

**AGENDA**  
**City of Hobbs Planning Board – Regular Meeting**  
**September 16, 2025 at 10:00 AM**

**W.M. “Tres” Hicks, Chairman**  
**Bill Ramirez**  
**Brett Drennan**  
**Larchinee Turner**

**Guy Kesner, Vice Chairman**  
**Ben Donahue**  
**Brett Clay**

Tentative Agenda for the Planning Board Regular Session Meeting to be held on Tuesday, September 16, 2025 at 10:00 AM, at the City of Hobbs Annex Building, First Floor Commission Chambers located at 200 E. Broadway, Hobbs, NM 88240.

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**AGENDA**

**Call To Order and Roll Call**

- 1) Review and Consider Approval of Agenda
- 2) Review and Consider Approval of Minutes

August 19th, 2025 – Regular Meeting

**Communications from Citizens. (3-minute limit per citizen)**

**Action Items:**

- 3) Review and Consider Starret Subdivision
- 4) Review and Consider front yard setback for 304 W. Hardin
- 5) Review and Consider Ozro Subdivision
- 6) Review and Consider Maple Street Annexation in Green Meadow Subdivision
- 7) Review and Consider a Development agreement with Grimes Land Co. for City Drainage Basin and extension of public infrastructure
- 8) Review and Consider Subdivision Sketch Plan on East Midwest

**Discussion Items:**

None

**Adjournment**

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The City will make every effort to provide reasonable accommodations for people with disabilities who wish to attend a public meeting. Please notify the City at least 24 hours before the meeting. Telephone 575-397-9232.

*“Notice is hereby given that a quorum of the Hobbs City Commission may be in attendance at this meeting.”*

**PLANNING BOARD REGULAR MEETING  
MINUTES  
AUGUST 19, 2025**

The Hobbs Planning Board met on August 19, 2025, at 10:00 a.m. at the City of Hobbs Annex Building, First Floor Commission Chambers, located at 200 E. Broadway, Hobbs, NM 88240 with Mr. W.M. “Tres” Hicks, Chairman, presiding.

**Members Present:**

W.M. “Tres” Hicks, Chairman  
Guy Kesner, Vice Chairman  
Larchinee Turner  
Bill Ramirez

**Members Absent**

Brett Clay  
Brett Drennan  
Ben Donahue

Also present were members of the public and City staff as follows:

Todd Randall, Assistant City Manager	Anthony Henry, City Engineer
April Hargrove, Engineering Assistant	Shawn Williams, Fire Marshal
Hayden Able, Fire Inspector	John Portulano, Lea County Planner
Medjine Desrosiers-Douyon, Deputy City Attorney	
9 Citizen(s)	

**Call to Order and Roll Call**

Ms. April Hargrove, Engineering Assistant, did a roll call for members as follows:

Mr. Ramirez-yes, Ms. Turner-yes, Mr. Kesner-yes, Mr. Drennan-absent, Mr. Clay-absent, Mr. Donahue-absent, and Mr. Hicks-yes. There were four members present at the meeting.

Mr. Hicks called the meeting to order at 10:00 a.m.

**1.) Review and Consider Approval of Agenda**

The first item of business was to review and approve the agenda for the August 19, 2025, regular meeting. Mr. Hicks asked if there were any additions or changes to the agenda. Mr. Randall stated there were no changes. Ms. Turner made a motion, seconded by Mr. Ramirez to approve the agenda as presented. The vote on the motion was 4-0, and the motion carried.

**2.) Review and Consider Approval of Minutes**

Mr. Hicks asked if everyone had a chance to read the Special Meeting Minutes from July 28, 2025. Mr. Kesner made a motion, seconded by Mr. Ramirez to approve the Special Meeting Minutes as presented. The vote was recorded as follows: Ramirez yes, Kesner yes, Clay absent, Donahue absent, Turner yes, Drennan absent, Hicks yes. The vote on the motion was 4-0 and the motion carried.

### **Communications from Citizens**

There were no communications from citizens.

### **Action Items**

#### **3) Review and Consider a Front Yard Setback Variance submitted by the property owner of 3006 N. Gantt St.**

Mr. Randall stated this is a request for a front yard setback variance at 3006 N. Gantt St., just east of Fowler Street off Glorietta. He noted that currently, there are no carports along this block of North Gantt. Mr. Randall stated that a notification sign was posted, and certified letters were mailed to adjacent property owners. He stated there was no correspondence in opposition that had been received, and the applicant had obtained signatures from neighboring property owners as required.

Mr. Randall explained that the applicant is requesting a 15-foot setback from the back of the curb for the proposed carport, along with side screening for additional protection. Mr. Randall stated the current standards require open walls for carports to maintain visibility, though some allowances have been made in the past for partial screening. Mr. Randall stated that staff recommended the Board consider conditions that could serve as a consistent standard in future cases, such as requiring a 10x10 sight triangle to remain clear of obstructions and allowing only screening with no more than 50% blockage.

In response to Mr. Kesner's question regarding line of sight, Mr. Randall emphasized the importance of maintaining visibility for pedestrians, cyclists, and vehicles, particularly children using the sidewalk. He noted that a partially open screen could provide shade and weather protection while still allowing visibility. Mr. Randall suggested a balanced approach, requiring open space between two and eight feet in height or allowing screening that does not exceed 50% view blockage.

Mr. Kesner made a motion to approve the front yard setback variance to allow the construction of a carport at 3006 North Gantt, seconded by Ms. Turner. The vote on the motion was 4-0 and the motion carried.

Mr. Kesner made a motion to allow side screening on the carport, provided that visibility between 2 and 8 feet in height is maintained, or that screening does not exceed 50% view blockage. Screening above 8 feet may be solid. Mr. Ramirez seconded the motion. The vote on the motion is 4-0 and the motion carried.

#### **4) Review and Consider Adell Drive ROW Vacation**

Mr. Randall stated that this item is the Adell Drive right-of-way vacation. He informed the Board that Mr. David Pyeatt is representing the property owner. Mr. Randall then walked the Board through the location. He explained that on Lovington Highway, just south of the

University of the Southwest (USW), sits Lucky Well Services and the platted Adell Street, which extends from College Lane to USW. He noted that the City retained this corridor for open space, drainage, and utilities, as it lies within the floodplain that extends into USW's property.

Mr. Randall explained to the north is USW, with Adell Street running from College Lane to the USW's property. Mr. Randall added that a strip of land was also purchased from USW during the development of the White Oak Apartments. At that time, caliche material was excavated to create additional drainage, which helped establish this area as part of the floodplain corridor.

Mr. Randall stated Lucky Well Services would like to purchase the right-of-way. He stated staff recommends selling the entire piece so operations can expand, while reserving a triangular area to maintain proper drainage and avoid adverse impacts upstream to USW.

Mr. Randall stated Mr. Pyeatt has communicated with USW, and the tract of land will be reacquired by USW. Originally, USW sold this land during the White Oak development but included a reversion clause. Since the additional land wasn't acquired within the specified time, it reverted back to USW. That deed has now been recorded.

Mr. Pyeatt stated the property owner, Mr. Dwayne Taylor, was not able to attend. He stated Mr. Taylor had initially planned to acquire land from USW to construct an 89,000 sq. ft. building north of his property; however, due to the property layout, this was not feasible. As an alternative, the current proposal was presented. Mr. Pyeatt mentioned that Mr. Taylor also stated that, pending no objection from the university, he intends to construct a metal buffer fence to separate the industrial area from the university.

In response to Mr. Hicks' question, Mr. Pyeatt stated there is no issue with the drainage easement across the north corner. He stated the proposed building will sit south of the existing structure and extend onto the vacated area. Mr. Randall stated the only condition staff recommends is that a drainage study be conducted to ensure the 100-year storm flow is properly routed, with no adverse impacts to Lucky Well Services or USW.

Ms. Turner made a motion to approve the vacation with the condition of a drainage study, seconded by Mr. Ramirez. The vote on the motion was 4-0 and the motion carried.

In response to Mr. Kesner's questions, Mr. Randall confirmed that Adell Drive will be vacated down to Millen.

In response to Ms. Turner's asked if the lower portion of Adell has experienced flooding issues. Mr. Randall explained that the area is a natural low spot and, during a 100-year storm, water would overtop at College Lane.

Mr. Randall explained the original plan with White Oak included mining caliche and creating a drainage basin in the flood zone. Long-term, this drainage area may be best owned by the City, though USW currently retains it.



Mr. Taylor mentioned that the County recently acquired land east of the strip for a future fire department expansion. They consented to this process to support the project, though formal transfer would take time.

**5) Review Consider encroachment request for new fence into Street Right of Way at 500 N. Dalmont - New Construction (PDAP)**

Mr. Randall stated this is a request for a fence for the new development and construction at 500 North Dalmont. He stated representatives of the project are present. He stated the property fronts Alston and Fowler Streets, both with oversized 80-foot right-of-ways, which place the property line about 20 feet behind the back of curb. Historically, fences along this corridor have been located at the back of the sidewalk; however, the applicant's plan shows the fence placed at the property line.

Mr. Randall stated that staff has considered the option of vacating a portion of the right-of-way, which is sometimes done on 80-foot rights-of-way. Normally, in such cases, the City retains 10 feet from the back of curb for sidewalk, utilities, valves, meter sets, and aerial lines. Mr. Randall noted that what makes this case unique is that the applicant owns the entire block, preventing the issue of inconsistent fence locations among different neighbors.

Mr. Randall stated the applicant is requesting approval of a Right-of-Way Occupancy License to allow a private fence within the right-of-way. He stated staff have never approved a fence all the way to the back of sidewalk before, but since the sidewalks will be newly constructed with this development, the request is being considered.

Mr. Randall discussed that if staff recommends that if approved, the following conditions be included, no vehicle gates along the sidewalk/fence frontage and a wider sidewalk corridor for safety and pedestrian comfort, rather than the standard 5-foot sidewalk. He stated specifically staff suggests a 7-foot sidewalk, which exceeds the ADA minimum of 5 feet. This provides more space between the roadway and the fence, reduces the "tunnel effect," and offers a safer buffer in case vehicles leave the roadway. Mr. Randall stated the intent is to balance the property owner's goal of maximizing backyard space (consistent with historical placement of fences at the sidewalk) with the City's goal of providing safe and functional pedestrian corridors.

Mr. Hicks disclosed that his firm, Pettigrew and Associates, is involved with this project.

Mr. Stewart Sroufe, Executive Director of PDAP, acknowledged the change from the originally planned five-foot sidewalk to a proposed seven-foot walkable space. Mr. Randall discussed the alternatives for the additional two feet, including concrete, gravel, or turf, with maintenance to remain the property owner's responsibility. He stated the utilities for the development are located in the alley, but the right-of-way would remain available if needed for future use. Mr. Randall noted that the property owner is responsible for maintenance of the right-of-way.

Mr. Hicks asked about encroachment fees. Mr. Randall stated normally, an annual encroachment fee of approximately \$0.50 per linear foot applies (in this case estimated around \$150 per year). He stated the Planning Board may recommend waiving this fee, subject to Commission approval.

Mr. Hicks recommended approval of a 7-foot walkable space between the back of the curb and the proposed fence, allowing flexibility for the additional two feet to be constructed with concrete, gravel, turf, or another walkable material, to be coordinated between staff and the applicant. Mr. Kesner recommended that the City Commission waive the annual encroachment fee for this agreement. Mr. Ramirez made a motion to approve the recommendations, seconded by Ms. Turner. The vote on the motion was 4-0 and the motion carried.

**6) Review and Consider a Parking Variance for 203 W. White Variance**

Mr. Randall stated this a request for a parking variance for 203 W. White. He stated this request is coming before the Board because the parking is located in the right-of-way. Mr. Randall stated the project meets the required number of parking stalls, as it is a renovation of an existing building. He stated the City ordinance requires on-site parking; however, in the downtown area, parking has historically been accommodated within the right-of-way.

Mr. Randall discussed that the location is on White Street, near Marland going north toward Turner. Historically, parking for this property has been on the street, both along White and likely up to where the fence line indicates the property boundary.

Mr. Randall stated the architect's plans show the required number of stalls to accommodate the renovations and the proposed new use, which will be a gym. He stated staff has no objections to the request. Mr. Randall stated the only reason this variance is needed is because all required parking is not on-site. While the property does have additional space that could be converted to on-site parking, adequate parking exists in the surrounding right-of-way.

In response to Mr. Kesner's question regarding whether an encroachment fee would apply. Mr. Randall clarified that the ordinance does not distinguish between downtown properties and other areas, but in practice, many downtown lots have parking entirely within the right-of-way. He stated that since vehicles are not fixed improvements, they are considered temporary, and this situation has been treated historically as acceptable.

Mr. Kesner made a motion to approve the variance for 203 W. White, allowing parking in the right-of-way, seconded by Mr. Ramirez. The vote on the motion was 4-0 and the motion passed.

**7) Review and Consider the Front Yard Building Setback and Fence Variance as submitted by the property owner for the property located at 1501 W. Sanger**

Mr. Randall stated the applicant requested approval for a front yard, building setback, and fence variance at the intersection of Sanger and Gulf Street. He stated the property is currently a fenced truck yard, and the owner wishes to construct a shop and make site improvements.

Mr. Randall explained that Sanger requires a 35 ft building setback plus 10 ft for right-of-way, totaling 45 ft from the back of curb. He stated the applicant requested a 25 ft building setback from the back of curb (approximately 15 ft from the property line). The fence would also be set back 25 ft from the back of curb.

Mr. Randall explained the lot is primarily used for truck parking. He stated a 45 ft setback would push the building too far back, limiting usable space and truck circulation. A 25 ft setback would allow the development of a shop, truck maneuvering, landscaping, and parking lot improvements.

In response to Mr. Kesner's question about possibly eliminating the access point on Sanger to discourage illegal parallel parking, Mr. Randall explained that the applicant requested to retain both access points for truck circulation. Mr. Randall mentioned that landscaping would be required with development. Mr. Kesner mentioned landscaping could also help deter illegal parallel parking along Sanger.

Mr. Randall noted that staff typically does not support variances for new construction but acknowledged this site is unique due to surrounding industrial uses and truck traffic. He explained that a 25-foot setback is more practical for development while still accommodating landscaping and visibility. In response to Mr. Hicks' comment about potential future widening of Sanger, Mr. Randall stated that the requested setback would still allow for roadway improvements.

