

FIRST AMENDED DISCLOSURE STATEMENT

**YOU SHOULD READ THIS FIRST AMENDED DISCLOSURE STATEMENT
BEFORE YOU SIGN ANY DOCUMENTS OR AGREE TO ANYTHING.**

This First Amended Disclosure Statement has been prepared to update the information provided in the original Disclosure Statement ("Disclosure Statement"), to reflect progress made by Developer in the development of the subdivision, following preparation of the Disclosure Statement. It is intended to provide you with enough information to make an informed decision on the purchase, lease or acquisition of the property described in this statement. You should read carefully all of the information contained in this First Amended Disclosure Statement before you decide to buy, lease or otherwise acquire the described property.

Various public agencies may have issued opinions on both the subdivision proposal and the information contained in the Disclosure Statement. Summaries of these opinions are contained in this First Amended Disclosure Statement. They may be favorable or unfavorable. You should read them closely.

The Board of County Commissioners has examined the Disclosure Statement to determine whether the Developer (defined in Section 9 below) can fulfill what the Developer has said in the Disclosure Statement. However, the Board of County Commissioners does not vouch for the accuracy of what is said in the Disclosure Statement or this First Amended Disclosure Statement. In addition, this First Amended Disclosure Statement is not a recommendation or endorsement of the subdivision by either the County or the State. It is informative only.

The Board of County Commissioners recommends that you inspect the property before buying, leasing or otherwise acquiring it.

If you have not inspected the parcel before purchasing, leasing or otherwise acquiring it, you have six (6) months from the time of purchase, lease or other acquisition to personally inspect the property. After inspecting the parcel within the six (6) month period, you have three (3) days to rescind the transaction and receive all your money back from the Developer when merchantable title is revested in the Developer. To rescind the transaction you must give the Developer written notice of your intent to rescind within three (3) days after the date of your inspection of the property.

County regulations require that any deed, real estate contract, lease or other instrument conveying an interest in a parcel in the subdivision be recorded with the County Clerk.

Building permits, waste water permits or other use permits must be issued by state or county officials before improvements are constructed. You should investigate the availability of such permits before you purchase, lease, or otherwise acquire an interest in the land. You should also determine whether such permits are requirements for construction of additional improvements before you occupy the property.

1. NAME OF SUBDIVISION

Diamond Tail Subdivision (Phase I), sometimes also referred to as Diamond Tail (Phase I), and/or Diamond Tail Estates I.

2. NAME AND ADDRESS OF SUBDIVIDER

Diamond Tail Limited, a Texas limited partnership
By Joe B. Matthews Enterprises, Inc., a Texas corporation, its general partner
301 Congress Avenue, Suite 1900
Austin, Texas 78701

3. NAME AND ADDRESS OF PERSON IN CHARGE OF SALES, LEASING OR OTHER CONVEYANCE IN NEW MEXICO

Baca and Marino Real Estate Co.
219 E. Marcy
Santa Fe, NM 87501

4. SIZE OF SUBDIVISION, BOTH PRESENT AND ANTICIPATED

Present (Phase I)

Anticipated

59 lots ("Lots") on approximately 233.2
acres

290 lots on approximately
1,754 acres

5. SIZE OF LARGEST PARCEL OFFERED FOR SALE, LEASE OR CONVEYANCE WITHIN THE SUBDIVISION

3.42 ACRES

6. SIZE OF SMALLEST PARCEL OFFERED FOR SALE, LEASE OR CONVEYANCE WITHIN THE SUBDIVISION

2.03 ACRES

7. PROPOSED RANGE OF PRICES FOR SALES, LEASES OR OTHER CONVEYANCES

\$80,000.00 - \$300,000.00

50697

8. FINANCING TERMS

Owner will not carry a real estate contract. Other sources of financing are required to purchase a Lot.

