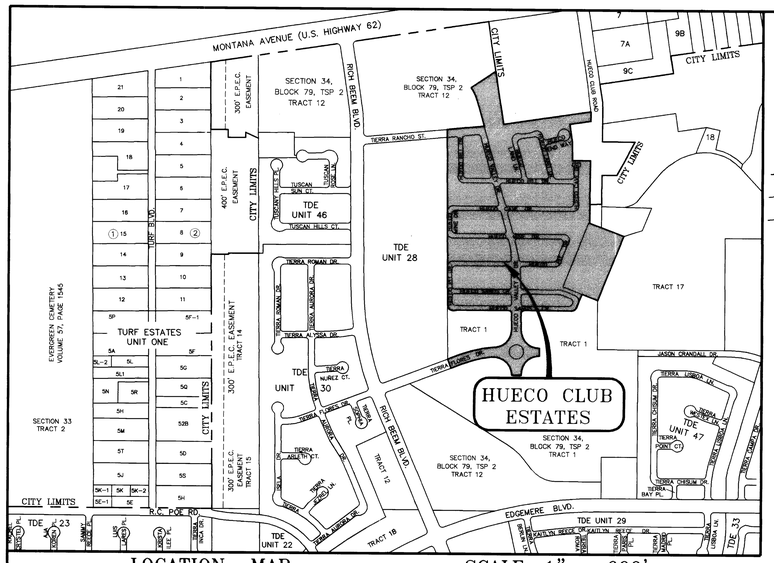
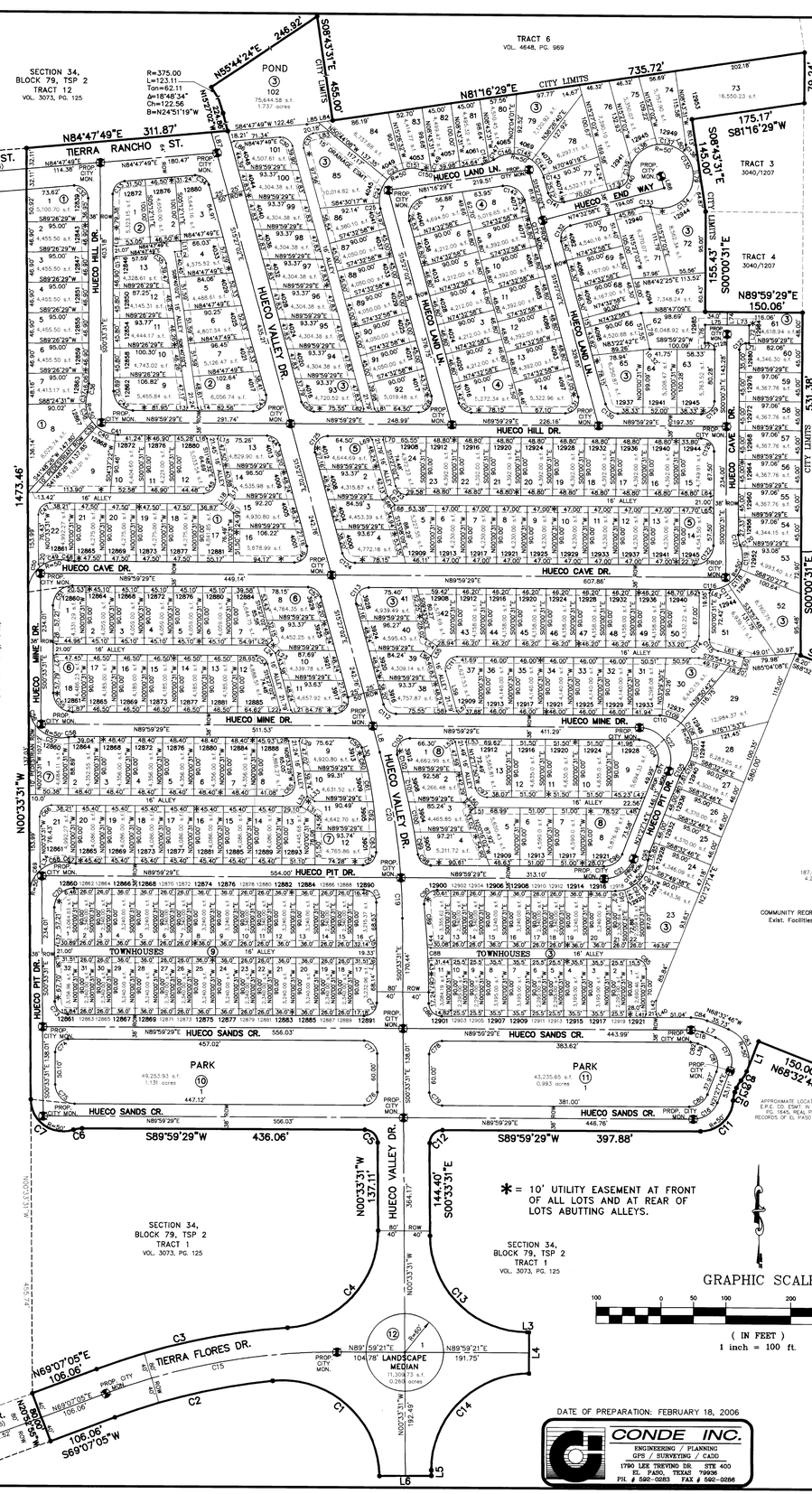
HUECO CLUB ESTATES

BEING A PORTION OF TRACTS 1A AND 12, SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 49.041 ACRES



LOCATION MAP SCALE: 1" = 600'



Hueco Club Estates Notes:

Hueco Club Estates Subdivision is subject to the Annexation Agreement entered into by Ranchos Real IV LTD with the City of El Paso on November 9, 1999. Among other conditions the agreement required the following:

Item #9 Owners agree to pay to the City a one time capitalization fee on each developed and platted residential lot. A residential lot is defined as any land developed, used, and/or sold, as a dwelling whether single-family, two-family or multi-family purposes. Such fee shall be calculated at the rate of Two Thousand and No/100 Dollars ($2,000) per net residential acre, based on the actual net residential acreage of the lot(s). The fee shall be payable at such time as (a) a dwelling has been constructed on the lot and (b) the closing of the sale of the lot and dwelling.

Item #12 Owner agrees to pay a water and wastewater connection fee to the El Paso Water Utilities Department of the City for each three quarter inch (3/4") equivalent water meter that is connected to the public water system as shown below. The water and wastewater connection fee shall be increased by three (3) percent on December 1, 2000, and each year thereafter. Payment of the water and wastewater connection fee shall be due at the time of application for water and wastewater to the system.