Mr. Ramirez made a motion to approve the requested 25 ft building setback from the back of curb, seconded by Ms. Turner. The vote on the motion was 3-1, with Mr. Kesner opposing, and the motion carried.

#### **8) Review and Consider Subdivision Sketch Plan of Tract D - Edgar Ontiveros**

Mr. Randall stated this is a proposed subdivision layout located on the far west side, near Princess Jeanne and Berry Drive. The site is currently vacant land. Mr. Randall stated it is only a sketch plan. Staff's main consideration is the potential extension of Street A to provide future connectivity into the adjacent property, currently owned by Habitat for Humanity. Mr. Randall stated that property may require a secondary access if developed, as it only connects to Cobb Street at present. He noted that Habitat for Humanity owns multiple individual lots off Tasker, as well as a larger parcel at the rear.

Mr. Randall stated staff has requested extensions of Princess Jeanne and Berry Drive, which are shown on the plan. However, the extension of Street A into the Habitat for Humanity property is not included. Mr. Randall mentioned that the subdivision meets the minimum frontage requirement of 35 feet.

In response to Mr. Hicks's question, Mr. Randall stated the property to the north is a private residence, so no street connection is proposed there. Mr. Randall discussed that Habitat for Humanity could develop the southern property into housing, possibly 30+ units (single-family homes, RVs, mobile homes, or tiny homes), which would require dual access.

After a brief discussion, Mr. Hicks recommended sketch plan approval with the condition that the developer consider extending Street A. Mr. Ramirez made a motion to approve the sketch plan with staff's consideration of extending Street A, seconded by Mr. Kesner. The vote on the motion was 4-0, and the motion carried.

### **Discussion Items:**

#### **9) Proposed Sale of HIAP Property and Public Drainage**

Mr. Randall presented a discussion item regarding the proposed sale of property in the South HIAP Industrial Park. He stated the area in question is currently designated as drainage/open space within the floodplain. Mr. Randall stated that Mewbourne Company, which recently expanded its facility in the area, is interested in purchasing this property for future growth.

Mr. Randall explained that the City receives FEMA credit for maintaining floodplain open space, so any sale or development must replicate or preserve equivalent open space to avoid negatively impacting flood ratings. Mr. Randall discussed the options including rerouting drainage, creating alternative open space, or extending underground drainage.

Mr. Robin Terrell, Hobbs District Manager for Mewbourne Company, stated that the company has outgrown its current facility and is planning for future expansion, with the goal of eventually building on the open space parcel.

Mr. Hicks recommended that an engineering flood study would be required to determine feasibility, potential drainage modifications, and possible reclassification of the property. The City could then consider a letter of map revision through FEMA to reflect any approved changes.

Mr. Hicks expressed support for Mewbourne's growth and agreed to move forward with further study before any decision is made.

#### **10) Neighborhood Traffic Management Program.**

Mr. Henry presented an overview of the City's Neighborhood Traffic Management Program, originally approved in 2008 and not revised since. He stated the purpose of the discussion was to consider adding a new policy to allow more flexibility in addressing traffic concerns, particularly near schools and parks.

Mr. Henry state the program is designed to handle citizen complaints fairly, focusing on livable neighborhoods by managing speed and traffic volumes. Projects are prioritized using traffic studies, since City resources are limited. Mr. Henry emphasized the "three E's"—

**Education, Enforcement, and Engineering.** Mr. Henry explained a project must score at least 35 points on a traffic study to qualify, but schools and parks only contribute 5–10 points, not enough to meet the threshold. He stated that since the program began, only three streets have qualified, and in one case residents declined speed humps.

Mr. Henry further explained the process requires two-thirds of neighbors' signatures to begin a study, followed by data collection on crashes, volumes, and speeds. If eligible, a "neighborhood champion" works with residents to determine solutions, which may include alternatives to humps (such as speed dips used on Copper Street due to drainage issues).

Mr. Henry noted the projects under Policy 10 may proceed upon City Manager authority to bypass the 35-point threshold for streets adjacent to schools or parks. He stated the criteria would still include an 85th percentile speed at least 5 mph over the limit or a recent pedestrian/bicycle accident. The City Manager would consult with Fire, EMS, Police, and Engineering to ensure emergency access and drainage are not impacted. He further stated this policy would also remove the neighborhood ballot requirement in these cases.

Mr. Henry mentioned speed bumps/humps currently exist on Copper, Northwest, and Apache. However, some areas, like Temple, did not reach the required four-fifths neighborhood approval.

Mr. Henry noted that four-way stops are not effective for traffic calming. He explained that most residential streets lack the traffic volume needed to qualify and pointed out speed limit inconsistencies on arterials such as Dal Paso, Marland, and Fowler, where limits vary based on shoulders, driveways, and access.

Ms. Turner mentioned that speed radar trailers, such as the one on Charlcia Blvd., have proven effective in reducing driver speeds.

Mr. Henry stated the proposed change aims to better address traffic safety near schools and parks without being restricted by outdated criteria.

### **Adjournment**

The meeting adjourned at 11:50 a.m.

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W.M. Tres Hicks, Chairman

### **3) Review and Consider Starret Subdivision**

CLAIM OF EXEMPTION - LEA COUNTY  
DIVISION OF A TRACT OF LAND LOCATED IN THE  
SOUTHWEST QUARTER (SW/4) OF  
SECTION 35, TOWNSHIP 17 SOUTH, RANGE 38 EAST,  
N.M.P.M., LEA COUNTY, NEW MEXICO

THE DIVISION OF A TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 2226, PAGE 158, LEA COUNTY RECORDS AND BEING LOCATED IN SOUTHWEST QUARTER (SW/4) SECTION 35, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, INTO THE FOLLOWING DESCRIBED TRACTS:

**DESCRIPTION OF TRACT ONE:**

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THIS TRACT, WHICH LIES N88°58'59"E A DISTANCE OF 1054.47 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE N88°58'07"E A DISTANCE OF 1124.94 FEET TO A 1/2" REBAR WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S00°34'51"E A DISTANCE OF 596.06 FEET TO A 1/2" REBAR WITH CAP MARKED "JWSC PS 12641" SET FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE S88°58'59"W A DISTANCE OF 1123.74 FEET TO THE SOUTHWEST CORNER OF THIS TRACT; THENCE N00°41'44"W A DISTANCE OF 178.84 FEET TO A CORNER OF THIS TRACT; THENCE N88°58'06"E A DISTANCE OF 208.70 FEET TO A CORNER OF THIS TRACT; THENCE N00°45'44"W A DISTANCE OF 208.70 FEET TO A CORNER OF THIS TRACT; THENCE S88°58'09"W A DISTANCE OF 208.70 FEET TO A CORNER OF THIS TRACT; THENCE N00°41'44"W A DISTANCE OF 208.23 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 14.38 ACRES MORE OR LESS.

**DESCRIPTION OF TRACT TWO:**

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THIS TRACT, WHICH LIES N88°58'59"E A DISTANCE OF 2179.41 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE N88°58'07"E A DISTANCE OF 468.45 FEET TO A REBAR WITH CAP MARKED "PS MULLIKEN 16873" FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE S00°34'51"E A DISTANCE OF 596.18 FEET TO A 1/2" REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE S88°55'43"W A DISTANCE OF 468.45 FEET TO A 1/2" REBAR WITH CAP MARKED "JWSC PS 12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N00°34'51"E A DISTANCE OF 596.06 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 6.41 ACRES MORE OR LESS. THE EAST 30.0 FEET BEING RESERVED AS A SURFACE/ SUB-SURFACE PUBLIC INFRASTRUCTURE EASEMENT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER OF SAID LAND, HAS HEREUNTO SET THEIR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D.

ZACHARY A. STARRET, OWNER

**ACKNOWLEDGMENT:**

STATE OF NEW MEXICO  
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., BY ZACHARY A. STARRET.

NOTARY PUBLIC

**CERTIFICATE OF APPROVAL BY THE CITY PLANNING BOARD:**

THE PLAT, RESTRICTIONS REVIEWED AND APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D. BY THE CITY PLANNING BOARD OF HOBBS, NEW MEXICO.

CHAIRMAN: WILLIAM M. HICKS III

**ACKNOWLEDGMENT:**

STATE OF NEW MEXICO  
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., BY WILLIAM M. HICKS III.

NOTARY PUBLIC

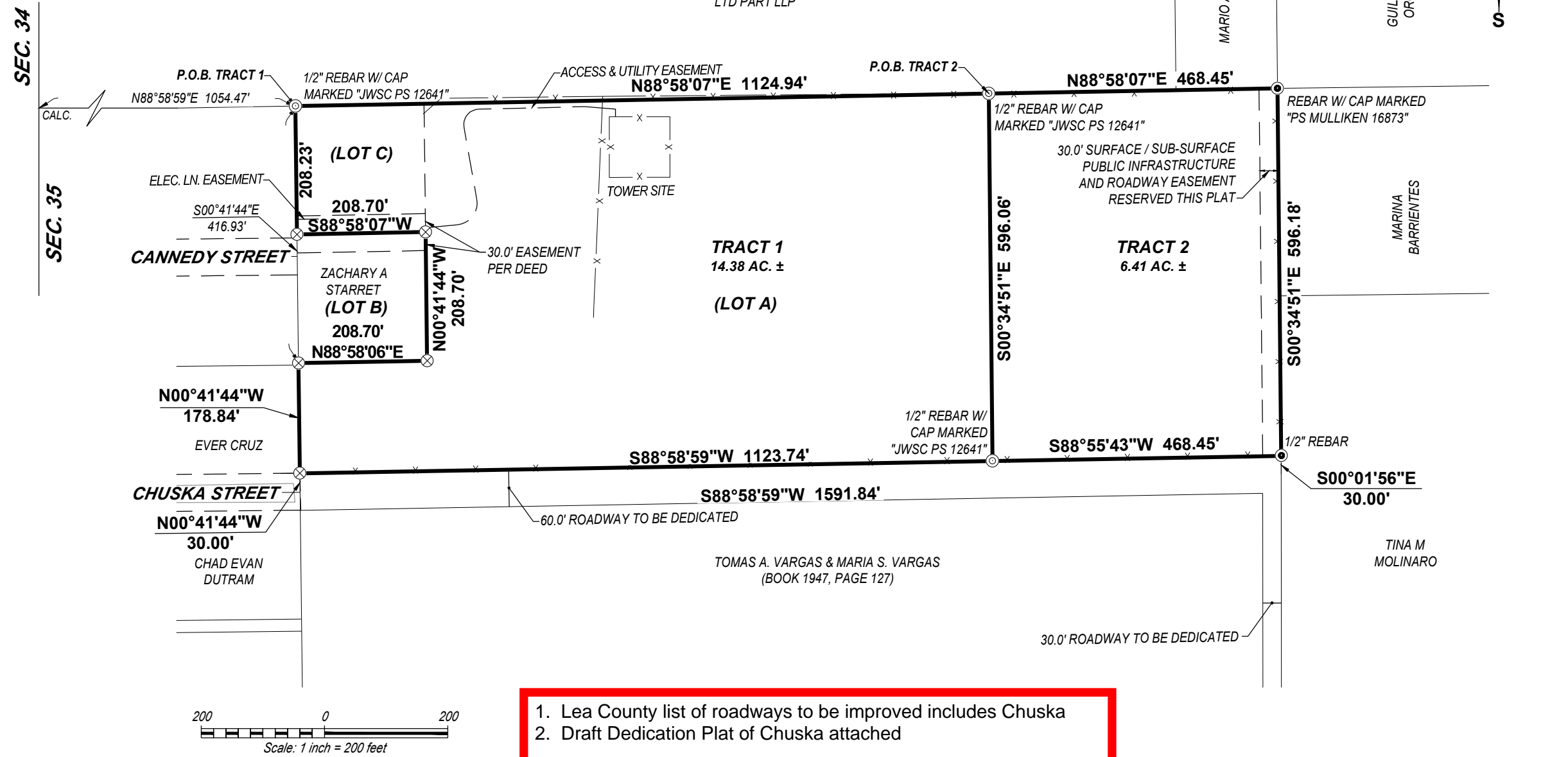
**NOTES:**

1) BEARINGS SHOWN HEREON ARE MERCATOR GRID AND CONFORM TO THE NEW MEXICO COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM 1983. THE CONVERGENCE ANGLE TO TRUE NORTH IS 00°39'11.6" BASED ON A POINT OF ORIGIN LOCATED AT (NMSPC) N: 656379.38 E: 911841.56 ESTABLISHED FROM GPS OBSERVATIONS AND SUBSEQUENT NGS OPUS PROCESSING. DISTANCES ARE SURFACE VALUES AND IS U.S. SURVEY FEET.

2) ADJACENT OWNERSHIP OBTAINED FROM LEA COUNTY ASSESSOR'S OFFICE.

3) OWNER OF RECORD: ZACHARY A. STARRET  
(BOOK 2226, PAGE 158)

5) DATE OF SURVEY: JUNE 13, 2025



1. Lea County list of roadways to be improved includes Chuska
2. Draft Dedication Plat of Chuska attached

Recommend:  
Approve pending filing of the dedication plat.

**LEGEND:**

- ⊙ - DENOTES SET CORNER, AS NOTED
- - DENOTES FOUND CORNER, AS NOTED
- ⊗ - DENOTES CALCULATED CORNER
- (LOT A) - DENOTES DEED DESIGNATION

**CERTIFICATE OF MUNICIPAL APPROVAL:**

I, TODD RANDALL, ASSISTANT CITY MANAGER FOR THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, WAS REVIEWED AND DEEMED COMPLIANT WITH THE MUNICIPAL SUMMARY PROCESS REGULATIONS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D.

TODD RANDALL, ASSISTANT CITY MANAGER

ATTEST:  
JAN FLETCHER, CITY CLERK

**ACKNOWLEDGMENT:**

STATE OF NEW MEXICO  
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., BY TODD RANDALL AND JAN FLETCHER.

NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE:**

I, GARY G. EIDSON, NEW MEXICO PROFESSIONAL SURVEYOR No. 12641, DO HEREBY CERTIFY THAT THIS 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.

