

## DESIGN CONTROLS

### FOR THE ALTO ESTATES III SUBDIVISION

#### ARTICLE I

##### STATEMENT OF INTENT

The Alto Estates III Subdivision is designed to achieve a relationship in which man-made buildings exist within the landscape instead of dominating the landscape. The introduction of roads, utilities, buildings, and other man-made elements are to be made in such a way that they do not destroy the natural beauty of the land, its terrain, its vegetation, or its mood.

#### ARTICLE II

##### DESIGN REVIEW

Under the provisions of Article IV of the Declaration of Protective Covenants, Conditions, and Restrictions of the Alto Estates III Subdivision, a process of design review has been established to help guide property owners and to provide property owners with information when dealing with the requirements of each home site. The Covenants require only one submittal and approval, but it is strongly recommended that a preliminary design conference be requested when preliminary plans are ready. This is early enough in the project process to protect the owner from having to make expensive changes when the final plans are completed and reviewed. At this preliminary stage, drawings should be complete enough to give an accurate picture of all aspects of the design, but without the detail that will be necessary in the final construction drawings that will be reviewed for final approval. At the preliminary review stage, submitted plans need be one copy only and should show the

conceptual design of (1) the site with landscaping; (2) floor plans; and (3) elevations showing the exterior materials, character, and color of the proposed structure.

Drawings submitted for the final review should be in three copies and include the following:

- (1) Site Plan. Indicate proposed building footprint, roof drip lines, property boundaries and easements, utility locations, existing vegetation, existing and proposed contours, areas of cut and fill, drainage, ponding, driveways, sidewalks, decks, and other proposed improvements. Drawn at 1" = 20' or larger;
- (2) Footing and Foundation Plan. Drawn at 1/8" or 1/4" scale;
- (3) Floor Plans. Drawn at 1/8" or 1/4" scale. Include all room dimensions, door and window locations, and sizes and locations of mechanical and electrical systems;
- (4) Elevations. Indicate the exterior appearance of all views of the main dwelling structure, the garage, and the housekeeper's or guest's quarters (if any), labeled in accordance with the site plan; height of chimneys as compared with the ridge of the roof; and natural and finished grades for all elevations of all views. Describe all exterior materials, colors, and finishes (walls, roofs, trim, chimneys, windows, doors, etc.);
- (5) Building Sections. Presented at 1/8" or 1/4" scale. Indicate building walls, floors, interior relationships, finished exterior grades, and other information to clearly describe the interior/exterior relationship of the building;
- (6) Details. Provide design details to sufficiently represent the visual expression of the building. Expose connections of material interfaces;
- (7) Landscape Plan. Present at 1/16" or 1/8" scale; can be included with the site plan drawing. Include site contours, plant materials (with indication of size), rock outcroppings, decks or patios, driveways, etc. Indicate all existing trees, all

large shrubs and plants, proposed walls with detailed description of the construction, size, and location of any swimming pool or spa, and exterior lighting locations and coverage areas;

- (8) Specifications. Provide specifications and color boards for at least the following items: exterior wall materials and colors, windows and doors with colors, exterior trim materials and colors, exterior fireplace chimney, and exterior lighting fixtures.

The time for the approval process will vary with the adequacy of the design information submitted and the acceptability of the submitted design. It should be understood that inadequate information and/or inappropriateness can delay review of a proposed design. Every attempt will be made to limit review time for each submittal to two weeks or less.

A house is an important and expensive investment, and the use of a professional design consultant is recommended to help ensure a more satisfactory end result. An owner may, however, attempt his or her own design. If the design reflects an acceptable house and the plans are completely executed, they will be accepted. Most owners are not sophisticated designers or familiar enough with the work involved to prepare plans and specifications in a form adequate for review procedures and for permit issuance. If you elect to do your own design or retain non-professional services, you should anticipate providing a high level of practical, technical, and aesthetic competence, and it is very likely that review and approval will require considerably longer time than if a professional were involved.

Approved plans are kept on file, and if changes or revisions are desired, there must be an additional submittal to the Design Control Committee for further review and approval.

The Design Control Committee does not seek to restrict taste or individual preferences, but to avoid harsh contrasts within the landscape and to encourage careful design so that there is harmony between buildings and their site, and among buildings themselves.

ARTICLE III  
FITTING THE LANDSCAPE

Native shrubs and plants and indigenous trees contribute much to the natural beauty and ecology of the Alto Estates III Subdivision. These natural amenities are to be retained wherever possible. Clearing of a site will not be allowed beyond that which is necessary for a "building envelope" and related close-in patio, garden, and/or yard areas. It is expected that the design of the house will be tailored to the site, not the site to the house.

To help owners and their designers design houses that fit into the natural landscape, the following recommendations are offered:

1. Preserve the native shrubs and plants as much as possible.
2. Protect existing trees wherever possible.
3. Keep all landscape plans informal and simple and in harmony with the environment, using plants and material indigenous to the area.
4. Grassy yard areas or cultivated garden areas should be restricted in size and closely associated with the house.

On some Lots, the area (the building pad) on which a house and yard can be built has been cleared during the course of the construction of the Subdivision. These areas have been designated after careful consideration by the Subdivision's planners and engineers regarding such issues as privacy, preservation of views, drainage, and the like. The Design Control Committee will require that a house planned for a Lot on which a building pad has already been built shall be located on that building pad, with additional area to be cleared by the owner or the owner's contractor to be kept to a minimum (if at all) to accommodate patio, garden, and/or yard areas, but only if such areas appear on the plans submitted to the Design Control Committee and are approved by the Committee.