9. NAME AND ADDRESS OF HOLDER OF LEGAL TITLE

Diamond Tail Estates I, L.L.C., a Texas limited liability company ("Developer")
301 Congress Avenue, Suite 1900
Austin, Texas 78701

10. NAME AND ADDRESS OF PERSON HAVING EQUITABLE TITLE

Diamond Tail Estates I, L.L.C., a Texas limited liability company
301 Congress Avenue, Suite 1900
Austin, Texas 78701

11. CONDITION OF TITLE

Diamond Tail Estates I, L.L.C., a Texas limited liability company, holds fee simple title to the Subdivision, free and clear of any monetary encumbrance.

12. STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD THAT SUBJECT THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY

Development of this land is subject to the Diamond Tail Subdivision Declaration of Restrictive Covenants ("Covenants"). In addition, while not recorded documents, the Articles of Incorporation, Bylaws and Subdivision Rules also subject the subdivided land to conditions affecting its use or occupancy. The Covenants, along with the Articles of Incorporation, Bylaws and Subdivision Rules will be provided upon request. Some Lots are subject to an easement for the Mid-America and Shell pipelines. The location of the pipeline easement is demarcated by signs and lack of vegetation. Excavation is not permitted within the easements. A carbon dioxide transmission line, a liquid propane and natural gas lines are located within the 100-foot pipeline easements shown on the plat. Lots 2 and 3 share a common driveway and utility easements. Likewise, Lots 18 and 19 share a common driveway and utility easements. A shared well agreement ("Shared Well Agreement") has been created for each shared well group, and each Lot owner must sign such a Shared Well Agreement, a copy of which will be provided upon request. The Subdivision is also subject to other restrictions and conditions not discussed in this Disclosure but indicated on the Subdivision plat.

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13. ESCROW AGENT

Rio Grande Title Company
6400 Indian School Road, N.E.
Albuquerque, NM 87110
(505) 883-6969

Developer has no interest in, or financial ties to, the escrow agent.

14. UTILITIES

<u>Type</u>	<u>Estimated Cost Per Lot for Service Line & Meters</u>
Electric-PNM Electric Services	\$ 3,800.00 ¹
Natural Gas-PNM Gas Services (see Section 16)	\$ 1,000.00
Propane, if applicable	\$ 150.00
Conversion from Propane to Natural Gas	\$ 300.00 to \$500.00
Water - shared well systems	\$ 400.00
Telephone (US West)	\$ 250.00
Liquid Waste - Septic by homeowner	\$ 4,000.00 - 8,000.00 ²
Solid Waste - Waste Management Services of New Mexico	\$ 17.00/mo.
Cable TV	\$ 150.00

¹ Includes shared trench for all utilities, with home site 250 feet from property line, not encountering rock.

² Cost will vary considerably, depending on underlying soils and presence of rock where the liquid waste system is sited on the Lot.

15. INSTALLATION OF UTILITIES

<u>Type</u>	<u>Estimated Date Available to Owner</u>
Electric	July 1999
Natural Gas (see Section 16)	November 1999
Water	August 1999
Telephone	July 1999
Liquid Waste	Installed by Lot Owner
Solid Waste	Upon Request
Cable TV	August 1999

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16. UTILITY LOCATION

The Developer has had electric, telephone, natural gas (subject to availability of easement), water and cable TV lines installed underground to each Lot. The Developer has installed the complete gas system on-site, and has prepaid Public Service Company of New Mexico ("PNM") Gas to install an off-site gas line extending gas service to the Subdivision, as soon as right-of-way easements become available. If the off-site gas line cannot be constructed by the Developer, each Lot owner will have to install a liquid propane tank. The Developer will install the shared well system and has extended water lines to each Lot. Liquid waste septic systems will be installed underground by each homeowner. Solid waste removal and disposal off-site will be contracted for and managed by the Diamond Tail Homeowners' Association ("Homeowners' Association") for all Lots.

17. WATER AVAILABILITY

The water source for the Subdivision is from shared wells, which are intended to serve from 4 to 6 Lots. These wells are to be constructed by the Developer. It has been determined that there is a sufficient quantity of water to provide water to the number of Lots served by each shared well. The Developer will drill and construct the well, install the pump, the well water meter, electrical supply, water tank and all other system components. A two-inch distribution line has been extended to each Lot.