Meter Size	Water ($)	Wastewater ($)
5/8" x 3/4"	621	110
1"	1,553	275
1 1/2"	3,105	550
2"	4,968	880
3"	9,936	1,760
4"	15,525	2,750
6"	31,050	5,500
8"	57,753	10,230
10"	82,593	14,630

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00	249.65	164.73	221.82	N48°14'19"W	95°21'36"
C2	960.00	250.71	126.07	250.00	S76°35'59"W	14°57'47"
C3	1040.00	302.72	152.44	301.66	N77°27'25"E	16°40'39"
C4	150.00	226.08	140.75	205.28	N42°37'07"E	86°21'16"
C5	20.00	31.22	19.81	28.15	N45°17'01"W	89°27'00"
C6	40.00	13.40	6.76	13.33	S80°23'50"W	19°11'17"
C7	50.00	94.80	69.63	81.23	N54°52'40"W	108°38'17"
C8	50.00	16.74	8.45	16.67	S31°02'52"W	19°11'17"
C9	40.00	13.40	6.76	13.33	S31°02'52"W	19°11'17"
C10	40.00	13.40	6.76	13.33	S11°51'35"W	19°11'17"
C11	50.00	76.56	48.05	69.29	S46°07'43"W	87°43'32"
C12	20.00	31.61	20.19	28.42	S44°42'59"W	90°33'00"
C13	150.00	234.19	148.57	211.42	S45°17'01"E	89°27'08"
C14	150.00	237.05	151.44	213.14	S44°42'55"W	90°32'52"
C15	1000.00	364.27	184.17	362.26	S79°33'13"W	20°52'15"
C16	40.00	47.85	27.25	45.05	N55°43'21"E	68°32'15"
C17	40.00	62.83	40.00	56.57	N23°32'46"W	90°00'00"
C18	49.00	18.35	9.29	18.25	N79°16'39"W	21°27'45"
C19	1000.00	63.63	31.83	63.62	N02°22'54"W	3°38'45"
C20	1000.00	196.28	98.46	195.97	N09°49'39"W	11°14'46"
C21	49.00	58.61	33.39	55.18	N55°43'21"E	68°32'15"
C22	49.00	95.32	71.92	80.99	N34°16'39"W	111°27'45"
C23	50.00	29.60	15.25	29.17	S57°35'54"W	33°55'10"
C24	50.00	40.26	21.29	39.18	S17°34'18"W	46°08'01"
C25	50.00	8.69	4.35	8.68	S10°28'22"E	9°57'19"
C26	30.00	50.65	33.75	44.84	S32°54'44"W	96°43'31"
C27	20.00	26.03	15.22	24.23	S52°43'46"E	74°33'29"
C28	20.00	36.81	26.27	31.83	N37°16'14"E	105°26'31"
C29	20.00	26.03	15.22	24.23	S52°43'46"E	74°33'29"
C30	18.00	25.05	15.04	23.08	N55°19'36"W	79°45'09"
C31	18.00	30.39	20.25	26.91	S32°54'44"W	96°43'31"
C32	30.00	31.69	21.69	29.41	N47°52'51"W	94°38'39"
C33	20.00	29.79	18.44	27.12	S42°07'09"W	85°21'21"
C34	50.00	27.84	16.71	25.65	N55°19'36"W	79°45'09"
C35	18.00	27.19	16.94	24.67	N51°56'06"W	86°32'09"
C36	40.00	13.40	6.76	13.33	N09°02'07"E	19°11'17"
C37	50.00	17.65	8.92	17.55	S08°31'09"W	20°13'15"
C38	50.00	30.60	15.80	30.12	S19°07'24"E	35°03'52"
C39	50.00	10.07	5.05	10.05	S42°25'27"E	11°32'13"
C40	50.00	32.45	16.82	31.88	S66°47'06"E	37°11'05"
C41	50.00	4.04	2.02	4.04	S87°41'35"E	4°37'53"
C42	30.00	46.84	29.71	42.22	S45°17'01"E	89°27'00"
C43	20.00	36.81	26.27	31.83	N37°16'14"E	105°26'31"
C44	20.00	26.03	15.22	24.23	N52°43'46"W	74°33'29"
C45	18.00	31.98	22.15	27.94	N39°05'28"E	101°48'01"
C46	20.00	36.81	26.27	31.83	N37°16'14"E	105°26'31"
C47	18.00	28.45	18.17	25.58	S44°42'59"W	90°33'00"
C48	40.00	9.45	4.75	9.43	S83°14'26"E	13°32'10"
C49	50.00	46.93	25.35	45.22	S76°38'27"W	53°46'24"
C50	50.00	43.91	23.48	42.51	S24°35'52"W	50°18'47"
C51	30.00	47.41	30.29	42.63	S44°42'59"W	90°33'00"
C52	20.00	26.03	15.22	24.23	N52°43'46"W	74°33'29"
C53	20.00	36.81	26.27	31.83	N37°16'14"E	105°26'31"
C54	18.00	23.42	13.70	21.81	N52°43'46"W	74°33'29"
C55	30.00	46.84	29.71	42.22	S45°17'01"E	89°27'00"
C56	50.00	32.18	16.67	31.62	S18°59'37"E	36°52'12"
C57	50.00	57.70	32.54	54.55	S70°29'12"E	66°06'59"
C58	40.00	9.45	4.75	9.43	S83°14'24"W	13°32'10"
C59	20.00	26.03	15.22	24.23	N52°43'46"W	74°33'29"
C60	528.40	23.66	11.83	23.66	N14°10'04"W	2°33'55"
C61	528.40	47.28	23.66	47.26	N10°19'18"W	5°07'36"
C62	528.40	46.71	23.37	46.69	N05°13'24"W	5°03'53"
C63	528.40	31.77	15.89	31.77	N00°58'16"W	3°26'43"
C64	20.00	31.15	19.74	28.10	N45°22'17"E	89°14'23"
C65	18.00	30.96	20.91	27.28	N40°43'01"E	98°32'55"
C66	18.00	28.45	18.17	25.58	S44°42'59"W	90°33'00"
C67	40.00	9.45	4.75	9.43	S83°14'26"E	13°32'10"
C68	50.00	46.93	25.35	45.22	S76°38'27"W	53°46'24"
C69	50.00	43.91	23.48	42.51	S24°35'52"W	50°18'47"
C70	30.00	47.41	30.29	42.63	S44°42'59"W	90°33'00"