On the Lots on which a building pad has not been built during the course of the construction of the Subdivision, a stake in the ground provides the center point of the building envelope. The location of the building envelope has been designated after

consideration of the same issues mentioned above in connection with the building pad. Unless noted otherwise, the size of the building envelope shall be considered to be a circle with the stake as the center point and the circle having a radius of forty feet. The Design Control Committee will require that a house planned for a Lot on which a building envelope has been staked should be located within the confines of the building envelope so specified, with additional area to be cleared by the owner or the owner's contractor to be kept to a minimum (if at all) to accommodate patio, garden, and/or yard areas, but only if such areas appear on the plans submitted to the Committee and are approved by the Committee.

Exhibit "C" annexed hereto presents the location of the building pads and building envelopes; areas outside the building pads, building envelopes, and driveways are the designated natural areas that are to remain undisturbed.

#### ARTICLE IV BUILDING DESIGN

It is the ability of structures to fit within the natural landscape rather than their ability to demand attention that makes them work. Structures designed with this spirit will give unity to the Subdivision and will intensify the experience of being in a place that is unique and is sensitive to the natural beauty and ecology of the site.

Size. The minimum size of a house (exclusive of basements, carports, garages, and open porches) is one thousand eight hundred square feet.

Setbacks. The setbacks for each Lot are as required by ETZ or other appropriate governmental ordinances.

Height. The maximum height for one-story structures is fourteen feet for two-thirds of the house and seventeen feet for one-third of the house, except on Lots 15, 16, 17, 23, 24, 25, 26, and 27, for which the maximum height is fourteen feet for two-thirds of the house and fifteen feet for one-third of the house. The maximum height for two-story structures is twenty-seven feet. Two-story structures shall be permitted on Lots 1, 2, 3, 4, 5, 38, 39, 40,

41, 42, and 43 only. Ground shall be considered the elevation of the building pad as indicated on the Final Plat. For the purpose of measuring maximum height, a pitched roof will be measured to the highest point of the roof and a flat roof will be measured to the top of parapets. Flues and chimneys shall not be permitted to extend more than three feet above the maximum height. Roof-mounted cooling/heating units shall not be permitted to extend above the maximum height; moreover, such units must be screened from view with parapets.

Roof Forms and Materials. The Design Control Committee strongly recommends flat roofs. Pitched roofs shall not be permitted with a pitch of more than 5:12. Pitched roofs must use terra cotta tile in the red-orange-brown family of colors. Imitation terra cotta tiles made with concrete or cement is discouraged and shall be permitted only if a sample acceptable to the Committee is presented in advance.

Exterior Walls. Only stucco walls in white, off-white, and earth-tone colors shall be permitted.

Commencement of Construction. Construction of a dwelling house on a Lot must commence within eighteen months of the closing of the purchase of the Lot. Extensions of the eighteen-month period may be given at the sole discretion of the Declarant or of the Committee, although it is recommended that any request for such an extension be made prior to the closing of the purchase of the Lot. If construction of a dwelling house has not commenced within eighteen months of the purchase of the Lot, and if neither the Declarant nor the Design Control Committee has granted an extension of the eighteen-month period, the Declarant, at its sole discretion, may repurchase the Lot at the original price less closing costs for up to ninety days after expiration of the eighteen-month period.

Dwelling House to be Constructed First. No garage or other outbuilding shall be constructed on any Lot until after commencement of construction of the dwelling house on the same Lot. All construction and alteration work shall be prosecuted diligently, and each building, structure, or improvement that is commenced on any Lot shall be entirely completed within one year after commencement of construction.

Towers and Antennae. No towers, radio or television antennae, or satellite receivers (dishes) shall be erected on any Lot or attached to the roof or exterior of any structure on any Lot. In the event that advances in technology make available antennae or receivers that are, in the opinion of the Design Control Committee, unobtrusive, the restriction in this paragraph may be modified at the sole discretion of the Committee.

Temporary Structures. No used or previously erected or temporary house, structure, house trailer, or non-permanent outbuilding shall ever be placed, erected, or allowed to remain on any Lot, except during construction periods and only then with written approval of the Design Control Committee. No dwelling house shall be occupied in any manner prior to its completion.

Exterior Lighting. The Design Control Committee recommends installation and maintenance of a front-yard exterior light for every residence. However, no exterior light whose direct source is visible from a neighboring property or which produces excessive glare to pedestrians or vehicular traffic shall be permitted. Indirect sources and horizontal cut-off fixtures are recommended to reduce glare and provide general ambient light. Use of other than white or pale white exterior lights shall be permitted only with specific approval of the Committee.

Utilities. All secondary utility extensions (from trunk lines to individual structures) must be underground.

Solar. The use of passive solar and/or energy-efficient designs are encouraged for all structures in the Alto Estates III Subdivision. All Lots have adequate solar access to consider use of solar gain, and the climate allows a high return in costs invested when compared to many areas of the country. Proper window location and size will allow for deep winter sun penetration into the house, and proper overhangs will decrease summer sun penetration into the house. However, roof-mounted solar panels and ground-mounted solar panels will be permitted only if they are completely screened from view of the street and from all neighboring properties.

## ARTICLE V

### LANDSCAPE

In order to maintain the natural beauty of the Alto Estates III Subdivision landscape, use of native plants and materials is strongly encouraged. The use of exotic plants foreign to the area except those proven over time as viable and appropriate is not permitted. Scale and overall design should be such that one senses the vegetation was integrated with the natural landscape rather than contrasting or imposing.

Irrigated patio and yard areas should be closely related to the house and clearly divided from the natural vegetation. Planting outside the defined irrigated areas shall be limited to native species compatible to the immediate surrounding area. Irrigated landscape area should be defined from native vegetation areas by timber, stone, or other edging elements.

Individuals or contractors should use the driveway of a Lot--and not the street--to store landscaping and construction materials. If there is not sufficient space in the driveway, the street may be used only on the condition that the materials be completely removed from the street--and the street thoroughly cleaned--within five days of the deposit of the materials. Under no circumstances shall such materials be stored in areas of native vegetation or on adjoining property.