A meter must be installed at each Lot. A financial penalty will be assessed against any Lot owner who exceeds the maximum allotted annual water use of 0.5 acre feet per Lot. It is estimated that each house will use 0.22 acre feet of water for indoor use and 0.11 acre feet of water for landscaping. It is estimated that, if guest houses are constructed, each guest house will use 0.06 acre feet of water per year. The following table assumes that guest houses are constructed on 1/3 of the Lots.

<u>Use</u>	<u>Number</u>	<u>Ac.Ft./Unit</u>	<u>Ac.Ft./Year</u>
Homes without guest houses	39	0.33	12.87
Homes with guest houses	20	0.39	7.80
Fire Protection	1	0.15	<u>0.15</u>
Total			20.82

18. FOR SUBDIVISIONS WITH COMMUNITY WATER SYSTEMS

This section is not applicable.

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19. FOR SUBDIVISIONS WITH INDIVIDUAL DOMESTIC WELLS OR SHARED WELLS

The shared wells will be constructed by the Developer. The cost of the shared well construction is included in the cost of the Lot. The anticipated well depth is 550 feet for wells in Phase I, with an average anticipated depth to water of 250 feet. The Lot owner must pay for the extension of the service line from the water distribution line to the house. The cost of the extension of the service line to the house depends on the length of the service line. The Lot owner is also responsible for the installation of a water meter at the connection of the service line to the distribution line. The water meter is estimated to cost approximately \$150.00. Other costs of the well to the Lot owner are as indicated in the Shared Well Agreement. Annual water use for domestic and landscape purposes is restricted to 0.5 acre feet per Lot without penalty.

Exhibit A to the First Amended Disclosure Statement is a water budget which details water use for the Diamond Tail Subdivision. Lots within Phase I are limited to a maximum annual water use of 0.5 acre feet per Lot without penalty.

20. LIFE EXPECTANCY OF WATER SUPPLY

John Shomaker, Inc., the hydrogeology consulting firm employed by the Developer, has estimated a minimum 100 year water supply for the Subdivision. This 100 year water supply is based on the assumption that all homes will use their full water allocation from the first day the final plat is recorded. A copy of the Shomaker hydrology report is available upon request. A reproduction cost for the report may be requested by the Developer.

21. SURFACE WATER

Not applicable.

22. NEW MEXICO STATE ENGINEER'S OPINION ON WATER AVAILABILITY

The State Engineer's office, by its letter of March 18, 1997 to Dolores Vigil of the Sandoval County Planning Department, a copy of which will be furnished upon request, has rendered an opinion that there is sufficient water for the Developer to satisfy the statements on water service made in the Disclosure Statement. The State Engineer requested that provisions regarding the construction of the wells be included in the Shared Well Agreement. The buyer should consult this Shared Well Agreement for a detailed description of the construction, operation and maintenance of the shared well system. A copy of the Shared Well Agreement is available upon request.

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23. WATER QUALITY

Ground water can generally be characterized as moderately hard to hard. Homeowners may wish to install treatment systems for indoor domestic use to reduce water hardness. There are restrictions on these treatment systems which are referred to in the Subdivision Rules.

One test sample indicated that iron, lead and coliform bacteria exceeded the Environmental Protection Agency standards. Iron is an aesthetic and not a health standard and can be substantially removed through a filtration system. Lead concentrations exceeded the EPA standards but not the New Mexico Water Quality Control Commission standards. The presence of lead is likely from a galvanized drop pipe temporarily used to equip the well and is not related to the ground water pumped from the well. After chemically disinfecting the well with chlorine, the coliform bacteria should be brought within acceptable standards. Each shared well system will be tested for the presence of coliform bacteria prior to its use for domestic purposes.

24. NEW MEXICO ENVIRONMENT DEPARTMENT'S OPINION ON WATER QUALITY.

The New Mexico Environment Department, District I, has determined in a letter dated March 31, 1997 to Dolores Vigil of the Sandoval County Planning Department, a copy of which will be furnished upon request, that the Developer can furnish water of an acceptable quality to serve the residents in the Subdivision. The New Mexico Environment Department has suggested that homeowners may wish to install treatment systems to reduce the hardness of the water. The New Mexico Environment Department has determined that the Developer can fulfill the proposals set forth in the Disclosure Statement. The Developer's proposal for water quality satisfies the County's water quality standards.