LINE TABLE

LINE	LENGTH	BEARING
L1	50.00	S21°27'14"W
L2	7.11	S21°27'14"W
L3	3.48	N89°59'21"E
L4	64.00	S00°00'39"E
L5	8.67	S00°33'31"E
L6	80.00	S89°26'29"W
L7	21.73	S68°32'46"E
L8	42.44	S15°27'02"E
L9	5.42	S67°45'22"E
L10	5.79	N59°12'15"E
L11	16.00	S05°12'11"E
L12	10.28	N84°47'49"E
L13	5.30	S19°27'32"W
L14	5.99	S33°21'19"E
L15	5.22	S16°47'21"W
L16	6.16	S35°45'06"E
L17	10.92	N53°34'37"W
L18	18.00	S36°25'23"W
L19	22.75	N53°34'37"W
L20	5.19	N24°05'18"W
L21	6.39	S38°29'31"E
L22	5.14	S13°37'20"W
L23	6.60	S44°46'56"W
L24	18.00	N45°13'04"W
L25	10.58	S44°46'56"W
L26	5.61	S63°33'15"E
L27	5.57	N63°19'01"E
L28	5.98	S33°16'15"E
L29	5.31	S19°33'05"W
L30	14.41	S15°27'02"E
L31	26.04	N57°39'11"W
L32	18.00	N32°20'49"E
L33	13.46	N57°39'11"W
L34	5.19	N24°05'18"W
L35	5.26	N71°30'07"E
L36	5.29	S71°37'46"E
L37	5.61	S63°33'15"E
L38	5.57	N63°19'01"E
L39	12.73	S68°32'46"E
L40	5.59	N26°34'25"W
L41	5.59	N26°33'23"E
L42	21.12	N00°00'31"W
L43	5.22	N70°38'08"E
L44	5.41	S70°50'50"E
L45	20.00	S16°26'35"E
L46	20.00	S40°52'44"E
L47	6.83	N68°31'06"E
L48	5.05	S60°20'47"E
L49	7.60	N47°02'55"E
L50	18.00	N42°57'05"E
L51	11.04	N47°02'55"E
L52	6.19	S36°10'17"E
L53	5.21	N16°22'09"E
L54	20.12	S57°15'50"E
L55	18.00	N32°44'10"E
L56	13.20	S57°15'50"E
L57	6.39	S38°29'31"E
L58	5.14	S13°37'20"W
L59	64.54	S15°27'02"E
L60	18.00	S14°05'48"W
L61	41.37	S75°54'12"E
L62	5.59	S26°34'25"E
L63	5.59	S26°09'52"W
L64	5.59	N63°25'35"E
L65	5.59	S63°26'37"E
L66	9.27	N50°30'18"E
L67	18.00	S39°29'42"E
L68	7.50	N50°30'18"E
L69	6.39	S38°29'31"E
L70	5.14	S13°37'20"W
L71	5.00	N89°59'29"E
L72	28.00	S00°00'31"E
L73	34.00	N89°59'29"E
L74	20.00	S00°00'31"E
L75	34.00	N89°59'29"E
L76	28.00	S00°00'31"E
L77	5.00	N89°59'29"E
L78	57.55	S13°39'23"E
L79	10.00	N81°16'29"E
L80	4.44	N40°54'26"E
L81	6.39	S38°29'31"E
L82	5.14	S13°37'20"W
L83	24.48	N81°16'29"E
L84	21.81	N81°16'29"E
L85	18.39	N81°16'29"E
L86	5.11	N62°41'10"E
L87	32.52	S15°27'02"E
L88	19.00	S15°27'02"E

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (HUECO CLUB ESTATES) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF JANUARY 31, 2007.

THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. N/A DATE _____

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. 20070073891 DATE 1 Aug 07

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. N/A DATE _____

LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

"U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".

SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

BEARINGS BASED ON CENTERLINE MONUMENTATION OF TIERRA DEL ESTE UNIT TWENTY EIGHT RECORDED IN VOLUME 79, PAGE 55, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

10' EASEMENT TO EL PASO ELECTRIC CO. & MOUNTAIN STATES TELEPHONE & TELEGRAPH IN VOLUME 1076, PAGE 526, REAL PROPERTY RECORDS OF EL PASO COUNTY, TX.

D E D I C A T I O N

RANCHOS REAL XI, LTD. and YWCA COMMUNITY PARTNERS, property owners of this land hereby present this plat and dedicate to the use of the public, the streets, drives, parks, pond, alleys, pedestrian R.O.W. and utility easements as hereon laid down and designated, including easements for overhang of service wires 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.

Witness our signature this 5th day of March 2007.

RANCHOS REAL XI, LTD.
BY: RANCHOS REAL DEVELOPERS, INC., ITS GENERAL PARTNER
By: Douglas A. Schwartz, VICE-PRESIDENT

YWCA COMMUNITY PARTNERS
BY: YWCA COMMUNITY DEVELOPMENT CORPORATION, MANAGING PARTNER
By: Dr. Sandra E. Braham, CEO

ATTEST: NOT REQUIRED

A C K N O W L E D G E M E N T

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Vice-President of RANCHOS REAL DEVELOPERS, INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 5th day of March 2007.

Susan McMillan
Notary Public in and for El Paso County — My Commission Expires 3-16-09

SUSAN McMILLAN NOTARY PUBLIC My commission expires MARCH 16, 2009

ATTEST: NOT REQUIRED

A C K N O W L E D G E M E N T

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Dr. Sandra E. Braham, CEO of YWCA COMMUNITY DEVELOPMENT CORPORATION, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 29th day of March 2007.

Rocio Lozano
Notary Public in and for El Paso County — My Commission Expires 3-23-2009

ROCIO ELIZABETH LOZANO, NOTARY PUBLIC, MY COMMISSION EXPIRES March 23, 2009

C I T Y P L A N C O M M I S S I O N

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 19th day of July 2007.

Kelly Carpenter — Secretary
Chairperson

Approved for filing this 11th day of July 2007.

for Development Services Director

F I L I N G

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of AUGUST 2007, A.D. in File No. 20070073890

Delia Briones — County Clerk
Sandra Acevedo — By Deputy

Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

YVONNE CONDE CURRY, REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS

Yvonne Conde Curry, P.E.

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Ron R. Conde
Registered Professional Land Surveyor
Texas License No. 5152

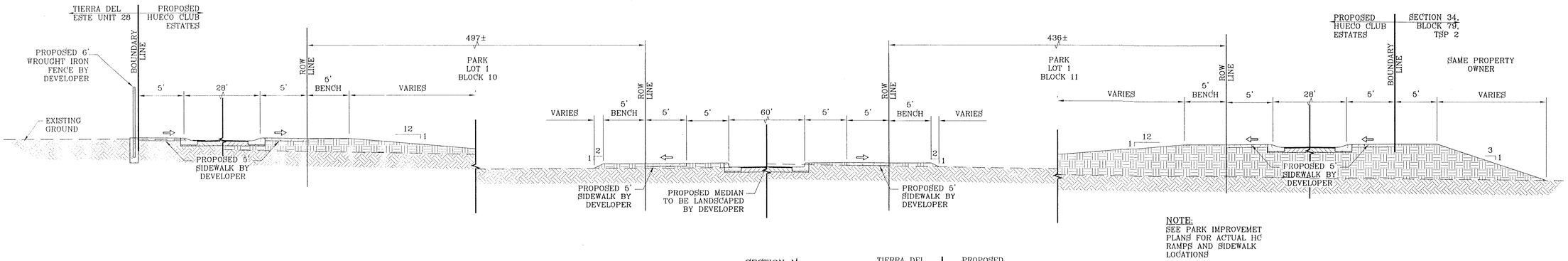
STATE OF TEXAS REGISTERED RON R. CONDE 5152 PROFESSIONAL LAND SURVEYOR

DATE OF PREPARATION: FEBRUARY 18, 2006

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
PH. # 592-0283 FAX # 592-0286