The maximum grade for a cut or fill slope in severe circumstances shall be one and one-half feet horizontal to one foot vertical. The preferred maximum slope for areas of cut and fill where revegetation is necessary is two feet horizontal to one foot vertical.

Slope rounding creates a more natural-appearing slope configuration and promotes rapid revegetation at the fringe of disturbed areas. Sharp, "engineered" cut slopes shall not be permitted. The process known locally as "stacked rock" shall not be permitted on slopes.

All topsoil shall be salvaged from disturbed areas and respread on the Lot prior to revegetation. Where possible, existing brush and grasses should be incorporated with stripped and respread topsoil.



The primary landscaping of a Lot shall begin no later than ninety days after completion of the dwelling house on the Lot and shall be substantially completed within ninety days of commencement.

Visible retaining walls shall be limited to six feet. When retaining walls are required in a height exceeding the maximum of six feet, multiple structures should be stepped back to create planting terraces.

Rock walls shall be permitted along or near the boundary of a Lot only where the boundary is coincidental with the building pad or building envelope. Rock walls shall not be built into, through, or around designated natural areas. For the sake of privacy, rock walls (or stucco walls that match the exterior stucco of the house on a Lot) shall be permitted around the building envelope, including defined irrigated areas, gardens, yards, patios, and swimming pools.

# ALTO ESTATES UNIT 3

## AN EXTRA TERRITORIAL ZONE SUBDIVISION

Located In Projected Section 8, T.23S, R.1E, Within Tract 2 Of The Mesilla Civil Colony Grant

West Of Las Cruces, Dona Ana County, New Mexico

August 26, 1993

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOREGOING SUBDIVISION OF TRACT CERTAIN PARCEL OF LAND SITUATE WEST OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO AND WITHIN THE FIVE MILE EXTRA TERRITORIAL ZONE IN PROJECTED SECTION 8, T.23S., R.1E., WITHIN TRACT 2 OF THE MESILLA CIVIL COLONY GRANT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT; IDENTICAL TO THE NORTHWEST CORNER OF LOT 4, BLOCK 4, ALTO ESTATES UNIT 2 AS FILED AUGUST 26, 1992 IN PLAT RECORD 17, PAGE 227 OF THE DONA ANA COUNTY RECORDS, AND WHENCE CITY OF LAS CRUCES G.I.S. STATION NO. 2 BEARS S.42°23'25"W., 1474.14 FEET AND WHENCE CITY OF LAS CRUCES G.I.S. STATION NO. 4 BEARS S.52°41'45"E., 1932.23 FEET; THENCE FROM THE POINT OF BEGINNING N.00°20'00"E., 20.59 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE N.08°36'39"W., 622.81 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE S.89°35'08"E., 214.59 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE N.52°56'40"E., 1416.74 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

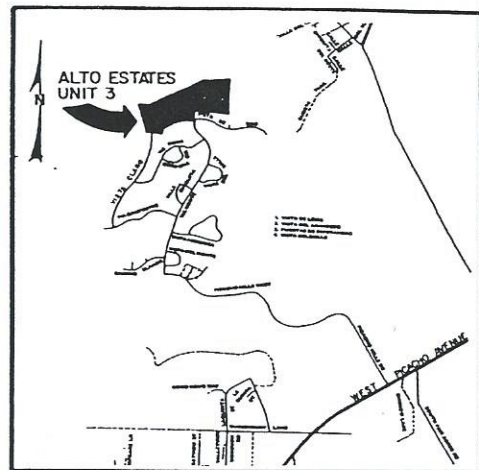
THENCE N.76°59'34"E., 738.31 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S.01°57'15"W., 1034.46 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF THE VISTA DE ORO SUBDIVISION FOR A CORNER OF THIS TRACT; THENCE ALONG SAID LINE N.89°26'48"W., 540.60 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT; IDENTICAL TO THE NORTHWEST CORNER OF THE VISTA DE ORO SUBDIVISION; THENCE ALONG THE WEST RIGHT OF WAY LINE OF VIA NORTE S.00°20'00"W., 132.00 FEET TO AN "X" CHISELED IN CONCRETE FOR A CORNER OF THIS TRACT;

THENCE LEAVING SAID RIGHT OF WAY LINE ALONG THE NORTHERLY BOUNDARY OF FAIRWAY NO. 2 THE FOLLOWING FIVE COURSES AND DISTANCES: N.47°20'23"W., 164.03 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE S.78°43'30"W., 380.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE S.66°07'38"W., 316.88 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE S.47°36'58"W., 271.40 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE S.07°53'55"W., 30.37 FEET TO A 1/2" IRON ROD SET FOR A CORNER OF THIS TRACT;

THENCE LEAVING SAID FAIRWAY ALONG THE NORTH LINE OF ALTO ESTATES UNIT 2 THE FOLLOWING THREE COURSES AND DISTANCES: N.89°40'00"W., 237.04 FEET TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF VISTA DE ORO FOR A CORNER OF THIS TRACT;

THENCE ALONG SAID RIGHT OF WAY LINE S.00°20'00"W., 90.39 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 4, BLOCK 4, ALTO ESTATES UNIT 2 FOR A CORNER OF THIS TRACT;