25. LIQUID WASTE DISPOSAL

Conventional septic tank/leach field systems may be installed where soils depth is adequate to satisfy New Mexico Environment Department standards. Where soil depths are not sufficient, an alternative advanced waste water system must be installed. Detailed liquid waste system plans have been prepared by the Developer's engineering consultant. Installation of alternative liquid waste systems will be monitored by the Homeowners' Association for compliance with the plans approved by New Mexico Environment Department, District II.

The alternative liquid waste systems are more expensive to construct and maintain than the conventional septic tank and leach field systems. The Developer can fulfill the liquid waste proposals made in the Disclosure Statement. The Developer's proposal conforms to the County's liquid waste

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disposal regulations. **Note: No liquid waste disposal system may be used in the Subdivision other than a system approved for use in the Subdivision by the County and/or the New Mexico Environment Department.**

26. NEW MEXICO ENVIRONMENT DEPARTMENT'S OPINION ON LIQUID WASTE DISPOSAL

In a letter dated March 31, 1997 to Dolores Vigil of the Sandoval County Planning Department, a copy of which will be furnished upon request, the New Mexico Environment Department concurred that the Developer was able to satisfy the proposals set forth in the Disclosure Statement.

27. SOLID WASTE DISPOSAL

The Homeowners' Association will contract for solid waste removal and disposal. The homeowner will pay a fee to the Homeowner's Association for this service.

The Homeowners' Association is responsible for contracting for solid waste pick up from the Subdivision. The payment for solid waste pick up is provided through fees collected from each Lot owner for maintenance of common facilities within the Subdivision.

28. NEW MEXICO ENVIRONMENT DEPARTMENT'S OPINION ON SOLID WASTE DISPOSAL

The New Mexico Environment Department, District I, has stated in a letter dated March 31, 1997 to Dolores Vigil of the Sandoval County Planning Department, a copy of which will be furnished upon request, that the Developer can fulfill the proposals set forth in the Disclosure Statement.

There are sufficient solid waste disposal facilities to fulfill the requirements of the Subdivision in conformity with State regulations.

The Developer's proposal for solid waste disposal conforms to the County's solid waste disposal regulations.

29. TERRAIN MANAGEMENT

Soils are designated as having moderate to severe constraints for septic tank leach fields and building foundations. These constraints can be overcome by proper engineering practices. Where advanced waste water treatment systems are required, these systems will add to the difficulty and expense of the development of the Lot.

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Liquid Waste

Detailed specifications have been prepared for the construction of septic tanks and leach fields; these specifications are available upon request. Each Homeowner must construct the septic tank and leach field in conformance with these specifications, or as approved by the New Mexico Environment Department.

Dwelling Foundations

Because of shallow depth to bedrock for soils with a moderate or severe designation, there is the potential that bedrock will be encountered prior to recommended depth below natural grade for building foundations. Where those conditions do occur, a qualified professional engineer must prepare an engineered design for the foundation which properly anchors the foundation to the bedrock.

Erosion Hazard

The steeper slopes of the Skyvillage and Clovis fine sandy loam soils type may require a mat or erosion control blanket which overlays the grass seed in order to improve germination and establishment of grass seed. In areas where bedrock or decomposed granite represents 80 - 90 percent of the exposed face of the slope, storm water run off across the face of the exposed slope shall be managed in a manner which prevents erosion at the base of the slope.

Soils Report and Map

Exhibit B is a soils report and map prepared by a soils scientist describing the suitability of soils for the location where building sites are recommended. This report should be referenced when preparing the house plans for each Lot.

No Lots are located within a designated flood plain as defined in the Federal Management Agency's Flood Insurance Rate Maps.

The major drainage basins have been reserved as part of the open space area. Drainage easements are designated on the plat for the smaller drainages located within the area of platted Lots. The Lot owner should review the Subdivision plat for the location and width of the drainage easements.

