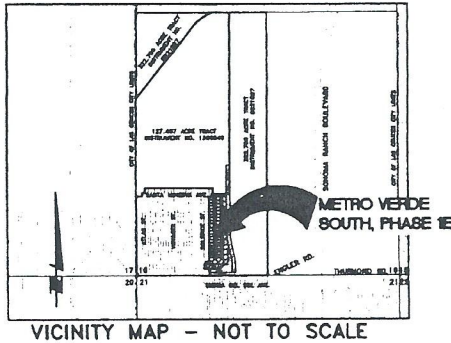


METRO VERDE SOUTH, PHASE 1E

BEING A PORTION OF A 127.457 ACRE TRACT INSTRUMENT NO. 1306549 RECORDED ON MARCH 18, 2013
AND A PORTION OF A 322.790 ACRE TRACT INSTRUMENT NO. 0921897 RECORDED ON AUGUST 5, 2009
IN THE DONA ANA COUNTY RECORDS
CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO
JULY 21, 2016



VICINITY MAP - NOT TO SCALE

DEDICATION

THE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS METRO VERDE SOUTH, PHASE 1E AND CONTAINS 18.379 ACRES OF LAND, MORE OR LESS.
ALL RIGHTS OF WAY AND PUBLIC AREAS SHOWN HEREON ARE DEDICATED TO THE CITY OF LAS CRUCES. UTILITY EASEMENTS ARE GRANTED FOR THE USE OF THE UTILITY COMPANIES THAT ARE SIGNATORY TO THIS PLAT AND TO THE CITY OF LAS CRUCES. ALL RULES AND REGULATIONS OF THE CITY OF LAS CRUCES AND SAID UTILITY COMPANIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENTS THAT WILL INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THIS PLAT IS ALLOWED.
THIS SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON.

I, THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS 18th DAY OF August, 2016.

John Moscato
JOHN MOSCATO, VICE PRESIDENT
SIERRA NORTE DEVELOPMENT, INC.
3380 W. PICACHO AVENUE
LAS CRUCES, NEW MEXICO 88007

INSTRUMENTS OF TITLE: 127.457 ACRE TRACT INSTRUMENT NO. 1306549 FILED MARCH 18, 2013

(STATE OF NEW MEXICO) SS
(COUNTY OF DONA ANA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF August, 2016, BY John Moscato

John Moscato
(NOTARY PUBLIC) My Commission Expires: 8-12-19

I, THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS 18th DAY OF August, 2016.

John Moscato
JOHN MOSCATO, MEMBER
SIERRA NORTE LAND HOLDINGS, LLC.
3380 W. PICACHO AVENUE
LAS CRUCES, NEW MEXICO 88007

INSTRUMENTS OF TITLE: 322.790 ACRE TRACT INSTRUMENT NO. 0921897 FILED AUGUST 5, 2009

(STATE OF NEW MEXICO) SS
(COUNTY OF DONA ANA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF August, 2016, BY John Moscato

John Moscato
(NOTARY PUBLIC) My Commission Expires: 8-12-19

PLAT NO. 5509 RECEPTION NO. 1623575

(STATE OF NEW MEXICO) SS
(COUNTY OF DONA ANA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 11 DAY OF October, 2016 AT 3:57 O'CLOCK AND DULY RECORDED IN PLAT RECORD 24, PAGE(S) 151-153 FILED IN THE RECORDS OF SAID COUNTY.

COUNTY CLERK: John G. [Signature]
DEPUTY CLERK: [Signature]



UTILITY APPROVALS

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE UTILITY SERVICE BY THE UNDERSIGNED COMPANIES TO THE SUBDIVISION.

EL PASO ELECTRIC COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF ELECTRICAL UTILITIES.

BY: [Signature] DATE: 8/1/16

QWEST CORPORATION, d/b/a CENTURYLINK QC

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO QWEST CORPORATION, d/b/a CENTURYLINK QC, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF TELEPHONE UTILITIES.

CENTURYLINK, INC. DISCLAIMER: THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THIS SUBDIVISION.

BY: [Signature] DATE: 8/9/16

COMCAST CABLE COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF CABLE UTILITIES.