THENCE LEAVING SAID RIGHT OF WAY LINE N.89°40'00"W., 145.00 FEET TO THE POINT OF BEGINNING CONTAINING 37.683 ACRES OF LAND MORE OR LESS. AS THE SAME APPEARS ON THIS PLAT TO WHICH THIS DEDICATION IS ATTACHED AND MADE A PART HEREOF, AND THE PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE CITY OF LAS CRUCES EXTRA TERRITORIAL ZONE COMMISSION, DONA ANA COUNTY, NEW MEXICO, AS BY STATUTE PROVIDED FOR AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. THE STREETS, ALLEYS, PUBLIC WAYS, PARKS AND OTHER PUBLIC PROPERTY AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOREVER. ELECTRIC, TELEPHONE, GAS, WATER, SANITARY AND STORM SEWER, CABLE TELEVISION FACILITIES AND OTHER FRANCHISED PUBLIC UTILITIES WILL BE INSTALLED UNDERGROUND OR OVERHEAD IN OR ALONG STREETS, ALLEYS, UTILITY EASEMENTS, PUBLIC AREAS AND IN LOT OWNER'S FACILITIES. ALL INSTALLATIONS SHALL CONFORM WITH NATIONAL ELECTRIC SAFETY CODES AND OTHER APPLICABLE LOCAL CODES IN EFFECT. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE GRANTED FOR UNDERGROUND PIPELINES, OVERHEAD AND UNDERGROUND CABLES, POLES, ANCHORS, CONDUCTORS, CONDUITS, TRANSFORMER INSTALLATIONS, INCLUDING PADMOUNT AND CONVENTIONAL PULLBOXES, MANHOLES, SERVICES FACILITIES AND ALL OTHER NECESSARY EQUIPMENT FOR UNDERGROUND OR AERIAL DISTRIBUTION SYSTEMS, TOGETHER WITH THE OVERHANG OF SERVICE WIRES, AND WITH THE RIGHT OF INGRESS AND EGRESS THERETO FOR THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, REPLACEMENT, RENEWAL AND REMOVAL THEREOF, AND ALSO THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. BUILDINGS AND STRUCTURES OF A PERMANENT NATURE, EXCEPT FENCES, BOUNDARY WALLS, WALKWAYS AND ROADWAYS WILL BE PROHIBITED FROM BEING BUILT ON OR OVER ANY EASEMENT. EXCEPTIONS TO THE ABOVE MUST BE OBTAINED FROM ALL THE AFFECTED UTILITY COMPANIES. THE SUBDIVISION HEREON SHOWN IS TO BE KNOWN AS ALTO ESTATES UNIT 3



VICINITY MAP

1/4 MILE

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND ONLY), (OVERHEAD-ONLY), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) ELECTRICAL UTILITIES.

BY: Edward P. Greiner DATE: 1-7-94

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE LAS CRUCES TV CABLE COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND ONLY), (OVERHEAD ONLY), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) CABLE UTILITIES.

BY: John P. Voth DATE: 1-7-94

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE U.S. WEST COMMUNICATIONS ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND ONLY), (OVERHEAD ONLY), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) TELEPHONE UTILITIES.

BY: Edward P. Greiner DATE: 1-7-94

### EXTRA TERRITORIAL ZONE COMMISSION APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE EXTRA TERRITORIAL ZONE COMMISSION. IT CONCURS WITH THE EXPANSION OF THOROUGHFARES AND IS IN ACCORDANCE WITH GENERAL EXTRA TERRITORIAL ZONE PLANNING. APPROVED FOR FILING AND RECORDING WITH THE COUNTY CLERK.

Francis R. Lopez DATE: 1-10-94  
CHAIRMAN

Patricia A. Hughes DATE: 1-10-94  
SECRETARY

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

Kerry W. Greiner DATE OF SURVEY: 3-26-93  
KERRY W. GREINER N.M.P.S. 1761-8761 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NO. 2483 RECEPTION NO. 1148  
(STATE OF NEW MEXICO)  
(COUNTY OF DONA ANA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 14th DAY OF January, 1994 AT 10:33 AM AND DULY RECORDED IN PLAT RECORD 18, PAGE 1-3 FILED IN THE RECORDS OF SAID COUNTY.

Peter Torres  
COUNTY CLERK

SHEET 1 OF 3

1. THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS 26th DAY OF August, 1994.

John Moccavo PRESIDENT  
EIGHT VIEW LAND COMPANY  
A DELAWARE CORPORATION  
6899 VISTA DE ORO  
LAS CRUCES, NM 88005

INSTRUMENT OF TITLE: WARRANTY DEED BOOK 357, PAGES 828-830  
(STATE OF NEW MEXICO) WARRANTY DEED BOOK 367, PAGES 99-101  
(COUNTY OF DONA ANA) WARRANTY DEED BOOK 367, PAGES 677-679  
WARRANTY DEED BOOK 370, PAGES 815 AND 818  
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF January, 1994.

[Signature] (NOTARY PUBLIC)