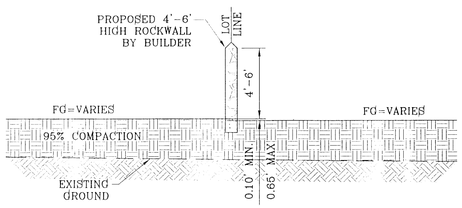
112-H

C:\DATA\ci\HUE-CLB-EST-FN.dwg, 3/5/2007 3:34:40 PM, C.CORTEZ



NOTE:
SEE PARK IMPROVEMET PLANS FOR ACTUAL HC RAMPS AND SIDEWALK LOCATIONS

SECTION M
SCALE: 1"=6'



SECTION N
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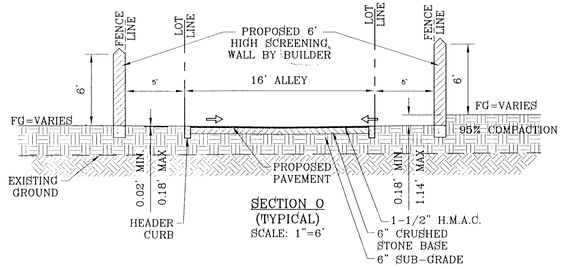

SECTION O
(TYPICAL)
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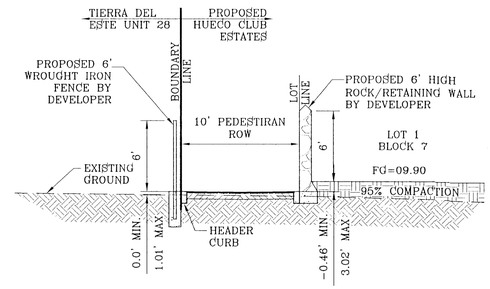

SECTION P
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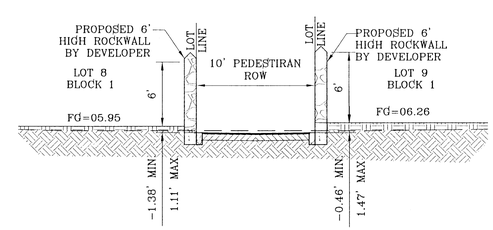

SECTION PA
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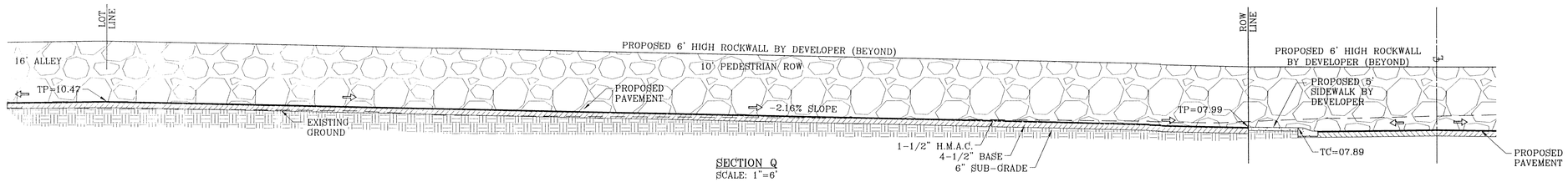

SECTION Q
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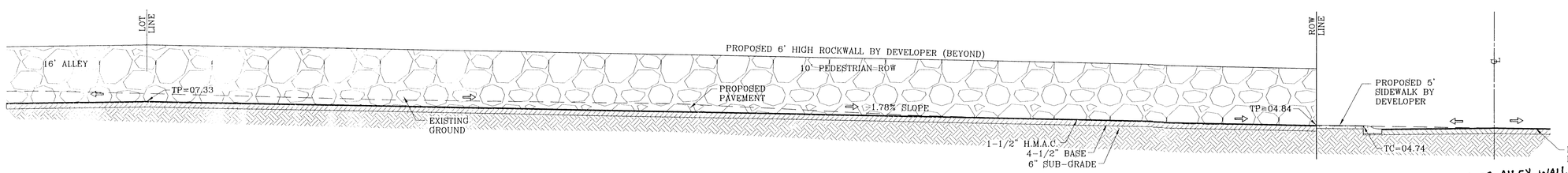


SECTION QA
SCALE: 1"=6'

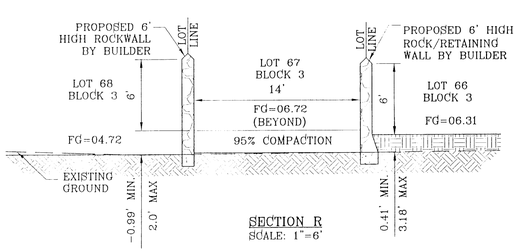
*RELOCATION OF ALLEY WALLS/SECTION "O"

SITE PLAN REVIEW
Reviewed For Conformance For Conditions Related To

Demolition Only
Grading & Drainage
Wheelchair Ramps
On Site Parking Layout
Sidewalks
Driveways
Retaining Rock Wall
On-Site Ponding of Storm Waters

Contractor Must Call 24 Hours Prior To Construction Inspection
DATE 5-08-12

* BUILDER SHALL COORDINATE WITH ALL UTILITY COMPANIES.



SECTION R
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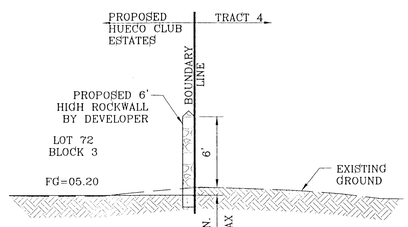

SECTION S
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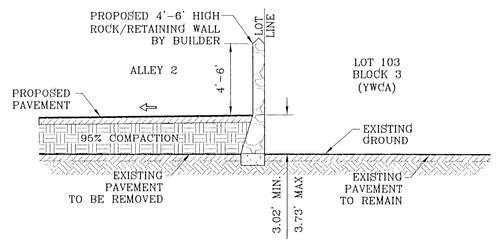
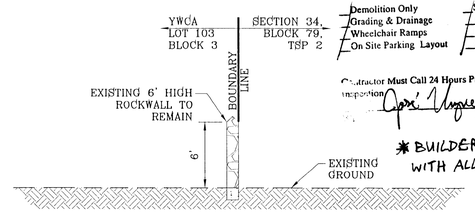


SECTION T
SCALE: 1"=6'



SECTION U
SCALE: 1"=6'

R.O.
REVISE SECTION "O" MOVE WALL 5'
4-19-2012

BENCHMARKS

CITY MONUMENT @ THE INTERSECTION OF RICH BEEM BLVD. AND TIERRA RANCHO DR.
ELEVATION: 4004.09 .....CITY DATUM

DATE	REVISIONS	BY
10-25-2006	CITY REDLINES AS PER 10-11-2006 COMMENTS	O.M.
12-04-2006	CITY REDLINES AS PER 11-17-2006 COMMENTS	O.M.
1-30-2007	CITY REDLINES AS PER 12-19-2006 COMMENTS	O.M.
5-07-2007	CITY REDLINES AS PER 03-01-2007 COMMENTS	O.M.
4-19-2012	REVISE TEXT AS PER CLOUD	Y.C.