DATE: \_\_\_\_\_



PROVIDING SURVEYING SERVICES  
SINCE 1946  
**JOHN WEST SURVEYING COMPANY**  
412 N. DAL PASO HOBBS, N.M. 88240  
(575) 393-3117 www.jwsc.biz  
TBPLS# 10021000

**CERTIFICATE OF APPROVAL OF EXEMPTION TO SUBDIVISION REGULATIONS BY LEA COUNTY:**

PURSUANT TO LEA COUNTY SUBDIVISION REGULATIONS, SECTION 7.5 (1997) CLAIM OF EXEMPTION MEET THE CRITERIA FOR THE SALE, LEASE OR OTHER CONVEYANCE OF A SINGLE PARCEL FROM A TRACT OF LAND, EXCEPT FROM A TRACT WITHIN A PREVIOUSLY APPROVED SUBDIVISION, WITHIN ANY FIVE (5) YEAR PERIOD; PROVIDED THAT A SECOND OR SUBSEQUENT DIVISION OF LAND CREATED BY THE SALE, LEASE OR OTHER CONVEYANCE FROM THE REMAINING TRACT OF LAND WITHIN FIVE (5) YEARS OF THE FIRST SALE, LEASE OR OTHER CONVEYANCE SHALL BE SUBJECT TO THE PROVISIONS OF THE NEW MEXICO SUBDIVISION ACT AND THESE REGULATIONS; PROVIDED FURTHER THAT A SURVEY SHALL BE FILED WITH THE COUNTY CLERK INDICATING THE FIVE (5) YEAR HOLDING PERIOD FOR THE SALE OR DIVISION OF THE REMAINING TRACT AND THE FURTHER DIVISION OF THE NEWLY CREATED TRACT AND IS APPROVED FOR A CLAIM OF EXEMPTION ON THIS \_\_\_\_\_ OF \_\_\_\_\_, 2025 A.D.

LEA COUNTY, NEW MEXICO

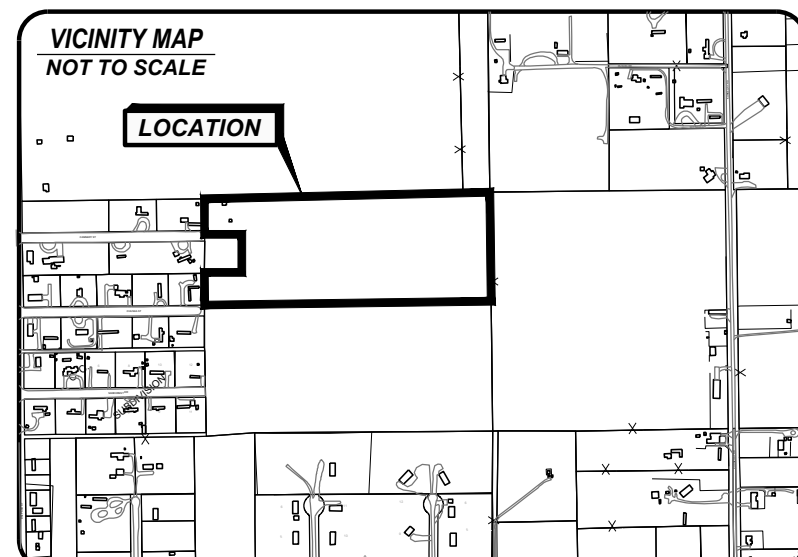
BY:  
COREY NEEDHAM,  
COUNTY MANAGER

**ACKNOWLEDGMENT:**

STATE OF NEW MEXICO  
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., BY COREY NEEDHAM, COUNTY MANAGER.

NOTARY PUBLIC



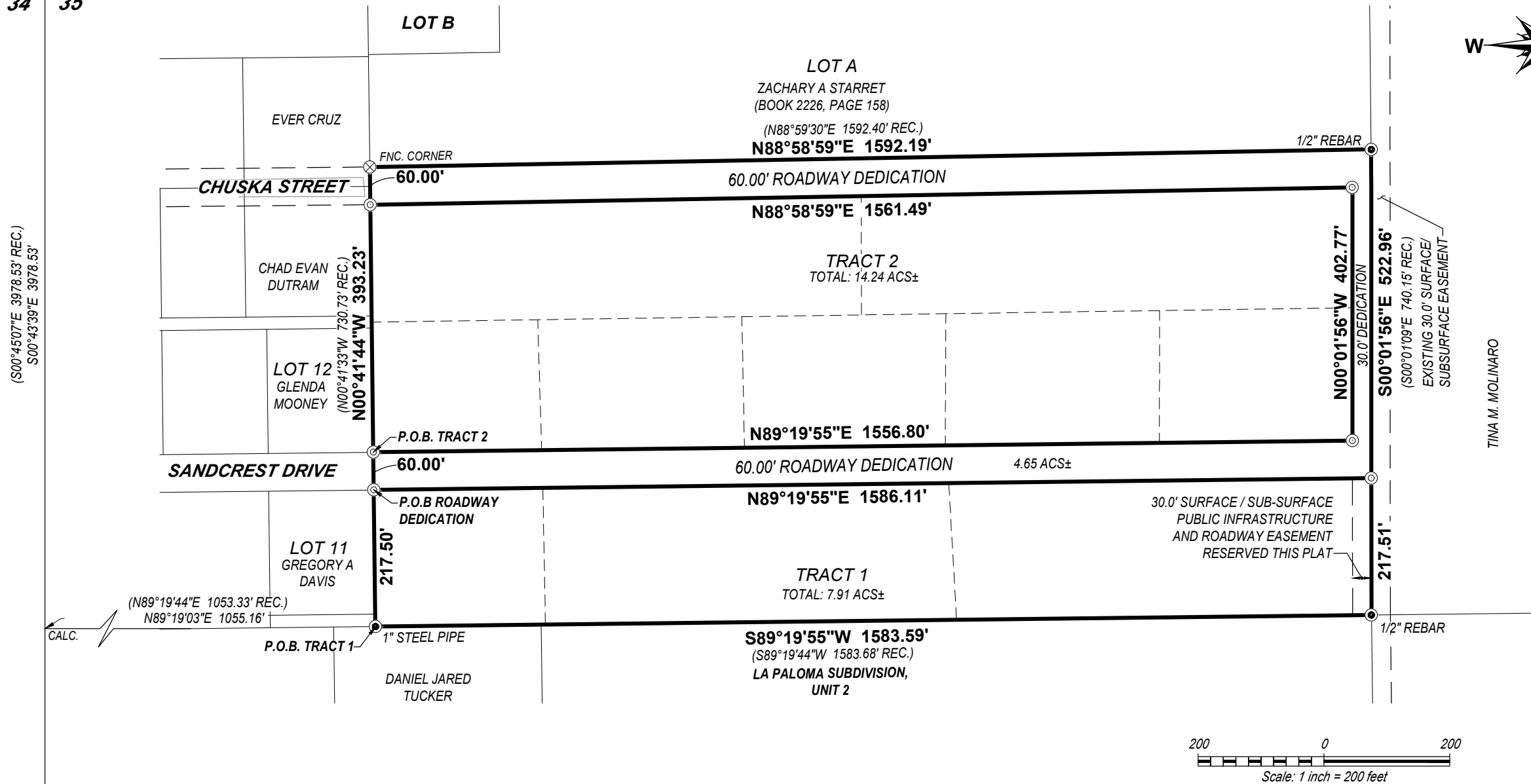
Scale: One Inch = Two Hundred Feet  
CAD Drafter & Date: ACK - 08/27/2025  
JWSC W.O. No.: 25110155  
JWSC File No.: D - 1554

1/2025/25110155 DIVIDE A TRACT BY CLAIM OF EXEMPTION/DRAFTING

STATE OF NEW MEXICO  
COUNTY OF LEA ~ FILED:



27 26  
34 35  
2" ALUMIN. CAP



ROADWAY DEDICATION WITHIN A TRACT OF LAND  
LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF  
SECTION 35, TOWNSHIP 17 SOUTH, RANGE 38 EAST,  
N.M.P.M., LEA COUNTY, NEW MEXICO

ROADWAY DEDICATION WITHIN A TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 1947, PAGE 127, LEA COUNTY RECORDS AND BEING LOCATED IN SOUTHWEST QUARTER (SW/4) SECTION 35, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, INTO THE FOLLOWING DESCRIBED TRACTS:

DESCRIPTION OF REMAINING TRACT ONE:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" STEEL PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, WHICH LIES S00°43'39"E A DISTANCE OF 3978.53 FEET AND N89°19'03"E A DISTANCE OF 1055.16 FEET FROM A STEEL ROD WITH 2" ALUMINUM CAP FOUND FOR THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N00°41'44"W A DISTANCE OF 217.50 FEET; THENCE N89°19'55"E A DISTANCE OF 1586.11 FEET; THENCE S00°01'56"E A DISTANCE OF 217.51 FEET; THENCE S89°19'55"W A DISTANCE OF 1583.59 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 7.91 ACRES MORE OR LESS.

DESCRIPTION OF REMAINING TRACT TWO:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT, WHICH LIES S00°43'39"E A DISTANCE OF 3780.76 FEET AND N89°19'55"E A DISTANCE OF 1055.31 FEET FROM A STEEL ROD WITH 2" ALUMINUM CAP FOUND FOR THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N00°41'44"W A DISTANCE OF 393.23 FEET; THENCE N88°58'59"E A DISTANCE OF 1561.49 FEET; THENCE S00°01'56"E A DISTANCE OF 402.77 FEET; THENCE S89°19'55"W A DISTANCE OF 1556.80 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 14.24 ACRES MORE OR LESS.

ROADWAY DEDICATION:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT, WHICH LIES S00°43'39"E A DISTANCE OF 3780.76 FEET AND N89°19'55"E A DISTANCE OF 1055.28 FEET FROM A STEEL ROD WITH 2" ALUMINUM CAP FOUND FOR THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N00°41'44"W A DISTANCE OF 60.00 FEET; THENCE N89°19'55"E A DISTANCE OF 1586.80 FEET; THENCE N00°01'56"W A DISTANCE OF 402.77 FEET; THENCE S88°58'59"W A DISTANCE OF 1561.49 FEET; THENCE N00°41'44"W A DISTANCE OF 60.00 FEET; THENCE N88°58'59"E A DISTANCE OF 1592.19 FEET; THENCE S00°01'56"E A DISTANCE OF 522.96; THENCE S89°19'55"W A DISTANCE OF 1586.11 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 4.65 ACRES MORE OR LESS.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER OF SAID LAND, HAS HEREUNTO SET THEIR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D.

TOMAS A. VARGAS, OWNER

MARIA S. VARGAS, OWNER

ACKNOWLEDGMENT:

STATE OF NEW MEXICO  
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., BY TOMAS A. VARGAS AND MARIA S. VARGAS.

NOTARY PUBLIC

CERTIFICATE OF MUNICIPAL APPROVAL:

I, TODD RANDALL, ASSISTANT CITY MANAGER FOR THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, WAS REVIEWED AND DEEMED COMPLIANT WITH THE MUNICIPAL SUMMARY PROCESS REGULATIONS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D.

TODD RANDALL, ASSISTANT CITY MANAGER

ATTEST:  
JAN FLETCHER, CITY CLERK

ACKNOWLEDGMENT:

STATE OF NEW MEXICO  
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., BY TODD RANDALL AND JAN FLETCHER.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE LEA COUNTY COMMISSION:

BE IT KNOWN THAT THIS ROADWAY DEDICATION PLAT WAS SUBMITTED TO THE COMMISSIONERS OF LEA COUNTY, NEW MEXICO, ASSEMBLED AT A MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., AND WAS THERE UPON APPROVED AND ACCEPTED BY A MAJORITY OF THE MEMBERS OF SAID BOARD.

IN WITNESS WHEREOF THE COMMISSIONERS OF LEA COUNTY, NEW MEXICO, HAS CAUSED THIS INSTRUMENT TO BE SIGNED ON ITS BEHALF BY ITS CHAIRMAN AND ATTESTED BY THE COUNTY CLERK OF LEA COUNTY, NEW MEXICO, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D.

ATTEST:

CERTIFICATE OF APPROVAL BY THE LEA COUNTY PLANNING & ZONING BOARD:

BE IT KNOWN THAT THE ROADWAY DEDICATION WITHIN A TRACT LOCATED IN THE SOUTHWEST QUARTER (SW/4) SECTION 35, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, WAS SUBMITTED TO THE LEA COUNTY PLANNING AND ZONING BOARD, ASSEMBLED AT A MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., AND THE SUBDIVISION AS SHOWN IN THE ATTACHED PLAT WAS THEREBY APPROVED AND ACCEPTED BY A MAJORITY OF THE BOARD.

ATTEST:

BEN DONAHUE, CHAIRMAN

CARRIE SANDOVAL, COUNTY CLERK

ACKNOWLEDGMENT:

STATE OF NEW MEXICO  
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., BY BEN DONAHUE AND CARRIE SANDOVAL.

NOTARY PUBLIC

ACKNOWLEDGMENT:

STATE OF NEW MEXICO  
COUNTY OF LEA

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., BEFORE ME, BRAD WEBER AND CARRIE SANDOVAL TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

LEGEND:

⊙ - DENOTES SET 1/2" STL. ROD W/CAP MKD. "JWSC PS12641"

● - DENOTES FOUND CORNER, AS NOTED

⊗ - DENOTES CALCULATED CORNER

SURVEYOR'S CERTIFICATE:

I, GARY G. EIDSON, NEW MEXICO PROFESSIONAL SURVEYOR No. 12641, DO HEREBY CERTIFY THAT THIS 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.

DATE: \_\_\_\_\_



NOTES:

1) BEARINGS SHOWN HEREON ARE MERCATOR GRID AND CONFORM TO THE NEW MEXICO COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM 1983. THE CONVERGENCE ANGLE TO TRUE NORTH IS 00°39'11.6" BASED ON A POINT OF ORIGIN LOCATED AT (NMSPC) N: 656379.38 E: 911841.56 ESTABLISHED FROM GPS OBSERVATIONS AND SUBSEQUENT NGS OPUS PROCESSING. DISTANCES ARE SURFACE VALUES AND IS U.S. SURVEY FEET.

