

ORDINANCE NO. 2019- 33

AN ORDINANCE REZONING PART OF "R-R" RURAL RESIDENTIAL DISTRICT TO "R-1" RESIDENTIAL 1 DISTRICT FOR AN APPROXIMATELY 180.88 ACRE PROPERTY, LOCATED ALONG THE WEST SIDE OF CALLAWAY DRIVE, LEGALLY DESCRIBED AS BEGINNING AT A POINT THAT LIES S89°20'05"W, 238.90 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 26; THEN ALONG THE WESTERLY LINE OF THE C.I.D. CANAL THROUGH A CURVE TO THE LEFT 609.15 FEET, HAVING A RADIUS OF 4284.53 FEET, WITH A CHORD THAT BEARS S28°26'51"E, FOR 608.64 FEET; THEN S35°07'59"E, CONTINUING ALONG THE WESTERLY LINE OF THE C.I.D. MAIN CANAL, FOR 1633.78 FEET; THEN CONTINUING ALONG THE WESTERLY LINE OF THE C.I.D. CANAL THROUGH A CURVE TO THE LEFT 1341.55 FEET, HAVING A RADIUS OF 1550.00 FEET, WITH A CHORD THAT BEARS S59°43'10"E, FOR 1300.07 FEET; THEN S00°01'08"E, FOR 17.80 FEET, TO THE NORTH LINE OF CALLAWAY DRIVE; THEN NN83°41'51"W, ALONG THE NORTH LINE OF CALLAWAY DRIVE, FOR 156.18 FEET; THEN ALONG THE WESTERLY LINE OF CALLAWAY DRIVE THROUGH A CURVE TO THE LEFT 957.98 FEET, HAVING A RADIUS OF 549.07 FEET, WITH A CHORD THAT BEARS S45°27'07"E, FOR 841.02 FEET; THEN S05°37'38"E, CONTINUING ALONG THE WESTERLY LINE OF CALLAWAY DRIVE, FOR 698.84 FEET, TO THE NORTH LINE OF TRACT 2, PECOS RIVER/CALLAWAY DRIVE LOW WATER CROSSING DEDICATION PLAT NO. 2; THEN S85°14'05"W, ALONG THE NORTH LINE OF SAID TRACT 2, FOR 32.64 FEET; THEN S04°45'55"E, ALONG THE WEST LINE OF CALLED TRACT 2, FOR 586.84 FEET; THEN S03°07'26"E, CONTINUING ALONG THE WESTERLY LINE OF CALLED TRACT 2, FOR 210.84 FEET TO THE NORTH LINE OF SPRING FARMS REPLAT; THEN N58°50'47"W, ALONG THE NORTH LINE OF SPRING FARMS REPLAT, FOR 853.36 FEET; THEN S53°16'21"W, CONTINUING ALONG THE NORTHERLY LINE OF THE SPRING FARMS REPLAT, FOR 150.00 FEET; THEN N50°17'47"W, FOR 357.15 FEET; THEN N69°58'00"W, FOR 313.55 FEET; THEN S89°29'00"W, FOR 265.62 FEET, TO THE INTERSECTION POINT OF THE NORTHERLY RIGHT-OF-WAY HIGHWAY 285; THEN N37°03'11"W ALONG THE HIGHWAY RIGHT-OF-WAY, FOR 1586.93 FEET TO THE INTERSECTION POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4; THEN N89°58'30"E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26, FOR 208.80 FEET, BACK TO THE POINT IN THE CENTER OF THE PECOS RIVER; THEN N23°56'38"W, ALONG THE CENTER OF THE PECOS RIVER, FOR 405.25 FEET; THEN N01°25'35"W, CONTINUING ALONG THE CENTER OF THE PECOS RIVER, FOR 954.14 FEET; THEN N01°31'43"E, CONTINUING ALONG THE CENTER OF THE PECOS RIVER, FOR 1325.35 FEET, TO THE NORTH LINE OF SAID SECTION 26; THEN N89°20'05"E, ALONG THE NORTH LINE OF SAID SECTION 26, FOR 891.33 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING ±180.88 ACRES MORE OR LESS PURSUANT TO SECTION 3-21-1 ET. SEQ. NMSA 1978 AND SECTIONS 56-150(B) AND 56-140(I), CARLSBAD CODE OF ORDINANCES.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, that:

BEGINNING AT A POINT THAT LIES S89°20'05"W, 238.90 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 26; THEN ALONG THE WESTERLY LINE OF THE C.I.D. CANAL THROUGH A CURVE TO THE LEFT 609.15 FEET, HAVING A RADIUS OF 4284.53 FEET, WITH A CHORD THAT BEARS S28°26'51"E, FOR 608.64 FEET; THEN S35°07'59"E, CONTINUING ALONG THE WESTERLY LINE OF THE C.I.D. MAIN CANAL, FOR 1633.78 FEET; THEN CONTINUING ALONG THE WESTERLY LINE OF THE C.I.D. CANAL THROUGH A CURVE TO THE LEFT 1341.55 FEET, HAVING A RADIUS OF 1550.00 FEET, WITH A CHORD THAT BEARS S59°43'10"E, FOR 1300.07 FEET; THEN S00°01'08"E, FOR 17.80 FEET, TO THE NORTH LINE OF CALLAWAY DRIVE; THEN NN83°41'51"W, ALONG THE NORTH LINE OF CALLAWAY DRIVE, FOR 156.18 FEET; THEN ALONG THE WESTERLY LINE OF CALLAWAY DRIVE THROUGH A CURVE TO THE LEFT 957.98 FEET, HAVING A RADIUS OF 549.07 FEET, WITH A CHORD THAT BEARS S45°27'07"E, FOR 841.02 FEET; THEN S05°37'38"E, CONTINUING ALONG THE WESTERLY LINE OF CALLAWAY DRIVE, FOR 698.84 FEET, TO THE NORTH LINE OF TRACT 2, PECOS RIVER/CALLAWAY DRIVE LOW WATER CROSSING DEDICATION PLAT NO. 2; THEN S85°14'05"W, ALONG THE NORTH LINE OF SAID TRACT 2, FOR 32.64 FEET; THEN S04°45'55"E, ALONG THE WEST LINE OF CALLED TRACT 2, FOR 586.84 FEET; THEN S03°07'26"E, CONTINUING ALONG THE WESTERLY LINE OF CALLED TRACT 2, FOR 210.84 FEET TO THE NORTH LINE OF SPRING FARMS REPLAT; THEN N58°50'47"W, ALONG THE NORTH LINE OF SPRING FARMS REPLAT, FOR 853.36 FEET; THEN S53°16'21"W, CONTINUING ALONG THE NORTHERLY LINE OF THE SPRING FARMS REPLAT, FOR 150.00 FEET; THEN N50°17'47"W, FOR 357.15 FEET; THEN N69°58'00"W, FOR 313.55 FEET; THEN S89°29'00"W, FOR 265.62 FEET, TO THE INTERSECTION POINT OF THE NORTHERLY RIGHT-OF-WAY HIGHWAY 285; THEN N37°03'11"W ALONG THE HIGHWAY RIGHT-OF-WAY, FOR 1586.93 FEET TO THE INTERSECTION POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4; THEN N89°58'30"E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26, FOR 208.80 FEET, BACK TO THE POINT IN THE CENTER OF THE PECOS RIVER; THEN N23°56'38"W, ALONG THE CENTER OF THE PECOS RIVER, FOR 405.25 FEET; THEN N01°25'35"W, CONTINUING ALONG THE CENTER OF THE PECOS RIVER, FOR 954.14 FEET; THEN N01°31'43"E, CONTINUING

ALONG THE CENTER OF THE PECOS RIVER, FOR 1325.35 FEET, TO THE NORTH LINE OF SAID SECTION 26; THEN N89°20'05"E, ALONG THE NORTH LINE OF SAID SECTION 26, FOR 891.33 FEET, BACK TO THE POINT OF BEGINNING. CONTAINING ±180.88 ACRES MORE OR

INTRODUCED, PASSED, ADOPTED AND APPROVED this 23<sup>rd</sup> day of July, 2019.

/s/ Dale Janway  
DALE JANWAY, MAYOR

ATTEST:

/s/ Nadine Mireles  
CITY CLERK