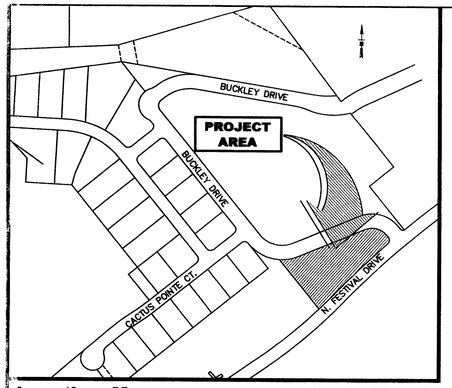
FESTIVA HILLS ADDITION

BEING A REPLAT OF ALL OF LOT 1, BLOCK 2,
MESA HILLS ELEMENTARY SCHOOL SUBDIVISION
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING : 1.560 ACRES



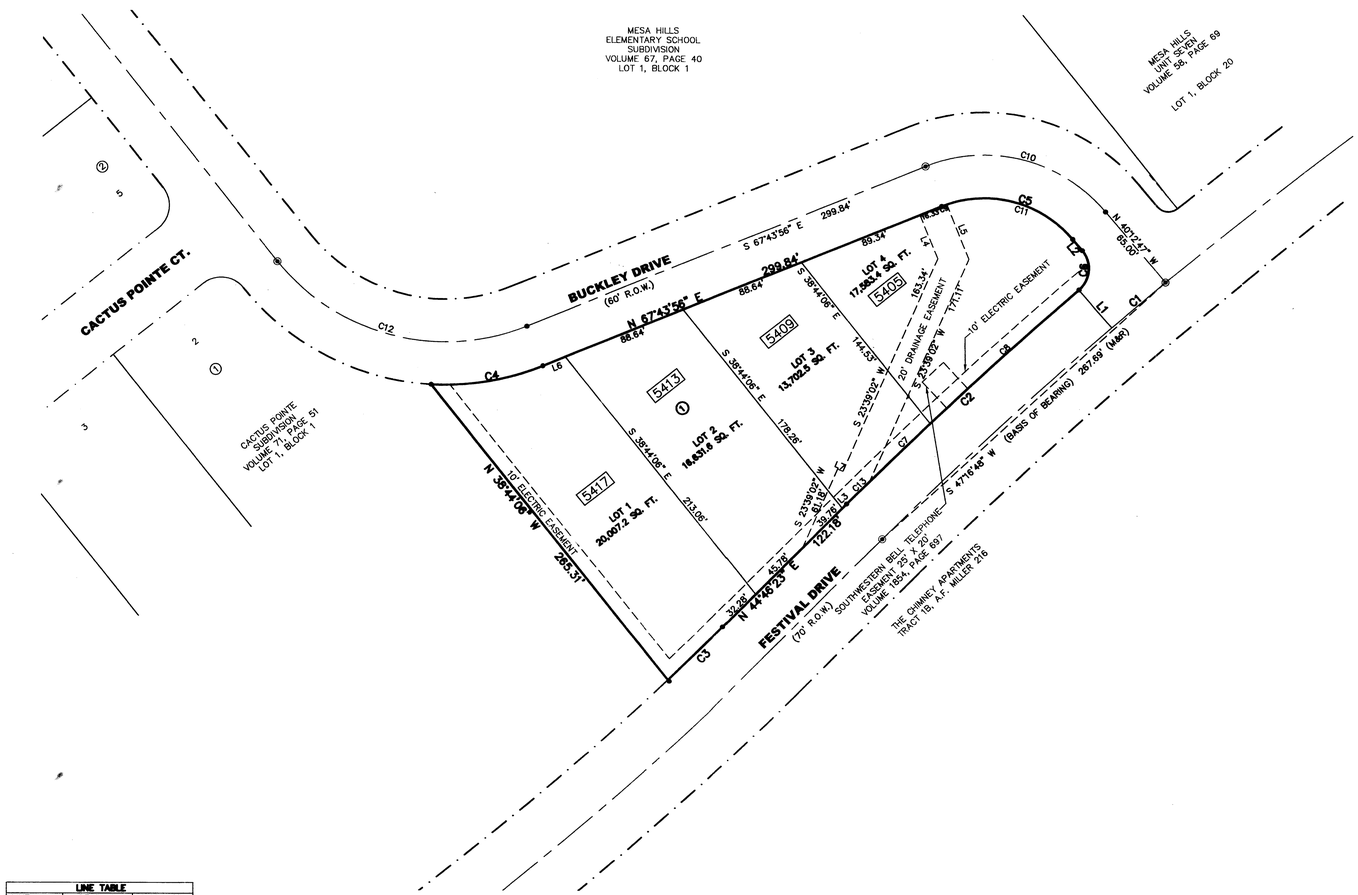
Location Map **Scale:1"=300'**

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO FESTIVA HILLS BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR REGULLATIONS AND WITH SECTION 16.343 OF THE TEXAS WTER CODE. WATER AND SEWER SERVICE WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON BUCKLEY DRIVE.

TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 2004004 7698
BOOK _____, PAGE NO. _____, DATE 5/10/04

THIS SUBDIVISION LIES WITHIN THE
EL PASO INDEPENDENT SCHOOL DISTRICT

NOTE:

1. THIS SUBDIVISION LIES WITH IN ZONE "C" AS DESIGNATED ON PANEL NO. 480214–0036 B, AND PANEL No.480214–0027 B EFFECTIVE DATE JANUARY 3, 1997 OF THE FLOOD INSURANCE RATE MAPS, CITY OF EL PASO, TEXAS. ZONE "C" DESIGNATES AREAS OF MINIMAL FLOODING.
2. ACCESS TO LOTS 1 THRU 4 BLOCK 2 MUST BE FROM BUCKLEY DRIVE. ACCESS TO FESTIVAL DRIVE IS HERBY PROHIBITED.

◉ EXISTING CITY MONUMENT

BENCHMARK:
CITY MONUMENT FOUND AT FESTIVAL DRIVE APPROXIMATELY 1700 FEET SOUTHWEST OF STANTON STREET.
ELEVATION: 4262.75 (CITY DATUM).

LINE TABLE

LINE	BEARING	DISTANCE
L1	N41°07'58"W	35.00'
L2	S40°12'47"E	10.40'
L3	S44°46'23"W	04.35'
L4	S22°16'04"E	33.13'
L5	S22°16'04"E	41.54'
L6	S67°43'56"W	16.87'
L7	N66°20'58"W	4.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	3060.00'	49.12''	49.12'	S49°19'37"W	00°55'11"
C2	3095.00'	221.15'	221.11'	S46°49'13"W	04°05'39"
C3	2105.00'	53.35'	53.35'	N45°29'57"E	01°27'08"
C4	180.00'	78.82'	78.97'	N80°24'13"E	25°20'34"
C5	80.00'	100.61'	94.11'	N76°14'28"W	72°03'17"
C6	20.00'	31.09'	28.06'	S04°19'37"W	89°04'49"
C7	3095.00'	58.82'	58.82'	S45°44'05"W	01°05'20"
C8	3095.00'	140.07'	140.05'	S47°34'15"W	02°35'35"
C9	80.00'	3.86'	3.86'	N69°03'25"E	02°37'09"
C10	110.00'	138.34'	129.40'	N76°14'19"W	72°03'17"
C11	80.00'	96.93'	91.11'	N74°55'20"W	69°25'20"
C12	150.00'	194.20'	180.91'	S78°11'07"E	74°10'38"
C13	3095.00'	22.26'	22.26'	S44°59'03"W	00°24'44"

DEDICATION

STATE OF TEXAS §
COUNTY OF EL PASO §

JORGE VALENZUELA, PROPERTY OWNER OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEDICATES, IF NOT PREVIOUSLY DEDICATED, THE DRAINAGE AND UTILITY EASEMENTS AS HEREIN DESIGNATED FOR POLE TYPE UTILITIES, AND BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES, AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

Jorge Valenzuela
JORGE VALENZUELA
OWNER

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF EL PASO §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF April 2004 BY Jorge Valenzuela

NOTARY PUBLIC, STATE OF TEXAS

OSCAR V. PEREZ
MY COMMISSION EXPIRES
June 16, 2006

MY COMMISSION EXPIRES:

CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS 12 DAY OF DEC, 2003 A.D.

EXECUTIVE SECRETARY — Elma Carreto, CHAIRPERSON

APPROVED FOR FILING THIS 7TH DAY OF Apr., 2004 A.D.

CITY ENGINEER – Interim

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS 10 DAY OF May 2004 A.D., IN VOLUME 79 OF THE PLAT RECORDS, PAGE 48, FILE NO. 20040042697

COUNTY CLERK — Waldo Alarcon
BY DEPUTY — Rosendo Aguirre

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

04/17/04
ISAAC CAMACHO RPLS TX5337

STATE OF TEXAS ISAAC CAMACHO 5337

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER.

ALICIA RODRIGUEZ P.E. NO. 91971

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS

417 EXECUTIVE CENTER
EL PASO, TEXAS 79902
WWW.BROCKBUSTILLOS.COM

PH (915) 542–4900
FAX (915) 542–2867

JOB NO. E6523–01

70-F

DATE OF PREPARATION: MARCH 05, 2004

Dwg. id: 6523–01_FH.dwg
Date Plotted: 04–13–04