All Lots have some portion where the slope exceeds eight percent.

Storm Water Management

Every Lot owner is required to provide for the retention of water within the Lot, both for storm water management and water conservation purposes. The Subdivision Rules describe the various methods for retaining and using water in the Lot.

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Two centralized storm water detention ponds have been constructed for the purpose of capturing storm water flow caused by the development of the Subdivision. One centralized pond is located on Lots 4 and 7. There is an easement across the driveway for Lot 3 and the southwestern corner of Lot 4 for access to, and maintenance and repair of, the pond. The other pond is located outside Phase I. The Homeowners' Association will maintain the pond on Lots 4 and 7, and the Developer will maintain the pond outside Phase I until that pond is incorporated in future phases. The two ponds will be constructed by August 1999.

30. NATURAL RESOURCES CONSERVATION DISTRICT'S OPINION ON TERRAIN MANAGEMENT

In a letter dated July 3, 1997, from Nick Mora to Dolores Vigil of the Sandoval County Planning Department, a copy of which will be furnished upon request, the Coronado Soil and Water Conservation District commented that, provided the Subdivision is developed based on the approved plans and specifications, the Developer will provide terrain management sufficient to protect against erosion, flooding and drainage.

The Developer can satisfy the terrain management proposals set forth in the Disclosure Statement.

The Developer's terrain management plans conform to the County's terrain management regulations.

31. SUBDIVISION ACCESS

The nearest unincorporated town is Placitas, which is located approximately two miles from the Subdivision. Bernalillo is the closest incorporated town. Bernalillo is approximately 9 miles from the Subdivision measured along NM 44, NM 165, Tecolote Road, San Francisco Road and Diamond Tail Road.

New Mexico 44 and New Mexico 165 are under the jurisdiction and maintenance of the New Mexico State Highway and Transportation Department. These roads are two-lane, paved, all weather roads. Tecolote and San Francisco Roads are maintained by Sandoval County. Tecolote Road is a two-lane paved roadway which is currently subject to flooding during heavy rain storms. The County will repave and improve Tecolote Road with storm drainage features which will eliminate or minimize flooding of the roadway. San Francisco Road is a two-lane gravel roadway that will be improved to an asphalt surface by the County.

Diamond Tail Road outside the Subdivision between San Francisco Road and the Subdivision, which was a two-lane, gravel-based roadway, has been paved by the Developer.

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A conventional vehicle can access the Subdivision, under summer and winter weather conditions. Some clearing of access roads may be required after heavy snows, in order to provide access for conventional vehicles. Limited access after heavy snows is characteristic for all roads in the Placitas area.

The width of the Subdivision streets varies from 20 - 24 feet, with all streets a minimum of 24 feet at the intersection. The streets within the Subdivision have been paved.

The streets within the Subdivision are private and are maintained by the Homeowners' Association and are not maintained by the County. The Lot owners have the option of petitioning the County to accept the streets for maintenance, which acceptance would require dedication, after there are sufficient houses in the Subdivision to justify County maintenance of the streets.

The Homeowners' Association will also be responsible for the maintenance cost for Diamond Tail Road from the western boundary of the Subdivision to San Francisco Road. Homeowners' assessment fees will include the cost of street maintenance.

32. MAINTENANCE

The Homeowners' Association will be responsible for the maintenance of all common facilities, including, without limitation, streets, drainage structures, fire protection facilities, common areas, common lighting, signage and landscaping in commonly owned areas. Maintenance and operation of the liquid waste systems are the responsibility of the Lot owners; however, each system will be inspected at least annually by the Homeowners' Association. Lot owners will be assessed a fee for the operation and maintenance of the commonly owned facilities, as part of the Homeowners' Association fees.

The Homeowners' Association will be responsible for the maintenance and operation of all shared well systems, and the shared well system owners will be assessed the actual cost of repairs and maintenance on individual shared well systems, plus a fee for managing by the Homeowners' Association.