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# ALTO ESTATES UNIT 3

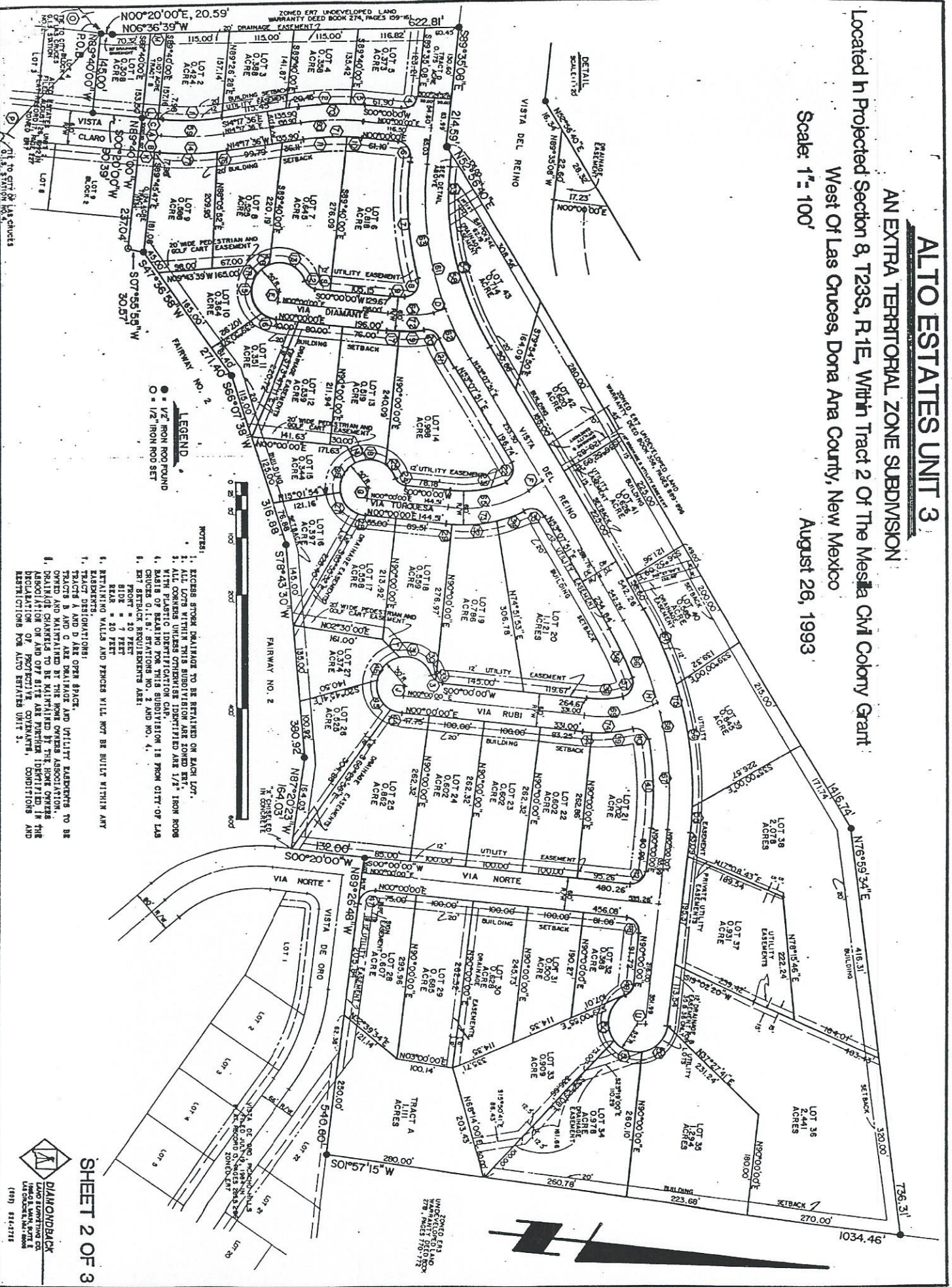
AN EXTRA TERRITORIAL ZONE SUBDIVISION

Located In Projected Section 8, T23S, R1E, Within Tract 2 Of The Mesilla Civil Colony Grant

West Of Las Cruces, Dona Ana County, New Mexico

Scale: 1" = 100'

August 26, 1993



**LEGEND**  
 ● = 1/2" IRON ROD FOUND  
 ○ = 1/2" IRON ROD SET

**NOTES:**  
 1. EXCESS STORM DRAINAGE TO BE REPAIRED ON EACH LOT.  
 2. ALL LOTS WITHIN THIS SUBDIVISION ARE ZONED R1.  
 3. ALL CORNERS UNLESS OTHERWISE IDENTIFIED ARE 1/2" IRON RODS WITH PLASTIC IDENTIFICATION CAP.  
 4. BASIS OF BEARING FOR THIS SUBDIVISION IS FROM CITY OF LAS CRUCES 0.1183 STATION NO. 2 AND NO. 4.  
 5. SET BACKS REQUIREMENTS ARE:  
 SIDE = 2 FEET  
 REAR = 10 FEET  
 6. RETAINING WALLS AND FENCES WILL NOT BE BUILT WITHIN ANY EASEMENTS.  
 7. TRACT DESIGNATIONS:  
 TRACTS B AND C ARE DRAINAGE AND UTILITY EASEMENTS TO BE MAINTAINED AND REPAIRED BY THE HOME OWNERS.  
 8. DETAIL AND CHANGES TO BE IDENTIFIED BY THE HOME OWNERS ASSOCIATION OR ANY OTHER AUTHORITY IDENTIFIED IN THE DECLARATION OF PROJECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR ALTO ESTATES UNIT 3.

SHEET 2 OF 3



UNZONED ER1 UNDEVELOPED LAND  
 WARRANTY DEED BOOK 274, PAGE 109-115  
 787-780-770

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# ALTO ESTATES UNIT 3

## AN EXTRA TERRITORIAL ZONE SUBDIVISION

Located In Projected Section 8, T.23S, R.1E, Within Tract 2 Of The Mesilla Civil Colony Grant

