

AGENDA
City of Hobbs Planning Board – Regular Meeting
March 17, 2026 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, March 17, 2026, at 10:00 AM, at the City of Hobbs Annex Building, First Floor Commission Chambers, located at 200 E. Broadway, Hobbs, NM 88240.

AGENDA

Call To Order and Roll Call

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

February 17th, 2026 – Regular Meeting

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

Action Items:

- 3) Review and Consider Get-R-Done Storage Facility.
- 4) Review and Approve Starret Subdivision.
- 5) Review and Approve 25385 Arciniega Land Division.
- 6) Review and Approve Roberts Land Division.
- 7) Review and Approve Saldago Subdivision.

Discussion Items:

- 8) Traffic Calming Campaign

Adjournment

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.”

*posted
3-13-26
J. Ramirez
[Signature]*

**PLANNING BOARD REGULAR MEETING
MINUTES
FEBRUARY 17, 2026**

The Hobbs Planning Board met on February 17, 2026, 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
Ben Donahue
Bill Ramirez
Larchinee Turner
Brett Clay
Brett Drennan

Members Absent

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

Todd Randall, Assistant City Manager
April Hargrove, Engineering Assistant
Scot Youngblood, GIS Specialist
Jonathan Sena, Mayor
Medjine Desrosiers-Douyon, Deputy City Attorney
21 Citizen(s)

Anthony Henry, City Engineer
Angel Lopez Zamora, Project Manager
Scott Shed, Building Official

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-yes, Mr. Clay-yes, Mr. Donahue-yes, and Mr. Hicks-yes. There were seven 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 February 17, 2026, regular meeting. Mr. Hicks asked if there were any additions or changes to the agenda. Mr. Randall stated there were no changes. Mr. Kesner made a motion, seconded by Mr. Ramirez to approve the agenda as presented. The vote on the motion was 7-0, and the motion carried.

2.) Review and Consider Approval of Minutes

Mr. Hicks asked if everyone had a chance to read the Regular Meeting Minutes from January 20, 2026. Mr. Kesner noted a few corrections on the first page, stating that he, not Mr. Hicks,

called the meeting to order, reviewed the agenda, and requested approval of the minutes as reflected in the draft. With those corrections, Mr. Kesner made a motion to approve the minutes, seconded by Mr. Ramirez. The vote was recorded as follows: Ramirez yes, Kesner yes, Clay yes, Donahue yes, Turner yes, Drennan yes, Hicks yes. The vote on the motion was 7-0 and the motion carried.

Communications from Citizens

None.

Action Items

3) Side Yard Setback Variance and Public Right-Of-Way Encroachment At 1430 West Paige Drive.

Mr. Randall stated this is a request for a side yard setback variance for a carport located at 1430 W. Page Drive, at the intersection of Page Drive and Cibola Avenue.

Mr. Randall explained the carport had been red-tagged by Code Enforcement after construction began without a permit. He stated the structure encroaches approximately five feet into the public right-of-way, where the property line is approximately ten feet from the back of curb. Mr. Randall explained that a historical fence on the property also appears to encroach into the right-of-way.

Mr. Randall stated that seventeen certified letters were mailed to surrounding property owners regarding the request. He stated that there was one response in favor and two in opposition to the variance. He noted the primary concern was the encroachment into the public right-of-way. Mr. Randall stated the carport could remain only if relocated outside the right-of-way and compliant with the required 10-foot side yard setback, or if the property owner entered into a Right-of-Way Occupancy License Agreement. He stated that the Board generally opposes allowing private structures within the public right-of-way.

Mr. Randall explained that approval of an occupancy license would require an annual fee based on square footage, estimated at approximately \$4,000 per year, or approximately \$2,000 annually if classified as a co-location use. He further explained the agreement would also require removal of the structure at the owner's expense if the City needed use of the right-of-way.

The property owner, Dedrick Pallanes, addressed the Board and stated he constructed the carport to protect his vehicle from hail damage and was unaware a permit was required. He noted he had lived at the residence for 26 years and submitted signatures from neighbors supporting the structure. He stated the carport does not obstruct visibility or traffic.

Ms. Lorena Chavarria, a neighbor spoke in favor, stating the property is well maintained and the carport does not create safety or visibility concerns. Mr. Ray Greebon, another nearby resident, also expressed support, stating the structure improves the appearance of the neighborhood and does not impede visibility.

Mr. Kesner asked whether the structure had been red-tagged prior to the roof being installed. Mr. Randall confirmed that the red tag was issued before the roof was installed; however, construction continued afterward.

Mr. Donahue discussed concerns regarding consistency with prior decisions, construction continuing after the red tag was issued, encroachment into the right-of-way, and potential liability issues. Mr. Hicks discussed relocating the structure. Mr. Randall indicated moving it to comply with setbacks would significantly reduce its usability.

Mr. Drennan asked about liability if a vehicle were to strike the carport. Mr. Randall explained that the right-of-way occupancy agreement would include a hold harmless clause protecting the City. He explained the structure would remain private property, and any liability or potential litigation would fall to the homeowner, similar to damage involving a parked vehicle.

Mr. Clay made a motion to approve the variance allowing the carport to remain, contingent upon entering into a right-of-way agreement and payment of the applicable annual fee, seconded by Mr. Ramirez.

Following a show-of-hands vote, the vote on the motion was 2-5, and the motion failed. The variance request was denied.

Mr. Hicks informed the applicant of the option to appeal the decision to the City Commission. Staff will review the appeals process with the applicant.

4) Front Yard Setback Variance At 1901 North Rojo Drive.

Mr. Randall stated this is a front yard setback variance at 1901 North Rojo Drive. He stated this item was brought back before the Planning Board because the property owner was not properly notified prior to the previous hearing. He further stated that the item is being presented again to allow the applicant the opportunity to provide comments for the record. Mr. Randall confirmed that proper notifications were completed for this hearing.

Mr. Randall stated that the request and supporting information remain the same as previously presented, with the exception that the applicant was present to provide testimony. He stated that staff received one letter of support and two letters in opposition, including a fourth letter that was provided at the meeting by one of the neighbors expressing opposition to carports being constructed in the neighborhood.

Mr. Randall explained that the proposed carport has not been constructed and that submitted plans indicate a setback of approximately 21.6 feet from the back of curb. He stated the required setback is 21 feet from the property line, or approximately 31 feet from the back of curb, resulting in an encroachment of approximately 9.5 feet into the required setback. Mr. Randall noted that there are no existing carports on the subject block. He explained when no similar structures exist, applicants are required to complete the variance process, including obtaining adjacent property owner signatures and sending certified notifications to property owners within 150 feet.

Mr. Hicks asked whether the Board wished staff to restate the full review process or proceed

with public comment. The Board proceeded with comments from the applicant.

Ms. Jessica Solis, property owner at 1901 North Road Drive, addressed the Planning Board. Ms. Solis stated that repeated hailstorms have caused significant damage to their vehicles and increased insurance costs. She explained that her truck does not fit inside the garage, leaving it exposed to weather damage. The applicant requested approval to construct a carport designed to match the home aesthetically. Ms. Solis noted that they recently upgraded to a higher-quality metal roof after hail damage and purchased matching materials for the proposed carport. She stated the intent is to protect personal property while maintaining neighborhood appearance. She also indicated that neighboring property owners had expressed support during the signature process and that she maintains her property in good condition and has not begun construction in order to comply with City regulations.

Mr. Hicks asked whether the proposed structure would violate subdivision restrictive covenants. Mr. Randall explained that restrictive covenants are private agreements within subdivisions and are not enforced by the City; however, the Planning Board generally avoids approving variances that would conflict with restrictive covenants unless similar violations already exist.

Mr. Randall clarified that approvals are typically evaluated on a block-by-block basis and that existing carports in nearby areas may have been constructed prior to current regulations or without permits.

Mr. Drennan made a motion to approve the variance request, seconded by Mr. Kesner. The vote on the motion was 0-7, and the motion failed. The variance was denied.

5) Review and Consider the Mobile Home/RV Park Map Amendment for A Proposed New RV Park for Babcock RV Park at North Grimes and West Alegre Street.

Mr. Randall stated this is a proposed map amendment to allow an RV park on property located on North Grimes, just south of Alegre Street. He stated the property is located within city limits; therefore, the request was brought before the Planning Board for consideration. Mr. Randall noted that adjacent properties are largely outside city limits. He stated that certified notices were sent in accordance with City procedures to property owners within the required notification radius.

Mr. Randall stated that 30 certified letters were sent, with one response in support, nine opposed, and one returned. He stated that written statements were also received from members of the public. Mr. Randall stated that a preliminary layout was submitted showing a dead-end internal circulation. If approved, Mr. Randall indicated a secondary emergency access connection to Alegre Street would be required, along with compliance with RV park development standards, including buffering and fencing requirements.

Mr. Hicks opened the public hearing at 10:37 a.m.

Mr. Ken Awtry, representing CAD West LLC and the property owner, stated the proposal was for an RV park only, with no mobile homes. He explained the owner intends to invest in the

development following the passing of her husband and believes the project would provide a suitable return on investment. Mr. Awtry stated that utilities would be extended from North Grimes through directional drilling to serve the development.

Mr. Bobby Shaw, Mr. David Pope, Ms. Alice Stine, Ms. Lisa Franklin, and Mr. Will Gregory, members of the public, spoke in opposition, expressing concerns related to increased traffic, noise, density, safety, infrastructure impacts, property values, and neighborhood compatibility. Ms. Stine also raised questions regarding notification letters and utility extensions. Mr. Randall clarified that public water and sewer would be required for the development.

Mr. Hicks closed the public hearing at 10:56 a.m.

Mr. Hicks requested clarification regarding surrounding land uses. Mr. Randall confirmed that a mix of commercial and residential properties exists in the area, along with vacant land with uncertain future development.

Mr. Donahue discussed compatibility with surrounding land uses, traffic impacts, and neighborhood concerns. He noted the Board traditionally considers whether proposed developments are appropriately located relative to nearby uses and community input. He also discussed the level of opposition received through public responses.

Mr. Kesner made a motion to approve the RV Park map amendment, seconded by Mr. Donahue. The vote on the motion was 0-7 by hand vote and the motion failed. The RV Park map amendment request was denied.

Mr. Hicks expressed appreciation for the proposed investment but emphasized the importance of appropriate location and compatibility with surrounding development. Mr. Kesner encouraged applicants to seek preliminary approval prior to purchasing property requiring map amendments.

Mr. Ken Awtry inquired about the possibility of placing single-family homes on the property. Mr. Hicks stated that the area is not zoned and explained that single-family homes and other types of development would be options.

6) Review and Consider the Subdivision of Tract 5, Section 4, Township 18, Range 38 East.

Mr. Randall stated this is a subdivision request located near North Grimes Street and West Kansas Street. He stated the subject property is currently one tract of land proposed to be subdivided into four lots. Mr. Randall explained that North Vargas Avenue is developed; however, Vargas Avenue to the south and Isaacs Street to the west are not improved. He further explained that Isaacs Street is a 40-foot right-of-way and functions as a half-section line road.

Mr. Randall explained that the applicant is requesting deferral of roadway improvements along Vargas Avenue (south side), De Baca Avenue, and Isaacs Street (west side). He stated that each proposed lot would have public access to a publicly maintained street. Mr. Randall stated that because the property is located outside city limits, county approval is required.

In response to Mr. Hicks's question, Mr. Randall referenced Section 16.12 of the Subdivision Regulations, which requires public improvements to be in place prior to subdivision approval.

In response to Mr. Kesner's question, Mr. Randall stated that the request is being considered by the Planning Board because adjacent roadways are not improved. He noted that if the property were within city limits, assessments for future roadway improvements could be collected; however, since the property lies in the county, roadway improvement requirements will be determined by the county.

Mr. Donahue confirmed the Lea County Planning Board had not yet reviewed the request.

Mr. Hicks discussed whether roadway improvements should eventually be required, noting concerns about subdividing the property without constructing surrounding roadways. Mr. Randall discussed the long-term projection of De Vargas Avenue and potential future connections to nearby developments, as well as the role of Isaacs Street as a half-section line road. Mr. Hicks expressed that an agreement for future roadway development along either De Vargas Avenue or Isaacs Street may be appropriate. Mr. Randall clarified that approval would not obligate the City to construct roadways and that, because the property is outside city limits, roadway requirements ultimately fall under County jurisdiction.

Following the discussion, Mr. Kesner made a motion to approve the subdivision request subject to review and recommendation by the Lea County Planning and Zoning Department, with the Planning Board's decision to follow the County's recommendation. Mr. Ramirez seconded the motion. The vote on the motion was 7-0, and the motion carried.

Discussion Items:

7) Traffic Calming Program

Mr. Randall presented information on reinstating the City's traffic calming education program, previously known as the "Slow Your Roll" initiative, focused on traffic safety awareness and education. He reviewed current speed limits under the Uniform Traffic Ordinance (UTO), including 15 mph in posted school zones and 30 mph on unposted roadways within residential and commercial areas. Mr. Randall discussed the possibility of reducing the default unposted speed limit to 25 mph citywide, which would require signage at all city gateway entrances. He noted this change could increase eligibility for traffic calming measures, such as speed humps, due to program scoring criteria based on speeding percentages.