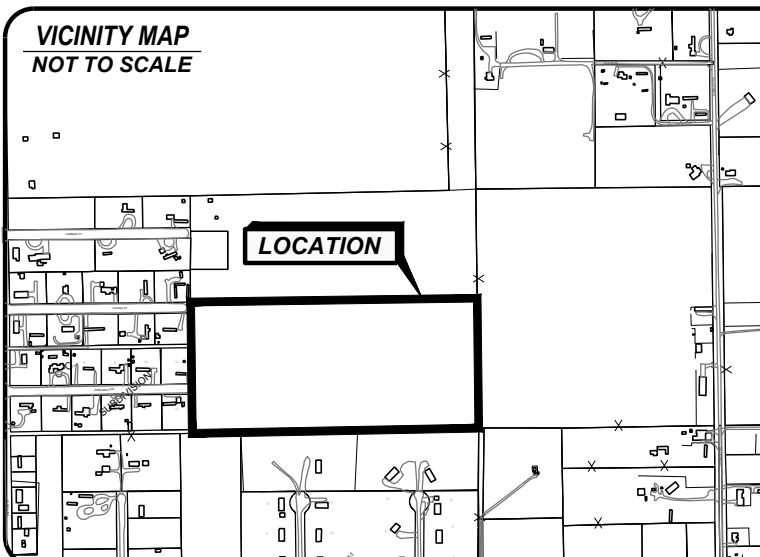
2) ADJACENT OWNERSHIP OBTAINED FROM LEA COUNTY ASSESSOR'S OFFICE.

3) OWNER OF RECORD: TOMAS A. VARGAS AND MARIA S. VARGAS (BOOK 1947, PAGE 128)

5) DATE OF SURVEY: JULY 28, 2025



PROVIDING SURVEYING SERVICES  
SINCE 1946  
**JOHN WEST SURVEYING COMPANY**  
412 N. DAL PASO HOBBS, N.M. 88240  
(575) 393-3117 www.jwsc.biz  
TBPLS# 10021000



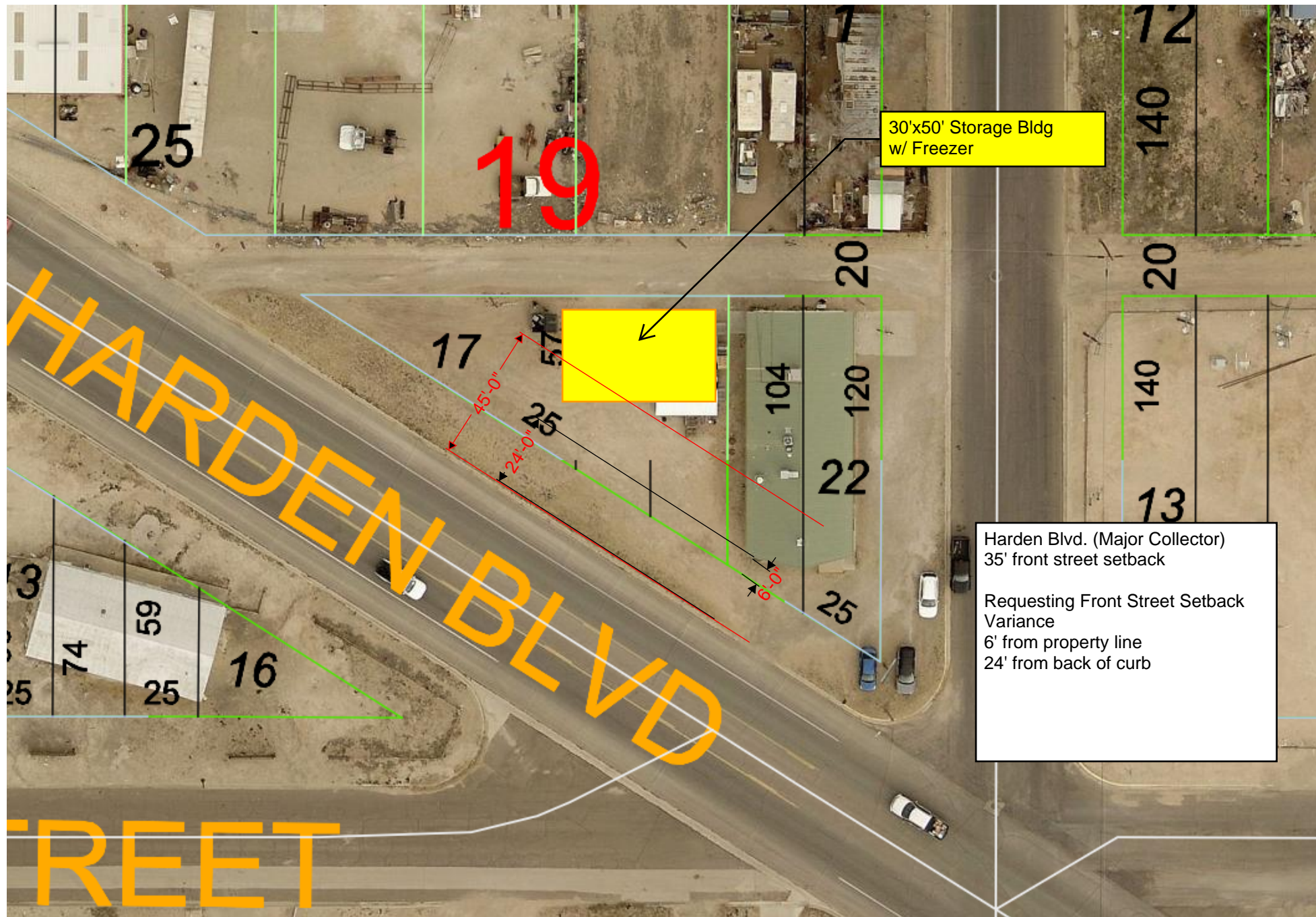
Scale: One Inch = Two Hundred Feet  
CAD Drafter & Date: ACK - 09/10/2025  
JWSC W.O. No.: 25110155  
JWSC File No.: D - 1554A

© V/2025/25110155 DIVIDE A TRACT BY CLAIM OF EXEMPTION/DRAFTING

STATE OF NEW MEXICO  
COUNTY OF LEA ~ FILED:



- 4) Review and Consider front yard setback for 304 W. Hardin**

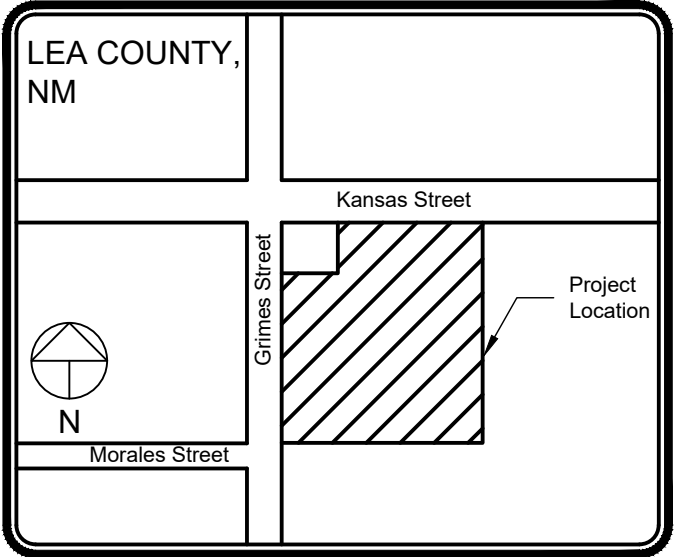
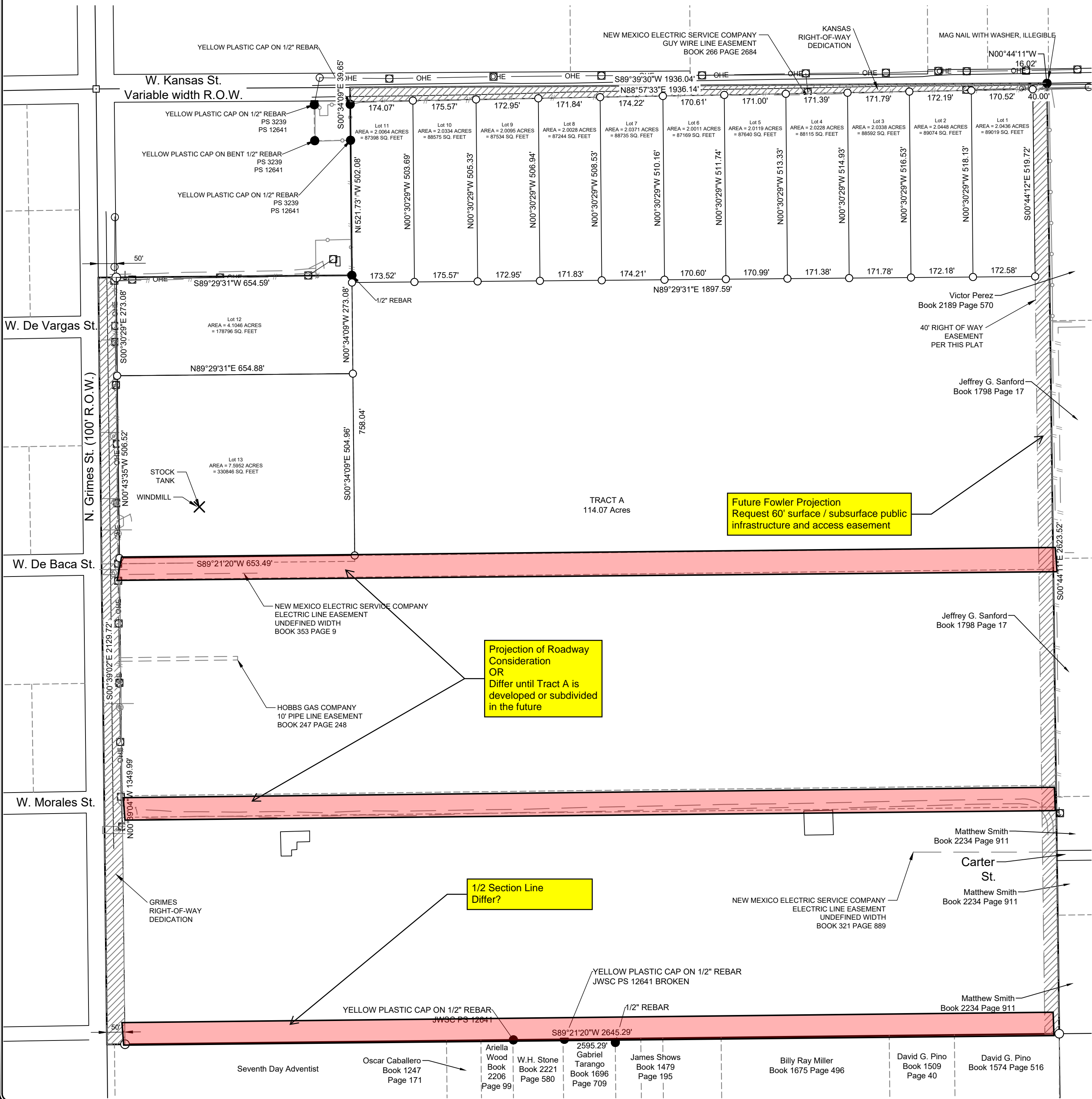


**5) Review and Consider Ozro Subdivision**



# OZRO SUBDIVISION PLAT

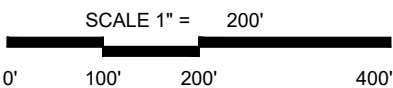
A TYPE 3 SUBDIVISION, LOCATED IN THE NW1/4 OF SECTION 3, T18S, R38E, N.M.P.M., LEA COUNTY, NEW MEXICO



VICINITY MAP  
N.T.S.

## BASIS OF BEARING

The basis of bearing for this survey is Grid North based on the New Mexico State Plane Coordinate System. East Zone, as determined by GPS/GNSS observations. Ground coordinates were obtained by applying a combined scale factor of 0.99989143888 at control point located at N 32°46'41.52904", W 103°08'25.56312". True North can be obtained by applying a convergence angle of 0°38'45" at this point.



## LEGEND

- Set 5/8" rebar with pink plastic cap marked "M HICKS PS 29417"
- Calculated point
- Found monument as noted
- Single post sign
- Power pole
- ✕ Mailbox
- ∧ Gate
- Section line
- Property line
- Buildings
- // — // — Wire fence
- ○ — Chainlink fence
- OHE — Overhead electric
- Edge of gravel
- Easement line
- - - - - Adjacent lot line
- ▨ Right-of-way reservation
- XX°XX'XX" XX.XX' Measured bearing and distance



ENGINEERING | SURVEYING | CONSTRUCTION SERVICES  
**DEFINING QUALITY SINCE 1965**  
100 E. Navajo Drive Suite 100 Hobbs, NM 88240  
T 575 393 9827 F 575 393 1543 Pettigrew.us

PROJECT SURVEYOR: M. HICKS  
DRAWN BY: C. ORTIZ



INDEXING INFORMATION  
FOR COUNTY CLERK  
OWNER:  
MATTHEW SMITH  
CAROLYN SMITH  
LOCATION:  
SECTION 3, T18S, R38E,  
N.M.P.M., LEA COUNTY, NM

REVISIONS		
No.	DATE	DESCRIPTION

State of New Mexico, County of \_\_\_\_\_,  
I hereby certify that this instrument was filed for  
record on:  
The \_\_\_\_\_ Day of \_\_\_\_\_,  
20 \_\_\_\_\_ A.D.  
At \_\_\_\_\_ O'Clock \_\_\_\_\_ M.  
Cabinet \_\_\_\_\_ Slide \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_  
By \_\_\_\_\_,  
County Clerk  
By \_\_\_\_\_,  
Deputy

