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, FIELD SURVEY AND RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO STARTING THE WORK. ANY CHANGES TO THE UTILITIES SHOWN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE TEXAS DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE TEXAS DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE TEXAS DEPARTMENT OF TRANSPORTATION.

OWNER'S SEAL

ENGINEER'S SEAL

PROFESSIONAL ENGINEER

PAUSE # 8 85444444

P.C. # 85444444

DRAMA BY

DATE

202007A_L02

202007A

SHEET #

C4

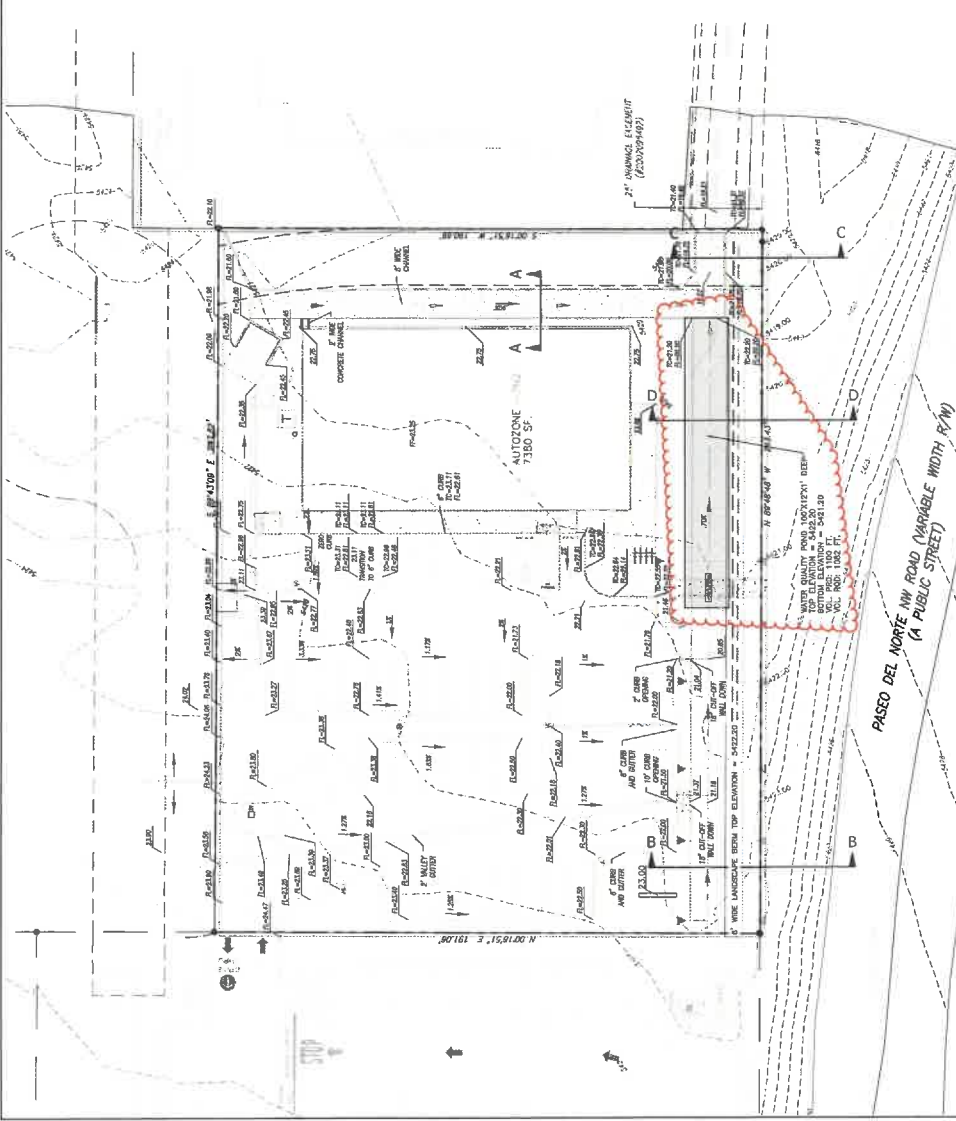
PROJECT #

5071 MONROE PARK PLACE, NE

ALLEN, TEXAS 75009

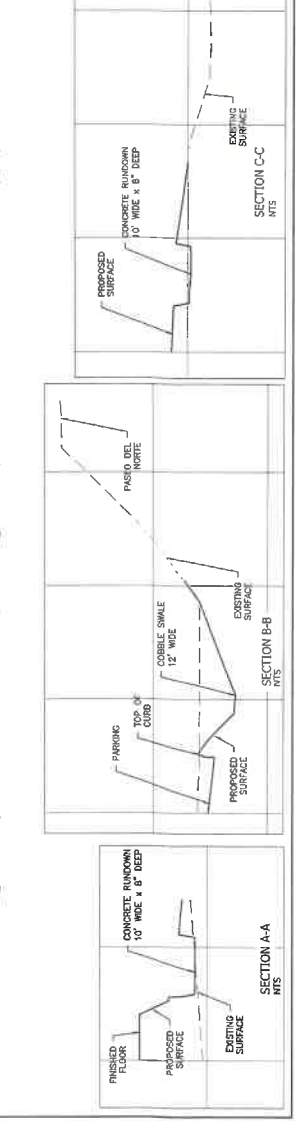
(505) 452-3100

www.trentallegre.com



NOTICE TO CONTRACTORS

1. EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, FIELD SURVEY AND RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO STARTING THE WORK. ANY CHANGES TO THE UTILITIES SHOWN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS NOTED OTHERWISE, SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE NOTED.
3. THIS DRAWING WAS PREPARED BY AN ENGINEER, ARCHITECT, OR PROFESSIONAL LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE TEXAS DEPARTMENT OF TRANSPORTATION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN AND NOTIFY THE ENGINEERS OF THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE TEXAS DEPARTMENT OF TRANSPORTATION.