Mr. Donahue discussed concerns regarding traffic flow, noting that many drivers already travel below posted speed limits on arterial and collector streets, contributing to congestion and delays. He expressed differing opinions on whether reducing speed limits would improve safety or further slow traffic movement. Mr. Donahue also noted that excessive slowing on arterial roads may encourage drivers to use residential streets as cut-through routes.

Mr. Randall discussed the placement and effectiveness of stop signs, explaining that unwarranted four-way stops can lead to driver noncompliance and reduced effectiveness. He explained that stop sign placement is typically based on traffic volume and right-of-way

considerations. Mr. Hicks discussed alternative traffic controls, including yield signs, to improve traffic flow. Mr. Randall stated that visibility and safety requirements would need to be considered.

Mr. Randall presented the Traffic safety showing increased pedestrian fatality risk at higher vehicle speeds. He reviewed the City's traffic management approach, consisting of education, enforcement, and engineering, with engineering improvements used as a last resort due to cost.

Mr. Randall also discussed the potential use of speed cameras operated by a third-party vendor at no cost to the City, as well as data tools to analyze traffic volumes and speeding trends to assist with enforcement and traffic studies. Mr. Kesner expressed mixed opinions on automated enforcement.

Mr. Randall concluded by reviewing available traffic calming measures. He stated speed humps are the most commonly requested improvement; other design solutions, such as roadway narrowing or curb extensions, are less frequently used due to local drainage constraints. He explained that speed dips have been installed in certain locations where drainage conditions allow.

8) Capital Projects Dashboard

Mr. Anthony Henry, City Engineer, provided a brief presentation regarding a new online capital projects dashboard. He credited the Mayor for requesting the development of an online tool to track capital project progress, funding sources, and related information. Mr. Henry noted that Mr. Scott Youngblood, GIS Specialist, developed the dashboard, and this presentation served as its initial introduction. Mr. Henry stated they would like feedback and input from the Board regarding public interest and potential improvements.

Mr. Scott Youngblood introduced himself and demonstrated the City's Capital Projects Dashboard. He explained that the dashboard is available through the City's ArcGIS Online website and allows users to view active capital projects and related information. He further explained that the dashboard is currently in an early stage of development, with several projects entered to provide an overview of project status, including schedule performance, budget status, and total expenditures to date.

Mr. Youngblood demonstrated how users can select individual projects to view descriptions, contact information, planned and actual start and end dates, budget details, and funding sources. He also showed filtering options that allow projects to be sorted by category, planning dates, funding sources, and project year. Mr. Youngblood noted that the transportation-related projects, including street improvement and resurfacing projects planned for 2026, were used as examples.

In response to Mr. Hicks's questions, Mr. Youngblood explained that project timelines currently reflect anticipated construction dates but may be adjusted as needed. He stated that the projects are removed from the dashboard once completed.

Mr. Henry clarified that the dashboard is intended to track active, funded projects, including

those in pre-design, design, right-of-way acquisition, or construction phases. He noted that future planning projects may be included in a separate dashboard focused on long-range planning, such as an ICIP-style five-year planning tool.

Ms. Turner expressed positive feedback regarding the dashboard and its usefulness in identifying projects occurring within their neighborhoods.

Adjournment

The meeting adjourned at 11:38 a.m.

W.M. "Tres" Hicks, Chairman

3) Review and Consider Get-R-Done Storage Facility



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: March 17TH, 2026

SUBJECT: REVIEW AND CONSIDER THE PROPOSED GET-R-DONE STORAGE FACILITY (PARCEL ID 4000016630001).

DEPT. OF ORIGIN: Planning Department
DATE SUBMITTED: February 10th, 2026
SUBMITTED BY: Angel Lopez Zamora, Planning Project Manager

Summary:

The proposal of the Get-R-Done Storage Facility on Parcel 4000016630001 is situated adjacent to an existing single-family residential lot and apartment complex. Staff needs clarification on the buffering requirements for building commercial next to apartments. City Resolution 5482, section C1 states that "screening is required between new commercial uses and existing residential uses". Residential uses needs better definitions. Additionally, the owner is asking for a landscape, fencing, and setback variance.

Staff Recommendations:

Planning Department:

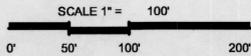
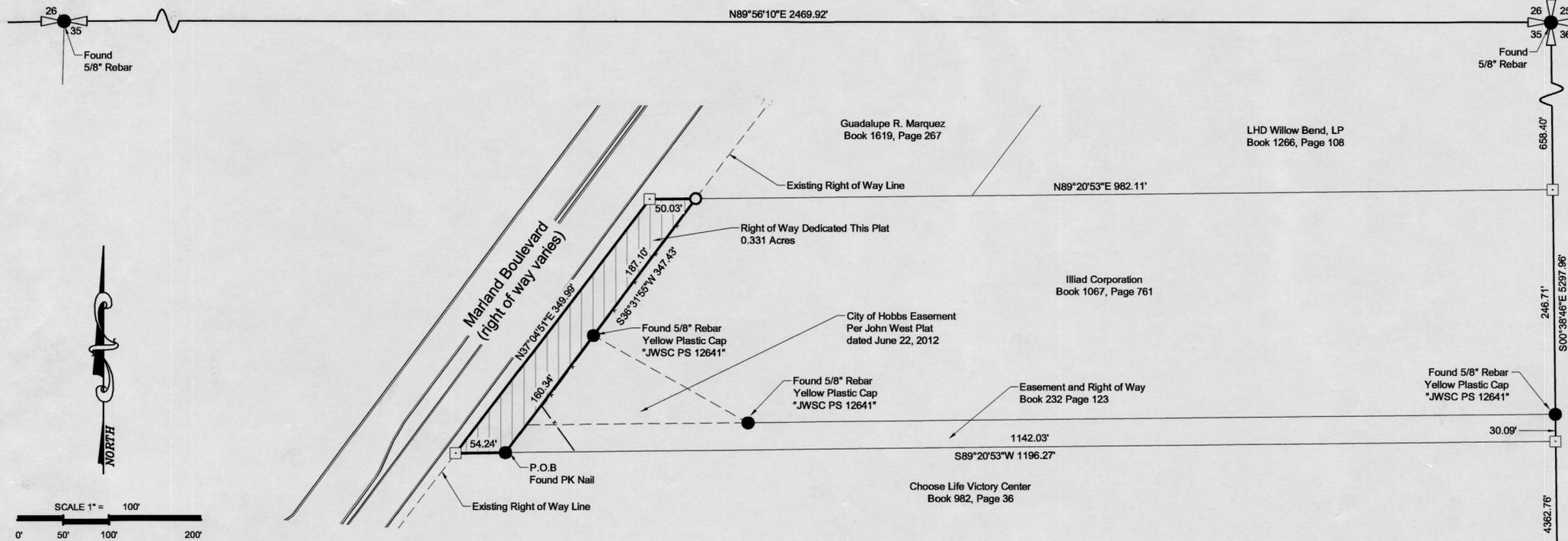
Staff is asking the planning board to consider buffer/screening requirements when building commercial next to apartments, landscape variance, fencing variance, and setback variance. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- Preliminary Drawings
- Site Map

RIGHT OF WAY DEDICATION PLAT

A PORTION OF MARLAND BOULEVARD



DEDICATION DESCRIPTION OF A PORTION OF MARLAND BOULEVARD

A Tract of land for public right of way for Marland Boulevard located in the NE1/4 of Section 35, T18S, R38E, N.M.P.M., City of Hobbs, Lea County, New Mexico, described as:

Commencing at a found 5/8" rebar being used as the northeast corner of Section 35; thence S00°38'46"E 935.20 feet and S89°20'53"W 1142.03 feet for Point of Beginning, a found PK nail; thence S89°20'53"W 54.24 feet to a calculated point on the southeasterly right of way of Marland Boulevard; thence N37°04'51"E 349.99 feet along the southeasterly right of way of Marland Boulevard to a calculated point; thence S89°20'53"E 50.03 feet to a set 5/8" rebar with a red plastic cap marked "HIGGINS NMPS 19636"; thence S36°31'55"W passing a found 5/8" rebar at 187.10 feet and continuing a total of 347.43 feet to the Point of Beginning and containing 0.331 acres, more or less.

CERTIFICATE OF SURVEY

I, Robert L. Higgins New Mexico Professional Surveyor, hereby certify that this Right of Way Dedication Plat was prepared from an actual ground survey performed by me or under my supervision, that this survey is true and correct to the best of my knowledge and belief. That this Right of Way Dedication Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico.

Robert L. Higgins
Robert L. Higgins NMPS #19636

01-11-13
Date

BASIS OF BEARING

The Basis of Bearing for this survey is a Control Network established for the City of Hobbs GIS Project. All observations were made from a control point having a Latitude of 32°42'42.05083" North, a Longitude of 103°08'39.73125" West. All observations were made using Real Time differentially corrected positions obtained from a Global Positioning System. All bearings are grid based on NMSPC East Zone. All distances are ground distances.

OWNERS STATEMENT

I the undersigned owner thereof surveyed and subdivided according to the tracts as they appear on the plat affixed hereon and the streets and alleys, as they appear on said plat are dedicated to the use of the public.

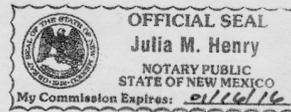
Joe R. Williams
Date 1/11/13
On behalf of Illiad Corporation

ACKNOWLEDGMENT State of New Mexico: County of Lea:

On this 11th day of January, 2013, before me personally appeared Joe R. Williams of Illiad Corporation, on behalf of said corporation, known to me to be the person 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: 01/16/2016
Julia M. Henry
Notary Public



CERTIFICATE OF CITY PLANNING BOARD APPROVAL

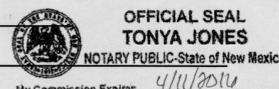
This plat, restrictions and dedication, approved and accepted this 18th day of December, 2013 by the City Planning Board of the City of Hobbs, New Mexico.

ACKNOWLEDGMENT State of New Mexico: County of Lea:

On this 20th day of January, 2013, before me personally appeared William M. Hicks known to me to be the person 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: 4/11/2016
Tonya Jones
Notary Public
My Commission Expires: 4/11/2016



CERTIFICATE OF MUNICIPAL APPROVAL

I, Jan Fletcher, the duly appointed and acting City Clerk for the City of Hobbs, Lea County, New Mexico, do hereby certify that the foregoing plat of a tract dedicated to the City of Hobbs, Lea County, New Mexico, was approved by the Commission of the City of Hobbs by Resolution No. 5950 on the 4th day of February, 2013.

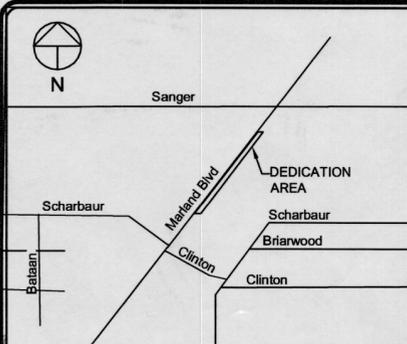
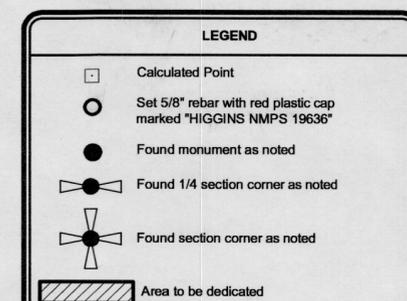
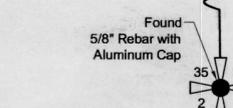
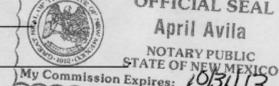
Jan Fletcher, City Clerk

ACKNOWLEDGMENT State of New Mexico: County of Lea:

On this 4th day of February, 2013, before me personally appeared Jan Fletcher known to me to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

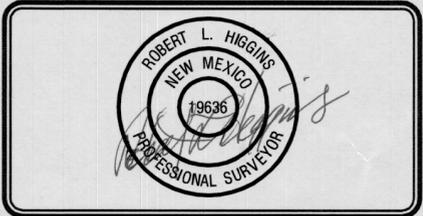
Witness my hand and official seal the day and year last above written.