West Of Las Cruces, Dona Ana County, New Mexico

August 26, 1993

CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING AND DISTANCE
1	430.18'	109.82'	14°37'36"	S.06°58'48"E., 109.32'
2	500.22'	95.73'	10°57'55"	S.08°48'40"E., 95.59'
3	25.00'	27.13'	62°10'55"	S.31°05'27"W., 25.82'
4	25.00'	39.09'	89°35'08"	S.44°47'34"E., 35.23'
5	500.22'	29.06'	03°19'41"	S.01°39'47"E., 29.05'
6	25.00'	39.45'	90°24'52"	N.45°12'26"E., 35.48'
7	584.93'	211.14'	20°40'56"	N.80°04'24"E., 210.00'
8	25.00'	44.58'	102°10'36"	S.59°10'47"E., 38.91'
9	200.00'	28.24'	08°05'29"	S.04°02'40"E., 28.22'
10	440.22'	29.41'	03°49'41"	N.01°54'47"E., 29.41'
11	440.22'	80.41'	10°27'55"	N.09°03'40"W., 80.30'
12	25.00'	27.13'	62°10'55"	S.31°05'27"W., 25.82'
13	50.00'	78.28'	89°42'08"	S.17°19'51"W., 70.33'
14	490.18'	125.13'	14°37'36"	N.06°58'48"E., 124.79'
15	50.00'	79.90'	91°33'39"	S.78°03'05"W., 71.67'
16	50.00'	28.16'	32°18'16"	N.16°08'08"E., 27.79'
17	260.00'	24.03'	05°17'47"	N.02°38'49"W., 24.03'
18	50.00'	55.25'	63°18'56"	S.00°40'55"E., 52.48'
19	260.00'	43.81'	09°39'18"	N.10°07'26"W., 43.76'
20	25.00'	32.30'	74°02'04"	N.22°03'57"E., 30.10'
21	584.93'	60.76'	05°57'08"	N.56°06'26"E., 60.74'
22	25.00'	42.82'	98°08'34"	S.77°47'52"E., 37.78'
23	200.00'	100.21'	28°43'34"	S.14°21'47"E., 99.23'
24	25.00'	27.13'	62°10'55"	S.31°05'27"W., 25.82'
25	50.00'	77.23'	31°12'22"	S.46°34'44"W., 26.90'
26	50.00'	63.44'	72°41'30"	S.68°41'08"E., 59.27'
27	50.00'	52.61'	60°17'04"	N.44°49'35"E., 50.21'
28	50.00'	12.81'	14°41'03"	N.07°20'32"E., 12.78'
29	260.00'	10.49'	02°18'43"	N.01°09'21"W., 10.49'
30	25.00'	13.17'	30°10'30"	S.47°05'39"W., 13.01'
31	50.00'	71.73'	82°11'48"	S.21°05'01"W., 65.74'
32	260.00'	79.96'	17°37'17"	N.11°07'22"W., 79.65'
33	25.00'	13.97'	32°00'25"	S.16°00'13"W., 13.78'
34	260.00'	54.21'	11°56'46"	N.25°54'23"W., 54.11'
35	25.00'	37.09'	85°00'38"	N.10°37'33"E., 33.78'
36	570.00'	96.17'	09°40'00"	N.57°57'51"E., 96.05'
37	25.00'	43.64'	100°00'32"	S.67°11'53"E., 38.30'
38	200.00'	60.02'	17°11'37"	S.08°35'44"E., 59.79'
39	260.00'	68.64'	15°07'30"	N.11°15'23"W., 68.44'
40	25.00'	40.67'	93°13'11"	N.27°47'27"E., 38.33'
41	570.00'	155.20'	15°36'01"	N.82°12'04"E., 154.72'
42	25.00'	39.27'	90°00'00"	S.45°00'00"E., 35.36'
43	260.00'	16.76'	03°41'38"	N.01°50'34"W., 16.76'
44	50.00'	19.61'	22°28'31"	N.11°14'16"E., 19.61'
45	50.00'	60.00'	68°45'18"	N.58°51'10"E., 56.46'
46	50.00'	60.00'	68°45'18"	S.54°23'32"E., 56.46'
47	25.00'	39.03'	89°26'48"	N.44°43'24"W., 35.18'
48	25.00'	39.27'	90°00'00"	N.45°00'00"E., 35.36'
49	25.00'	26.18'	60°00'16"	S.59°59'52"E., 25.00'
50	55.00'	98.29'	102°23'52"	S.81°11'40"E., 85.73'

CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING AND DISTANCE
51	55.00'	60.89'	63°25'36"	N.15°53'36"E., 57.82'
52	55.00'	71.21'	74°10'47"	N.52°54'36"W., 66.34'
53	514.93'	90.10'	10°01'32"	S.85°24'05"W., 89.99'
54	514.93'	244.97'	27°15'29"	S.66°45'36"W., 242.67'
55	640.00'	42.71'	03°49'26"	S.88°05'21"W., 42.71'
56	640.00'	221.24'	19°48'25"	S.76°16'26"W., 220.14'
57	640.00'	147.83'	13°14'22"	S.59°45'02"W., 147.56'
58	514.93'	335.07'	37°17'01"	S.71°46'22"W., 329.19'
59	460.18'	117.48'	14°37'36"	N.06°58'48"E., 117.16'
60	470.22'	117.30'	14°37'36"	N.07°08'48"W., 117.00'
61	554.93'	361.10'	37°17'01"	N.71°46'22"E., 354.76'
62	554.93'	101.53'	10°28'58"	S.58°22'21"W., 101.39'
63	554.93'	259.57'	26°48'03"	S.77°00'51"W., 257.21'
64	230.00'	79.21'	19°43'54"	S.09°51'57"E., 78.82'
65	230.00'	148.00'	36°52'09"	S.18°26'04"E., 145.46'
66	600.00'	158.18'	15°06'19"	N.06°41'01"E., 158.18'
67	600.00'	227.92'	21°45'54"	N.79°07'07"E., 226.55'
68	600.00'	386.10'	36°52'13"	S.71°33'58"W., 379.48'
69	230.00'	120.43'	30°00'00"	S.15°00'00"E., 119.06'
70	440.22'	109.82'	14°17'36"	N.07°08'48"W., 109.54'
71	500.22'	124.79'	14°17'36"	S.07°08'48"E., 124.46'
72	260.00'	67.85'	14°57'05"	N.07°28'31"W., 67.66'
73	260.00'	144.66'	31°52'46"	N.15°56'23"W., 142.81'
74	260.00'	85.40'	18°49'08"	N.09°24'31"W., 85.01'
75	640.00'	411.85'	36°52'13"	S.71°33'58"W., 404.78'
76	490.18'	13.00'	01°31'10"	S.13°31'59"E., 13.00'
77	490.18'	112.14'	13°06'26"	S.06°13'13"E., 111.89'
78	50.00'	25.00'	28°38'52"	N.41°50'39"W., 24.74'