BY: [Signature] DATE: 8/10/16

MOONGATE WATER COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO MOONGATE WATER COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF WATER UTILITIES.

BY: [Signature] DATE: 8/10/16

CITY OF LAS CRUCES APPROVALS

THIS PLAT HAS BEEN APPROVED BY THE CITY OF LAS CRUCES AND ALL THE REQUIREMENTS FOR APPROVAL OF THE ABOVE PLAT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE CITY OF LAS CRUCES, SUBJECT TO ANY AND ALL CONDITIONS REQUIRED BY THE PLANNING AUTHORITY OF THIS PLAT.

BY: David Weir DATE: 8-12-16

DIRECTOR OF COMMUNITY DEVELOPMENT

BY: [Signature] DATE: 8/18/16

DIRECTOR OF UTILITIES

BY: [Signature] DATE: 8-16-2016

DIRECTOR OF PUBLIC WORKS

CITY PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE CITY OF LAS CRUCES' PLANNING AND ZONING COMMISSION. IT CONFORMS WITH THE EXPANSION OF EXISTING UTILITIES AND THOROUGHFARES AND IS IN ACCORDANCE WITH GENERAL CITY PLANNING AND IS APPROVED FOR FILING WITH THE COUNTY CLERK.

BY: [Signature] DATE: 8/13/16

CHAIRMAN

BY: [Signature] DATE: 8-23-16

SECRETARY

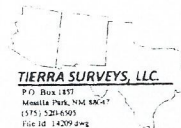
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT, MEETING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