My Commission Expires: 10/31/13
April Avila
Notary Public
My Commission Expires: 10/31/13



PETTIGREW & ASSOCIATES PA
ENGINEERING | SURVEYING | TESTING
DEFINING QUALITY SINCE 1965
100 E. Navajo - Suite 100, Hobbs New Mexico 88240
T 575 393 9827 F 575 393 1543
Pettigrew.us

PROJECT SURVEYOR: M. Kneeland
DRAWN BY: M. Kneeland



INDEXING INFORMATION FOR COUNTY CLERK
OWNER: Illiad Corporation
LOCATION: Part of the NE1/4 of Section 35, T18S, R38E, N.M.P.M., City of Hobbs, Lea County, New Mexico

REVISIONS		
No.	DATE	DESCRIPTION

State of New Mexico, County of Lea
I here by certify that this instrument was filed for record on:
The 8th Day of February,
20 13 A.D.
At 4:08 O'Clock 4 P.M.
Cabinet E Slide 183
Book 1819 Page 548
By Pat Chappelle
County Clerk
By Crissy Spans
Deputy

RIGHT OF WAY DEDICATION PLAT OF A PORTION OF MARLAND BOULEVARD

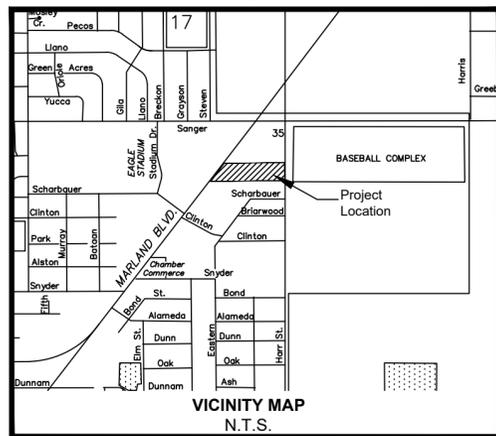
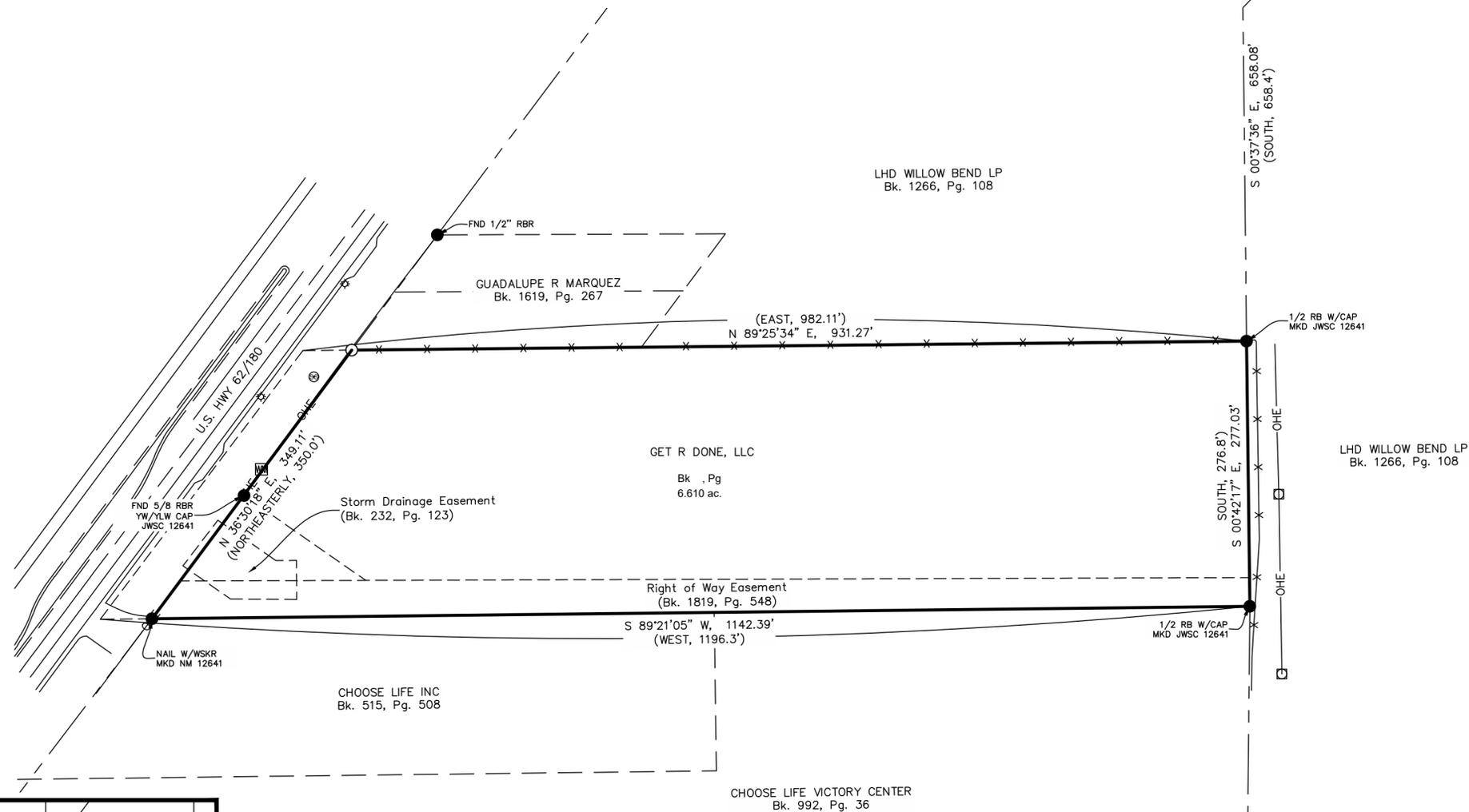
PROJECT NUMBER: 2012.1355

SHEET: 1 of 1
SU - 101

BOUNDARY PLAT

GET R DONE, LLC

LOCATED IN THE NE/4NE/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 38 EAST,
N.M.P.M., LEA COUNTY NEW MEXICO



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°39'39.95" AT A 1/2" REBAR WITH YELLOW CAP MARKED "JWSC 12641" AT THE NORTHEAST CORNER OF THIS TRACT AND BEING LOCATED AT N 624,040.91, E 917,595.62. DISTANCES SHOWN HEREON ARE IN GROUND AND WERE OBTAINED BY APPLYING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0001136300 AT N 0.00, E 0.00.

ORIGINAL LEGAL DESCRIPTION

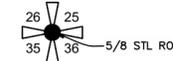
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 38 EAST, LEA COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING SOUTH 658.4 FEET FROM THE NORTHEAST CORNER OF SECTION 35; THENCE SOUTH 276.8 FEET; THENCE WEST 1196.3 FEET TO THE EAST LINE OF HOBBS-SEMINOLE HIGHWAY; THENCE IN A NORTHEASTERLY DIRECTION ALONG HOBBS-SEMINOLE HIGHWAY 350 FEET; THENCE EAST 982.11 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN ADDITIONAL 50 FOOT RIGHT-OF-WAY COVERING A PORTION ADJACENT TO HOBBS-SEMINOLE HIGHWAY.

MEASURED LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 38 EAST, LEA COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR WITH CAP MARKED "JWSC 12641" WHICH LIES S.00°37'36"E., 658.08 FEET FROM A FOUND 5/8" STEEL ROD FOR THE NORTHEAST CORNER OF SAID SECTION 35; THENCE S.00°42'17"E. ALONG THE EAST SECTION LINE OF SAID SECTION 35, A DISTANCE OF 277.03 FEET TO A FOUND 1/2" REBAR WITH CAP MARKED "JWSC 12641"; THENCE S.89°21'05"W., 1142.39 FEET TO A FOUND NAIL WITH WASHER MARKED "NM 12641" ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 62/180 (MARLAND BLVD); THENCE N.36°30'18"E. ALONG THE THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 62/180 (MARLAND BLVD), A DISTANCE OF 349.11 FEET TO A SET 5/8" REBAR WITH BLUE CAP MARKED "BAKER NM PS 25773"; THENCE N.89°25'34"E., 931.27 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 6.610 ACRES, MORE OR LESS.



S 00°37'36" E, 658.08'
(SOUTH, 658.4')

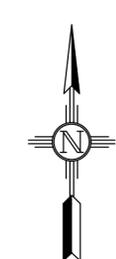
S 00°42'17" E, 277.03'
(SOUTH, 276.8')

S 89°21'05" W, 1142.39'
(WEST, 1196.3')

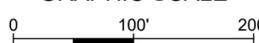
N 36°30'18" E, 349.11'
(NORTHEASTERLY, 350.0')

(EAST, 982.11')
N 89°25'34" E, 931.27'

1/2 RB W/CAP MKD JWSC 12641



GRAPHIC SCALE



SCALE: 1" = 100'
(IN FEET)



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. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.

Evan J. Pointer, P.S. 29968 Date



Engineering | Surveying
Materials Testing

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

TYPE OF SURVEY:

BOUNDARY

OF

PROJECT NAME:

BOUNDARY SURVEY

FOR

CLIENT: GET R DONE, LLC

PROJECT NUMBER:

25054

PROJECT SURVEYOR:

Evan J. Pointer, PS

DRAWN BY:

Kendall Goad

INDEXING INFORMATION
FOR COUNTY CLERK

OWNER:

Get R Done, LLC
Chelsea Evans

LOCATION:

NE/4NE/4 of Section 35,
Township 18 South, Range 38 East
N.M.P.M., Lea County New Mexico

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

LEGEND

- Set 5/8 inch rebar w/blue plastic cap marked "Baker NM PS25773" unless otherwise noted
- Found monument as noted
- Power pole
- Section line
- - - Right of Way line
- Property line
- x — Fence
- OHE — Overhead electric

XX°XX'XX", XX.XX' Measured bearing and distance
XX°XX'XX", XX.XX' Record bearing and distance

SHEET:
1 of 1

SU - 101

Site Map





Engineering | Surveying
Materials Testing

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

ENGINEERING SHEET:

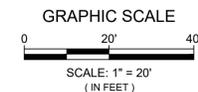
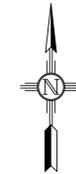
CIVIL SITE PLAN

OF
PROJECT NAME: GET-R-DONE MARLAND STORAGE FACILITY

FOR
CLIENT: GET-R-DONE LLC

PROJECT NUMBER:
25054

PROJECT ENGINEER:
JEREMY BAKER, PE
DRAWN BY:
CLW

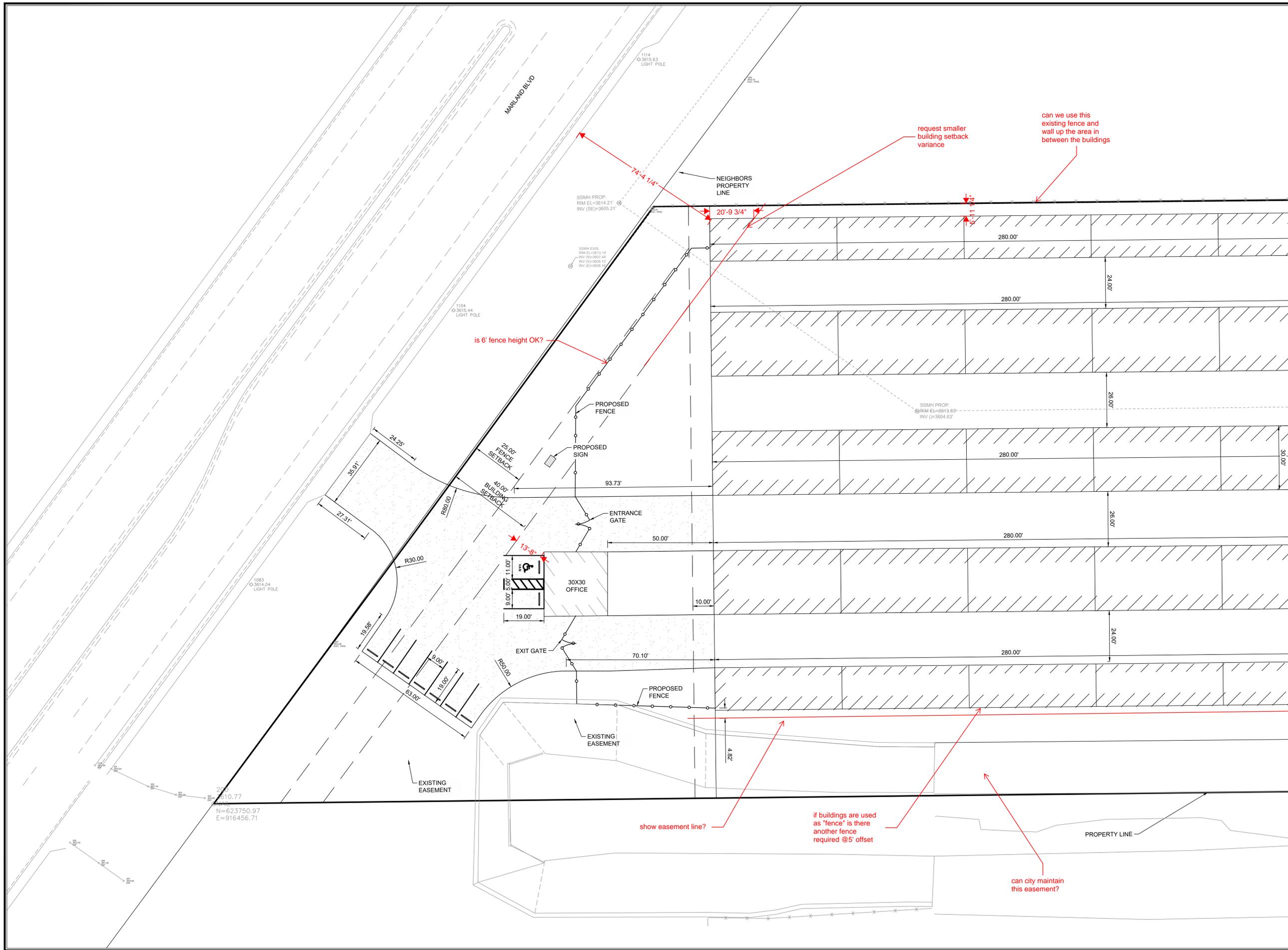


REVISIONS

No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
01 of 04
CS-101





Engineering | Surveying
Materials Testing

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

ENGINEERING SHEET:

**FIRE TRUCK SWEEP
PATH ANALYSIS**

OF

PROJECT NAME:

**GET-R-DONE MARLAND
STORAGE FACILITY**

FOR

CLIENT:

GET-R-DONE LLC

PROJECT NUMBER:

25054

PROJECT ENGINEER:

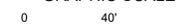
JEREMY BAKER, PE

DRAWN BY:

CLW



GRAPHIC SCALE



SCALE: 1" = 40'
(IN FEET)

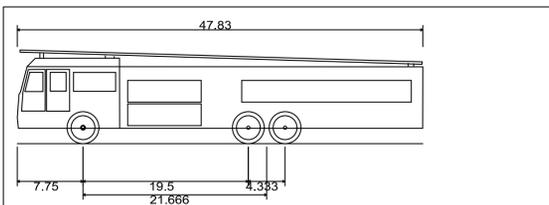
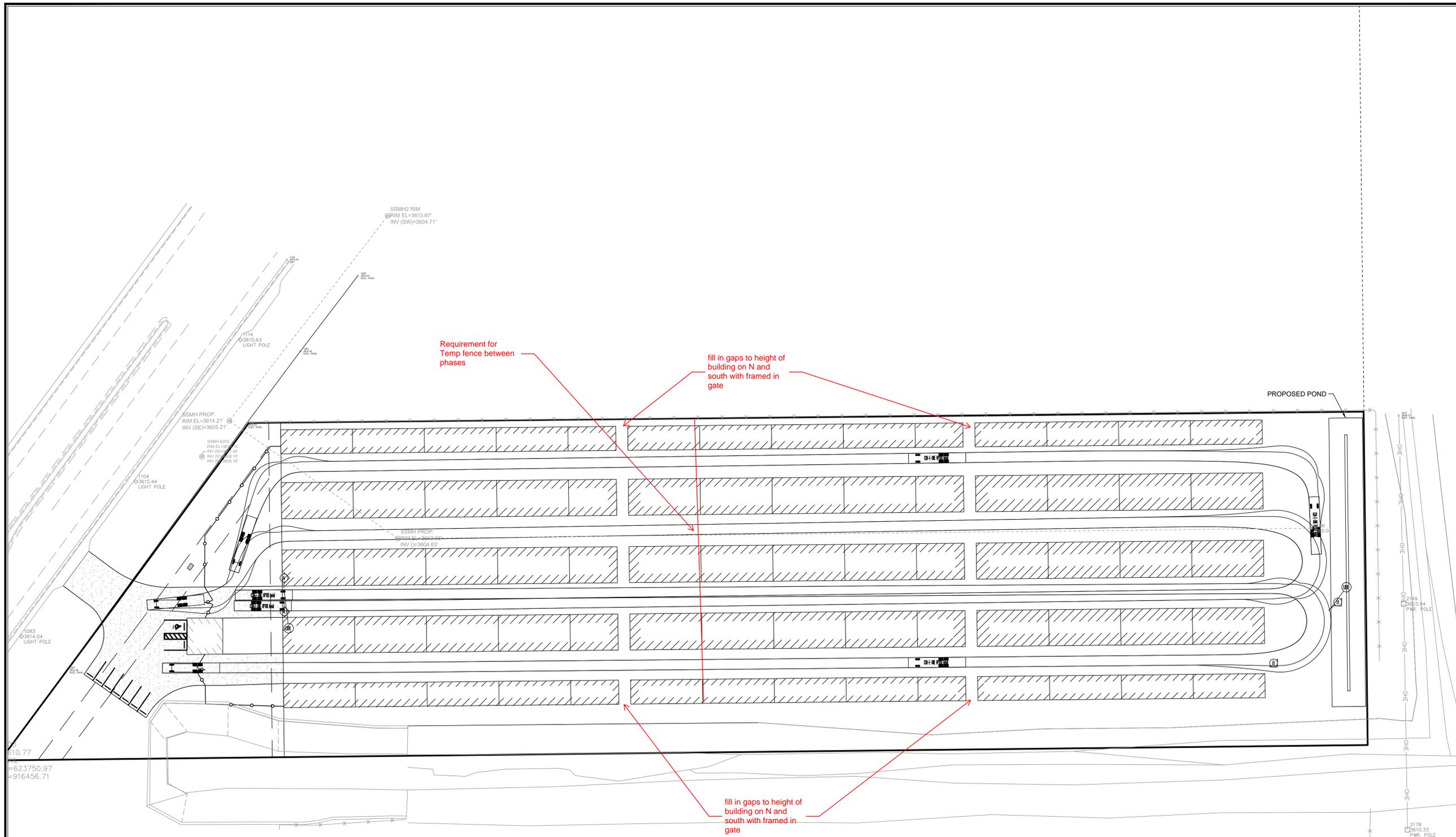
REVISIONS

No.	DATE	DESCRIPTION

PRELIMINARY

SHEET:
02 of 04

FC-101



COH-E-ONE HP100 Aerial
Overall Length 47.830ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.810ft
Max Track Width 8.333ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 39.30°

10.77
623750.97
916456.71

2178
3610.33
PWR. POLE

4) Review and Approve Starret Subdivision



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: March 17TH, 2026

SUBJECT: REVIEW AND CONSIDER THE STARRET SUBDIVISION OF SECTION 35, TOWNSHIP 17, RANGE 38 EAST.

DEPT. OF ORIGIN: Planning Department
DATE SUBMITTED: February 25th, 2026
SUBMITTED BY: Angel Lopez Zamora, Planning Project Manager

Summary:

The Property Owner is requesting approval to subdivide the tract into 3 subdivisions. Chuska street, to the south of the tracts, remains unbuilt. They have 60' of previously dedicated roadway. City Ordinance **16.12.040 – Required Improvements**, illustrates that “properties with two (2) or more unbuilt platted streets abutting the property, the developer shall build to the length of the longest frontage.” As Chuska street is unbuilt, planning board approval is required to subdivision without required improvements.

Staff Recommendations:

Planning Department:

Staff has no objections to these documents. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- Summary Subdivision
- Site Map

**STARRETT SECTION 35 LAND DIVISION
TYPE 3A SUMMARY SUBDIVISION 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**

DIVISION OF TRACT ONE AS SHOWN AND DESCRIBED ON THAT CERTAIN SURVEY PLAT "CLAIM OF EXEMPTION - LEA COUNTY" RECORDED IN BOOK 2247 ON PAGE 347, LEA COUNTY RECORDS AND SITUATED IN THE 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:

TRACT 1-A

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

BEGINNING AT A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS12641" FOUND FOR THE NORTHWEST CORNER OF THIS TRACT WHICH LIES S00°45'29"E A DISTANCE OF 2658.46 FEET AND N88°58'07"E A DISTANCE OF 1054.47 FEET FROM A STEEL ROD WITH A 2" ALUMINUM CAP FOUND FOR THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N88°58'07"E A DISTANCE OF 832.58 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS12641" SET FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S00°34'51"E A DISTANCE OF 596.06 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE S88°58'59"W A DISTANCE OF 831.38 FEET TO THE SOUTHWEST CORNER OF THIS TRACT FROM WHICH A WITNESS CORNER BEING A 1/2" STEEL ROD LIES EAST A DISTANCE OF 5.00 FEET; THENCE N00°41'44"W A DISTANCE OF 178.84 FEET TO A 1/2" STEEL ROD FOUND FOR A CORNER OF THIS TRACT; THENCE N88°58'06"E A DISTANCE OF 208.70 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS12641" FOUND FOR A CORNER OF THIS TRACT; THENCE N00°41'44"W A DISTANCE OF 208.70 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS12641" FOUND FOR A CORNER OF THIS TRACT; THENCE N00°41'44"W A DISTANCE OF 208.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.38 ACRES MORE OR LESS.

TRACT 3

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

BEGINNING AT A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS12641" SET FOR THE NORTHWEST CORNER OF THIS TRACT WHICH LIES S00°45'29"E A DISTANCE OF 2658.46 FEET AND N88°58'07"E A DISTANCE OF 1887.05 FEET FROM A STEEL ROD WITH A 2" ALUMINUM CAP FOUND FOR THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N88°58'07"E A DISTANCE OF 146.18 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS12641" SET FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S00°34'51"E A DISTANCE OF 596.02 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE S88°58'59"W A DISTANCE OF 146.18 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N00°34'51"W A DISTANCE OF 595.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES MORE OR LESS.

TRACT 4

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

BEGINNING AT A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS12641" SET FOR THE NORTHWEST CORNER OF THIS TRACT WHICH LIES S00°45'29"E A DISTANCE OF 2658.46 FEET AND N88°58'07"E A DISTANCE OF 2033.23 FEET FROM A STEEL ROD WITH A 2" ALUMINUM CAP FOUND FOR THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N88°58'07"E A DISTANCE OF 146.18 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS12641" SET FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S00°34'51"E A DISTANCE OF 596.06 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE S88°58'59"W A DISTANCE OF 146.18 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N00°34'51"W A DISTANCE OF 596.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES MORE OR LESS.

OWNER'S STATEMENT AND AFFIDAVIT:

SAID TRACT IS BEING DIVIDED WITH THE FREE CONSENT AND WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF SURVEYED AND PLATTED AS THE SAME APPEARS HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER OF SAID LAND, HAS HEREUNTO SET THEIR HAND THIS _____ DAY OF _____, 2026.

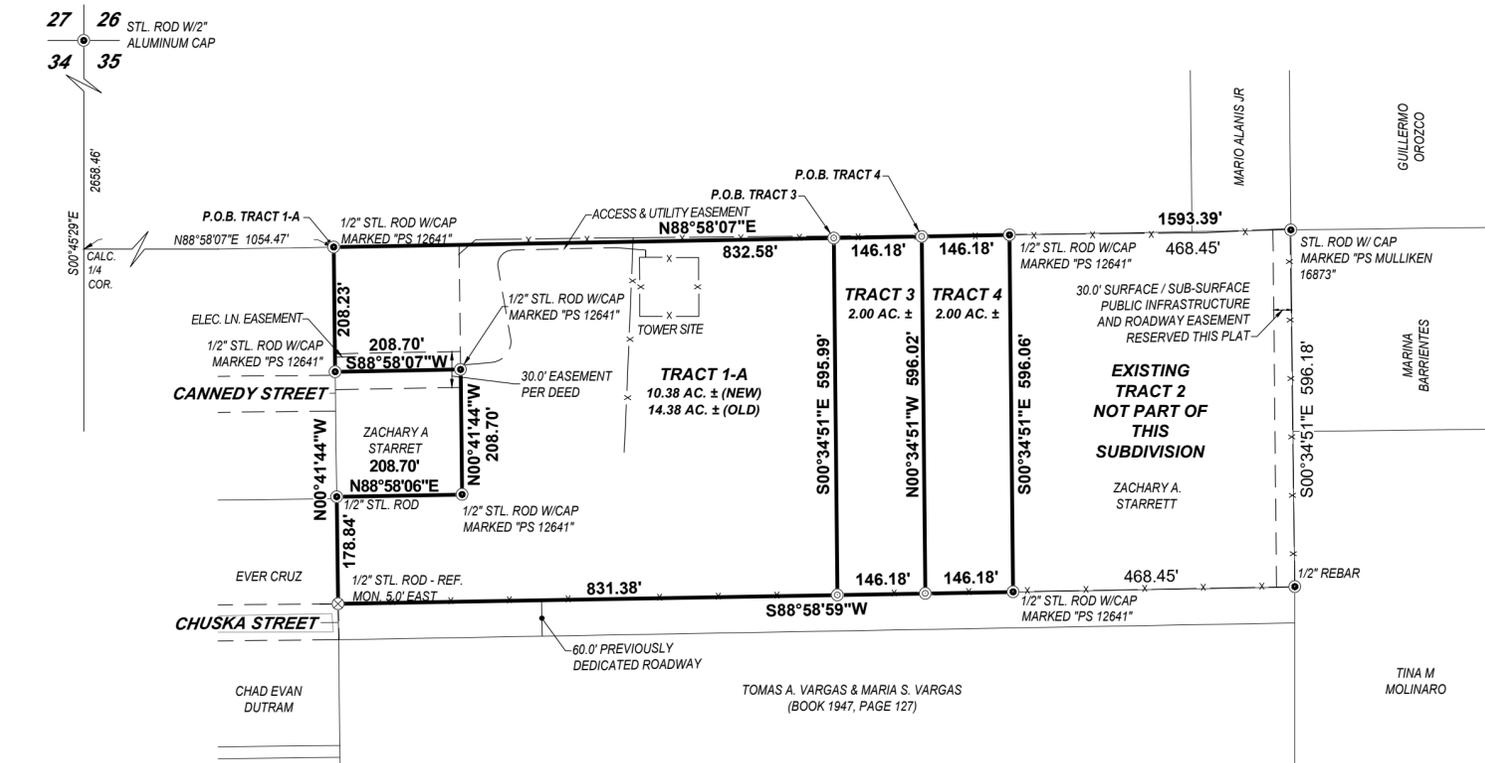
ZACHARY A. STARRETT, OWNER
(BOOK 2226, PAGE 158)

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026 A.D., BY ZACHARY A. STARRETT.