PROJECT NAME

HUECO CLUB ESTATES

BEING A PORTION OF TRACTS 1A AND 12, SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS. CONTAINING: 49.041 ACRES

SCALE
Horiz. 1"=6'
Vert: ---

DATE: JULY 2006
DESIGN BY: Y.C./F.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.:

ENGINEER'S SEAL
STATE OF TEXAS
5/11/12

CONDE INC.
ENGINEERING / PLANNING
SURVEYING
1790 LEE TREVINO DR
EL PASO, TEXAS 79926
STE 410

CONDE INC.

SHEET TITLE

GRADING SECTIONS

SHT 4A OF 44

S:_Subdivisions\HUECO CLUB ESTATES A2BLT\dwg\HCE_GDP4.dwg, GSEC-2, 4/24/2012 7:58:18 AM

HUECO CLUB ESTATES
AMENDING PLAT

BEING AN AMENDING PLAT OF LOTS 1 THRU 11, 20 THRU 22, BLOCK 3, AND LOTS 29 THRU 32, BLOCK 9, HUECO CLUB ESTATES, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 1.1300± ACRES

Hueco Club Estates Amending Plat Notes:

Hueco Club Estates Amending Plat Subdivision is subject to the Annexation Agreement entered into by Ranchos Real IV LTD with the City of El Paso on November 9, 1999. Among other conditions the agreement required the following:

Item #9 Owners agree to pay to the City a one time capitalization fee on each developed and platted residential lot. A residential lot is defined as any land developed, used, and/or sold, as a dwelling whether single-family, two-family or multi-family purposes. Such fee shall be calculated at the rate of Two Thousand and No/100 Dollars ($2,000) per net residential acre, based on the actual net residential acreage of the lot(s). The fee shall be payable at such time as (a) a dwelling has been constructed on the lot and (b) the closing of the sale of the lot and dwelling.

Item #12 Owner agrees to pay a water and wastewater connection fee to the El Paso Water Utilities Department of the City for each three quarter inch (3/4") equivalent water meter that is connected to the public water system as shown below. The water and wastewater connection fee shall be increased by three (3) percent on December 1, 2000, and each year thereafter. Payment of the water and wastewater connection fee shall be due at the time of application for water and wastewater to the system.

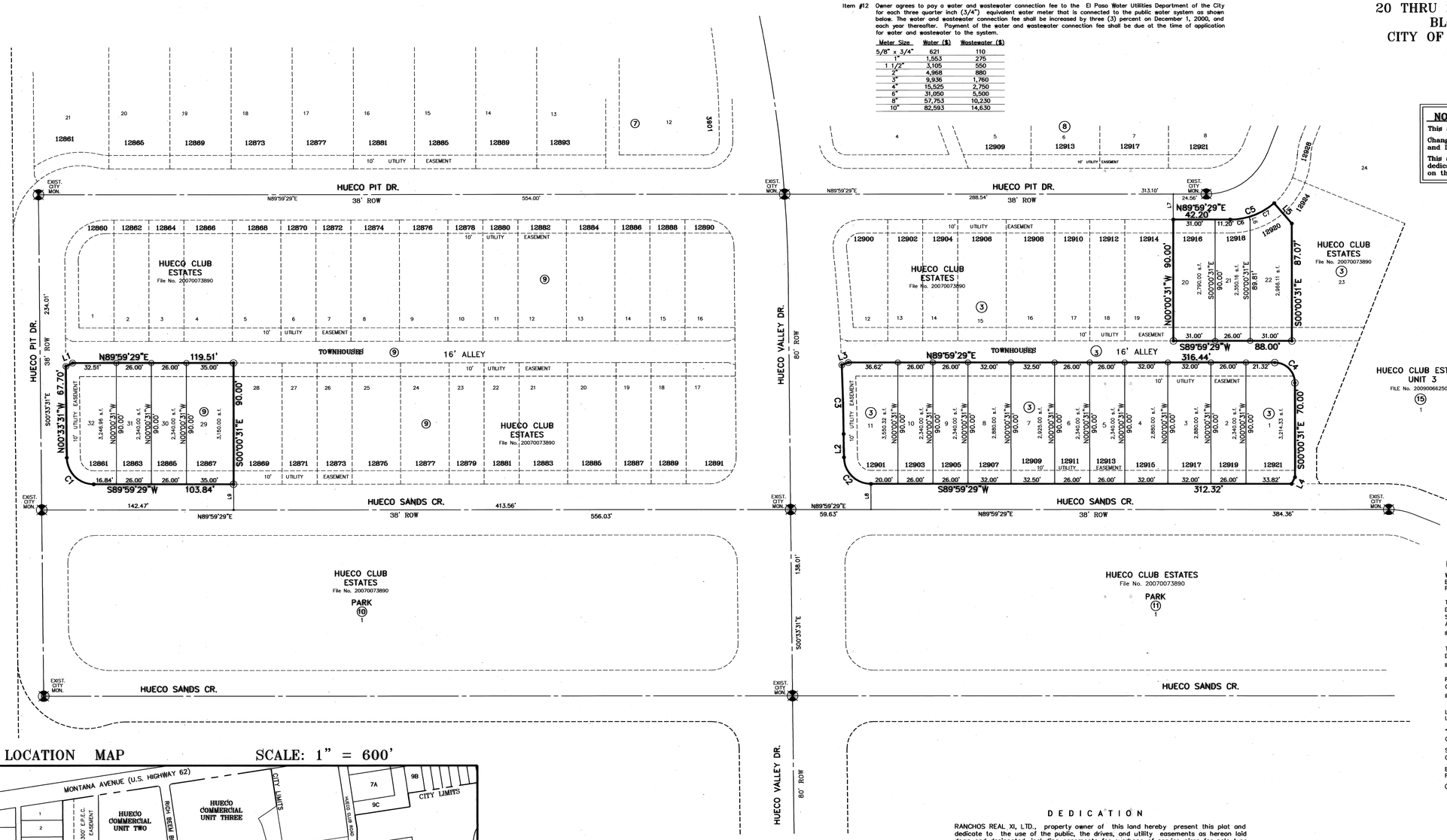
Meter Size	Water ($)	Wastewater ($)
5/8" x 3/4"	621	110
1"	1,553	275
1 1/2"	3,105	550
2"	4,968	880
3"	9,936	1,760
4"	15,525	2,750
6"	31,050	5,500
8"	57,753	10,230
10"	82,593	14,630

NOTE:

This amending subdivision is to:

Change the distances on front and rear of Lots 1 thru 11, 20 thru 22, Block 3, and Lots 29 thru 32, Block 9. This action will change the lot square footage also.

This amending plat does not change or supersede the intent or effect of the dedication statement concerning public rights of way or other utility easements on the original plat.



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.57	N63°19'01"E
L2	17.24	N00°33'31"W
L3	5.22	N70°38'08"E
L4	5.59	S26°33'23"W
L5	20.00	S40°52'44"E
L6	2.33	S16°26'35"E
L7	19.00	S00°00'31"E
L8	19.00	N00°00'31"W
L9	19.00	N00°00'31"W

NOTES:

WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (HUECO CLUB ESTATES AMENDING PLAT) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.

THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No._____ DATE _____

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

INSTRUMENT No. 20130087747-60 DATE 11/27/13

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No._____ DATE _____

LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

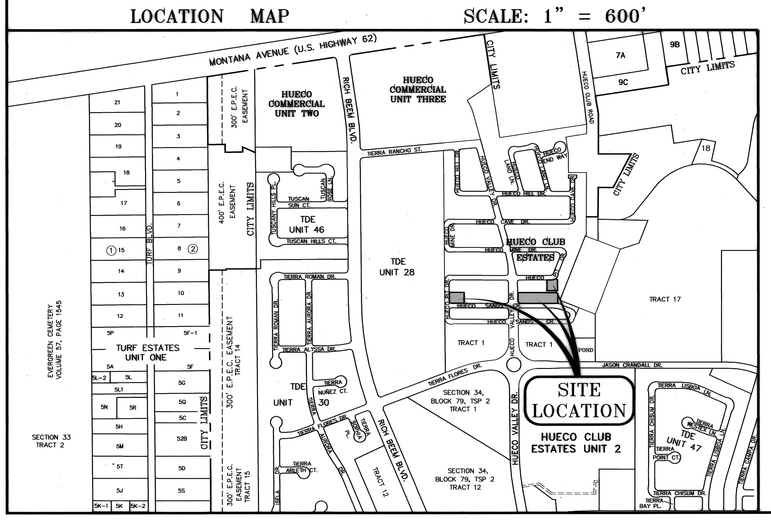
"U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".

SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

BEARINGS BASED ON CENTERLINE MONUMENTATION OF HUECO CLUB ESTATES RECORDED IN FILE No. 20070073890, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

○ = SET CHISELED X ON CONCRETE HEADER CURB.

LOCATION MAP SCALE: 1" = 600'



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00	31.22	19.81	28.15	N45°17'01"W	89°27'00"
C2	20.00	31.22	19.81	28.15	N45°17'01"W	89°27'00"
C3	1471.60	51.24	25.62	51.24	N01°33'22"W	1°59'42"
C4	15.00	23.56	15.00	21.21	S45°00'31"E	90°00'00"
C5	50.00	35.67	18.63	34.91	N69°33'23"E	40°52'12"
C6	50.00	14.34	7.22	14.29	N81°46'27"E	16°26'04"
C7	50.00	21.32	10.83	21.16	N61°20'21"E	24°26'08"

DEDICATION

RANCHOS REAL XI, LTD., property owner of this land hereby present this plat and dedicate to the use of the public, the drives, and utility easements as hereon laid down and designated, including easements for overhang of service wires 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.

Witness our signature this 12th day of November, 2013.

RANCHOS REAL XI, LTD.
BY: RANCHOS REAL DEVELOPERS, INC.,
ITS GENERAL PARTNER

By: _____
Douglas A. Schwartz, VICE-PRESIDENT

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Vice-President of RANCHOS REAL DEVELOPERS, INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 12th day of November, 2013.

Susan McMillan
Notary Public in and for El Paso County

3-16-17
My Commission Expires

SUSAN McMILLAN NOTARY PUBLIC My commission expires MARCH 16, 2017

DATE OF PREPARATION: AUGUST 13, 2013

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
PH # 592-0283 FAX # 592-0286

AMENDING PLAT APPROVAL STATEMENT

This subdivision is hereby approved in accordance with Chapter 212.0065 (AMENDING PLAT) of the Local Government Code of Texas Municipal Code Section 19.08.070, as to meeting the requirements for a review of an amending plat.

Executive Secretary

Subdivision Coordinator

Approved for filing this 25th day of November, 2013.

City Development Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 27 day of November, 2013, A.D. in File No. 20130087746

FOR RECORDING PURPOSES ONLY
County Clerk

Andrew Brussard
By Deputy

Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

STATE OF TEXAS YVONNE CONDE CURRY 64648 LICENSED PROFESSIONAL ENGINEER 11/12/13

Yvonne Conde Curry, P.E.

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Ron R. Conde,
Registered Professional Land Surveyor
Texas License No. 5152

STATE OF TEXAS RONALD ROBERT CONDE 5152 REGISTERED PROFESSIONAL LAND SURVEYOR 11-12-13

S:\CRVERO\DATA\CI\HUE-CLB-EST-FN-AMEND.dwg, FINAL, 11/12/2013 9:55:32 AM, ccortez

DENOTES AS BUILT CONDITION ONLY

GENERAL NOTES:

1. IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19- SUBDIVISION ORDINANCE - "SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
2. CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXITING AND ON SITE DURING THE COURSE OF THE CONSTRUCTION. TEMPORARY BERMS, DESILTING BASIN, CHECK DAMS, PIPING ETC. SHALL BE PROVIDED AS NECESSARY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND NOTIFICATION WITH ALL APPURTENANT UTILITY COMPANIES WHOSE LINES ARE WITHIN THE CONSTRUCTION CONTRACT AREA. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY CONSTRUCTION ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE PHYSICALLY AND FINANCIALLY FOR ANY DISRUPTION TO SERVICE EITHER ON SITE OR OFF SITE DUE TO BREAKAGE OF UTILITY LINES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA SHOWN ON THE PLANS. IF DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER IMMEDIATELY SO THAT PROPER CORRECTIONS CAN BE MADE.
5. EQUIPMENT OF A CONDITION AND DESIGN SUFFICIENT TO ENSURE A THOROUGH AND WORKMANLIKE PROSECUTION OF THE PROJECT SHALL BE USED AT ALL TIMES.
6. ALL ELEVATIONS ARE TO CITY DATUM UNLESS OTHERWISE NOTED.
7. ALL WASTE MATERIALS INCLUDING EXCAVATION, CURBING, PAVEMENT, ETC. SHALL BE DISPOSED OF AS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER, OR HIS REPRESENTATIVE, IN SUFFICIENT TIME IN ADVANCE OF DELIVERY OF MATERIALS TO BE SUPPLIED BY HIM UNDER THIS PROJECT, IN ORDER THAT THE OWNER MAY ARRANGE, IF DESIRED, INSPECTION AND TESTING FOR SAME.
9. SAFE AND REASONABLE ACCESS FOR THIS SITE MUST BE MAINTAINED AT ALL TIMES DURING THE LIFE OF THE PROJECT.
10. ANY CAVITY REMAINING OPEN DURING NONWORKING HOURS MUST BE GUARDED BY FLASHER TYPE BARRICADES WITH STRINGERS PLACED BETWEEN THE TOPS OF THE BARRICADES.
11. DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 "EXCESSIVE PAVING CUTS" AS PER EL PASO MUNICIPAL CODE.