33. STATE HIGHWAY DEPARTMENT'S OPINION ON ACCESS

In a letter dated April 14, 1997, from Katherine Trujillo to Dolores Vigil of the Sandoval County Planning Department, a copy of which will be furnished upon request, the New Mexico State Highway and Transportation Department found the Phase I submittals to be complete and acceptable. The Developer is responsible for a contribution to a regional traffic study and must commit to certain intersection improvements at NM 165 and Tecolote/Paseo De San Antonio.

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With the improvements to NM 165 and Tecolote/Paseo De San Antonio intersection, the Developer can fulfill the State Highway Department access requirements for this Subdivision.

The Developer can satisfy the access proposal made in the Disclosure Statement.

The Developer's proposal for access conforms to the County's regulations.

34. CONSTRUCTION GUARANTEES

The following improvements may not be completed prior to the offering of Lots for sale in the Subdivision:

- Reseeding of graded areas.
- Installation of shared well systems.
- Installation of fire protection system.
- Natural gas service to all Lots.

No bond, letter of credit or other collateral secures the completion of the above-referenced improvements. Unless there is sufficient bond, letter of credit or other adequate collateral to secure the completion of proposed improvements, it is possible that the proposed improvements will not be completed. Caution is advised.

35. ADVERSE OR UNUSUAL CONDITIONS

San Felipe lands to the north of Diamond Tail Subdivision are neither public lands nor open space. Unauthorized entry to San Felipe Pueblo lands is prohibited.

Archaeological sites have been discovered on Lots 17, 18, 23, 25, 26, 27 and 58, and easements have been established therefor, as shown on the Subdivision plat. No construction, grading or moving of dirt is permitted within the boundaries of the easements provided for the archaeological sites. The sites may not be disturbed, and artifacts may not be removed therefrom.

Natural gas and carbon dioxide lines are located within the designated Shell and Mid-America Pipeline Company easements. These lines are under pressure, and a disturbance to these lines could result in serious injury or death.

36. RECREATIONAL FACILITIES

Three sites have been set aside for recreational purposes within the Subdivision. The extent of improvements on these sites and the resulting annual dues required from Lot owners to construct and maintain recreational facilities will be determined by the Homeowners' Association.

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A park or observation site has been provided in Phase I. This park is owned and maintained by the Homeowners' Association. This is a passive park, or observation point that remains in its natural state. A trail system has been provided by the Developer throughout the Subdivision within easements shown on the plat.

No bond, letter of credit or other collateral secures the construction of the above-described recreational facilities.

37. FIRE PROTECTION

The Placitas Volunteer Fire and Rescue district is the fire protection facility closest to the Subdivision. It is located approximately 4½ miles from the Subdivision, measured along NM 165, Tecolote Road and Diamond Tail Road. The Placitas stations are manned by volunteer personnel. A 50,000 gallon water storage tank will be constructed by the Developer. A six-inch water line feeds two hydrants which have been installed at a staging area at the southeast corner of the Diamond Tail Road and Montezuma Crest intersection. Each of these hydrants will be capable of delivering 1,000 gallons per minute.

The Developer will purchase a tanker truck, pumper truck and related equipment and have these two vehicles and related equipment operational and available, in an enclosed facility on the fire station site within the Subdivision. The Homeowners' Association will be responsible for all costs of these vehicles and related equipment, including maintenance.

For up to two years from the date of the sale of the first Lot in the Subdivision, the Developer will retain, at its expense, on a contract basis, three firefighters to be available and on call at all times to fight fires, while a Diamond Tail volunteer fire-fighting brigade is being developed from Lot buyers. Homeowners are encouraged to become volunteer fire fighters in the Diamond Tail volunteer fire-fighting brigade.

38. POLICE PROTECTION

Police protection is provided by the Sandoval County Sheriff. The Sheriff's office is located in the Town of Bernalillo.

39. PUBLIC SCHOOLS

The Placitas Elementary School is located approximately three miles from the Subdivision, measured along NM 165, Tecolote Road and Diamond Tail Road. The public junior high and high schools are located in the Town of Bernalillo, approximately ten miles from the Subdivision, measured along Diamond Tail Road, Tecolote Road, NM 165 and NM 44.