NOTARY PUBLIC



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

BE IT KNOWN THAT THE PLAT OF THE STARRETT SECTION 35 LAND DIVISION LOCATED WITHIN THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M., AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2226, PAGE 158 IN OFFICIAL RECORDS OF LEA COUNTY, NEW MEXICO, WAS SUBMITTED TO THE LEA COUNTY PLANNING AND ZONING BOARD, ASSEMBLED AT A MEETING ON THE _____ DAY OF _____, 2026 A.D., AND THE SUBDIVISION AS SHOWN ON THE ATTACHED PLAT WAS THEREBY APPROVED AND ACCEPTED BY A MAJORITY OF THE BOARD.

ATTEST:

BEN DONAHUE, CHARMAN
CARRIE SANDOVAL, COUNTY CLERK

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026 A.D., BY BEN DONAHUE AND CARRIE SANDOVAL.

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 _____, 2026 A.D.

TODD RANDALL, ASSISTANT CITY MANAGER

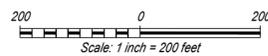
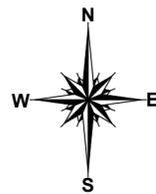
ATTEST:
JAN FLETCHER, CITY CLERK

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



LEGEND:

- ⊙ - DENOTES SET 1/2" STL. ROD WITH CAP MARKED "JWSC P.S. 12641"
- - DENOTES FOUND CORNER, AS NOTED
- ⊗ - DENOTES CALCULATED CORNER

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 0°39'11.6" BASED ON A POINT OF ORIGIN LOCATED AT (NAD83) 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 STARRETT (BOOK 2226, PAGE 158)
- 5) DATE OF SURVEY: JANUARY 12, 2026

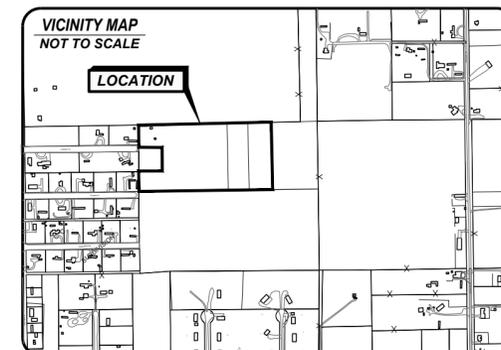
SURVEYOR'S CERTIFICATE:

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



Scale: One Inch = Two Hundred Feet
CAD Drafter & Date: TTK - 01/20/2026
JWSC W.O. No.: 25110401
JWSC File No.: D - 1580

STATE OF NEW MEXICO
COUNTY OF LEA - FILED:

5) Review and Approve 25385 Arciniaga Land Division



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: March 17TH, 2026

SUBJECT: REVIEW AND CONSIDER THE ARCINIEGA SUBDIVISION IN EXTRATERRITORIAL JURISDICTION (PARCEL ID: 4000779580001).

DEPT. OF ORIGIN: Planning Department
DATE SUBMITTED: January 23rd, 2026
SUBMITTED BY: Angel Lopez Zamora, Planning Project Manager

Summary:

The proposed drawing shows 4 subdivisions for Parcel ID 4000779580001. Requires planning board approval for more than 3 subdivisions (**§ 16.08.030 – Preliminary Plat**). Additionally, the subdivision illustrates a 60' dedication for extension of both Matt Drive and Braniff Drive. Plat shows existing 60' right-of-way and utility easements; compliant with **§ 16.08.040 - Preliminary plat; Supplemental material**.

Staff Recommendations:

Planning Department:

Staff is asking for review of road projection of Matt Drive not to extend entirely, review of ½ roadway in the northwest corner (Subdivision #2 + #1), and proposed 60' easement on southeast corner (subdivision #3). Staff recommends the Board considers approval/denial for the attached documents.

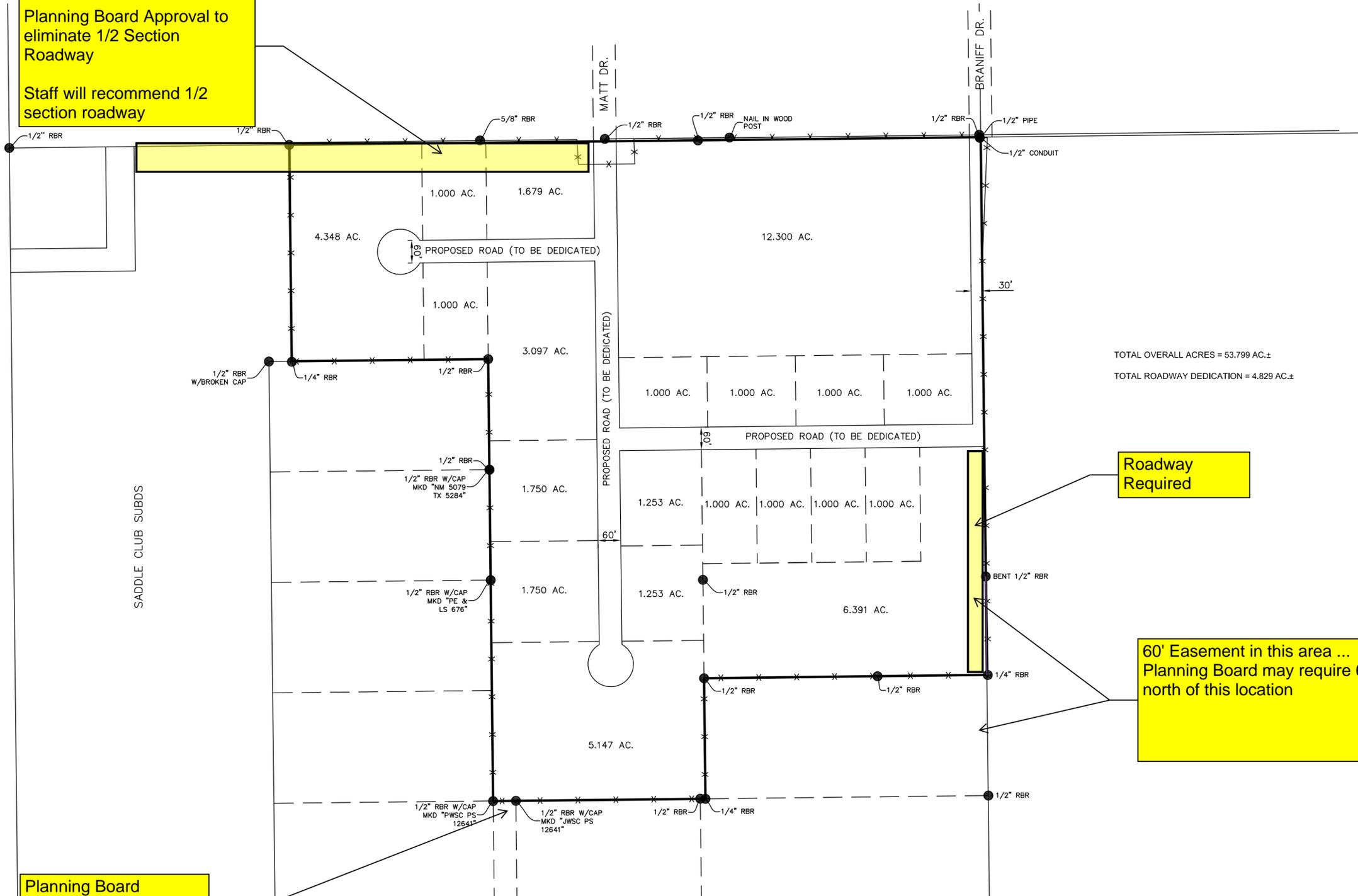
Attachments:

- Preliminary Drawings
- Site Map

ARCINIEGA SEC. 31 DIVISION - LEA COUNTY

RECORDED IN BOOK 2235, PAGE 750, LEA COUNTY RECORDS, LEA COUNTY, NEW MEXICO, SITUATED IN THE
SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 38 EAST,
N.M.P.M., LEA COUNTY, NEW MEXICO

Existing Easement
Planning Board Approval to eliminate 1/2 Section Roadway
Staff will recommend 1/2 section roadway

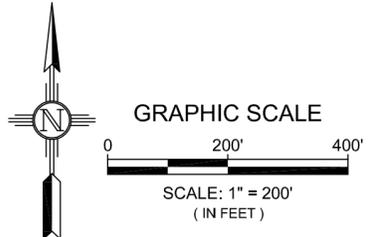


TOTAL OVERALL ACRES = 53.799 AC.±
TOTAL ROADWAY DEDICATION = 4.829 AC.±

Roadway Required

**60' Easement in this area ...
Planning Board may require 60'
north of this location**

Planning Board Approval required to not project roadway



Engineering | Surveying
Materials Testing

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

TYPE OF SURVEY:

PROJECT NAME:
**ARCINIEGA SEC. 31
LAND DIVISION**

CLIENT:
JUAN & BRENDA ARCINIEGA

PROJECT SURVEYOR:
Evan J Pointer, PS
DRAWN BY:
Kendall Goad

PROJECT NUMBER:
25385

INDEXING INFORMATION FOR COUNTY CLERK

OWNER:
**JUAN ANGEL AND
BRENDA SOLEDA ARCINIEGA**

LOCATION:
SW/4 of Section 31,
Township 17 South, Range 38 East
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:

Cabinet _____ Slide _____

LEGEND

Set 5/8 inch rebar w/cap or nail w/washer marked "Pointer PS 29968" unless otherwise noted

Found monument as noted.

Calculated corner

Fence

Found Section Corner

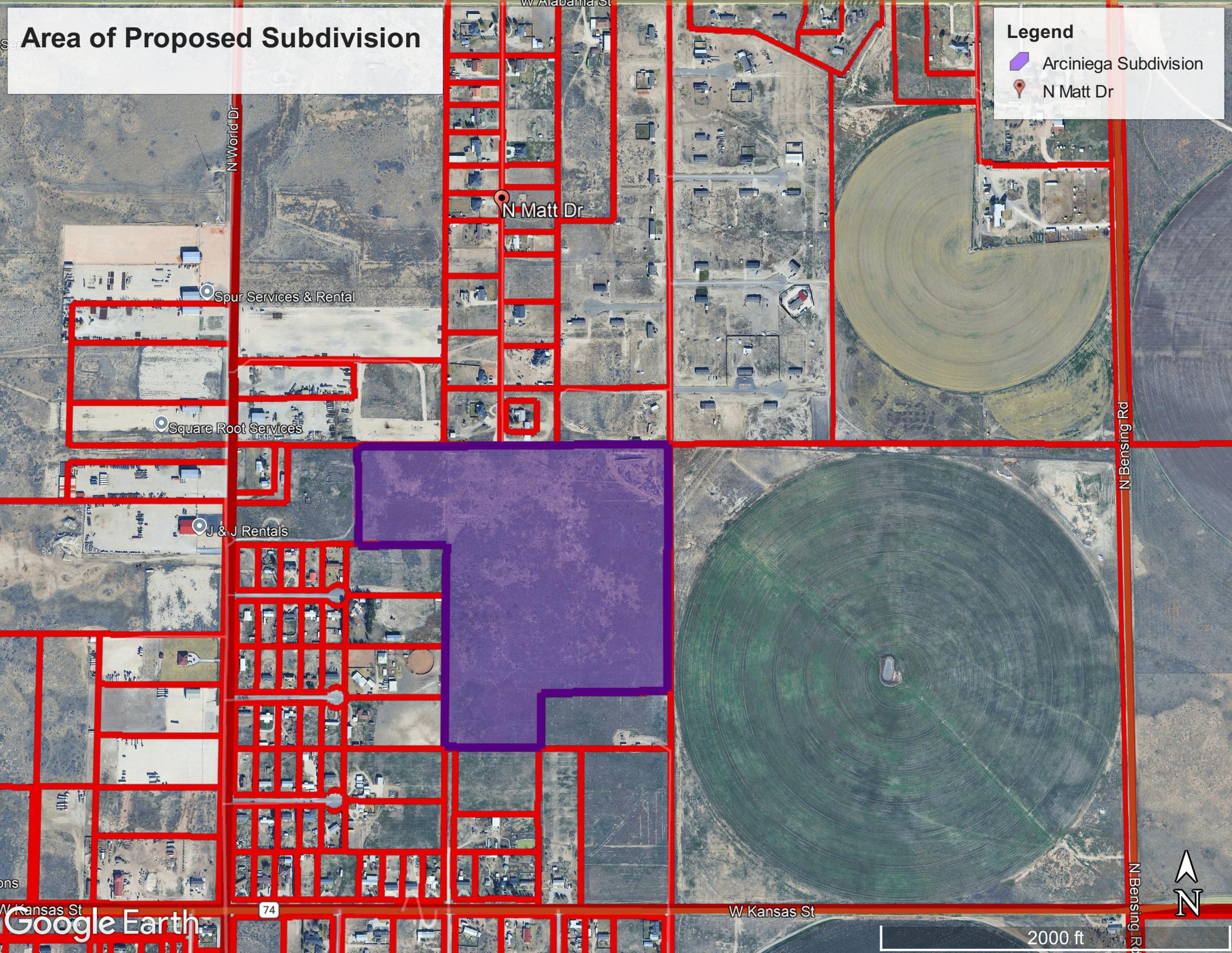
Found Quarter Corner

BSBL Building Setback Lines
XX'XX'XX" XX.XX' Measured bearing and distance
(XX'XX'XX", XX.XX') Record bearing and distance