ROCKWALL NOTES:

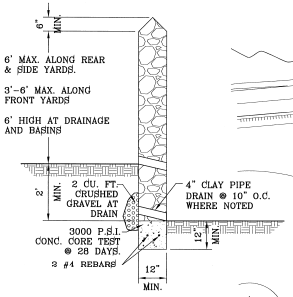
1. STONE FOR ROCKWALLS SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT OF AIR AND WATER.
2. MORTAR MUST BE TYPE "S" 1800 P.S.I. AS PER ASTM C270.
3. MASONRY WALLS OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET MUST BE DESIGNED AS STRUCTURAL WALLS.
4. WALLS ADJACENT TO PONDING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK, CINDER BLOCK, STONE OR OR CINDER BLOCK AND SHALL NOT BE LESS THAN SIX (6) FEET HIGH.
5. ROCKWALL MORTAR JOINTS MUST NOT EXCEED TWO (2") RCPES.
6. PROVIDE ONE (1") RCP EXPANSION JOINTS AT EVERY 100 FEET.
7. ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED.
8. NO RIVER ROCK SHALL BE ALLOWED.

CONSTRUCTION NOTES:

1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
5. RETAINING WALLS WILL BE REQUIRED WHERE THERE IS A GRADE DIFFERENCE OF 2 OR MORE FEET BETWEEN LOTS AND STREET. RETAINING WALL DESIGN AT TIME OF BUILDING PERMIT.
6. 95% COMPACTION REQUIRED ON CUTS & 95% COMPACTION REQUIRED ON FILLS.

GENERAL EARTHWORK NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
2. THE CONTRACTOR SHALL CARRY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TO MAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
3. NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS SHOULD BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6" RCPES AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D-1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8")INCH LIFTS AND COMPACTED AS BEFORE.
4. TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 6 OF 44.
5. ANY EROSION OF THE GRADED SITE DURING THE COURSE OF THE PROJECT SHALL BE CORRECTED PRIOR TO FINALIZATION OF THE PROJECT AT NO COST TO THE OWNER.
6. ALL SLOPES AND SWALES WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.



1. 6' MAX. ALONG REAR & SIDE YARDS.
2. 3'-6' MAX. ALONG FRONT YARDS
3. 6' HIGH AT DRAINAGE AND BASINS

ROCKWALL DETAIL
SCALE: 1"=2'

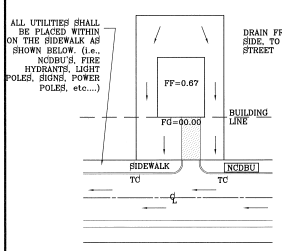
LEGEND

26.15	PROPOSED SPOT ELEVATIONS
F.G.=26.58	PROPOSED FINISHED GROUND
3726	EXISTING GRADE
26.04	PROPOSED CONTOUR ELEVATION
	DRAINAGE FLOW
	PROPOSED ROCK WALL
	PROPOSED ROCK WALL W/ WROUGHT IRON
	PROPOSED RETAINING WALL

NOTE:

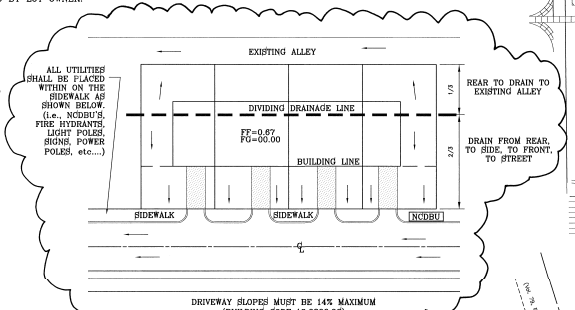
HEREON DESCRIBED TRACT LIES IN ZONE X. COMMUNITY PANEL NO. 480 212 0175B, DATED SEPTEMBER 4, 1991.

DETAIL No.
SECTION DETAIL SHEET
SECTION REFERENCE SHEET



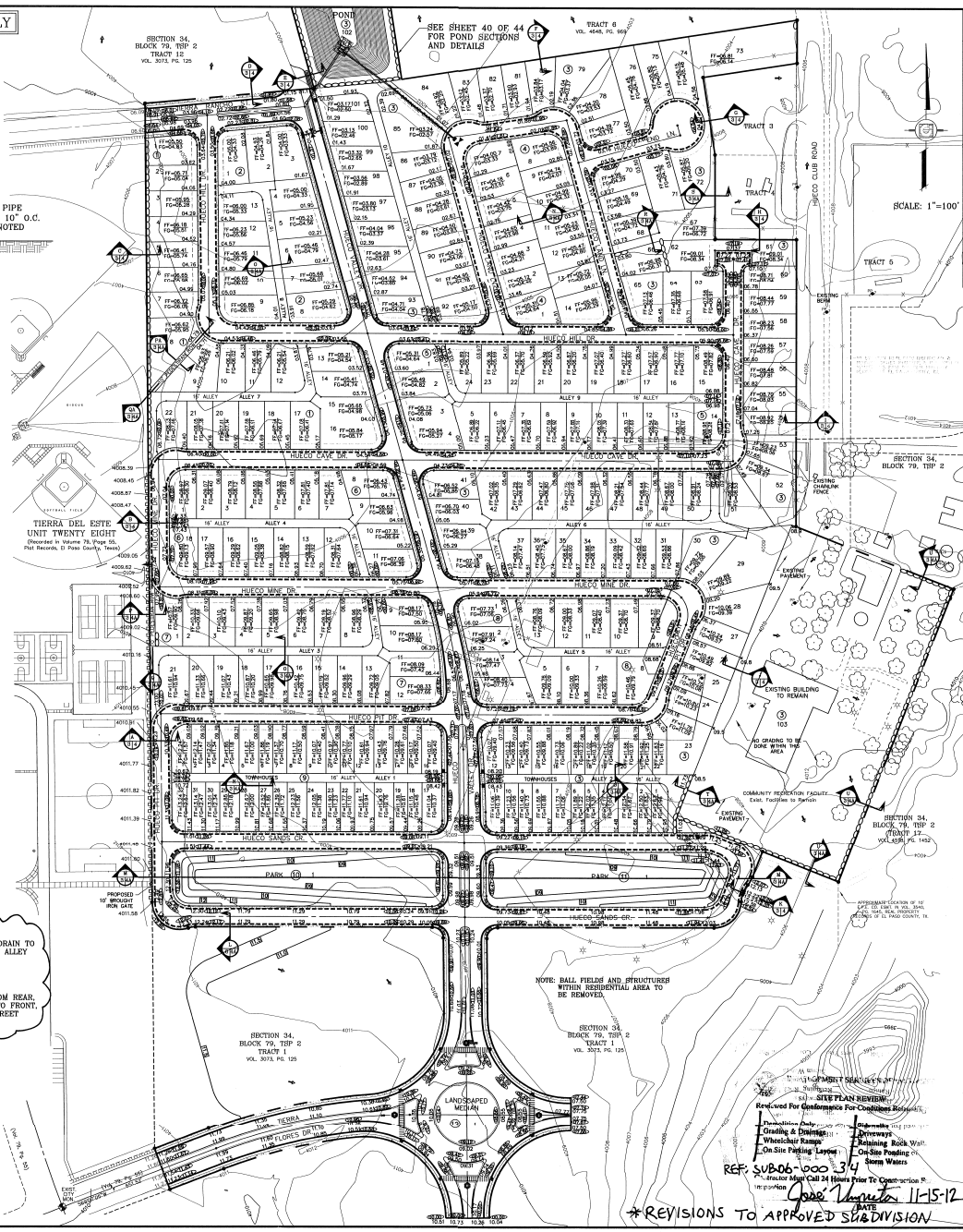
DRIVEWAY SLOPES MUST BE 14% MAXIMUM (BUILDING CODE 18.0806.0C)