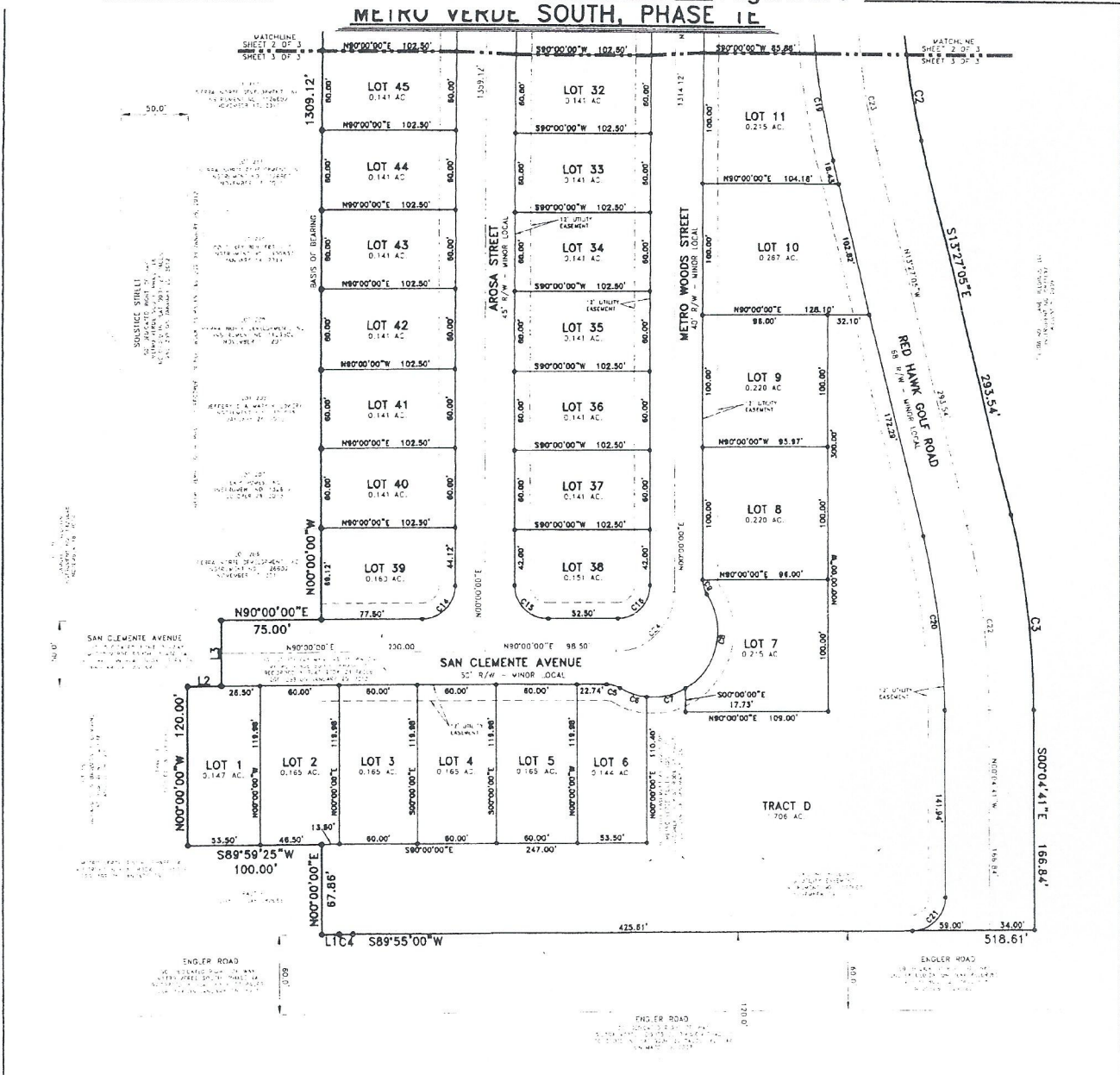
DATE OF SURVEY: 7-21-16

BY: [Signature]

KERRY W. BREWER, PS 9761
P.O. BOX 1857
MERRILL PARK, NM 88047



MEIKU VERDE SOUTH, PHASE 1E



NOTES:

- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN AS PER FIRM FLOOD INSURANCE MAP COMMUNITY PANEL 35013C0325E EFFECTIVE DATE SEPTEMBER 27, 1991.
- THE DEVELOPER IS RESPONSIBLE FOR: (A) ALL EASEMENTS, MAIN LINE EXTENSIONS, AND STUBOUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO EACH LOT. (B) COMPLIANCE WITH ALL APPLICABLE CITY UTILITY STANDARDS.
- BUILDING PERMITS FOR ANY GRADING OR FOR CONSTRUCTION OF STRUCTURES ON INDIVIDUAL LOTS WITHIN THIS SUBDIVISION SHALL NOT BE ISSUED UNLESS AND UNTIL THE REQUIRED PUBLIC IMPROVEMENTS FOR THE SUBDIVISION HAVE PROGRESSED TO A POINT WHERE THEY CAN BE UTILIZED FOR THE PURPOSES FOR WHICH THEY WERE INTENDED YET BEFORE ALL PUNCH LIST ITEMS ARE COMPLETE AS DETERMINED IN WRITING BY THE CITY OF LAS CRUCES PUBLIC WORKS DIRECTOR, PURSUANT TO AND CONSISTENT WITH THE CITY'S SUBDIVISION SUBSTANTIAL COMPLETION AND BUILDING PERMITS ORDINANCE, AS REVISED.
- POST-DEVELOPMENT RUNOFF IS MANAGED THROUGH A SYSTEM OF STORM DRAINS AND REGIONAL PONDING. DETAILS CAN BE FOUND IN THE FINAL DRAINAGE REPORT FOR THIS DEVELOPMENT.
- TRACT A IS A PUBLIC AREA FOR DRAINAGE USE. IT WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF LAS CRUCES.
- TRACTS B AND C ARE PUBLIC AREAS FOR DRAINAGE USE AND FIRE ACCESS. THEY WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF LAS CRUCES.
- TRACT D IS A PUBLIC AREA FOR A PARK. IT WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF LAS CRUCES.
- LOTS 20-38 CANNOT BE ACCESSED FROM METRO WOODS STREET.