Area of Proposed Subdivision

Legend

-  Arciniega Subdivision
-  N Matt Dr



N World Dr

N Matt Dr

Spur Services & Rental

Square Root Services

J & J Rentals

N Bensing Rd

N Bensing Rd

W Kansas St

74

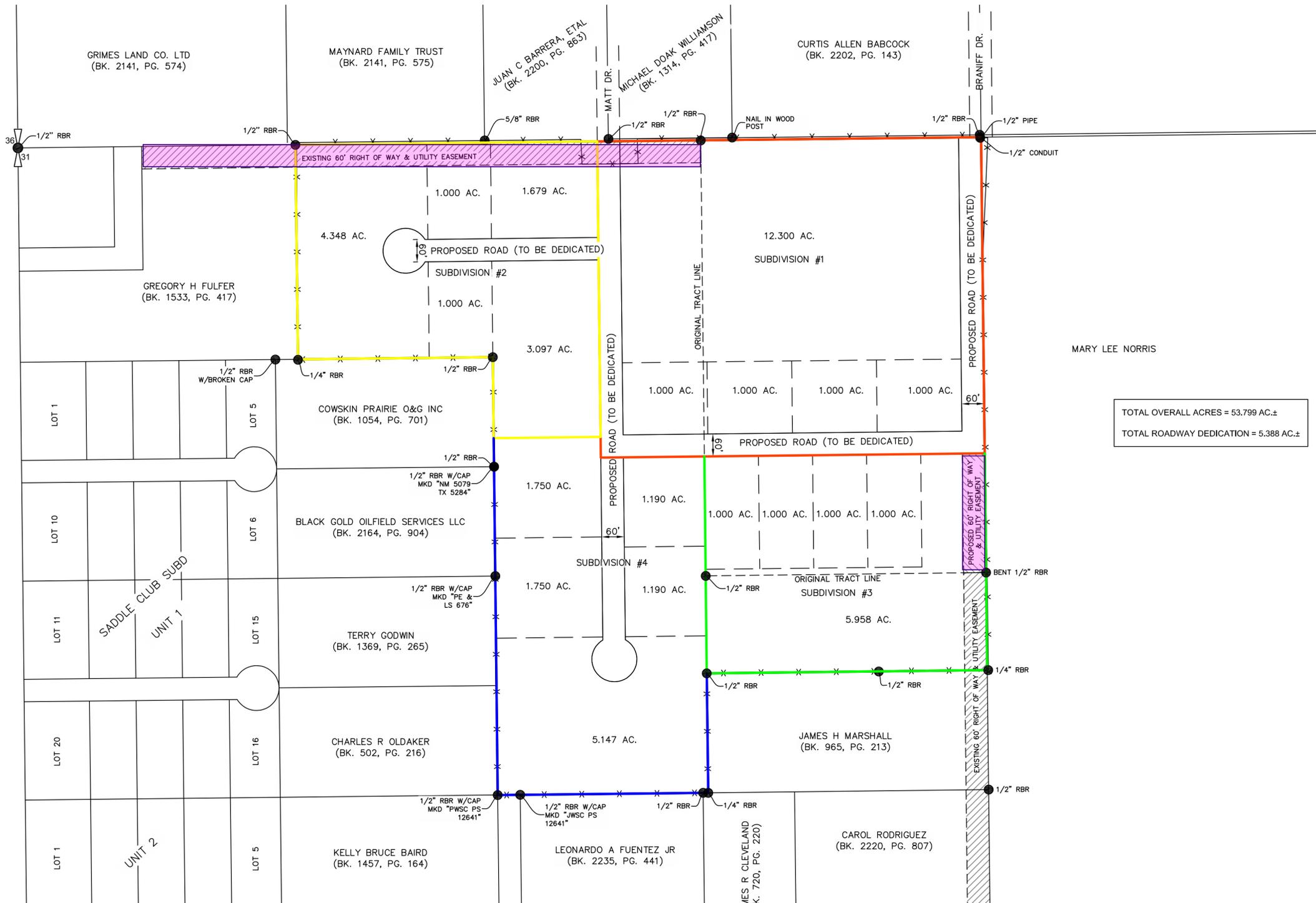
2000 ft

Google Earth

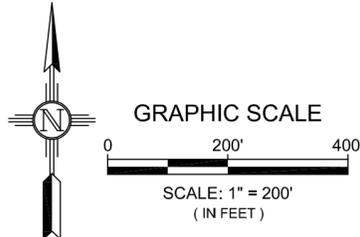


PROPOSED ARCINIEGA SEC. 31 SUBDIVISION - LEA COUNTY

A DIVISION OF TWO TRACTS OF LAND AS DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 2235, PAGE 750, LEA COUNTY RECORDS, LEA COUNTY, NEW MEXICO, SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO



TOTAL OVERALL ACRES = 53.799 AC.±
TOTAL ROADWAY DEDICATION = 5.388 AC.±



Engineering | Surveying
Materials Testing

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

TYPE OF SURVEY:

PROJECT NAME:
**ARCINIEGA SEC. 31
SUBDIVISIONS**

CLIENT:
JUAN & BRENDA ARCINIEGA

PROJECT NUMBER:
25385

PROJECT SURVEYOR:
Evan J Pointer, PS
DRAWN BY:
Kendall Goad

INDEXING INFORMATION
FOR COUNTY CLERK

OWNER:
JUAN ANGEL AND
BRENDA SOLEDA ARCINIEGA

LOCATION:
SW/4 of Section 31,
Township 17 South, Range 38 East
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:

Cabinet _____ Slide _____

LEGEND

- Found monument as noted.
- X— Fence
- W
E Found Quarter Corner
- BSBL Building Setback Lines
- XX°XX'XX" XX.XX" Measured bearing and distance
- (XX°XX'XX", XX.XX") Record bearing and distance

SHEET:
1 of 1

SU-101

6) Review and Approve Roberts Land Division



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: March 17TH, 2026

SUBJECT: REVIEW AND CONSIDER THE ROBERTS LAND DIVISION – CLAIM OF EXEMPTION IN EXTRATERRITORIAL JURISDICTION (PARCEL ID: 4930501120716).

DEPT. OF ORIGIN: Planning Department
DATE SUBMITTED: January 23rd, 2026
SUBMITTED BY: Angel Lopez Zamora, Planning Project Manager

Summary:

The preliminary drawing shows the proposed altering of boundaries for Roberts Tracts (illustrated in blue and red lines). Rose Ranch Lane is shown as an existing 30' easement. Boundary alteration will not create additional lots.

Staff Recommendations:

Planning Department:

Staff is asking for review of proposed drawing, 40' dedication on East Rose Road per planned Major Collector Roadway, and property not immediately accessible to adjacent roadway (only via Rose Ranch Lane easement). Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- Preliminary Drawings
- Site Map

CLAIM OF EXEMPTION - LEA COUNTY ROBERTS LAND DIVISION

THE FOREGOING SUBDIVISION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 776, ON PAGE 528 OF THE OFFICIAL RECORDS OF LEA COUNTY, NEW MEXICO, SAID TRACT BEING SITUATED IN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" STEEL ROD FOR THE SOUTH QUARTER CORNER OF SAID SECTION 1 AND BEING THE SOUTHWEST CORNER OF THIS TRACT; THEN N00°14'03"W ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 261.67 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF THIS TRACT; THEN N89°03'38"E A DISTANCE OF 546.85 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO JESUS J. ESTRADA BY DEED RECORDED IN BOOK 1361, ON PAGE 642 OF THE OFFICIAL RECORDS OF LEA COUNTY, NEW MEXICO, FOR THE NORTHEAST CORNER OF THIS TRACT; THEN S00°39'17"E ALONG THE WEST LINE OF SAID ESTRADA TRACT A DISTANCE OF 261.69 FEET (S00°39'17"E 261.69 FEET RECORD) TO A SPIKE NAIL FOUND IN THE SOUTH LINE OF SAID SECTION FOR THE SOUTHWEST CORNER OF SAID ESTRADA TRACT; THEN S89°03'38"W ALONG SAID SOUTH LINE A DISTANCE OF 544.24 FEET TO THE POINT OF BEGINNING, CONTAINING 3.28 ACRES MORE OR LESS, WITH THE SOUTH 30.0 FEET BEING RESERVED FOR A ROADWAY EASEMENT.

REMAINDER TRACT:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SE1/4) OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., LEA COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE EAST QUARTER CORNER OF SAID SECTION 1 AND BEING THE NORTHEAST CORNER OF THIS TRACT; THEN S00°39'17"E ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1329.78 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO LAVELL L. HARDWAY GREEN BY DEED RECORDED IN BOOK 1061, ON PAGE 328 OF THE OFFICIAL RECORDS OF LEA COUNTY, NEW MEXICO AND A CORNER OF THIS TRACT; THEN S89°03'38"W A DISTANCE OF 330.14 FEET (WEST 330.00 FEET RECORD) TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF SAID GREEN TRACT AND A CORNER OF THIS TRACT; THEN S00°39'17"E A DISTANCE OF 1320.02 FEET (SOUTH 1320.00 FEET RECORD) TO A SPIKE NAIL FOUND IN THE SOUTH LINE OF SAID SECTION FOR THE SOUTHWEST CORNER OF SAID GREEN TRACT AND THE SOUTHWEST CORNER OF THIS TRACT, WHICH LIES S89°03'38"W ALONG SAID SOUTH LINE A DISTANCE OF 330.14 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; THEN S89°03'38"W ALONG SAID SOUTH LINE A DISTANCE OF 1440.84 FEET TO A SPIKE NAIL FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JESUS J. ESTRADA BY DEED RECORDED IN BOOK 1361, ON PAGE 642 OF THE OFFICIAL RECORDS OF LEA COUNTY, NEW MEXICO AND A CORNER OF THIS TRACT; THEN N00°14'03"W A DISTANCE OF 268.40 FEET (S00°39'17"E 268.34 FEET RECORD) TO A "X" CHISELED IN A CONCRETE FOUNDATION FOR THE NORTHEAST CORNER OF SAID ESTRADA TRACT AND A CORNER OF THIS TRACT; THEN S88°34'58"W A DISTANCE OF 326.33 FEET (N89°30'E 326.33 FEET RECORD) TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF SAID ESTRADA TRACT AND A CORNER OF THIS TRACT; THEN S89°03'38"W A DISTANCE OF 546.85 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET IN THE WEST LINE OF SAID SOUTHWEST QUARTER FOR THE SOUTHWEST CORNER OF THIS TRACT, WHICH LIES N00°14'03"W A DISTANCE OF 261.67 FEET FROM A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE SOUTHWEST CORNER OF SAID ROBERTS TRACT AND A CORNER OF THIS TRACT; THEN N00°14'03"W ALONG SAID WEST LINE A DISTANCE OF 2384.92 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION AND THE NORTHWEST CORNER OF THIS TRACT; THEN N88°59'30"E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 2130.05 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO KEVIN G. AND WENDY J. ROBERTS BY DEED RECORDED IN BOOK 776, ON PAGE 528 OF THE OFFICIAL RECORDS OF LEA COUNTY, NEW MEXICO AND A CORNER OF THIS TRACT; THEN N00°39'17"W A DISTANCE OF 750.00 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE SOUTHWEST CORNER OF SAID ROBERTS TRACT AND A CORNER OF THIS TRACT; THEN N89°59'30"E A DISTANCE OF 290.40 FEET (EASTERLY 290.40 FEET RECORD) TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE SOUTHWEST CORNER OF SAID ROBERTS TRACT AND A CORNER OF THIS TRACT; THEN N00°39'17"W A DISTANCE OF 750.00 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET IN SAID NORTH LINE OF THE SOUTHWEST QUARTER FOR THE NORTHEAST CORNER OF SAID ROBERTS TRACT AND A CORNER OF THIS TRACT; THEN N89°59'30"E ALONG SAID NORTH LINE A DISTANCE OF 223.00 FEET (EASTERLY 223.00 FEET RECORD) TO THE POINT OF BEGINNING, CONTAINING 140.41 ACRES MORE OR LESS, WITH THE SOUTH 30.0 FEET BEING RESERVED FOR A ROADWAY EASEMENT AND A 30.0 FOOT ACCESS EASEMENT TO SAID ROBERTS TRACT BEING 15.0 FEET LEFT AND RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, WHICH LIES S89°03'38"W A DISTANCE OF 345.14 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, WHICH LIES S89°03'38"W ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 345.14 FEET; THEN N00°39'17"W A DISTANCE OF 1899.36 FEET TO A POINT ON THE SOUTH LINE OF SAID ROBERTS TRACT.

SAID TRACT OF LAND BEING SUBDIVIDED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF SURVEYED AND SUBDIVIDED ACCORDING TO THE TRACTS AS THEY APPEAR ON THE PLAT AFFIXED HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS OF SAID LAND, HAS HERELIANTO SET THEIR HAND THIS 13 DAY OF March, 2013.