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40. **HOSPITALS**

University of New Mexico Medical Center, St. Joseph Hospital, and Presbyterian Hospital are all located within approximately 25 miles from the Subdivision, measured along I-25, NM 165, Tecolote Road and Diamond Tail Road. University of New Mexico Hospital includes approximately 400 beds. A helipad, with night lights, will be constructed in the Subdivision to facilitate air ambulance service to the hospitals.

41. **SHOPPING FACILITIES**

The Homestead Village Shopping Center is the closest shopping facility to the Subdivision, located at a distance of approximately seven miles from the Subdivision, measured along Diamond Tail Road, Tecolote Road and NM 165. There are a bank, a small grocery store, a restaurant and four small retail stores within this shopping center. There is a convenience store and filling station approximately 2.4 miles from the Subdivision on NM 165.

42. **PUBLIC TRANSPORTATION**

Public transportation does not presently serve the Placitas areas. Taxi service is available on request.

APPROVED:

7-28-99
Date

Edmund J. ("Joe") Lang
Edmund J. ("Joe") Lang, Chairman of the Sandoval
County Board of County Commissioners

APPROVED:

7-28-99
Date

Brad Stebleton
Brad Stebleton, Senior Planner, Sandoval County

ATTEST:

7/29/99
Date

Sally G. Padilla
Sally G. Padilla, Clerk of Sandoval County

50709

EXHIBIT A

Diamond Tail Subdivision Water Budget

Indoor water use,

3 persons per household (with water softener and without an evaporative cooler)

65 gpcd^{1/}

71,175 gallons per year

0.22 acre feet per year

Landscape water use per household

^{2/}1,000 sq. ft. of Fescue lawn

1,000 sq. ft. x 12.49 =

12,490

1,000 sq. ft. of shrubs on drip irrigation

1,000 sq. ft. x 10.75 =

10,750

1,000 sq. ft. of trees on drip irrigation

1,000 sq. ft. x 12.20 =

12,200

35,440 gallons per year

0.11 acre feet per year

Guest Houses

For Lots with guest houses it is assumed that two persons will reside in the guest house 20 weeks out of the year.

The water use estimate is:

65 gpcd x 2 persons x 140 days =

18,700 gallons per year

0.06 acre feet per year

^{1/}Based on State Engineers office "Guidelines for Water Supply for Subdivisions" November 1995. Assumes either evaporative cooler or water softener but not both.

^{2/}Bluegrass lawns are prohibited by the Covenants. A fescue lawn requires 20 inches of supplemental watering per year (1.67 cub. ft. x 1,000 sq. ft. = 1,670 cub. ft. x 7.48 gals./cub. ft. = 12,491 gals.) Espanola is used since the elevation on the Wilson/Lucero chart and annual rainfall are approximately the same for Espanola as the Placitas area.

A household on a shared well, with a guest house, would have the following estimated annual consumption:

Use	Per Day	Annual Gallons	Annual Ac.Ft.
Indoor Use	195	71,175	0.22
Landscape	197 ^{3/}	35,440	0.11
Guest House	130	18,200	0.06
Total	522	124,815	0.39

The annual water consumption for any household on a shared well system which does not have a guest house is estimated to be:

Use	Per Day	Annual Gallons	Annual Ac.Ft.
Indoor Use	195	71,175	0.22
Landscape	197	35,400	0.11
Total	392	106,575	0.33

Fire Protection

A 50,000 gallon tank has been constructed for fire protection purposes. It is assumed that this tank will be refilled on an annual basis. Annual fire protection water use is:

Use	Per Day	Annual Gallons	Annual Ac.Ft.
50,000 gallon tank	NA	50,000	0.15

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STATE OF NEW MEXICO } ss	
COUNTY OF SANDOVAL	
This instrument was filed for record at	
9:50	A.M. P.M. on
JUL 29 1999	
Recorded in Vol. 402	
of records	50696-50711
By: <i>DAJ</i>	Recorder Deputy

³Assumes 180 days of irrigation per year.