Summary Plat  
OF  
OZRO SUBDIVISION  
FOR  
Matthew & Carolyn Smith

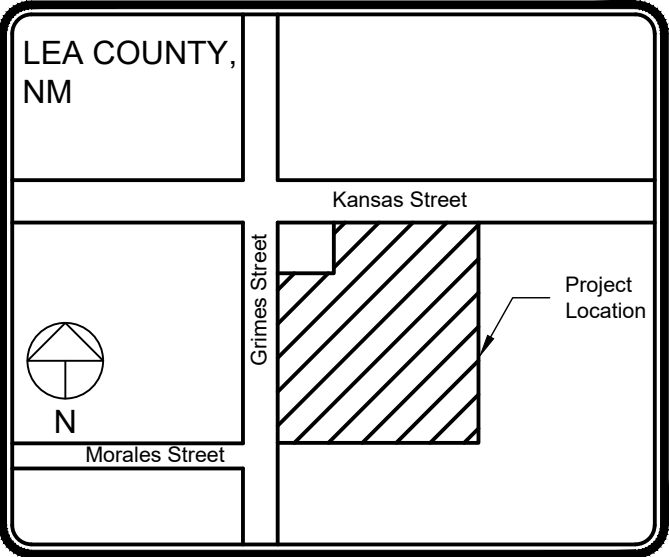
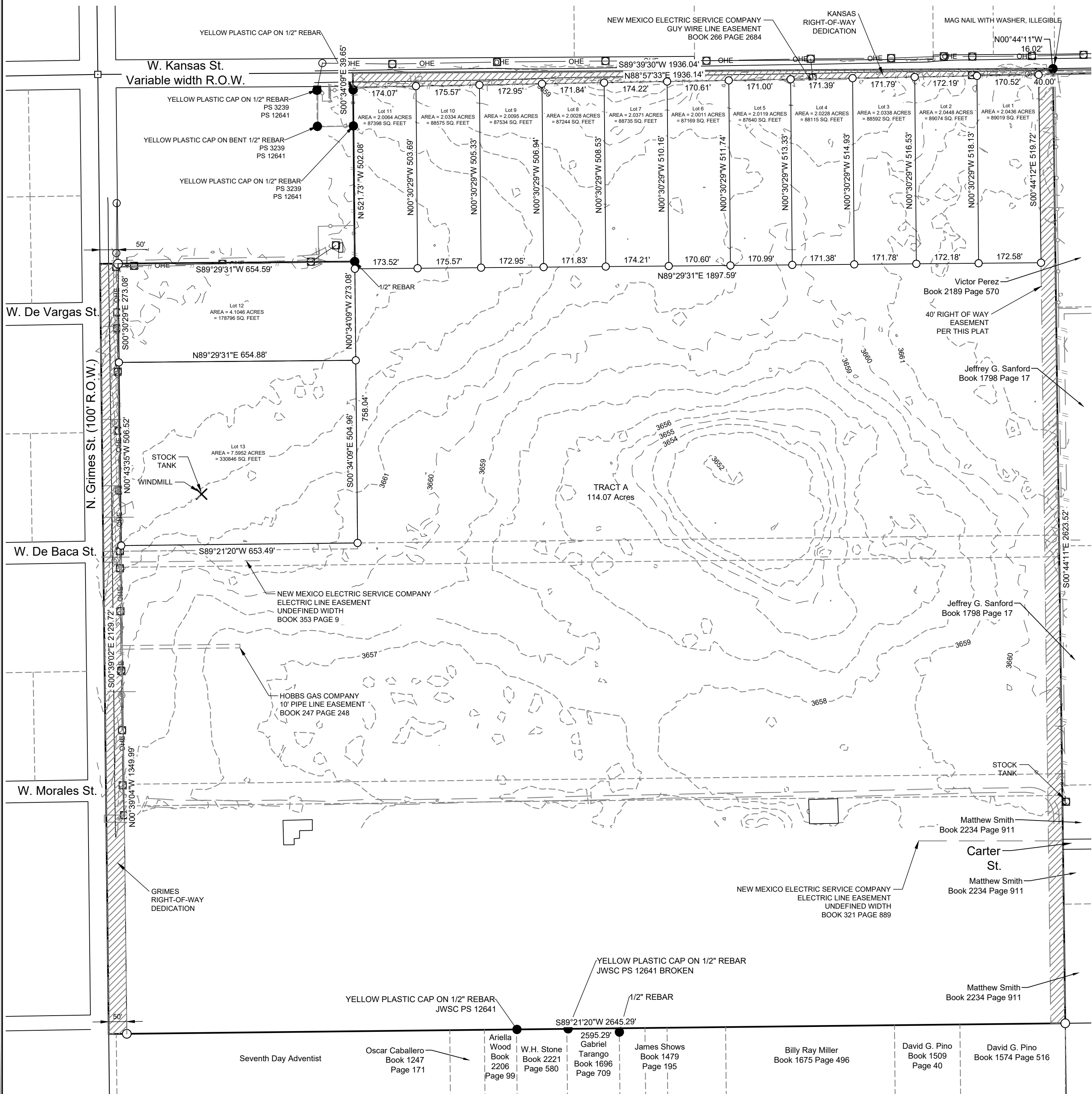
PROJECT NUMBER:  
2025.1048

SHEET: 1 of 3  
SU - 101



# OZRO SUBDIVISION PLAT

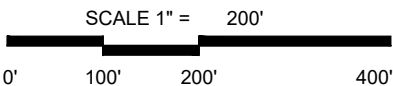
A TYPE 3 SUBDIVISION, LOCATED IN THE NW1/4 OF SECTION 3, T18S, R38E, N.M.P.M., LEA COUNTY, NEW MEXICO



VICINITY MAP  
N.T.S.

## BASIS OF BEARING

The basis of bearing for this survey is Grid North based on the New Mexico State Plane Coordinate System. East Zone, as determined by GPS/GNSS observations. Ground coordinates were obtained by applying a combined grid to ground scale factor of 0.99989143888 at control point located at N 32°46'41.52904", W 103°08'25.56312". True North can be obtained by applying a convergence angle of 0°38'45" at this point.



## LEGEND

- Set 5/8" rebar with pink plastic cap marked "M HICKS PS 29417"
- Found monument as noted
- ⊙ Single post sign
- Power pole
- ⊗ Mailbox
- Section line
- Property line
- Buildings
- // — // — Wire fence
- ○ — Chainlink fence
- OHE — Overhead electric
- Edge of gravel
- - - Previous lot line
- - - Major contour line
- - - Minor contour line
- ▨ Right-of-way reservation
- XX°XX'XX" XX.XX' Measured bearing and distance



ENGINEERING | SURVEYING | CONSTRUCTION SERVICES  
**DEFINING QUALITY SINCE 1965**  
100 E. Navajo Drive Suite 100 Hobbs, NM 88240  
T 575 393 9827 F 575 393 1543 Pettigrew.us

PROJECT SURVEYOR: M. HICKS  
DRAWN BY: C. ORTIZ



## INDEXING INFORMATION FOR COUNTY CLERK

OWNER:  
MATTHEW SMITH  
CAROLYN SMITH  
  
LOCATION:  
SECTION 3, T18S, R38E,  
N.M.P.M., LEA COUNTY, NM

REVISIONS		
No.	DATE	DESCRIPTION

State of New Mexico, County of \_\_\_\_\_,  
I hereby certify that this instrument was filed for record on:  
  
The \_\_\_\_\_ Day of \_\_\_\_\_,  
20 \_\_\_\_\_ A.D.  
  
At \_\_\_\_\_ O'Clock \_\_\_\_\_ M.  
  
Cabinet \_\_\_\_\_ Slide \_\_\_\_\_  
  
Book \_\_\_\_\_ Page \_\_\_\_\_  
  
By \_\_\_\_\_,  
County Clerk  
  
By \_\_\_\_\_,  
Deputy

Summary Plat  
OF  
OZRO SUBDIVISION  
  
FOR  
Matthew & Carolyn Smith

PROJECT NUMBER:  
**2025.1048**

SHEET: 2 of 3  
**SU - 101**



RECORD DESCRIPTION - PER DEED BOOK 2234, PAGE 911

Parcel 2:

The surface estate only:

Lots Three (3) and Four (4) of Section 3, Township 18 South, Range 38 East, NMPM, Lea County, New Mexico, LESS AND EXCEPT a tract of land situated in the NW/4 of said Section 3, and being further described as follows:

Beginning at the Northwest Section corner of said Section 3; thence South 89°57'20" East 710.0 feet along the North Section line of said Section 3; thence South 00°01' East 512.82 feet; thence North 89°57'20" East 50.00 feet from the Northwest corner of said Section 3; thence South 89°57'20" East 660.00 feet; thence South 00°01' East 31.57 feet; thence South 89°30'10" West 660.02 feet; thence North 00°01' West 37.20 feet to the point of beginning AND the N/2N/2S/2NW/4 of Section 3, Township 18 South, Range 38 East, NMPM, Lea County, New Mexico.

Parcel 5:

The S/2S/2NW/4 and the S/2N/2S/2NW/4 of Section 3, Township 18 South, Range 38 East, NMPM, Lea County, New Mexico.

40' RIGHT-OF-WAY RESERVATION

A parcel of land located in Section 3, Township 18 South, Range 38 East, N.M.P.M., Lea County, New Mexico, being more particularly described as follows:

The east 40 feet of the south 2,623.52 feet of the northwest quarter of Section 3, Township 18 South, Range 38 East, containing 3.636 acres more or less.

This easement is reserved for required future extension of Fowler Street should Fowler Street be developed to the south line of the subject property and/or should the remainder parcel be further developed.

KANSAS RIGHT-OF-WAY DEDICATION

A parcel of land located in Section 3, Township 18 South, Range 38 East, N.M.P.M., Lea County, New Mexico, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest quarter of said Section 3, a found, illegible, mag nail; thence South 89°39'30" West 1,936.04 feet, thence South 00°34'09" East 39.65 feet; thence North 88°57'33" East 1,936.14'; thence North 00°44'11" West 16.02 feet to the Point of Beginning, containing 1.237 acres, more or less.

GRIMES RIGHT-OF-WAY DEDICATION

A parcel of land located in Section 3, Township 18 South, Range 38 East, N.M.P.M., Lea County, New Mexico, being more particularly described as follows:

The West 50 feet of the South 2,129.72 feet of the northwest quarter of Section 3, Township 18 South, Range 38 East, containing 2.445 acres, more or less.

NEW LEGAL DESCRIPTION - TRACT A

A parcel of land located in Section 3, Township 18 South, Range 38 East, N.M.P.M., Lea County, New Mexico, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest quarter of said Section 3, a found, illegible, mag nail; thence South 00°44'11"W 16.02 feet to the Point of Beginning, a set 5/8" rebar with a pink plastic cap marked "M HICKS PS 29417"; thence South 00°44'11" East 2623.52 feet to a set 5/8" rebar with a pink plastic cap marked "M HICKS PS 29417"; thence South 89°21'20" West 2595.29 feet to a set 5/8" rebar with a pink plastic cap marked "M HICKS PS 29417"; thence North 00°39'04" West 1349.99 feet along the east right-of-way line of Grimes Street to a set 5/8" rebar with a pink plastic cap marked "M HICKS PS 29417"; thence North 89°21'20" East 653.49 feet to a set 5/8" rebar with a pink plastic cap marked "M HICKS PS 29417"; thence North 00°34'09" East 758.04 feet to a set 5/8" rebar with a pink plastic cap marked "M HICKS PS 29417"; thence North 89°29'31" East 1897.59 feet to a set 5/8" rebar with a pink plastic cap marked "M HICKS PS 29417"; thence North 00°44'12" East 519.72 feet to the south line of Kansas Street right-of-way and a set 5/8" rebar with a pink plastic cap marked "M HICKS PS 29417"; thence South 89°39'30" West 40.00 feet to the Point of Beginning, containing 114.07 acres, more or less.

OWNERS STATEMENT AND AFFIDAVIT

State of New Mexico: \_\_\_\_\_  
County of Lea: \_\_\_\_\_

The undersigned first duly sworn on oath, state: On behalf of the owners and proprietors we have of our own free will and consent caused this plat with its tracts to be platted.

By \_\_\_\_\_  
Carolyn Smith

By \_\_\_\_\_  
Matthew Smith

ACKNOWLEDGMENT

State of New Mexico:  
County of Lea:

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025 A.D. BY Matthew Smith and Carolyn Smith.

Notary Public

CERTIFICATE OF APPROVAL BY LEA COUNTY COMMISSION:

Be it known that the plat of Ozro Subdivision was submitted to the Board of Lea County Commissioners of Lea County, New Mexico, assembled at a meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 A.D., and the subdivision as shown on said plat was thereupon approved and accepted by a majority of the members of said board.

\_\_\_\_\_  
Gary Eidson, Chairman

\_\_\_\_\_  
Carrie Sandoval, County Clerk

ACKNOWLEDGEMENT:

State of New Mexico  
County of Lea

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025 A.D., by Gary Eidson and Carrie Sandoval.

\_\_\_\_\_  
Notary Public

CERTIFICATE OF APPROVAL BY LEA COUNTY PLANNING & ZONING BOARD:

Be it known that the plat of Ozro Subdivision, consisting of land subdivided as proposed in Lea County, New Mexico, was submitted to the Lea County Planning and Zoning Board, assembled at a meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 A.D., and the subdivision as shown on said plat was thereby approved and accepted by a majority of the board.

\_\_\_\_\_  
Ben Donahue, Chairman

\_\_\_\_\_  
Carrie Sandoval, County Clerk

ACKNOWLEDGEMENT:

State of New Mexico  
County of Lea

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025 A.D., by Ben Donahue and Carrie Sandoval.

\_\_\_\_\_  
Notary Public

CERTIFICATE OF APPROVAL BY THE CITY PLANNING BOARD:

The plat, restrictions, and dedications reviewed and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 A.D., by the City Planning Board of Hobbs, New Mexico.

\_\_\_\_\_  
William M. Hicks III, Chairman

ACKNOWLEDGEMENT:

State of New Mexico  
County of Lea

I, Jan Fletcher, the duly appointed and acting City Clerk of the City of Hobbs, Lea County, New Mexico, do hereby certify that the foregoing plat of Ozro Subdivision, was approved by the Commission of the City of Hobbs by Resolution No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 A.D.

\_\_\_\_\_  
Jan Fletcher, City Clerk

ACKNOWLEDGEMENT:

State of New Mexico  
County of Lea

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025 A.D., by Jan Fletcher.