Kevin G. Roberts, Wendy J. Roberts

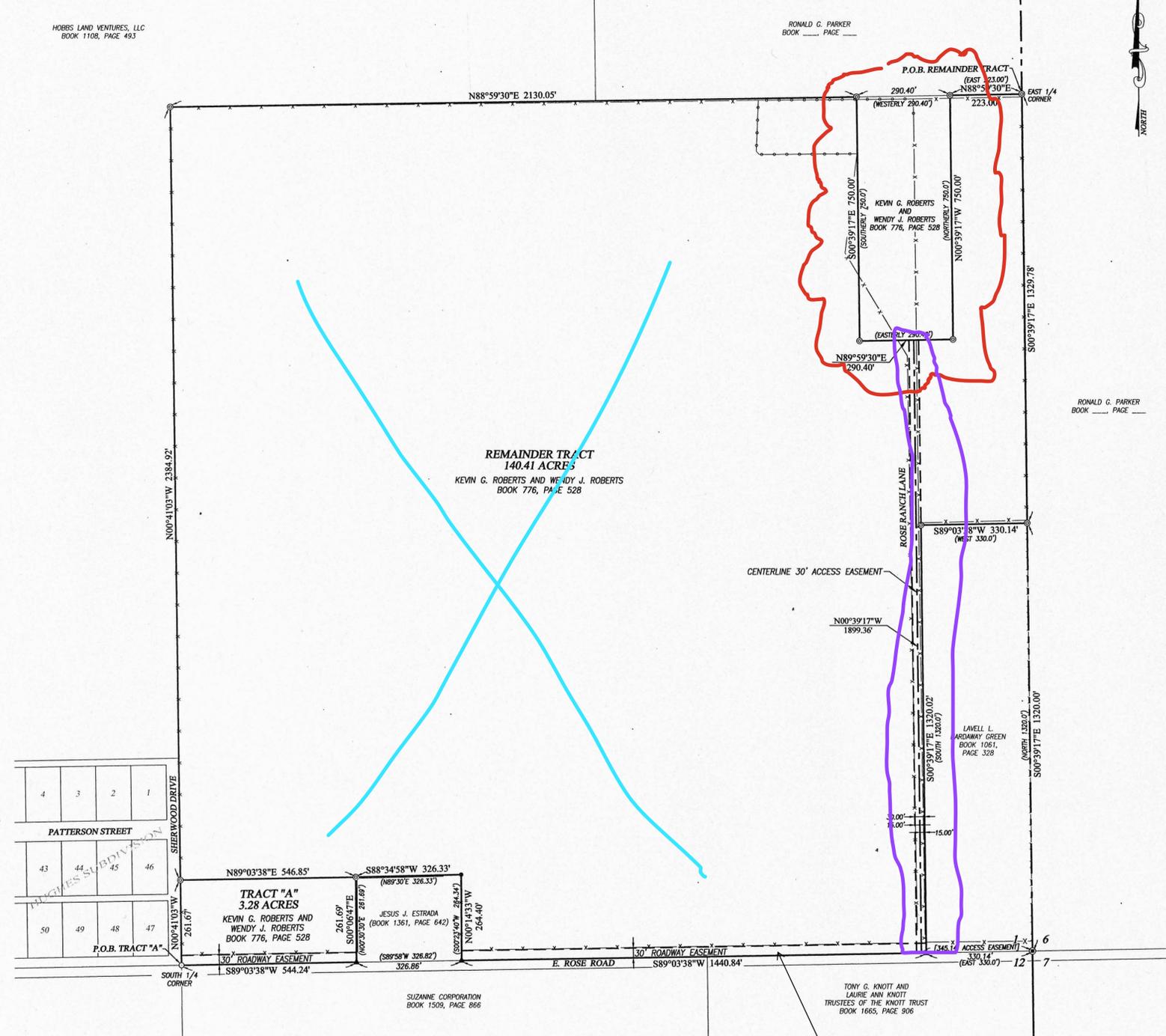
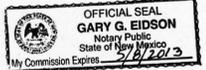
ACKNOWLEDGMENT:

STATE OF NEW MEXICO COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF March, 2013, BY Kevin G. Roberts and Wendy J. Roberts.

Notary Public Gary G. Eidson

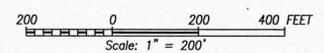
My Commission Expires May 8, 2013



- LEGEND:
- DENOTES SET 1/2" STEEL ROD W/CAP MARKED "JWSC P.S. 12641"
- DENOTES SPIKE FOUND NAIL
- DENOTES FOUND BOLT W/WASHER
- DENOTES FOUND 1/2" STEEL ROD
- DENOTES CHISELED "X" IN CONC. FOUNDATION
- DENOTES 5 STRAND BARBED WIRE FENCE
- DENOTES PIPE 2" RAIL FENCE
- DENOTES METAL PANEL FENCE
- DENOTES STUCCO BLOCK WALL FENCE

NOTE:
1) BEARINGS SHOWN HEREON ARE MERCATOR GRID AND CONFORM TO THE NEW MEXICO COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM 1983. DISTANCES ARE SURFACE VALUES.
2) RECORD BEARINGS, IN PARENTHESIS, SHOWN HEREON ARE BASED ON DEEDS OF RECORD FILED IN THE OFFICIAL RECORDS OF LEA COUNTY, NEW MEXICO.

Table with 4 columns and 3 rows showing lot numbers 4, 3, 2, 1 and 43, 44, 45, 46 and 50, 49, 48, 47.



Dedicate Rose 40' Major Collector Roadway

NOTE: THESE TWO TRACTS OF LAND AS PLATTED CONSTITUTE A SUBDIVISION DEFINED BY THE LEA COUNTY SUBDIVISION REGULATIONS OF LEA COUNTY, NEW MEXICO. THIS PLAT IS FILED UNDER A "CLAIM OF EXEMPTION" FROM THESE REGULATIONS. NO FURTHER SUBDIVISION OF THE ORIGINAL TRACTS MAY BE EXEMPTED FROM THESE REGULATIONS FOR A PERIOD OF FIVE (5) YEARS FROM THE FILING DATE OF THIS PLAT.

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

PURSUANT TO LEA COUNTY SUBDIVISION REGULATIONS, SECTION 7.5 (1997) THE PLAT AND CLAIM OF EXEMPTION MEET THE CRITERIA FOR THE DIVISION OF LAND TO CREATE A PARCEL THAT IS SOLD OR DONATED AS A GIFT TO AN IMMEDIATE FAMILY MEMBER; HOWEVER, THIS EXCEPTION SHALL BE LIMITED TO ALLOW THE SELLER OR DONOR TO SELL OR GIVE NO MORE THAN ONE PARCEL PER TRACT OF LAND PER IMMEDIATE FAMILY MEMBER AND IS APPROVED FOR A CLAIM OF EXEMPTION ON THIS 25th DAY OF March, 2013 AD.

LEA COUNTY, NEW MEXICO BY: Michael Gallagher, COUNTY MANAGER

ACKNOWLEDGMENT: STATE OF NEW MEXICO COUNTY OF LEA THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March, 2013, BY MICHAEL GALLAGHER, LEA COUNTY MANAGER.

NOTARY PUBLIC Jessica Garcia, OFFICIAL SEAL, My Commission Expires 8-4-14

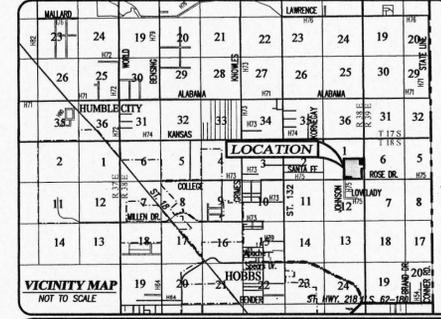
SURVEYOR'S CERTIFICATE:

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.

GARY G. EIDSON, DATE: 3/13/13



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



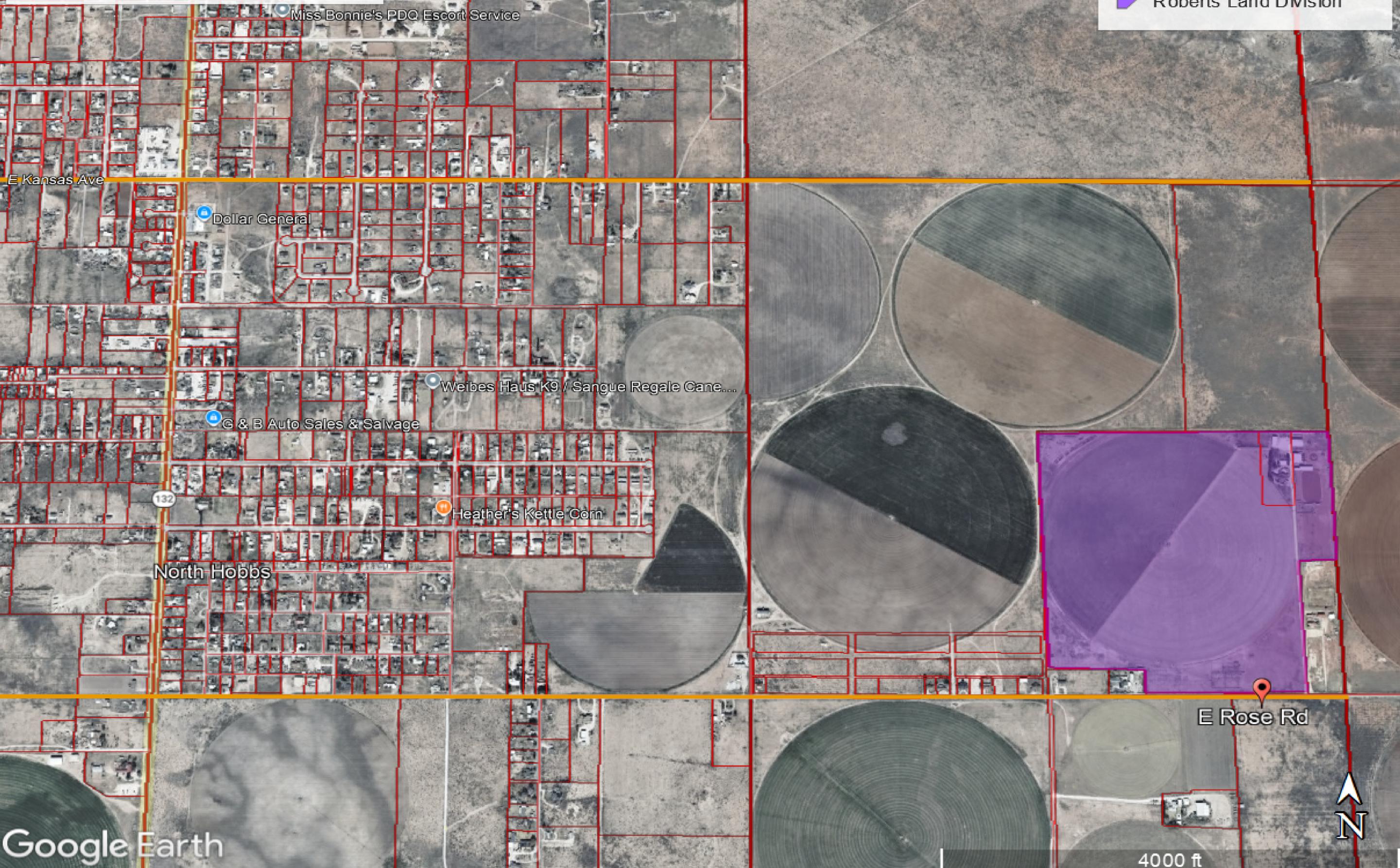
JWSC File No.: E-3399 12112086 Kevin Roberts SE S1 T18 R38 Lea County Survey Date: 1/18/13 Date: 3/12/13

LEA COUNTY SEAL and STATE OF NEW MEXICO COUNTY OF LEA FILED April 2, 2013 at 4:53 o'clock P.M. and recorded in: Cabinet D Slide 96 Book 2 Page 134 By: [Signature] Deputy

Proposed Subdivision

Legend

-  Major Collector Roadway
-  Roberts Land Division



7) Review and Approve Saldago Subdivision



CITY OF HOBBS

PLANNING BOARD STAFF SUMMARY FORM

MEETING DATE: March 17TH, 2026

SUBJECT: REVIEW AND CONSIDER THE SALDAGO SUBDIVISION (PARCEL ID: 4000201663001).

DEPT. OF ORIGIN: Planning Department
DATE SUBMITTED: March 9th, 2026
SUBMITTED BY: Angel Lopez Zamora, Planning Project Manager

Summary:

The Saldago Investment Properties drawing illustrates the proposed of subdivision of the parcel into four (4) tracts. There is an existing 30' dedication on the southern part of the tracts in question.

Staff Recommendations:

Planning Department:

Staff is asking for review of proposed drawing, 30' dedication on south part of the tracts in question. Staff recommends the Board considers approval/denial for the attached documents.

Attachments:

- Preliminary Drawings
- Site Map

DESCRIPTIONS THIS SURVEY

TRACT ONE

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST ONE-QUARTER (NE/4) OF THE SOUTHEAST ONE-QUARTER (SE/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N.M.P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT WHICH LIES N00°44'46"W A DISTANCE OF 1351.23 FEET FROM A 2 1/2" BRASS CAP FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE S89°32'43"W A DISTANCE OF 367.05 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N00°43'02"W A DISTANCE OF 630.71 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE N89°30'33"E A DISTANCE OF 360.32 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE S01°19'44"W A DISTANCE OF 631.01 FEET TO THE POINT OF BEGINNING, CONTAINING 5.27 ACRES MORE OR LESS.