SETBACKS

FRONT SETBACKS 12'
 SECONDARY FRONT SETBACKS 12'
 GARAGES 20'
 SIDE SETBACKS 5'
 REAR SETBACKS 15'

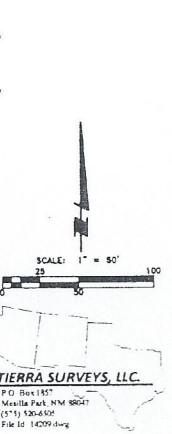
SIDE AND REAR SETBACKS MAY BE REDUCED TO 0' FOR GARAGE AND ACCESSORY UNITS. ALL SETBACKS FOR RESIDENCES ADJACENT TO INTERNAL DEVELOPMENT OPEN SPACE (PARKS, PONDS, ETC.) MAY BE REDUCED TO 0'.
 A 10' SEPARATION BETWEEN BUILDINGS OR GROUPS OF ATTACHED BUILDINGS SHALL BE MAINTAINED, WITH THE FOLLOWING EXCEPTIONS: FIRST, AN ENCHROACHMENT OF THE ROOF OVERHANG BY 12" OR LESS ONLY AT ROOF HEIGHT; AND, SECOND, AN ENCHROACHMENT OF 8" OR LESS FOR LIGHTING FIXTURES, FOR MOUNDING AROUND DOORS AND WINDOWS, FOR DECORATIVE BANDING, FOR HARDWARE FOR DOORS AND WINDOWS, FOR CANALES AND FOR DOWNSPOUTS. PORCHES AND/OR DECKS MAY ENCHROACH 3' INTO THE FRONT SETBACK AND 7' INTO THE REAR SETBACK. COURTYARD WALLS MAY BE WITHIN THE SETBACKS.

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°59'25"W	100.00'
L2	N90°00'00"E	25.00'
L3	N90°00'00"E	50.00'
L4	S00°00'00"W	50.00'