\_\_\_\_\_  
Notary Public



PROJECT SURVEYOR: M. HICKS  
DRAWN BY: C. ORTIZ



INDEXING INFORMATION  
FOR COUNTY CLERK  
  
OWNER:  
MATTHEW SMITH  
CAROLYN SMITH  
  
LOCATION:  
SECTION 3, T18S, R38E,  
N.M.P.M., LEA COUNTY, NM

REVISIONS		
No.	DATE	DESCRIPTION

State of New Mexico, County of \_\_\_\_\_,  
I here by certify that this instrument was filed for record on:  
  
The \_\_\_\_\_ Day of \_\_\_\_\_,  
20 \_\_\_\_ A.D.  
  
At \_\_\_\_\_ O'Clock \_\_\_\_\_,M.  
Cabinet \_\_\_\_\_ Slide \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_  
  
By \_\_\_\_\_,  
County Clerk  
  
By \_\_\_\_\_,  
Deputy

Summary Plat  
OF  
OZRO SUBDIVISION  
  
FOR  
Matthew & Carolyn Smith

PROJECT NUMBER:  
2025.1048

SHEET: 3 of 3  
SU - 102

\_\_\_\_\_  
Mikaela R. Hicks, NMPS #29417

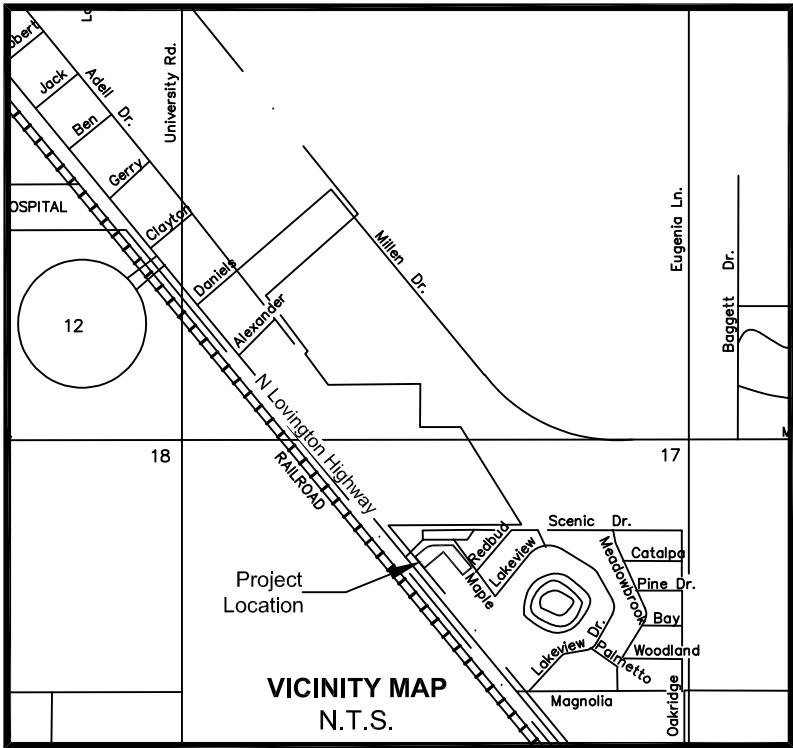
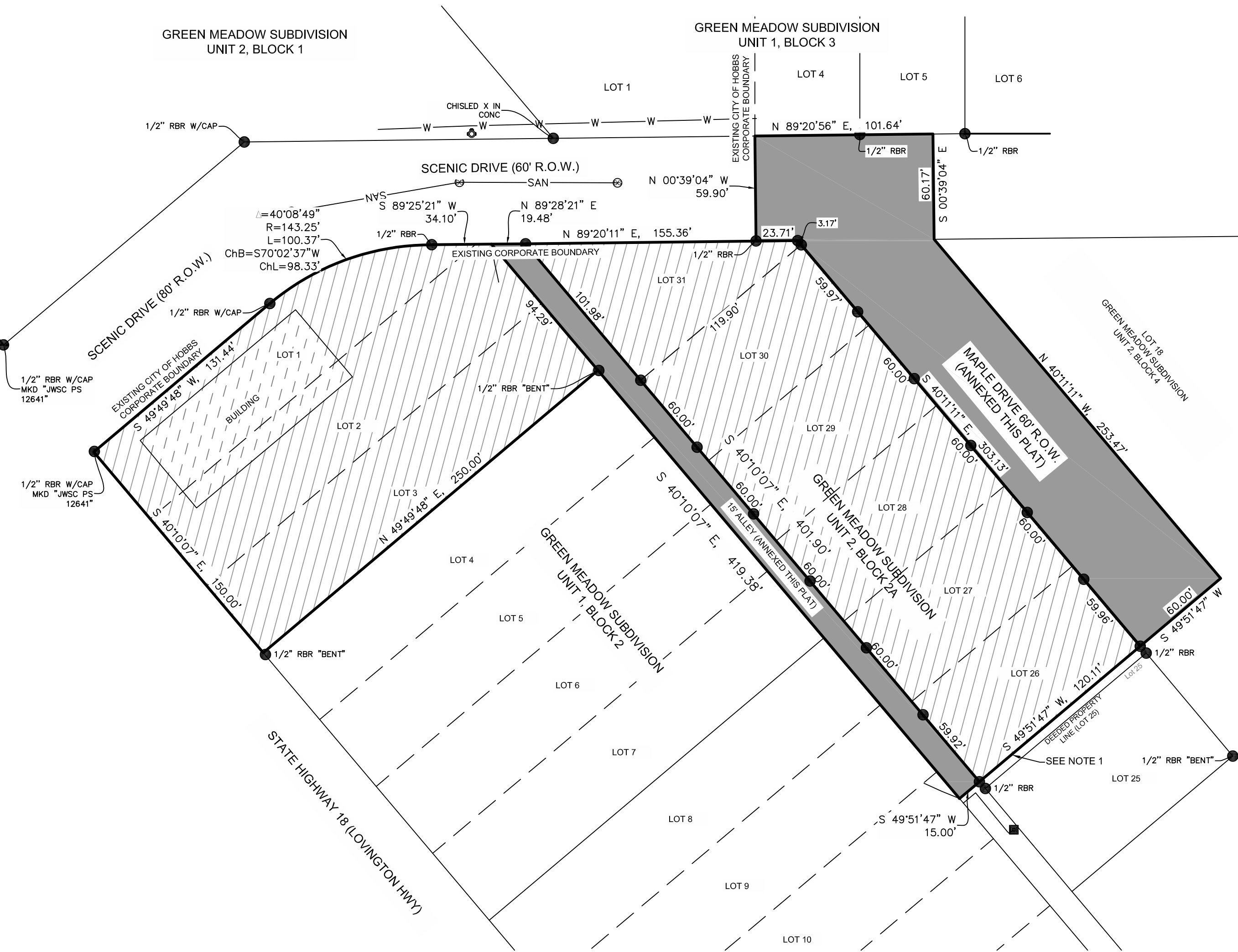
\_\_\_\_\_  
Date

- 6) Review and Consider Maple Street Annexation in Green Meadow Subdivision**



GREEN MEADOW SUBDIVISION ANNEXATION TO THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO

THE FOREGOING PLAT TO ANNEX LOTS 1-3, BLOCK 2, FIRST UNIT, AND  
LOTS 26-31, BLOCK 2A, SECOND UNIT OF THE GREEN MEADOW SUBDIVISION,  
LEA COUNTY, NEW MEXICO.

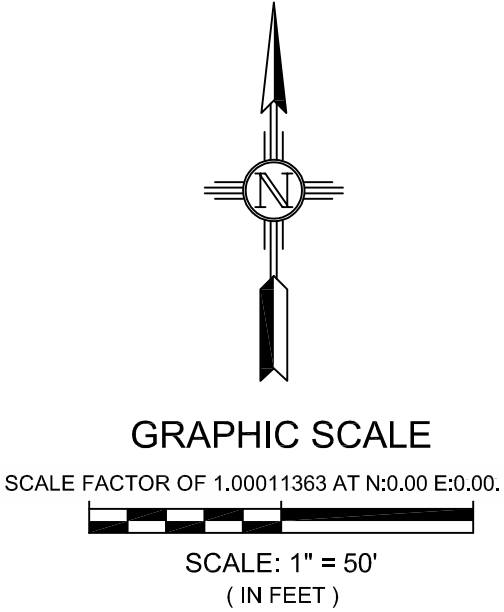


**NOTES**

1)THE DEED RECORDED FOR LOT 25, BLOCK 2A, GREEN MEADOW SUBDIVISION, UNIT 2 IN BOOK 1858, PAGE 639, LEA COUNTY RECORDS, LEA COUNTY, NEW MEXICO DESCRIBES ONLY THE SOUTH 55 FEET OF LOT 25, LEAVING A 5 FOOT VACANCY ON NORTH SIDE OF LOT.

**BASIS OF BEARING**

BEARINGS SHOWN HEREON ARE FROM GPS/GNSS OBSERVATIONS AND CONFORM TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM OF 1983. TRUE NORTH CAN BE OBTAINED BY APPLYING A CONVERGENCE ANGLE OF 00°37'45.1" AT A FOUND 1/2 INCH REBAR WITH YELLOW PLASTIC CAP MARKED "JWSC PS 12641" FRO THE NORTHWEST CORNER OF LOT 31, BLOCK 2A, GREEN MEADOW SUBDIVISION, UNIT 2 LOCATED AT N 639167.64', E 898973.42'. DISTANCES SHOWN HEREON ARE IN GROUND AND WERE OBTAINED BY APPLYING A COMBINED GRID TO GROUND



**LEGAL DESCRIPTION - MAPLE DRIVE AND SCENIC DRIVE ANNEXATION**

A TRACT OF LAND TO ANNEX A PORTION OF MAPLE DRIVE AND SCENIC DRIVE LOCATED WITHIN THE GREEN MEADOW SUBDIVISION, N.M.P.M., LEA COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH CAP MARKED "POINTER PS 29968" FOUND FOR THE NORTHEAST CORNER OF LOT 26, UNIT 2, BLOCK 2A, GREEN MEADOW SUBDIVISION; THENCE N.40°11'11"W. ALONG THE WEST RIGHT WAY LINE OF MAPLE DRIVE, A DISTANCE OF 303.13 FEET TO A 5/8" REBAR WITH CAP MARKED "POINTER PS 29968" FOUND FOR THE NORTHEAST CORNER OF LOT 31, UNIT 2, BLOCK 2A, GREEN MEADOW SUBDIVISION; THENCE S.89°20'11"W. ALONG THE SOUTH RIGHT OF WAY LINE OF SCENIC DRIVE, A DISTANCE OF 23.71 FEET TO A 1/2" REBAR FOUND ON THE SOUTH RIGHT OF WAY LINE OF SCENIC DRIVE; THENCE N.00°39'04"W., 59.90 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SCENIC DRIVE; THENCE N.89°20'56"E, ALONG THE NORTH RIGHT OF WAY LINE OF SCENIC DRIVE, A DISTANCE OF 102.32 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE S.00°39'04"E., 60.17 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MAPLE DRIVE BEING THE NORTH CORNER OF LOT 18, UNIT 2, BLOCK 4, GREEN MEADOW SUBDIVISION; THENCE S.40°11'11"E. ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 253.47 FEET TO A POINT FOR A TRACT OF THIS TRACT; THENCE S.49°51'47"W., 60.00 FEET TO THE POINT OF BEGINNING.

**CERTIFICATE OF APPROVAL BY THE CITY PLANNING BOARD:**

THE PLAT, RESTRICTIONS, AND DEDICATION APPROVED AND ACCEPTED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D. BY THE CITY PLANNING BOARD OF HOBBS, NEW MEXICO.

CHAIRMAN: WILLIAM M. HICKS, III

**ACKNOWLEDGMENT:**

STATE OF NEW MEXICO  
COUNTY OF LEA

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, WILLIAM M. HICKS, III TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

**CERTIFICATE OF MUNICIPAL APPROVAL**

I, JAN FLETCHER, THE DULY APPOINTED AND ACTING CITY CLERK OF THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING ANNEXATION PLAT, TO THE CITY OF HOBBS, WAS APPROVED BY THE COMMISSION OF THE CITY OF HOBBS BY RESOLUTION No. \_\_\_\_\_ ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D.

JAN FLETCHER, CITY CLERK

**ACKNOWLEDGMENT:**

STATE OF NEW MEXICO  
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY JAN FLETCHER.

NOTARY PUBLIC

**SURVEYOR'S CERTIFICATION**

I, EVAN J. POINTER, NEW MEXICO PROFESSIONAL SURVEYOR NO. 29968, 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.

EVAN J. POINTER, N.M. P.S. 29968

DATE



7921 N World Dr.  
Hobbs, NM 88242-9032  
Squarerootservices.net  
575-231-7347

TYPE OF SURVEY:

ANNEXATION PLAT

PROJECT NAME:

MAPLE STREET  
ANNEXATION

CLIENT:

BRENDA GOMEZ &  
CITY OF HOBBS

PROJECT NUMBER:

25265

RELATED PROJECT #24209

PROJECT SURVEYOR:

Evan J. Pointer, PS

DRAWN BY:

Kendall Goad

**INDEXING INFORMATION  
FOR COUNTY CLERK**

OWNER:

Berry & Gomez, LLC  
City of Hobbs

LOCATION:

Lots1-3, Blk 2, Unit 1 & Lots 26-31, Blk 2A,  
Unit 2, Green Meadows Subdivision  
Sec. 17, T-18-S, R-38-E, N.M.P.M.,  
Lea County New Mexico

State of New Mexico, County of Lea, I here by  
certify that this instrument was filed for record on:

**LEGEND**

- FND 1/2" RBR W/ CAP MARKED "JWSC PS 12641" UNLESS OTHERWISE NOTED
- WATER METER
- MANHOLE
- FIRE HYDRANT
- W WATER LINE
- SAN SANITARY SEWER

SHEET:

1 of 1

SU - 101



- 7) Review and Consider a Development agreement with Grimes Land Co. for City Drainage Basin and extension of public infrastructure**

## **INFRASTRUCTURE DEVELOPMENT AGREEMENT**

THIS AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, between the City of Hobbs, New Mexico, a New Mexico Municipal Corporation, (hereafter called the "City"); and Grimes Land Co., Ltd., 1400 W. Bender, Hobbs, NM 88240 (hereafter called "Developer").