5. BACKFILL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE TEXAS DEPARTMENT OF TRANSPORTATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE TEXAS DEPARTMENT OF TRANSPORTATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE TEXAS DEPARTMENT OF TRANSPORTATION.
8. WORK ON PUBLIC STREETS SHALL BE PERFORMED ON A SCHEDULED BASIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE TEXAS DEPARTMENT OF TRANSPORTATION.
9. CONSTRUCTION COORDINATION AT 824-5415 TO SCHEDULE AN INSPECTION.



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

Receipt: 1679987

Product	Name	Extended
COV	Covenant	\$25.00
	# Pages	6
	Document #	2026011004
	# Of Entries	0
Total		\$25.00

Tender (Check) \$25.00
Check# 5274
Paid By TIERRA WEST LLC
Phone # 5058583100

Thank You!

2/12/25, 1:50 PM MST rzelada

CONTRACT CONTROL FORM

PROJECT: B10D003C3A **CONTACT PERSON:** David Jones

CCN: 2026-OTR-126179 PNDCOU-2026-00007
(New/Existing) New 2/10/26

Type of Paperwork Drainage Covenant
Project Name/Description (From CTS): Autozone Paseo del Norte and Universe
Developer/Owner/Vendor Autozone Stores, LLC

Contract Amount \$ _____ Contract Period: _____ - 12/31/2099

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

Approved By	Approval Date
<u>KV</u> <small>Initial</small>	<u>2/12/2026 9:00 AM MST</u>
<u>JS</u> <small>Initial</small>	<u>2/12/2026 9:53 AM MST</u>
<u>TS</u> <small>Initial</small>	<u>2/12/26</u>
<u>TC</u> <small>Initial</small>	<u>2/11/2026 1:48 PM MST</u>
_____	_____
_____	_____
OTHER: <u>CAO</u>	_____

DISTRUBUTION:

Date: _____ By: _____

Received by City clerk _____