TYPICAL LOT GRADING
SCALE: 1"=40'



DRIVEWAY SLOPES MUST BE 14% MAXIMUM (BUILDING CODE 18.0806.0C)

TYPICAL LOT GRADING
SCALE: 1"=40'



BENCHMARKS

CITY MONUMENT @ THE INTERSECTION OF RICH BEEM BLVD. AND TIERRA RANCHO DR.
ELEVATION: 4004.09 .....CITY DATUM

11-15-2012 AS BUILT

DATE	REVISIONS	BY
8-17-2006	REVISED PARK/POND AS PER Y.C.	O.M.
9-25-2006	CITY REDLINES AS PER 9-25-2006 COMMENTS.	O.M.
12-04-2006	CITY REDLINES AS PER 11-17-2006 COMMENTS.	O.M.
1-30-2007	CITY REDLINES AS PER 12-19-2006 COMMENTS.	O.M.
3-01-2007	CITY REDLINES AS PER 03-01-2007 COMMENTS.	O.M.

PROJECT NAME

HUECO CLUB ESTATES

BEING A PORTION OF TRACTS 1A AND 12, SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS
CONTAINING: 49.041 ACRES

SCALE
Horiz: 1"=100'
Vert: ---
DATE: JUN 2006
DESIGN BY: J.G./R.G.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO:

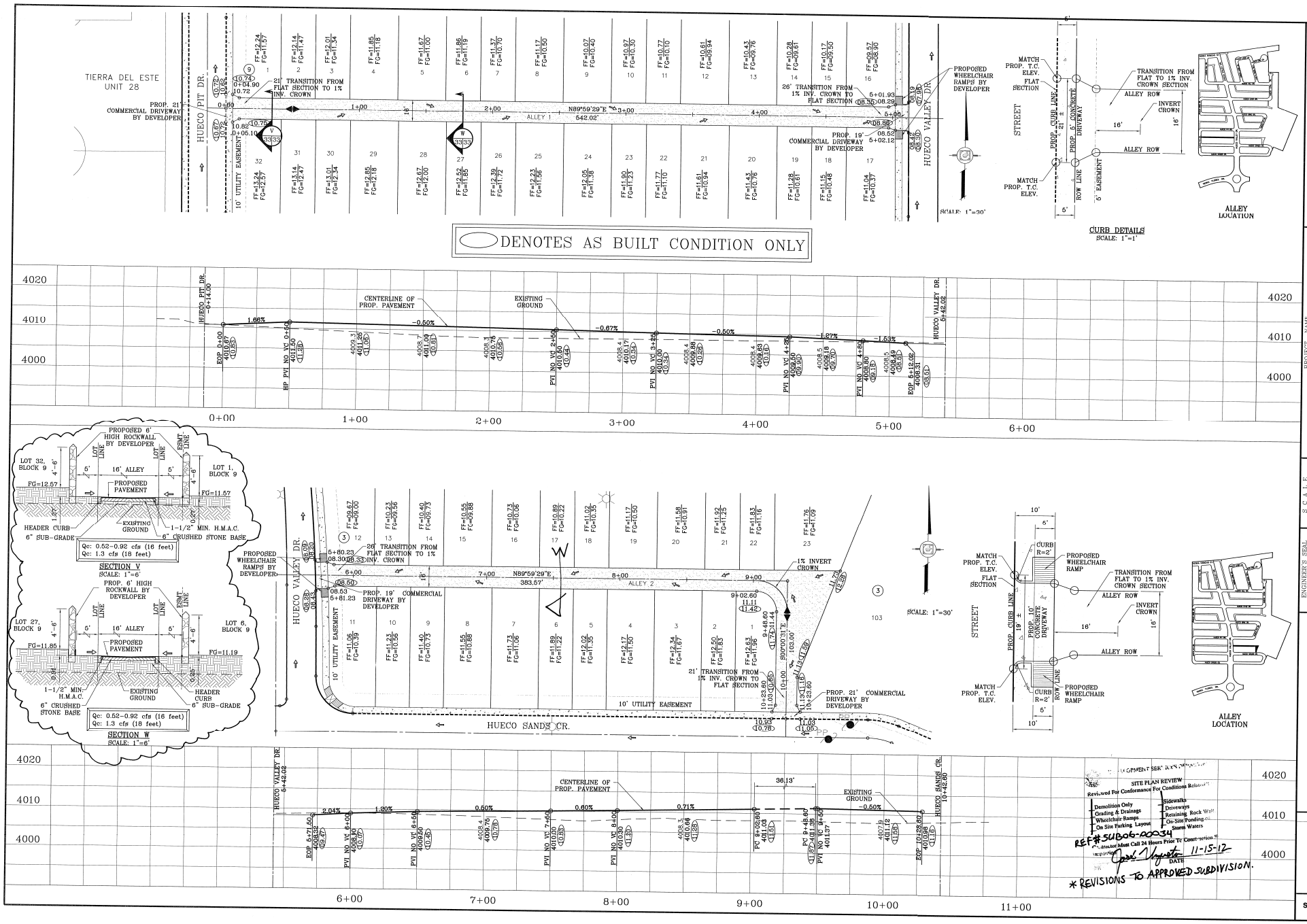
ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING
1790 LEE TREVINO DR. STE 400
EL PASO TEXAS 79936

CONDE INC.

SHEET TITLE

GRADING PLAN



BENCHMARKS

CITY MONUMENT @ THE INTERSECTION OF RICH BEEM BLVD. AND TIERRA DEL ESTE. CITY DATUM
O.M. ELEVATION: 4004.09

DATE	REVISIONS	BY
10-16-2006	CITY REDLINES AS PER 10-11-2006 COMMENTS.	O.M.
1-5-2007	CITY REDLINES AS PER 12-28-2006 COMMENTS.	O.M.
3-12-2007	CITY REDLINES AS PER 3-5-2007 COMMENTS.	O.M.
11-9-2008	AS BUILT	F.R.

PROJECT NAME

HUECO CLUB ESTATES

BEING A PORTION OF TRACTS 1A AND 12, SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING: 49.041 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'

DATE: JULY 2006
DESIGN BY: Y.G./F.C.
ROTATED BY: O.M.
CHKD BY: Y.G.
JOB NO.:

ENGINEER'S SEAL

11/15/12

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
790 LEE TREVINO DR. SITE 400
EL PASO, TEXAS 79838

CONDE INC.

SHEET TITLE

ALLEY 1 & 2