### **RECITALS:**

WHEREAS, "Developer" has proposed the construction of a new public roadway for the development of an industrial subdivision from a new intersection off of West County Roadway North of Bender ST.; and

WHEREAS, the projected Roadway will be an Industrial Collector; and

WHEREAS, the proposed water line will connect along West County Rd. and loop into Bensing St. to the west.; and

WHEREAS, "Developer" has beneficial use of the public infrastructure on both sides of the proposed roadway and utility infrastructure; and

WHEREAS, "Developer" desires to dedicate certain frontage property along West County and construct a Community Drainage Facility to serve the proposed development, which excavated material may be used by the Developer to their direct or indirect benefits based on the City of Hobbs approved construction plans; and

WHEREAS, "City" will upon completion accept the Drainage Facility, public Water Line and dedicated Roadway.

NOW, THEREFORE, in consideration of the above premises, the parties hereby agree as follows:

1. "Roadway": The Developer shall dedicate public right-of-way and develop, compliant with City provided Construction Plan Sets, the projection of an industrial roadway within the dedicated right of way from West County to approximately 1,000 linear feet to the West.
2. "Water Line": The Developer shall design or cause to be designed construction plans for the development of public infrastructure, comprised of +/- 2,760' of a 10" water line with associated valves and fire hydrants.
3. "Drainage Facility": The Developer shall design, construct a drainage retention / detention pond and dedicate to the City of Hobbs along the West County Rd. frontage.
4. Upon approval of the construction plans the Developer shall construct or cause to be constructed the "Public Infrastructure". The Developer shall employ the services of a registered New Mexico Civil Engineer who shall certify the installation of the Public Infrastructure as to compliance with the plan set and City of Hobbs Standards prior to municipal acceptance.

5. After receipt of the Engineer of Records Certification of Compliance and recordation of any dedications to contain the Public Infrastructure as required, the City shall accept the long-term maintenance of the public infrastructure (See Exhibit "A" Sketch Plan attached hereto)
6. Water Line Assessments Along West County: No Assessments shall be charged for the existing water line along West County and Developer is allowed to be tap for properties along West County. Developer responsible for all meters and water lines taps as needed. In exchange the Developer shall install a new 10" waterline that creates a looped water line from West County Rd. to Bensing St. The waiver of assessments shall apply only to parcels within the Developer's subdivision as shown on Exhibit "A" and not to other properties along West County Road.
7. Responsibilities of the parties hereto are as follows:
  - a. The Developer shall:
    - i. Acquire all Public Infrastructure dedications as required (Roadway, Utility, and Drainage Infrastructure)
    - ii. Submit a Plan Set for review and approval.
    - iii. Employ the services of a Civil Engineer to oversee the Construction and Certification of the Public Infrastructure.
    - iv. Construct all improvements and may utilize excavated materials for the Drainage Facilities to the benefit of the Developer.
  - b. The City shall:
    - i. Review and Approve construction plan set.
    - ii. City acceptance shall occur only after final inspection and written approval by the City Engineer, in addition to Engineer of Record certification and recorded dedications
8. All notices given pursuant to or in connection with this Agreement shall be made in writing and posted by regular mail, postage prepaid, to the City, ATTN: Planning Department, 200 E. Broadway, Hobbs, NM 88240; to Developer – Gary Schubert Construction, 1400 W. Bender, Hobbs, NM 88240, or to such other address as requested by either party. Notice shall be deemed to be received on the fifth day following posting.
9. This Agreement may be executed in one or more identical counterparts, and all counterparts so executed shall constitute one agreement which shall be binding on all of the parties.
10. **Representations of City.**
  - a. City is a duly organized and validly existing municipal corporation under the laws of the State of New Mexico with full municipal power to enter into this Agreement and to carry out the terms, conditions and provisions hereof.

- b. City shall review and process the construction plan set in a forthright manner and with due diligence.

**11. Representations of Developer.**

To the best knowledge of Developer, there is no litigation, proceeding or governmental investigation, either pending or threatened in any court, arbitration board or administrative agency against or relating to Developer to prevent or impede the consummation of this Agreement by Developer.

**12. BREACH**

- a. The following events constitute a breach of this Agreement by Developer.
  - i. Developer's failure to perform or comply with any of the terms, conditions or provisions of this Agreement.
- b. The following events constitute a breach of this Agreement by City:
  - i. City's failure to perform or comply with any of the terms, conditions or provisions of this Agreement.
- c. In the event of a breach, the non-breaching party shall provide written notice specifying the nature of the breach. The breaching party shall have 30 days from receipt of such notice to cure the breach before further enforcement action may be taken.

**13. REMEDIES UPON BREACH.**

- a. Any party may sue to collect any and all damages that may accrue by virtue of the breach of this Agreement.
- b. If any party is found by a court to have breached this Agreement, the breaching party agrees to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by another party in enforcing any covenant or provision of this Agreement.

**14. GOVERNING LAWS.** This Agreement shall be governed by the laws of the State of New Mexico. Jurisdiction and venue relating to any litigation or dispute arising out of this Agreement shall be in the District Court of Lea County, New Mexico, only. If any part of this contract shall be deemed in violation of the laws or Constitution of New Mexico, only such part thereof shall be thereby invalidated, and all other parts hereof shall remain valid and enforceable.

**15. TERMINATION.** This Agreement shall be terminated upon the completion of all installation and construction defined herein or 365 days from ratification, unless mutually agreed extension of time

**16. ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement among and between City and Developer and there are no other agreements or understandings, oral or otherwise, between the parties on the issues defined herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the date first written above.

**CITY OF HOBBS**

**DEVELOPER**

\_\_\_\_\_  
Sam D. Cobb – Mayor

\_\_\_\_\_  
Grimes Land Co., Ltd.  
Developer\Property Owner

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Jan Fletcher, City Clerk

\_\_\_\_\_  
Medjine Desrosiers-Douyon, Deputy City Attorney

Exhibit A Attached – Location Map / Preliminary Site Plan



Engineering | Surveying  
Materials Testing

7921 N World Dr.  
Hobbs, NM 88242-9032  
Squarerootservices.net  
575-231-7347

ENGINEERING SHEET:  
**CIVIL GRADING PLAN**

OF  
PROJECT NAME:  
**WINDMILL BUSINESS PARK SUBDIVISION**

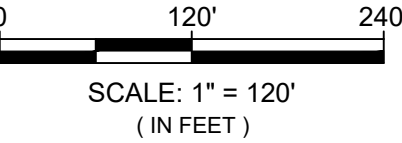
FOR  
CLIENT:  
**GARY SCHUBERT**

PROJECT NUMBER:  
**24100**

PROJECT ENGINEER:  
JEREMY BAKER, PE  
DRAWN BY:  
CARLOS JIMENEZ



GRAPHIC SCALE



REVISIONS

No.	DATE	DESCRIPTION

**PRELIMINARY**

SHEET:  
4 of 23

**CG-101**



**8) Review and Consider Subdivision Sketch Plan on East Midwest**



**Recommendation:**

Approve Sketch plan with one condition.  
Property owner to obtain and dedicate  
Midwest or have Midwest dedicated.

**Subdivision:**

1. Design Water and Sewer Extension (Civil Engineer)
2. City approves the Plan (Staff and Planning Board)
3. Property Owner hires the utility contractor to extend the water and sewer
4. Requesting Not to build curb gutter and sidewalk, as an option. Note: The Planning Board can require

**Development Agreement:**

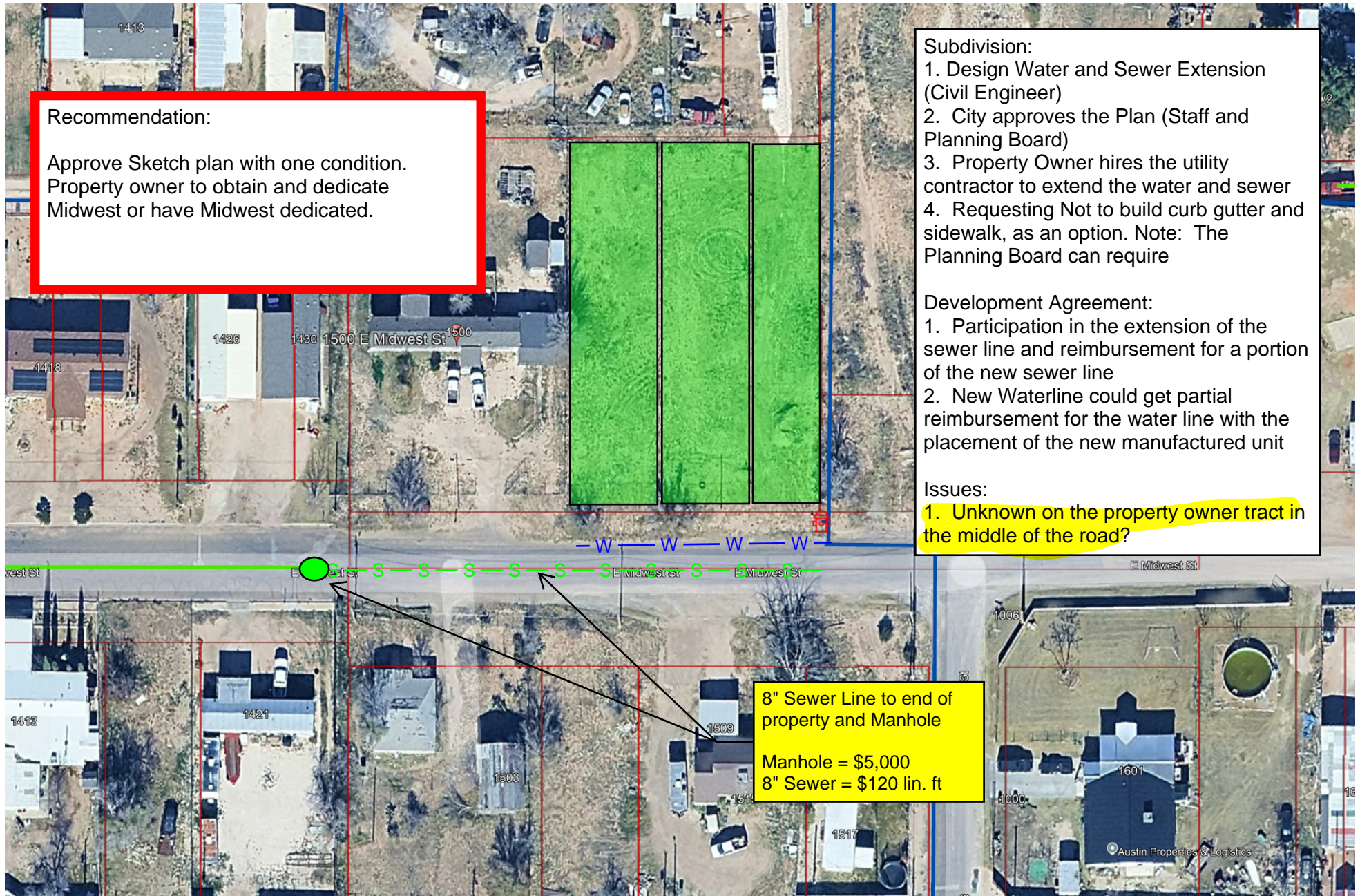
1. Participation in the extension of the sewer line and reimbursement for a portion of the new sewer line
2. New Waterline could get partial reimbursement for the water line with the placement of the new manufactured unit

**Issues:**

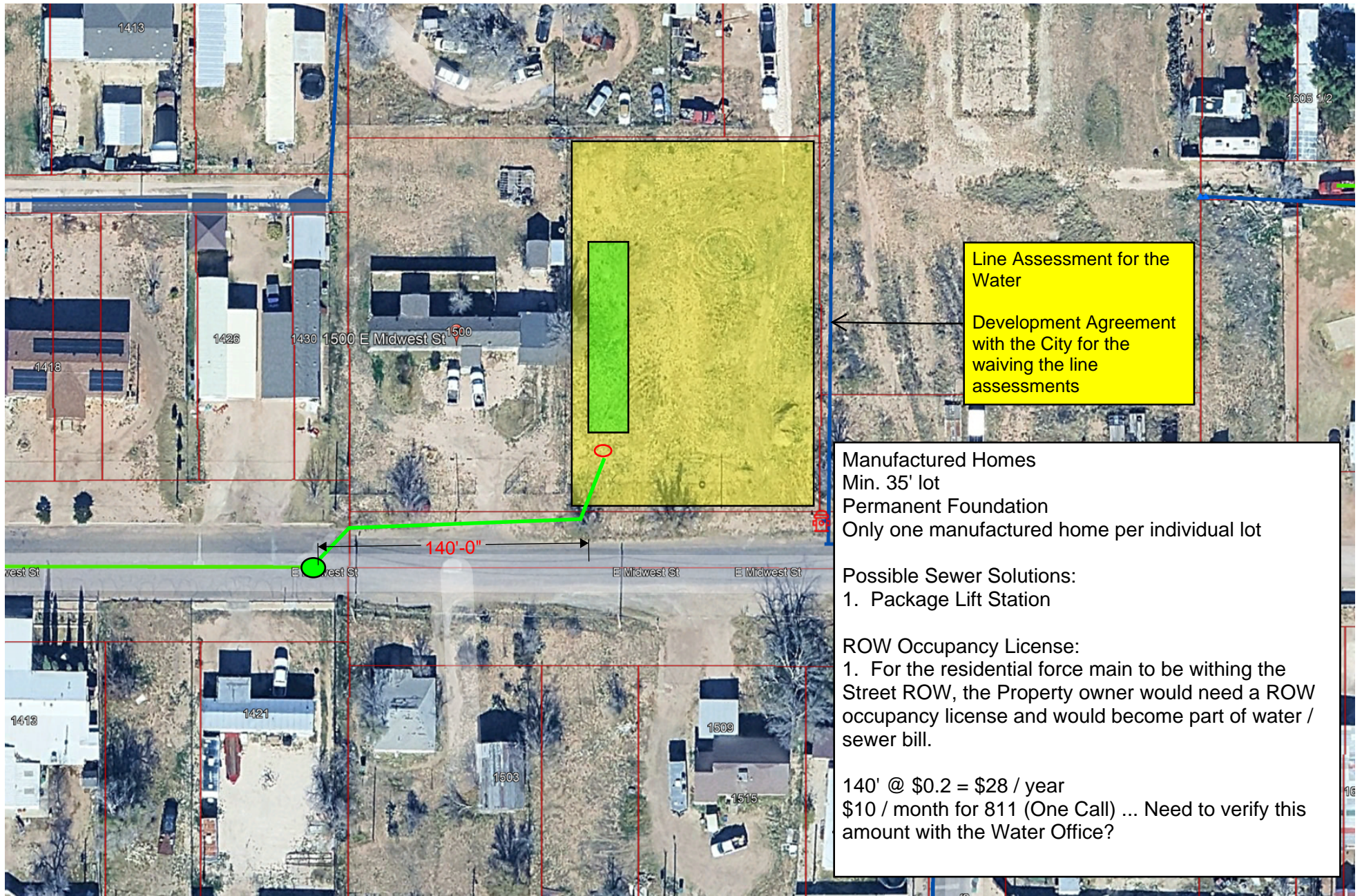
1. Unknown on the property owner tract in the middle of the road?