CURVE TABLE

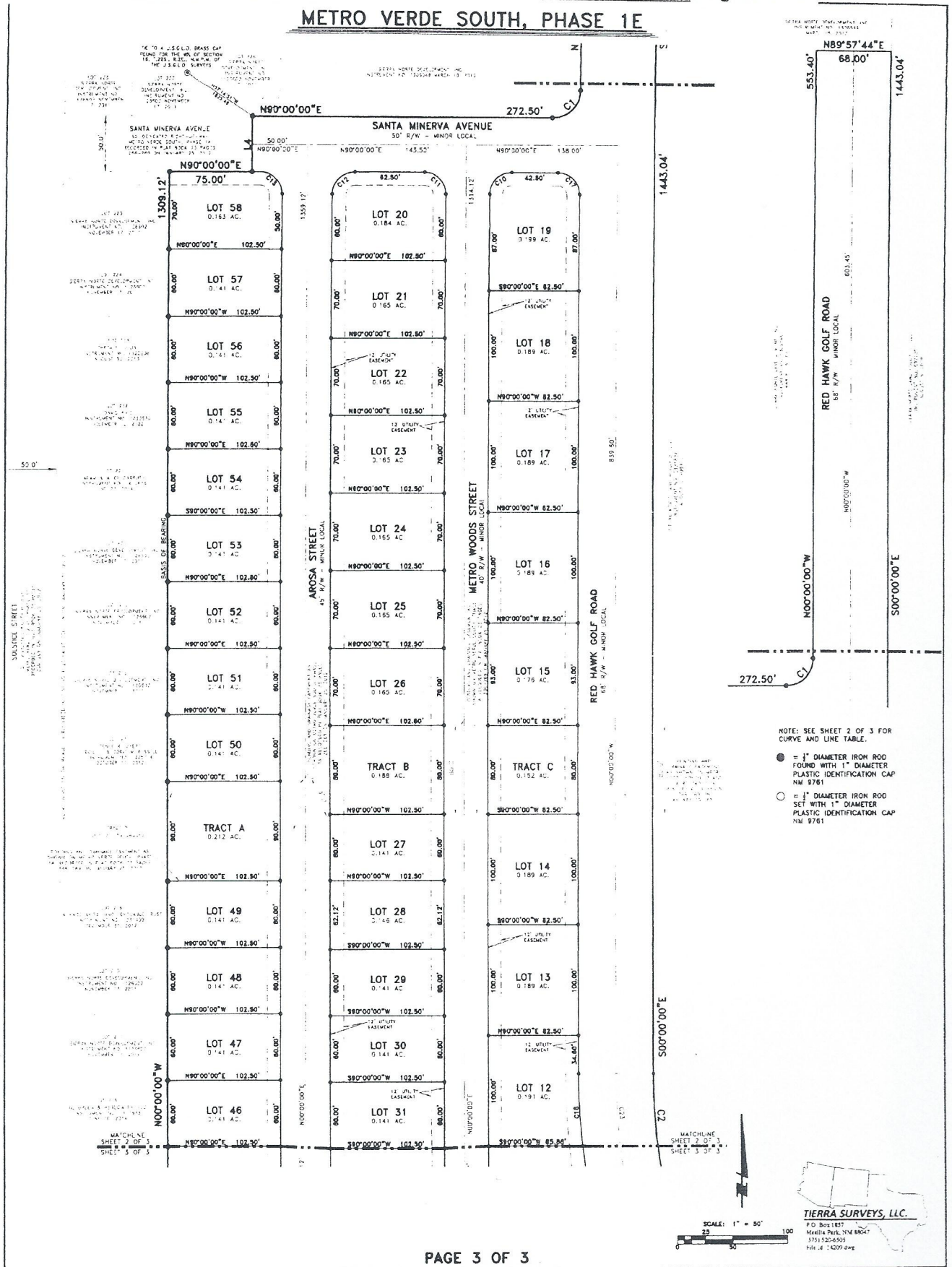
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00	39.27	29.00	35.14	N45°00'00"E	90°00'00"
C2	566.00	132.88	66.75	132.58	S06°43'33"E	182°27'08"
C3	634.00	148.85	74.77	148.50	N06°43'33"W	182°27'08"
C4	438.85	10.20	5.10	10.20	N89°16'28"E	171°26'08"
C5	30.00	10.73	5.80	10.60	N74°37'34"W	30°44'51"
C6	30.00	21.78	11.07	21.82	S71°54'22"E	84°54'53"
C7	30.00	31.18	16.12	30.48	N77°54'22"E	84°54'53"
C8	30.00	82.11	53.70	73.19	N17°38'44"E	84°05'12"
C9	30.38	11.85	5.90	11.49	S17°30'30"E	82°45'30"
C10	20.00	31.42	20.00	28.28	S45°00'00"W	90°00'00"
C11	20.00	31.42	20.00	28.28	N45°00'00"W	90°00'00"
C12	20.00	31.42	20.00	28.28	S45°00'00"W	90°00'00"
C13	20.00	31.42	20.00	28.28	N45°00'00"W	90°00'00"
C14	25.00	39.27	25.00	35.34	N45°00'00"E	90°00'00"
C15	25.00	39.27	25.00	35.34	S45°00'00"E	90°00'00"
C16	25.00	39.27	25.00	35.34	N45°00'00"E	90°00'00"
C17	20.00	31.42	20.00	28.28	N45°00'00"W	90°00'00"
C18	634.00	148.85	74.77	148.50	S06°43'33"E	182°27'08"
C19	634.00	148.85	74.77	148.50	N06°43'33"E	182°27'08"
C20	566.00	132.88	66.75	132.58	N06°43'33"E	182°27'08"
C21	25.00	39.27	25.00	35.34	N45°00'00"E	90°00'00"
C22	600.00	140.88	70.78	140.54	N06°43'33"E	182°27'08"
C23	600.00	140.88	70.78	140.54	S06°43'33"E	182°27'08"
C24	45.00	70.69	45.00	63.64	N45°00'00"E	90°00'00"



TIERRA SURVEYS, LLC
 P.O. Box 1857
 Mesquite Park, NM 88041
 (505) 520-6505
 File Id: 14009.dwg

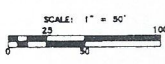
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METRO VERDE SOUTH, PHASE 1E



NOTE: SEE SHEET 2 OF 3 FOR CURVE AND LINE TABLE.

- = 1" DIAMETER IRON ROO FOUND WITH 1" DIAMETER PLASTIC IDENTIFICATION CAP NM 9761
- = 1" DIAMETER IRON ROO SET WITH 1" DIAMETER PLASTIC IDENTIFICATION CAP NM 9761



TIERRA SURVEYS, LLC
 P.O. Box 1857
 Merrill Park, NY 11804
 516-530-6500
 File # 1-1209 2/16

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