TRACT TWO

A TRACT OF LAND BEING THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST ONE-QUARTER (NE/4) OF THE SOUTHEAST ONE-QUARTER (SE/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N.M.P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT WHICH LIES N00°44'46"W A DISTANCE OF 1351.23 FEET FROM A 2 1/2" BRASS CAP FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE S89°31'53"W A DISTANCE OF 627.12 FEET FROM A WITH 2 1/2" BRASS CAP FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N01°18'29"W A DISTANCE OF 343.42 FEET TO A CORNER OF THIS TRACT; THENCE N01°18'29"W A DISTANCE OF 343.42 FEET TO A CORNER OF THIS TRACT; THENCE S89°32'39"W A DISTANCE OF 175.03 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR A CORNER OF THIS TRACT; THENCE S89°32'39"W A DISTANCE OF 175.03 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR A CORNER OF THIS TRACT; THENCE N01°19'44"W A DISTANCE OF 287.62 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE N89°30'33"E A DISTANCE OF 331.84 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE S00°41'37"E A DISTANCE OF 631.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.38 ACRES MORE OR LESS.

TRACT THREE

A TRACT OF LAND BEING THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST ONE-QUARTER (NE/4) OF THE SOUTHEAST ONE-QUARTER (SE/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N.M.P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT WHICH LIES N00°44'46"W A DISTANCE OF 1351.23 FEET FROM A 2 1/2" BRASS CAP FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE S89°31'53"W A DISTANCE OF 329.34 FEET FROM A 2 1/2" BRASS CAP FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE S89°31'53"W A DISTANCE OF 329.34 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N00°41'37"W A DISTANCE OF 631.14 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE N89°30'33"E A DISTANCE OF 298.78 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE S00°41'37"E A DISTANCE OF 631.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.31 ACRES MORE OR LESS.

TRACT FOUR

A TRACT OF LAND BEING THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST ONE-QUARTER (NE/4) OF THE SOUTHEAST ONE-QUARTER (SE/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N.M.P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT WHICH LIES N00°44'46"W A DISTANCE OF 1351.23 FEET FROM A 2 1/2" BRASS CAP FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE S89°31'53"W A DISTANCE OF 329.34 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N00°41'37"W A DISTANCE OF 631.26 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE N89°30'33"E A DISTANCE OF 329.34 FEET TO A SPIKE IN THE TOP OF A FENCE POST WITH A WASHER MARKED "WMH 12348" FOUND FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE S00°41'37"E A DISTANCE OF 631.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.77 ACRES MORE OR LESS.

ROADWAY DEDICATION "A"

A TRACT OF LAND BEING THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST ONE-QUARTER (NE/4) OF THE SOUTHEAST ONE-QUARTER (SE/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N.M.P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 1/2" BRASS CAP IN CONCRETE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT WHICH LIES N00°44'50"W A DISTANCE OF 1321.23 FEET FROM A 2 1/2" BRASS CAP IN CONCRETE FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE S89°31'53"W A DISTANCE OF 776.74 FEET TO A 5/8" STEEL ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N01°18'29"W A DISTANCE OF 30.00 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE N89°31'53"E A DISTANCE OF 367.37 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE S00°41'37"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.54 ACRES MORE OR LESS.

ROADWAY DEDICATION "B"

A TRACT OF LAND BEING THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST ONE-QUARTER (NE/4) OF THE SOUTHEAST ONE-QUARTER (SE/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N.M.P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" STEEL ROD WITH A 2" ALUMINUM CAP MARKED "MUTH 13239" FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT WHICH LIES N00°44'50"W A DISTANCE OF 1321.23 FEET FROM A 2 1/2" BRASS CAP IN CONCRETE FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE S89°32'43"W A DISTANCE OF 367.37 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N00°43'02"W A DISTANCE OF 30.00 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE N89°32'43"E A DISTANCE OF 367.05 FEET TO A 1/2" STEEL ROD WITH CAP MARKED "JWSC PS 12641" SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE S01°19'16"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.25 ACRES MORE OR LESS.

SALGADO INVESTMENT PROPERTIES SECTION 35 LAND DIVISION

A TYPE 3A SUMMARY SUBDIVISION OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 2246, ON PAGE 495 OF THE OFFICIAL RECORDS OF LEA COUNTY, NEW MEXICO, SAID TRACT BEING LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (S/2, NE/4, SE/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N.M.P.M., LEA COUNTY NEW MEXICO AND BEING DIVIDED INTO THE TRACTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OWNER'S STATEMENT, AFFIDAVIT AND DEDICATION:

SAID TRACT IS BEING DIVIDED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF SURVEYED AND PLATTED AS THE SAME APPEARS HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS OF SAID LAND, HAVE HEREUNTO SET THEIR HAND THIS _____ DAY OF _____, 2026.

JERRY YERISLANDY
SALGADO INVESTMENT PROPERTIES, LLC
BOOK 2246, PAGE 495

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 A.D., BY JERRY YERISLANDY, SALGADO INVESTMENT PROPERTIES, LLC.

NOTARY PUBLIC

RECORD DESCRIPTION OF TRACT (BOOK 2246 PAGE 495)

A PARCEL OF LAND BEING THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST ONE-QUARTER (NE/4) OF THE SOUTHWEST ONE-QUARTER (SE/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 37 EAST, N.M.P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE BETWEEN SAID SECTION 35 AND 36 (MONUMENTED WITH A FOUND 2-INCH BRASS CAP IN CONCRETE) FROM WHENCE THE CORNER OF SECTIONS 36, 1, 2 AND 35 (MONUMENTED WITH A FOUND 2-INCH BRASS CAP IN CONCRETE), BEARS S00°44'45"E ALONG THE LINE BETWEEN SAID SECTION 35 AND 36 A DISTANCE OF 1321.25 FEET.

THENCE S89°32'27"W A DISTANCE OF 776.75 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP MARKED "MUTH PLS 13239";

THENCE N01°19'16"W A DISTANCE OF 373.37 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP MARKED "MUTH PLS 13239";

THENCE S89°32'27"W A DISTANCE OF 175.02 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP MARKED "MUTH PLS 13239";

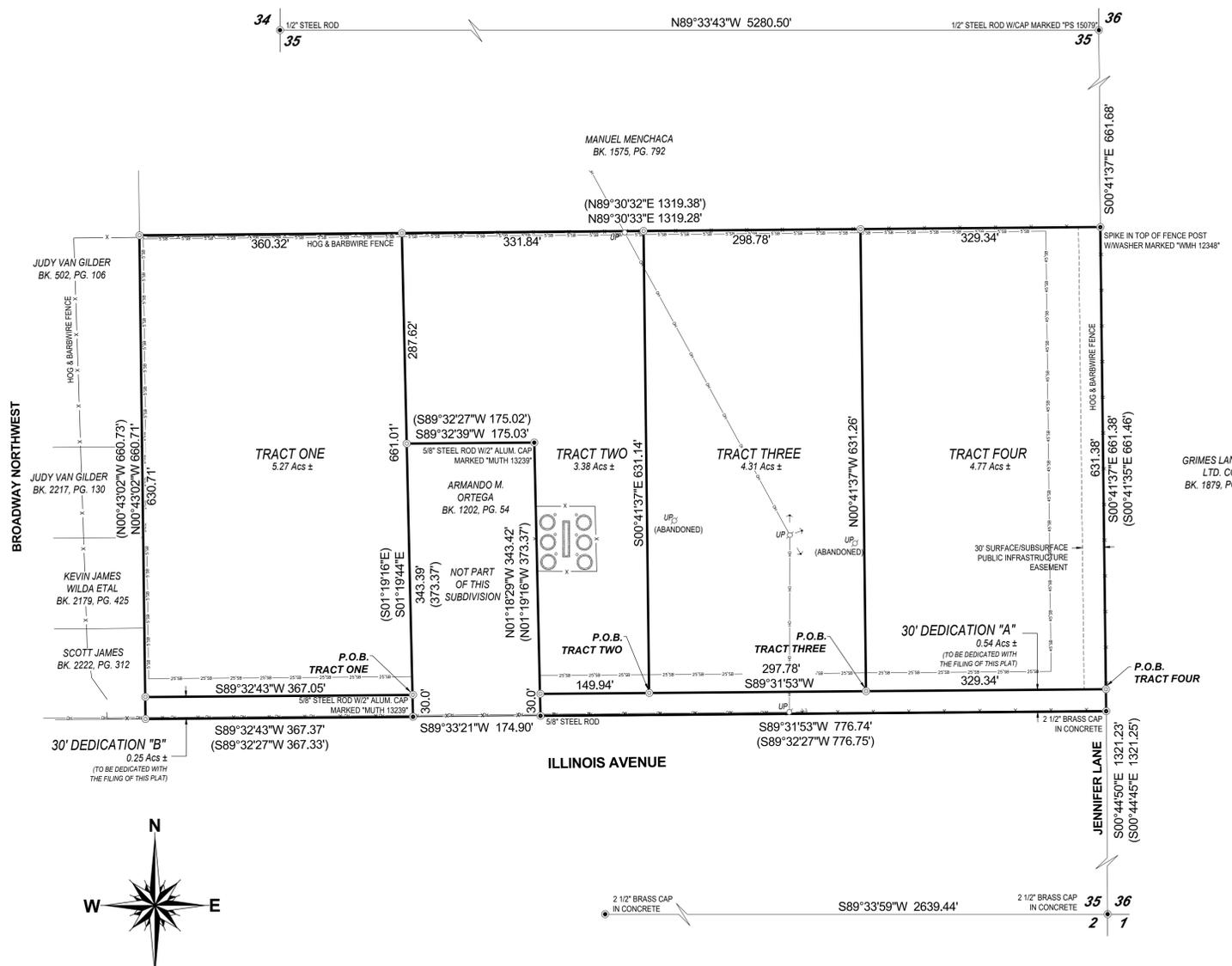
THENCE S01°19'16"E A DISTANCE OF 373.37 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP MARKED "MUTH PLS 13239";

THENCE S89°32'27"W A DISTANCE OF 367.33 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP MARKED "MUTH PLS 13239";

THENCE N00°43'02"W A DISTANCE OF 660.73 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP MARKED "MUTH PLS 13239";

THENCE N89°30'32"E A DISTANCE OF 1319.38 FEET TO A SET SPIKE IN THE TOP OF AN 8-INCH FENCE POST BEING A CORNER OF FENCES;

THENCE S00°41'38"E A DISTANCE OF 661.46 FEET TO THE POINT OF BEGINNING.



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 _____, 2026 A.D.

TODD RANDALL, ASSISTANT CITY MANAGER

ATTEST:
JAN FLETCHER, CITY CLERK

CERTIFICATE OF MUNICIPAL APPROVAL BY THE LEA COUNTY PLANNING AND ZONING BOARD:

BE IT KNOWN THAT THE SALGADO INVESTMENT PROPERTIES SECTION 35 LAND DIVISION PLAT OF EXISTING TRACTS WITHIN THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 38 EAST, N.M.P.M., AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2226, PAGE 158 IN OFFICIAL RECORDS OF LEA COUNTY, NEW MEXICO, WAS SUBMITTED TO THE LEA COUNTY PLANNING AND ZONING BOARD, ASSEMBLED AT A MEETING ON THE _____ DAY OF _____, 2026 A.D., AND THE SUBDIVISION AS SHOWN IN THE ATTACHED PLAT WAS THEREBY APPROVED AND ACCEPTED BY A MAJORITY OF THE BOARD.

ATTEST:
CARRIE SANDOVAL, COUNTY CLERK

BEN DONAHUE, CHARMAN

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026 A.D., BY BEN DONAHUE AND CARRIE SANDOVAL.

NOTARY PUBLIC

ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF LEA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026 A.D., BY TODD RANDALL AND JAN FLETCHER.

NOTARY PUBLIC

LEGEND:

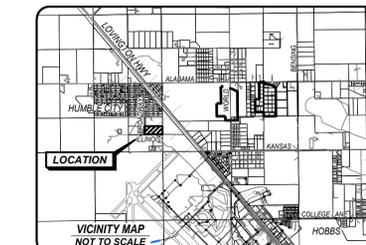
- - DENOTES SET CORNER 1/2" STL. ROD W/ CAP MKD. "JWSC PS 12641"
• - DENOTES FOUND CORNER, AS NOTED
UP - DENOTES UTILITY POLE
- - - DENOTES GUYANCHOR WIRE
- - - DENOTES FENCE LINE
- - - DENOTES OVERHEAD ELECTRIC LINE
- - - DENOTES 5' BUILDING SETBACK LINE
- - - DENOTES 25' BUILDING SETBACK LINE
- - - DENOTES 45' BUILDING SETBACK LINE

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.



PROVIDING SURVEYING SERVICES SINCE 1946
JOHN WEST SURVEYING COMPANY
412 N. DAL PASO HOBBS, N.M. 88240
(75) 393-3117 www.jwsc.biz
TBP LSR# 10021000



Scale: One Inch = One Hundred Feet
CAD Drafter & Date: TTK - 11/20/2025
Checked By: GE
JWSC W.O. No. - 25110349
JWSC File No. - E - 3625
© Travis 2025 Summary Report 25110349 SUBDIVISION ON 02-02-2025 SEC. 35, T17S, R07E
STATE OF NEW MEXICO
COUNTY OF LEA - FILED:

Saldago Subdivision

Legend

-  City Limits
-  Feature 2
-  Saldago Subdivision