LINE NO.	BEARING	DISTANCE
A	N.00°20'00"E.	37.98'
B	S.00°20'00"W.	37.98'
C	N.00°20'00"E.	37.98'
D	S.19°43'54"E.	23.40'
E	S.90°00'00"W.	20.00'
F	S.38°52'09"E.	30.21'
G	S.90°00'00"W.	20.00'
H	S.30°00'00"E.	10.67'
J	S.90°00'00"W.	20.00'
K	S.00°20'00"W.	30.00'
L	N.00°20'00"W.	30.00'
M	N.06°36'39"W.	30.22'
N	N.57°39'37"W.	32.75'
O	S.42°23'25"W.	1474.14'
P	S.52°41'45"E.	1932.23'
R	N.32°15'59"E.	19.66'
S	S.00°00'00"W.	24.52'
T	N.44°51'42"E.	42.05'
U	S.00°00'00"W.	15.00'

SHEET 3 OF 3



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**DIAMONDBACK**  
**LAND SURVEYING CO.**  
1065 S. MAIN, SUITE D9  
LAS CRUCES, NM • 88005

(505) 524-2755

December 9, 1993

**DESCRIPTION OF A 0.135 ACRE TRACT**

A tract of land situate west of the city of Las Cruces, Dona Ana County, New Mexico in the Picacho Hills Country Club area within Tract 2 of the Mesilla Civil Colony Grant in projected Section 8, T.23S., R.1E., N.M.P.M. of the U.S.G.L.O. Surveys lying south of the proposed Alto Estates Unit 3, within Tract E of the Picacho Hills Golf Course Survey and being more particularly described as follows, to wit;

BEGINNING at a 1/2" iron rod found for the southwest corner of this tract identical to the southeast corner of Tract C of the proposed Alto Estates Unit 3; whence a 1/2" iron rod found for the northeast corner of Lot 9, Block 2, Alto Estates Unit 2 as filed August 26, 1992 in Plat Record 17, Page 227 of the Dona Ana County records bears N.89°40'00"W., 57.04 feet;

THENCE from the point of beginning along the south line of the proposed Alto Estates Unit 3 the following three courses and distances;

N.07°55'55"E., 30.57 feet to a 1/2" iron rod found for a corner of this tract;

THENCE N.47°36'58"E., 271.40 feet to a 1/2" iron rod found for a corner of this tract;

THENCE N.66°07'38"E., 44.84 feet to a 1/2" iron rod set for a corner of this tract;

THENCE leaving the south line of the proposed Alto Estates Unit 3 and following the south edge of an arroyo the following five courses and distances;

S.57°10'22"W., 42.62 feet to a 1/2" iron rod set for a corner of this tract;

THENCE S.47°54'32"W., 108.77 feet to a 1/2" iron rod set for a corner of this tract;

THENCE S.31°01'01"W., 86.72 feet to a 1/2" iron rod set for a corner of this tract;

(#93200.2 Continued)



**DIAMONDBACK**

LAND SURVEYING CO.

1065 S. MAIN, SUITE D9  
LAS CRUCES, NM • 88005

(505) 524-2755

December 9, 1993

DESCRIPTION OF A 0.135 ACRE TRACT  
(#93200.2 Continued)

THENCE S.40°03'47"W., 80.02 feet to a 1/2" iron rod set  
for a corner of this tract;

THENCE N.89°40'00"W., 32.98 feet to the point of  
beginning containing 0.135 acre of land more or less.

Subject to easements and reservations of record. Field notes by  
Diamondback Land Surveying Company.

Description prepared by Kery W. Greiner P.S. 9761

*Kery W. Greiner*

Kery W. Greiner  
P.S. 9761

*12-9-93*

Date

#93200.2





**DIAMONDBACK**  
**LAND SURVEYING CO.**  
 1065 S. MAIN, SUITE D9  
 LAS CRUCES, NM • 88005

(505) 524-2755

December 9, 1993

DESCRIPTION OF A 0.125 ACRE TRACT

A tract of land situate west of the city of Las Cruces, Dona Ana County, New Mexico in the Picacho Hills Country Club area within Tract 2 of the Mesilla Civil Colony Grant in projected Section 8, T.23S., R.1E., N.M.P.M. of the U.S.G.L.O. Surveys lying south of the proposed Alto Estates Unit 3, within Tract E of the Picacho Hills Golf Course Survey and being more particularly described as follows, to wit;

BEGINNING at a 1/2" iron rod set on the south line of the proposed Alto Estates Unit 3 for the most westerly corner of this tract; whence a 1/2" iron rod found for the northeast corner of Lot 9, Block 2, Alto Estates Unit 2 as filed August 26, 1992 in Plat Record 17, Page 227 of the Dona Ana County records bears S.55°25'34"W., 478.02 feet;

THENCE from the point of beginning along the south line of the proposed Alto Estates Unit 3 the following two courses and distances;

N.66°07'38"E., 172.67 feet to a 1/2" iron rod found for a corner of this tract;

THENCE N.78°43'30"E., 135.45 feet to a 1/2" iron rod set for the most easterly corner of this tract;

THENCE leaving the south line of the proposed Alto Estates Unit 3 along the south edge of an arroyo the following three courses and distances;


S.68°17'08"W., 30.20 feet to a 1/2" iron rod set for a corner of this tract;

THENCE S.65°44'02"W., 173.79 feet to a 1/2" iron rod set for a corner of this tract;

THENCE S.82°28'38"W., 105.14 feet to the point of beginning containing 0.125 acre of land more or less.

Subject to easements and reservations of record. Field notes by Diamondback Land Surveying Company.