8" Sewer Line to end of  
property and Manhole

Manhole = \$5,000  
8" Sewer = \$120 lin. ft







Line Assessment for the Water

Development Agreement with the City for the waiving the line assessments

Manufactured Homes  
Min. 35' lot  
Permanent Foundation  
Only one manufactured home per individual lot

Possible Sewer Solutions:

1. Package Lift Station

ROW Occupancy License:

1. For the residential force main to be within the Street ROW, the Property owner would need a ROW occupancy license and would become part of water / sewer bill.

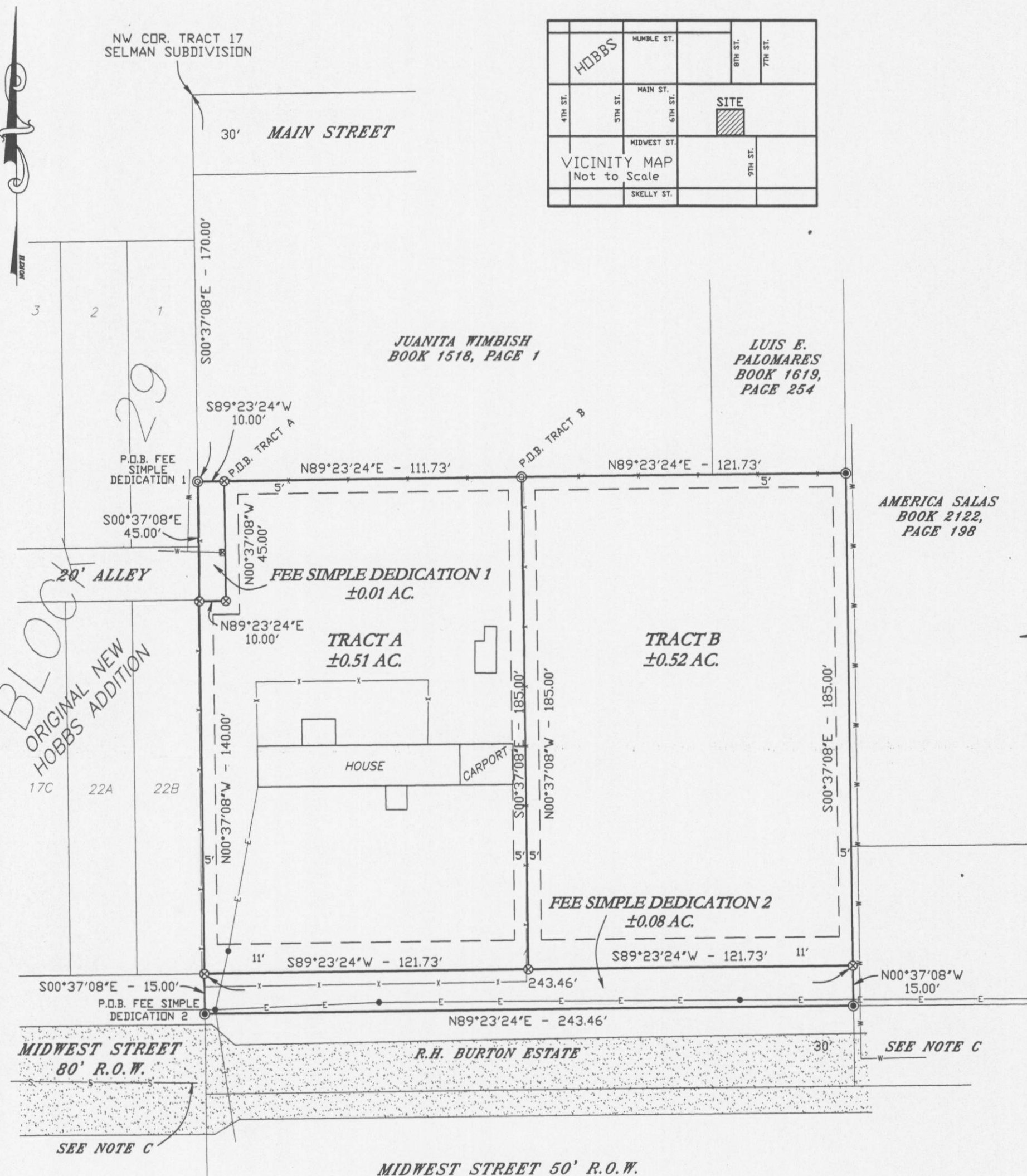
140' @ \$0.2 = \$28 / year

\$10 / month for 811 (One Call) ... Need to verify this amount with the Water Office?



# ARISTEO MATA AND MARIA G. VELAZQUEZ DE MATA

## REPLAT OF A TRACT OF LAND IN TRACT 17 OF THE SELMAN SUBDIVISION TO THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO



### LEGAL DESCRIPTION

#### TRACT A

REPLAT OF A TRACT OF LAND IN TRACT 17 OF THE SELMAN SUBDIVISION TO THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF THIS TRACT WHICH LIES S00°37'08"E - 170.00 FEET AND N89°23'24"E - 10.00 FEET FROM THE NORTHWEST CORNER OF SAID TRACT 17; THENCE N89°23'24"E - 111.73 FEET TO A 1/2" REBAR W/PVC CAP MARKED "NM 15079 TX 5204" SET AS THE NORTHEAST CORNER OF THIS TRACT; THENCE S00°37'08"E - 185.00 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THIS TRACT; THENCE S89°23'24"W - 121.73 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THIS TRACT; THENCE N00°37'08"W - 140.00 FEET TO A POINT BEING A CORNER OF THIS TRACT; THENCE N89°23'24"E - 10.00 FEET TO A POINT BEING A CORNER OF THIS TRACT; THENCE N00°37'08"W - 45.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.51 ACRES OF LAND, MORE OR LESS.

#### TRACT B

REPLAT OF A TRACT OF LAND IN TRACT 17 OF THE SELMAN SUBDIVISION TO THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2" REBAR W/PVC CAP MARKED "NM 15079 TX 5204" SET AS THE NORTHWEST CORNER OF THIS TRACT WHICH LIES S00°37'08"E - 170.00 FEET AND N89°23'24"E - 121.73 FEET FROM THE NORTHWEST CORNER OF SAID TRACT 17; THENCE N89°23'24"E - 121.73 FEET TO A 1/2" REBAR W/PVC CAP MARKED "JWSC PS 12641" FOUND AS THE NORTHEAST CORNER OF THIS TRACT; THENCE S00°37'08"E - 185.00 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THIS TRACT; THENCE S89°23'24"W - 121.73 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THIS TRACT; THENCE N00°37'08"W - 185.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.52 ACRES OF LAND, MORE OR LESS.

#### FEE SIMPLE DEDICATION 1

REPLAT OF A TRACT OF LAND IN TRACT 17 OF THE SELMAN SUBDIVISION TO THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2" REBAR W/PVC CAP MARKED "NM 15079 TX 5204" SET AS THE NORTHWEST CORNER OF THIS TRACT WHICH LIES S00°37'08"E - 170.00 FEET FROM THE NORTHWEST CORNER OF SAID TRACT 17; THENCE S00°37'08"E - 45.00 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THIS TRACT; THENCE N89°23'24"E - 10.00 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THIS TRACT; THENCE N00°37'08"W - 45.00 FEET TO A POINT BEING THE NORTHEAST CORNER OF THIS TRACT; THENCE S89°23'24"W - 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES OF LAND, MORE OR LESS.

#### FEE SIMPLE DEDICATION 2

REPLAT OF A TRACT OF LAND IN TRACT 17 OF THE SELMAN SUBDIVISION TO THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2" REBAR W/PVC CAP MARKED "JWSC PS 12641" FOUND AS THE SOUTHWEST CORNER OF THIS TRACT WHICH LIES S00°37'08"E - 370.00 FEET FROM THE NORTHWEST CORNER OF SAID TRACT 17; THENCE N89°23'24"E - 243.46 FEET TO A 1/2" REBAR W/PVC CAP MARKED "JWSC PS 12641" FOUND AS THE SOUTHWEST CORNER OF THIS TRACT; THENCE N00°37'08"W - 15.00 FEET TO A POINT BEING THE NORTHEAST CORNER OF THIS TRACT; THENCE S89°23'24"W - 243.46 FEET TO A POINT BEING THE NORTHWEST CORNER OF THIS TRACT; THENCE S00°37'08"E - 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES OF LAND, MORE OR LESS.

#### NOTES:

A: THESE TRACTS ARE BEING DIVIDED FROM A TRACT OF LAND CONVEYED TO ARISTEO MATA AND MARIA G. VELAZQUEZ DE MATA AS DESCRIBED IN DEED BOOK 2138, PAGE 708 OF THE LEA COUNTY RECORDS AND ARE SUBJECT TO RESERVATIONS, RESTRICTIONS, AND EASEMENTS APPEARING OF RECORD WITH WARRANTY COVENANTS.

B: BEARINGS SHOWN HEREON ARE FROM GPS MEASUREMENTS AND CONFORM TO THE NEW MEXICO COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM OF 1983. DISTANCES ARE U.S. FEET SURFACE VALUES.

C: UTILITY LOCATIONS ARE APPROXIMATE. FOR EXACT UTILITY LOCATIONS CONTACT THE CITY OF HOBBS UTILITIES DEPARTMENT.

#### OWNERS STATEMENT:

SAID TRACTS ARE BEING SUBDIVIDED AND REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF, AND IS SURVEYED AND SUBDIVIDED AS THEY APPEAR ON THE PLAT AFFIXED HEREON, WITH ALL RIGHTS OF WAY AS SHOWN BEING DEDICATED TO THE PUBLIC.

*Aristeo Mata*  
ARISTEO MATA

*Maria G. Velazquez*  
MARIA G. VELAZQUEZ DE MATA

#### ACKNOWLEDGEMENT:

STATE OF NEW MEXICO)  
COUNTY OF LEA)

ON THIS 23 DAY OF JAN, 2020, BEFORE ME PERSONALLY APPEARED ARISTEO MATA AND MARIA G. VELAZQUEZ DE MATA, KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 05/08/2021

NOTARY PUBLIC

#### CERTIFICATE OF MUNICIPAL SUMMARY PROCESS APPROVAL:

I, KEVIN ROBINSON, THE DULY APPOINTED DEVELOPMENT DIRECTOR FOR THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITHIN THE CITY OF HOBBS, LEA COUNTY, NEW MEXICO, WAS REVIEWED AND DEEMED COMPLIANT WITH THE MUNICIPAL SUMMARY PROCESS REGULATIONS ON THIS 23 DAY OF January, 2020.

KEVIN ROBINSON, DEVELOPMENT DIRECTOR

ATTEST - JAN FLETCHER, CITY CLERK

#### ACKNOWLEDGEMENT:

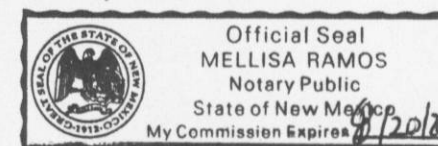
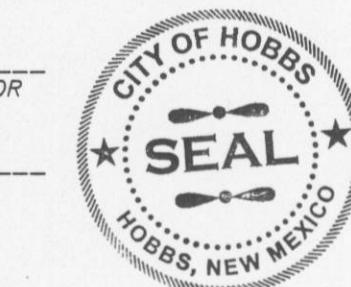
STATE OF NEW MEXICO)  
COUNTY OF LEA)

ON THIS 23 DAY OF January, 2020, BEFORE ME PERSONALLY APPEARED KEVIN ROBINSON AND JAN FLETCHER KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: August 20, 2022

NOTARY PUBLIC



#### SURVEYORS CERTIFICATE

I, TERRY J. ASEL, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 15079, DO HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

*Terry J. Asel*  
Terry J. Asel, N.M. R.P.L.S. No. 15079

1/22/2020  
DATE

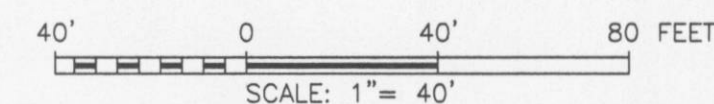


#### LEGEND

- ⊙ — DENOTES SET 1/2" REBAR W/PVC CAP MARKED "NM 15079 TX 5204"
- ⊙ — DENOTES FOUND 1/2" REBAR W/PVC CAP MARKED "JWSC PS 12641"
- — — — — DENOTES CALCULATED CORNER
- — — — — DENOTES BUILDING SETBACK LINE
- — — — — DENOTES ELECTRIC LINE
- — DENOTES POWER POLE
- — — — — DENOTES FENCE LINE
- — — — — DENOTES SEWER LINE
- — — — — DENOTES WATER LINE
- ⊙ — DENOTES WATER METER

Asel Surveying

P.O. BOX 393 - 310 W. TAYLOR  
HOBBS, NEW MEXICO - 575-393-9146



ARISTEO MATA & MARIA VELAZQUEZ DE MATA	Work Order #191204PS (Rev. A)
Date Surveyed: 12/04/2019	Surveyed by: BHC
DWG #191204PS (Rev. A).dwg	Drafted By: KA
Scale: 1" = 40'	Sheet 1 of 1

#### County Clerk Recording Information

LEA COUNTY, NM  
KEITH MANES, COUNTY CLERK  
000052781  
Book 2151 Page 764  
1 of 1  
01/30/2020 12:31 PM  
BY ANGELA BEAUCHAMP

Cabinet G  
Slide 295