Description prepared by Kery W. Greiner P.S. 9761

  
 Kery W. Greiner  
 P.S. 9761

(#93200.3)

-12-9-93  
 Date





**DIAMONDBACK**  
LAND SURVEYING CO.  
1065 S. MAIN, SUITE D9  
LAS CRUCES, NM • 88005

(505) 524-2755

December 9, 1993

DESCRIPTION OF A 0.079 ACRE TRACT

A tract of land situate west of the city of Las Cruces, Dona Ana County, New Mexico in the Picacho Hills Country Club area within Tract 2 of the Mesilla Civil Colony Grant in projected Section 8, T.23S., R.1E., N.M.P.M. of the U.S.G.L.O. Surveys lying south of the proposed Alto Estates Unit 3, within Tract E of the Picacho Hills Golf Course Survey and being more particularly described as follows, to wit;

BEGINNING at a 1/2" iron rod set on the south line of the proposed Alto Estates Unit 3 for the most westerly corner of this tract; whence a 1/2" iron rod found for the northeast corner of Lot 9, Block 2, Alto Estates Unit 2 as filed August 26, 1992 in Plat Record 17, Page 227 of the Dona Ana County records bears S.64°28'46"W., 921.38 feet;

THENCE from the point of beginning along the south line of the proposed Alto Estates Unit 3 the following two courses and distances;

N.78°43'30"E., 95.42 feet to a 1/2" iron rod found for a corner of this tract;

THENCE S.87°20'23"E., 164.03 feet to an "+" chiseled on a concrete headwall for the most easterly corner of this tract;

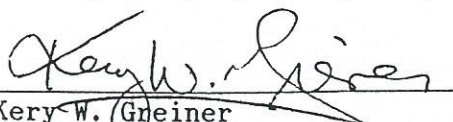
THENCE leaving the south line of the proposed Alto Estates Unit 3 along the south edge of an arroyo the following two courses and distances;

S.81°14'33"W., 109.41 feet to a 1/2" iron rod set for a corner of this tract;

THENCE N.87°50'47"W., 149.41 feet to the point of beginning containing 0.079 acre of land more or less.

THENCE N.87°50'47"W., 149.41 feet to the point of beginning 0.079 acre of land more or less. Subject to easements and reservations of record. Field notes by Diamondback Land Surveying Company.

Description prepared by Kery W. Greiner P.S. 9761

  
Kery W. Greiner  
P.S. 9761

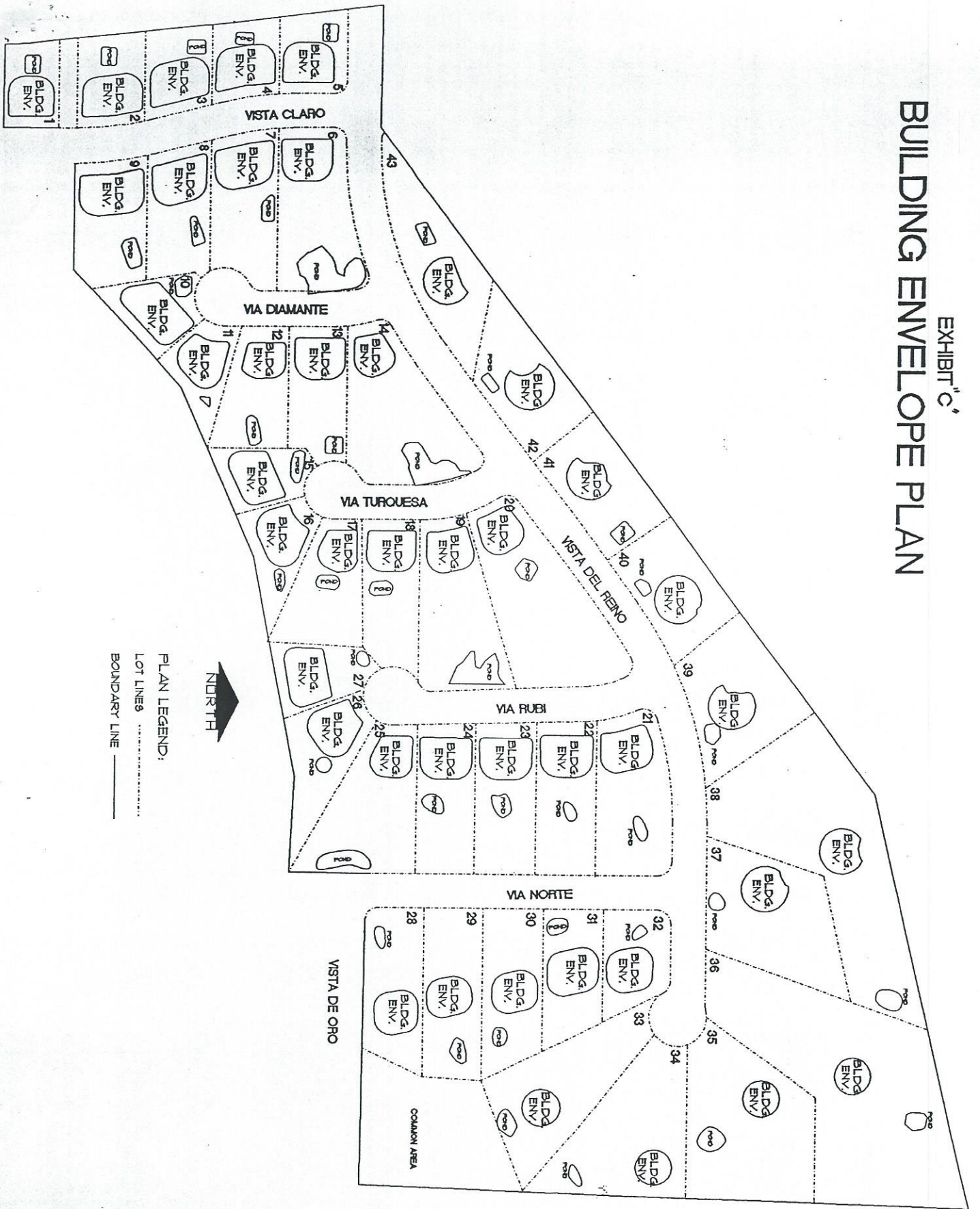
12-9-93  
Date

(#93200.4)





# EXHIBIT "C" BUILDING ENVELOPE PLAN



PLAN LEGEND:  
 LOT LINES .....  
 BOUNDARY LINE ———

